



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE: May 27, 2021**

**Record No.:** 2019-017985DRP-05  
**Project Address:** 25 Toledo Way  
**Permit Applications:** 2019.1001.3196  
**Zoning:** RH-2 [Residential House-Two Family]  
40-X Height and Bulk District  
**Block/Lot:** 0486A / 046  
**Project Sponsor:** Jonathan Pearlman  
Elevation Architects  
1159 Green Street  
San Francisco, CA 94109  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Do Not Take DR and Approve as Modified

## Project Description

The project proposes to construct a ground level rear horizontal and 2-story vertical addition that would add an 890 square-foot second residential unit, an additional car parking space, and two roof decks to the existing two-story family house. The existing building is approximately 3,611 square feet in size and with the proposed project the building would be approximately a total of 5,549 square feet in size.

## Site Description and Present Use

The site is approximately 29'-0" wide x 134' deep key lot containing an existing two-story, single family house. The existing building is a Category 'A' – Historic resource built in 1936 and a part of the eligible Marina Corporation Residential Historic District.

## Surrounding Properties and Neighborhood

The buildings on this block of Toledo Way are predominantly tall 2- and 3-stories at the street face with an adjacent 4-story corner building, and 3- and 4-story buildings fronting on Mallorca. The existing 4-story corner building at 1 Toledo has nearly full lot coverage with a minimal 10' deep non-complying rear yard and windows

on all four sides. The 3-story buildings fronting Mallorca Way are consistently aligned to form 26’ deep rear yards. The existing key lot condition restricts access to mid-block open space for 41 Mallorca and to some extent 35 Mallorca. The rear walls of adjacent properties to the west are also consistently aligned to define and provide access to the mid-block open space.

### Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	February 5, 2021 – March 8, 2021	March 8, 2021	May 20, 2021	73 days

### Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	April 30, 2021	April 30, 2021	20 days
Mailed Notice	20 days	April 30, 2021	April 30, 2021	20 days
Online Notice	20 days	April 30, 2021	April 30, 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	1	22	0
Neighborhood groups	0	1	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

DR requestor 1:

Russell Long of 29 Toledo Way, resident of the adjacent property to the west of the proposed project.



DR requestor 2:

Charlie and Kathy Harding of 35 Mallorca Way, residents of the adjacent property to the east of the proposed project.

DR requestor 3:

Joe Brand of 37 Mallorca Way, resident of the adjacent property to the east of the proposed project.

DR requestor 4:

Ben Rubin of 1 Toledo Way, owner of the adjacent property to the east of the proposed project.

DR requestor 5:

Elizabeth and Mark Hanson of 31-33 Mallorca Way, residents of the property to the east of the proposed project.

## **DR Requestors' Concerns and Proposed Alternatives**

DR requestor #1 has withdrawn their opposition based on revisions to the project per revised plans dated 5.19.21.

DR requestor #2 is concerned that the proposed project:

1. Significantly reduces light to home and rear yard;
2. Blocks access to mid-block open space and;
3. Is out of scale with the neighborhood.

### **Proposed alternatives:**

1. Reduce the proposed building height.

See attached *Discretionary Review Applications*, dated March 8, 2021.

DR requestor #3 is concerned that the proposed project:

1. Significantly reduces light to home and rear yard;
2. Blocks access to mid-block open space and;
3. Is out of scale with the neighborhood.

### **Proposed alternatives:**

1. Reduce the proposed building height and provide setbacks.

See attached *Discretionary Review Applications*, dated March 8, 2021.

DR requestor #4 is concerned that the proposed project:

1. Creates impacts to light and privacy to apartments; west facing windows;

**Proposed alternatives:**

1. Reduce the height of the proposed building and;
2. Address privacy issues created by east facing windows and front deck.

See attached *Discretionary Review Applications*, dated March 8, 2021.

DR requestor #5 is concerned that the proposed project:

1. is incompatible with the scale of the neighborhood;
2. creates light and privacy impacts to at least 24 neighbors at 5 adjacent properties;
3. Serves one property owner at the expense of numerous adjacent neighbors;
4. Does not comply with modifications requested by the Planning Department.

**Proposed alternatives:**

1. Remove the fourth floor and reduce the size of the addition at the third floor – (See sketch)

See attached *Discretionary Review Applications*, dated March 8, 2021.

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

The proposal has been designed and reviewed by the Planning Department and modified to be Code compliant, compatible with the Historical District and to conform to the Residential Design Guidelines with respect to impacts to adjacent neighbors. The Planning Department’s staff has concluded the addition appropriately responds to the existing historic character. The DR requestors have not demonstrated any exceptional or extraordinary circumstances exist.

See attached Response to Discretionary Review, dated April 16, 2021.

## **Department Review**

The Planning Department confirms support for this project. The project has been revised since the 311 notification to reduce the rear wall to be code complying with respect to the required rear yard. It is compatible with preservation criteria and it complies with the Residential Design Guidelines related to scale and privacy. The existing high mansard roof creates the appearance of a three-story building. This along with the 25’-10” setback of the proposed 4th story enables the subject property to retain the historical building and its scale with the neighboring buildings by rendering the addition minimally visible from the street.

Specifically:

1. The proposed project is built over the footprint of the existing building. This key lot condition presumably already limits access to mid-block open space from the DR requestors. The DR requestors have not demonstrated how the additional massing of proposed project would block access to mid-

block open space.

2. The proposed height and massing are compatible with the scale of the surrounding properties. The 4<sup>th</sup> story is articulated by a 4'-3" setback from east property line minimize impacts to light and privacy to adjacent yards and homes fronting Mallorca. The addition at the rear is articulated by side and rear setbacks from the existing building footprint such that the scale of the addition maintains the scale of existing buildings at the rear.
3. The project sponsor has provided shadow studies that demonstrate minimal additional shadow from the proposed additions. According to these it is evident that there are additional shadows cast at certain times of the year in the late afternoon, but it is not clear that these are exceptional or extraordinary.
4. The Department's preservation staff review of this confirms that the proposed alterations are consistent with the Secretary of the Interior Standards in that they will be minimally visible from the public-right-of-way, will not significantly remove or obscure original historic fabric, or cause the structure to no longer convey its significance within the surrounding historic district. Therefore, the project meets the Department's checklist for a categorically exempt project from further CEQA review, and as such; did not require a Historic Resource Evaluation (HRE) or Response (HRER). The front of the building is being retained.
5. The front roof deck is set behind the mansard roof at the front and setback 5'-5" from the west property line and 4'-3" from the east property line. The project sponsor is proposing a planter on the east side to further screen the deck from the windows of 1 Toledo the east to be minimize intrusions to privacy.

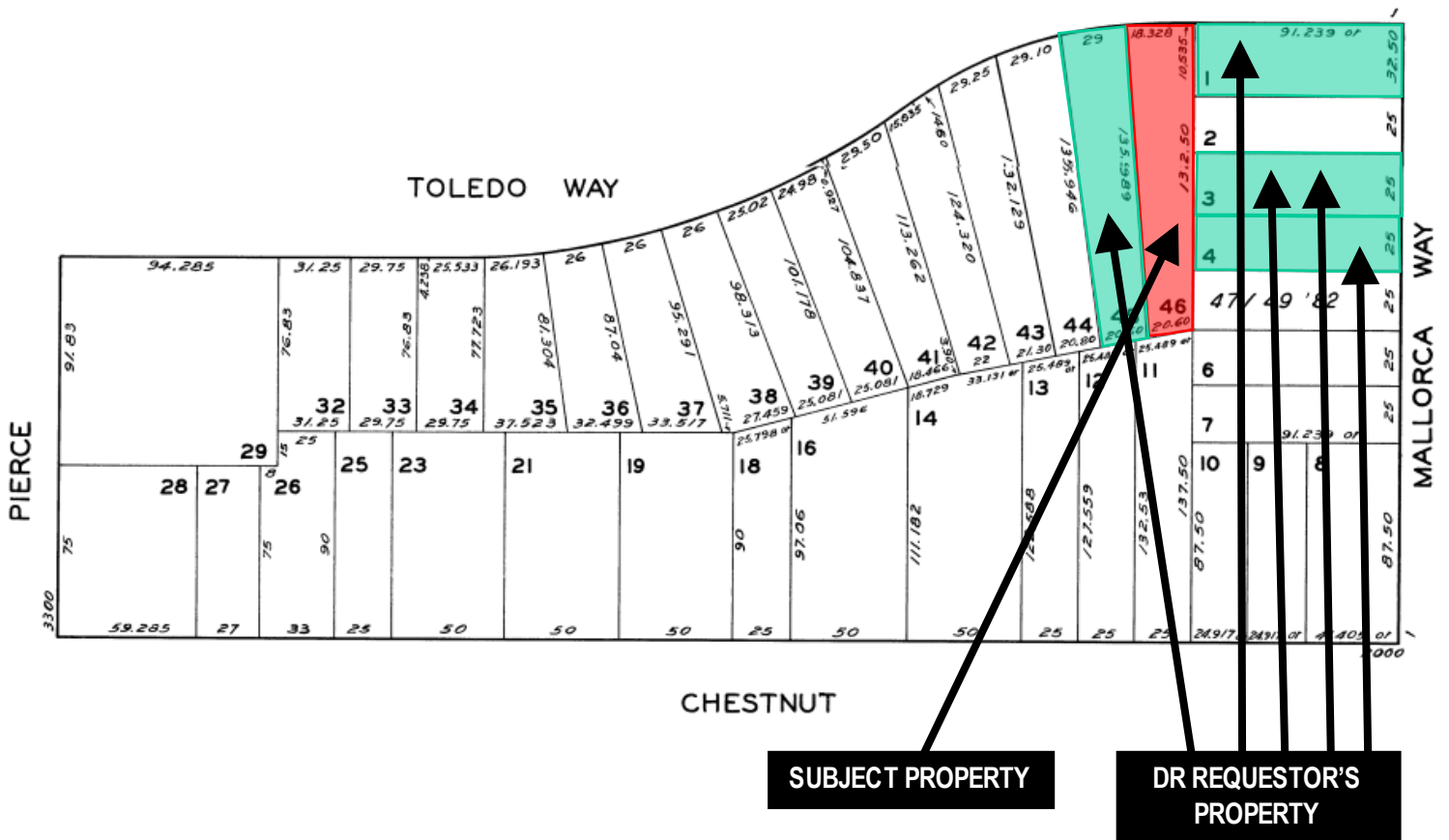
**Recommendation:** Do Not Take DR and Approve as Modified

## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Applications  
Response to DR Application, dated April 16, 2021  
311 plans  
Revised plans dated 5.19.21

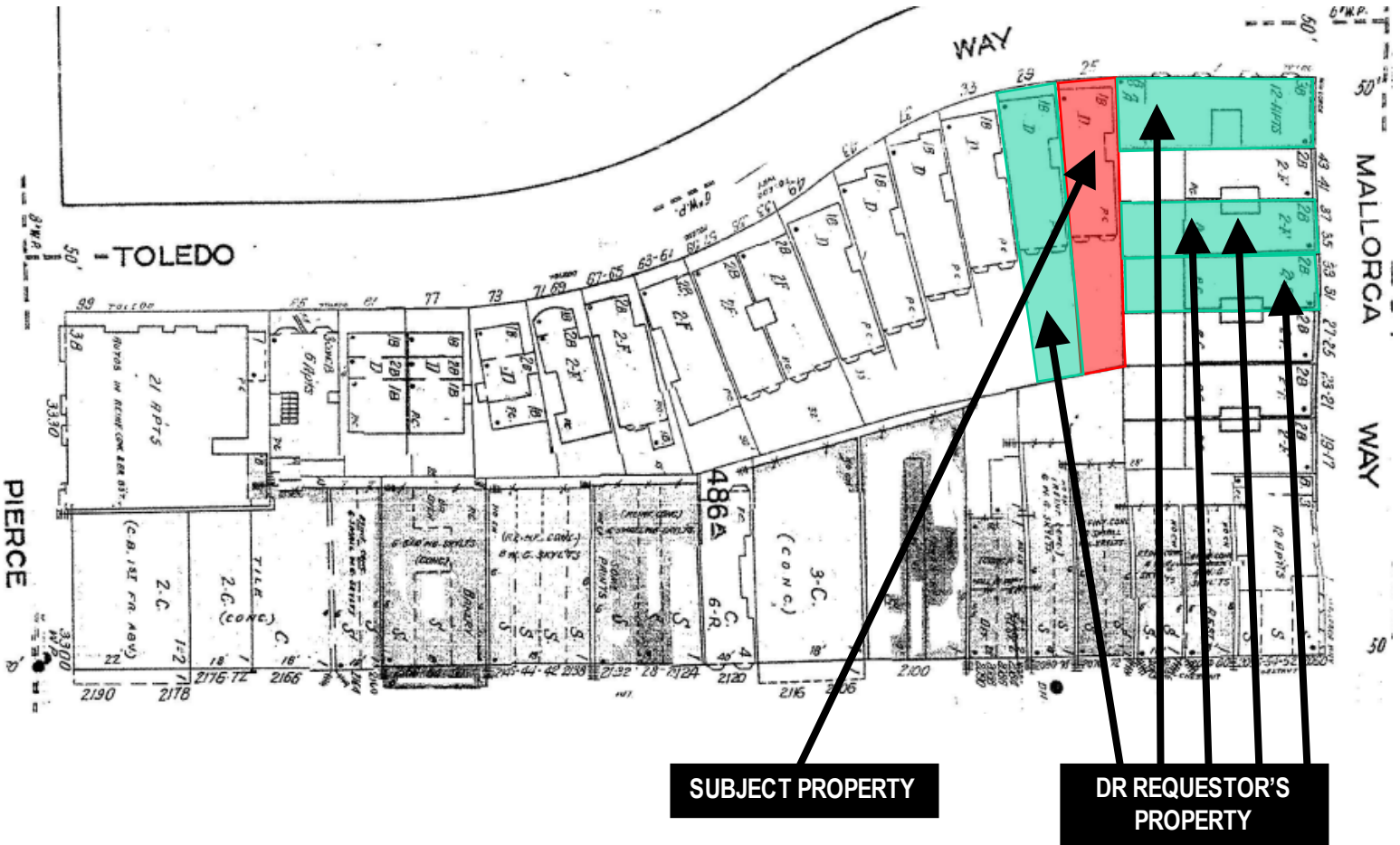
# Exhibits

# Parcel Map



Discretionary Review Hearing  
 Case Number 2019-017985DRP-05  
 25 Toledo Way

# Sanborn Map\*

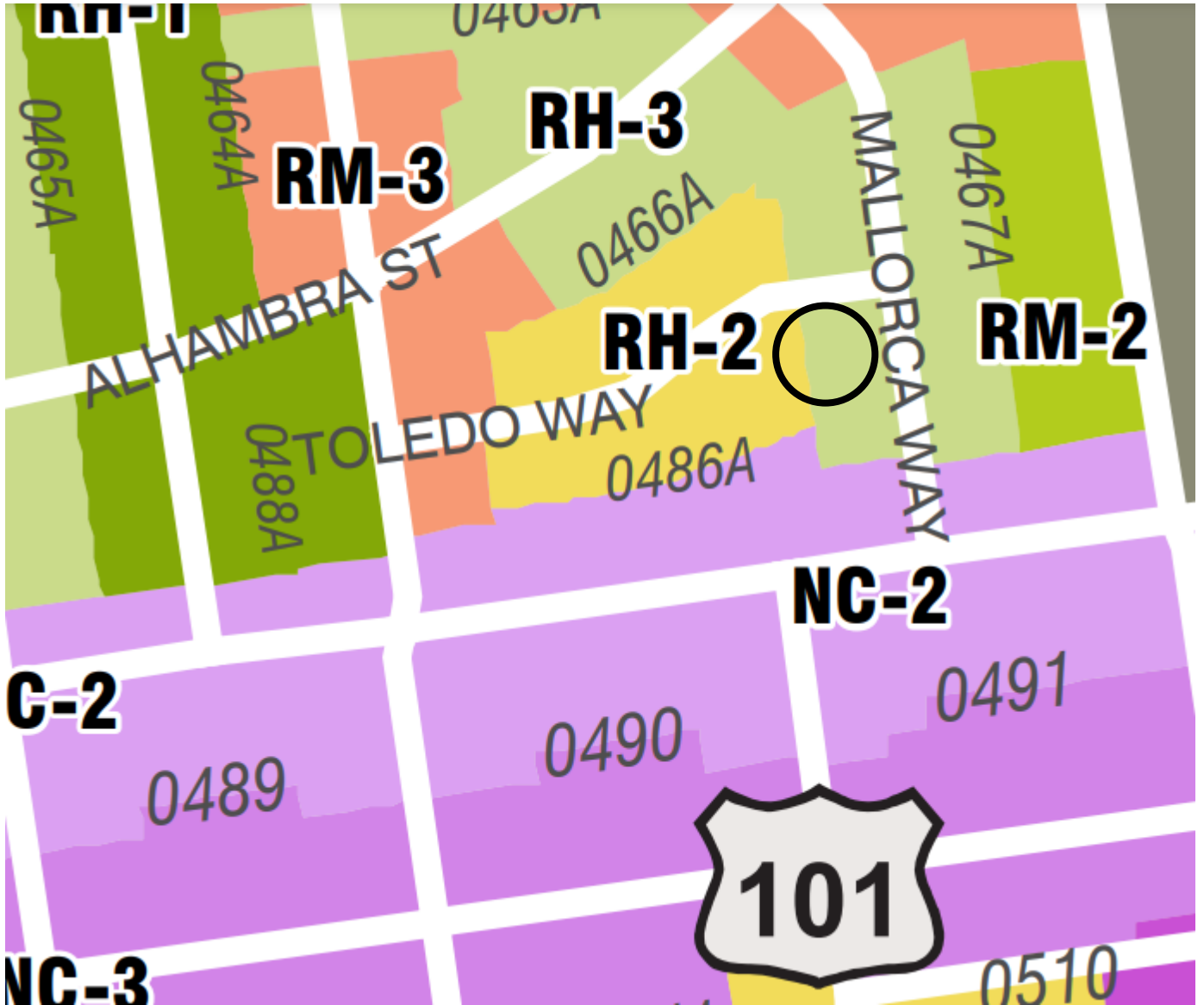


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way

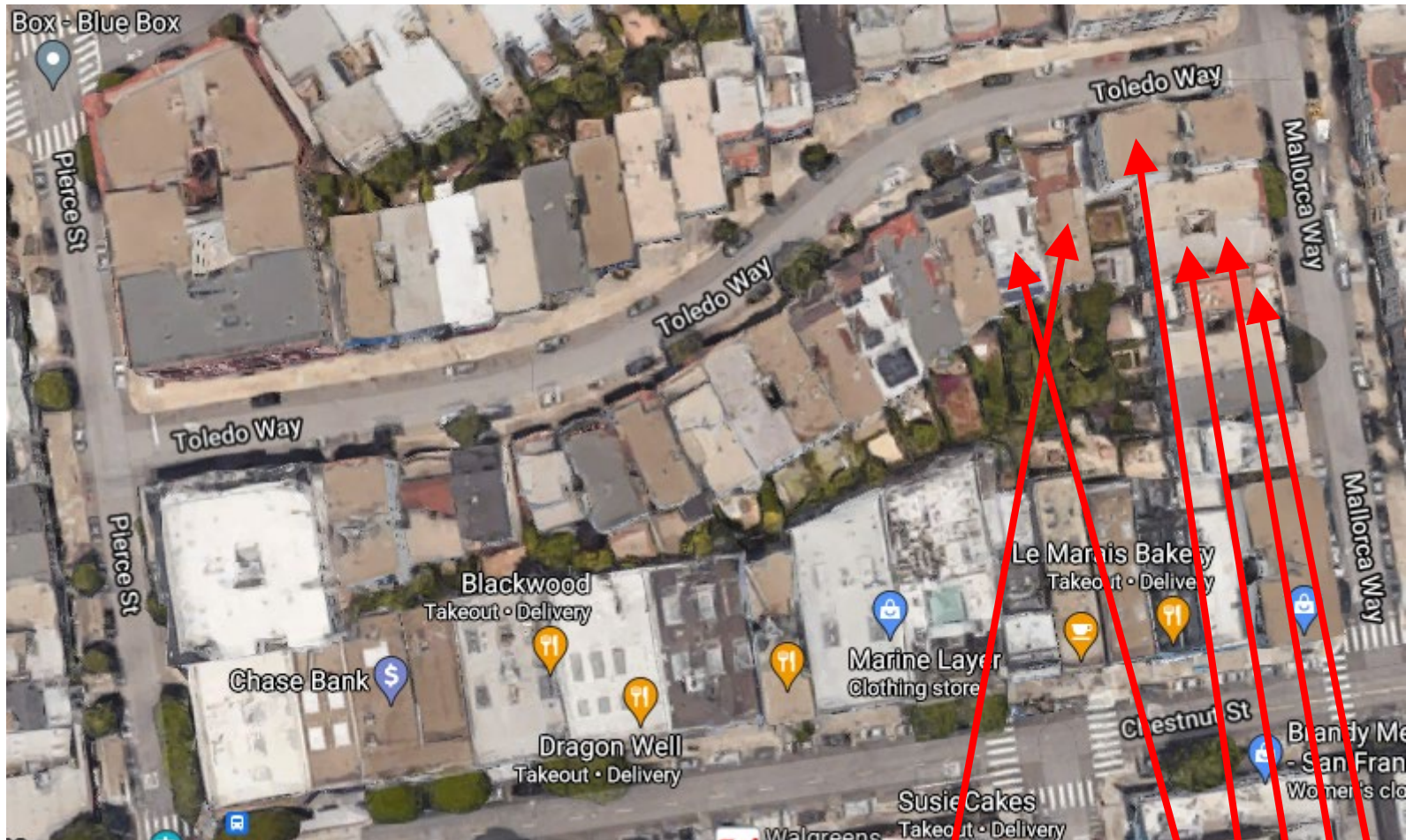
# Zoning Map



Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way



# Aerial Photo



**SUBJECT PROPERTY**

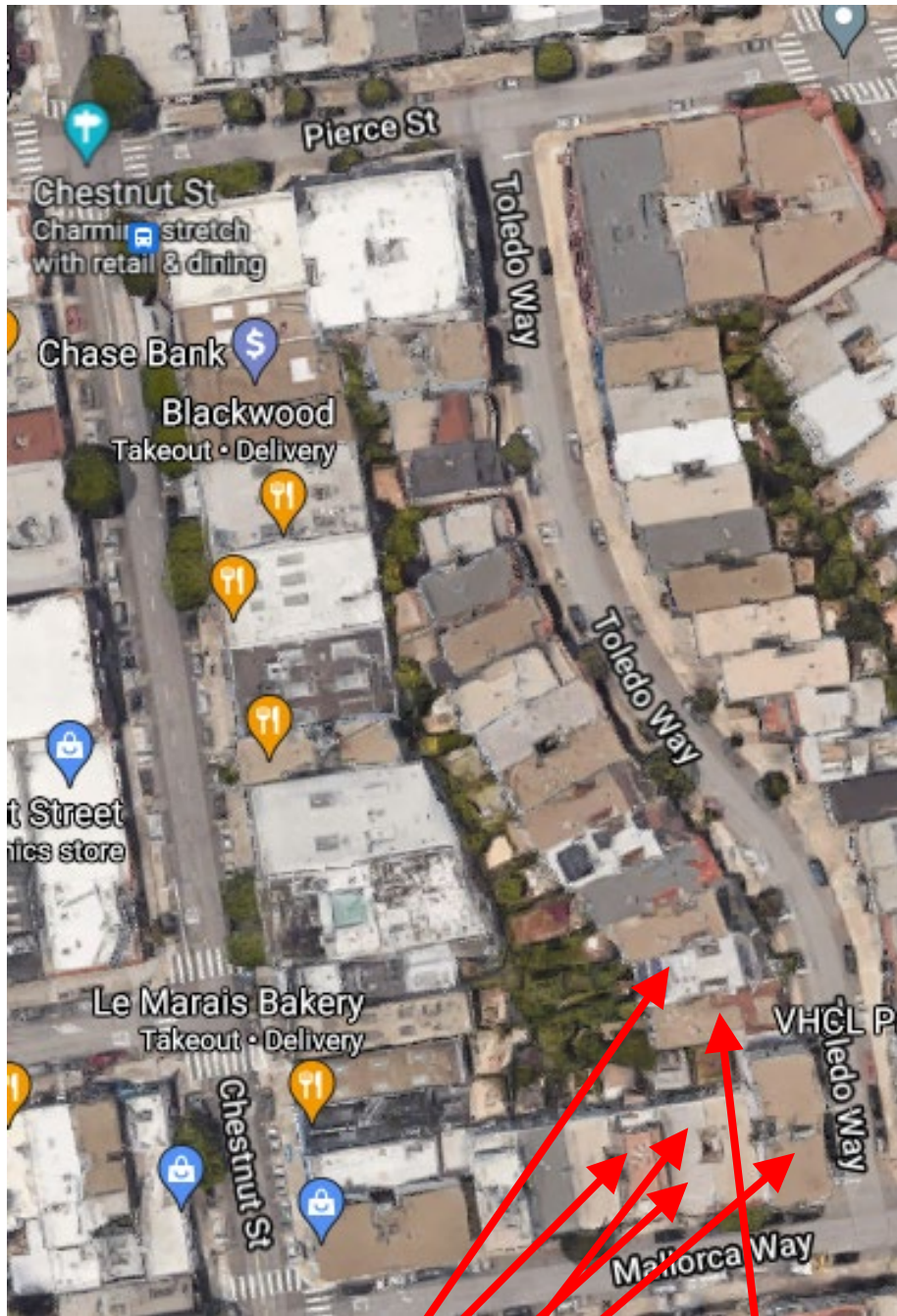
**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way



# Aerial Photo



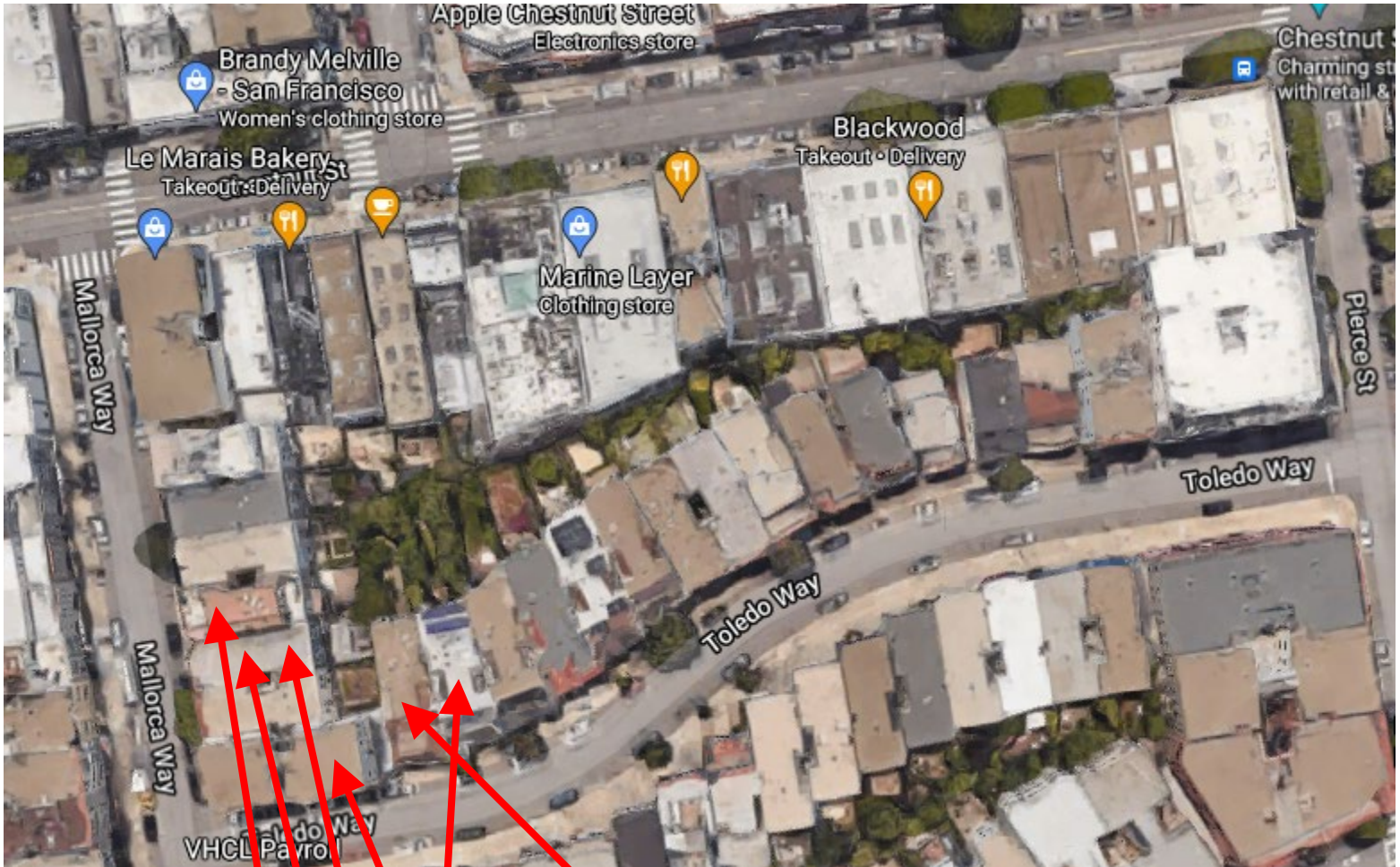
DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

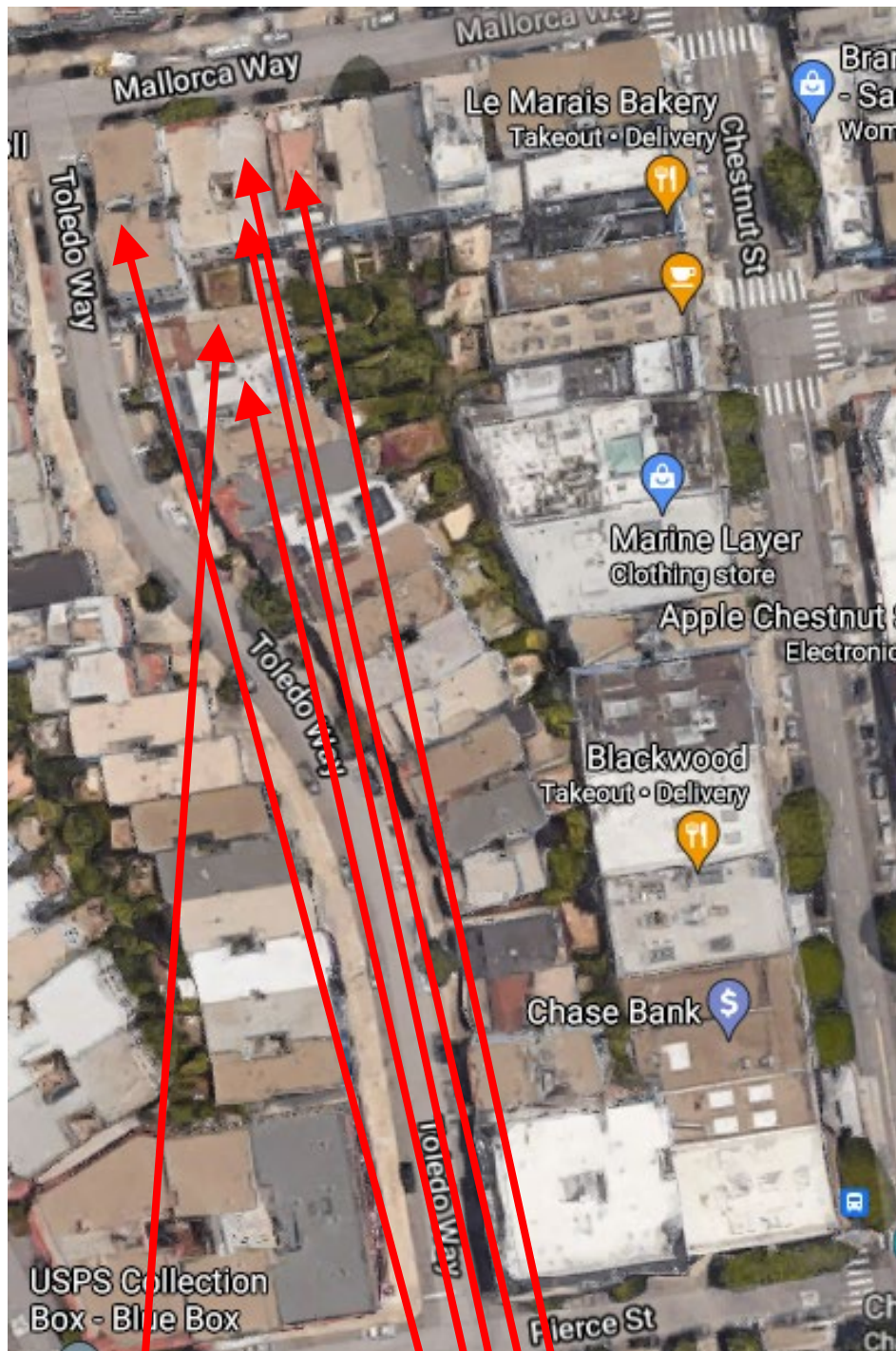
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**

Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-017985DRP-05  
25 Toledo Way



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On 10/01/2019, Building Permit Application No. 201910013196 was filed for work at the Project Address below.

**Notice Date: 2/5/21      Expiration Date: 3/8/21**

### PROJECT INFORMATION

Project Address: 25 TOLEDO WAY  
Cross Streets: Mallorca Way  
Block / Lot No.: 0486A / 046  
Zoning District(s): RH-2 / 40-X  
Record No.: 2019-017985PRJ

### APPLICANT INFORMATION

Applicant: Jonathan Pearlman, Elevation Architects  
Address: 1159 Green Street, Suite 4  
City, State: San Francisco, CA 94109  
Telephone: 415-537-1125 (ext. 101)  
Email: jonathan@elevationarchitects.com

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	6 feet	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	73 feet	85 feet
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	60 feet	40 feet
<input type="checkbox"/> Side Addition	Building Height:	30 feet	40 feet
<input checked="" type="checkbox"/> Alteration	Number of Stories:	2 + Garage	3+ Garage
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	2
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	2

### PROJECT DESCRIPTION

The project includes a code compliant vertical and horizontal addition that would add a third story, a second residential unit, an additional car parking space, two roof decks, and would lessen the size of the existing curb cut to add a street tree.

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: **Katherine Wilborn**      Telephone: **628-652-7355**      Email: **Katherine.Wilborn@sfgov.org**



## General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning 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 Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
25 TOLEDO WAY		0486A046
<b>Case No.</b>		<b>Permit No.</b>
2019-017985ENV		201910013196
<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> Two story vertical addition and renovation of an existing 2-story single family home. Addition of one new dwelling unit.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be 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 checked="" 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>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment . <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### 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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</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, archeology review is required.</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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p>	



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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input 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 checked="" type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input checked="" 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 checked="" 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 checked="" 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 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 checked="" 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: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER 06/09/2020 <i>(No further historic review)</i> b. Other <i>(specify):</i> Contributor to the Marina Corporation Residential Historic District
<input checked="" type="checkbox"/>	2. 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"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input checked="" type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<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 exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Katherine Wilborn	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is 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> Katherine Wilborn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/06/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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 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 to the Environmental Review Officer within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

Record No.: 2019-017985ENV  
 Project Address: 25 TOLEDO WAY  
 Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District  
 40-X Height and Bulk District  
 Block/Lot: 0486A/046  
 Staff Contact: Katherine Wilborn - 415-575-9114  
 Katherine.Wilborn@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
 Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### PROJECT SPONSOR SUBMITTAL:

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- Supplemental Information for Historic Resource Determination Form (HRD)
- Consultant-prepared Historic Resource Evaluation (HRE)

Prepared by: \_\_\_\_\_

#### BUILDINGS AND PROPERTY DESCRIPTION:

- **Neighborhood:** Marina
- **Date of Construction:** 1936
- **Construction Type:** Wood-Frame
- **Architect:** N/A
- **Builder:** Remo Sbarboro; Martin P. Jorgensen
- **Stories:** 1-over-garage
- **Roof Form:** Hip; flat
- **Cladding:** Smooth Stucco; Scored Stucco
- **Primary Façade:** Toledo Way (North)
- **Visible Facades:** North

#### EXISTING PROPERTY PHOTOS / CURRENT CONDITIONS:



Sources: Google Maps



DCP 1976 Survey



GoogleMaps, 2020

**PRE-EXISTING HISTORIC RATING / SURVEY**

- Category A – Known Historic Resource, per: Within the Marina Corporation Residential Historic District eligible for listing on the California Register under Criterion 1 (Events) and Criterion 3 (Architecture)
- Category B – Age Eligible/Historic Status Unknown
- Category C – Not Age Eligible / No Historic Resource Present

**CEQA HISTORICAL RESOURCE(S) EVALUATION:**

**Step A: Significance**

Individual Significance	Historic District/Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
<b>Criterion 1 - Event:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 3 - Architecture:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Period of Significance:</b> <input checked="" type="checkbox"/> N/A	<b>Criterion 1 - Event:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Criterion 3 - Architecture:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Period of Significance:</b> 1922-1939 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input type="checkbox"/> N/A

**Analysis:**

According to the Supplemental Information for Historic Resource Determination and information found in the Planning Department files, the subject property contains a one-story-over-garage, wood-frame, single-family residence constructed in 1936, located within the California Register-eligible Marina Corporation Residential Historic District. The eclectic structure contains nods of Italian Renaissance Revival, English Tudor, and Mediterranean Revival architectural styling. The subject property was constructed as part of a six-parcel tract development, bought and built by Remo Earl Sbarboro, with family friend, Martin Jorgensen. The duo appear to be builders or gentlemen-architects and are credited with "helping to develop a residential community on landfill after the Panama Pacific International Exposition."<sup>1</sup> No other documentation has been found of Sbarboro or Jorgensen developing in the immediate area, so it is presumed that the residential community consists of the six extant properties on the eastern-most end of Toledo Way's south side. The eclectic collection of six single-story-over-garage residences line the concaved street between Mollorca Way and Pierce Street, with the subject property located on the eastern-most parcel. The structures vary in eclectic detailing, and each contain individualistic features, but all convey a cohesive, Tudor-Mediterranean eclectic styling with side entrances, ornate wooden windows, large parapets, and uniform massing in height, lightwells, and setbacks that follow the curvilinear nature of the street.

Little information is available about either builder, other than Remo Sbarboro (1887-1976<sup>2</sup>) being the youngest son<sup>3</sup> of a prominent Italian immigrant, Andrea Sbarboro (1839-1923), who was significant in his own right as the Bank-of-Italy founder and the purchaser of the town he would dub Astri, California, where he created the Italian-Swiss Agricultural Colony (California Historical Landmark #621).<sup>4</sup> Andrea Sbarboro has several structures within San Francisco associated with his successes as an Italian-American banker and cooperative creator, as well as agricultural tycoon (National Register Landmark #78000754, 552 Montgomery Street; San Francisco Landmark #212, 700 Montgomery Street; San Francisco Landmark #110, 460 Montgomery Street). Remo Sbarboro grew up at 3401 Washington<sup>5</sup> and resided later at 3837 Jackson street.<sup>6</sup> His family invested in many large properties and had several San Francisco residences built "in the Italian and Spanish style," making Sbarboro no stranger to highly ornamental and grand residences.<sup>7</sup> The family's property at the Italian-Swiss Agricultural Colony was a copy of the Case de Vetti in Pompeii, Italy, and the gardens modelled after the Nellbrunn in Salzburg, Germany.<sup>8</sup> However, besides Remo's well-known family, it appears his individual contributions to local and state history do not rise to individual significance. It does not appear that he constructed other properties in San Francisco.

After construction, the property remained a single-family residence but changed ownership three times until the current owner purchased the property in 2005. The first owner, Joseph Ghiorso, opened and operated a saloon at the "New California Hotel" (now the "Remo Hotel" and "Fior d'Italia Restaurant")<sup>9</sup> in North Beach after receiving a police permit in April of 1911. The hotel was owned and operated by Amadeo Peter Giannini, an Italian banker and business successor of the Sbarboros' Italian-American Bank Company.<sup>10</sup> Ghiorso therefore may have been familiar or even friendly with the Sbarboro and Giannini families, but regardless, neither he, nor any of the other owners or occupants appear to be of significant contribution to history.

The subject property appears to be highly intact and has undergone very little alteration since its construction. Similarly, the other five properties of Sbarboro's residential tract appear equally intact. Known alterations that have taken place include the following: Kitchen and bathroom remodel (1969); reroofing (1995); and kitchen and dining room remodel in 2006. No documented or observed alterations have taken place to the property's front façade other than the addition of unpermitted security gates at the loggia, at an unknown date.

No known historic events occurred at the subject property (Criterion 1). None of the owners or

occupants have been identified as important to history (Criterion 2). The subject property is an in-tact example of an eclectic Mediterranean residence with Italian Renaissance and English Tudor influence, but does not rise to the level of significance that would warrant individual listing in the California Register for architecture (Criterion 3). Based upon a review of information in the Department's records, the subject building is not an example of a rare construction type, and therefore is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Although the property does not rise to individual eligibility for the California Register, the subject property is located within the boundaries of the identified-eligible Marina Corporation Residential Historic District, which was identified through Case No. 2016-013786ENV. The district is eligible for listing on the California Register under Criterion 1 (Events) for its association with the first wave of residential development in the Marina following the Panama-Pacific International Exhibition (PPIE) and under Criterion 3 (Architecture) as a cohesive collection of Mediterranean Revival, Spanish Eclectic, and other Period Revival Style residential buildings and maintains a period of significance that spans from 1922 to 1939.

The subject property is considered to be a contributor to the Marina Corporation Residential Historic District because it was constructed within the period of significance as part of a tract of residences following the PPIE (Criterion 1) and exhibits period revival architectural styles that are consistent with that found throughout the district (Criterion 3). Additionally, the tract of six Sbarboro-built residences represent distinctive characteristics of the Marina District's style and period and possess high artistic value above that which is displayed throughout the District. Therefore, additional characteristics are defined for the six properties associated with this tract development (29-25 Toledo Way; Lots 041-046, in Block 0486A).

**Step B: Integrity**

**The subject property has retained or lacks integrity from the period of significance noted in Step A:**

<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

**Analysis:**

In order to be determined eligible for the CRHR, the subject building must be found to retain sufficient integrity to convey its historic significance as a district contributor. Planning staff finds that the building retains all seven aspects of integrity. The property's location, feeling and setting within a residential tract on a curvilinear street, remains unchanged. The property has undergone almost no visible alteration, other than miscellaneous small changes such as unpermitted security gates. These gates slightly alter the subject building's loggia entrance, but does not disrupt or compromise the design in such a way that would diminish the integrity of design, workmanship, or materials. Therefore, the subject building retains integrity.







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<sup>2</sup> <https://www.findagrave.com/memorial/106572647/remo-earl-sbarboro>

<sup>3</sup> Gregory, Tom (pg. 378) History of Sonoma County, California: With Biographical Sketches of the Leading Men and Women of the County, who Have Been Identified with Its Growth and Development from the Early Days to the Present Time. United States, Historic record Company, 1911 (Accessed [online](#), May, 2020)

<sup>4</sup> <https://ohp.parks.ca.gov/ListedResources/Detail/621>

<sup>5</sup> O'Brien, Tricia (pg.110) San Francisco's Pacific Height and Presidio Heights. Arcadia Publishing, 2008 (Accessed [online](#) May, 2020).

<sup>6</sup> Our Society Blue Book (pg.128) Hoag & Irving, California, 1913 (Accessed [online](#) May, 2020); and Crocker-Langley San Francisco Director (pg.1668) H.S. Crocker Company, California, 1916 (Accessed [online](#) May, 2020).

<sup>7</sup> Architect and Engineer (pg. 109) San Francisco, California, January 1926 (Accessed [online](#), May 2020).

<sup>8</sup> <https://ohp.parks.ca.gov/ListedResources/Detail/621>

<sup>9</sup> <https://www.sanremohotel.com/history.html>

<sup>10</sup> <https://italoamericano.org/story/2014-7-11/Banking-Italian>



## **PART II HISTORIC RESOURCE EVALUATION RESPONSE**

*Record No.:* 2019-017985ENV  
*Project Address:* **25 TOLEDO WAY**  
*Zoning:* RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0486A/046  
*Staff Contact:* Katherine Wilborn - 628-652-7355  
Katherine.Wilborn@sfgov.org

### **PART I: Historic Resource Summary**

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The property is a contributor to the existing, California Register-eligible Marina Corporation Residential Historic District, under Criterion 1 (Events) and Criterion 3 (Architecture) as a cohesive collection of Mediterranean Revival, Spanish, Eclectic, and other Period Revival Style residential buildings associated with the first wave of development after the Panama-Pacific International Exhibition (PPIE). Staff identified that an additional historic district may be present within the vicinity (the subject property and five westerly property; 25-49 Toledo Way), however evaluation and nomination of a new historic district is beyond the scope of this review.

### **PART II: Project Determination:**

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

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

### **PART II: Project Evaluation**

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Proposed Project:	Per Drawings Dated:
<input type="checkbox"/> <b>Demolition / New Construction</b> <input checked="" type="checkbox"/> <b>Alteration</b>	08/10/2020

**PROJECT DESCRIPTION**

- Renovation and addition (vertical and horizontal) to an existing, two-story-over-garage, single-family residence to create a three-story-over-garage, two-family dwelling with a roof deck at the front (North) and rear (South).

**DISTRICT COMPATIBILITY AND IMPACTS ANALYSIS**

Staff finds that the design of the proposed alterations to the building at 25 Toledo Way is compatible with the Historic District and would not result in an impact to the collective historic resources. In making this determination, staff notes that at three stories (over garage), the proposed addition will result in a building that is taller than the adjacent historic resources to the west, which are two story-over-garage in height. However, collectively, the Marina Corporation Residential Historic District is composed of predominantly two- to three-stories-over-garage structures, with the occasional five-story structure located on corner lots. Therefore, the vertical massing is in keeping with the overall scale and massing of the district and this additional height is diminished in apparent size by the 25'-0" setback. The project retains the existing residential use and minimally modifies the massing and exterior appearance, as seen from the public right of way. Although an additional story is being added, the massing is set back behind the existing hipped roof form and will not significantly alter the feeling, spatial relationships, or distinctive features of the Marina Corporation Residential Historic District. The proposal does not remove any character-defining features and the addition will be stylistically compatible, yet differentiated from the subject property's historic features, so as not to pose a false sense of historicism. The proposed fenestration and railing on the primary façade's vertical addition will be minimally visible and, when seen, will clearly read as an addition subordinate in massing, detail, and design to the original structure. The new addition will alter the proportions and scale of the subject building and is not considered easily reversible; however, in the unlikely event that the additions were later removed, the historically flat roof at the rear and the general massing could be reverted back to its previous character. Archeological review is outside this scope of work. The building's addition will be clad in a combination of materials that are appropriate to the Historic District, including smooth finish stucco and painted wood cornice in a simple profile. Staff finds that the proposed alteration is compatible with the character-defining of the Historic District as described above, and will not pose a significant impact to the subject property if an additional Historic District is later found.

**PART II: Approval**

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Signature: Allison VandersliceDate: 11/24/2020

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

May 19, 2021

President Joel Koppel  
San Francisco Planning Commission  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

*Via Email*

Dear President Koppel,

I am writing to ask that (1) this hearing be continued and (2) that if it is not continued that you take Discretionary Review and require modifications to the project to reduce the impacts on the many neighbors adjacent to the site who would be adversely affected.

**Why the hearing should be continued:** The hearing should be continued because the hearing notice shown on the next page that was posted on the building states that “The request is for a Discretionary review of Building Permit Application no. 2019.1001.3196 to construct a code-compliant vertical and horizontal addition that *would add a third story*, a second residential unit, an additional car parking space, two roof decks, and would lessen the size of the existing curb cut to add a street tree.”

The Planning Department has very specific requirements for such notifications including visibility from the street, the number of feet the notice should be posted from the ground, etc. Such a notice must also be factually correct, and this notice is not: it states that the project would add a third story, when in fact, it involves a third- and fourth-story vertical addition. For this reason, the hearing should be re-noticed and continued. A neighbor outside of the Notification Radius who would not have received the notification in the mail with plans showing the four-story project would assume from the posted notice that this was a proposed project consistent with the predominant two- and three-story buildings on the street and would not have the benefit of being able to object to a four-story structure.

We understand that the Zoning Administrator said that this is a “borderline case” in terms of whether the hearing should be re-noticed but that we would need to make the case at the hearing to ask for continuance. Please continue this hearing after it has been properly noticed.



<b>NOTICE OF PUBLIC HEARING</b>	Hearing Date:	<b>THURSDAY, MAY 27, 2021</b>
	Time:	<b>Not before 1:00 PM</b>
	Location:	<b>Visit <a href="https://sfplanning.org/remotehearings">sfplanning.org/remotehearings</a> for details</b>
	Case Type:	<b>Discretionary Review</b>
	Hearing Body:	<b>Planning Commission</b>

**PROJECT INFORMATION**

Project Address: **25 TOLEDO WAY**  
Cross Streets: **Mallorca and Pierce Streets**  
Block / Lot No.: **0486A / 046**  
Zoning District(s): **RH-2 / 40-X**  
Area Plan: **NA**  
Record No.: **2019-017985DRP-05**

**APPLICANT INFORMATION**

Applicant: **Johnathan Pearlman**  
Company: **Elevation Architects**  
Address: **1159 Green Street Suite 4**  
City, State: **San Francisco, CA**  
Telephone: **415- 537-1125 (ext 101)**  
Email: **jonathan@elevationarchitects.com**

**PROJECT DESCRIPTION**

The request is for a Discretionary review of Building Permit Application no. 2019.1001.3196 to construct a code-compliant vertical and horizontal addition that would add a third story, a second residential unit, an additional car parking space, two roof decks, and would lessen the size of the existing curb cut to add a street tree.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

**ADDITIONAL INFORMATION**

**Architectural Plans:** To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans and Department recommendation of the proposed project will also be available one week prior to the hearing through the Commission agenda at: <https://sfplanning.org/hearings>.

<b>For more information, please contact Planning Department staff:</b>		
<b>Planner: David Winslow</b>	<b>Telephone: 628-652-7335</b>	<b>Email: <a href="mailto:david.winslow@sfgov.org">david.winslow@sfgov.org</a></b>

**If the hearing is not continued, we request that the Commission take Discretionary Review and require the project sponsors to modify the project.**

Five neighbors who more than three dozen neighbors who are opposed to the major expansion of a home located at 25 Toledo Way. (See attached opposition letters and signatures.)

The aerial photograph below shows the location of the project site and the immediately adjacent neighbors who will be adversely impacted by the project.



**Aerial Photograph showing that the proposed project has direct impacts on at least six adjacent properties**

This large home at 25 Toledo Way currently contains 3,611 square feet with three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, a small second unit, and an additional parking space to 25 Toledo Way. The new building would include a total of **5,745 square feet** and it appears that it would be much larger than any home in our immediate neighborhood.

Despite five separate requests for Discretionary Review from adjacent neighbors, letters of opposition for additional neighbors, 36 neighbors on record as opposing the project (see opposition map below); two mediation sessions between the DR requestors and the project sponsors hosted by the Planning Department, ***the only change that the owners have been willing to make to date is to add a planter to one of their proposed roof decks and add windows to the blank 40-foot eastern elevation.*** They have been unwilling to make any changes whatsoever to the height or massing of the project.

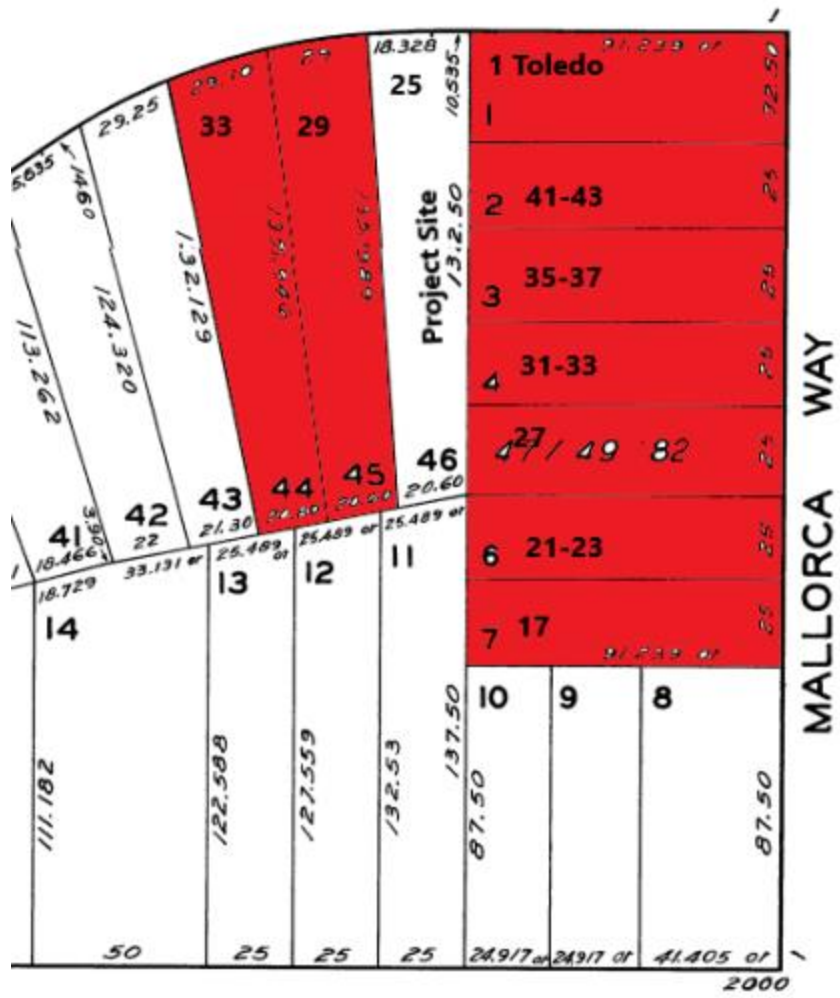
The project would serve one property owner's desires at the expense of numerous neighbors. We understand that the owners have a right to improve their property. However, such expansion should be carried out in a manner that acknowledges the context of a project site – its adjacent neighbors and surrounding neighborhood.

Unfortunately, in this case, the property owner's expansion is being made at the expense of at least 24 immediately adjacent neighbors. There are 24 immediately adjacent neighbors on six properties (see map below) opposed and there are 12 other neighbors on the block are on record as opposing to the project.

The five DRs establish why the project does not comply with the Residential Design Guidelines and why this project presents exceptional and extraordinary circumstances.

Among the primary concerns that the neighbors have are the shadow impacts of the two-story addition. As shown on the following pages, the project would significantly impact natural light to the yards and windows of the adjacent neighbors.

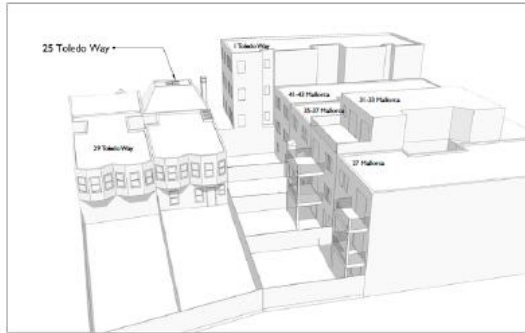
# Toledo Way



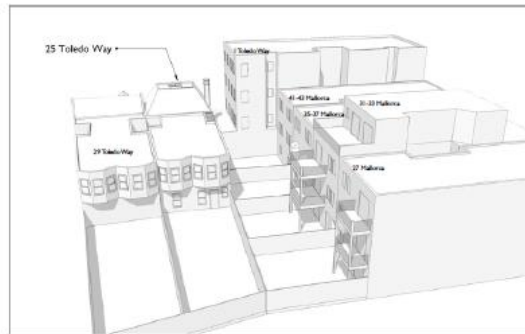
Parcels with Neighbors opposed to the 25 Toledo Way project



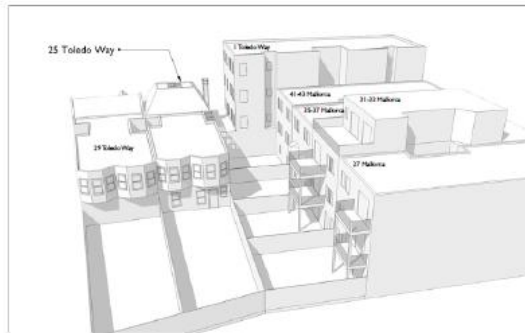
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3/21 & 9/21 12pm

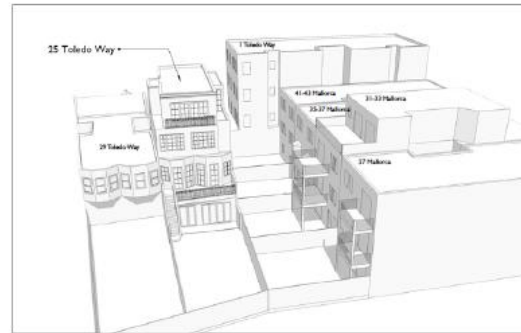


3/21 & 9/21 1pm

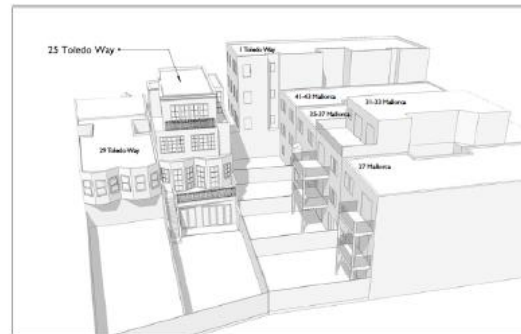


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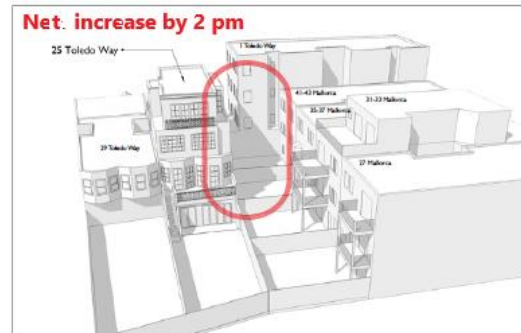
PROPOSED



3/21 & 9/21 12pm



3/21 & 9/21 1pm

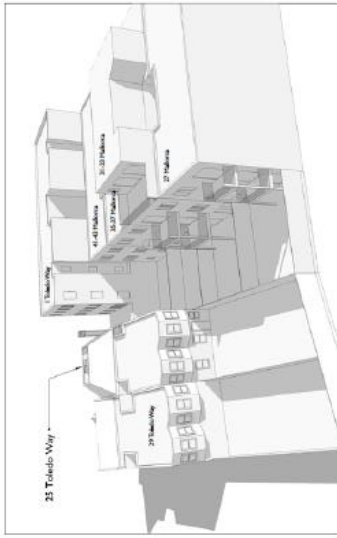


**Net. increase by 2 pm**

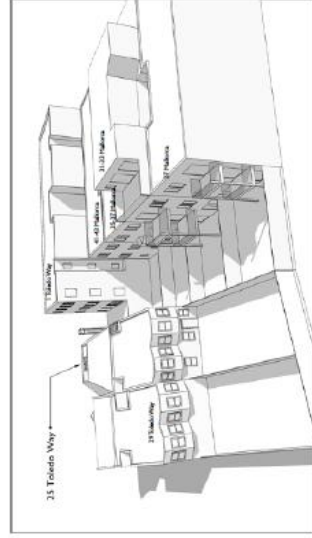
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25 TOLEDO WAY  
MARCH 21 AND SEPTEMBER 21 12PM - 2PM

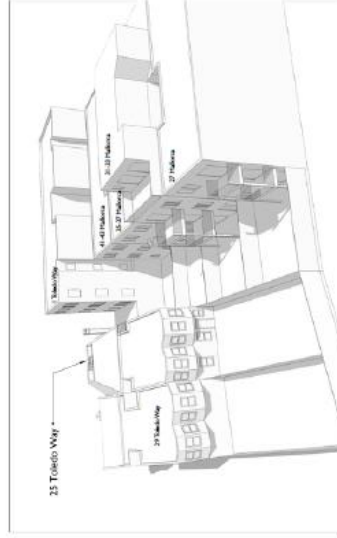
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3/21 & 9/21 9am

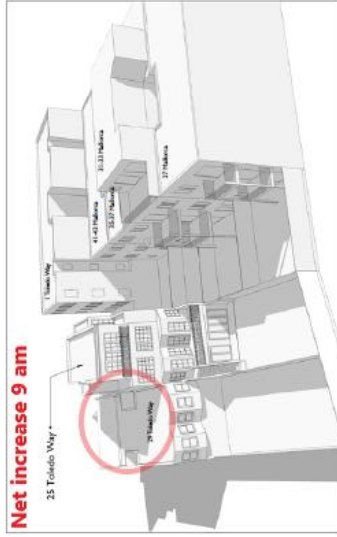


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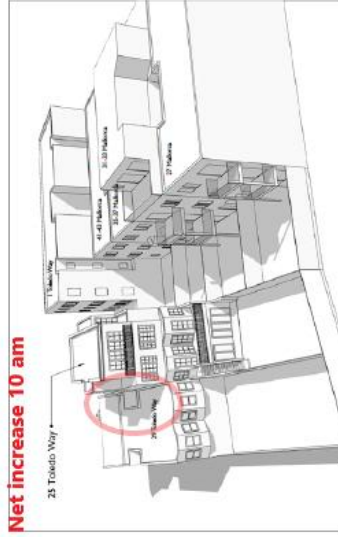


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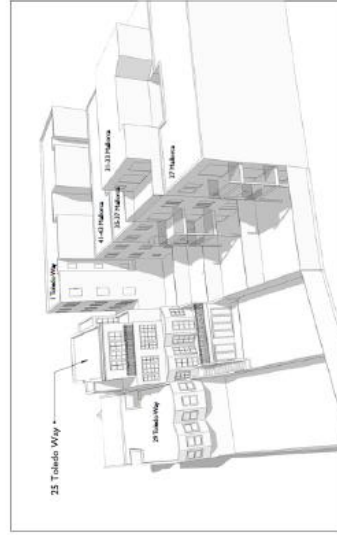
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3/21 & 9/21 9am

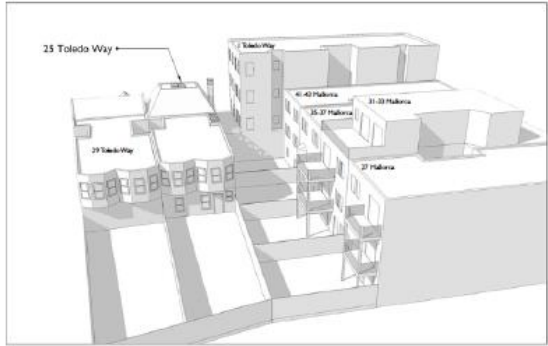


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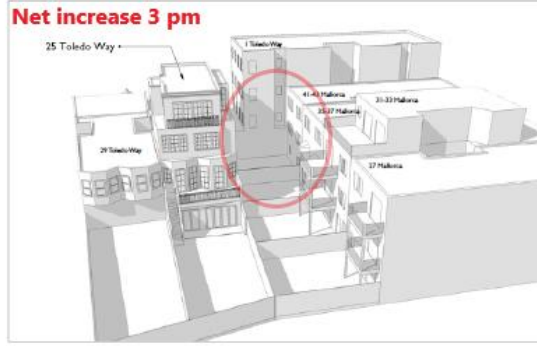


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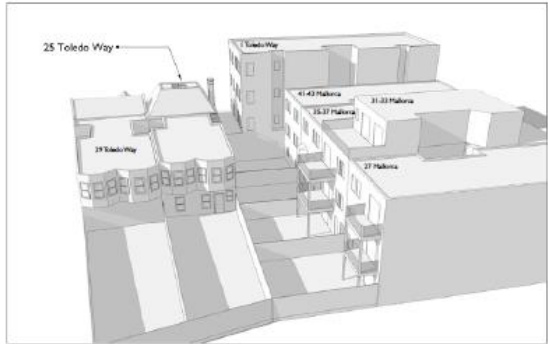
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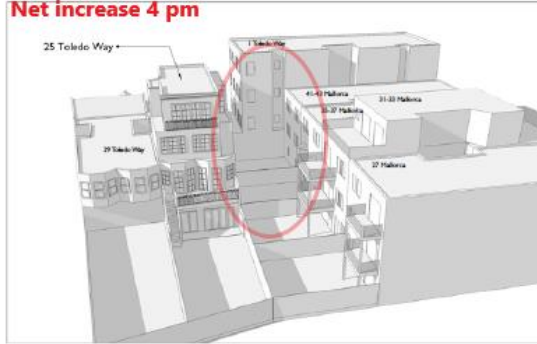
3/21 & 9/21 3pm



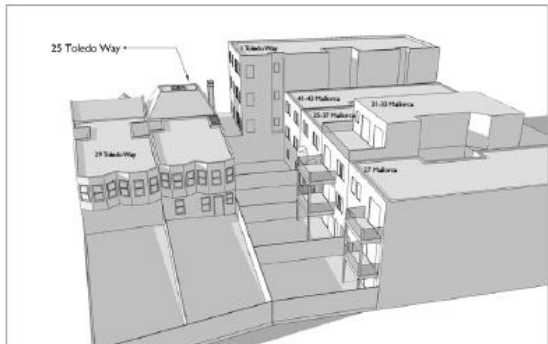
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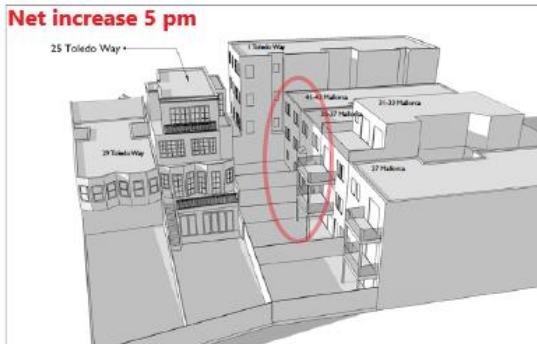
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3/21 & 9/21 4pm



3/21 & 9/21 5pm



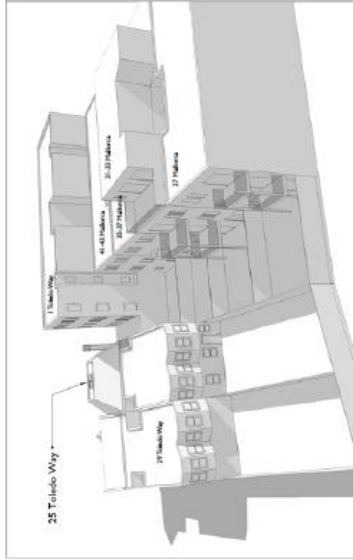
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PROPOSED

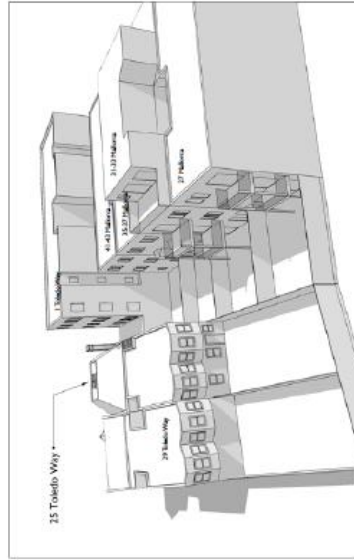
25 TOLEDO WAY  
MARCH 21 AND SEPTEMBER 21 3PM - 5PM

EXISTING

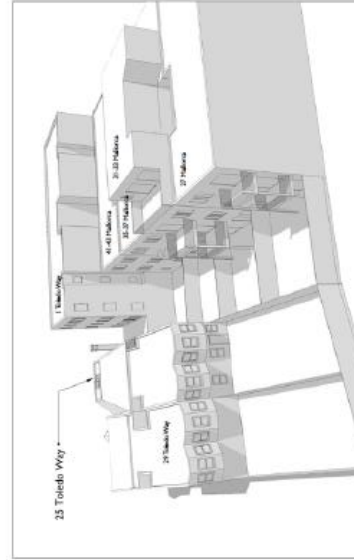
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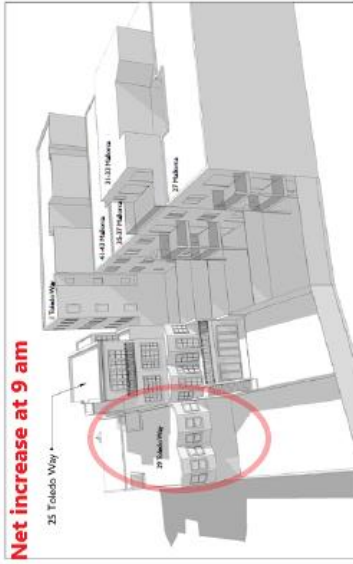
621 9am



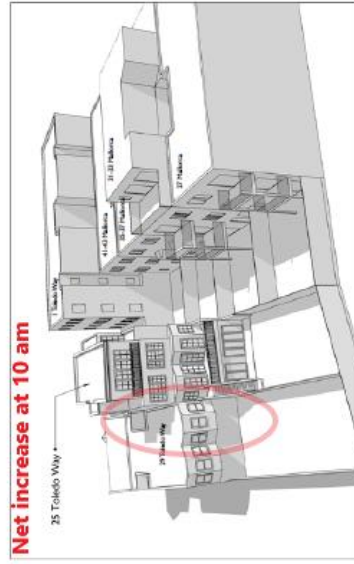
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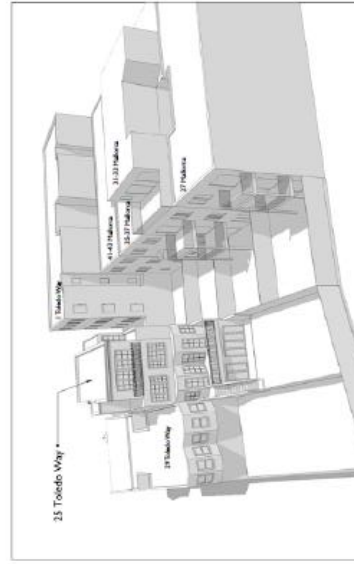
621 11am



621 9am



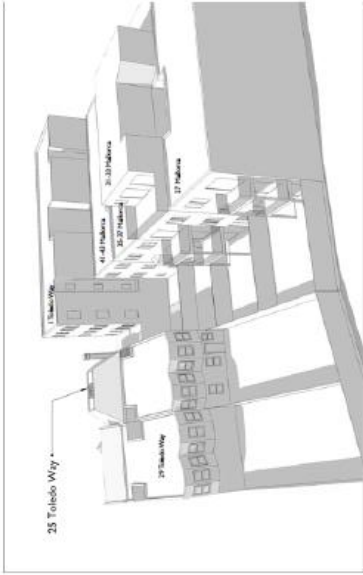
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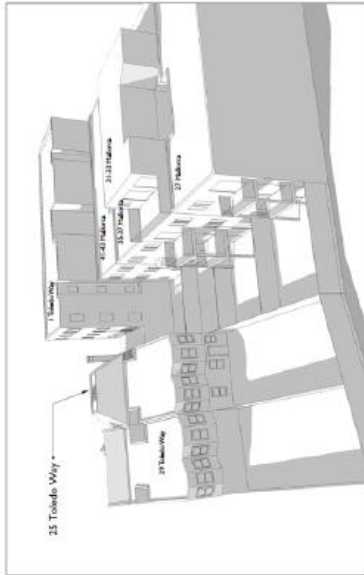
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EXISTING

PROPOSED



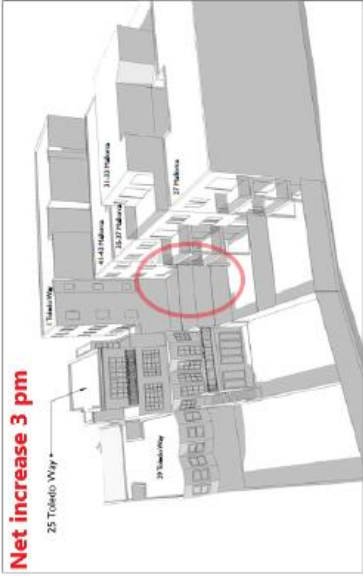
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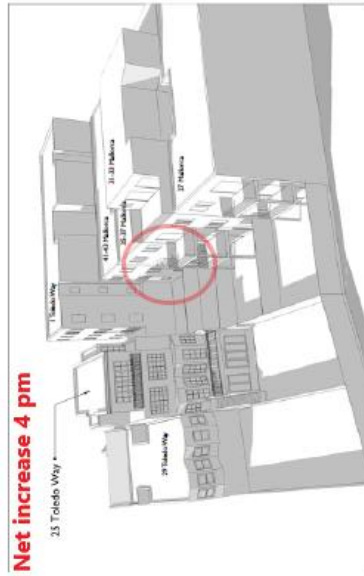
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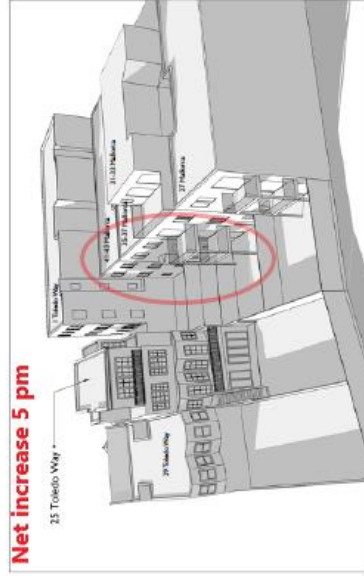
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6/21 3pm



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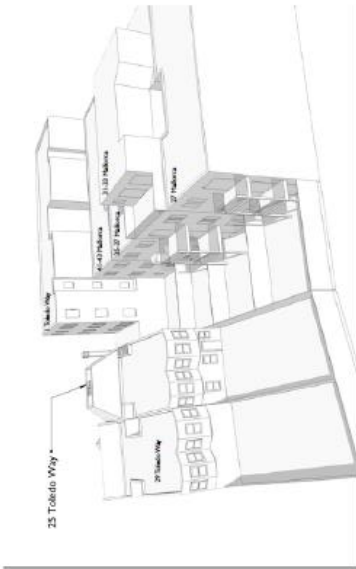


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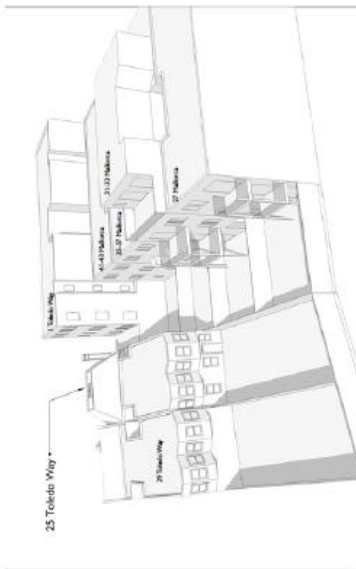


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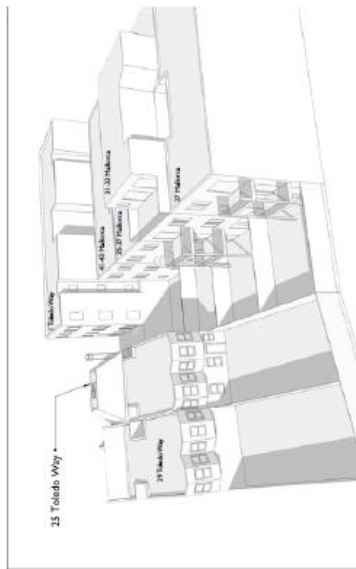
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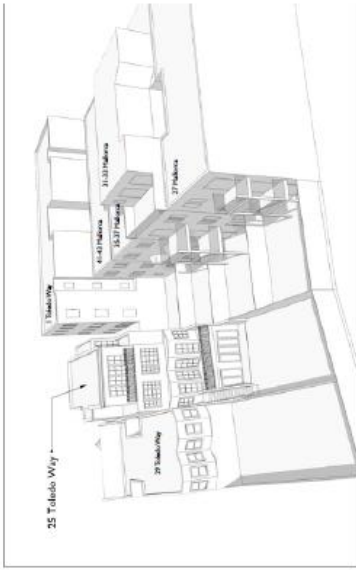
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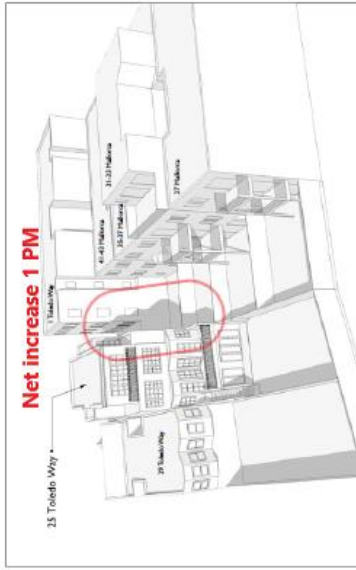
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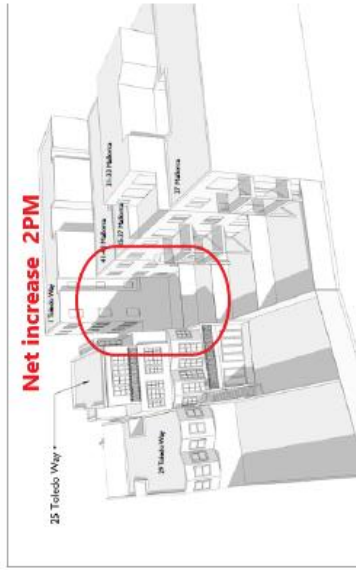
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1221 12pm



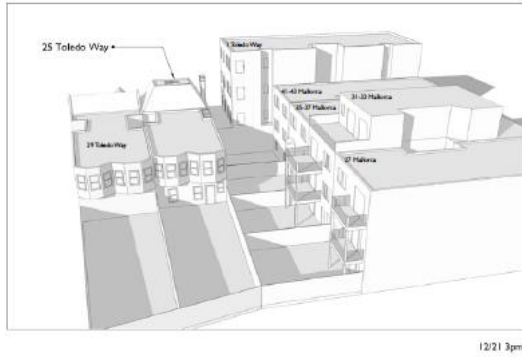
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1221 2pm

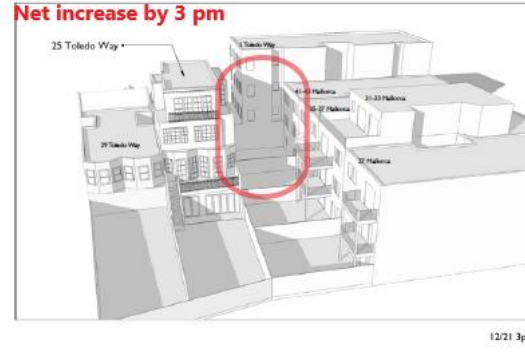


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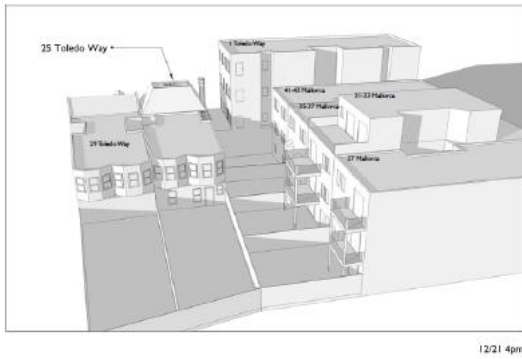
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**Net increase by 3 pm**



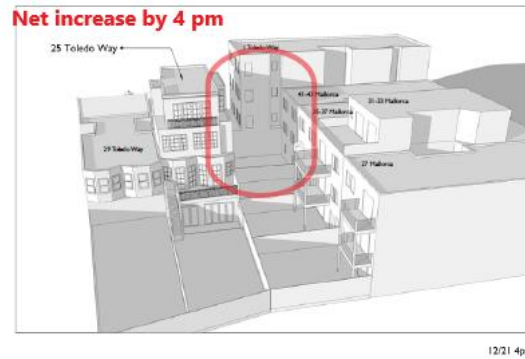
12/21 3pm

PROPOSED

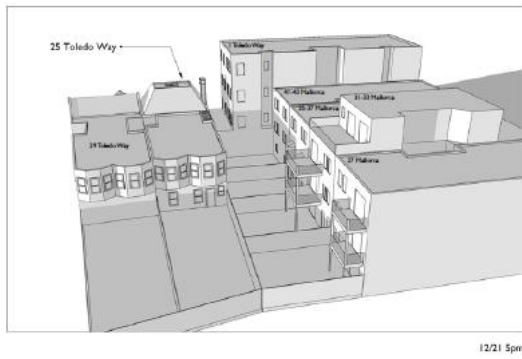


12/21 4pm

**Net increase by 4 pm**

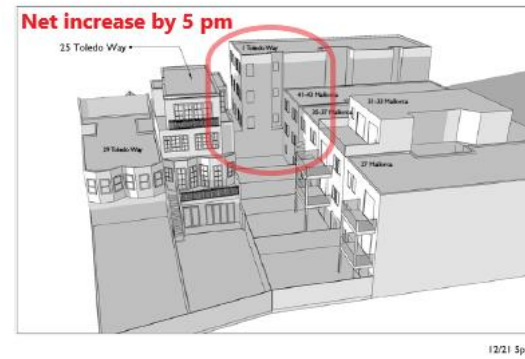


12/21 4pm



12/21 5pm

**Net increase by 5 pm**



12/21 5pm

25 TOLEDO WAY  
DECEMBER 21 3PM - 5PM

We ask that the Planning Commission require the project sponsor to make the following changes to the proposed design:

1. **Remove or substantially reduce the 4<sup>th</sup> story.** While the neighbors want to see the entire 4th floor eliminated, we understand that this is not acceptable to the Cestars, and therefore, we would be willing to accept a meaningful reduction in the massing of the 4th story instead. We request that the rear wall of the 4th story be moved 14' forward. Given the generous project square footage, there are a number of different options available for reallocating the proposed 4th floor square footage. In addition, they could move the office to a stand-alone 100-square-foot structure at the rear of the lot. We would like to see a study of the shadow impacts of reducing and shifting the 4th-story massing to best reduce impacts on the neighbors to the east and west.
2. **Reduce 3rd floor massing.** There are various options available to achieve this, including reconfiguring the large stair and landing areas, reduce bedroom sizes, and moving the laundry to the second floor or garage by eliminating the proposed second parking space.
3. **Reduce the floor to ceiling heights to 8'**, ideally on all floors, and at a minimum on the 3rd and 4th floors.

Again, we ask to (1) have the hearing properly noticed and continued and (2) to the ask the project sponsor to make meaningful modifications to reduce the impacts of the project on the neighbors.

Respectfully,

Deborah Holley

Cc: Jonas Ionin, David Winslow

## **LIST OF NEIGHBORS AND COMMUNITY ORGANIZATIONS OPPOSED TO 25 TOLEDO WAY PROJECT**

### **Neighbors who Filed Discretionary Review Requests**

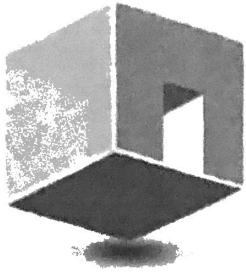
1. Ben Rubin, Representing the 1 Toledo Way apartment building ownership
2. Russell Long, 29 Toledo Way
3. Charlie and Kathy Harding, 35 Mallorca Way
4. Joe Brand, 37 Mallorca Way
5. Elizabeth and Mark Hanson, 31-33 Mallorca Way

### **Letters of Opposition to Proposed 25 Toledo Way Project to Date**

1. San Francisco Land Use Coalition
2. Virginia and Ted Plant – 19 Mallorca Way
3. Edmund and Bobby Remedios – 33 Toledo Way
4. William Gabriel – 41-43 Toledo Way

### **List of Additional Neighbors on Record as Opposing Project to Date**

1. Peter Brydan – 41 Mallorca Way Tenant
2. Kaden Wootan – 41 Mallorca Way Tenant
3. William Dana – 41 Mallorca Way Tenant
4. Carly Baggett – 31 Mallorca Way
5. Shelby Greely – 31 Mallorca Way
6. Maurice Franco – Mallorca Way
7. Melissa Faye Holiday -- 1 Toledo Way Tenant
8. Gabriela Theodora – 1 Toledo Way #10 Tenant
9. Lisa Putnam – 1 Toledo Way Tenant #1
10. Tiffany Lentz – 22 Toledo Way
11. Kelsey Cullen – 27 Mallorca Way
12. Steph Posen – 25 Mallorca Way
13. Grace Paik – 17 Mallorca Way
14. Seun Paik – 17 Mallorca Way
15. Deborah McAdam – 23 Mallorca Way
16. James Citron – 33 Mallorca Way
17. Samantha Citron – 33 Mallorca Way



## SAN FRANCISCO LAND USE COALITION

March 15, 2021

SUBJECT: Opposition to the Proposed remodel at 25 Toledo Way, Permit#: 201910013196

President Koppel and fellow Commissioners,

The home at 25 Toledo Way is an architecturally unique and exquisite example of the styles pervasive in The Marina district: Mediterranean Revival, Spanish Eclectic Revival Style.

We request that the Commission exert its discretionary powers to substantially modify this project for the following reasons:

1. The proposed remodel is a massive expansion, both vertically and horizontally, that would completely dwarf the neighboring houses. Toledo Way is a one block street; no other home on the street even approaches the proposed size.
2. The proposed remodel would have a major impact on light and privacy of at least three dozen adjacent neighbors, including homeowners and renters.

The above two issues alone are in conflict with the Residential Design Guidelines.

Both the project sponsors and the Planning Department were very aware of the significant concerns voiced by multiple neighbors present at the Pre-Application Meeting held in June of 2019. There was, however, no effort on the part of the project sponsors or the assigned planner to elicit further input and suggestions from affected neighbors.

Worrisome recent developments in a two-block-radius around the property in question are exemplified by: a massive home at 44/46 Mallorca (completed); a massive home at 112 Mallorca (completed); a massive home at 270 Mallorca (completed); a massive roof deck at 137 Alhambra (completed); and what was essentially a demolition of a Historic Marina bungalow at 33 Capra (presently under construction).

This is an all-too-common practice that has been facilitated by the Planning Department's complacency and will continue the steady erosion of the unique architectural features of the Marina district. It's curious how such projects get the department's approval given the Planning Code's statement of purpose below:

*"This Planning Code is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes [among which are] (c) To provide adequate light, air, privacy and convenience of access to property."*

Commissioners: we urge you to exert your discretionary powers and request a significant downscaling of the project, both vertically as well as horizontally.

Sincerely,

San Francisco Land Use Coalition

Virginia & Edward Plant  
Woodbury Drive Revocable Trust  
601 California Street, Suite 1120  
San Francisco, CA 94108

March 12, 2021

San Francisco Planning Department  
49 So Van Ness Avenue  
San Francisco, CA 94103

RE: 25 Toledo Way, permit # 201910013196

To whom it may concern:

The proposed expansion of 25 Toledo into its rear yard is a terrible idea, since it greatly impacts negatively many of its neighbors.

The depth of rear-yards on the west side of Mallorca Way are only 25 feet deep. Therefore, the development positioned so closely to the Mallorca Way rear yards, overwhelms its neighbors.

25 Toledo as it is currently appears to cover 90% of the rear of Bill Gabriel's back yard. From Bill's perspective, 25 Toledo is a 20 foot wall hovering behind him. If allowed to expand to a 40 foot high wall, it seems unfair to all the Mallorca Way families tucked behind it.

While SF Planning says that there was neighbor input; we were not included.

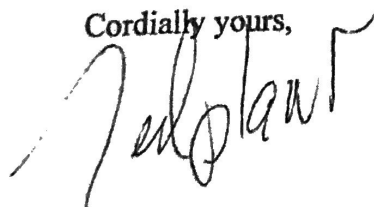
The Notice of Building Permit Application also claims the property is to be expanded from 30 to 40 feet in height. This is deceptive and misleading. 25 Toledo is a two story structure with what appears to be an attic in the front. 90% of the current structure is 20 feet tall and matches the rest of its Toledo neighbors, with the exception of the corner apartment building.

The proposed mass of the project, especially with the deck extending into the rear yard, reduces the already limited "green space" and diminishes light, and dwarfs the Mallorca Way properties in a very unfortunate way.

If the property owner wants to expand, there seems to be an opportunity to add a third floor with a rear yard setback, within the current building envelope.

The setback should be positioned on the rear of the property, instead of the front, because it would be less intrusive to the neighbors.

Cordially yours,



**From:** [Edward C. Remedios](#)  
**To:** [david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)  
**Cc:** [Catherine Stefani](#); [Samuel Bennett](#)  
**Subject:** Discretionary Review of Building Permit Application No. 2019.1001.3196 for 25 Toledo Way  
**Date:** Thursday, May 13, 2021 2:05:08 PM

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Dear Mr. Winslow,

My wife, Bobbie, and I are the owners of 33 Toledo Way, where we've lived for over 40 years. We are writing to you because we are opposed to the major expansion proposed for 25 Toledo Way, just two doors away. The addition of two stories up to the maximum 40 ft. height limit and the addition of over 2,000 square feet is out of scale with the block and adversely impacts the neighbors on the five adjacent lots. Typically, a project would just impact two adjacent neighbors on either side, but due to the unusual lot configuration, many more neighbors are impacted by this one project.

We support the request for Discretionary Review, submitted by our neighbor, Russell Long. The project has direct impacts on his home at 29 Toledo Way, specifically on his light, air, privacy, and solar panels.

We understand that the project would also significantly impact two dozen neighbors living adjacent to the project at 1 Toledo Way and along the west side of Mallorca Way. We are also concerned that the project could set a precedent for a four-story, mid-block building and that it will contribute to the Marina district becoming even less affordable than it is now.

We hope you will encourage the project sponsors to modify their project and support changes to reduce the impacts on the neighbors.

Respectfully,  
Edward Remedios



May 15, 2021

Honorable Supervisor Catherine Stefani  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, Ca. 94102-4689

Dear Supervisor Stefani,

I am writing to you because I am concerned about and opposed to a major expansion of a home located adjacent to my family's property at 41-43 Mallorca Way. As shown in the aerial photograph below, we are adjacent and to the east of the proposed project at 25 Toledo Way.



**Aerial Photograph showing that the proposed project has direct impacts on at least six adjacent properties**

This large home at 25 Toledo Way currently contains 3,611 square feet with three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, a small second unit, and an additional parking space to 25 Toledo Way. The new building would include a total of **5,745 square feet** and it appears that it would be much larger than any home in our immediate neighborhood.

For comparison, our modest building has one 1,400 square-foot two-bedroom unit (41 Mallorca) and one 1,450 square-foot three-bedroom unit. The other two-flat buildings on our block of Mallorca contain similarly sized units.

Unfortunately, I was not able to file for Discretionary Review because I was completely occupied with a serious family health issue when the filing was due. Luckily, my neighbors did file DRs so the Planning Commission will be hearing this project.

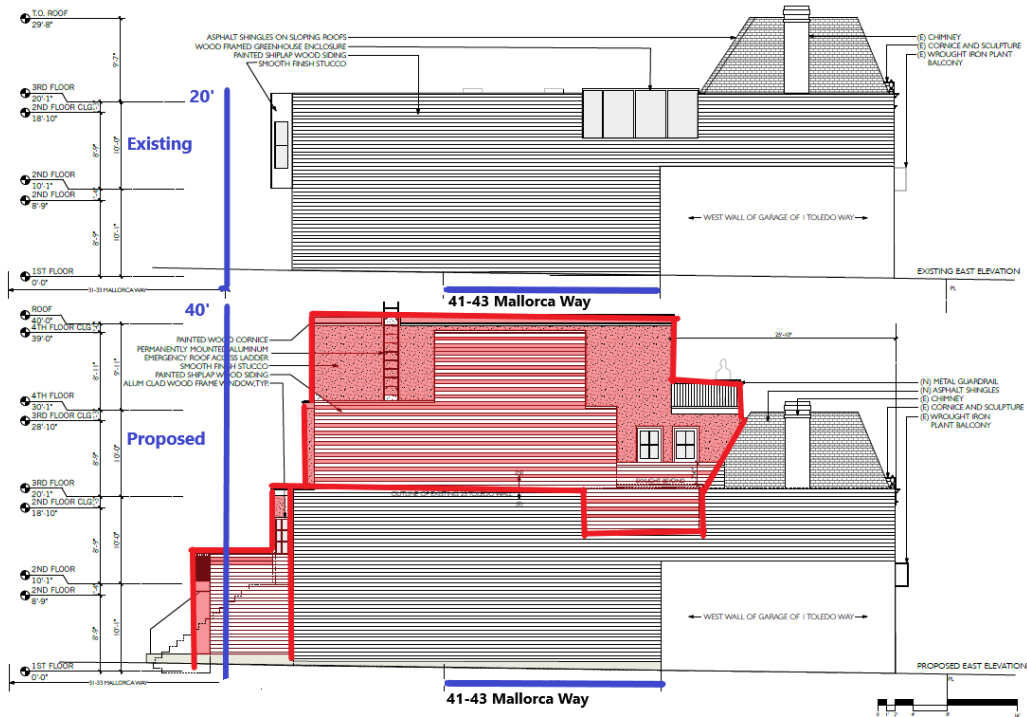
Our two primary concerns about the proposed project are (1) the impacts of having a 40' wall boxing in our yard and (2) the shadow impacts on our rear yard and windows.

As you can see by comparing the two images below, the project will add two stories right up to the 40' height limit which will box us in and turn our yard into a dark canyon with no views of open sky.

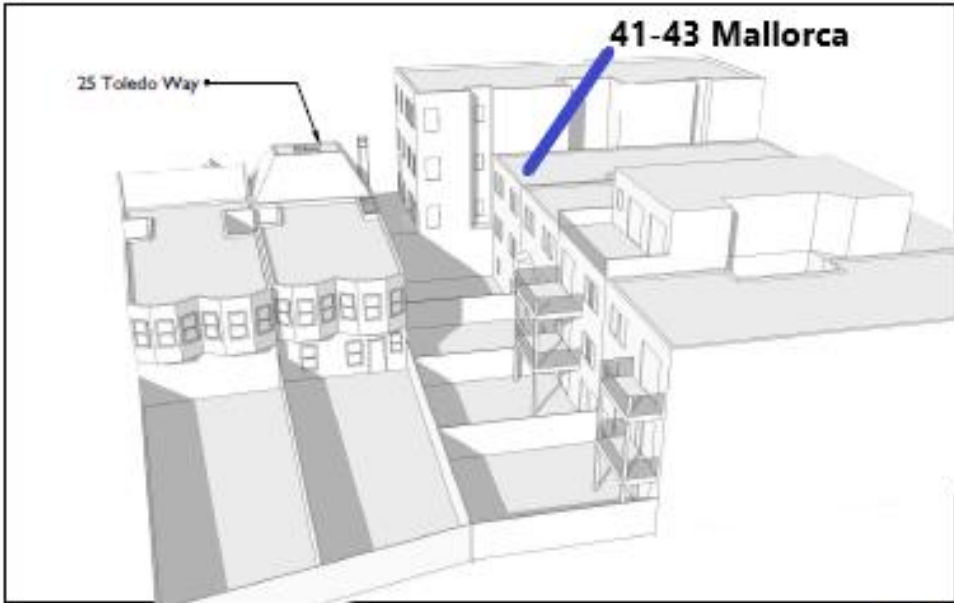
The project will significantly reduce sunlight to the rear yard and windows at the rear of our building due to the two-story vertical addition. Not only are these rear west-facing windows the only source of sunlight for the bedrooms at the rear of our building, but they are also the major light source to much of the flats.



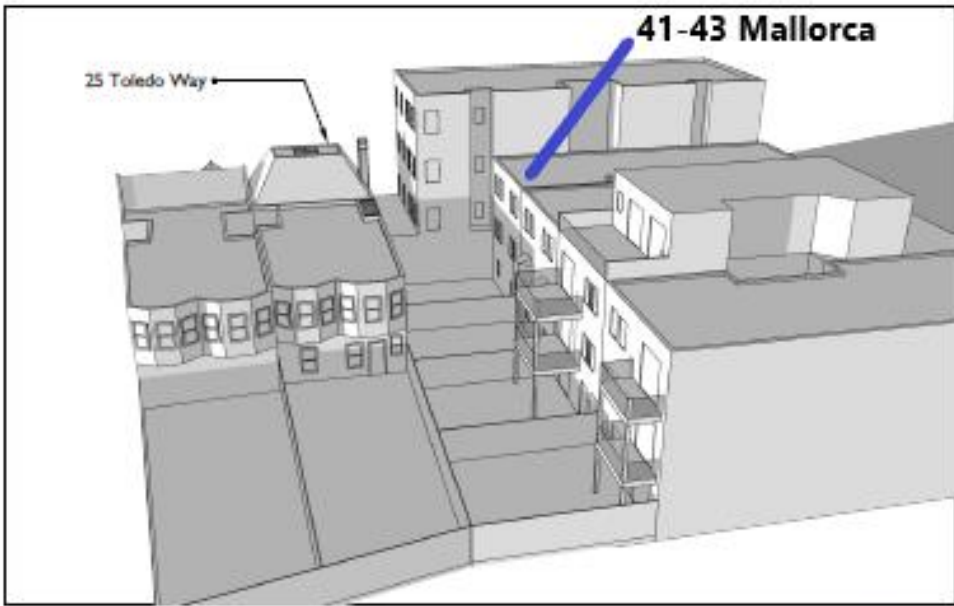
Existing Photo from Rear Yard of 41-43 Mallorca Way with Existing 25 Toledo Way 20' Wall



East Elevation of 25 Toledo Way Existing 20' Wall and Proposed 40' Wall



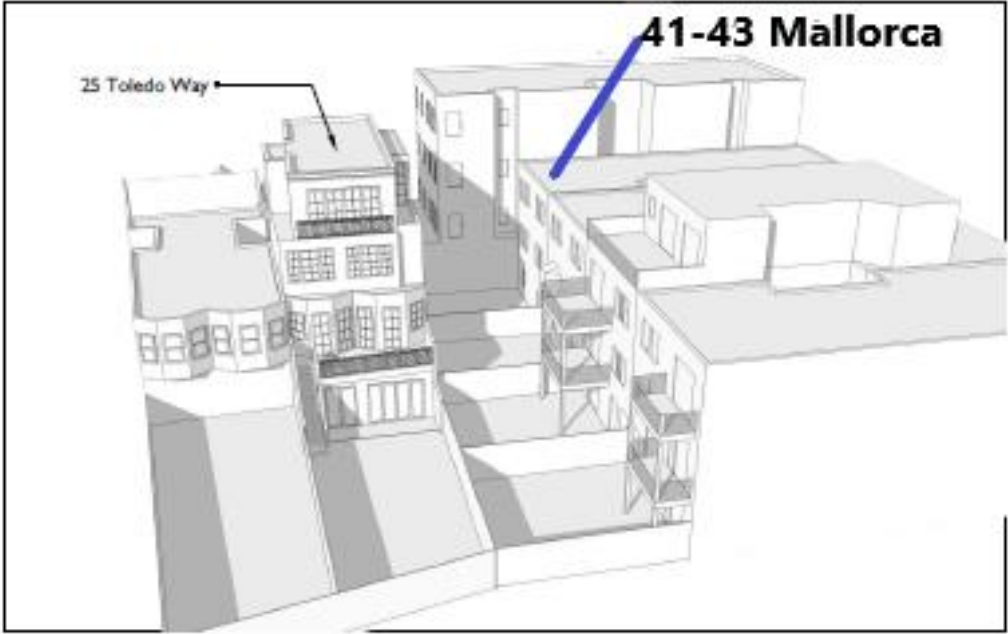
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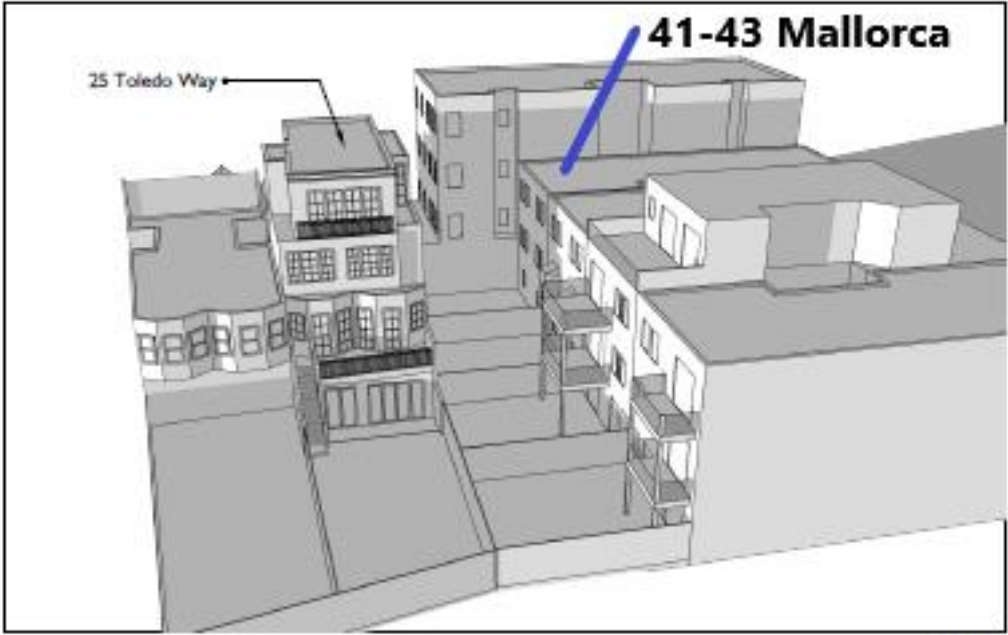
12/21 5pm

Existing 12/21

25 Toledo Way - San Francisco



12/21 2pm



12/21 5pm

Proposed 12/21

25 Toledo Way - San Francisco

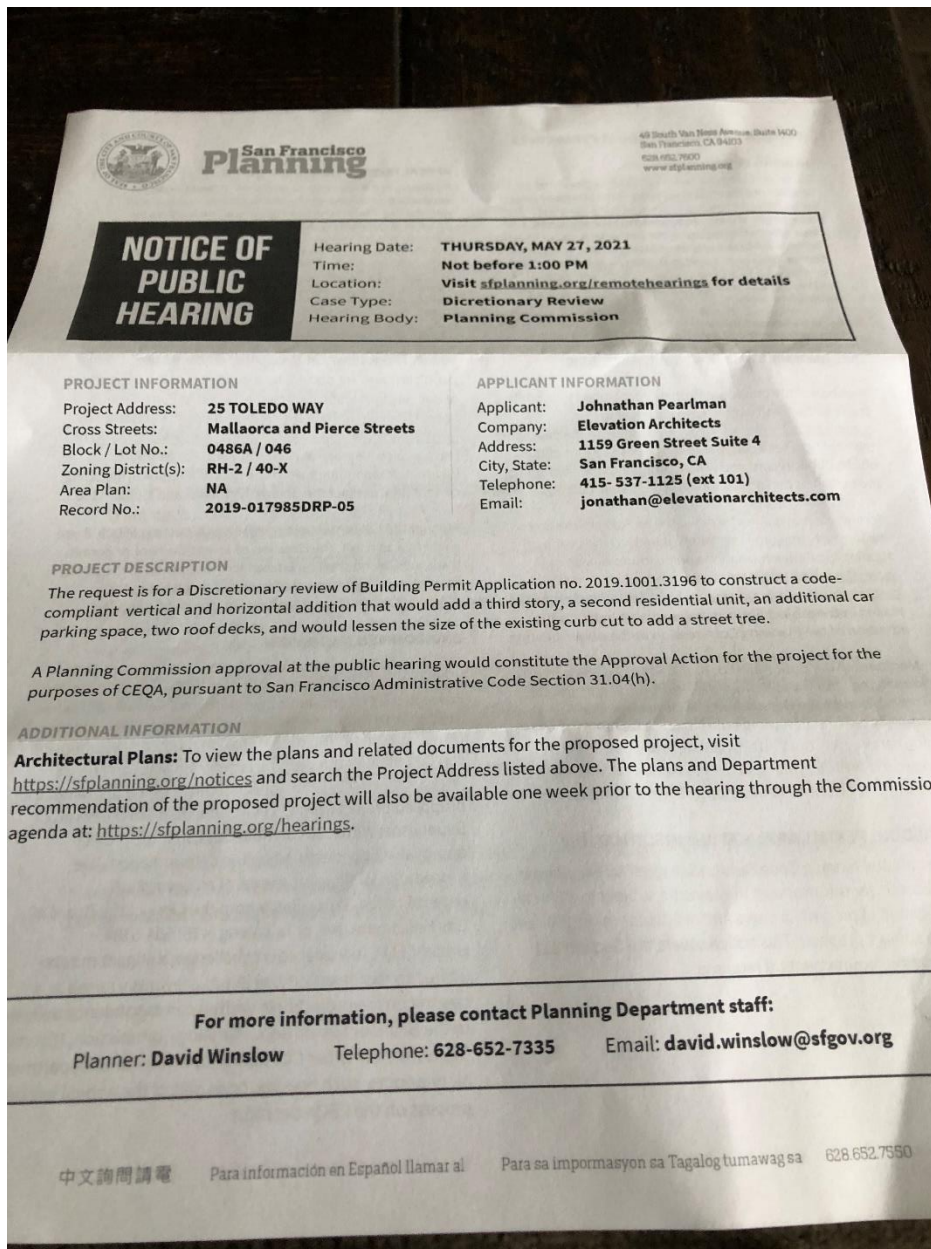
Despite five separate requests for Discretionary Review from adjacent neighbors, letters of opposition for additional neighbors, and a total of 25 neighbors on record as opposing the project (see opposition map below); two mediation sessions between the DR requestors and the project sponsors hosted by the Planning Department, ***the only change that the owners have been willing to make to date is to add a planter to one of their proposed roof decks.*** They have been unwilling to make any changes whatsoever to the height or massing of the project.

The project would serve one property owner's desires at the expense of at least 24 adjacent neighbors. Neighbors have a right to improve their properties to add square footage and increase the value of their property. However, such expansion should be carried out in a manner that acknowledges the context of a project site – its adjacent neighbors and surrounding neighborhood.

Unfortunately, in this case, the property owner's expansion is being made at the expense of at least 24 immediately adjacent neighbors. And, as shown below, 24 immediately adjacent neighbors on six properties and 12 other neighbors on the block are on record as opposing to the project.







The project sponsor has not been willing to make any changes to the project beyond adding a planter, I would be grateful for any assistance you could provide in persuading the project sponsors to make meaningful modifications to the project, including reducing the massing and removing or substantially reducing the size of the fourth story. Due to the size of the project and the lot, there are many options available for the architect to explore.

For your convenience, I am attaching a copy of the plans, the DRs filed by my neighbors, letters of opposition from additional neighbors, and a letter of opposition from the Coalition for San Francisco Neighborhoods.

Respectfully,

William Gabriel

41-43 Mallorca Avenue



SS Mallorca

Neighbors Objecting the current plans for 25 Toldo Way

LOT	NAME	EMAIL	ADDRESS
41	Peter Brydon	pbrbrydon@gmail.com	41 Mallorca Way
41	Kaden Walker	Kaden.Walker@gmail.com	" "
41	William Dona	willdona96@gmail.com	" "
31	Carly Baggett	earlybaggett1@gmail.com	31 Mallorca Way
31	Shelby Greeley	shelby.l.greeley@gmail.com	31 Mallorca Way
	Franco Maurice	maurice1950@comcast.net	Mallorca Way
	Melissa Saye Holiday	melissasayeholiday@gmail.com	1 Toledo Way
	Gabrielathedona	(415) 794-7046 703@gmail.com	1 Toledo Way #10
	hisa Putnam	hisaputt@yahoo.com	1 Toledo Way #1







Neighbors Objecting the current plans for 25 Toldo Way

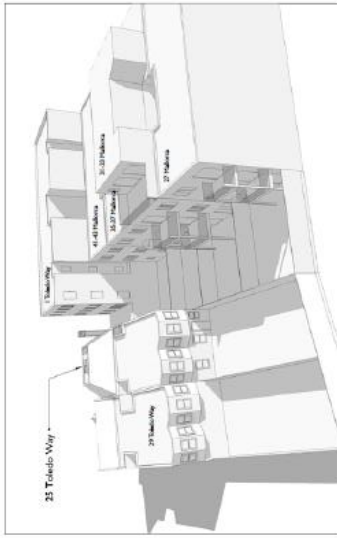
LOT	NAME	EMAIL	ADDRESS
27	KELSEY JILLIEN	kelsey@kcpr.com	27 MALLORCA WAY
27	STEPH ROSEN	stephanerose@gmail.com	25 MALLORCA WAY
27	CHRISTIAN SKEGNA	cskegnud@gmail.com	25 MALLORCA WAY
	<del>THE</del> VIRGINIA PLANT	vplant@gmail.com	19 MALLORCA WAY
	TED PLANT	tedplant@gmail.com	19 MALLORCA
	GRACE PAIK	grace-paik@gmail.com	17 MALLORCA
	SEUN PAIK	leadernomics@gmail.com	17 MALLORCA
	DEBORAH McADAM	debbiemcadam@spintmail.com	23 MALLORCA
	JAMES CITRON	james.s.citron@gmail.com	33 MALLORCA WAY
	SAMANTHA CITRON	samanthacitron@coitproperties.com	33 MALLORCA WAY



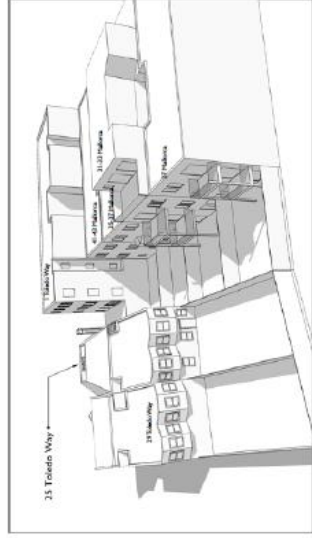




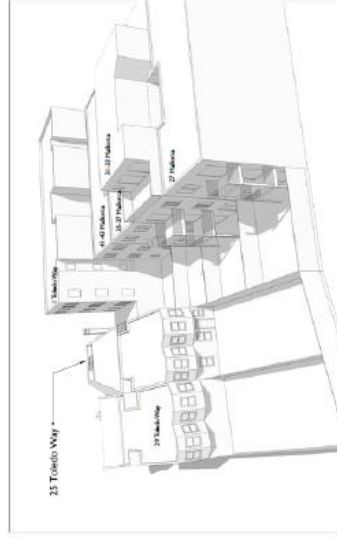
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3/21 & 9/21 9am

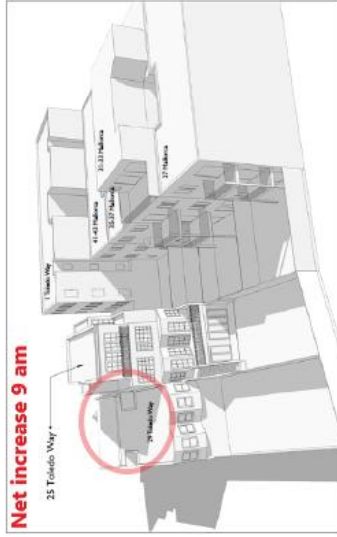


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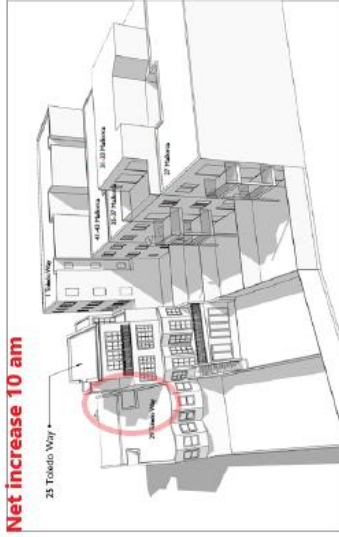


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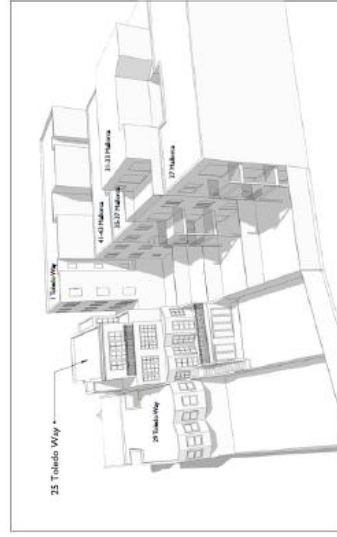
PROPOSED



3/21 & 9/21 9am

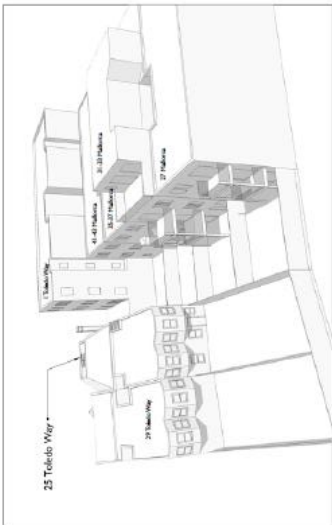


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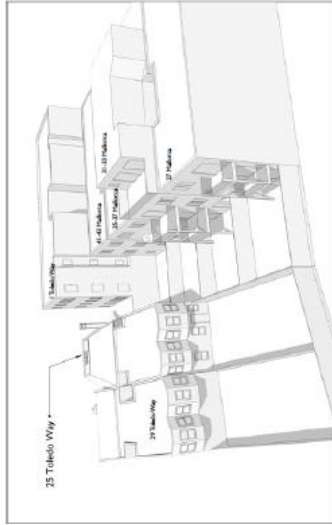


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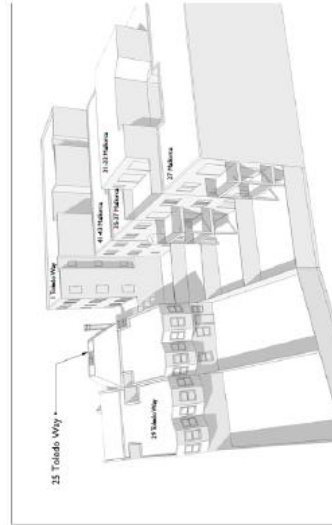
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3/21 & 9/21 12pm

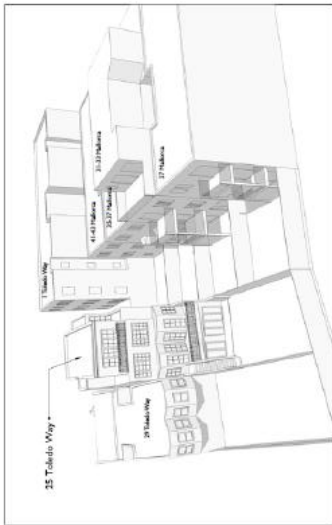


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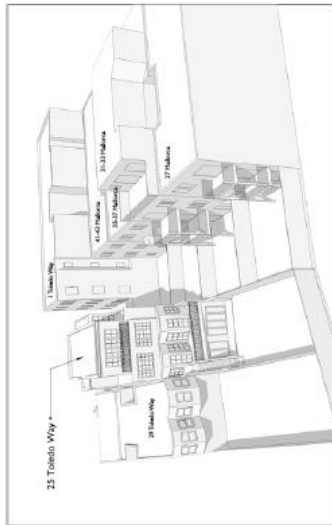


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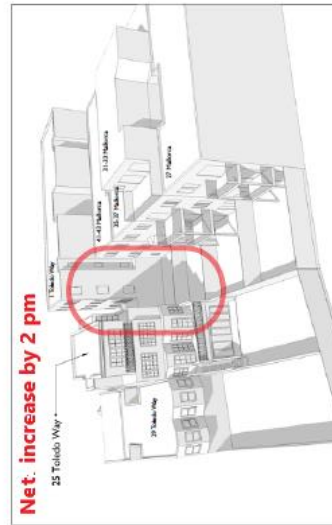
PROPOSED



3/21 & 9/21 12pm



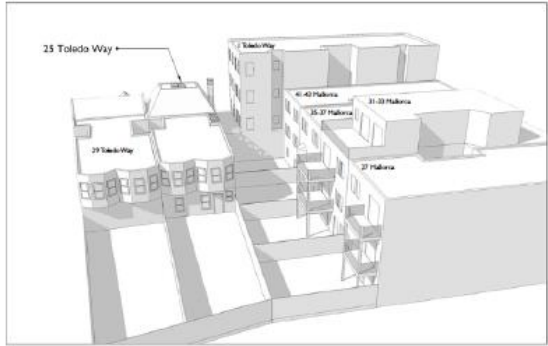
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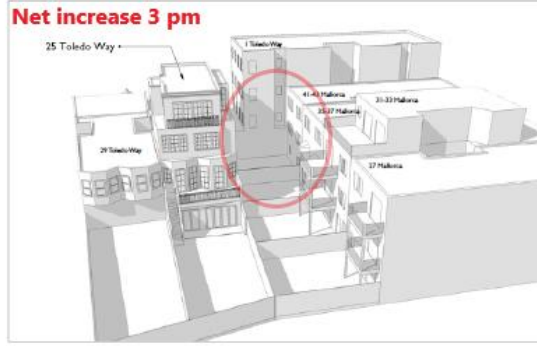
3/21 & 9/21 2pm

25 TOLEDO WAY  
MARCH 21 AND SEPTEMBER 21 12PM - 2PM

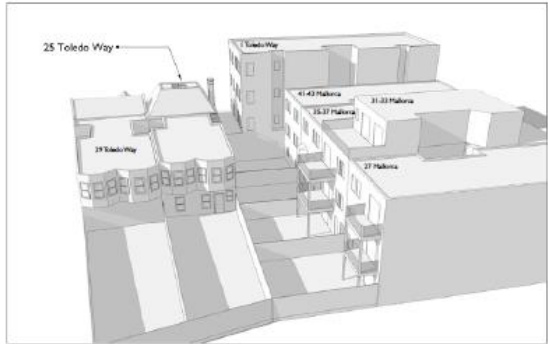
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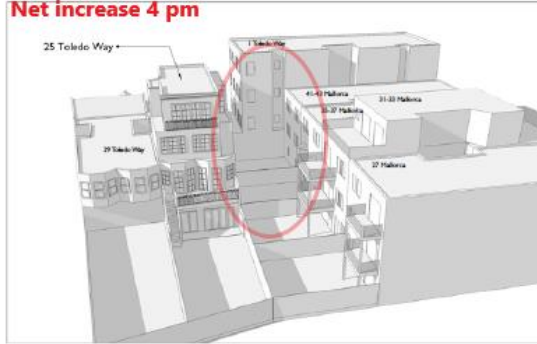
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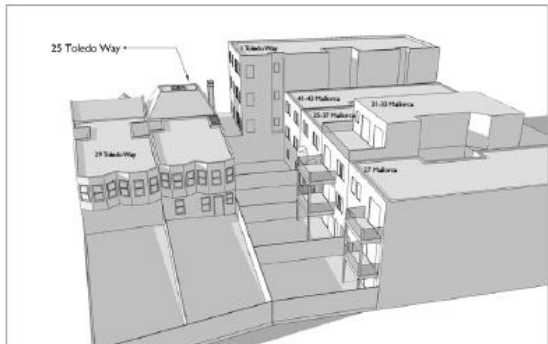
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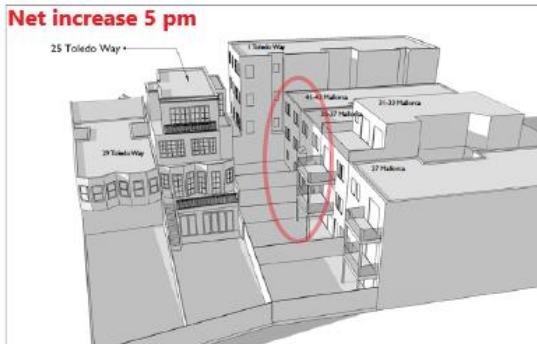
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3/21 & 9/21 4pm



3/21 & 9/21 5pm



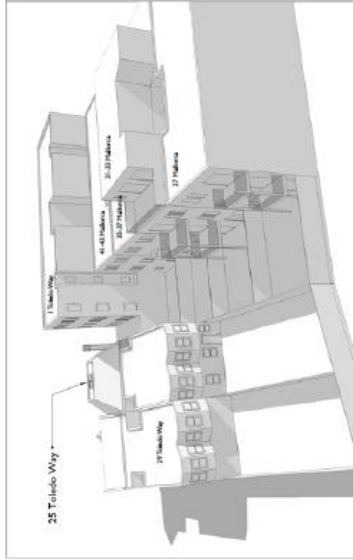
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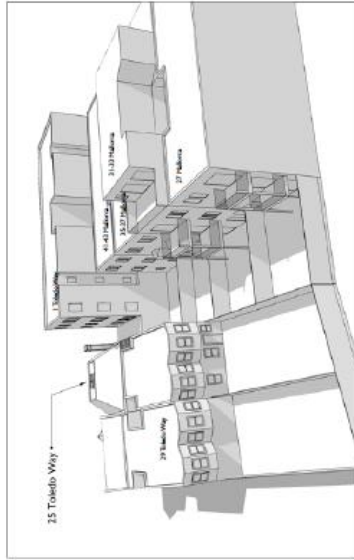
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MARCH 21 AND SEPTEMBER 21 3PM - 5PM

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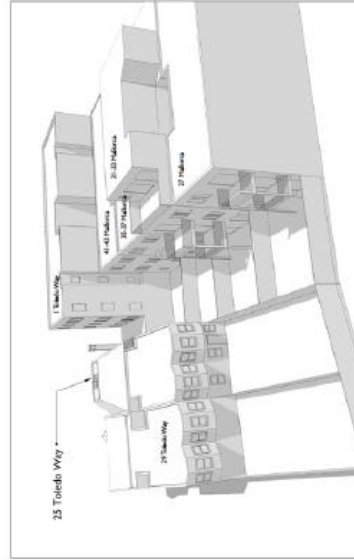
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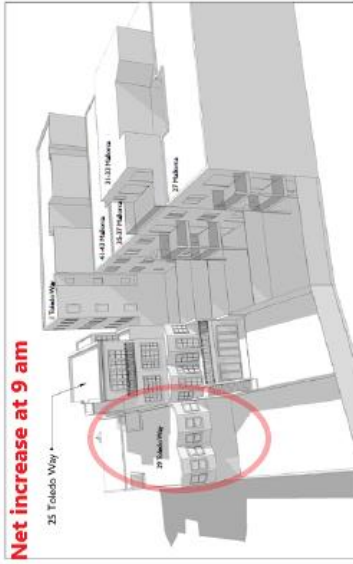
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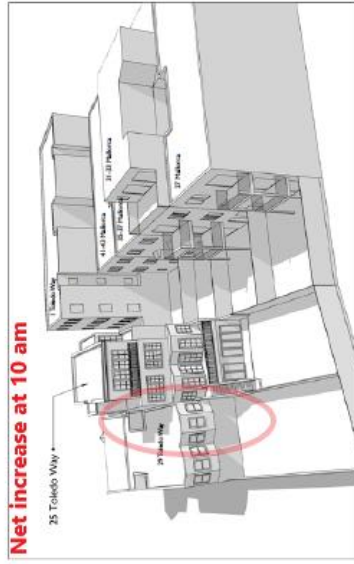
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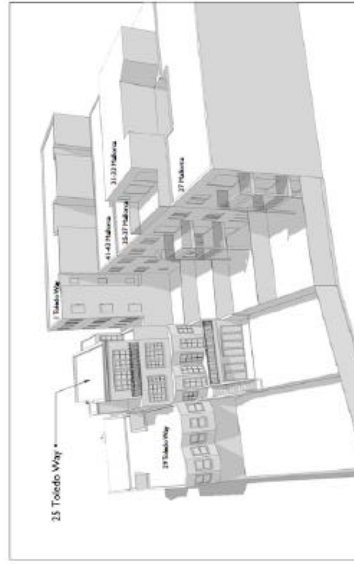
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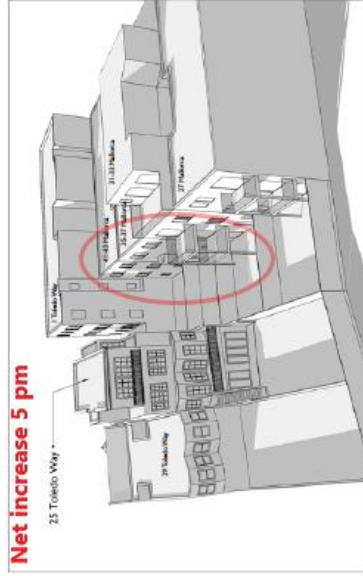
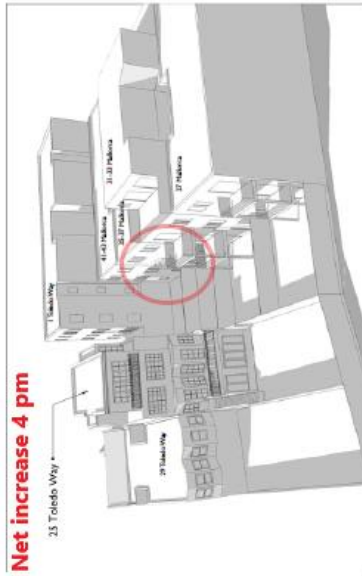
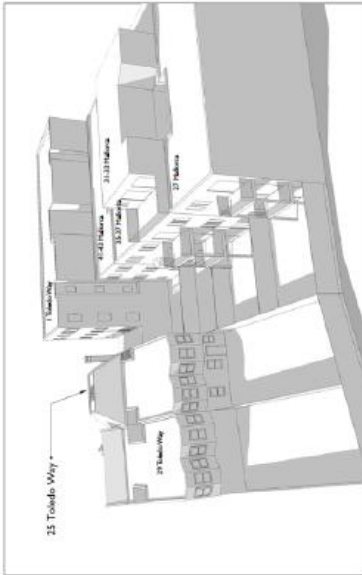
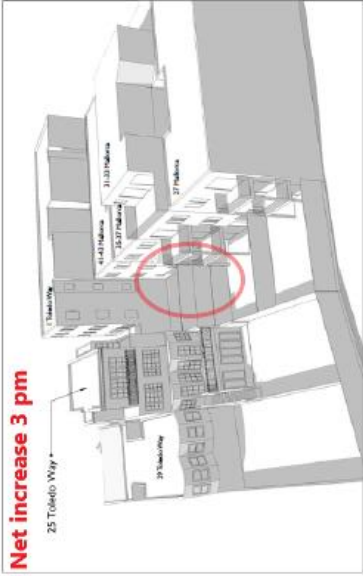
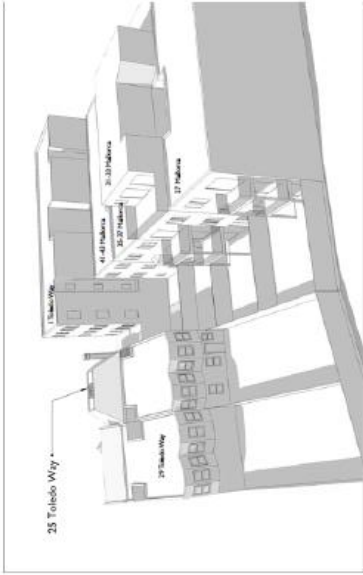
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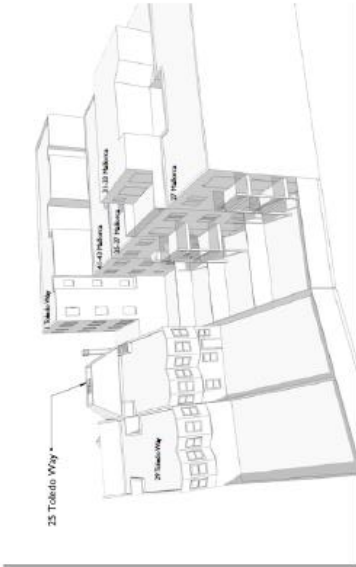
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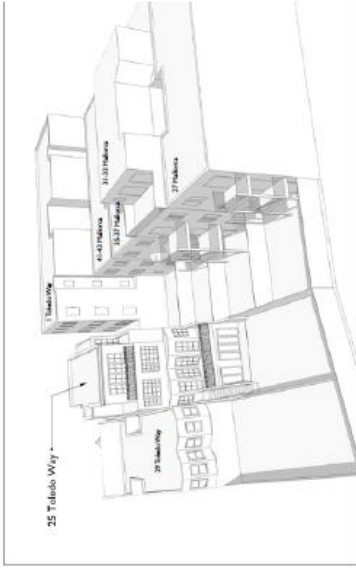


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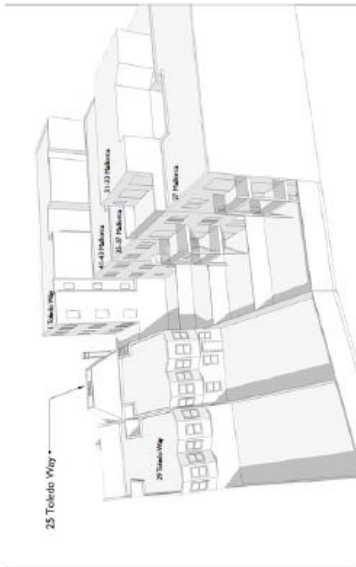
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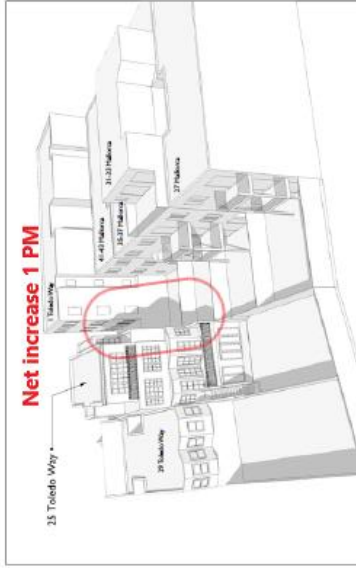
1221 12pm



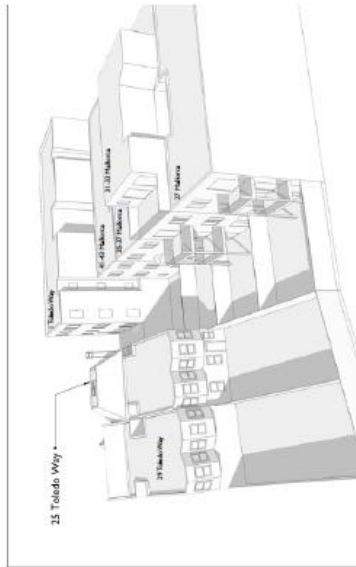
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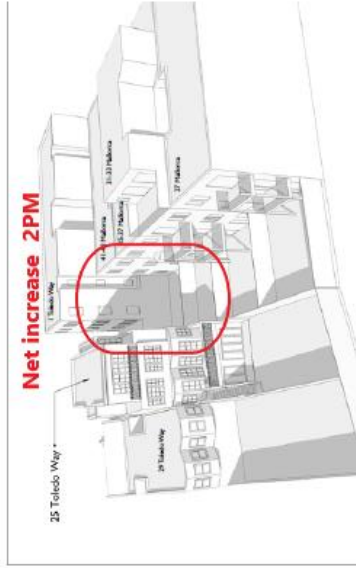
1221 1pm



1221 1pm



1221 2pm



1221 2pm





## 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: **Charlie and Kathy Harding**

Address: **35 Mallorca Way**

Email Address: **charliebharding54@gmail.com**

Address:

Telephone:

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

Name: **John and Kerry Cestar**

Company/Organization:

Email Address:

Address: **25 Toledo Way**

Telephone:

#### Property Information and Related Applications

Project Address: **25 Toledo Way**

Block/Lot(s): **0486A046**

Building Permit Application No(s): **201910013196**

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		X
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X
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.		

**Although we live adjacent to the project site, we were never notified about the Pre-Application meeting or any other meetings and have never been contacted by the owners.**

## 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.

**Please see Attachment 1.**

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

**Please see Attachment 1.**

- 
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?

**Please see Attachment 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.

Charlie Harding  
Signature  
Self  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)  
9182375150  
Phone

Charlie Harding Charlie Harding  
Name (Printed)  
<charliebharding54@gmail.com>  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



## 25 TOLEDO WAY DR APPLICATION ATTACHMENT 1

### I. INTRODUCTION

I am Charlie Harding. My wife Kathy and I own and live at 35 Mallorca Way, one of two flats in the 35-37 Mallorca Way building. We have lived there since 2014.

As shown in Figure 1 below, we are adjacent and to the east of the proposed project at 25 Toledo Way. This large home currently contains 3,611 square feet with three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, an Accessory Dwelling Unit (ADU), and an additional parking space to 25 Toledo Way. The new building would include a total of **5,745 square feet** and it appears that it would be much larger than any home in our immediate neighborhood.

For comparison, our two-bedroom unit (See floor plan in Figure 2.) contains **1,321** square feet and our downstairs neighbor at 37 Mallorca has a **1,207**-square-foot unit. The other two-flat buildings on Mallorca shown in Figure 1 contain similarly sized units.



Figure 1. Harding flat at 35 Mallorca Way adjacent and east of 25 Toledo



**Figure 2. 25 Mallorca Way floor plan**

## **II. ANSWERS TO DR APPLICATION QUESTIONS**

*Question 1. What are the reasons for requesting Discretionary Review? The project meets the minimum 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.*

We are requesting Discretionary Review due to the exceptional increase in building height and massing proposed by our neighbor that would result in the impacts outlined below.

### ***Reason 1: Significant reduction in light to our home and rear yard***

Kathy's and my primary concern regarding the project impacts on our home is the reduced light to our bedrooms, hallway, and our backyard from the two-story increase in height.

As shown in the photographs below, and the floor plan above, the windows in both bedrooms face west. We currently receive so much afternoon light and warmth from those windows that it illuminates our hallway all the way to the entry stairs – see photo of hallway. These photos were taken at 6:00 PM and there is still substantial natural light.

The views show the sun setting right behind where the proposed addition would be added. And in later parts of the year as the sunset tracks farther north, it would be affected because it would be blocked by the proposed two-story addition.



**Photos of west-facing bedroom windows at rear of our home  
3/1/21 6 PM**

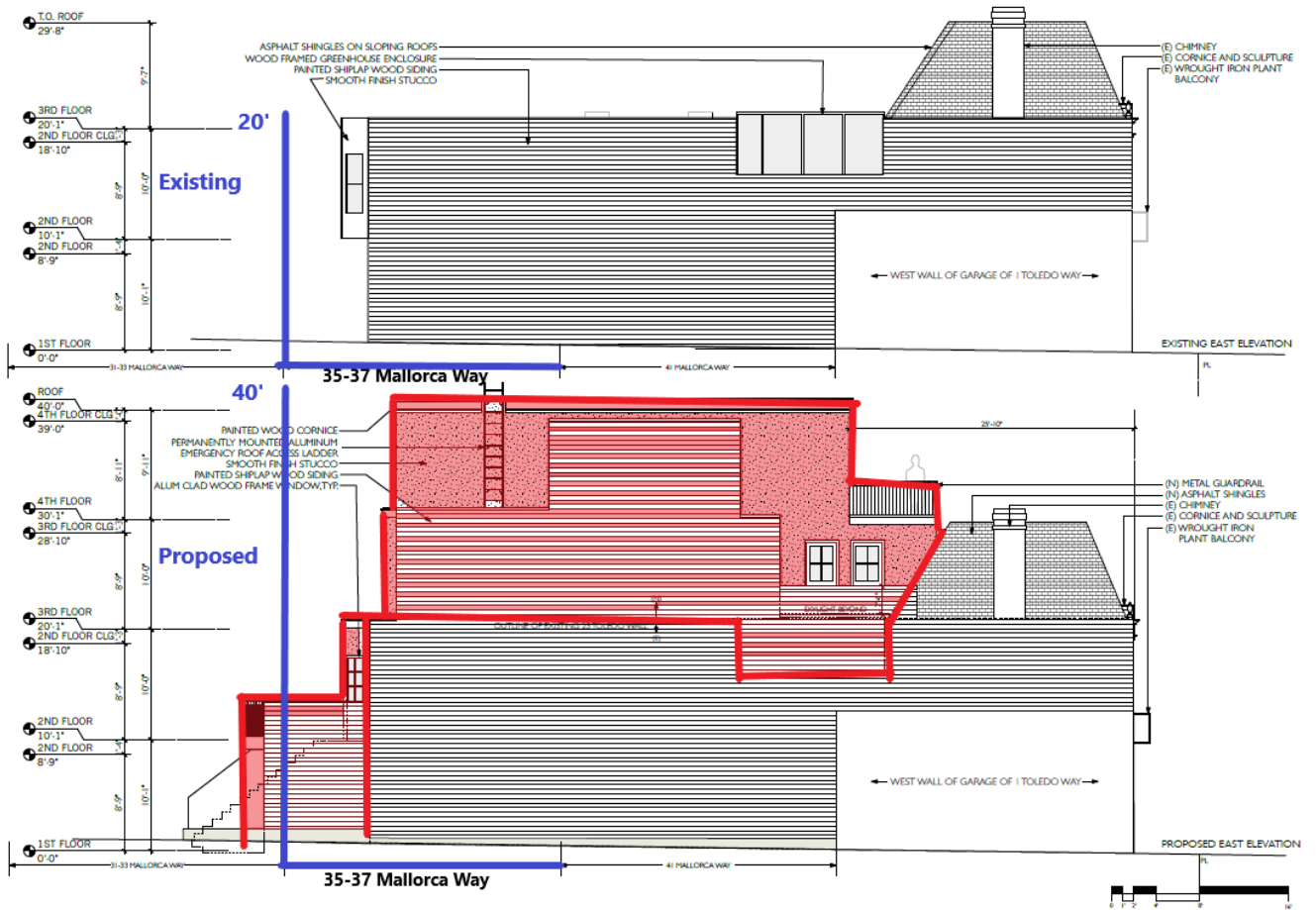


**Hallway with rear west-facing window in bedroom at rear of our home  
3/1/21 6 PM**

Our backyard space would be dramatically affected without afternoon sun and that, combined with being **boxed in by a 40-foot wall, would make us feel like we are in a canyon**. Figures 3 and 4 illustrate how the space would change if the project were built as proposed.

The historic home at 25 Toledo Way was constructed in a way that allowed light into our backyard space and rear windows and the many other adjacent neighbors. The proposed four-story building has not been designed with any consideration of the neighbors. This major vertical and rear expansion would result in a substantial increase in shadow compared to existing conditions.





**Figure 3. Drawing showing the portion of the existing 20' building and proposed 40' building adjacent to the rear of our home at 35-37 Mallorca**



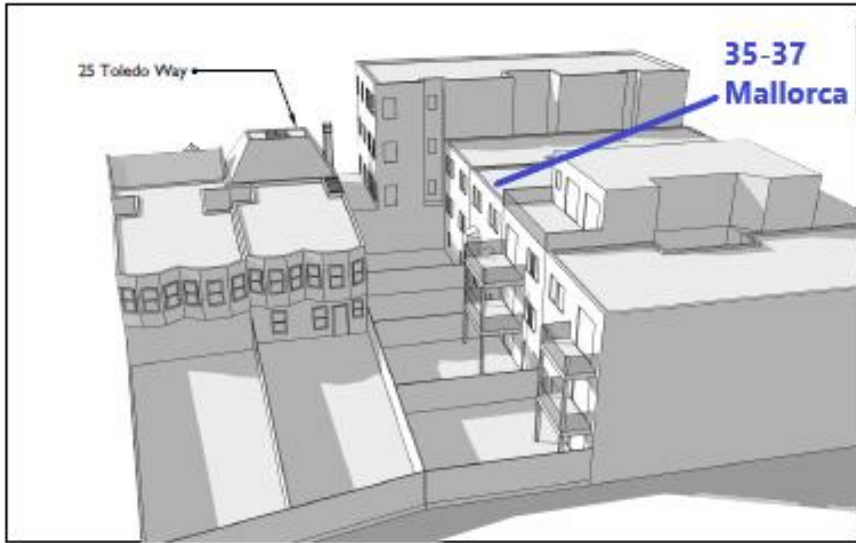
**Figure 4. View of our rear yard and the existing building with the approximate height of the two-story addition**

As shown in Figure 5, even at 5:00 PM, under existing conditions, we currently have full sunlight coming through our west-facing bedroom windows in June (we are the top unit).

Figure 6 shows, that with the project, these same windows, which provide important light and warmth to our home will no longer receive that light and warmth because of the two-story addition.

**Both of our bedrooms and the hallway to the entry stairs receive natural light only from the west facing windows that would be impacted. Thus, this affects the light for a third of the square footage of our home.**



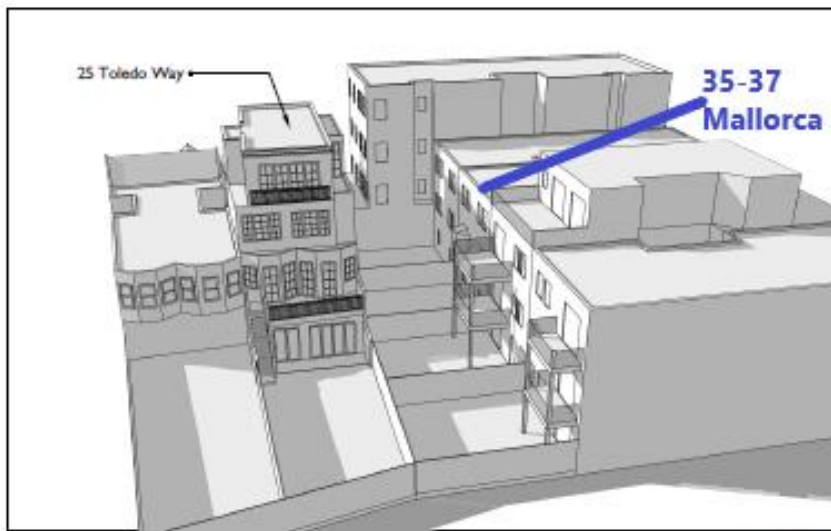


6/21 5pm

Existing 6/21

25 Toledo Way - San Francisco

**Figure 5. Existing Summer Shadow at 5 PM**



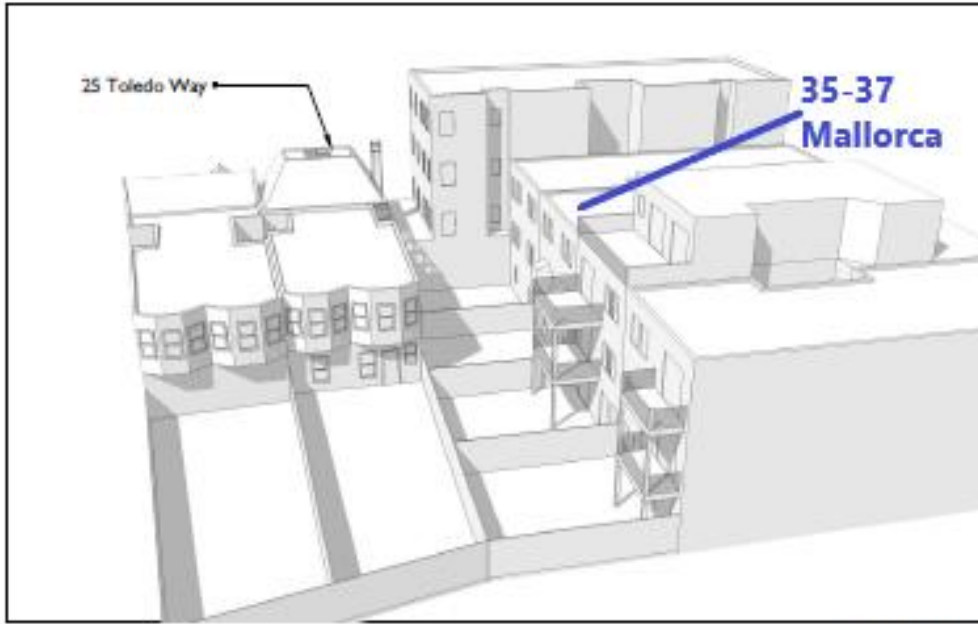
6/21 5pm

Proposed 6/21

25 Toledo Way - San Francisco

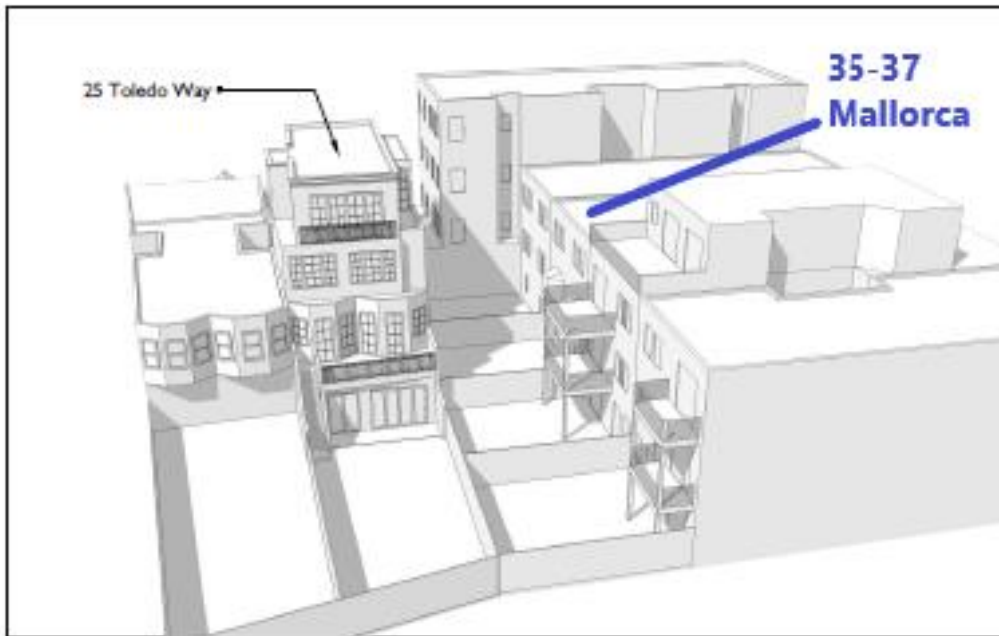
**Figure 6. Proposed Summer Shadow at 5 PM**

If the project is built as proposed, our backyard will be in shadow for the entire afternoon. As shown in Figures 7 and 8, this change is particularly evident in the fall and spring.



3/21 & 9/21 2pm

**Figure 7. Existing Spring and Fall Shadow at 2 PM**



3/21 & 9/21 2pm

**Figure 8. Proposed Spring and Fall Shadow at 2 PM**

***Reason 2: Blocked access to the mid-block open space***

The project would block visual access to the mid-block open space. Mid-block open space is important for visual relief and is an important resource in our dense city. As shown in Figures 3 and 9 indicate, the view of the mid-block open space from our home would be blocked by two-story vertical addition and the 12-foot rear extension.

***Reason 3: The project is out of scale with the neighborhood***

The proposed structure does not conform with the historic Marina plan for taller buildings to be only located on the corners.

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

The project would not be consistent with the following three design principles stated on page 5 of the Residential Design Guidelines:

- “Ensure that the building’s scale is compatible with surrounding buildings.
- Ensure that the building respects the mid-block open space.
- Maintain light to adjacent properties by providing adequate setbacks.”

Because the project was designed without consideration of these design principles or the neighbors, the project would cause unreasonable impacts and all of the numerous adjacent neighbors (See Figure 1) will be adversely impacted due to a loss of light, air, privacy, and access to the midblock open space.



**Figure 9. Existing view of midblock open space and**

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

The project sponsors should redesign the project to maintain the light to our home and access to the mid-block open space by reducing the proposed building height.





## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: **Joe Brand**

Address: **37 Mallorca Way** Email Address: **lgpelosi@gmail.com**  
**jhbrandjr@comcast.net**

Telephone:

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

Name: **John and Kerry Cestar**

Company/Organization:

Address: **25 Toledo Way** Email Address: **jcestar88@gmail.com**

Telephone:

### Property Information and Related Applications

Project Address: **25 Toledo Way**

Block/Lot(s): **0486A046**

Building Permit Application No(s): **201910013196**

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		X
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X
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.		
N/A		

## 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.

**Please see Attachment 1.**

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

**Please see Attachment 1.**

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?

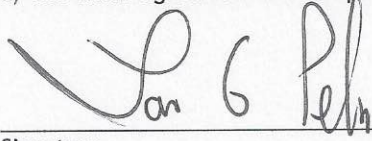
**Please see Attachment 1.**



# 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

POA \_\_\_\_\_

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

Phone \_\_\_\_\_

Lou Pelosi \_\_\_\_\_

Name (Printed)

lgpelosi@gmail.com \_\_\_\_\_

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

## 25 TOLEDO WAY DR APPLICATION ATTACHMENT 1

My name is Lou Pelosi, and I am Joe Brand's POA. I am representing him regarding this matter. Joe lives at 37 Mallorca Way, adjacent to 25 Toledo Way. He owns the lower flat in the two-unit 35-37 Mallorca Way building and is opposed the project as currently designed.

As Figure 1 below illustrates, 37 Mallorca Way is adjacent and to the east of the proposed project site. This large home currently contains 3,611 square feet with three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, an Accessory Dwelling Unit (ADU), and an additional parking space to 25 Toledo Way. The new building would include a total of **5,745 square feet** and it appears that it would be much larger than any home in the immediate neighborhood.

For comparison, Joe's unit (See floor plan in Figure 2.) contains **1,207 square feet**. His upstairs neighbors, Charlie and Kathy Harding live upstairs at 35 Mallorca in a **1,321-square-foot** unit. The other two-flat buildings on Mallorca shown in Figure 1 contain similarly sized units. The Hardings are also opposed to the project and will submit a separate Discretionary Review Request.





Figure 1. Joe Brand's home at 35 Mallorca Way is adjacent to and east of 25 Toledo



## ANSWERS TO DR APPLICATION QUESTIONS

*Question 1. What are the reasons for requesting Discretionary Review? The project meets the minimum 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.*

Mr. Brand is requesting Discretionary Review because the exceptional increase in building height and massing proposed by 25 Toledo will result in the adverse impacts described below.

**1. Light Impacts on Mr. Brand's Home.** The first primary concern regarding the project is the significant reduction in light that would result from the proposed 20-foot addition to 25 Toledo. The net shadow cast by this vertical addition would result in a significant reduction of sunlight to Mr. Brand's bedrooms, hallway, and backyard from the two-story increase in height.

The main source of natural light to his home is from the two windows in the two rooms that face west towards the project site. The afternoon to early evening sunlight from these windows would be eliminated by the project.

Moreover, given that the top of Mr Brand's rear windows reach an elevation of approximately 30' and the existing roof elevation of 25 Toledo is approximately 35',<sup>1</sup> the 20' addition would dramatically reduce his visual access to any open sky. The current open sky would be replaced by a large blank wall with no visual relief. Figures 2 and 3 show how substantial a change there would be for Mr. Brand and the other neighbors as a result of this major vertical and horizontal expansion.

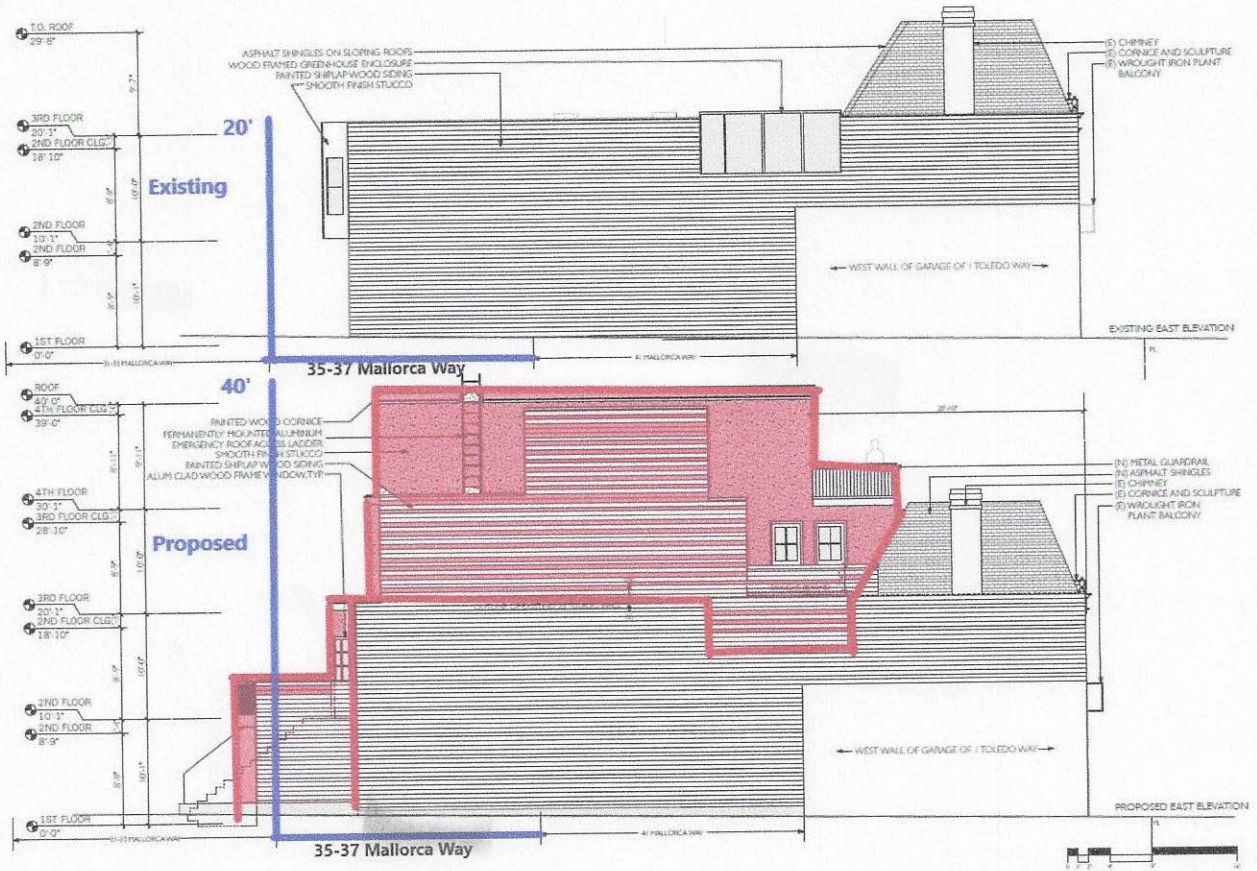
The historic home at 25 Toledo Way was originally constructed in a way that allowed light into the backyards and rear windows of Joe's home and those of the many other adjacent neighbors on Mallorca Way.

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<sup>1</sup> Topographic Survey, prepared for 25 Toledo Way, Transamerican Engineers, June 2017.



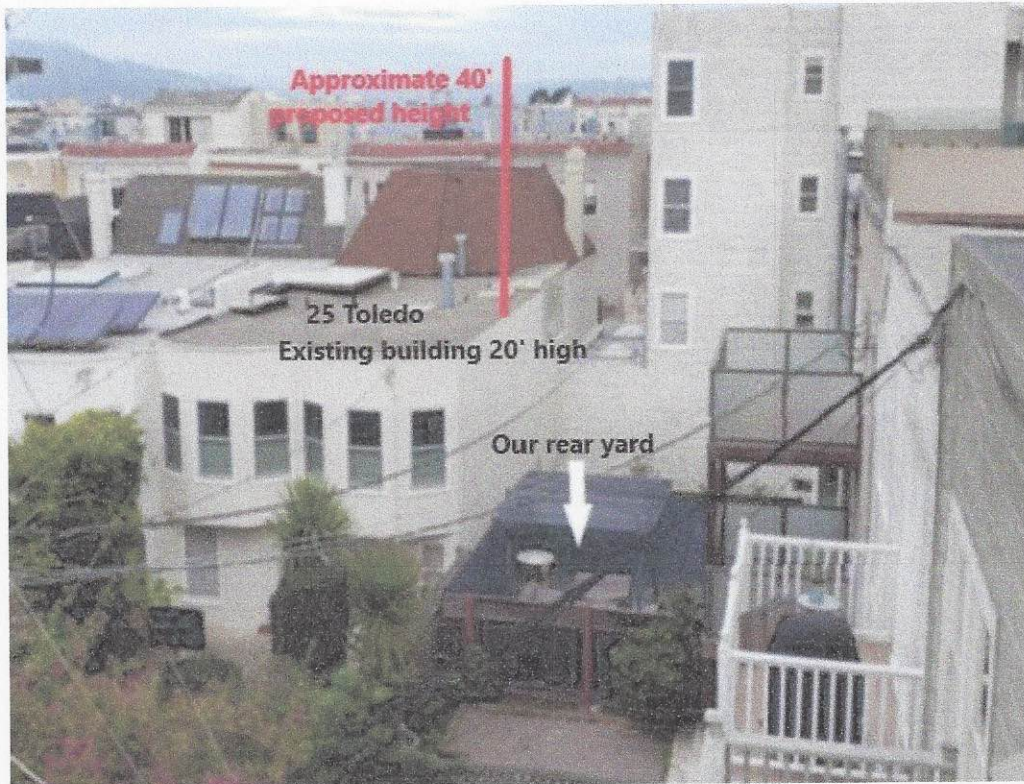
It is hard to understand why the project sponsors are proposing this oversized four-story building at this location. There has been no consideration of the neighbors.



**Figure 2. Drawing showing the portion of the existing 20' building and proposed 40' building adjacent to the rear of 35-37 Mallorca**

**2. Impacts on 35-37 Mallorca Backyard.** Mr. Brand's backyard space would be dramatically affected as well. Without afternoon sun and a new 40-foot wall, the yard will be boxed in by the project. Figures 2 and 3 illustrate how the space would change if the project were built as proposed.





**Figure 3. View of the rear yard of 35-37 Mallorca and the existing building with the approximate height of the two-story addition**

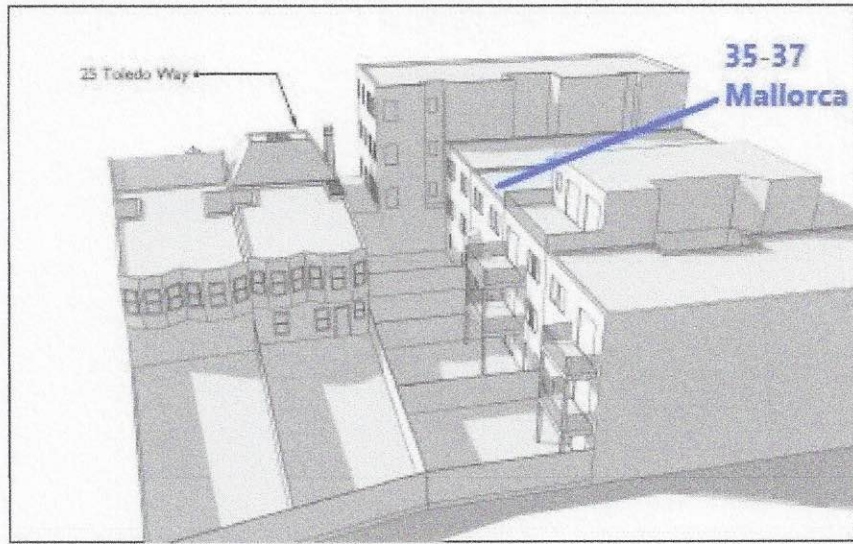
**3. Specific Shadow Impacts.** This major vertical and rear expansion would result in a substantial increase in shadow compared to existing conditions.

As shown in Figure 4, even at 5:00 PM, under existing conditions, Mr. Brand has full sunlight through his west-facing bedroom windows in June. (He is in the bottom unit.).

Figure 5 shows, that with the project, these same windows, which provide important light and warmth to his home will no longer receive that light and warmth because of the large two-story addition.

As is the case for most of the flats on Mallorca, these west-facing windows provide the only source of light for a substantial portion of the unit. The project would cut off an important source of sunlight, which provides natural light to a third of the square footage of his home.



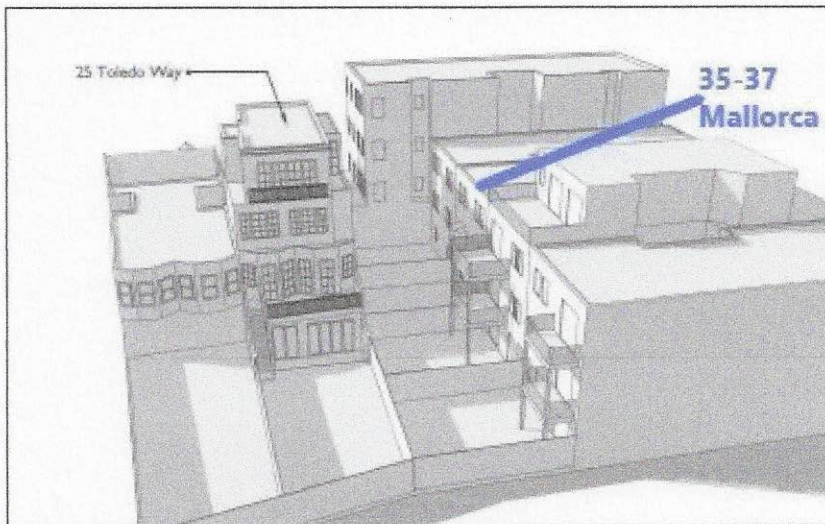


6/21 5pm

Existing 6/21

25 Toledo Way - San Francisco

**Figure 4. Existing Summer Shadow at 5 PM**



6/21 5pm

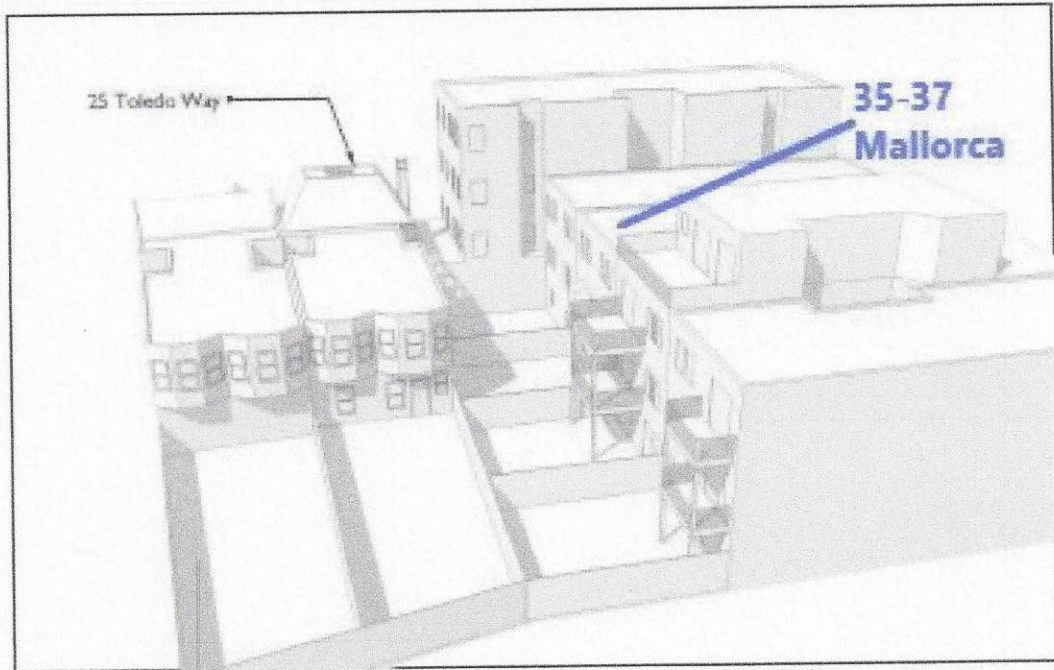
Proposed 6/21

25 Toledo Way - San Francisco

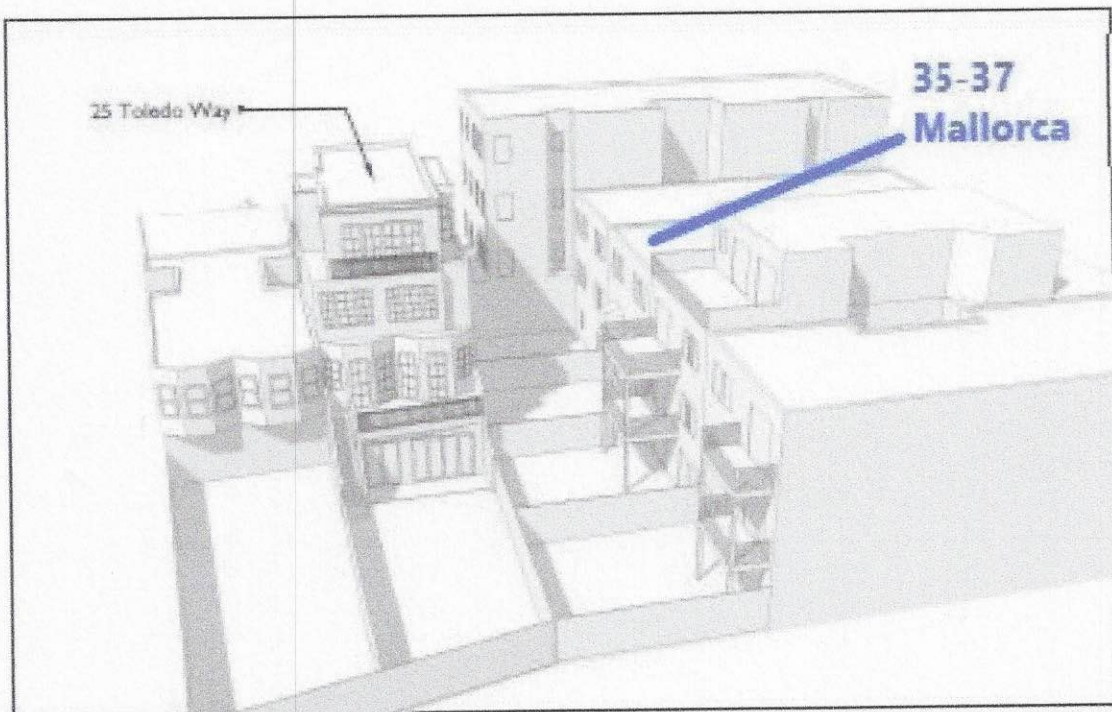
**Figure 5. Proposed Summer Shadow at 5 PM**



If the project is built as proposed, the 35-37 Mallorca backyard will be in shadow for the entire afternoon. As shown in Figures 6 and 7, this change is particularly evident in the fall and spring.



**Figure 6. Existing Spring and Fall Shadow at 2 PM**



**Figure 7. Proposed Spring and Fall Shadow at 2 PM**



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

The project would not be consistent with the following three design principles stated on page 5 of the Residential Design Guidelines:

- “Ensure that the building’s scale is compatible with surrounding buildings
- Ensure that the building respects the mid-block open space.
- Maintain light to adjacent properties by providing adequate setbacks.”

Because the project was designed without consideration of these design principles or the neighbors, the project would cause unreasonable impacts and all of the numerous adjacent neighbors (See Figure 1) will be adversely impacted due to a loss of light, air, privacy, and access to the midblock open space.

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

The project should be modified to minimize the impacts on the many adjacent neighbors and reduced to a scale that is compatible with the neighboring buildings and the Marina neighborhood as a whole. Please preserve the natural the light to Mr. Brand’s home and yard by reducing the proposed building height and providing adequate setbacks.



## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: **Ben Rubin**

Address: **1 Toledo Way**

Email Address: **brubin@romel.biz**

Address:

Telephone:

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

Name: **John and Kerry Cestar**

Company/Organization:

Email Address:

Address: **25 Toledo Way**

Telephone:

#### Property Information and Related Applications

Project Address: **25 Toledo Way**

Block/Lot(s): **0486A046**

Building Permit Application No(s): **201910013196**

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		X
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X
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.		

**The building owner representative attended the Pre-Application meeting held in June of 2019 but have never been contacted by the project sponsors.**

**No changes were made to the project design and massing despite the many concerns expressed by the neighbors who attended the Pre-Application Meeting.**



## 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.

**Please see Attachment A.**

---

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

**Please see Attachment A.**

---

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?

**Please see Attachment A.**

# 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.

Deborah Holley  
Signature

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

\_\_\_\_\_  
Phone

Ben Rubin \_\_\_\_\_

Name (Printed)

\_\_\_\_\_  
brubin@romel.biz \_\_\_\_\_

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

March 5, 2021

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Re: Letter of Authorization – 25 Toledo Way Discretionary Review Application

Dear Sir or Madam:

I am the building owner representative for 1 Toledo Way in San Francisco.

By this letter, I authorize Deborah Holley of Holley Consulting and Scott Emblidge of Moscone Emblidge & Rubens, to communicate with the Planning Department on our behalf.

Thank you,

A handwritten signature in black ink, consisting of a large, stylized initial 'B' followed by a long, horizontal stroke.

---

Ben Rubin, Director, Romel California, LLC



## 25 TOLEDO WAY DR APPLICATION ATTACHMENT A

### I. INTRODUCTION

I represent the owner of the 16-unit apartment building at 1 Toledo Way. This corner building contains 12 standard apartment units and four Accessory Dwelling Units (ADUs). As shown in **Figure 1**, the apartment building is located at the southwest corner of Toledo Way and Mallorca Way.

The proposed project at 25 Toledo Way is located adjacent to the one-story garage for the apartment building and approximately nine feet east of the west-facing windows of the building.

This large home currently contains 3,611 square feet with three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, an ADU, and an additional parking space to 25 Toledo Way. The new building would include a total of **5,745 square feet** and it appears that it would be much larger than any home in our immediate neighborhood.

We are requesting Discretionary Review due to the exceptional increase in building height and massing proposed by the owners of 25 Toledo Way that would reduce the livability of the units at 1 Toledo Way due to the significant light, air, and privacy impacts on these west-facing residents.



**Figure 1. 25 Toledo is adjacent to and east of the 1 Toledo Apartment Building**

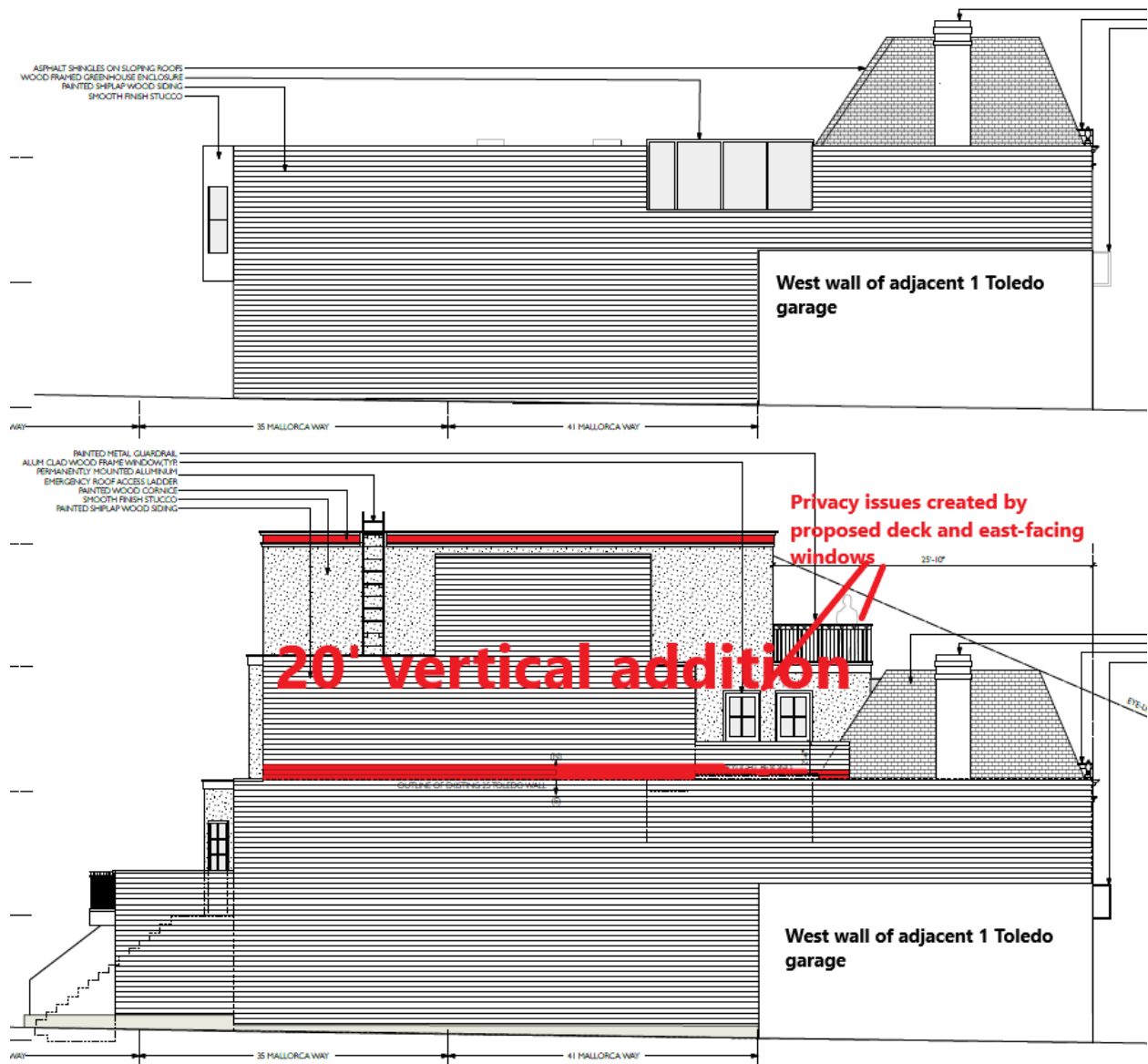
## **II. ANSWERS TO DR APPLICATION QUESTIONS**

**Question 1.** *What are the reasons for requesting Discretionary Review? The project meets the minimum 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.*

The project does not meet some of the important Residential Design Guidelines. For example, page 16 of the RDGs says to "Articulate the building to minimize impacts on light and privacy to adjacent properties."

**Privacy Impacts.** As show in **Figures 2 and 3**, the project has not been designed to follow this Guideline and will create privacy and light issues, particularly for the four 1 Toledo Way apartments (units 7, 8, 11, and 12) with eight west-facing windows.

**Figure 4** is a close-up of the windows that would be adversely impacted by the project's proposed east-facing windows and deck. **Figure 5** is a photograph from one the west-facing windows in the apartment building that would be impacted by the project.



**Figure 2. Existing and Proposed West Elevations -- Project results in light and privacy issues for 1 Toledo Apartments**





**Figure 3. Existing and Proposed Front Elevation – Proposed Project reaches close to top of 1 Toledo Way’s Top Windows**



**Figure 4. West-Facing 1 Toledo Way Windows**

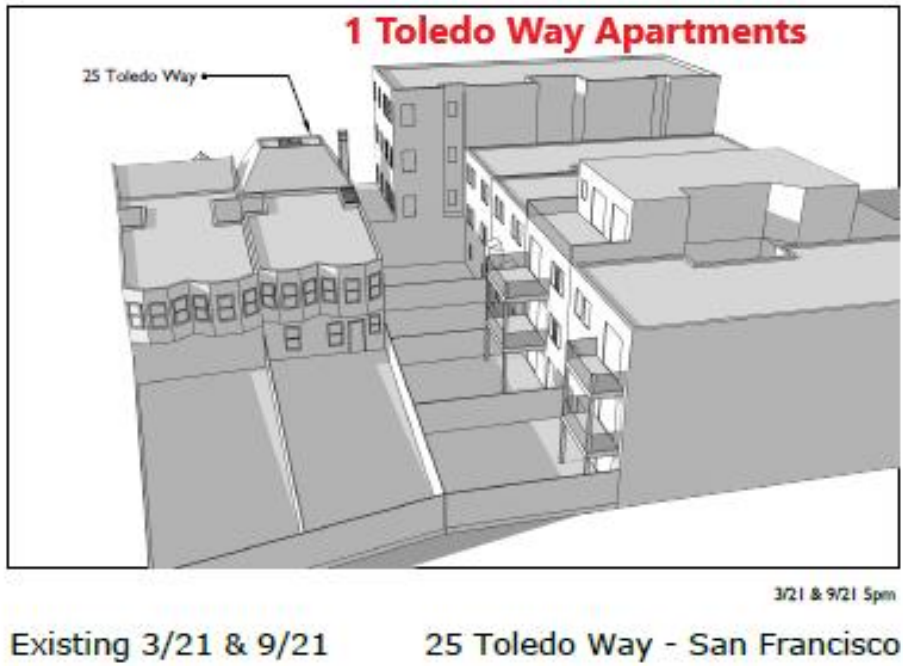


**Figure 5. Photo from west-facing bedroom windows of Unit #11**

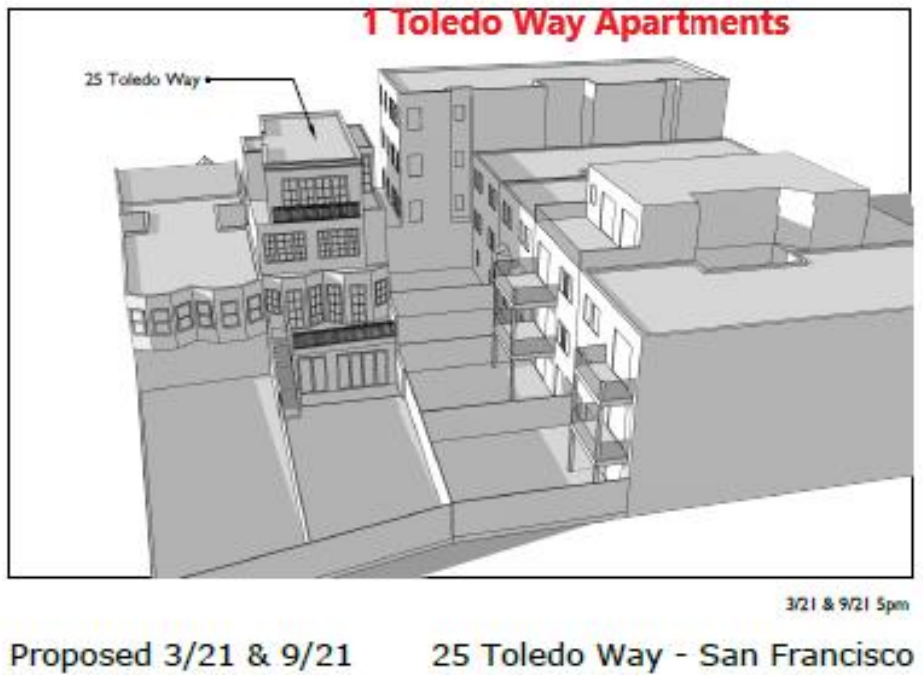
**Shadow Impacts.** As illustrated in *Figures 6 through 8*, 25 Toledo Way was originally constructed to allow natural light to flow into the windows of our building, as well as to the other adjacent neighbors on Mallorca Way. The proposed four-story building has been designed without consideration of its context. This major vertical and rear expansion would result in a substantial increase in shadow compared to existing conditions.

The shadow studies in the figures below demonstrate that the project would result in a significant increase in afternoon and early evening shadow cast by 25 Toledo onto our west-facing windows, particularly in the winter, spring, and fall. The residents of at least four apartments will no longer receive that light and warmth due to the new shadow cast by the oversized two-story addition. Figure 9 shows that in addition to the west-facing windows, new shadow would also be cast on the three south-facing windows and lightwell windows in the winter.

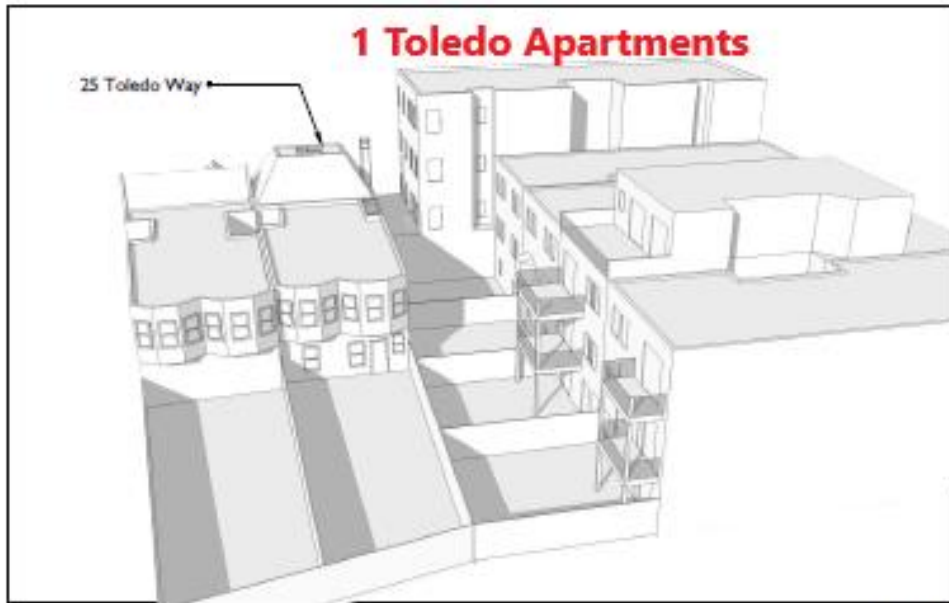




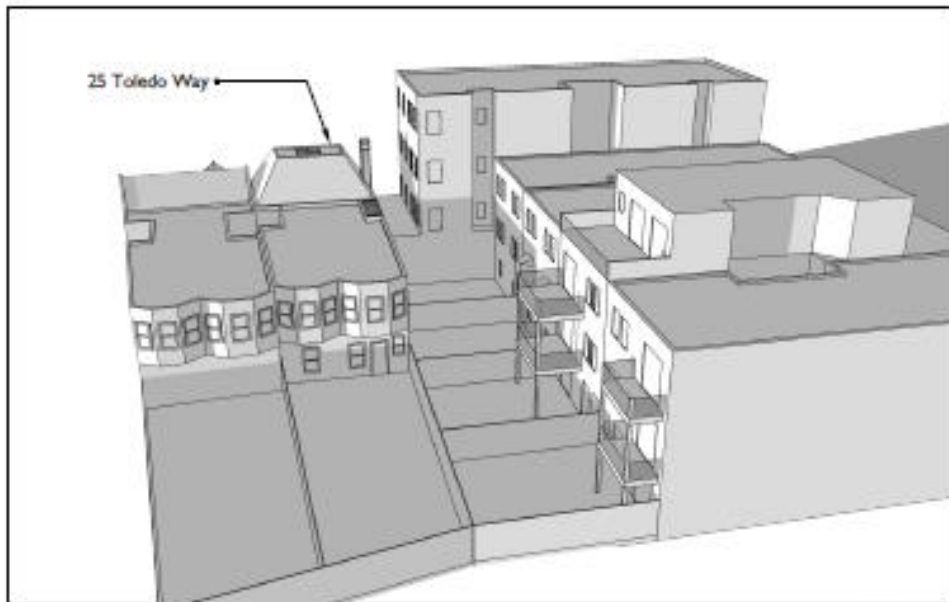
**Figure 6. Existing Shadow Spring and Fall 5 PM**



**Figure 7. Proposed Shadow Spring and Fall 5 PM**



12/21 2pm

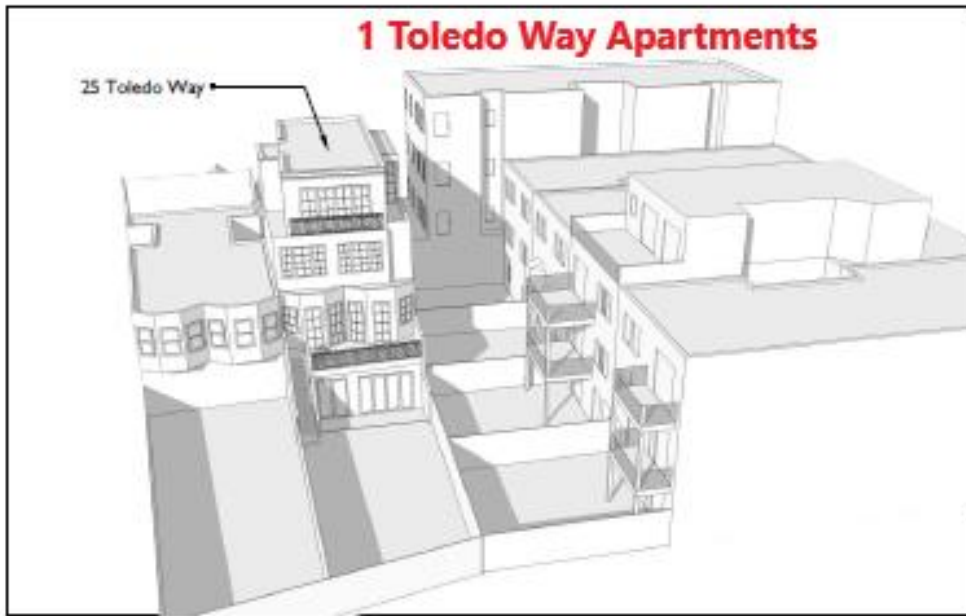


12/21 5pm

Existing 12/21

25 Toledo Way - San Francisco

**Figure 8. Existing Shadow Winter 2 and 5 PM**



12/21 2pm



12/21 5pm

Proposed 12/21

25 Toledo Way - San Francisco

**Figure 9. Proposed Shadow Winter 2 and 5 PM**



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

Because the project was designed without consideration of these design principles or the neighbors, the project would cause unreasonable impacts and all of the numerous adjacent neighbors. The five residents in four units in our building, and the residents of 29 Toledo, 41-43 Mallorca, 35-37 Mallorca, 31-33 Mallorca, 27 Mallorca, and 29 Mallorca will be adversely impacted due to a loss of light, air, privacy, if the project is built as proposed.

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

The project sponsors should redesign the project to maintain privacy and sunlight light to our residents reducing the proposed building height and by making modifications to address the privacy issues created by the east-facing windows and the front deck.



## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Elizabeth and Mark Hanson

Address: 31-33 Mallorca Way

Email Address: elizabethwhanson@gmail.com

Telephone: (650) 201-4295

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

Name: John Cestar

Company/Organization:

Email Address:

Address: 25 Toledo Way

Telephone:

#### Property Information and Related Applications

Project Address: 25 Toledo Way

Block/Lot(s): 0486A046

Building Permit Application No(s): 201910013196

#### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	X	
Did you participate in outside mediation on this case? (including Community Boards)		X
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.		

**No changes were made.**

## 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.

**Please see Attachment A.**

---

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

**Please see Attachment A.**

---

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?

**Please see Attachment A.**



# 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.

*deborah holley*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

March 5, 2021

San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Re: Letter of Authorization – 25 Toledo Way Discretionary Review Application

Dear Sir or Madam:


We reside at and are the owners of 31-33 Mallorca Way in San Francisco.

By this letter, we authorize Deborah Holley of Holley Consulting and Scott Emblidge of Moscone Emblidge & Rubens, to communicate with the Planning Department on our behalf.

Thank you,



Elizabeth Hanson



Mark Hanson

# 25 TOLEDO WAY DR APPLICATION ATTACHMENT A

## Background and Proposed Project

The subject property, an existing single-family home at 25 Toledo Way, currently contains 3,611 square feet and three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, an Accessory Dwelling Unit (ADU), and an additional parking space to 25 Toledo Way. The project would add 2,134 square feet of space for a total of 5,745 square feet.

Unfortunately, this project has been designed without consideration for the character of the neighborhood or the impact it would have on its neighbors, including the DR requestors, Elizabeth and Mark Hanson, who live adjacent to and east of the project at 31-33 Mallorca Way with their daughter and her family. Please see *Figure 1* below.

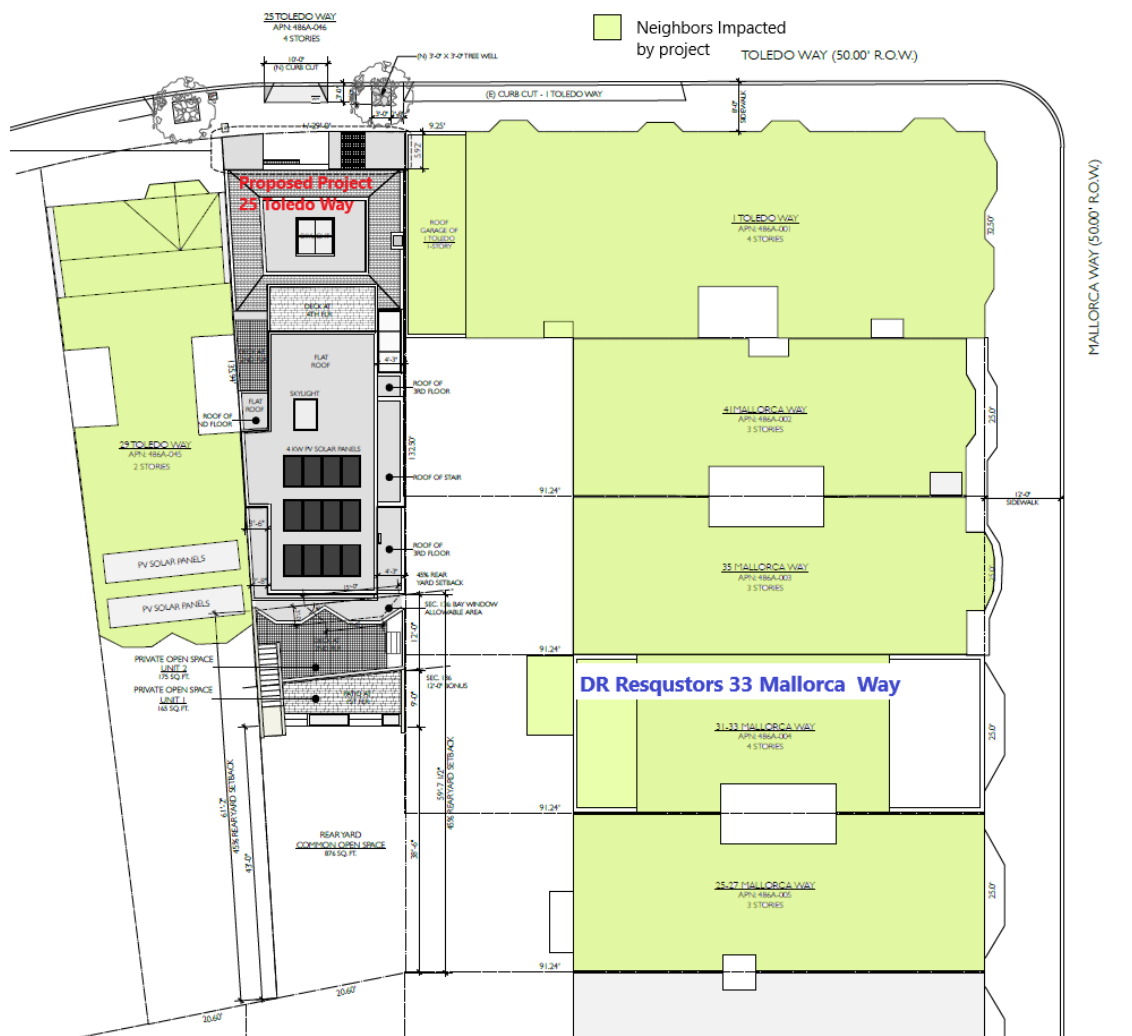


Figure 1. Location of DR requestors and the 5 other adjacent properties



## Question 1

**What are the reasons for requesting Discretionary Review? The project meets the minimum 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.**

There are four primary reasons why the Planning Commission should take Discretionary Review of this project. These factors establish that there are extraordinary circumstances that require such review.

- A. The scale of the proposed project is not compatible with the surrounding buildings and represents a significant departure from the established pattern of building height on the block, which is characteristic of the urban form in the Marina neighborhood.*
- B. The project would result in significant light and privacy impacts on at least 24 neighbors at the five adjacent properties.*
- C. The project would serve one property owner's desires at the expense of numerous adjacent neighbors.*
- D. The project design does not comply with the modifications requested by the Planning Department.*

These key reasons DR should be taken are discussed in more detail below.

- A. The scale of the proposed project is not compatible with the surrounding buildings and represents a significant departure from the general pattern of building height and massing on the block, which is characteristic of the urban form in the Marina neighborhood.*

As stated in the Planning Department's Plan Check Letter for the project (See *Exhibit 1*.) "The project proposes a two-story vertical addition atop the existing two-story structure. The general massing and scale of buildings in this neighborhood are two-story-over-garage (three stories); with larger, apartment structures placed on corner lots. However, the immediate Sbarboro-Jorgensen track is consistently composed of one-story-over-basement (two-story) massing."

As stated in the Residential Design Guidelines, “A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.” (RDGs page 3)

The Hansons are concerned about the impacts of the project on the adjacent neighbors as well as the precedence that the project would set for departing from the consistent massing and scale on Toledo Way. As shown in **Figures 2 and 3**, the predominate urban form on this block of Toledo Way is defined by two to three-story buildings mid-block (with small pent rooms on 3 buildings) and taller buildings at the corners.

A departure from this scale not only impacts the character of a neighborhood, as detailed below in section B, the out-of-scale height and bulk negatively impacts adjacent neighbors.



**Figure 2. South block face of Toledo Way showing mid-block buildings are 2-3 stories with one pent room on one building**

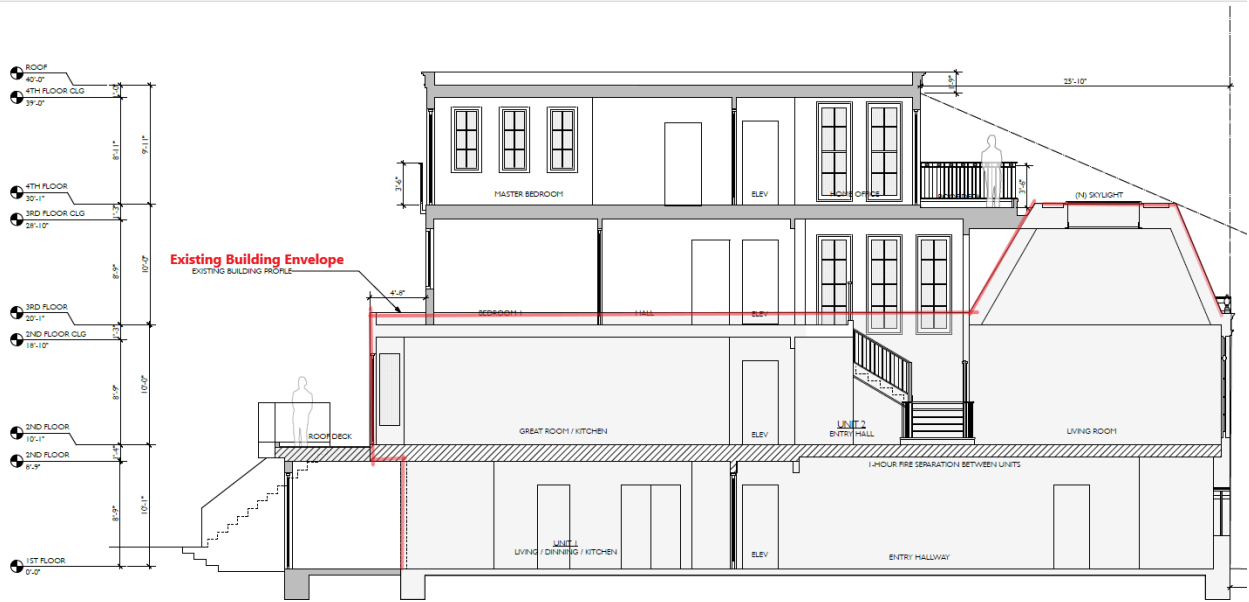


**Figure 3. North block face of Toledo Way showing mid-block buildings are 3 stories (with two containing small pent rooms) with taller buildings on corners**

***B. The project would result in significant adverse light and privacy impacts on at least 24 neighbors at five adjacent properties.***

As shown in **Figure 4** below, the proposed project would add two stories to the existing structure as well as a horizontal expansion. The 311 Notice inaccurately states that the existing building is three stories high. (Even the project sponsor’s own survey states that it is a two-story building.) That misleading characterization is based on including a decorative parapet that gives the illusion of a third story. In fact, the existing structure has only two habitable stories.





**Figure 4. Proposed vertical and horizontal expansion – eastern facade**

As shown in *Figures 1 and 5*, the eastern edge of the project is adjacent to the Hanson’s property at 31 Mallorca and five other properties, all of which would be adversely impacted by the proposed two story and horizontal addition.



**Figure 5. View 1 -- Adjacent properties impacted by the project highlighted in green**

The Hansons are particularly concerned about the reduction of light they receive through their rear, west-facing windows. The only sources of natural light to their building are from the front and rear, with the exception of a small lightwell on the south that does not provide much natural light. The front, east-facing windows provide minimal light in the early morning hours.

The photograph below shows the light coming in through their master bedroom window which faces west. The proposed project would reduce the amount of light to their bedroom and the remainder of their home.

The project will cast additional shadow and the added two stories will tower over the Hanson's home and rear yard and those of their neighbors living adjacent to the project. This will significantly reduce the quality of the mid-block open space.

The project architect who presented the plans at the June 2019 Pre-Application Meeting had a shadow study prepared for the project claims that the project would not cast additional shadow on the Mallorca neighbors (See *Exhibit 2*, Pre-Application Meeting Summary). The Pre-Application Meeting notes claim that shadow is cast by the trees but if the shadow study included the shading from trees and other vegetation, these studies will need to be revised, as it is standard technical practice for shadow studies to omit vegetation. We request that these shadow studies be revised.



**Looking west from rear window in 2<sup>nd</sup> floor master bedroom – current rear of 25 Toledo shown to the right of the deck**

The photograph below shows the light coming into the Hanson's first floor family room and small rear yard, which would be substantially reduced if the project is built as proposed.



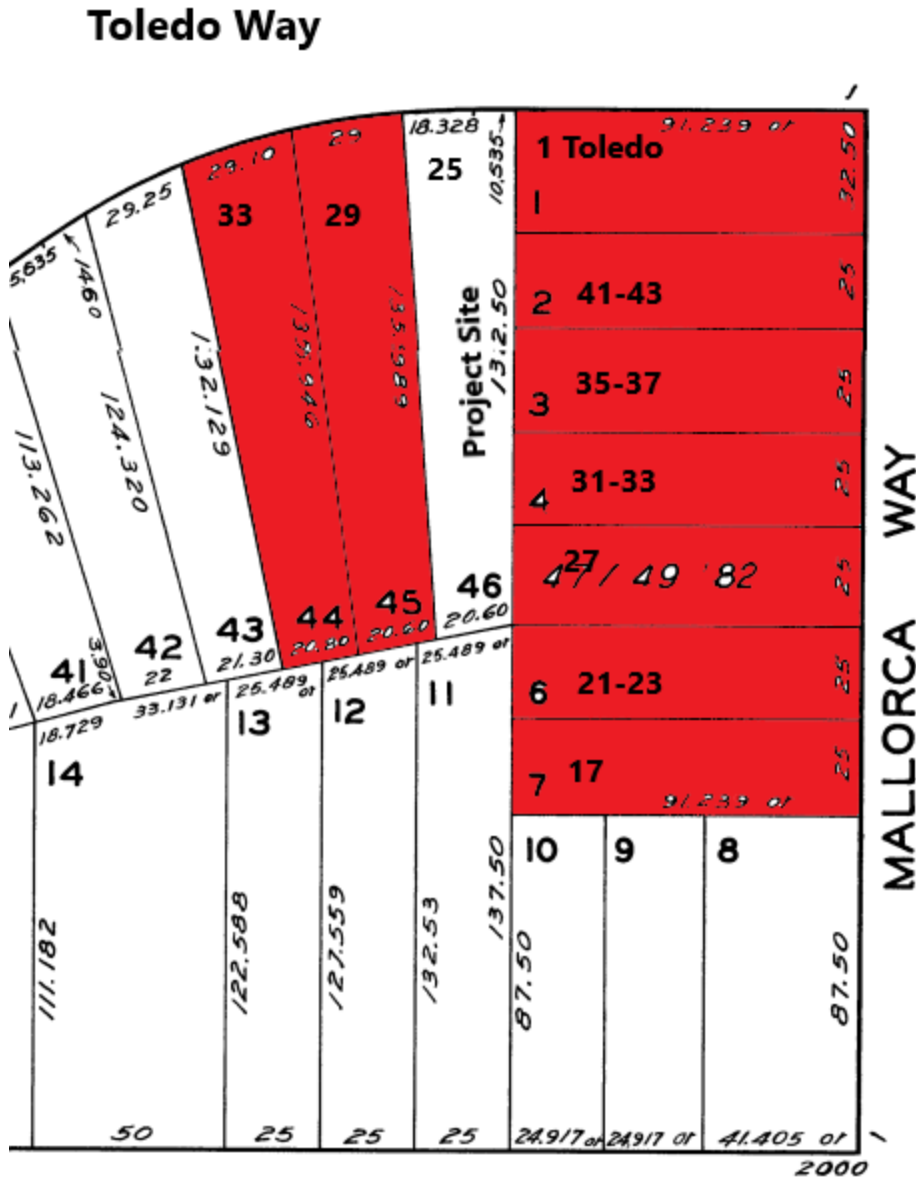
Looking west from 1st floor family room adjacent to rear yard

*C. The project would serve one property owner's desires at the expense of at least 24 adjacent neighbors.*

Property owners have a right to improve their properties to add square footage and increase the value of their property. However, such expansion should be carried out in a manner that acknowledges the context of a project site – its adjacent neighbors and surrounding neighborhood.

Unfortunately, in this case, the property owner's expansion is being made at the expense of at least 24 immediately adjacent neighbors. And, as shown in *Figure 6*, to date, **24 immediately adjacent and 12 other neighbors on the block are on record as opposing to the project.**





**Figure 6. Parcels with Neighbors opposed to the 25 Toledo Way project**

This substantial increase in massing unfairly and substantially impacts all of the adjacent residential neighbors. (Please note that parcel 11, south of the project site is a commercial property on Chestnut Street).

We request that the project sponsor team reexamine the proposed remodel in the context of the neighborhood in order to create a design that respects the light, air and privacy of the neighbors. Certainly, there are options that achieve the owner’s goals without asking the neighbors to substantially sacrifice light, air, and privacy.

***D. The project design does not comply with the modifications requested by the Planning Department.***

Although the project may meet the minimum standards of the Planning Code, the design is not responsive to modifications identified by the Planning Department regarding building height. (See Exhibit 1, Plan Check Letter dated 5/15/2020.)

The Plan Check Letter states that “The project proposes a two-story vertical addition atop the existing two-story structure. The general massing and scale of buildings in this neighborhood are two-story-over-garage (three stories); with larger, apartment structures placed on corner lots. However, the immediate Sbarboro-Jorgensen track is consistently composed of one-story-over-basement (two-story) massing. The Preservation Team reviewed the proposal and suggested:

- The vertical additions – which would result in a four-story structure with tiered roof deck(s) – should be of minimal vertical volume / head height:
  - The second story should be reduced in head height to no-greater-than 9-feet and the third and fourth stories should be reduced to no-greater-than 8-feet in head height.”

As shown in Figure 2 below, the project includes third and fourth stories that are higher than specified in the plan check letter: the floor to ceiling heights are 8’-9” for the third floor and 8’-11” for the fourth floor.

## **Question 2**

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

Page 5 of the RDGs explains that “The Residential Design Guidelines focus on whether a building’s design contributes to the architectural and visual qualities of the neighborhood.” Here are the first four guiding Design Principles used to determine whether a project is consistent with the RDGs:

1. *Ensure that the building's scale is compatible with surrounding buildings.*
2. *Ensure that the building respects the mid-block open space.*
3. *Maintain light to adjacent properties by providing adequate setbacks.*
4. *Provide architectural features that enhance the neighborhood's character.*

The project conflicts with four guiding Design Principals as well as the following specific Guideline:

“Building Scale at the Mid-Block Open Space

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space. Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.” (RDGs page 25)

The proposed expansion includes both the addition of two stories as well as a horizontal expansion. For the reasons described above in the answer to question 1, the scale of the proposed project is not compatible with the surrounding buildings and would cause adverse impacts on at least five adjacent properties and 24 adjacent residents.

### Question 3

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

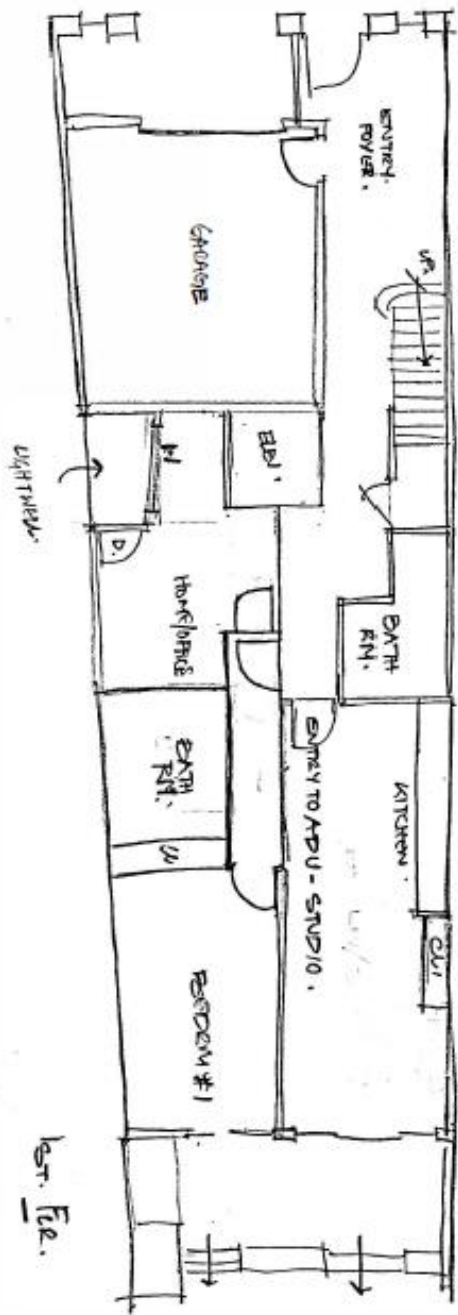
A Pre-Application Meeting was held close to two years ago at the Planning Department on June 5, 2019. Neighbors expressed their concerns about the project impacts including the impacts of the project on the adjacent neighbors and the precedence that the project would set for departing from the established pattern of development on this and many other blocks in the Marina.

The project needs to be revised to reduce the significant impacts on the neighbors and larger neighborhood and meet the standards outlined in the Residential Design Guidelines. ***No changes were made*** to the project in response to the neighbors' concerns stated at the Pre-Application Meeting.

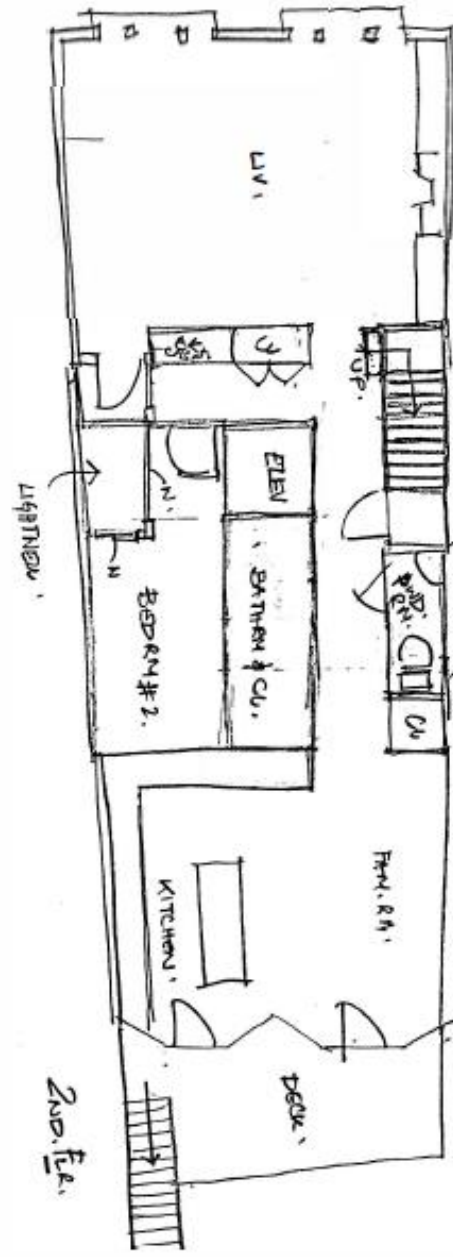


We've prepared a sketch of an alternative design that would reallocate space, while still providing an ADU and the same number of bedrooms and other rooms as proposed under the project. This design does not include the additional parking space that was proposed but does maintain the one existing parking space. It also provides for two decks in addition to the generous rear yard and a new Master bedroom and bath on the third floor in and adjacent to the existing mansard roof.

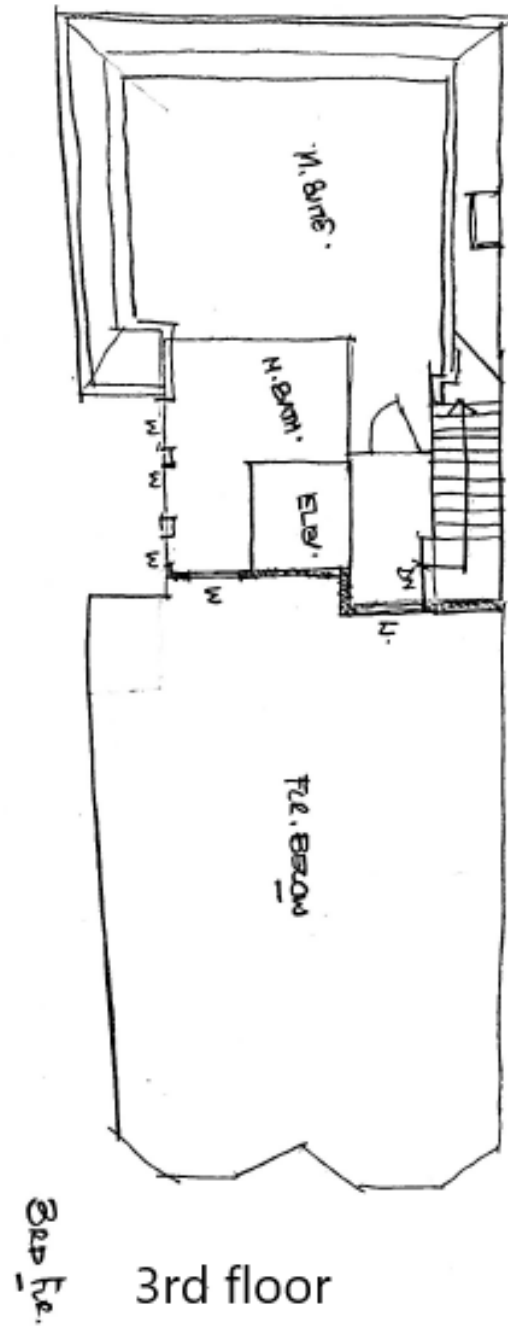
These sketches are provided below.



1st floor



2nd floor



3rd fl.

3rd floor



**EXHIBIT 1  
PLAN CHECK LETTER**



## PLAN CHECK LETTER

5/15/2020

Diane Martin  
BDE Architecture  
934 Howard Street  
San Francisco, CA

*Project Address:* **25 TOLEDO WAY**  
*Assessor's Block/Lot:* **0486/046**  
*Zoning District:* **RH-2 / 40-X**

*Building Permit Number:* **201910013196**  
*Planning Record Number:* **2019-017985PRJ**

*Project Manager* Katherine Wilborn, Planner | Preservation, [Katherine.Wilborn@sfgov.org](mailto:Katherine.Wilborn@sfgov.org)

The Project Application for the above address has been reviewed by the Planning Department. This Plan Check Letter indicates (1) any information required to proceed with environmental analysis, (2) any missing information or modifications that must be provided to demonstrate compliance with the Planning Code and proceed with environmental analysis, and (3) any other modifications the Department is seeking in order to support the project. **Please review this Plan Check Letter carefully, and follow the instructions provided in order to advance the review process.**

### PROJECT REVIEW HISTORY

On 03/20/2019, a Project Review Meeting was conducted to the Planning Department.

On 07/02/2019, the Planning Department facilitated in a Pre-Application Meeting.

On 10/09/2019, the Planning Department deemed the Project Application accepted, and Environmental and Current Planners were assigned.

On 03/20/2020, the CEQA Cultural Resources Manager and Preservation Team reviewed the project.

On 05/15/2020, the Draft HRER Pt.1 was sent to the CEQA Cultural Resources Manager.

## PROJECT REVIEW COMMENTS

1. The Planning Code Review (**Appendix A**) identifies modifications that are necessary for the design to achieve conformity to the Planning Code.
2. The Historic Design Review Recommendations letter (**Appendix B**) identifies additional recommended modifications to project design to achieve conformity with all applicable design guidelines and the character-defining features of the Marina Corporation Residential Historic District.
3. Additionally, the following information needs to be clearly presented / added to the Site Plan Set in order to meet the Department's [Plan Submittal Guidelines](#):
  - A. Dimensions need to be provided for all setbacks, lightwells, and yards (noted in plan and section, to ensure a Rear Yard Variance is / is not necessary and all Planning Code Requirements are met.)
  - B. Please place the existing and proposed views on the same sheet for comparison.
  - C. Please submit the plans as Revisions through the Department of Building Inspection's [Online Plan Check Portal](#). All future review and approvals will be conducted digitally. For additional information, please see the "Review and Submittal" section, below.
  - D. Please update your demolition calculations to include surface area removal, per Planning Code Section 1005(9)(f), subsections (1) through (4), to demonstrate that the Project does not exceed the demolition thresholds for historic resources. If the demolition thresholds of 1005 are exceeded, additional Environmental Review may be required. Please update your Demolition Sheet to reflect these additional Demolition Thresholds.

## TARGET REVIEW TIMEFRAME

Once the Department has received a complete response to the items described in the Environmental Analysis section above, the Department will provide a target timeframe to approve or disapprove this Project.

## REQUIRED ACTION

1. Please include a written response to this letter that discusses how you have addressed the items outlined above and in each of the attachments. Please note that the Department may request further revisions to the project as part of the environmental review process (e.g., to avoid a significant impact), or to ensure conformity with the Planning Code, design guidelines and other local ordinances and policies.
2. Within ninety (90) days from the date of this letter, please submit the requested information, or contact the project manager listed above if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 90 days, the application will be cancelled.



## REVIEW AND SUBMITTAL

The Permit Center at 1660 Mission is closed during the coronavirus outbreak. We are working remotely to continue reviewing previously submitted and new high priority permits. Please submit revisions to previously submitted permits electronically here: <https://sf.gov/submit-building-permit-requests>. Please note that plans may need to be reformatted to meet the new electronic plan review requirements. Information about electronic plan review formatting can be found here: <https://sf.gov/information/how-create-pdfs-your-plans-or-addenda>. To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Plan revisions will not be accepted by mail or messenger. All plans must be submitted electronically. If you are not familiar with these format requirements, please email the Permit Center team at [permitcenter@sfgov.org](mailto:permitcenter@sfgov.org). They will help you get your documents ready for submission.

All revisions to Planning Department entitlement cases (e.g., CUA) must be submitted to the Planning Department via email to your assigned Planner's attention. This is a separate submittal from any building plan revisions submitted to DBI through the online portal.

**Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely.** Please direct all general questions or meeting requests to the project manager listed above. For questions related specifically to environmental review, please contact the environmental planner listed above.

Thank you,

Katherine Wilborn, Current Planner, Preservation Technical Specialty  
Northwest Team, Current Planning Division

# APPENDIX A: PLANNING CODE REVIEW

Contact: Katherine Wilborn | Katherine.Wilborn@sfgov.org | 415-575-9114

2019-017985PRJ

25 TOLEDO WAY

## PLAN SUBMITTAL GUIDELINES:

Provided	Not Provided	Not Required	Description & Comment	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Information	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title Sheet & Details	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Survey	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor & Roof Plans	Please provide more detailed dimensions of the existing and proposed massing's setback, lightwells, and yards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Elevations	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sections	See above comment, re: dimensions.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landscaping Plan	Please provide a landscaping plan for the front setback to comply with the permeability requirements set forth in Planning Code Sections 132.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Streetscape Plan	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Material Specifications	Please provide material specification sheets with details (i.e. if stucco is to be scored or smooth, make/model of window manufacturer; detail section of proposed cornice (see Appendix B – Historic Design Review Recommendation), etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photographs	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Renderings	For the Department to better understand the potential impact of the vertical addition, it is recommended that sightline studies and renderings be provided.

## LAND USE:

Permitted Use	Conditional Use	Planning Code Section & Comment	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">209.1</a>	RH-2
<i>Comments:</i> Two units permitted as-of- right in RH-2 Zoning Districts.			

## OTHER REQUIRED APPROVALS:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">305</a>	Variance
<input checked="" type="checkbox"/>	<a href="#">311</a>	Neighborhood Notification
<i>Comments:</i> Based on the information provided in the Site Plan, it appears the proposed project is within the Required Rear Yard; as such, the project – as proposed – requires a Rear Yard Variance.		

## ADDITIONAL PLANNING CODE REQUIREMENTS:

Complies	Does Not Comply	Needs Info	Planning Code Section	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">132</a> Front Setback	No change to the exiting front setback.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132(g)</a> Green Landscaping	Please provide information on the site plan or in a landscaping plan which shows compliance with the required landscaping and permeability of the front setback and driveway.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132(h)</a> Permeability	Please see above comment, re: setback
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<a href="#">134</a> Rear Yard	Please show

# APPENDIX A: PLANNING CODE REVIEW

Contact: Katherine Wilborn | Katherine.Wilborn@sfgov.org | 415-575-9114

2019-017985PRJ

25 TOLEDO WAY

Complies	Does Not Comply	Needs Info	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">135</a>	Open Space	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">136</a>	Permitted Obstructions	If the project seeks a permitted obstruction via Planning Code Section 136 for a code-compliant rear yard, then the upper stories need to be modified to comply and the areas of the rear building wall which are utilizing the permitted obstructions need to be clearly illustrated in Site Plan, Floor Plan, Elevation, and/or Section view.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">260</a>	Height and Bulk	The proposed roof deck appears above the height limit for this Zoning District. Please remove or reconfigure the roof deck to be code compliant or to meet one of the Exemptions set forth in planning Code Section 260(b).

## DEVELOPMENT IMPACT FEES:

Required	Planning Code Section	
<input checked="" type="checkbox"/>	<a href="#">414A</a>	Child-Care for Residential Projects

## OTHER REQUIREMENTS:

Provided	N/A	Needs Info	Description	Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pre-Application Meeting	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Review Meeting	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inclusionary Housing Affidavit	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	First Source Hiring Affidavit	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Anti-Discriminatory Housing Affidavit	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Block Book Notification	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Active Enforcement	



## Historic Design Review Recommendations

<i>Date of Review:</i>	May 14, 2020
<i>Plans Dated:</i>	September 18, 2019
<i>Record No.:</i>	<b>2019-017985ENV/PRJ</b>
<i>Project Address:</i>	<b>25 TOLEDO WAY</b>
<i>Zoning:</i>	RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District 40-X Height and Bulk District
<i>Block/Lot:</i>	0486A/046
<i>Staff Contact:</i>	Katherine Wilborn - 415-575-9114 Katherine.Wilborn@sfgov.org

### DESIGN COMMENTS

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The subject property is a contributor within the California Register-eligible Marina Corporation Residential Historic District. The subject property is also part of a tract development of six properties (the subject property and the five sites to the west) by builders Sbarboro and Jorgensen. Although these contractors/builders do not appear noteworthy enough to rise to individual significance, the row of properties share similar massing, eclectic Tudor- and Mission-revival detailing, and read as a highly intact, unified grouping of residences from the public-right-of-way. These six properties have been identified as having high architectural style and are considered Contributors to the existing historic district. Please reference the Historic Resource Evaluation Response (HRER Pt.1) for more information pertaining to the property's significance and the Character-Defining Features.

Planning and Preservation Staff have reviewed the plans dated September 18, 2019 and determined the proposed project requires the following design modifications to be considered:

#### 1. General massing and scale –

The project proposes a two-story vertical addition atop the existing two-story structure. The general massing and scale of buildings in this neighborhood are two-story-over-garage (three stories); with larger, apartment structures placed on corner lots. However, the immediate Sbarboro-Jorgensen track is consistently composed of one-story-over-basement (two-story) massing. The Preservation Team reviewed the proposal and suggests:

- The vertical additions – which would result in a four-story structure with tiered roof deck(s) – should be of minimal vertical volume / head height:
  - The second story should be reduced in head height to no-greater-than 9-feet and the third and fourth stories should be reduced to no-greater-than 8-feet in head height.
- The volume should be pushed back to the rear of the structure to allow the front of the structure to read as it currently is.
  - Staff recommends the vertical addition be setback to Datum “D” in Sheet A3.20.
  - All vertical additions should match / mirror the adjacent properties’ lightwells.
  - Staff requires dimensions be listed on the longitudinal section which meets the Plan Submittal Guidelines (see the Plan Check Letter for more information).
  - The vertical mass should not intersect and/or rise out of the existing hipped roof form.
  - Staff is not supportive of a roof deck located within the front 25-feet of the structure.

## APPENDIX B: HISTORIC DESIGN REVIEW RECOMMENDATIONS

2019-017985ENV

Contact: Katherine Wilborn | Katherine.Wilborn@sfgov.org | 415-585-9114

25 TOLEDO WAY

- Staff recommends that sightline studies and/or renders be provided to justify the vertical massing and proximity to the front building wall, and to demonstrate that the vertical additions will be minimally visible. (*This is not a requirement but may help staff assess the potential impacts of the project*).

### 2. Building proportions and materials –

- The proposed project must note the materials proposed for the vertical addition, including windows, garage door, exterior cladding, railing, and roofing.
- The vertical additions should be materially differentiated but compatible with the property's existing materials. Since the existing structure has scored concrete to resemble masonry, the Department recommends smooth, unscored stucco or a texturized stucco.
- Materials of the proposed project area should consider the character of the neighborhood, which features a high concentration of stucco and clay tile, with some ornamental wrought iron, concrete, and wood. Windows should be of wood construction and railing should be a simple wrought iron design.
- The project proposes to cap the new flat roof in a stucco cornice, mimicking that of the existing roofline's, historic. Instead, Preservation staff recommends a differentiated cornice; a simplified version, that will reference the building's original detailing without being a strict copy and without creating a false sense of historicism.

### 3. Windows –

The proposed windows feature large sashes many divided lites. In addition to the previously requested window materials, the Department recommends the following:

- Please provide the manufacturer's make/model for the proposed windows. Staff requires that windows' information be noted in a Windows Specifications sheet.
- Preservation staff recommends windows that have at least a 4" reveal and simple surrounds.
- The proposed windows have too many divided lites, which currently reads as mimicking the historic window configuration at the second story. **Per the Secretary of the Interior Standards, new construction to historic resources should be compatible but differentiated.** Please keep this in mind when selecting and/or justifying your window proposals.

### 4. Entry –

The wide off-center arched entry with a prominent deep recess is nearly identical to the immediate structures and is a consistent architectural feature throughout the Marina Corporation Historic District.

- The Department is not supportive of closing the entrance and changing the neighborhood entry pattern. The subject property has already altered its front entry (which appears to have been done without permit) by adding a security gate. The Department does not support moving the "Unit 2" entry to the base of the stair, nor does the department support reconfiguring the entry hall or adding an additional door on at the arch loggia entrance. Planning staff has identified that the existing entry can remain while still accommodating an elevator and second entry.

**EXHIBIT 2**  
**PRE-APPLICATION MEETING SUMMARY**



# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: \_\_\_\_\_

Meeting Time: \_\_\_\_\_

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

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

Property Owner Name: \_\_\_\_\_

Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

Russel Long (29 Toledo) - How is the 2-stories going to be compressed into 12 feet vertical addition? 2 stories on top of 2 (E) stories?

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: Refer to Sheet A3.21 Section Diagram-Sitelines and Sheet A3.20 Sections - The third story will be built within the height of the existing mansard roof. The fourth story will be set back approximately 20'-6" from the facade of the existing building. When completed, the vertical addition to current two-story building with a high mansard roof will visually appear the same from the sidewalk. The upper half of the fourth floor will be visible from across the street if one looks up. When walking towards Mallorca Way, the fourth floor will be against the taller four story apartment building at the corner of Toledo Way and Mallorca Way, and will serve as a transition to the two story buildings to the east. The buildings at the rear of this block of Toledo Way on Mallorca Way are four story. See block face photographs on Sheet A0.30 and site Plan on Sheet A1.00. Therefore, the proposed fourth floor is designed to be contextually appropriate with the surrounding urban setting.

Question/Concern #2: \_\_\_\_\_

Rajat Randeerv (Architect) - Same lightwells on the residence down the block: Are there permits for the (E) work? Does not maintain lightwell pattern and does not show (E) lightwells. Site survey need to be provided.

Planner (Katie): Pattern of lightwells will be assessed by RDAT.

Project Sponsor Response: \_\_\_\_\_

Existing open air lightwells will be maintained.

Question/Concern #3: \_\_\_\_\_

Shadows on Mallorca Street? Going to impact adjacent properties access to sunlight. Sun study needs to be re-examined. Doesn't appear accurate.

BDE RESPONSE: The shadow studies were created by our consultant Robert Frank They were developed by placing the 3-D model of the building into Google Maps to accurately determine true North. The sun angles were generated from the model in Sketchup, entering the location and time (GMT-Greenwich Mean Time) adjusting for Daylight Savings Time. Minus 7 hours for March, June and September. Minus 8 hours for December. The front face of the existing building faces North. As can be seen in the aerial photographs showing sun locations on March/September 21, June 21, and December 21, the buildings on Toledo Way cast shadows on the street and the roofs of the adjacent buildings. By noon, the shadow on the street increases from September to December and decreases from December to June 21, which is the longest day in the year. The aerial photograph shows that in summer the project would shadow the roof parapet or the roof of the adjacent building to the west. The rear yard of the corner apartment building at Toledo and Mallorca casts a shadow on its own backyard. In the winter, the buildings on the south side of Toledo Way cast a shadow on both Toledo and Mallorca Way. The shadow studies also show that all shadows on the existing interior rear yard open space are from the trees in the rear yard or the adjacent buildings on Mallorca Way. The proposed project will not cast any new shadow on the rear yards of any of the adjacent buildings.

Question/Concern #4: \_\_\_\_\_

No notice received by mail.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: Radius Services was hired to gather addresses for all adjacent neighbors and neighborhood associations and to mail the Notice of Pre-Application Meeting to each. See attached lists provided by Radius Services.

Radius Services is listed in the SF Planning Pre-Application Meeting Packet, and provides this service successfully on regular basis for projects being submitted to SF Planning. See attached notification letters returned to sender as proof that mailings were sent out with appropriate notice time.

# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: \_\_\_\_\_

Meeting Time: \_\_\_\_\_

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

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

Property Owner Name: \_\_\_\_\_

Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #5 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

Ozzie Rohm, Nick Palter, Diane Wall: Concern, does not relate to historic district. Design is excessive: Adding too much square footage to a single-family home does not match mass and scale of Marina District: 2-3 stories for homes 4-5 stories for corner apartment buildings.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: The existing building at the Project Site is a single family home located in a RH-2 zoning district. The proposed project will add a new one-bedroom unit on the ground floor. The owner occupied main unit is designed with the third floor behind the volume of the existing mansard roof which reduces the proposed footprint of the third floor by 16'-9" in depth. To minimize the impact on the neighbors at 29 Toledo Way, additional side setbacks have been incorporated into the fourth floor design with a west setback that is 3' at the minimum and 5'5" at the maximum, as the property line is at an angle.

Question/Concern #6: \_\_\_\_\_

Sets a precedent for the whole block. Everyone will be affected and everyone will building to 40 feet. Apartment tenants will particularly be impacted. Design does not abut apartment building, there is a space between property and subject property.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: The City has a housing crisis and the project site could be developed with two legal units. As stated above, this project will be owner-occupied, with a ground floor unit that is designed to meet the needs of the project sponsor's aging parents. The window of the four story apartment building at Toledo and Mallorca is 7'-6" from the project's west property line. The windows of the building abutting the Project are 28'-6" from the project's rear property line. The first through third floor's west facing windows of the apartment building face the east side of the project building which is equivalent to a three-story building to the top of the mansard roof. The proposed third floor and fourth floor are behind the existing mansard roof, which is northwest of the adjacent apartment building. Therefore, the impact of the proposed vertical addition on the adjacent apartment house will be de minimus.

Question/Concern #7: \_\_\_\_\_

Ben Rubin-Owner of Apartment adjacent to subject property: Long term tenants at apartment loose their view, light and air and housing services. This will affect value of apartments/property values.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: The west facing windows of the adjacent apartment building at the corner of Mallorca Way and Toledo Way and the adjacent 3 story residences on Mallorca Way, are 7'-6" and 28'-6" respectively, from the common property line (the rear property line of the adjacent building and the east property of the Project site). The first through third floor's west facing windows of the apartment building face the east side of the project building which is equivalent to a three-story building to the top of the mansard roof. The proposed third floor and fourth floor are behind the existing mansard roof, which is northwest of the adjacent apartment building. Therefore, the impact of the proposed vertical addition on the adjacent apartment house will be de minimus. A private view corridor over the project site is not protected by the either the Planning Code or the Residential Design Guidelines.

Question/Concern #8: \_\_\_\_\_

Existing plans need to be validated. Existing and proposed plans need to be on the same sheet.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: As-built drawings of the existing house were completed by architects and contractors during previous renovations, including David Ramer Architects and Ron Sraka Architect. BDE verified the as-built drawings on site, and drawings are based on these dimensions.

A set of drawings showing the existing and proposed plans adjacent to each other on the same sheet, as requested, has been provided to the neighbors and are included as in exhibit in the submittal.

# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: \_\_\_\_\_

Meeting Time: \_\_\_\_\_

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

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

Property Owner Name: \_\_\_\_\_

Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #9 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

Profile of (adj.) existing buildings needs to be shown on the plans. Rendering is needed. Adjacent properties need to be shown on elevations/sections. "Profile" (section) needed to be more detailed.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: Refer to Sheet A1.00 (E), A1.00, A3.01 for plans and elevation with adjacent properties shown in plan and elevation profile. Refer to Sheet A0.30 for rendered photo montage showing the proposed addition in relation to the adjacent properties.

Question/Concern #10: \_\_\_\_\_

Are there formal minutes from the PRV meeting that was held? If so, please share/make public.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: See attached PRV Meeting Summary. BDE has included a Meeting Summary in planning submittal package.

Question/Concern #11: \_\_\_\_\_

What is the rough time line of review? and when can we get the plans? What is the DR process?

Project Sponsor Response: \_\_\_\_\_

PLANNER RESPONSE: Department time line fluctuates. ~ 10 weeks.

BDE RESPONSE: Depending on the Department's work load, it is estimated that it will take a minimum of ten weeks.

Question/Concern #12: \_\_\_\_\_

Site Survey needs to be added. Renderings requested.

Project Sponsor Response: \_\_\_\_\_

BDE RESPONSE: Refer to Sheet A0.02 for Site Survey by Transamerican Engineers showing existing site conditions. Refer to Sheet A0.30 for Context Imagery of existing conditions as well as a photo montage of existing street condition and rendering of proposed addition, showing what is seen in elevation. This is not a street view but a straight on elevation view. For street views refer to sheet A0.02 Perspective Views, showing existing street view images and photo montages of street views of the proposed remodel.



## **LIST OF NEIGHBORS AND COMMUNITY ORGANIZATIONS OPPOSED TO 25 TOLEDO WAY PROJECT**

### **Neighbors who Filed Discretionary Review Requests**

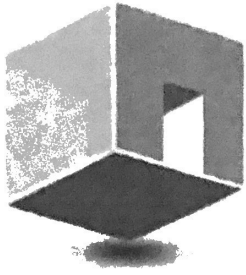
1. Ben Rubin, Representing the 1 Toledo Way apartment building ownership
2. Russell Long, 29 Toledo Way
3. Charlie and Kathy Harding, 35 Mallorca Way
4. Joe Brand, 37 Mallorca Way
5. Elizabeth and Mark Hanson, 31-33 Mallorca Way

### **Letters of Opposition to Proposed 25 Toledo Way Project to Date**

1. San Francisco Land Use Coalition
2. Virginia and Ted Plant – 19 Mallorca Way
3. Edmund and Bobby Remedios – 33 Toledo Way
4. William Gabriel – 41-43 Toledo Way

### **List of Additional Neighbors on Record as Opposing Project to Date**

1. Peter Brydan – 41 Mallorca Way Tenant
2. Kaden Wootan – 41 Mallorca Way Tenant
3. William Dana – 41 Mallorca Way Tenant
4. Carly Baggett – 31 Mallorca Way
5. Shelby Greely – 31 Mallorca Way
6. Maurice Franco – Mallorca Way
7. Melissa Faye Holiday -- 1 Toledo Way Tenant
8. Gabriela Theodora – 1 Toledo Way #10 Tenant
9. Lisa Putnam – 1 Toledo Way Tenant #1
10. Tiffany Lentz – 22 Toledo Way
11. Kelsey Cullen – 27 Mallorca Way
12. Steph Posen – 25 Mallorca Way
13. Grace Paik – 17 Mallorca Way
14. Seun Paik – 17 Mallorca Way
15. Deborah McAdam – 23 Mallorca Way
16. James Citron – 33 Mallorca Way
17. Samantha Citron – 33 Mallorca Way



## SAN FRANCISCO LAND USE COALITION

March 15, 2021

SUBJECT: Opposition to the Proposed remodel at 25 Toledo Way, Permit#: 201910013196

President Koppel and fellow Commissioners,

The home at 25 Toledo Way is an architecturally unique and exquisite example of the styles pervasive in The Marina district: Mediterranean Revival, Spanish Eclectic Revival Style.

We request that the Commission exert its discretionary powers to substantially modify this project for the following reasons:

1. The proposed remodel is a massive expansion, both vertically and horizontally, that would completely dwarf the neighboring houses. Toledo Way is a one block street; no other home on the street even approaches the proposed size.
2. The proposed remodel would have a major impact on light and privacy of at least three dozen adjacent neighbors, including homeowners and renters.

The above two issues alone are in conflict with the Residential Design Guidelines.

Both the project sponsors and the Planning Department were very aware of the significant concerns voiced by multiple neighbors present at the Pre-Application Meeting held in June of 2019. There was, however, no effort on the part of the project sponsors or the assigned planner to elicit further input and suggestions from affected neighbors.

Worrisome recent developments in a two-block-radius around the property in question are exemplified by: a massive home at 44/46 Mallorca (completed); a massive home at 112 Mallorca (completed); a massive home at 270 Mallorca (completed); a massive roof deck at 137 Alhambra (completed); and what was essentially a demolition of a Historic Marina bungalow at 33 Capra (presently under construction).

This is an all-too-common practice that has been facilitated by the Planning Department's complacency and will continue the steady erosion of the unique architectural features of the Marina district. It's curious how such projects get the department's approval given the Planning Code's statement of purpose below:

*"This Planning Code is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes [among which are] (c) To provide adequate light, air, privacy and convenience of access to property."*

Commissioners: we urge you to exert your discretionary powers and request a significant downscaling of the project, both vertically as well as horizontally.

Sincerely,

San Francisco Land Use Coalition

Virginia & Edward Plant  
Woodbury Drive Revocable Trust  
601 California Street, Suite 1120  
San Francisco, CA 94108

March 12, 2021

San Francisco Planning Department  
49 So Van Ness Avenue  
San Francisco, CA 94103

RE: 25 Toledo Way, permit # 201910013196

To whom it may concern:

The proposed expansion of 25 Toledo into its rear yard is a terrible idea, since it greatly impacts negatively many of its neighbors.

The depth of rear-yards on the west side of Mallorca Way are only 25 feet deep. Therefore, the development positioned so closely to the Mallorca Way rear yards, overwhelms its neighbors.

25 Toledo as it is currently appears to cover 90% of the rear of Bill Gabriel's back yard. From Bill's perspective, 25 Toledo is a 20 foot wall hovering behind him. If allowed to expand to a 40 foot high wall, it seems unfair to all the Mallorca Way families tucked behind it.

While SF Planning says that there was neighbor input; we were not included.

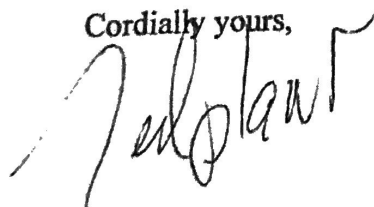
The Notice of Building Permit Application also claims the property is to be expanded from 30 to 40 feet in height. This is deceptive and misleading. 25 Toledo is a two story structure with what appears to be an attic in the front. 90% of the current structure is 20 feet tall and matches the rest of its Toledo neighbors, with the exception of the corner apartment building.

The proposed mass of the project, especially with the deck extending into the rear yard, reduces the already limited "green space" and diminishes light, and dwarfs the Mallorca Way properties in a very unfortunate way.

If the property owner wants to expand, there seems to be an opportunity to add a third floor with a rear yard setback, within the current building envelope.

The setback should be positioned on the rear of the property, instead of the front, because it would be less intrusive to the neighbors.

Cordially yours,



**From:** [Edward C. Remedios](#)  
**To:** [david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)  
**Cc:** [Catherine Stefani](#); [Samuel Bennett](#)  
**Subject:** Discretionary Review of Building Permit Application No. 2019.1001.3196 for 25 Toledo Way  
**Date:** Thursday, May 13, 2021 2:05:08 PM

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Dear Mr. Winslow,

My wife, Bobbie, and I are the owners of 33 Toledo Way, where we've lived for over 40 years. We are writing to you because we are opposed to the major expansion proposed for 25 Toledo Way, just two doors away. The addition of two stories up to the maximum 40 ft. height limit and the addition of over 2,000 square feet is out of scale with the block and adversely impacts the neighbors on the five adjacent lots. Typically, a project would just impact two adjacent neighbors on either side, but due to the unusual lot configuration, many more neighbors are impacted by this one project.

We support the request for Discretionary Review, submitted by our neighbor, Russell Long. The project has direct impacts on his home at 29 Toledo Way, specifically on his light, air, privacy, and solar panels.

We understand that the project would also significantly impact two dozen neighbors living adjacent to the project at 1 Toledo Way and along the west side of Mallorca Way. We are also concerned that the project could set a precedent for a four-story, mid-block building and that it will contribute to the Marina district becoming even less affordable than it is now.

We hope you will encourage the project sponsors to modify their project and support changes to reduce the impacts on the neighbors.

Respectfully,  
Edward Remedios



May 15, 2021

Honorable Supervisor Catherine Stefani  
City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, Ca. 94102-4689

Dear Supervisor Stefani,

I am writing to you because I am concerned about and opposed to a major expansion of a home located adjacent to my family's property at 41-43 Mallorca Way. As shown in the aerial photograph below, we are adjacent and to the east of the proposed project at 25 Toledo Way.



**Aerial Photograph showing that the proposed project has direct impacts on at least six adjacent properties**

This large home at 25 Toledo Way currently contains 3,611 square feet with three bedrooms and two bathrooms. According to the proposed plans, the project would add two stories, a small second unit, and an additional parking space to 25 Toledo Way. The new building would include a total of **5,745 square feet** and it appears that it would be much larger than any home in our immediate neighborhood.

For comparison, our modest building has one 1,400 square-foot two-bedroom unit (41 Mallorca) and one 1,450 square-foot three-bedroom unit. The other two-flat buildings on our block of Mallorca contain similarly sized units.

Unfortunately, I was not able to file for Discretionary Review because I was completely occupied with a serious family health issue when the filing was due. Luckily, my neighbors did file DRs so the Planning Commission will be hearing this project.

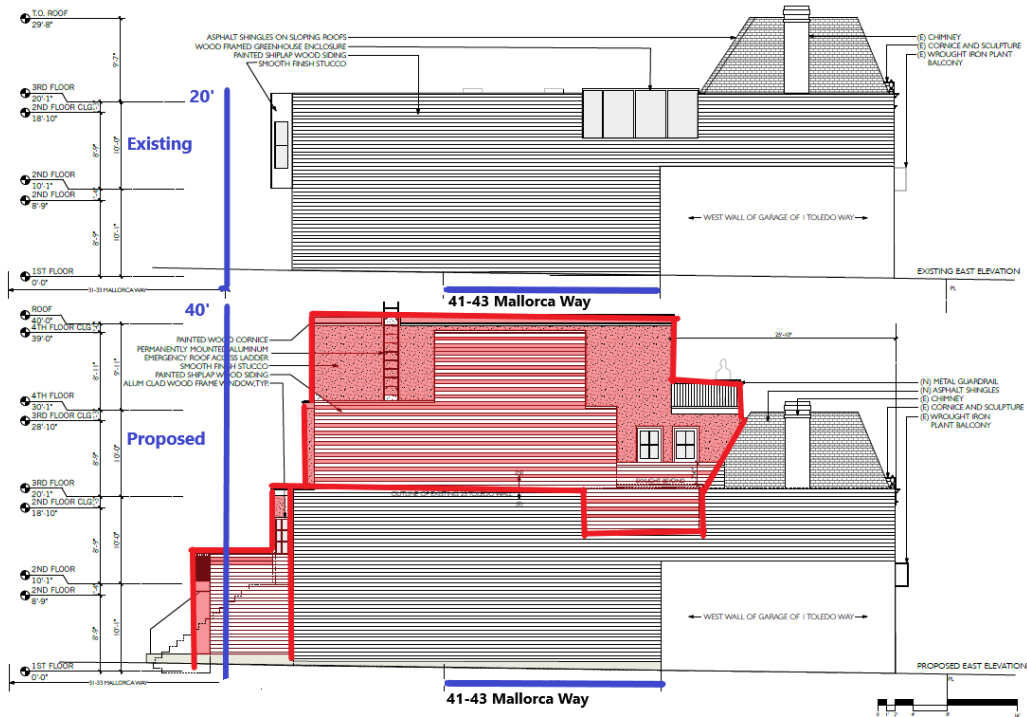
Our two primary concerns about the proposed project are (1) the impacts of having a 40' wall boxing in our yard and (2) the shadow impacts on our rear yard and windows.

As you can see by comparing the two images below, the project will add two stories right up to the 40' height limit which will box us in and turn our yard into a dark canyon with no views of open sky.

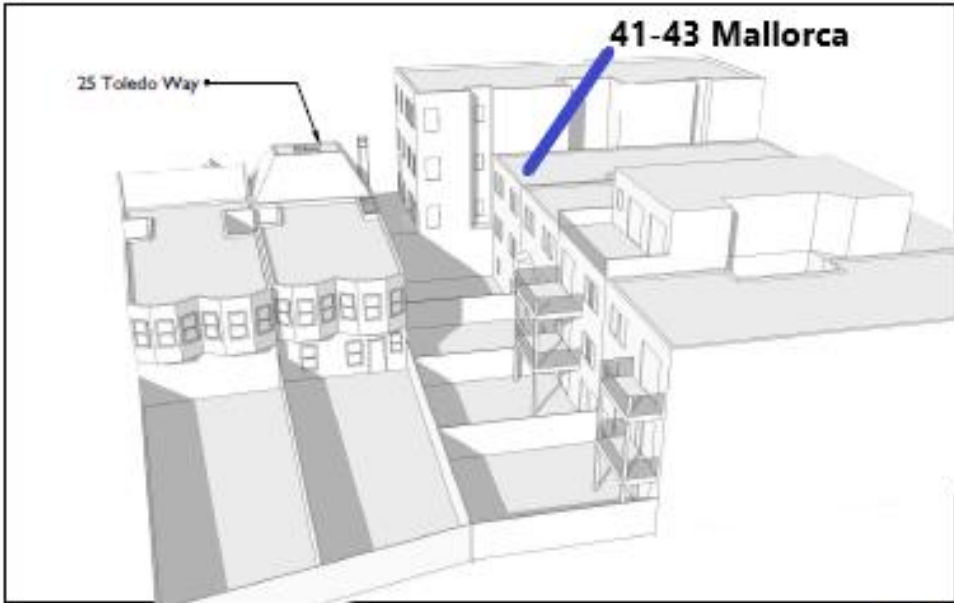
The project will significantly reduce sunlight to the rear yard and windows at the rear of our building due to the two-story vertical addition. Not only are these rear west-facing windows the only source of sunlight for the bedrooms at the rear of our building, but they are also the major light source to much of the flats.



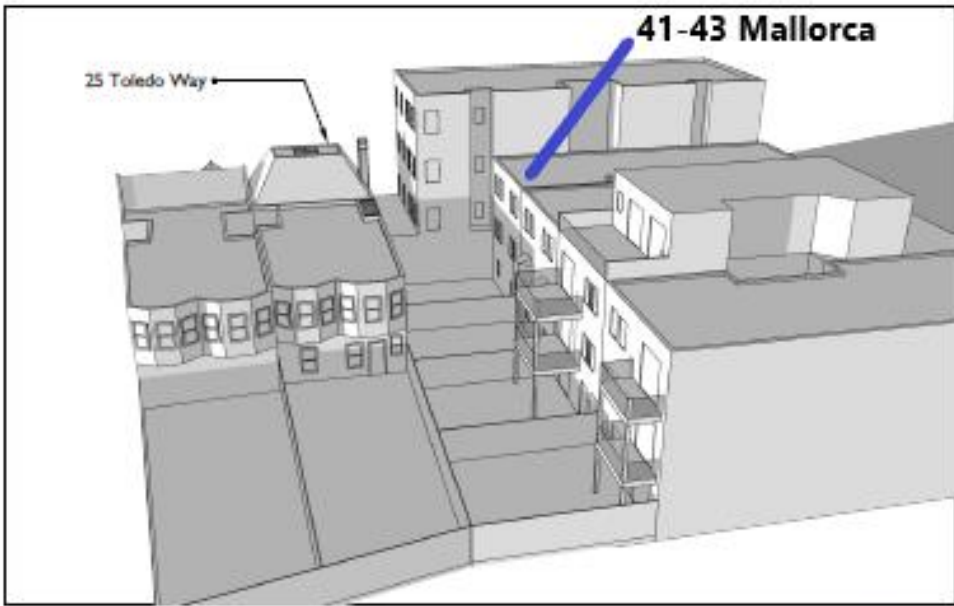
**Existing Photo from Rear Yard of 41-43 Mallorca Way with Existing 25 Toledo Way 20' Wall**



**East Elevation of 25 Toledo Way Existing 20' Wall and Proposed 40' Wall**



12/21 2pm

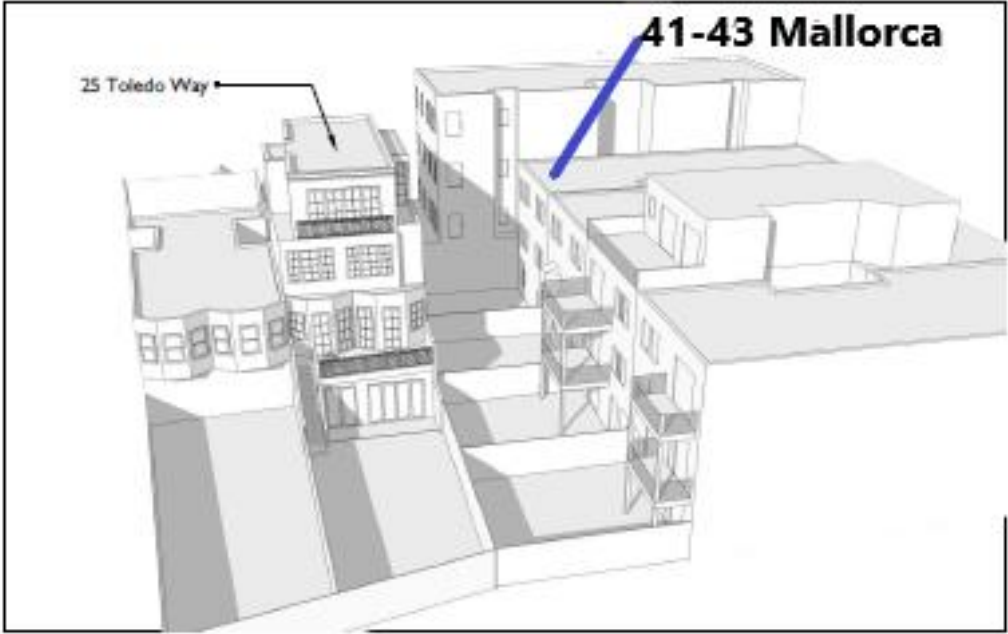


12/21 5pm

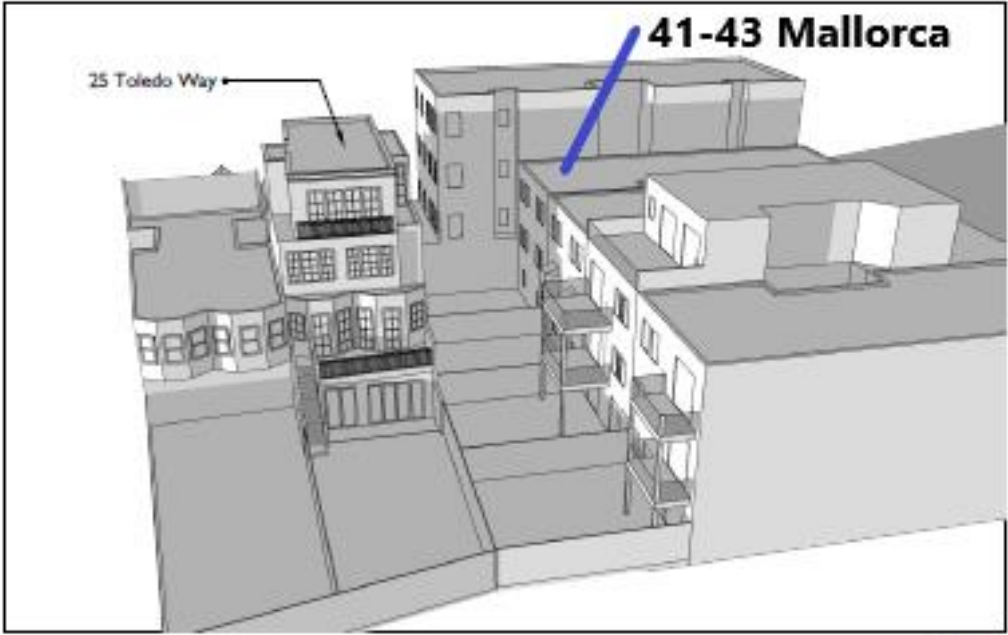
Existing 12/21

25 Toledo Way - San Francisco





12/21 2pm



12/21 5pm

Proposed 12/21

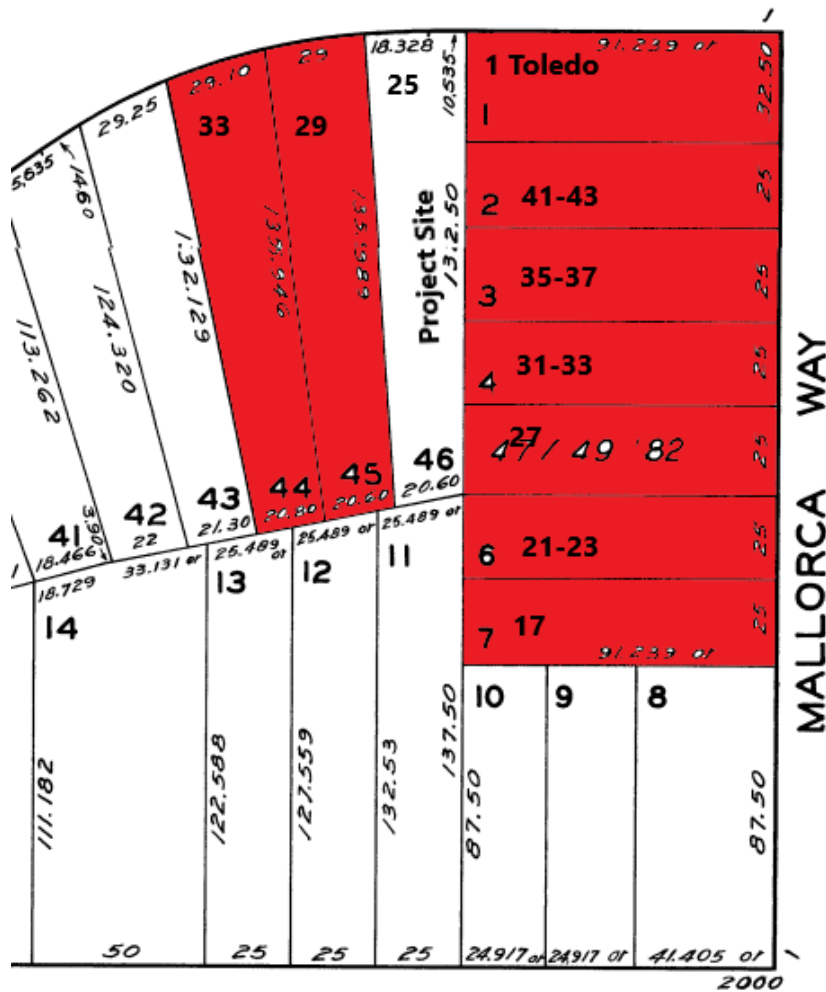
25 Toledo Way - San Francisco

Despite five separate requests for Discretionary Review from adjacent neighbors, letters of opposition for additional neighbors, and a total of 25 neighbors on record as opposing the project (see opposition map below); two mediation sessions between the DR requestors and the project sponsors hosted by the Planning Department, ***the only change that the owners have been willing to make to date is to add a planter to one of their proposed roof decks.*** They have been unwilling to make any changes whatsoever to the height or massing of the project.

The project would serve one property owner's desires at the expense of at least 24 adjacent neighbors. Neighbors have a right to improve their properties to add square footage and increase the value of their property. However, such expansion should be carried out in a manner that acknowledges the context of a project site – its adjacent neighbors and surrounding neighborhood.

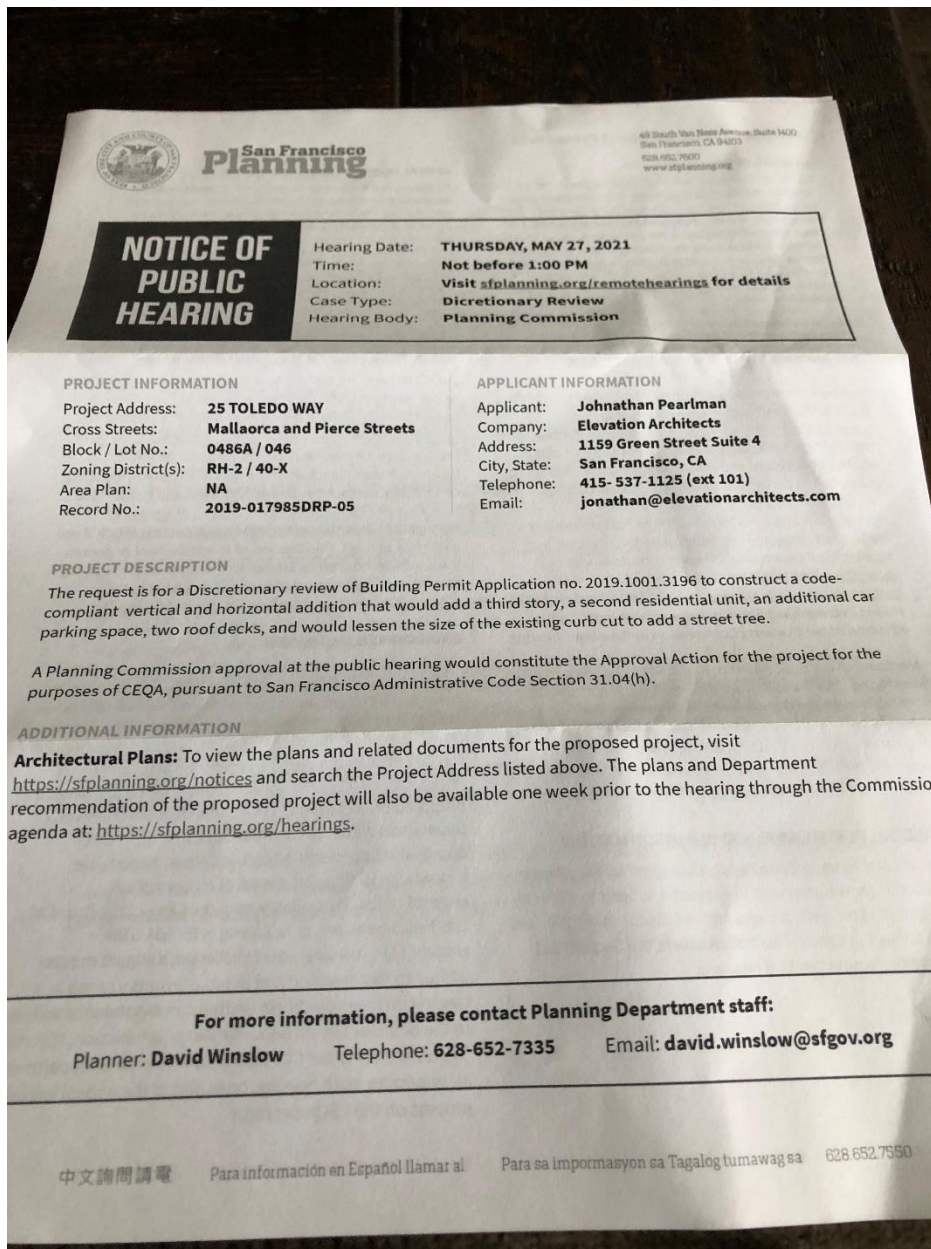
Unfortunately, in this case, the property owner's expansion is being made at the expense of at least 24 immediately adjacent neighbors. And, as shown below, 24 immediately adjacent neighbors on six properties and 12 other neighbors on the block are on record as opposing to the project.

## Toledo Way



### Parcels with Neighbors opposed to the 25 Toledo Way project

The Planning Commission hearing is scheduled for May 27, 2021. However, we are hoping that this hearing can be continued to provide more time for the project sponsors to prepare a design that recues impacts on the neighbors. In addition, the Noticing for the Planning Commission hearing is not accurate – it states that the project is just adding a third story, when it actually includes a two-story vertical addition to an existing two-story building. Therefore, the hearing should be re-noticed and rescheduled (See copy of notice below).



The project sponsor has not been willing to make any changes to the project beyond adding a planter, I would be grateful for any assistance you could provide in persuading the project sponsors to make meaningful modifications to the project, including reducing the massing and removing or substantially reducing the size of the fourth story. Due to the size of the project and the lot, there are many options available for the architect to explore.



For your convenience, I am attaching a copy of the plans, the DRs filed by my neighbors, letters of opposition from additional neighbors, and a letter of opposition from the Coalition for San Francisco Neighborhoods.

Respectfully,

William Gabriel

41-43 Mallorca Avenue



SS Mallorca

Neighbors Objecting the current plans for 25 Toldo Way

LOT	NAME	EMAIL	ADDRESS
41	Peter Brydon	pbrdydon@gmail.com	41 Mallorca Way
41	Kaden Walker	Kaden.Walker@gmail.com	" "
41	William Dona	willdona96@gmail.com	" "
31	Carly Baggett	earlybaggett1@gmail.com	31 Mallorca Way
31	Shelby Greeler	shelby.l.greeler@gmail.com	31 Mallorca Way
	Franco Maurice	maurice1950@comcast.net	Mallorca Way
	Melissa Saye Holiday	melissasayeholiday@gmail.com	1 Toledo Way
	Gabrielathedona	(415) 794-7046 703@gmail.com	1 Toledo Way #10
	hisa Putnam	hisaputt@yahoo.com	1 Toledo Way #1







Neighbors Objecting the current plans for 25 Toldo Way

LOT	NAME	EMAIL	ADDRESS
27	KELSEY J CULLEN	kelsey@kcpr.com	27 MALLORCA WAY
27	STEPH ROSEN	stephanerose@gmail.com	25 MALLORCA WAY
27	CHRISTIAN SKEGNA	cskegnud@gmail.com	25 MALLORCA WAY
	<del>THE</del> VIRGINIA PLANT	vplant@gmail.com	19 MALLORCA WAY
	TED PLANT	tedplant@gmail.com	19 MALLORCA
	GRACE PAIK	grace-paik@gmail.com	17 MALLORCA
	SEUN PAIK	leadernomics@gmail.com	17 MALLORCA
	DEBORAH McADAM	debbiemcadam@spintmail.com	23 MALLORCA
	JAMES CITRON	james.s.citron@gmail.com	33 MALLORCA WAY
	SAMANTHA CITRON	samanthacitron@coitproperties.com	33 MALLORCA WAY







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May 19, 2021

Commissioner Joel Koppel  
President, Planning Commission  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

**Re: 25 Toledo Way - Discretionary Review 2019-017985DRP 01-05**

Dear Commissioner Koppel:

Our office represents John and Kerry Cestar (herein "Project Sponsors") who are the owners of the single-family home located at 25 Toledo Way ("Cestar Building" or "Site"). The Project Sponsors propose to renovate, vertically and horizontally expand and add a second residential unit to their Building ("Project"). See **Exhibit 1** for site plan, floor plans, elevations, sections and photographs of Site and Site vicinity. On or about March 5, 2021, five Discretionary Review (DR) Requests were filed. The DR Requestors are:

- Elizabeth and Mark Hanson (collectively "Hanson") - owner-occupants of 31-33 Mallorca Way;
- Charlie and Kathy Harding (collectively "Harding") - owner-occupants of the upper flat of 35 Mallorca Way;
- Joe Brand ("Brand") - owner-occupant of the lower flat of 37 Mallorca Way;
- Deborah Holley ("Holley") - the authorized agent for Ben Rubin ("Rubin") who is the owner of a 16-unit apartment building at 1 Toledo Way; and
- Russell Long ("Long"), the owner-occupant at of 29 Toledo Way which is immediately west of the Project Site).

For the reasons discussed below, no exigent or extraordinary circumstance exists to warrant granting any of the discretionary review requests.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200  
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

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## PROJECT SITE AND PROJECT VICINITY

The irregular shaped 3,060 square foot Project Site is a key lot located in a RH-2 zoning district on the south side of Toledo Way between Mallorca Way and Pierce Street in the Marina District. The Project site is improved with a 3,611 square foot two-story single family home (“Cestar Building”) that was constructed in 1936 as part of a six-parcel development by Sbarboro and Jorgensen and is a contributory building to the potential Marina Corporation Residential Historic District that is eligible for listing in the California Register of Historic Places.

The approximately 66’-11 ½” deep Cestar Building is set back 5’-11” from the front property line with a 59’-3 1/2” deep rear yard. The second floor rear façade has two angled bay windows that extend 2’-4” beyond the first floor below. The front façade has two arches on the ground floor, the large western arch accents the recessed garage door, and the smaller east arch accents the entrance court. The ground floor of the Cestar Building contains a garage for one standard car, bicycle parking, building services, storage, a home office and a staircase to the second floor that is partially under a light well. The second floor contains a living room, dining room, kitchen, two bedrooms, a bathroom and an ensuite master bedroom. The dominant feature of the front façade is an over-scale mansard roof that is approximately 9’-0” above the front cornice and extend 22’ to the rear giving the 29’-8” high front façade the appearance of a three-story tall building.

The buildings in the immediate neighborhood were constructed mostly between 1924 and 1936 that range from two to four stories in height. The architectural vocabulary varies from various revival styles to vernacular. For photographs of the buildings in the Project vicinity, see Exhibit 1, Sheets A-0.1, A-0.3 and A-0.4.

The 1 Toledo Way building owned by Rubin at the southwest corner of Toledo Way and Mallorca Way is approximately 43’ high with a 9.25’ deep rear yard above a one-story garage that was converted to a dwelling unit without a lawfully issued permit. The roof lines of the remaining two-story buildings in the Sbarboro and Jorgensen development on Toledo Way have a gable or hip parapet and are similar in height to mansard roof of the Cestar Building. The buildings adjacent to the Rubin building on both sides of Mallorca Way and in the project vicinity are predominantly three-story buildings, of which some have partial fourth floors that are setback from the front façade and four-story buildings at the intersections. See Exhibit 1, Sheet A-0.3.1.



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### **PROPOSED PROJECT**

The Project involves the renovation and expansion of a single-family home to a two-unit building. The ground floor will be expanded 12' into the required 45% rear yard allowed under Sec. 136, renovate the second floor, and construct a partial two-story addition behind the mansard roof. Upon completion, the Project will be a two-unit building with a ground floor unit behind the garage for the project sponsors' aging parents and an upper unit for the project sponsors and their two daughters.

The ground floor includes a new 890 square foot one-bedroom unit with a 165 square foot patio as its private usable open space, a two-car garage utilizing the existing 10'-0" garage door entrance, two bicycle parking spaces, renovation of the ground floor entrance court, an elevator and staircase to the upper unit. See Exhibit 1, Sheet A-2.1.

The 3,680 square foot upper unit will consist of the second through fourth floors. The second floor will contain the living room, the kitchen/dining/family room with a 175 square feet rear roof deck, a half-bath, an elevator and stairs. The existing west light well that connects the living room to the kitchen and half-bath has a 7' high wall at the west property line will remain.

The partial new third floor located behind the mansard roof will contain two ensuite bedrooms, laundry room, elevator and stairs. This floor is set back from the Building's front facade 25'- 10' or 31'-9" from the Toledo Way facade of Rubin's building that is on a 32' wide lot.

The partial third and fourth floors are setback 4'-3" from the east and 5'-5" from the west property lines. The partial fourth floor is setback 32'-2' on the east and 41'-7 1/2" on the west from the front property line. This floor contains the ensuite master bedroom, home office, elevator, staircase, and a 118 square deck accessed via the home office with planter on the east side.

The third and fourth floor west light well will be extended to match the depth of the south end of the light well of Long's east front light well. (See Exhibit 1, Sheet A-2.2 and Sheet A-3.7.). There will be no stair or elevator penthouse on the roof. Access to the roof for maintenance will be via a ladder.

The 856 square foot rear yard will be common usable open space for both units, which is in excess of the Planning Code requirement of 325 square feet for two units. In addition, both units will each have in excess of 125 square feet usable private usable open space, which is also in excess of Planning Code requirements. See Exhibit 1, Sheet A-1.2.

As a historic resource, the front façade of the Cestar Building will remain unchanged. The depth of the ground floor will increase by a maximum of 12'-0" (to a depth of 78'-11 1/2')

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allowed under the Planning Code; the depth of the second floor rear façade with the bay windows will remain the same. The rear facade of the new partial third and fourth floors are setback from the existing second floor bay windows within the Planning Code buildable envelope.

### PROJECT SPONSORS

John and Kerry Cestar purchased their home at 25 Toledo Way in 2005, sixteen years ago. In 2007, John was relocated to Hong Kong by his employer. While working overseas they welcomed two daughters, who are now 11 and 12 respectively. The Family returned to San Francisco in 2019 because their parents are aging and would need care. John and Kerry are not developers and the Project is not for speculation. The Project is designed to meet the family's needs by adding a second unit for their parents and addition to the upper unit to meet the space need of the two growing girls and a home office for John. Majority of John's clients reside in Asia and he requires a home office where he can work late into the night due to time zone differences. This will be John and Kerry's forever home.

### ISSUES RAISED BY THE DR REQUESTORS

The DR Requestors raise the following issues:

- A. ***Height and Massing is Incompatible with the Surrounding Buildings:*** All DR requestors contend that the height and massing of the Project is incompatible with the scale of the existing buildings in the neighborhood. Hanson further alleges that the Project design fails to incorporate the Department's requested design modifications.
- B. ***The Project will Adversely Affect Light Access to the DRs' Homes;*** Specifically, the DR requestors allege that:
1. The Project will affect the light access to the bedrooms, rear windows, and rear yard of the condominium units owned by Brand and Hardings, and the building owned by Hanson.
  2. The Project will a significantly impact the light and air access to units 7, 8, 11 and 12 in Rubin's 16- unit apartment building.
  - 3.. The Project will significantly affect Long's skylights, solar panels, as well as light access to his living room, hallway, nook, light well and master bedroom of Long's building
- C. The Project will adversely affect the privacy of the second floor units facing the 9.5' rear yard of the Rubin building and the privacy of Long's master bedroom room.

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- D The Project will obstruct Hardings' visual access to the midblock open space.
- E. The Project would raise the price of homes in the Marina District making them less affordable.

**DESIGN REVISIONS TO ADDRESS NEIGHBORS  
AND PLANNING DEPARTMENT'S COMMENTS**

Elevation Architect replaced the first architect for this Project as the first architect was unable to work effectively with the Planning Department staff or to address the neighbor's concerns. In consultation with the Department's preservation staff, Elevation Architect has revised the original project design to address the comments of the Department's Residential Design Team, historic preservation staff, as well as issues raised by the neighbors regarding the Project's original design at and after the neighborhood pre-application meeting. The Project before this Commission incorporates the following design revisions to address design comments from the Department and neighbors.

- A. Increase the front setback of the fourth-floor to 25'-10" from the front façade to minimize the visibility of the addition from across Toledo Way. See sheets Exhibit 1, A-2.2 and A-2.3 and A-0.4 (photomontages).
- B. Set back the east wall of the third and fourth floors 4'-3" and the west wall 3'-6" to minimize the visibility of the 3'-6" high guardrail of the fourth floor deck from the Toledo Way sidewalk and to avoid a blank four story high wall along the common property line with Mallorca Way neighbors. The front and side setbacks collectively reduce the impact of the project on the character of the Cestar Building and on the Sbarboro and Jorgensen housing tract. See photomontages on Exhibit 1, Sheet A-0.4 and Sheets A-3.3, A-3.4 and A-3.7 for the Toledo Way view angle of the fourth floor deck.
- C. Cap the Project's new flat roof with a simple stucco cornice that will reference the building's original detailing without replicating the original cornice line to prevent a false sense of historicism.
- D. Eliminate all east-facing windows, the proposed the roof deck above the fourth floor and the associated staircase and elevator penthouses to address the privacy concerns of the Mallorca Way neighbors. However, during recent virtual meetings with the DR requestors and David Winslow of the Department, Harding complained that with removal of all eastern windows there is now a four story blank wall. To address this concern of Harding, the Project Architect has redesigned the east wall to include high windows even though the third and fourth floor include a



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side setback from the existing floors below. See Exhibit 1, Sheet A-3. The DR Requestors requested and were provided additional shadow studies. See Exhibits 3 and 5.

E. Integrate the elevator and entry to the lower unit into the open entry court by locating them beyond the existing staircase. Relocation of the garage to the west enables the gated entry court to be more open and gracious when viewed from the sidewalk while still being consistent with the historic pattern of the houses of the Sbarboro and Jorgensen housing tract. See Exhibit 1, sheet A-2.1 for the layout.

F Add a planter next to the east railing of the fourth floor deck to minimize any privacy concern expressed by Rubin.

### **RESPONSES TO ISSUES RAISED IN DR REQUESTS**

A. *The height and massing of the Proposed Project are contextually compatible with the scale of the existing buildings in the neighborhood.*

The buildings on Mallorca Way are three-stories high with an occasional building with a fourth floor that is setback from the front property lines with corner lot buildings being 4-stories tall. See Exhibit 1, Sheet A-0.5A. On the subject Property, the existing Mansard roof is 9' tall, the building is 29'-8" tall, which is similar to the typical height of a 3-story building when measured from the curb. Rubin's 16-unit apartment building at the southwest corner of the intersection of Toledo Way and Mallorca Way, is immediately east of the project site and is approximately 43' high. The heights of the gable or hip roof parapets of the remaining two-story buildings in the Sbarboro and Jorgensen development are similar in height to the Mansard roof height of the Cesar building. There are buildings with a fourth floor that are setback from the front façade, including Hanson's 31-33 Mallorca building, in the neighborhood.

After reviewing the revised design, the principal preservation planner of the Planning Department issued the Historic Resource Evaluation Response, Part II and determined that the Project's height and massing would not result in an adverse impact on a historic resource. See **Exhibit 2** for copies of Part I and Part II of the Historic Resource Evaluation Responses attached hereto.<sup>1</sup>

---

<sup>1</sup> The Department states on page 2 of HRER Part II that ". . . the proposed addition in a building that is taller than the adjacent historic resources to the west, which are two story-over-garage in height. However, collectively, the Marina Corporation Residential Historic District is composed of predominately two- to three-stories-over-garage structures, with the occasional five-story structure located on corner lots. Therefore, the vertical massing of the district and this additional height is diminished in apparent size by the 25'-0" set back. The Project retains the existing residential use and minimally modified the mass and exterior appearances, as seen from the public way."

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The Project's current design addressed and resolved the concerns raised by the Planning Department and the neighbors. The Department's conceptual suggestions to modify the Project were not directives for definitive modifications to the Project design. The Department accepts the current Project architect's explanation for the design modifications made to the project and concludes that the revised design addresses the Department's stated concerns and that the height and massing of the Proposed Project are contextually appropriate.

***B. The Proposed Project will not significantly affect the light and air access to the homes of the DR Requestors.***

Except for Long's building at 29 Toledo Way, the remainder of the DR requestors' buildings are east of the Site. The applications for the DR Requestors with frontage on Mallorca Way have virtually identical graphics and arguments stating that light access to their windows and rear yards would be drastically impaired. Brand asserts that the existing Cestar building was designed to preserve light to the second floor rear window of the 35-37 Mallorca Building without any evidentiary support. Hanson and Long contend that the Project would affect the light access to other residences on Mallorca Way. Long, who is the immediate neighbor to the west, asserts that the Project will severely impair light access to his solar panels, skylights and the windows facing his east light well. All DR requestors requested that the Project provide "adequate setbacks" to address their concerns. The Project Sponsor caused to be prepared plan-view graphics showing the Project's existing and net new shadow on the properties of the DR requestors, which is attached herewith as **Exhibit 3**. Contrary to Hanson's assertion on page 6 of their DR application, the shadow graphics do not include any existing shadow cast from any vegetation, trees or structure in the rear yard. For the reasons stated below, the net new shadow of the Project on the DR requestors properties are insignificant.

**1. The Project's effect on the light access to the DR requestors and other neighbors on Mallorca Way is insignificant.**

The existing shadow cast by Brand and Harding's building decreases with 2/3 of the rear yard in direct sunshine after 11 a.m. on March 21, April 21, September 21 and December 21. The existing shadow and the new shadow on Brand and Hardings rear yard begins at 1 p.m. year round with the entire rear yard covered by shadow by 4 p.m. on September 21, December 21, March 21. On June 21, the existing shadow would virtually covers the entire rear yard by 4pm.

Rubin's building (1 Toledo Way) has 32.5' wide frontage on Mallorca Way and 91.24' frontage on Toledo Way. Mallorca Way is the front property line for purpose of determining the location of the 9.25' deep rear yard. Holley asserts that the Project would adversely affect sun light access to the second-floor windows of Rubin's building facing the 9.25' rear yard, and the mansard roof of Cestar building. Under existing conditions, those windows receive no direct morning sunlight. New shadow on the 9.25 deep rear yard occurs between noon and 1 p.m. in

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the winter, between 1 p.m. and 2 p.m. on March 21 and September 21. On June 21, the Project's new shadow between 2 p.m. and 3 p.m. is minimal and the existing shadow covers the entire 9.25' rear yard by 4 p.m. The light access to Rubin's rear yard east facing windows with the Project would be similar to what currently exists. See **Exhibit 4** for 3D shadow study.

Brand's lower flat (37 Mallorca Way) bedroom windows receive direct light after 12:00 p.m. until 3 p.m. with or without the Project, with decreasing direct light after 3 p.m. year round,. See Exhibit 4. Harding's upper flat (35 Mallorca Way) bedroom windows will have direct light year-round between noon and 4 p.m.; one of Harding's bedroom windows will have direct sunlight until 5 pm on September 21 and December 21 (the shortest day of the year), and March 21, with decreasing direct light after 5 pm. These rear bedroom windows are at a minimum are 29'-9" from the Project' first and second floor east wall and 34' from the third and fourth floor. See and Exhibit 1, Sheet A-1.1 and Exhibit 4, 3D shadow study. Therefore, all the windows will have light, albeit not direct, and there will be no impact on air access to any window.

The shadow study shows that the difference between the shadow cast by a three-story and a four-story Project is minimal. See comparison shadow study of a three-story and a four-story Project building attached hereto as **Exhibit 5**.

2. Project Impact on the Solar Panels, skylights, And Light Well On The Roof of Long's building (29 Toledo Way).

Long's building is west of the Project. The Project will not significantly affect any of Long's solar panels, skylights, as well as light to his living room, hallway, nook, light well and master bedroom for the reasons stated below.

a. Solar Panels

The project will have a minimal impact on Long's south facing solar panels. The solar panels on the sloped roof will be in direct sunlight before 9 a.m. on June 21. The Project will cast new shadow on the two solar panels on the sloped parapet early morning on September 21, December 21, and March 21. The west solar panel on the sloped roof will be in the sun by 10 a.m. Long's solar panels at the rear of his roof will be in the sun most of the day. A very small corner of the solar panels on the rear of the roof will be shaded by the Project early mornings year round, but will be entirely in the sun by or shortly after 10 a.m. All of Long's solar panels will be in the sun until after 5 p.m. except on December 21.



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b. Skylights.

Only a small eastern portion of Long's skylights located at the rear of the roof will be in the shade between 9 a.m. and 11 a.m. in the summer, and before 10 a.m. in the fall, winter and spring. The three sky lights near the rear east light well will be mostly in the sun by 10 a.m. and in the sun thereafter year round. There are two of skylights one of each side of the solar panels on the sloped roof parapet at the front of the roof. The sloped roof skylight below Long's west light well will be in direct sunlight by 10 a.m. year round. Therefore, Long's skylights receive light throughout the day year round, although not all will receive direct sunlight during early to mid-morning hours.

c. Light Well

Long's east light well receives direct sunlight after 11 a.m. in the winter, between 11 a.m. and noon in the spring and by 10 a.m. in the summer Any additional decrease in direct sun light from the Project on Long's light well would occur during the morning and a portion of the light well will be in direct sun light by 11 a.m. By 1 p.m. Long's own building will cast shadow into his light well. As part of his previous renovation, Long enclosed his east light well with textured glass panels above the parapet wall and a ceiling with glass panels three of which are translucent glass resulting in a decrease in the amount of sunlight into his living room, kitchen, dining room and nook. Therefore, any Project shadow impact would be minimal

3. The Project will not cause privacy issues for Rubin's tenants or Long.

The Project's third and fourth floors are setback 25'-10" from the front facade or 31'-9" from the front facade of Rubin's building. The rear yard of Rubin's building is 9.25' deep. There are no existing or proposed windows or decks directly opposite Rubin's west facing windows. The eastern edge of the Project's fourth floor deck is behind the Mansard roof and 13'-6" from Rubin's west facing windows. The spatial relationship between the Project's ground floor, second floor, Mansard roof and the 1 Toledo building will not be altered. Inasmuch as the mansard roof is retained, it would be difficult, if not impossible, to look into the second and third floor west facing windows of the 1 Toledo Way Building from the Project's fourth floor deck or from the two east facing west windows that are 10' above the finished floor of the second floor. See Exhibit 1, Sheet A-3.7.

Long contends that his privacy will be impaired as the Project's second and fourth floor decks that will allow the Project residents to look into his second-floor master bedroom and eastern light well. (See page 10 of Long's DR Application.) The Project's the fourth-floor deck is north of Long's light well and approximately 5'-6" from the common side property line. One would have to stand at the corner of the roof deck, lean

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forward and look down to see bedroom windows through an enclosed light well. Moreover, the photographs in Long's DR request show that over 50% of the roof of his enclosed light well is translucent and on the upper portion of the parapet walls are textured translucent panels making it impossible to look down into Long's bedroom should one actually attempt to contort their body to do so. See the photographs on pages 5 and 6 of Long's DR application.

Long's complaint that the Project's second floor deck will create a privacy issue is a red herring. See **Exhibit 6** for a photograph of the three-story tall trees along the common property line. The assertion should be summarily dismissed by the Commission.

E. The Project will not block Harding's visual access to the mid-block open space.

The depth of the Project will be the same as the current building except for the ground floor extension into the rear yard. The height of the Project's rear yard extension is approximately 2' above the property line fence. The allowable 12' extension into the rear yard took into consideration the impact on the mid-block open space. It is physically impossible for a ground floor addition to block a third floor view of the interior midblock open space. Harding's complaint is that their view out of his third-floor windows will be blocked. See page 3 of Harding's DR application.

F. The Proposed Project Will Not Result in Increase in the Price of Buildings in the Marina District.

Long's assertion that the Project will set a precedent for larger and more expensive homes contributing to less affordable homes in the Marina District. This contention is specious. The asking price of any home in San Francisco depends on many factors, including but not limited to location, condition, comparable per square foot sale price, and perceived value to the buyer. This Project is not undertaken by the Project Sponsors for speculation or profit. Rather, the Project design is dictated by the mansard roof that is the defining feature of this historic resource, the need for a second unit for their aging parents, and additional space for a family with two young daughters.

**CONCLUSION**

The alleged adverse impact on light, air or privacy by DR Requestors is common when one lives in any City where buildings are constructed next to each other without side yards and without deep rear yards. If a neighbor is concerned with one's privacy to their bedrooms facing the rear yards, they can simply close their drapes. Similarly, buildings adjacent to a key lot, such as the Project Site, would receive less direct light compared to buildings in the middle of a block.

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Therefore, none of the DR applicants' complaints are result of extraordinary or exceptional circumstances. The other allegations of severe impact on skylights or solar panels, increasing the price of real estate in the Marina District are not supported by evidence or devoid of merit. Inasmuch as none of the impacts raised by the DR Requestors constitute extraordinary or exception circumstances, the Commission should deny the DR requests and approve the Project as proposed.

Very Truly yours,

Duane Morris LLP

  
Alice Barkley

Exhibits

cc: Commissioner Kathrin Moore  
Commissioner Deland Chan  
Commissioner Sue Diamond  
Commissioner Frank Fung  
Commissioner Theresa Imperial  
Commissioner Theresa Imperial  
Commissioner Racheal, Tanner  
Jonas P. Ionin  
David Winslow  
Corey Teague  
Katherine Wilborn  
Russel Long  
Charlie & Kathy Harding  
Joe Brand  
Elizabeth & Mark Hanson  
Deborah Halley  
Scott Embridge  
John & Kerry Cestar  
Jonathan Pearlman



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**TABLE OF EXHIBITS**

- |           |  |
|-----------|--|
| Exhibit 1 | Site Plan, Floor Plans, Elevations, Sections and Photographs of Site and Site vicinity                 |
| Exhibit 2 | Historic Resource Evaluation Response, Part I and Part II for the Project                              |
| Exhibit 3 | Plan-view shadow study comparing the existing and net new shadow on the DR requestors' properties.     |
| Exhibit 4 | 3D Shadow Study  |
| Exhibit 5 | Comparative shadow study showing the difference of new shadow between a three and four story building. |
| Exhibit 6 | Photograph of the trees between the Project and Long's building in the rear yard                       |

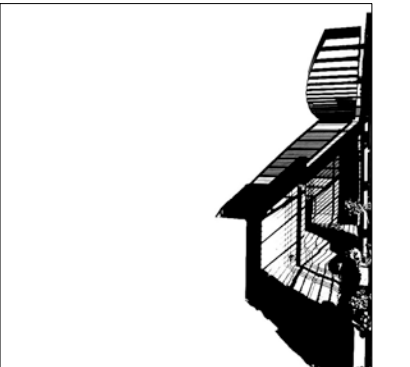
# EXHIBIT 1



# Cestar Residence

## 25 TOLEDO WAY

### San Francisco, CA 94123



ELEVATIONarchitects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125  
elevationarchitects.com



VIEW FROM 2 TOLEDO WAY



VIEW FROM 28-30 TOLEDO WAY

#### GLOSSARY

ABV	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NIS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	OH.	OPPOSITE HAND
CPT	CARPET	FLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	FTD	PAINTED
DIM.	DIMENSION	REF	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN	DOWN	RB	RUBBER BASE
DWG	DRAWING	RM	ROOM
(E).EX.	EXISTING	RO	ROUGH OPENING
EA.	EACH	RDWD	REDWOOD
EJ	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRIC	SH	SHEETING
EL.ELEV.	ELEVATION	SHT	SHEET
EQ	EQUAL	SIMR	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST.STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STR	STRUCTURAL
F.O.M.	FACE OF MASONRY	T&G	TONGUE AND GROOVE
GA	GALVE	T.C.	TOP OF CURB
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS	T.O.S.	TOP OF STEEL
GND	GROUND	T.O.W.	TOP OF WALL
GSM	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP.BD.	GYP.SUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GWB	GYP.SUM WALLBOARD	VERT.	VERTICAL
HB	HOSE BIB	V.I.F.	VERIFY IN FIELD
HC	HANDICAPPED	WD	WOOD
HM	HOLLOW METAL	WDW	WASHER AND DRYER
HT	HOUSE PANEL HEIGHT	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

#### GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK, MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

#### PLANNING DEPARTMENT NOTES

PROJECT LOCATION:	25 TOLEDO WAY
BLOCK/LOT:	0486A / 046
TOTAL LOT AREA:	3,070 SF
ZONING:	RH-2
EXISTING BUILDING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED BUILDING USE:	2-UNIT FAMILY RESIDENTIAL
USABLE OPEN SPACE:	
REQUIRED PER UNIT PROPOSED:	125 SQ. FT. PRIVATE, 166 SQ. FT. COMMON
	165 SQ. FT. (PRIVATE UNIT 1)
	379 SQ. FT. (PRIVATE UNIT 2)
	865 SQ. FT. (COMMON)
SETBACKS:	
FRONT:	5'-11" (EXISTING - NO CHANGE)
SIDE:	NONE
REAR:	45% OF LOT DEPTH
HEIGHT & BULK:	
(E) BUILDING HEIGHT:	40'-X
(N) BUILDING HEIGHT:	29'-0"
EXISTING PARKING:	40'-0"
PROPOSED PARKING:	1-CAR
PROPOSED CLASS 1 BICYCLE SPACES:	2-CAR
	2

BUILDING AREA:		
	EXISTING	PROPOSED
1ST FLOOR:	1,840 SF	2,050 SF
2ND FLOOR:	1,771 SF	1,804 SF
3RD FLOOR:		1,038 SF
4TH FLOOR:		853 SF
ROOF DECK:		86 SF
TOTAL:	3,611 SF	5,745 SF

#### UNIT SUMMARY

UNIT 1:	890 SF	1 BEDROOM / 1 BATH
UNIT 2:	4,855 SF	3 BEDROOM / 3 1/2 BATH

#### BUILDING DEPARTMENT NOTES

- ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R.
- OCCUPANCY CLASSIFICATION: R-3  
OCCUPANCY SEPARATION: 1 HR BETWEEN UNITS & 1 HR BETWEEN UNITS AND GARAGE
- CONSTRUCTION TYPE: VA  
NUMBER OF FLOORS: 4 FLOORS  
HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS: 40'-0" TO ROOF  
EGRESS REQUIREMENTS: 1 MEANS OF EGRESS FROM UNITS

#### PERMITS

- SITE PERMIT
- ADDENDA FOR STRUCTURE, ARCHITECTURE, MECHANICAL, FIRE SPRINKLERS
- FIRE SPRINKLER WORK TO BE DESIGN/BUILD
- APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

#### APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN FRANCISCO AMENDMENTS
- CURRENT NFPA 13R
- 2016 CALIFORNIA ENERGY CODE

#### SCOPE OF WORK:

- RENOVATION AND ADDITION TO AN EXISTING 2-STORY SINGLE FAMILY HOME
- ADDITION OF ONE RESIDENTIAL UNIT AT THE 1ST FLOOR

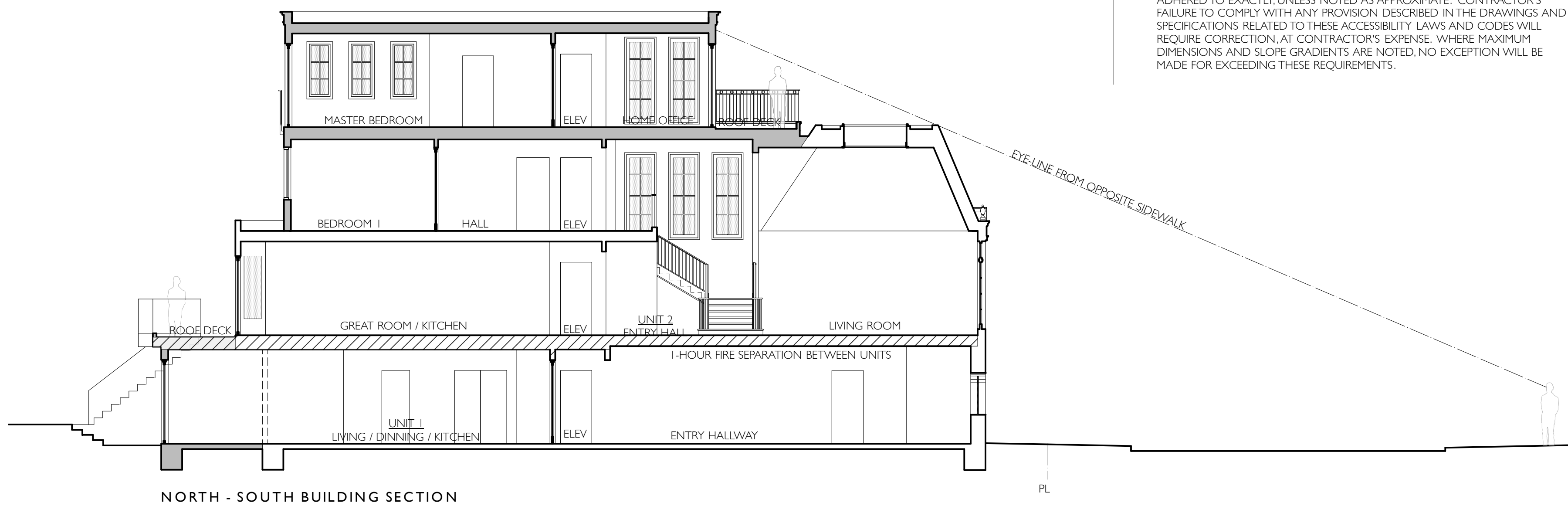
#### PROJECT TEAM

Building Owner:  
John and Kerry Cestar  
25 Toledo Way  
San Francisco, CA 94123  
Contact: John Cestar  
(415) 418.0823  
Email: jcestar88@gmail.com

Architect:  
Elevation Architects  
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San Francisco, CA 94109  
Contact: Jonathan Pearlman  
415.537.1125 x101  
jonathan@elevationarchitects.com

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A-3.5	WEST ELEVATION
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A-3.7	NORTH - SOUTH BUILDING SECTION

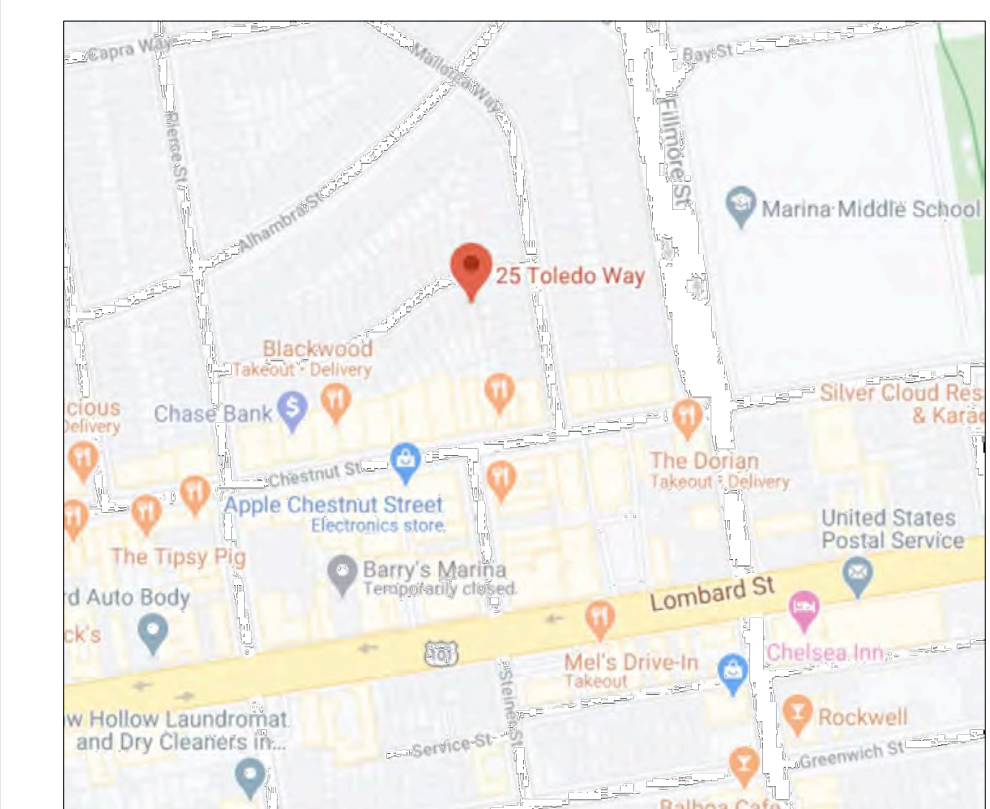


NORTH - SOUTH BUILDING SECTION

#### SYMBOL LEGEND

- ELEVATION KEY
- DETAIL KEY
- SECTION KEY
- WALL TYPE KEY
- DOOR NUMBER KEY
- WINDOW TYPE KEY
- REVISION CLOUD & KEY

#### VICINITY MAP



agency stamps:

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

#	date	issue
	10.04.20	REV. RDAT COMMENTS
	5.17.21	REV. DR. RESPONSE

#### Cover Sheet

project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

# A-0.1



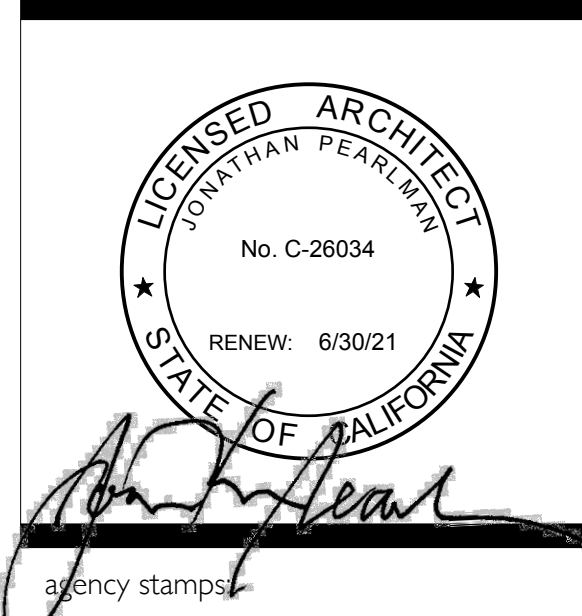
# GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

INSTRUCTIONS:				NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION					
1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A". 2. Provide project information in the Verification box at the right. 3. Attach LEED or GreenPoint Rated Scorecard on separate sheet. 4. Submittal must be a minimum of 24" x 36". 5. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors			<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors			<input type="checkbox"/> LARGE NON-RESIDENTIAL A B E I M 25,000 sq. ft. or greater			<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq. ft. or greater	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B M 25,000 sq. ft. or greater	<input type="checkbox"/> 1ST TIME NON-RESIDENTIAL INTERIORS B M 25,000 sq. ft. or greater	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A")
TITLE	SOURCE OF REQUIREMENT	FOR REFERENCE LEED v4 GPR v7	DESCRIPTION OF REQUIREMENT													
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.													
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.													
	Points on Current Scorecard		Enter current expected score in box at right as appropriate.													
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2, K2, K3, L2 Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2	LEED EQc2						
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEP2, WEC2, G2 Meet flush/low requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	4.303.1	4.303.1	LEED WEC2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable							
	NON-POTABLE WATER REUSE	Health Code art 12C	WEC2 New buildings ≥40,000 sq. ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation.	n/r	•	•	n/r	n/r	n/r							
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEP1, WEC1 New construction projects with aggregated landscape area ≥500 sq. ft., or existing projects with modified landscape area ≥1,000 sq. ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area	•	•	•	•	•	•							
	WATER METERING	CALGreen 5.303.1	WEC4 Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.)	n/r	n/r	•	n/r	•	•							
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2, J5 Comply with all provisions of the CA Energy Code.	•	•	•	•	•	•							
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAC5, EAC2, I3 New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	n/r	n/r	n/r							
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAC2 Non-residential buildings ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAC2).	n/r	n/r	•	n/r	n/r	n/r							
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1 For projects ≥10,000 sq. ft., include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	n/r	•	•							
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6, N3.5, N3.6 Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	Planning Code 155.1-2	Planning Code 155.1-2	•	Planning Code 155.1-2	•	•							
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7 Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	n/r	•	•							
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8 Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r							
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1, M4 Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•							
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRc5, A2.1 For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	75% diversion							
HVAC	HVAC INSTALLER QUALS	CALGreen 702.1		•	•	n/r	•	n/r	n/r							
	HVAC DESIGN	CALGreen 4.507.2		•	•	n/r	•	n/r	n/r							
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAC6 Use no halons or CFCs in HVAC.	n/r	n/r	•	n/r	•	•							
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6 Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	n/r	•	•							
	BIRD-SAFE BUILDINGS	Planning Code sec.139		•	•	•	•	•	•							
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2 For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•							
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	SSc4, A6 Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope							
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1 Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	•	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope							
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9 Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	n/r	•	•							
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3 Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•							
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1 Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	if applicable	•	•							
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3 During construction, meet SMACNA IAQ guidelines, provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r							
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3		•	•	n/r	if applicable	n/r	n/r							
	RODENT PROOFING	CALGreen 4.406.1		•	•	n/r	•	n/r	n/r							
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1		•	•	n/r	•	n/r	n/r							
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2		•	•	n/r	•	n/r	n/r							
	MOISTURE CONTENT	CALGreen 4.505.3		•	•	n/r	•	n/r	n/r							
	BATHROOM EXHAUST	CALGreen 4.506.1		•	•	n/r	•	n/r	n/r							



**ELEVATION**architects  
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San Francisco, CA 94109  
415.537.1125  
elevationarchitects.com



Cestar Residence  
PROJECT NAME  
0486A / 046  
BLOCK/LOT

25 Toledo Way  
ADDRESS  
RESIDENTIAL  
PRIMARY OCCUPANCY

5,745 GSF  
GROSS BUILDING AREA

**Option 1:**  
Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

PERMIT APPLICANT (sign & date)

**Option 2: LEED GBCPR**  
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a LEED Accredited Professional  
 I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date) AFFIX STAMP BELOW:

**Option 3: GreenPoint Rated GBPCR**  
Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a GreenPoint Rater  I am not a GreenPoint Rater  
 I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.

GreenPoint Rater (print name) (contact phone #)

(sign & date)

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date) AFFIX STAMP BELOW:

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

# date issue

10.04.20 REV. RDAT COMMENTS

5.17.21 REV. DR. RESPONSE

Attachment C-2

project: 20.07

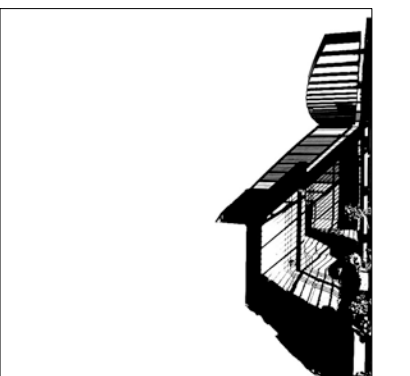
drawn by:

checked by: JP

date: 8.10.20

A-0.2





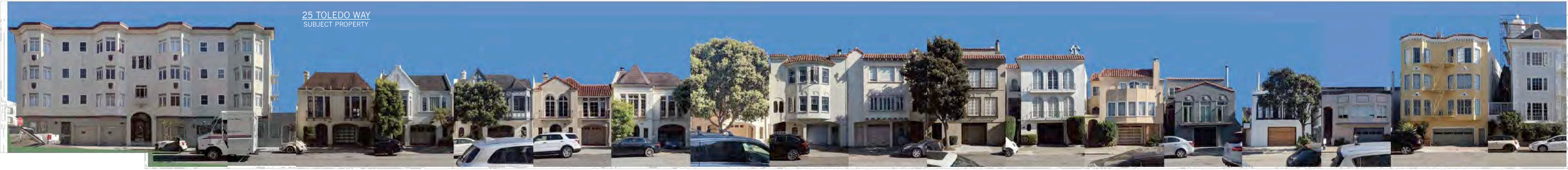
ELEVATIONarchitects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 v  
elevationarchitects.com w



*Jonathan Pearlman*  
agency stamps



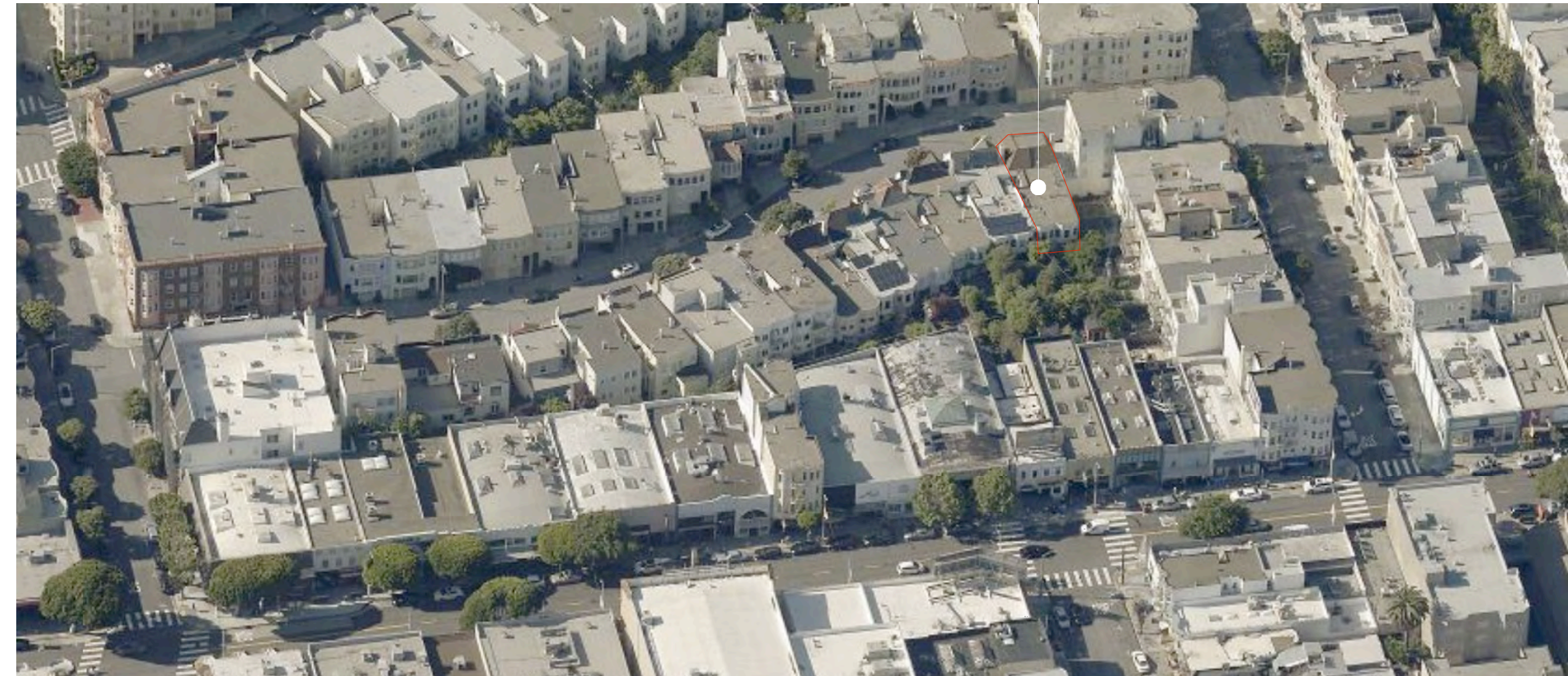
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25 TOLEDO WAY  
SUBJECT PROPERTY

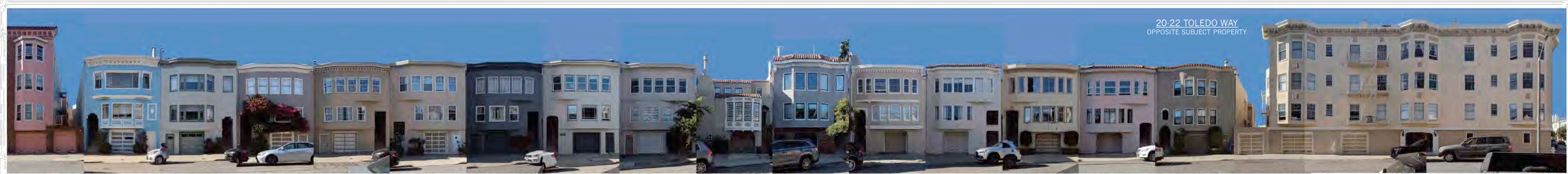
TOLEDO WAY SOUTH



TOLEDO WAY LOOKING SOUTH



TOLEDO WAY LOOKING NORTH



0486A001 0486A046 0486A045 0486A044 0486A043 0486A042 0486A041 0486A040 0486A039 0486A038 0486A037 0486A036 0486A035 0486A034 0486A033 0486A032 0486A029

TOLEDO WAY NORTH

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

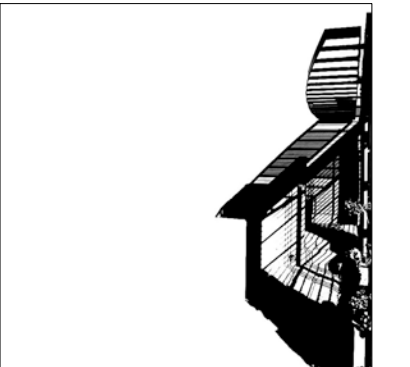
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#	date	issue
	10.04.20	REV. RDAT COMMENTS
	5.17.21	REV. DR. RESPONSE

Site Photos

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20





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5 - GUARDRAIL ON ROOF DECK NOT VISIBLE



1 - GLASS GUARDRAIL ON ROOF DECK



2 - GLASS GUARDRAIL ON ROOF DECK



1 - METAL GUARDRAIL ON ROOF DECK



2 - METAL GUARDRAIL ON ROOF DECK



3 - GUARDRAIL ON ROOF DECK NOT VISIBLE



4 - GUARDRAIL ON ROOF DECK NOT VISIBLE

IMAGE TAKEN FROM GOOGLE STREET VIEW  
EYE LEVEL VIEW AT APPROXIMATELY 3' ABOVE  
2ND FLOOR LEVEL AND FROM NORTH LANE  
OF TOLEDO WAY.

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

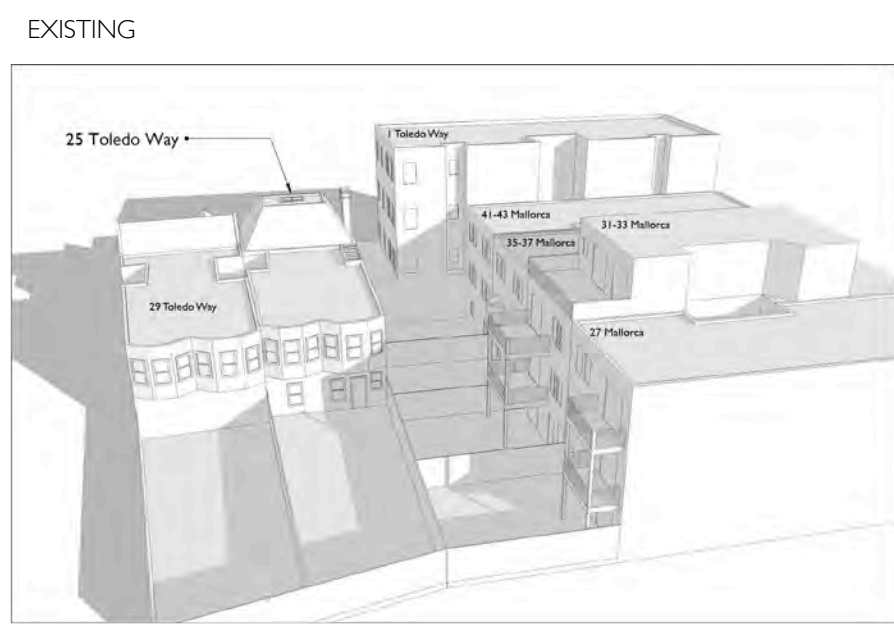
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	5.17.21	REV. DR. RESPONSE

3D Renderings

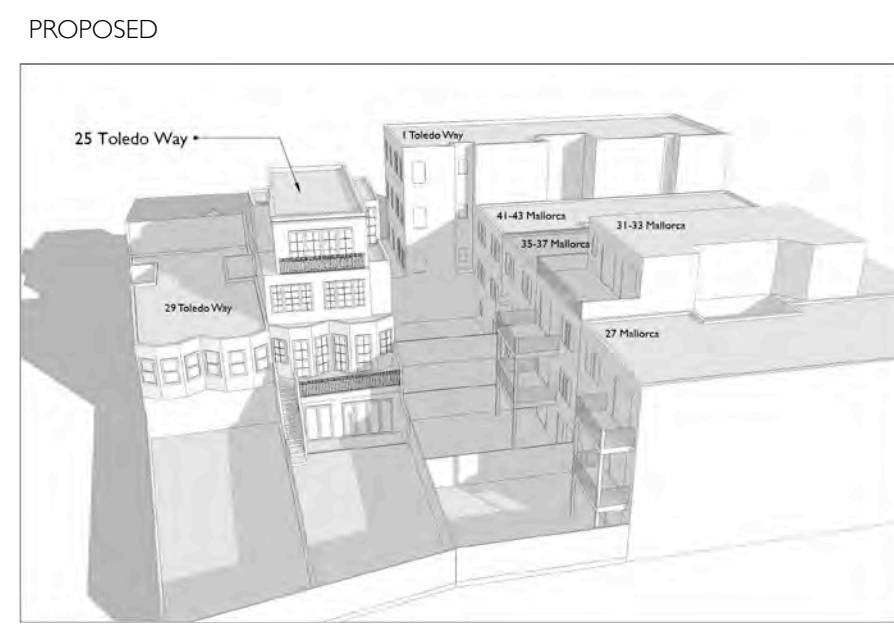
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 drawn by:  
 checked by: JP  
 date: 8.10.20

A-0.4

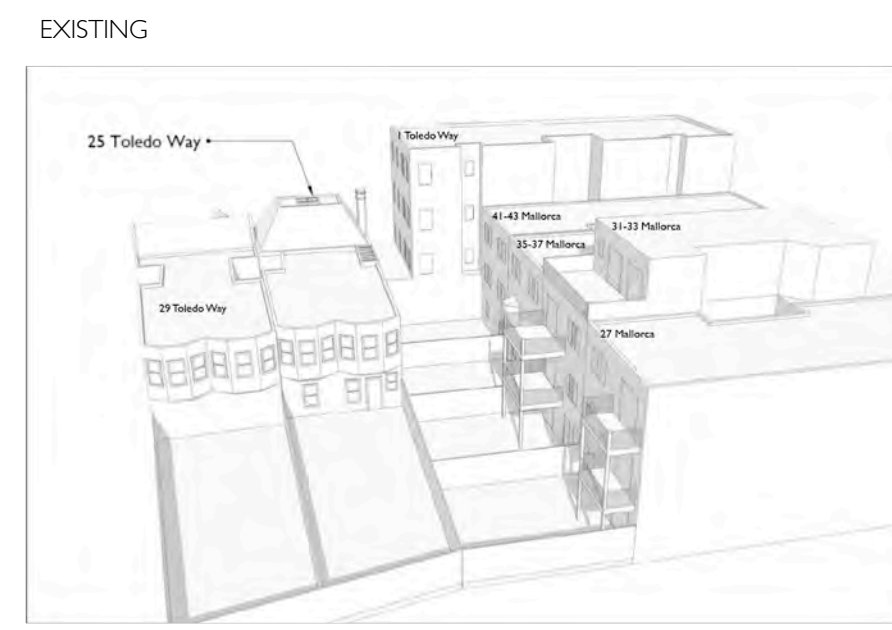




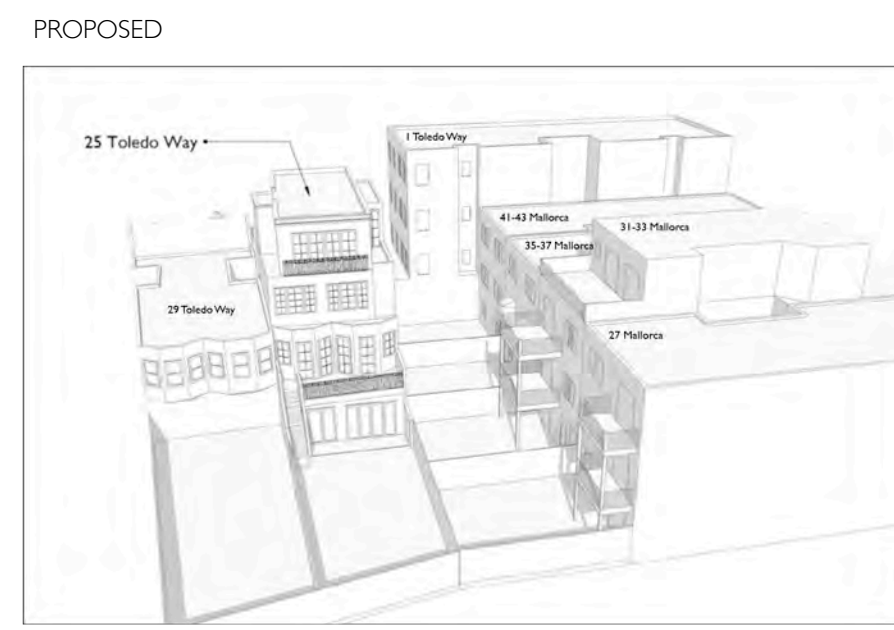
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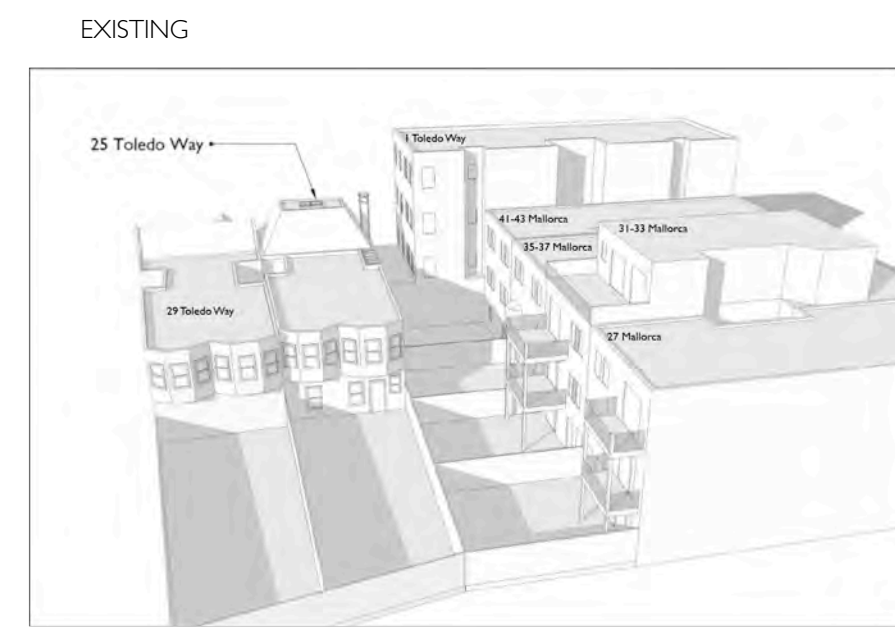
12/21 9am



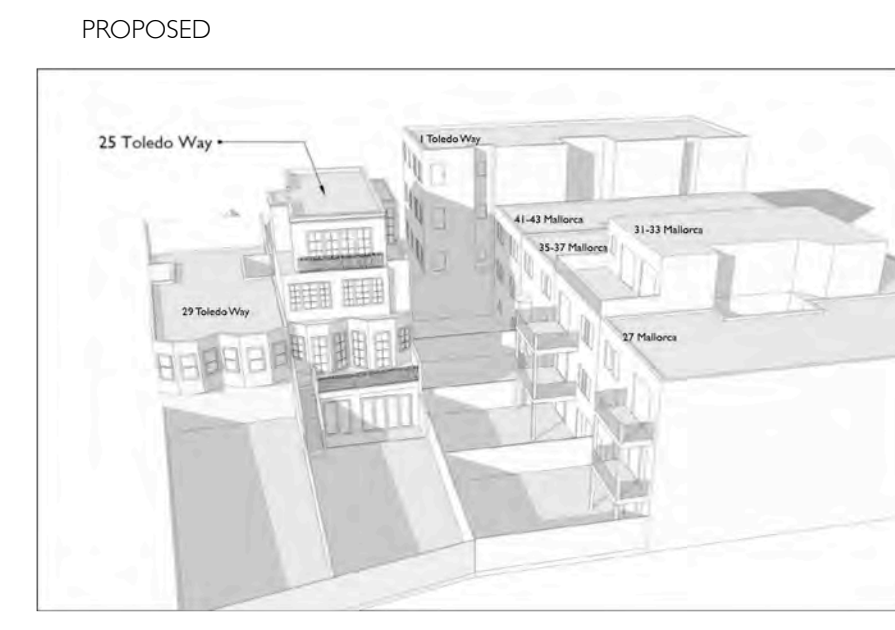
12/21 12pm



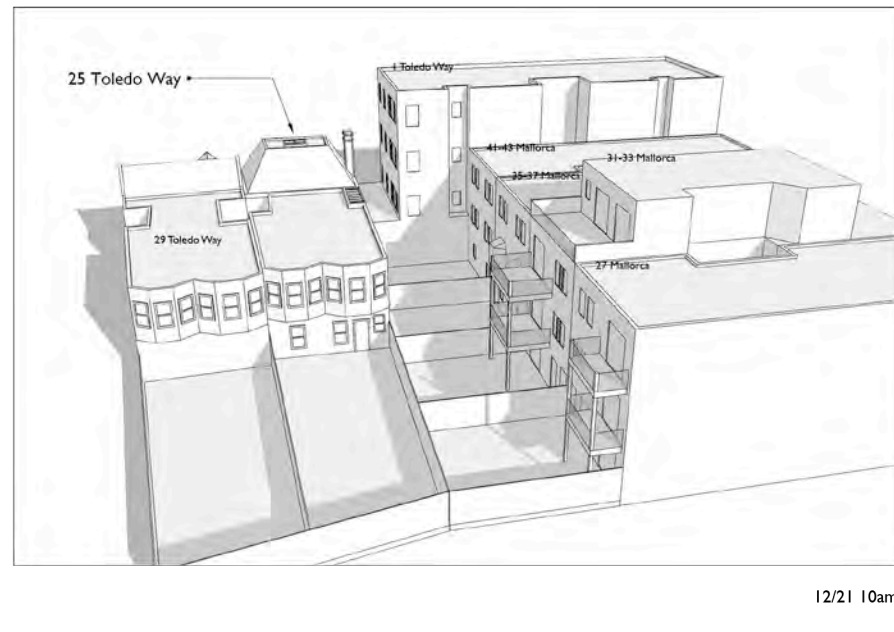
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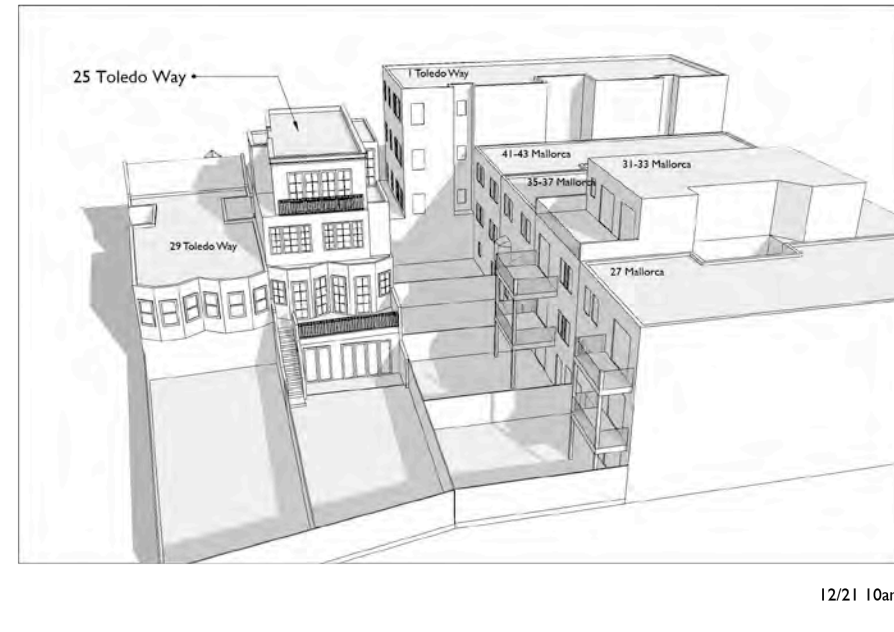
12/21 3pm



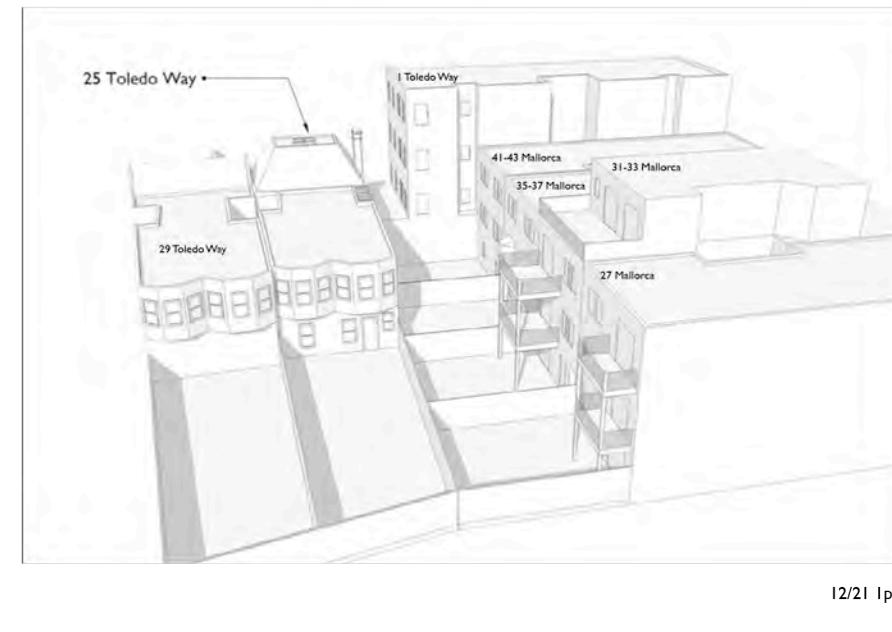
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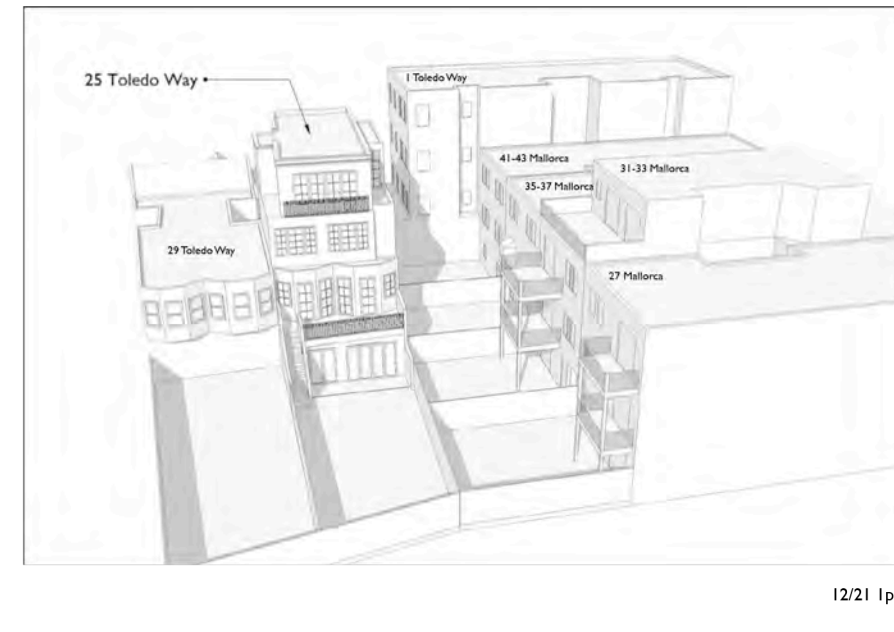
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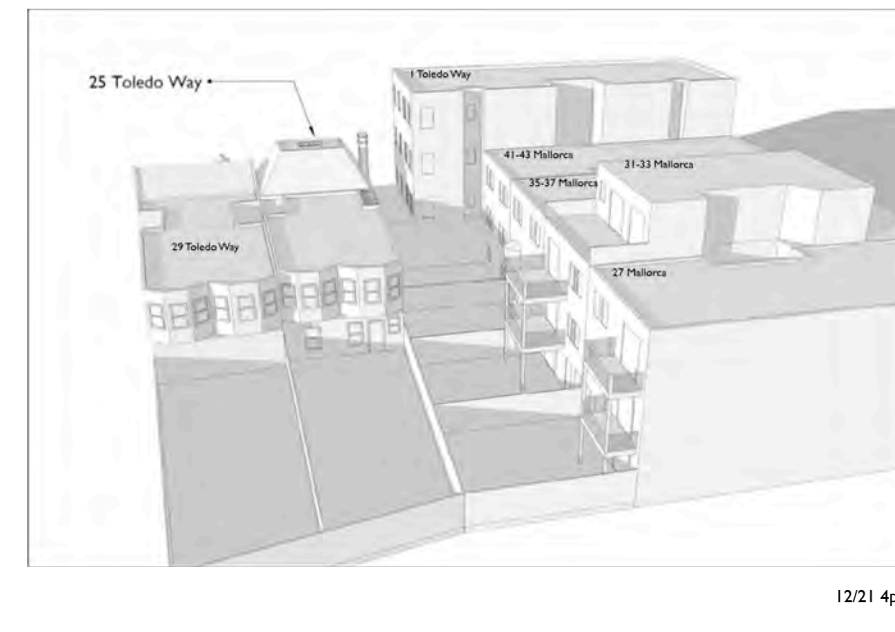
12/21 10am



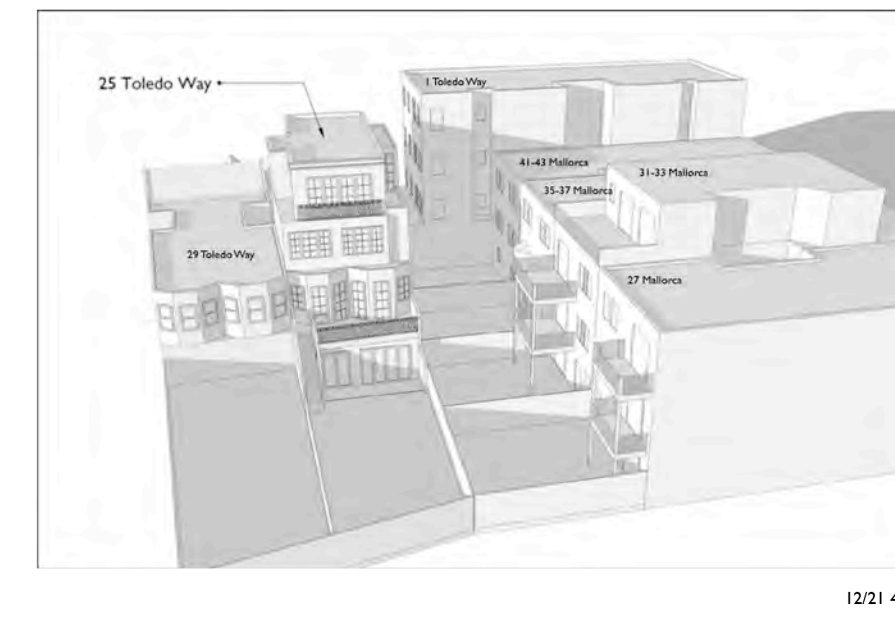
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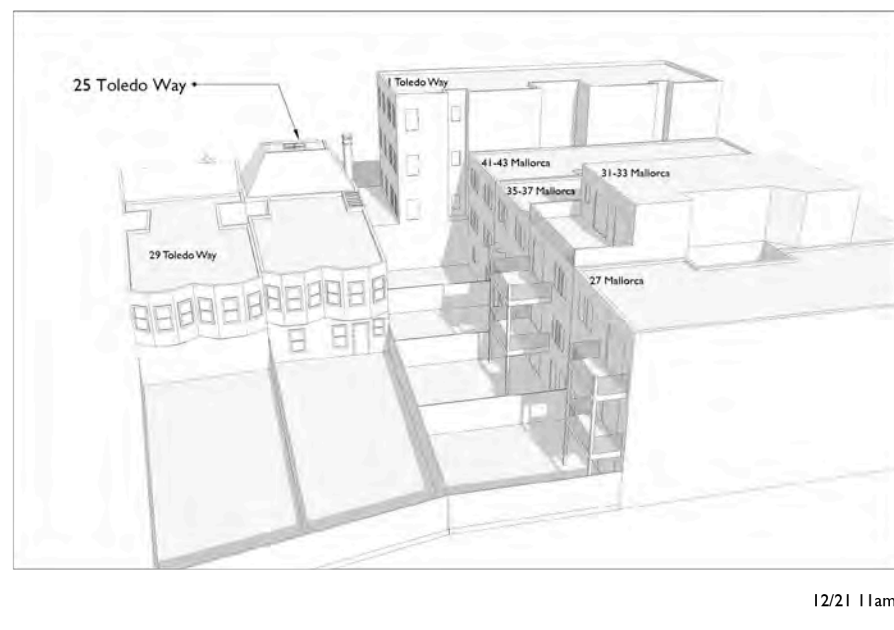
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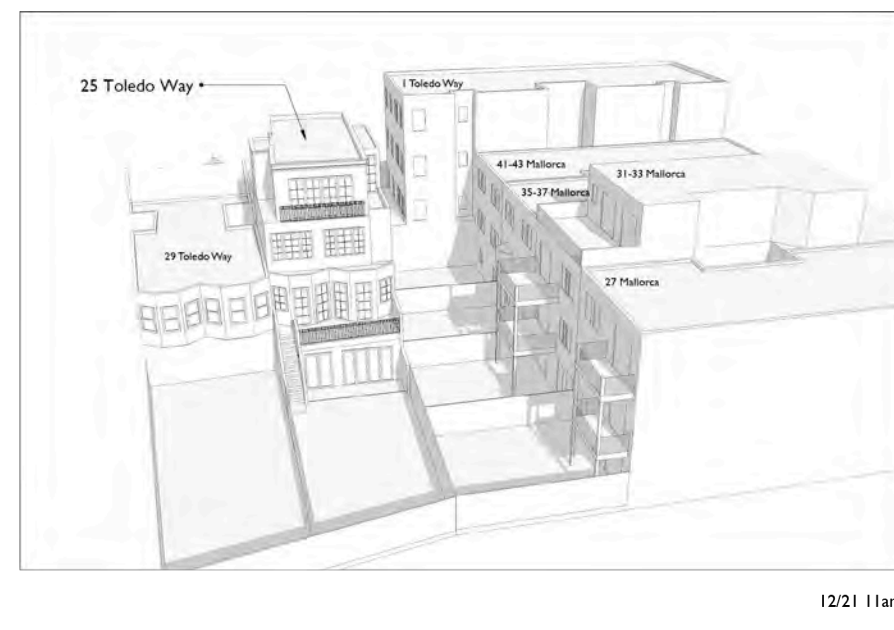
12/21 4pm



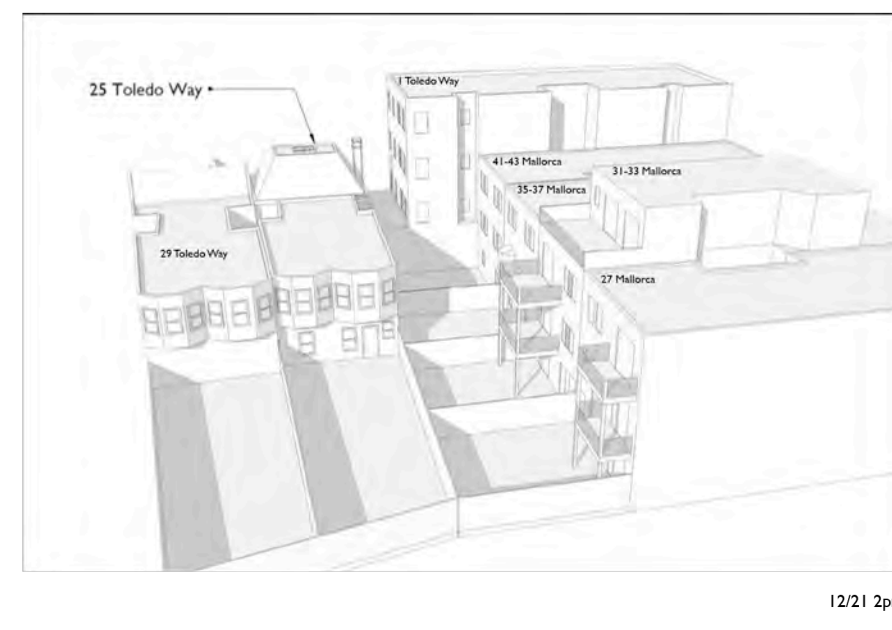
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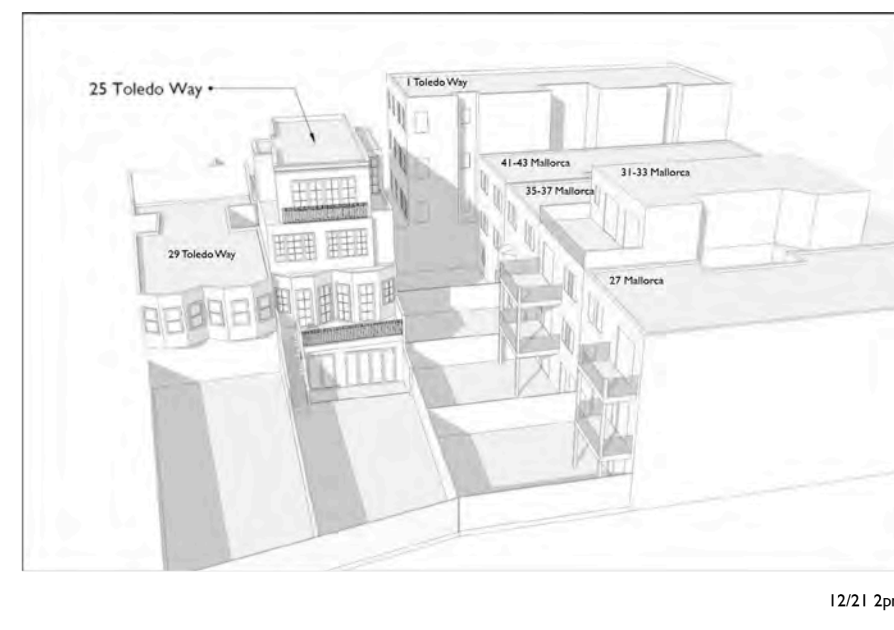
12/21 11am



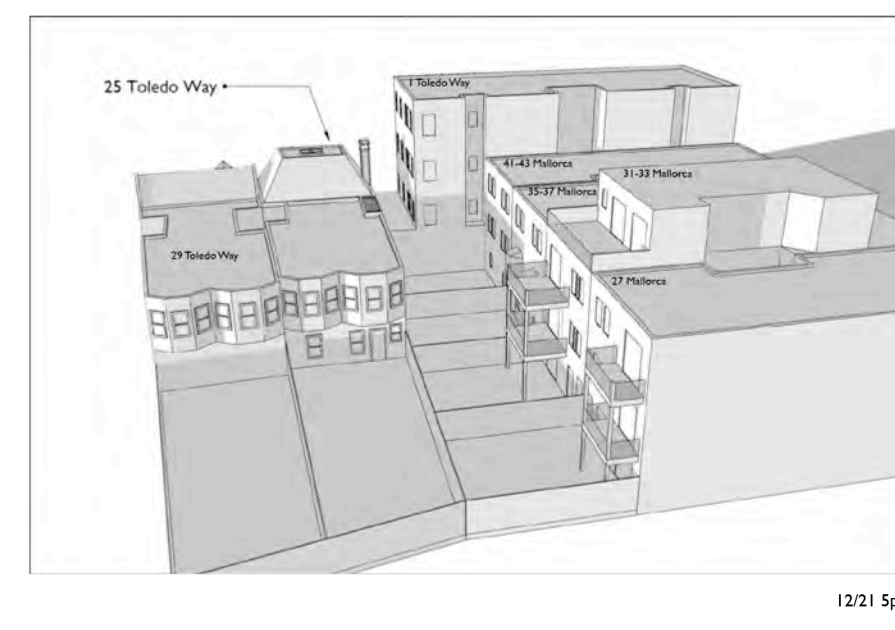
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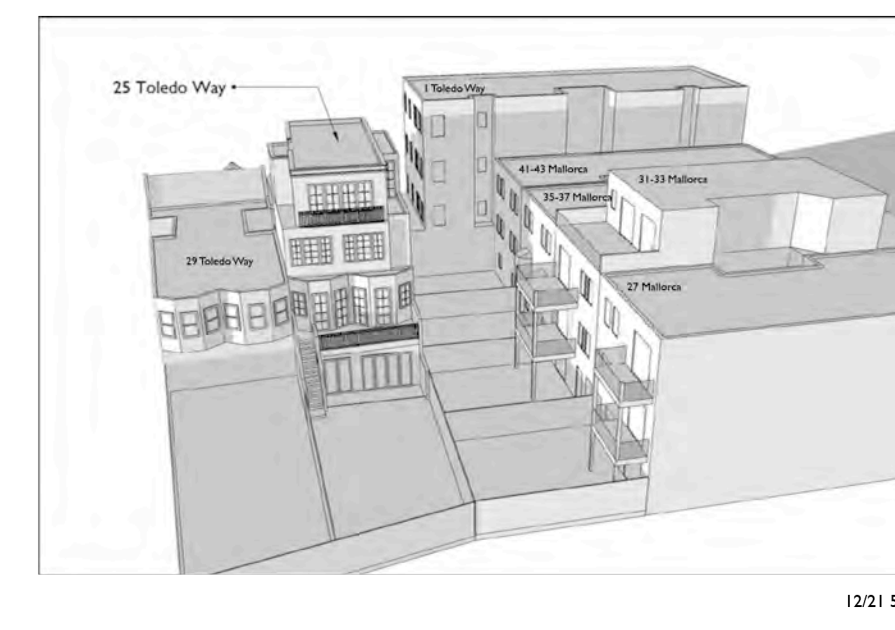
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12/21 2pm

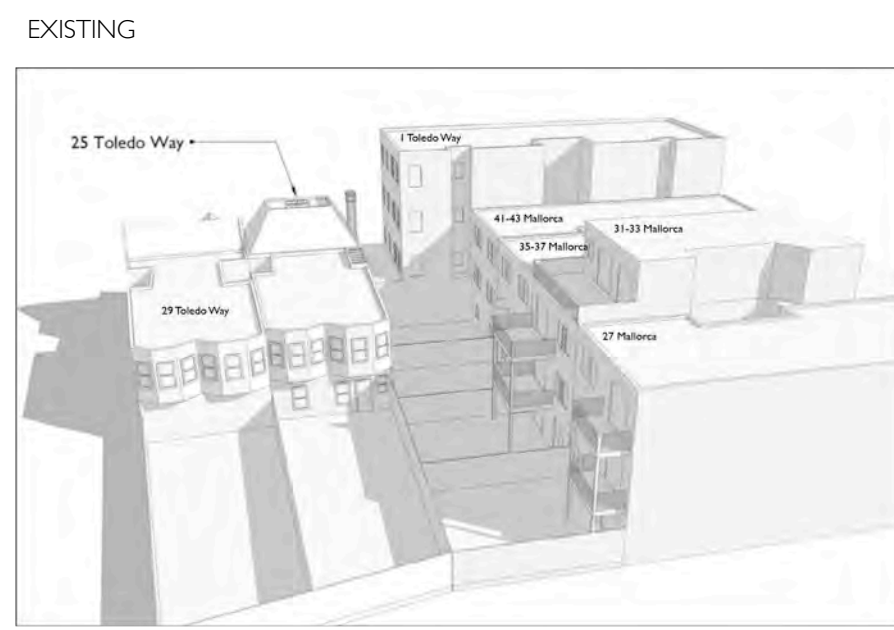


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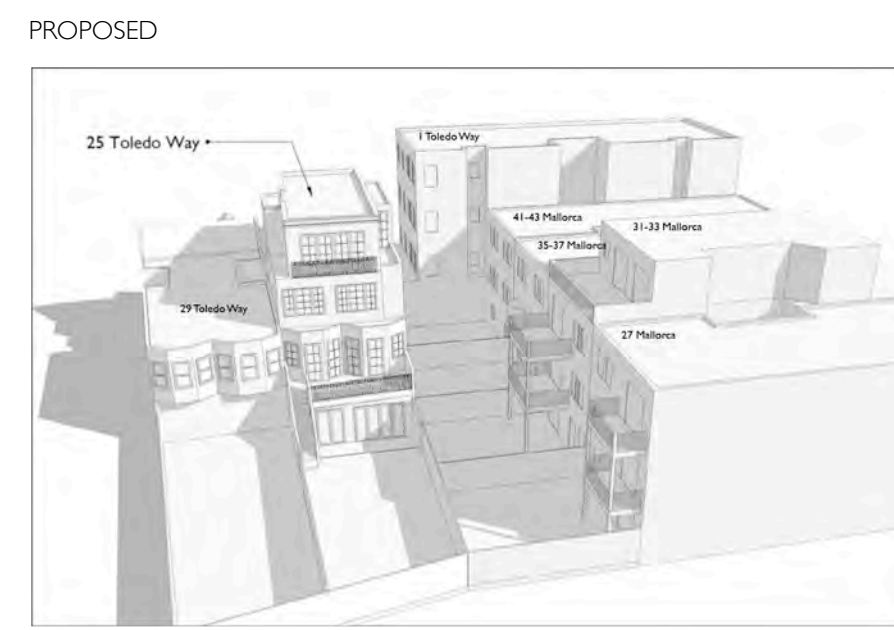


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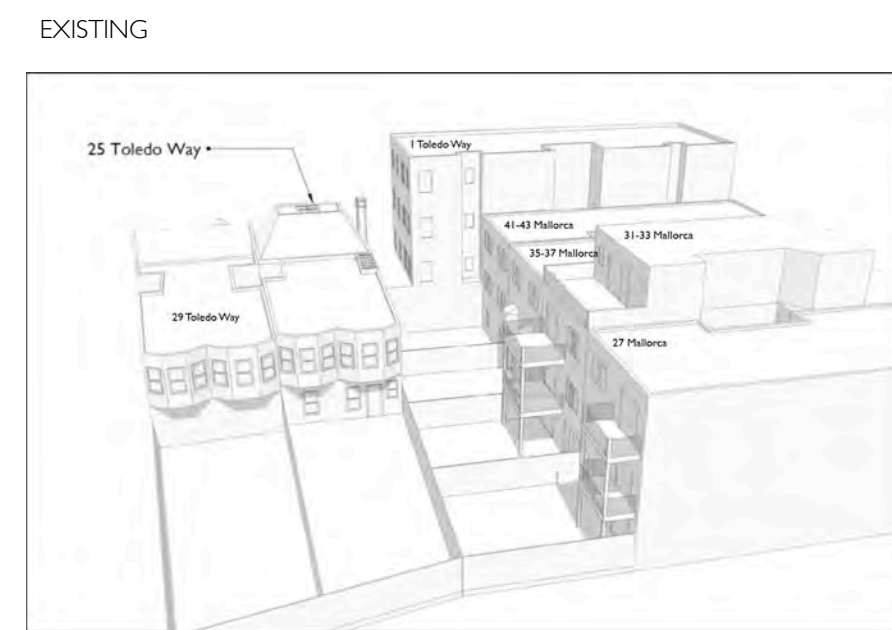
DECEMBER 21



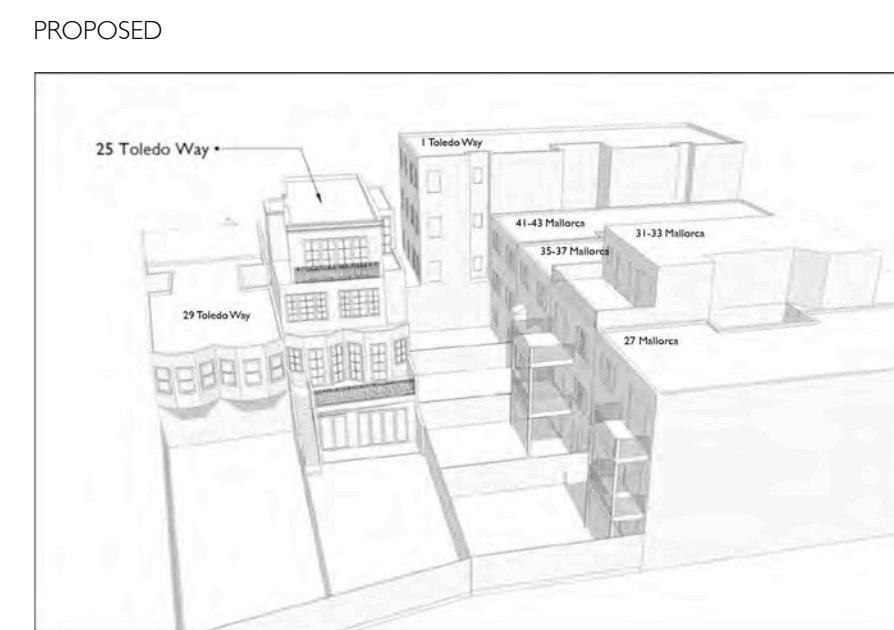
3/21 & 9/21 9am



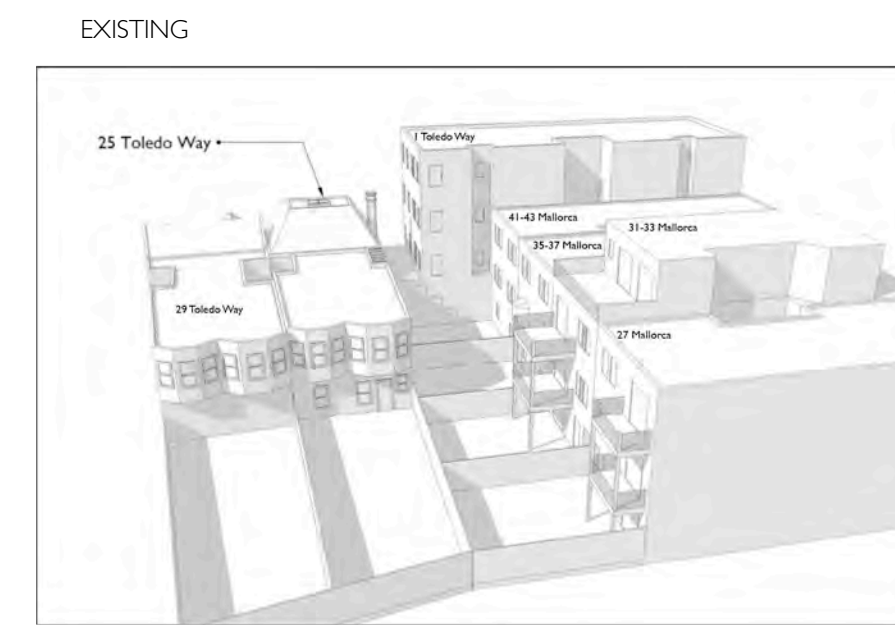
3/21 & 9/21 9am



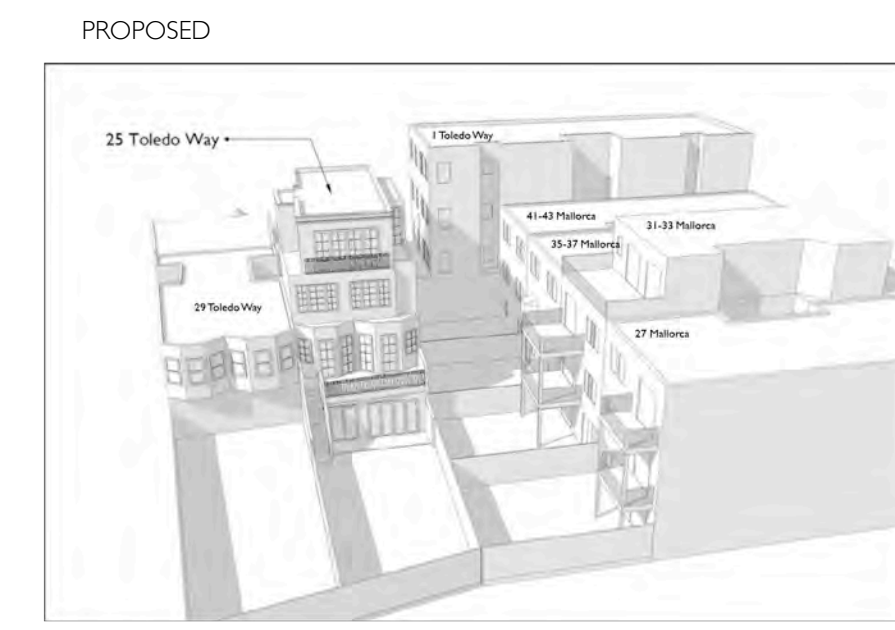
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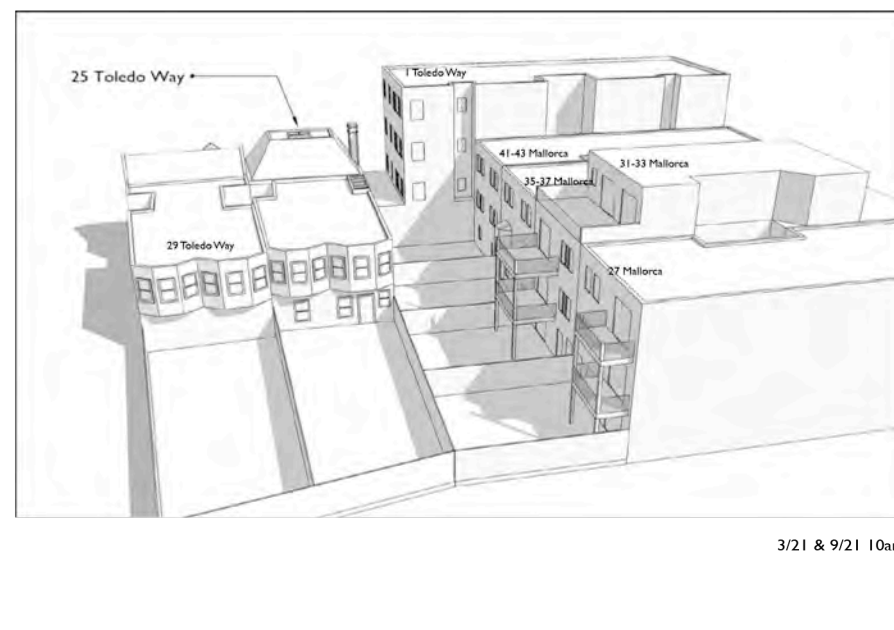
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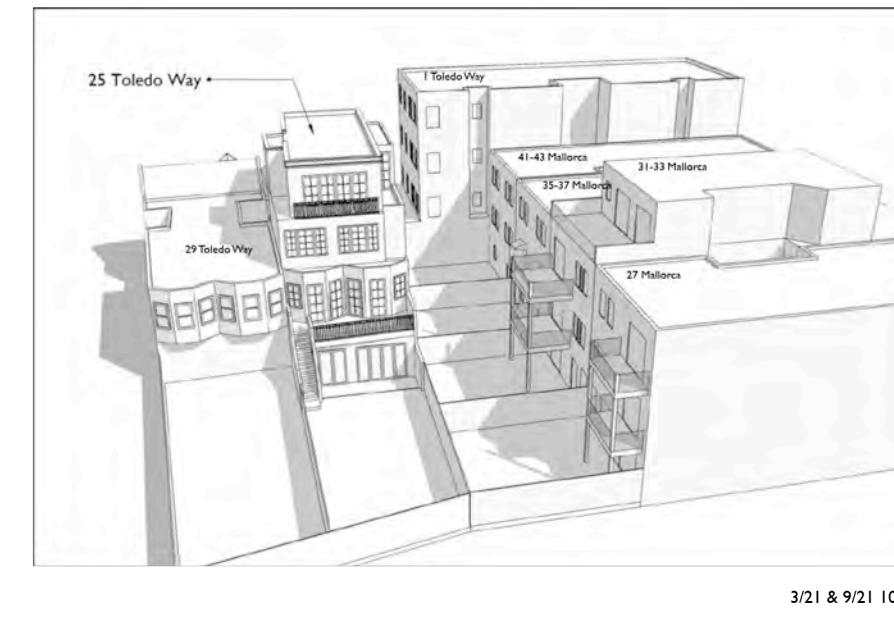
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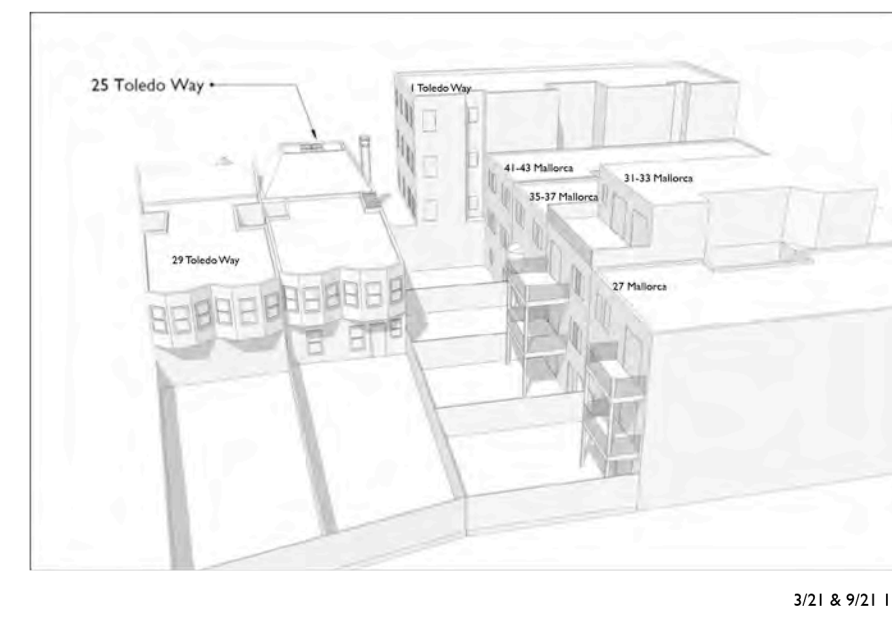
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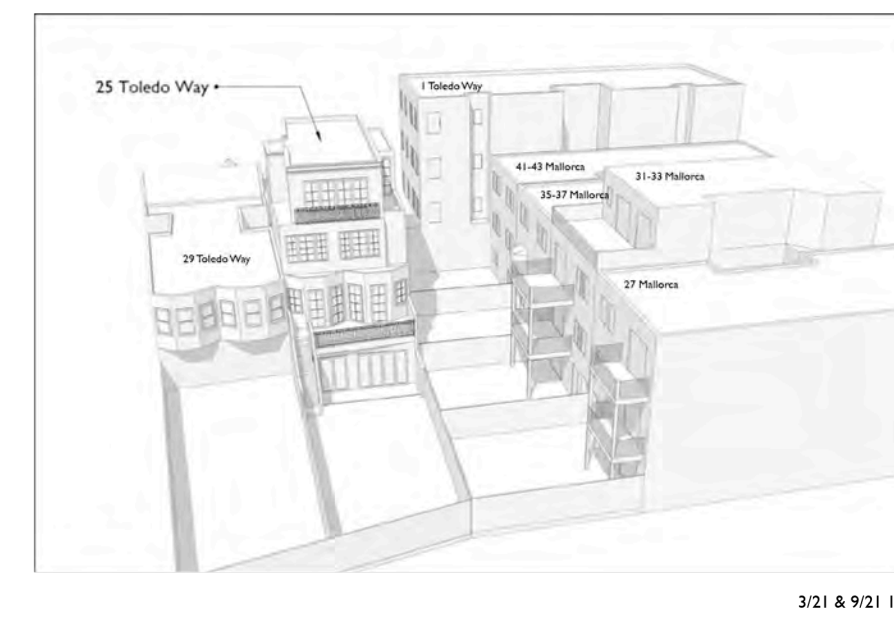
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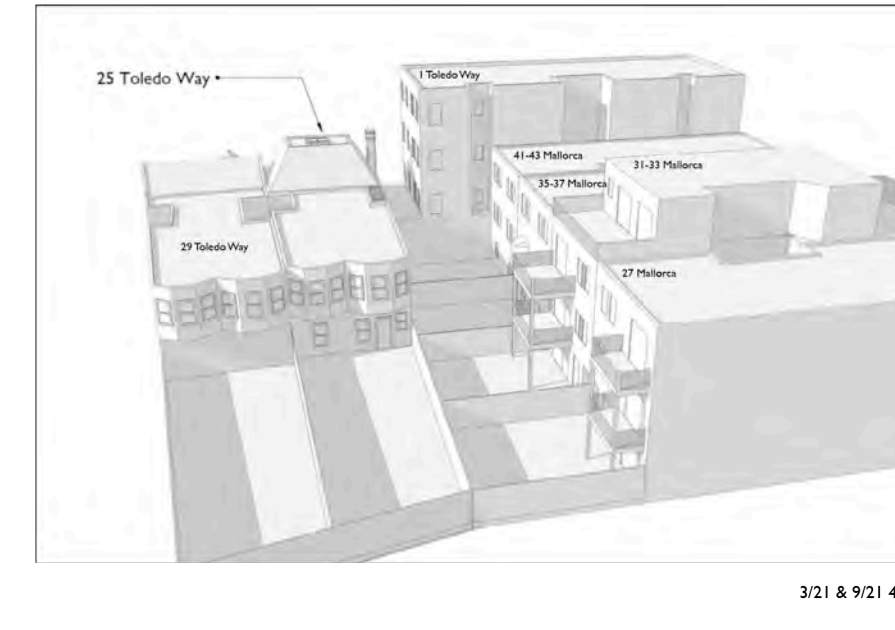
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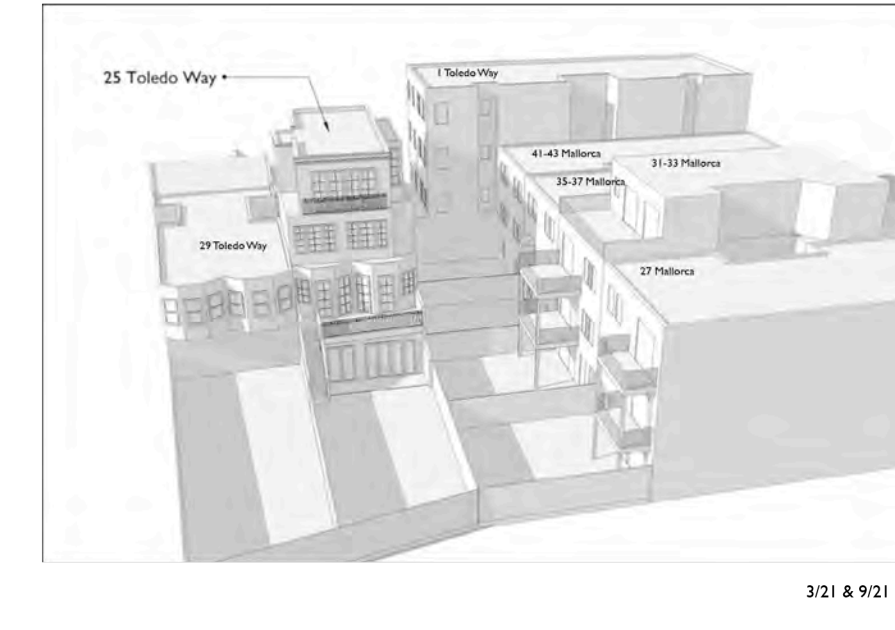
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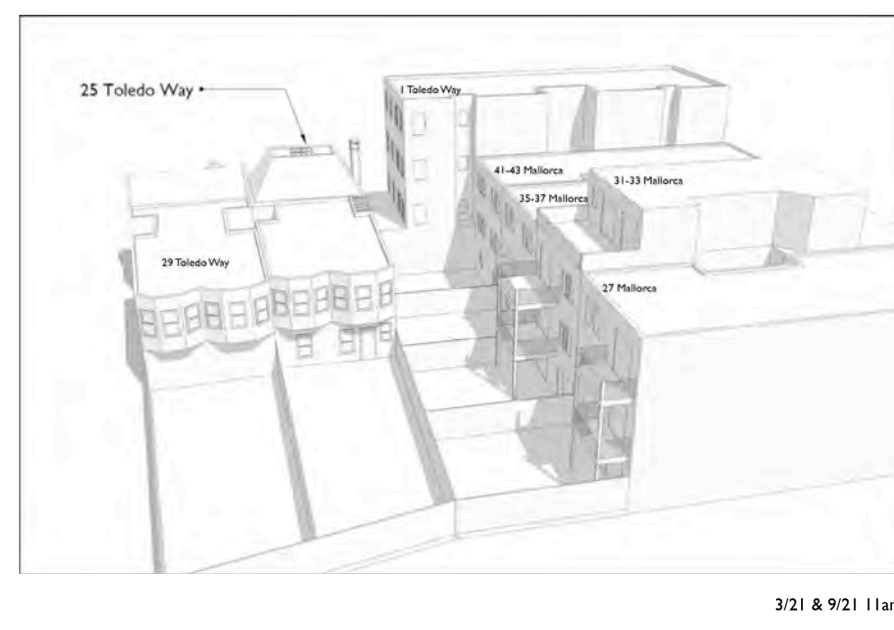
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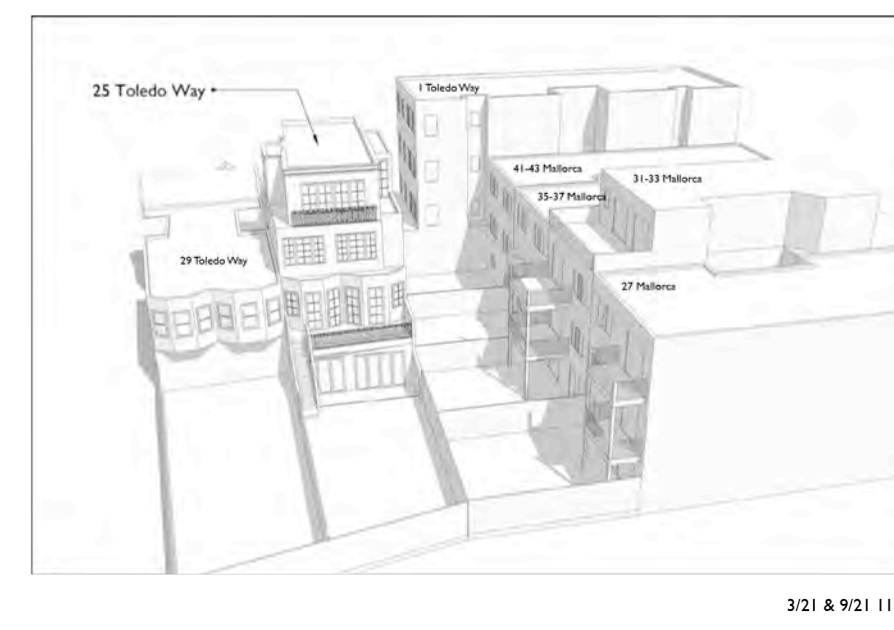
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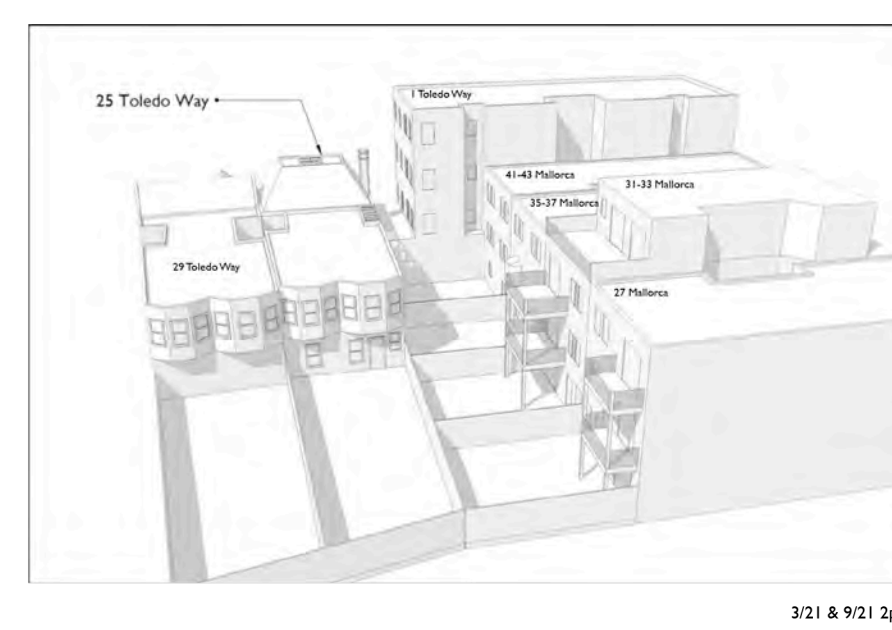
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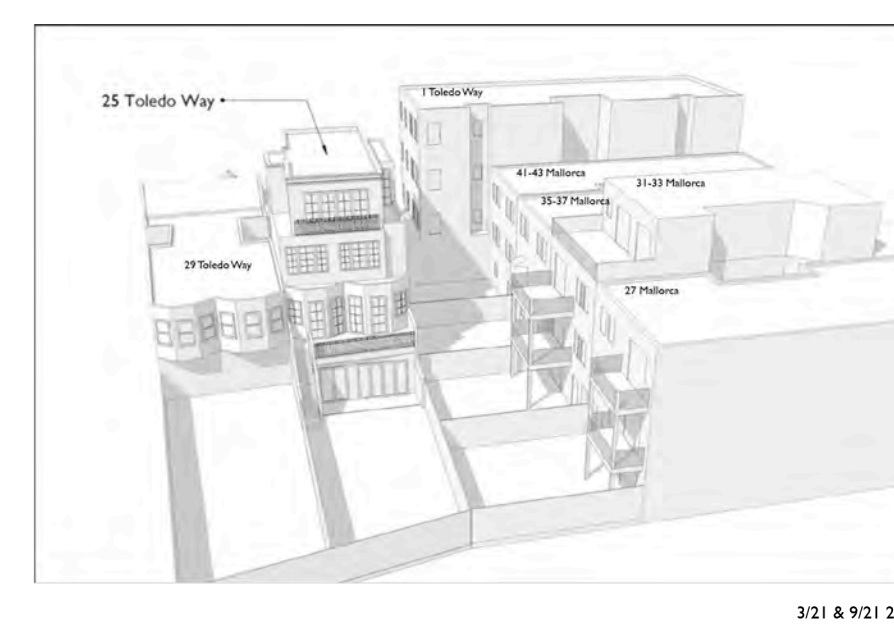
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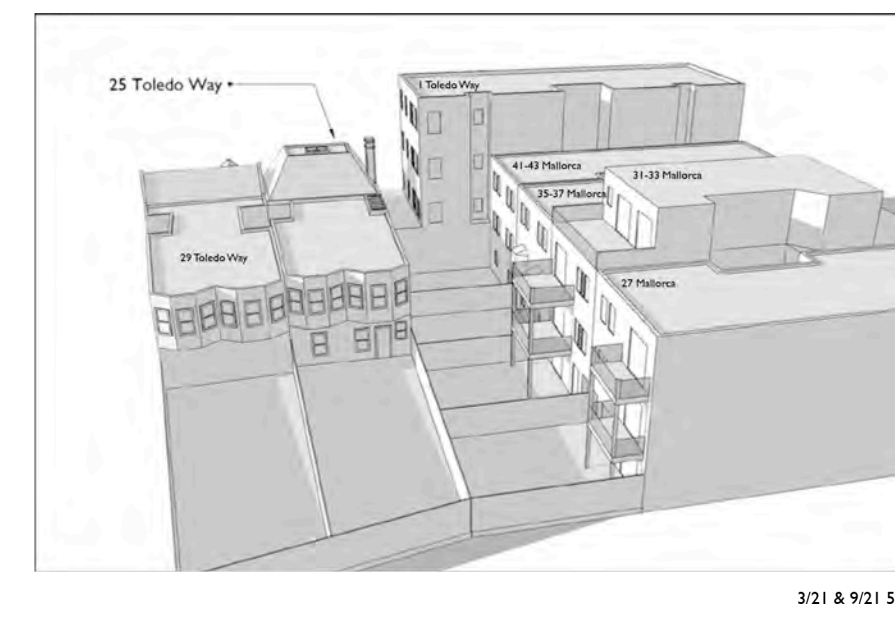
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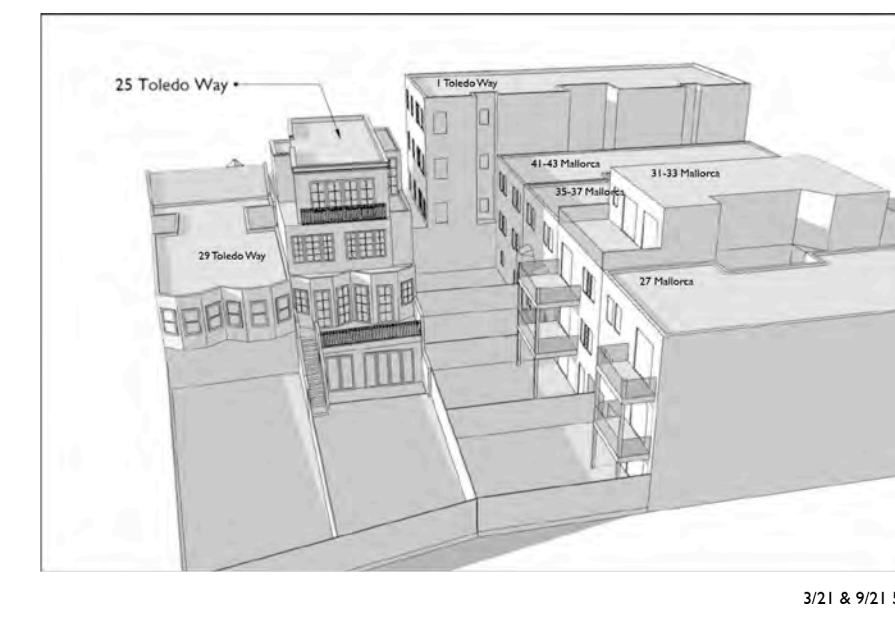
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3/21 & 9/21 2pm



3/21 & 9/21 5pm



3/21 & 9/21 5pm

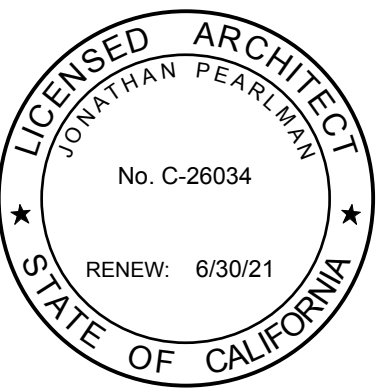
MARCH 21 AND SEPTEMBER 21



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agency stamps:

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CESTAR RESIDENCE  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

#	date	issue
	10.04.20	REV. ROAT COMMENTS
	5.17.21	REV. DR. RESPONSE

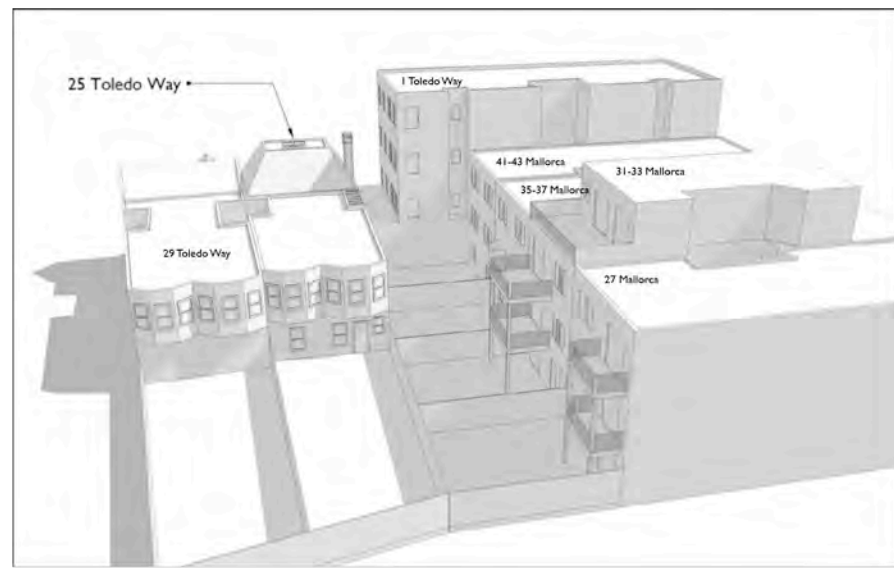
Shadow Study

project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20

A-0.5

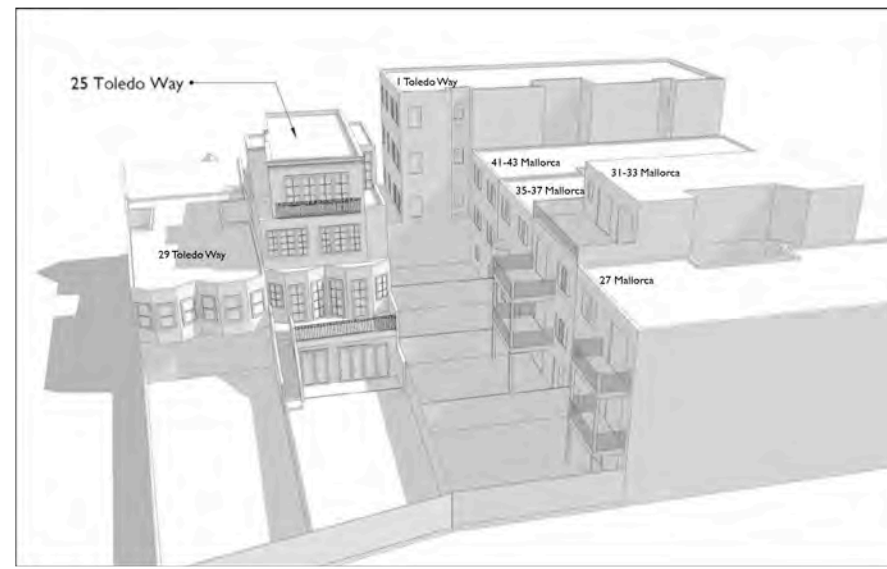


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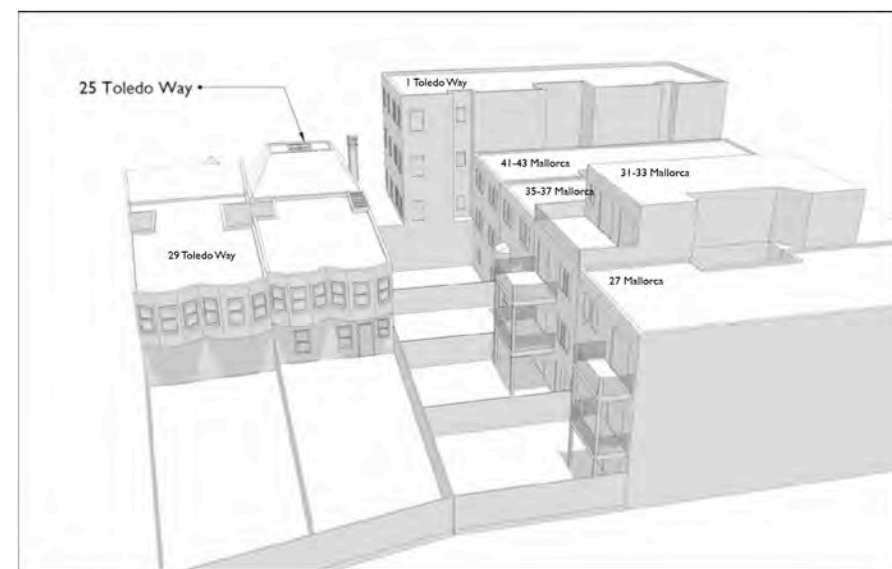
6/21 9am

PROPOSED



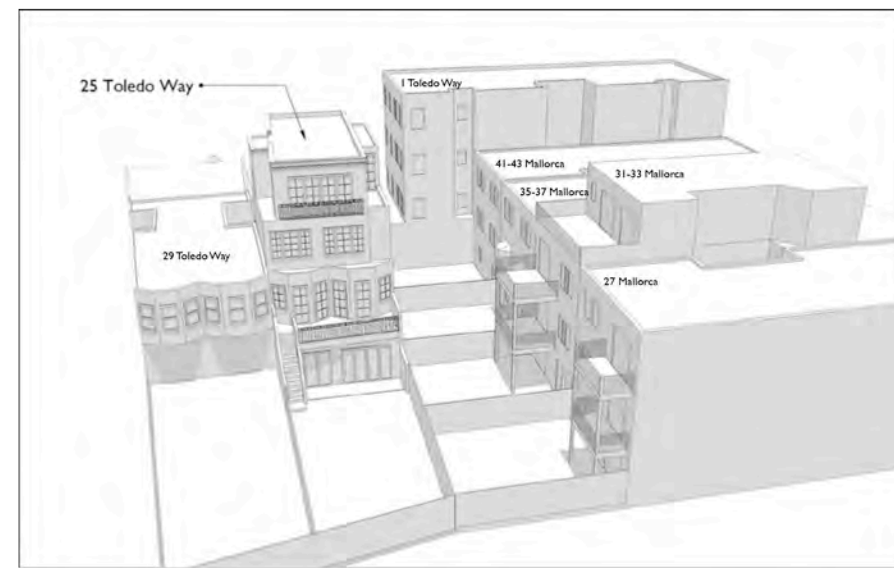
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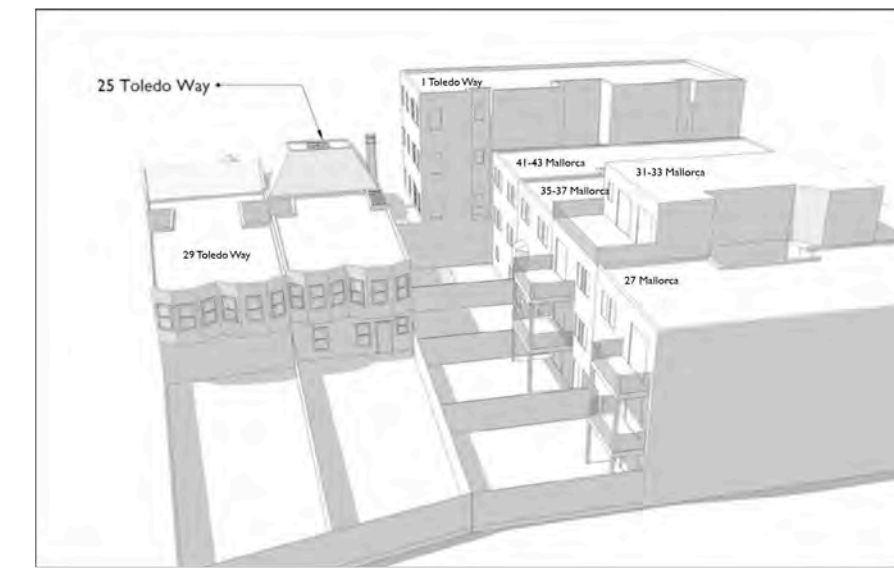
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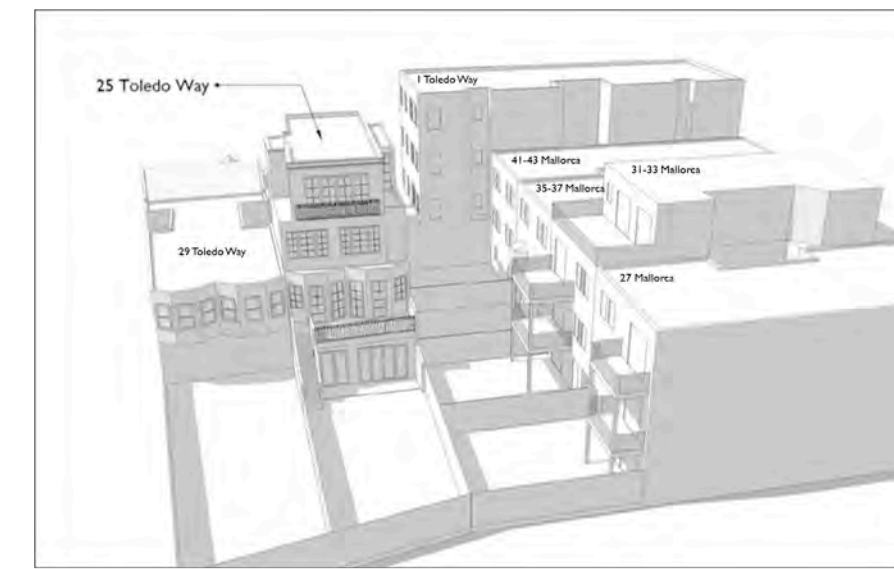
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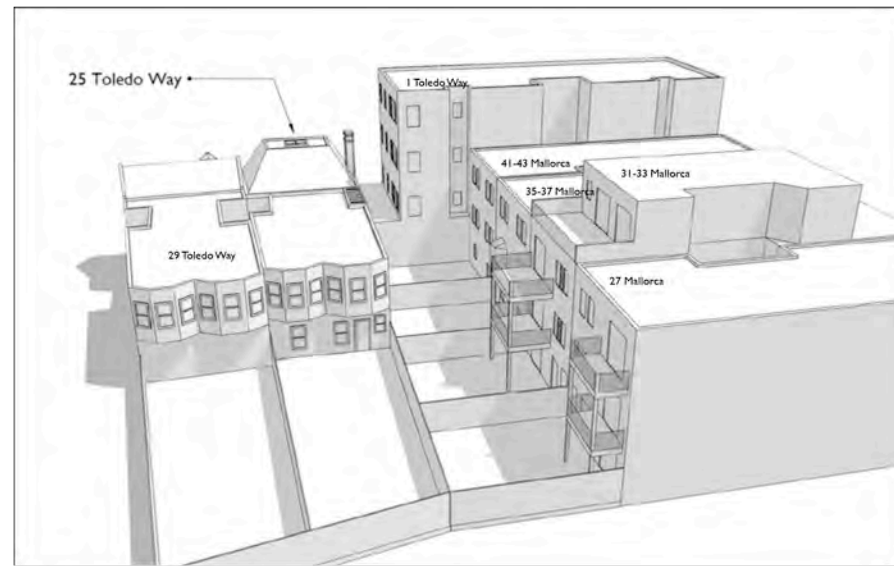


6/21 3pm

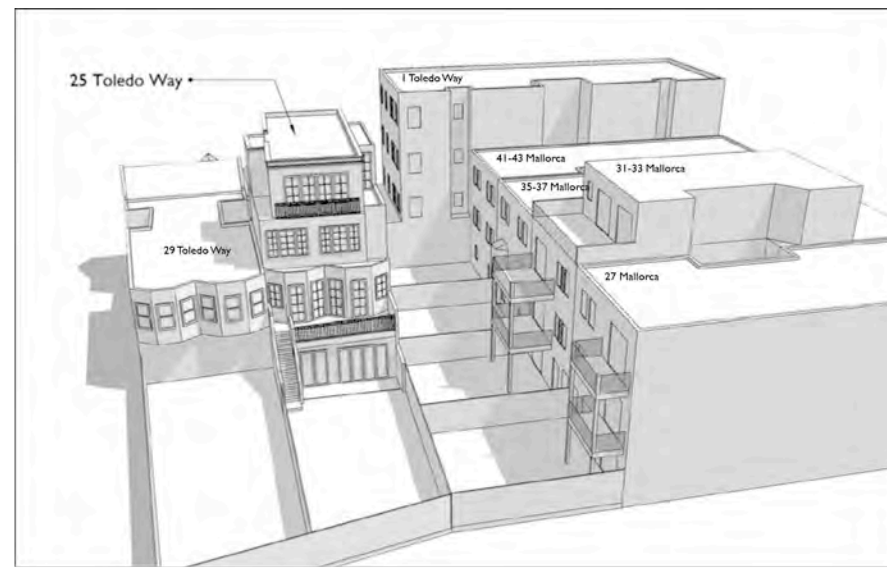
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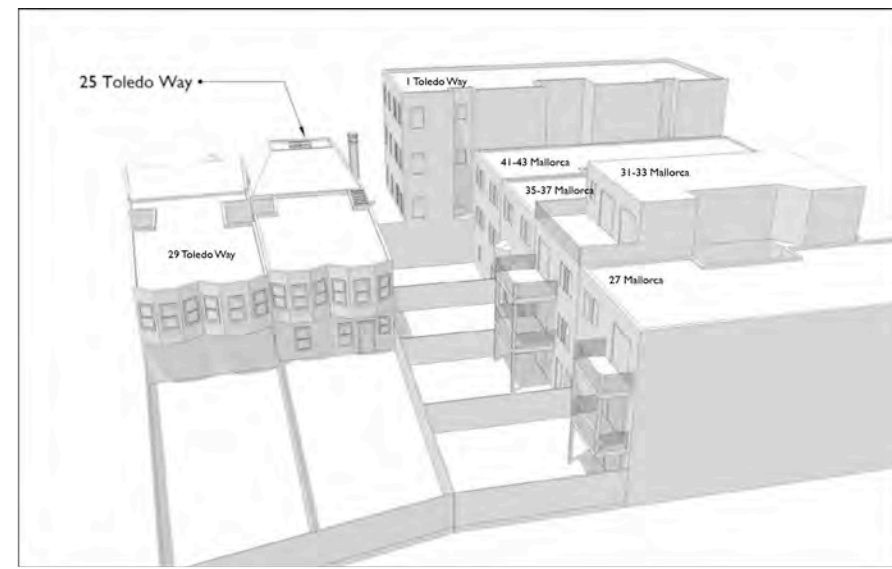
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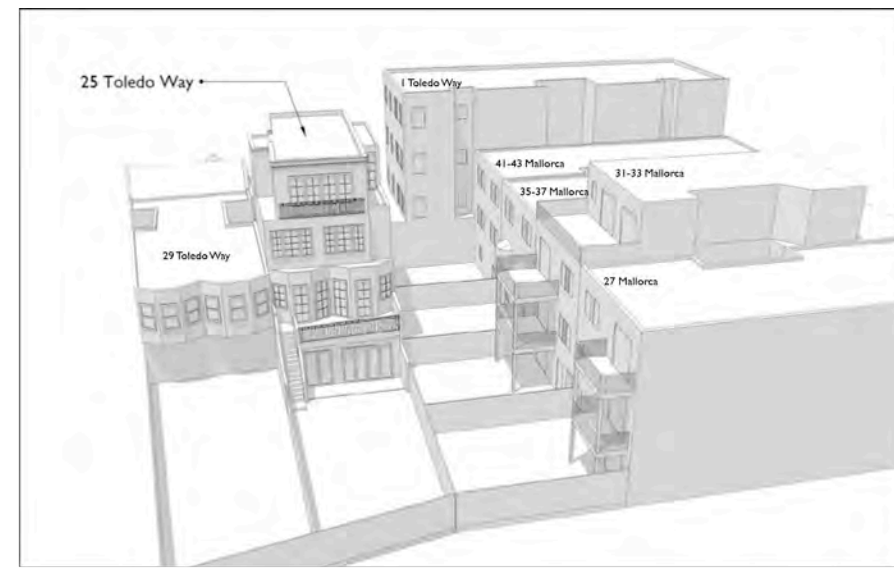
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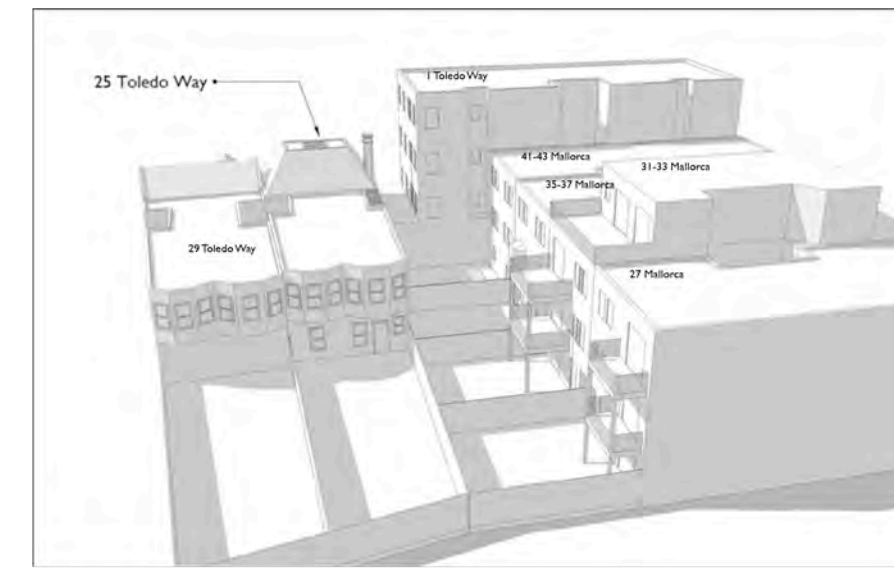
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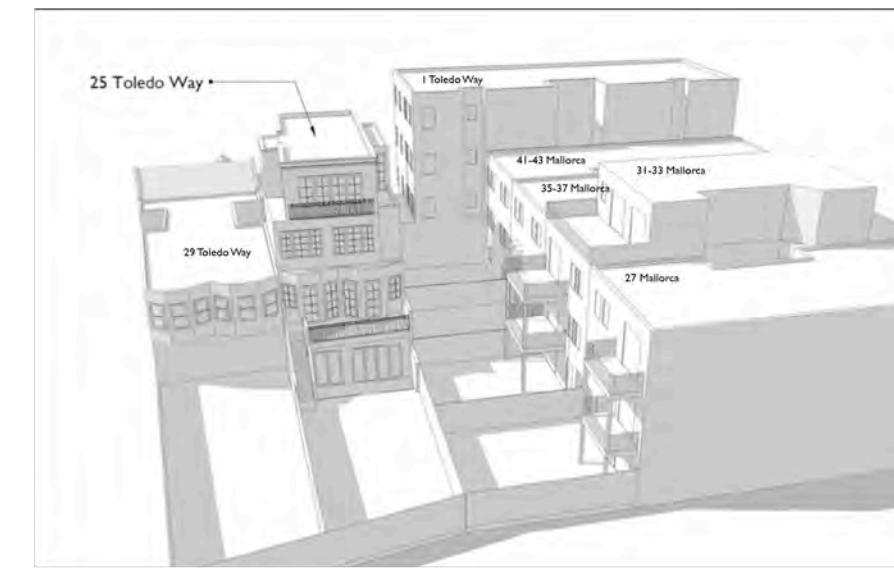
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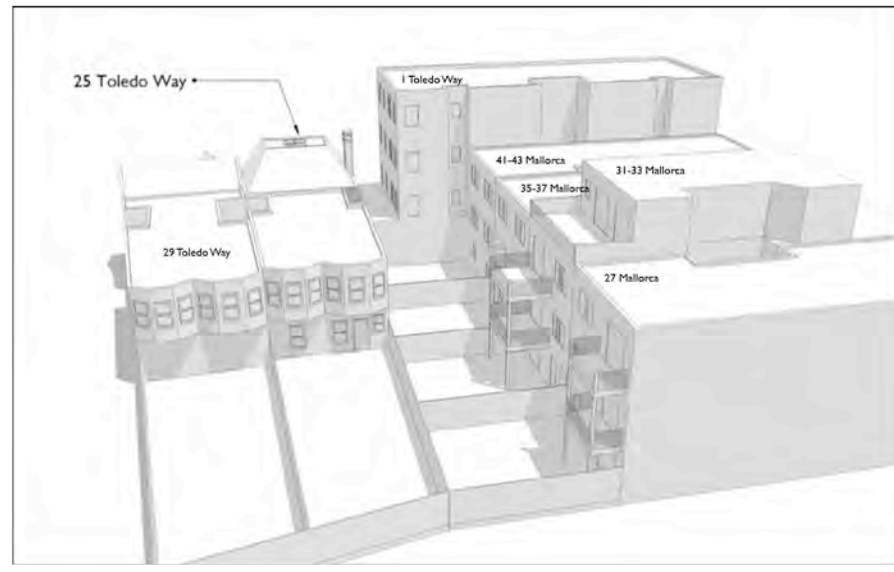
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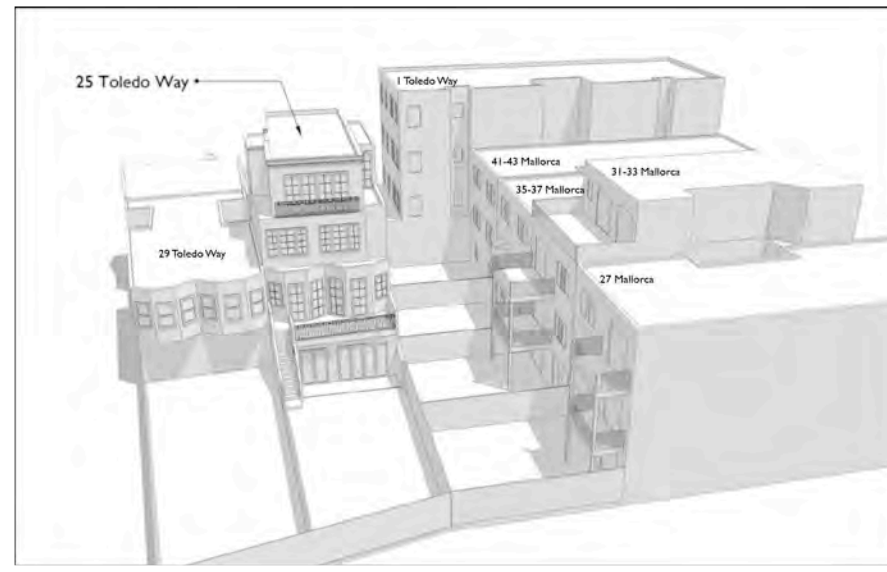
6/21 4pm



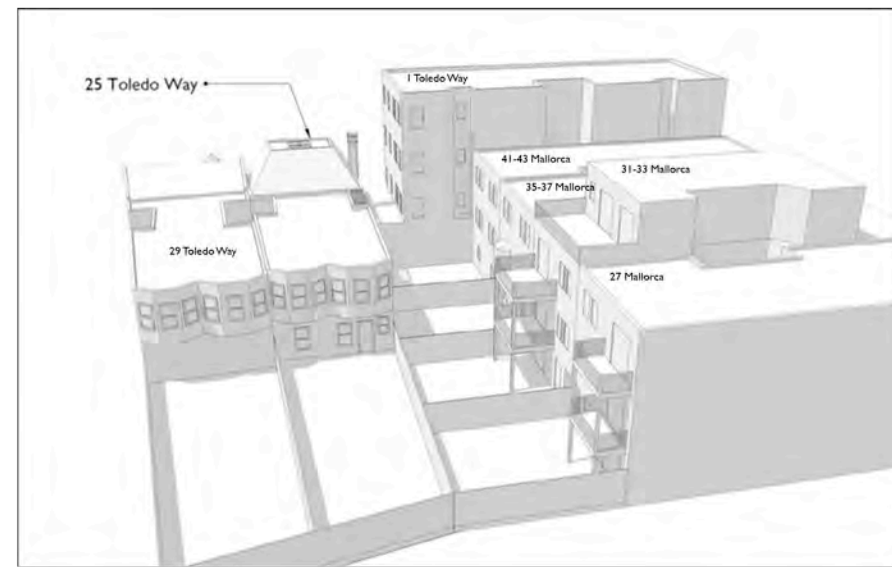
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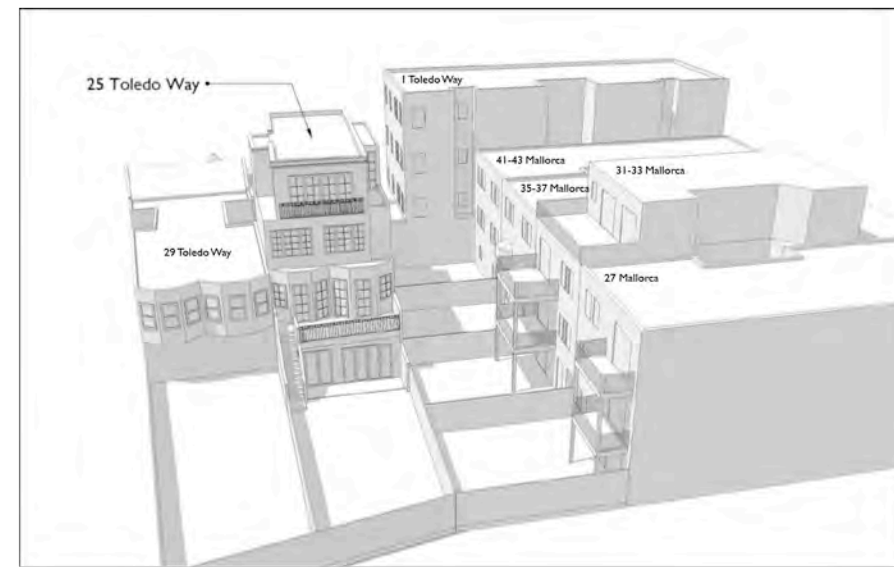
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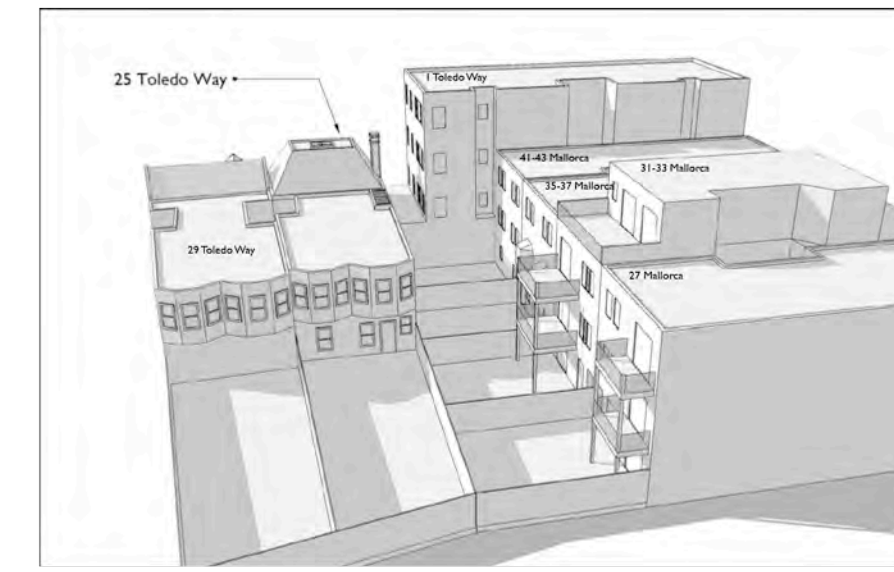
6/21 11am



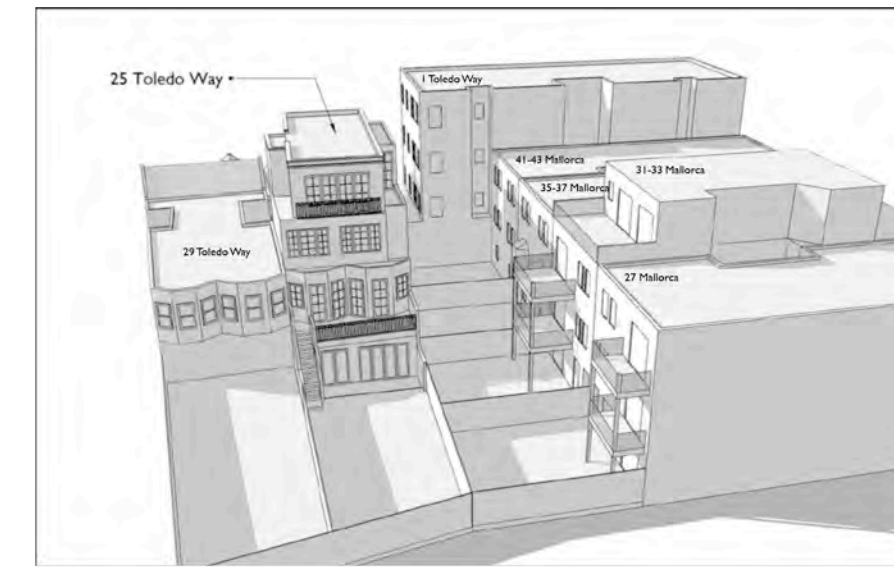
6/21 2pm



6/21 2pm

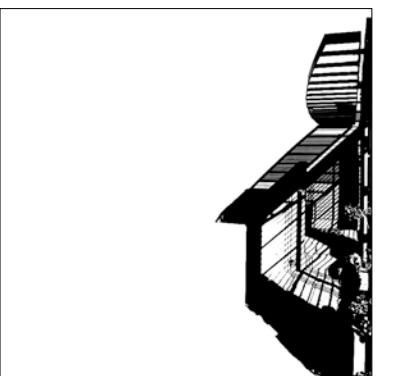


6/21 5pm



6/21 5pm

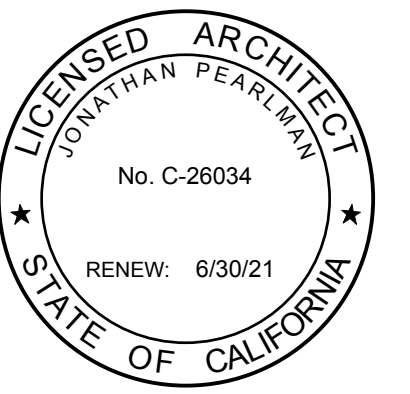
JUNE 21



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San Francisco, CA 94123

sheet count: 20

#	date	issue
	10.04.20	REV. ROAT COMMENTS
	5.17.21	REV. DR. RESPONSE

Shadow Study

project: 20.07

drawn by:

checked by: JP

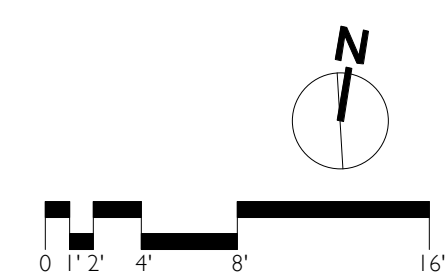
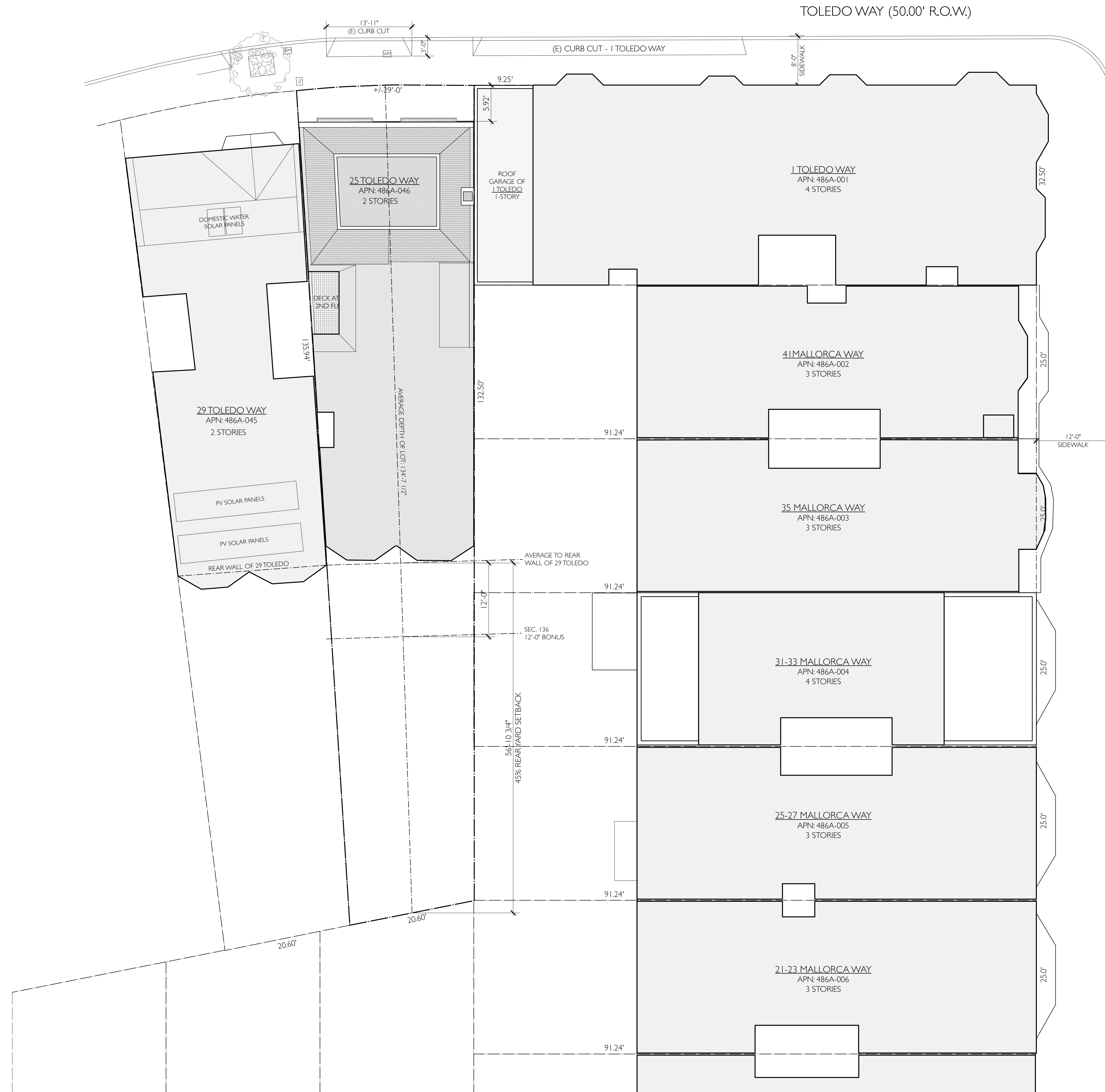
date: 8.10.20

A-0.6









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#	date	issue
10.04.20	REV. RDAT	COMMENTS
5.17.21	REV. DR.	RESPONSE

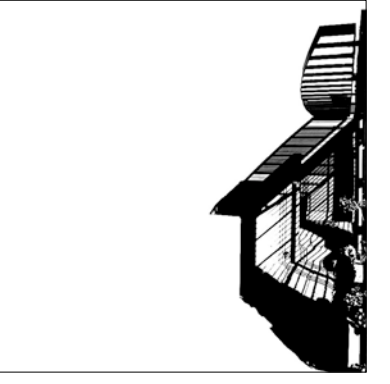
Existing Site Plan

project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

**A-1.1**







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sheet count: 18

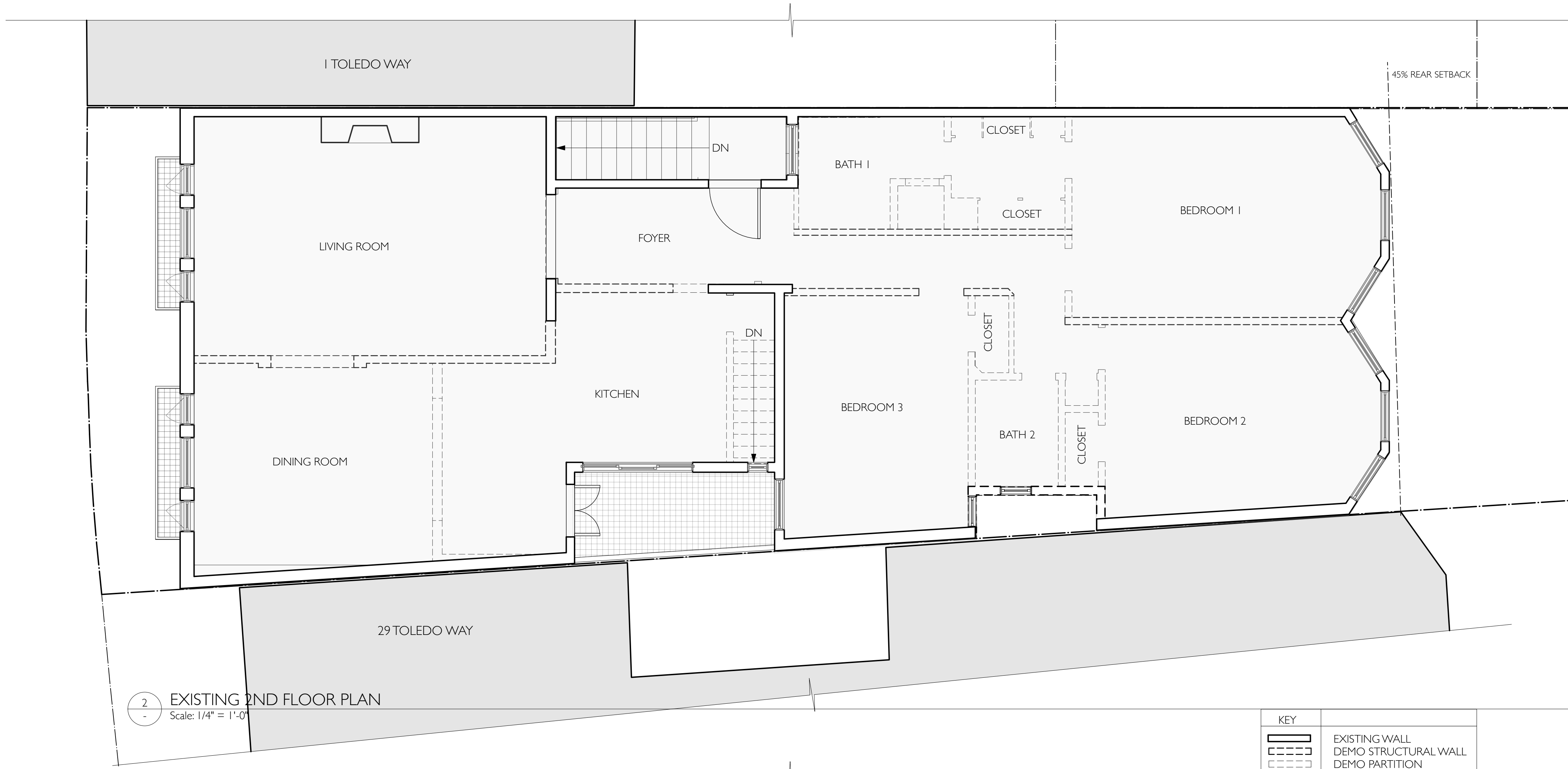
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	5.17.21	REV.DR RESPONSE

Existing Floor Plans

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

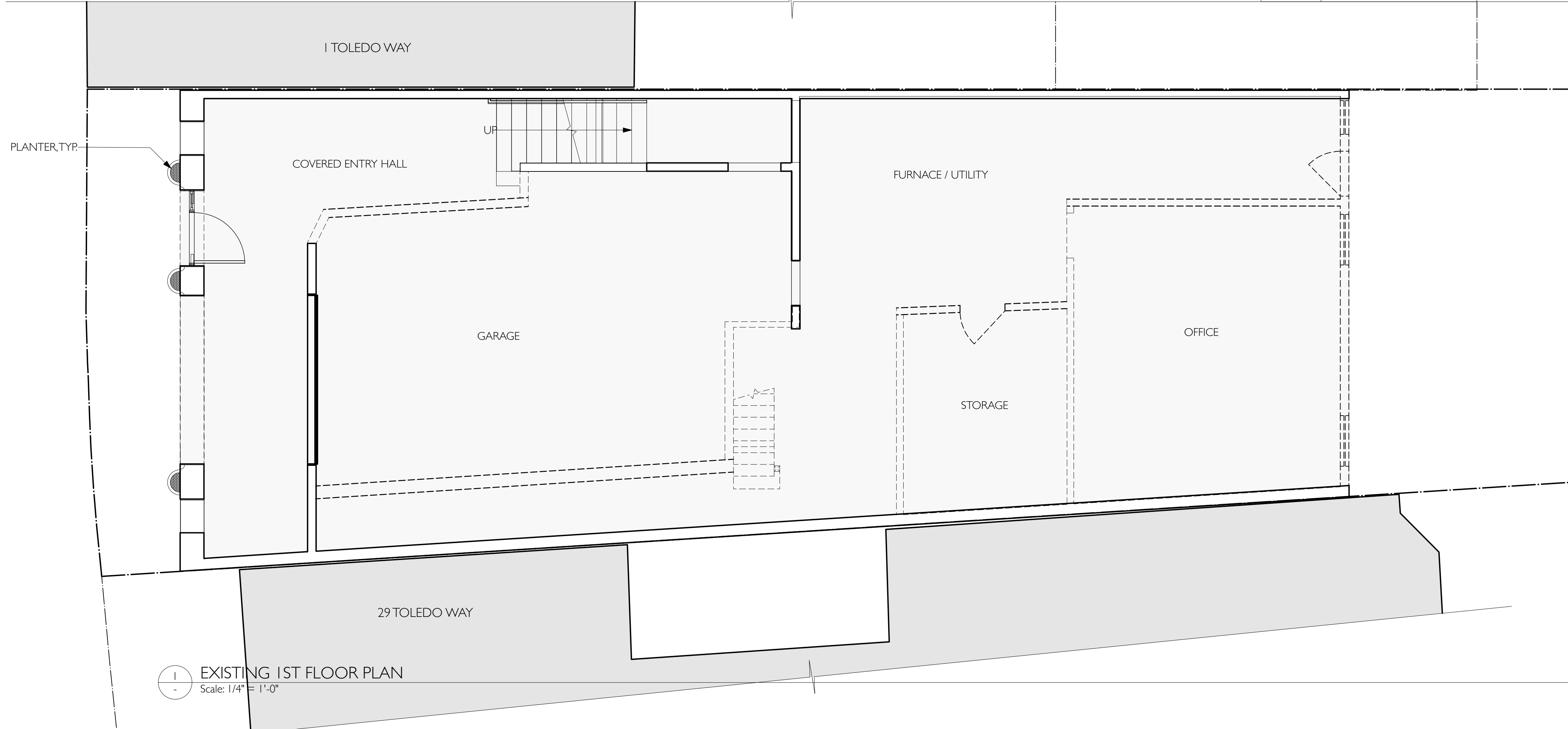
A-2.01

DEMOLITION CALCULATIONS			
PER SF PLANNING CODE - SECTION 317(b)(2)			
<b>SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT</b> (IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)			
DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.			
DEMOLITION PER SEC. 317(b)(2)(A) ? <input type="checkbox"/> NO			
<b>SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS</b> (REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION) LINEAR FEET OF WALLS AT GRADE LEVEL			
LINEAR FOOTAGE MEASUREMENT - PART 1			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	28'-6"	0'-0"	0.0%
REAR (SOUTH) FACADE	24'-0"	24'-0"	100.0%
<b>TOTALS</b>	<b>52'-6"</b>	<b>24'-0"</b>	<b>46.0%</b>
LINEAR FOOTAGE MEASUREMENT - PART 2			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	28'-6"	0'-0"	0.0%
REAR (SOUTH) FACADE	24'-0"	24'-0"	100.0%
EAST SIDE FACADE	69'-4"	0'-0"	0.0%
WEST SIDE FACADE	69'-6"	0'-0"	0.0%
<b>TOTALS</b>	<b>191'-4"</b>	<b>24'-0"</b>	<b>12.5%</b>
DEMOLITION PER SEC. 317(b)(2)(B) ? <input type="checkbox"/> NO			
<b>SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS</b> (REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)			
SQUARE FOOTAGE MEASUREMENT:			
VERTICAL ELEMENTS			
ELEMENT	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (NORTH)	790 SF	0 SF	0.0%
REAR FACADE (SOUTH)	492 SF	228 SF	46.0%
EAST SIDE FACADE	1,611 SF	0 SF	0.0%
WEST SIDE FACADE	1,436 SF	0 SF	0.0%
<b>VERTICAL TOTAL</b>	<b>4,329SF</b>	<b>228 SF</b>	<b>5.0%</b>
HORIZONTAL ELEMENTS			
ELEMENT	SURFACE AREA	REMOVED	% REMOVED
1ST FLOOR	1,840 SF	0 SF	0.0%
2ND FLOOR	1,771 SF	0 SF	0.0%
ROOF	1,771 SF	1,187 SF	67.0%
<b>HORIZONTAL TOTAL</b>	<b>5,382 SF</b>	<b>1,187 SF</b>	<b>22.0%</b>
DEMOLITION PER SEC. 317(b)(2)(C) ? <input type="checkbox"/> NO			
<b>DEMOLITION CALCULATIONS</b>			
PER SF PLANNING CODE - SECTION 1005(f)			
<b>SEC. 1005(f)(1) - EXTERNAL WALLS FACING A PUBLIC STREET</b> (REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION) SF OF WALL SURFACE AREA:			
ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
NORTH FACADE:	0 SF	790 SF	0.0%
<b>TOTAL:</b>	<b>0 SF</b>	<b>790 SF</b>	<b>0.0%</b>
DEMOLITION PER SEC. 1005(f)(1) ? <input type="checkbox"/> NO			
<b>SEC. 1005(f)(2) - EXTERNAL WALLS FUNCTIONING AS EXTERNAL WALLS</b> (REMOVAL OF 50% OR MORE IS CONSIDERED DEMOLITION) SF OF WALL SURFACE AREA:			
ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	0 SF	1,611 SF	0.0%
SOUTH FACADE:	228 SF	492 SF	46.0%
WEST FACADE:	0 SF	1,436 SF	0.0%
NORTH FACADE:	0 SF	790 SF	0.0%
<b>TOTAL:</b>	<b>228 SF</b>	<b>4,392 SF</b>	<b>5.0%</b>
DEMOLITION PER SEC. 1005(f)(2) ? <input type="checkbox"/> NO			
<b>SEC. 1005(f)(3) - EXTERNAL WALLS FUNCTIONING AS EITHER EXTERNAL OR INTERNAL</b> (REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION) SF OF WALL SURFACE AREA:			
ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	0 SF	1,611 SF	0.0%
SOUTH FACADE:	228 SF	492 SF	46.0%
WEST FACADE:	0 SF	1,436 SF	0.0%
NORTH FACADE:	0 SF	790 SF	0.0%
<b>TOTAL:</b>	<b>228 SF</b>	<b>4,392 SF</b>	<b>5.0%</b>
DEMOLITION PER SEC. 1005(f)(3) ? <input type="checkbox"/> NO			
<b>SEC. 1005(f)(4) - INTERNAL STRUCTURAL FRAMEWORK &amp; FLOOR PLATES</b> (REMOVAL OF 75% OR MORE IS CONSIDERED DEMOLITION)			
SF OF HORIZONTAL ELEMENTS SURFACE AREA (EXCEPT AT/BELOW GRADE)			
ELEMENT	REMOVED (SF)	TOTAL (SF)	% REMOVED
1ST FLOOR:	0	1,840 SF	0.0%
2ND FLOOR:	0 SF	1,771 SF	0.0%
ROOF:	1,187 SF	1,771 SF	67.0%
<b>TOTAL:</b>	<b>1,187 SF</b>	<b>5,382 SF</b>	<b>22.0%</b>
LF OF INTERNAL STRUCTURAL FRAMEWORK			
ELEMENT	REMOVED (LF)	TOTAL (LF)	% REMOVED
1ST FLOOR:	63.33 LF	85.67 LF	74.0%
2ND FLOOR:	79.0 LF	133.0 LF	59.5%
<b>TOTAL:</b>	<b>142.33 LF</b>	<b>218.67 LF</b>	<b>66.0%</b>
DEMOLITION PER SEC. 1005(f)(4) ? <input type="checkbox"/> NO			

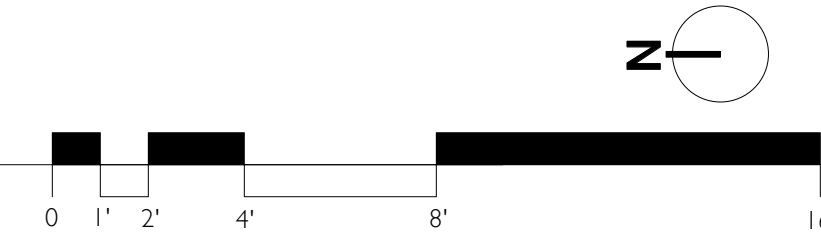


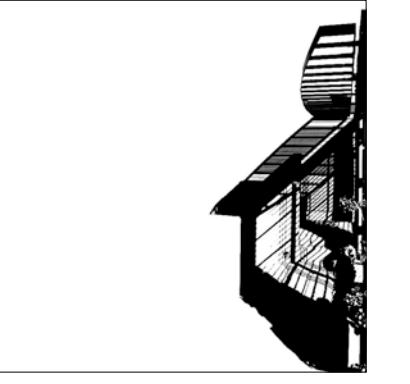
2 EXISTING 2ND FLOOR PLAN  
Scale: 1/4" = 1'-0"

KEY	
	EXISTING WALL
	DEMO STRUCTURAL WALL
	DEMO PARTITION



1 EXISTING 1ST FLOOR PLAN  
Scale: 1/4" = 1'-0"





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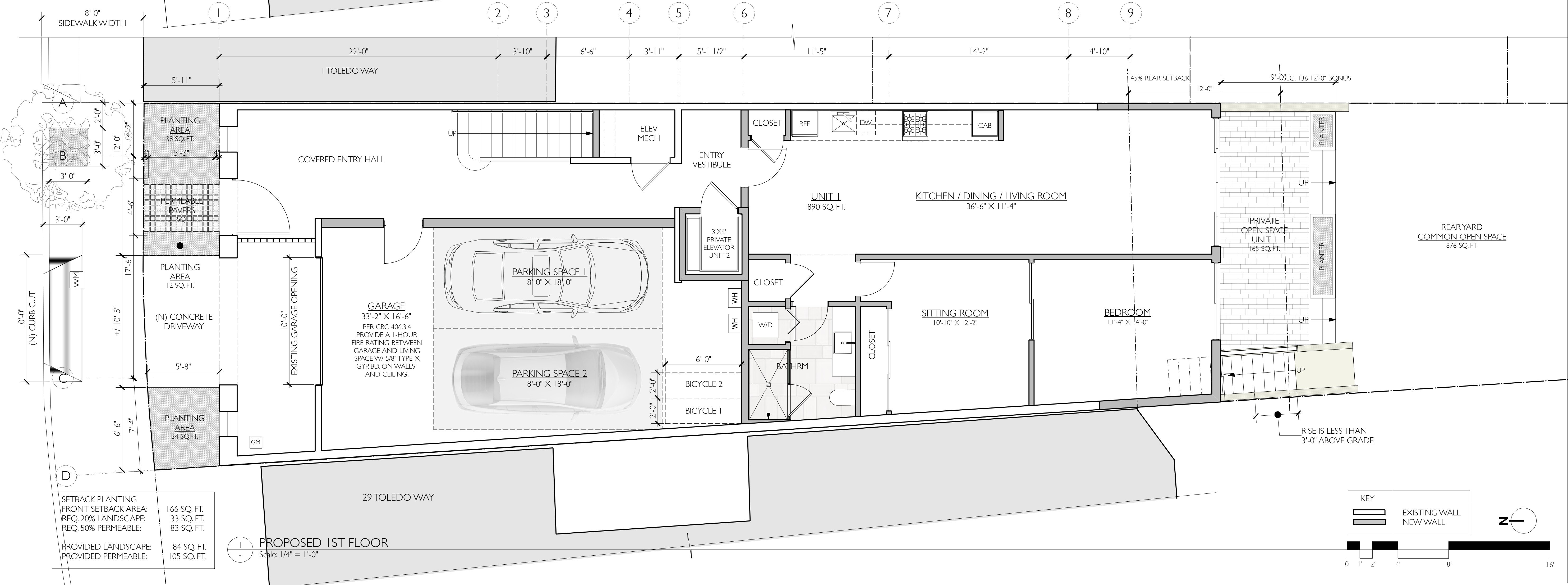
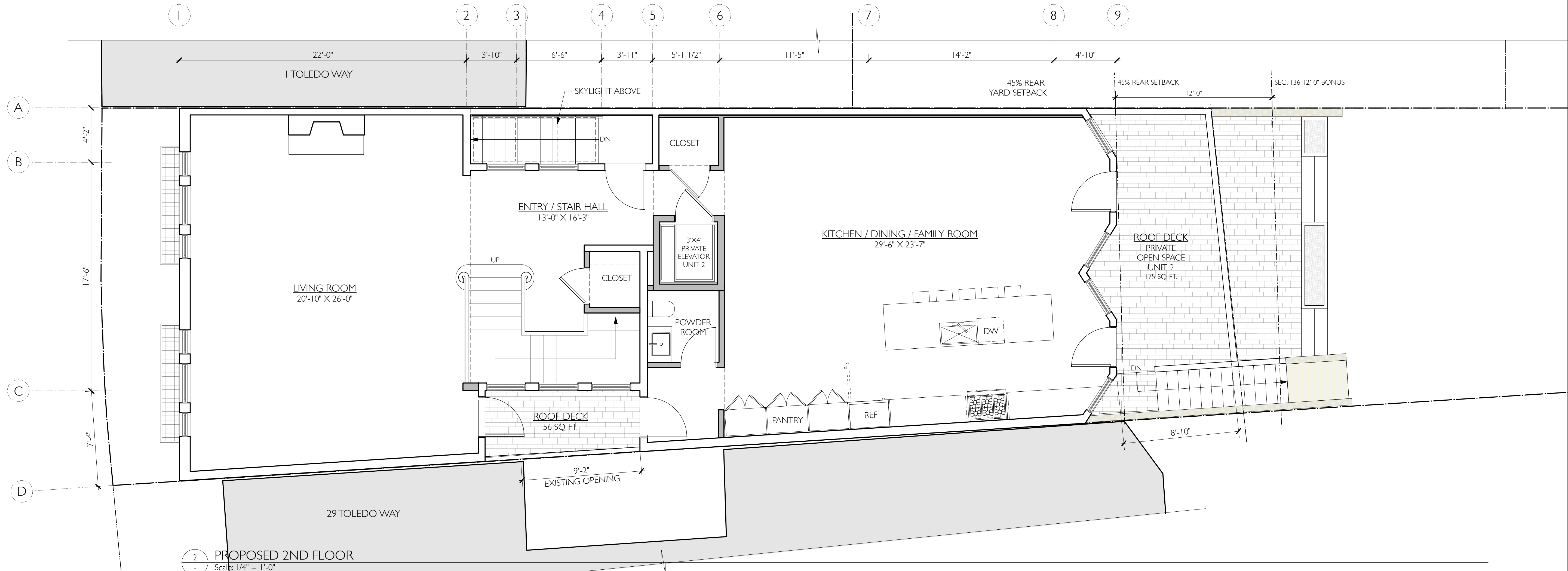
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10.04.20	REV.RDAT	COMMENTS
5.17.21	REV.DR	RESPONSE

Floor Plans

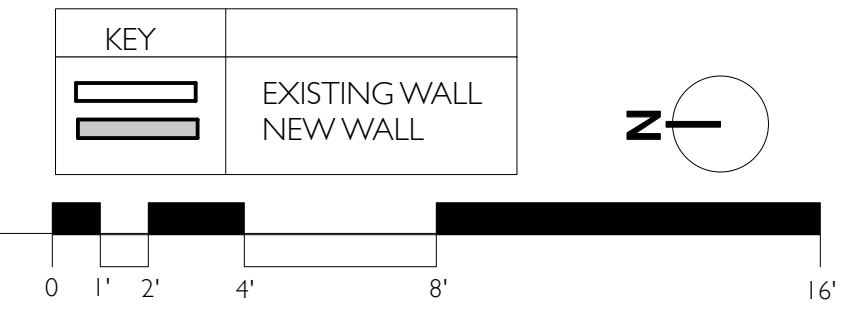
project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20

A-2.1

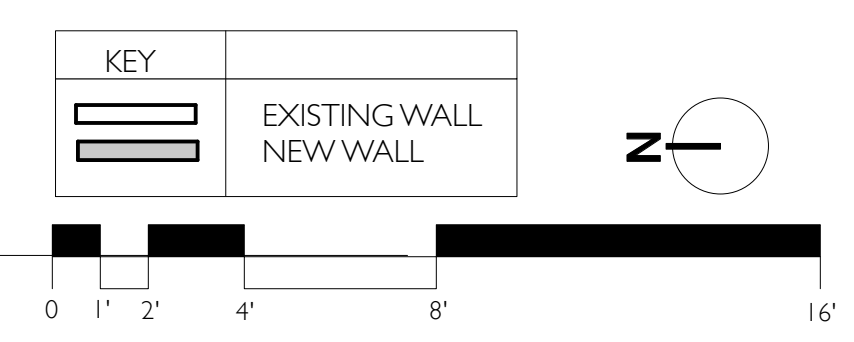
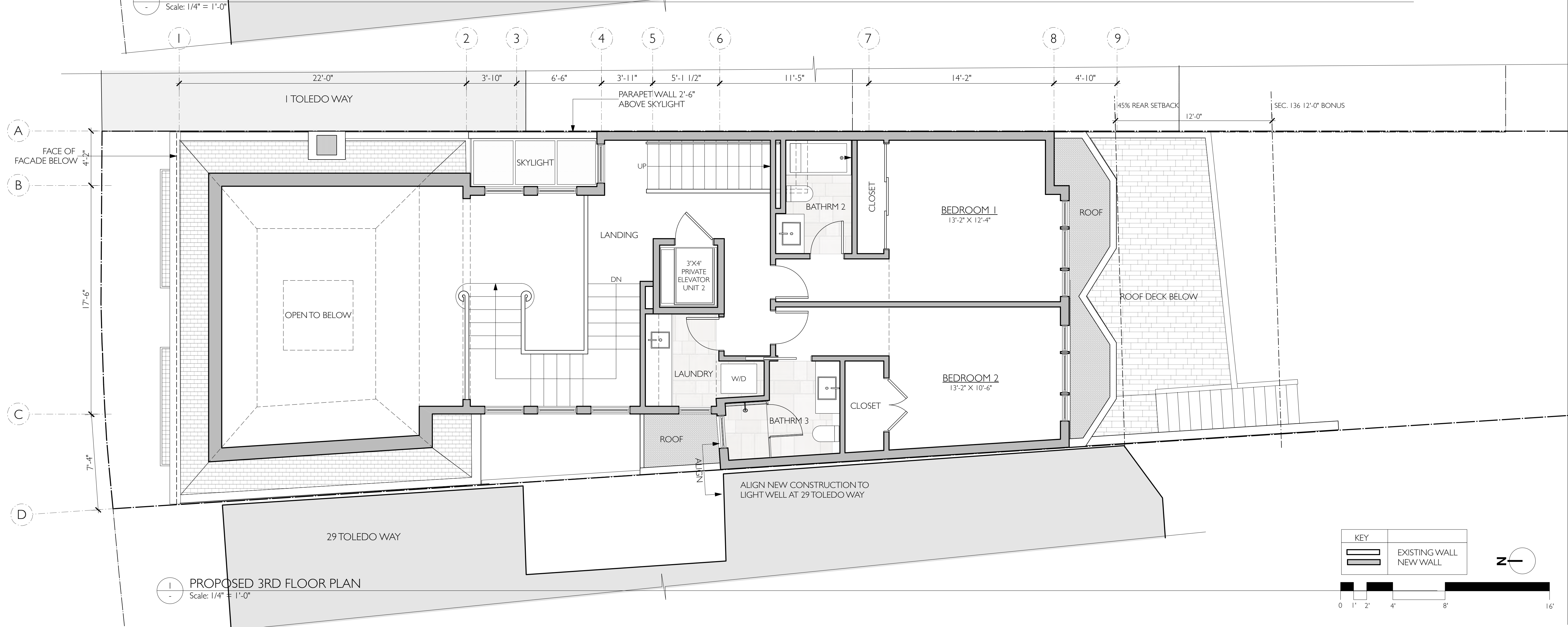
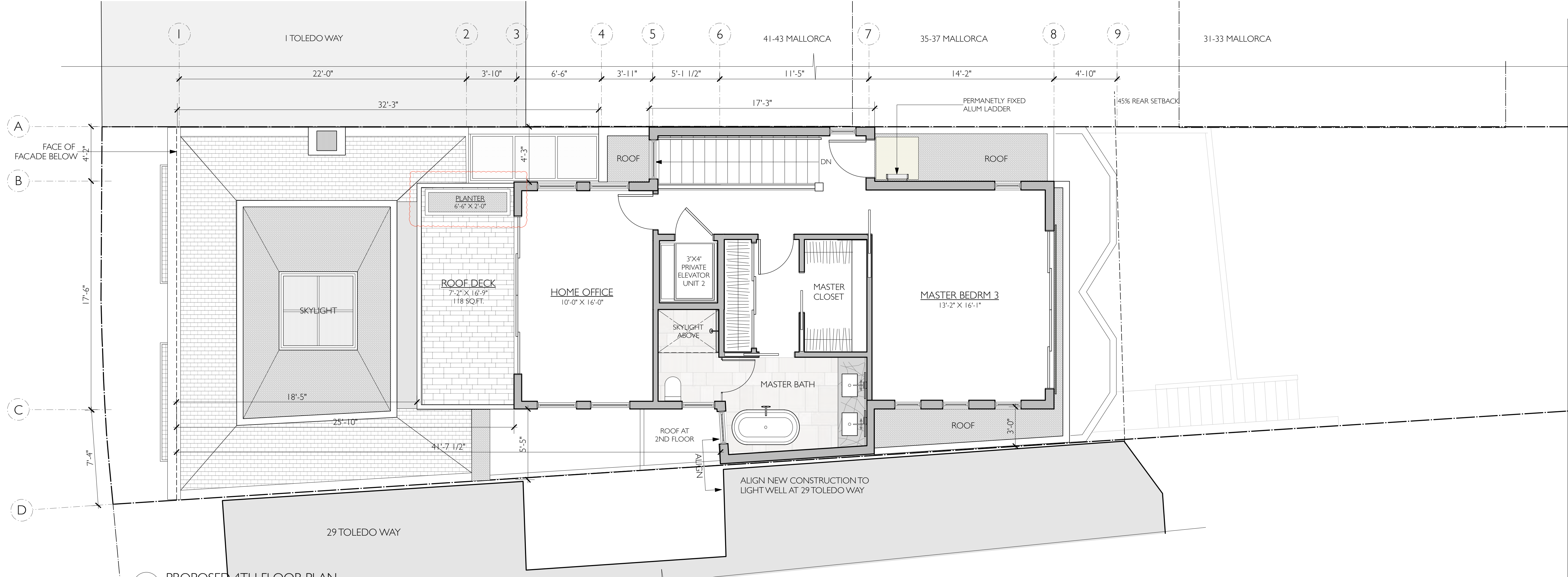


SETBACK PLANTING:  
FRONT SETBACK AREA: 166 SQ. FT.  
REQ. 20% LANDSCAPE: 33 SQ. FT.  
REQ. 50% PERMEABLE: 83 SQ. FT.

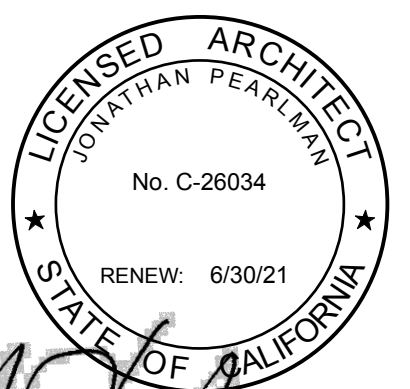
PROVIDED LANDSCAPE: 84 SQ. FT.  
PROVIDED PERMEABLE: 105 SQ. FT.







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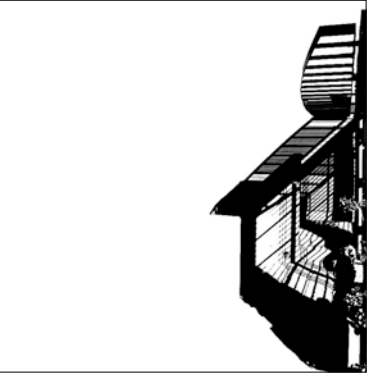
Renovation / Addition  
**CESTAR RESIDENCE**  
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sheet count:	18	
#	date	issue
	10.04.20	REV.RDAT COMMENTS
	5.17.21	REV.DR RESPONSE

3rd & 4th Floor Plans

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

**A-2.2**



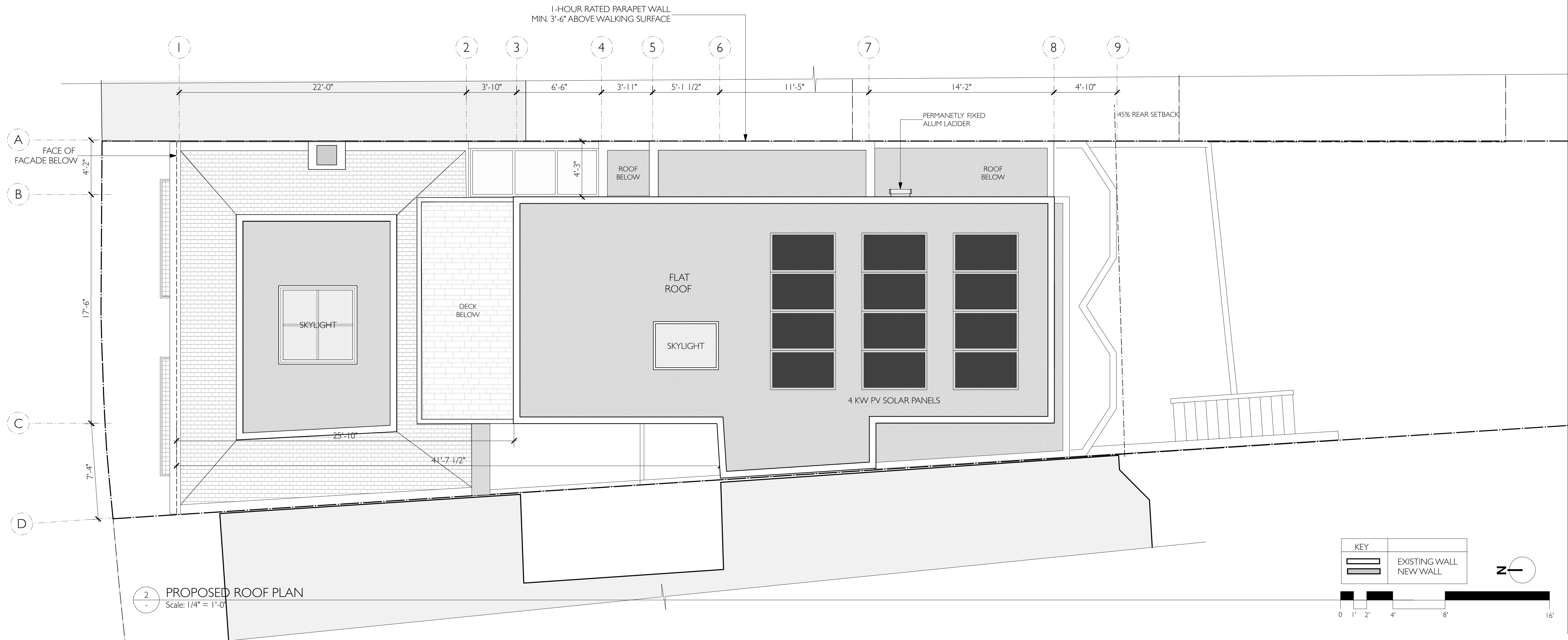
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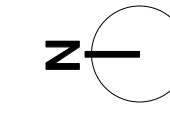
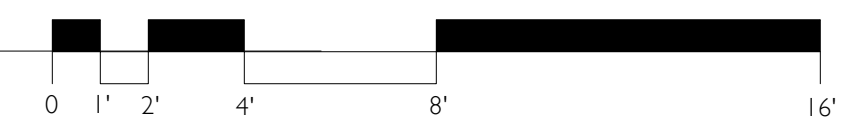


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2 PROPOSED ROOF PLAN  
Scale: 1/4" = 1'-0"

KEY	
	EXISTING WALL
	NEW WALL



Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 18

# date issue

10.04.20 REV.RDAT COMMENTS

5.17.21 REV.DR RESPONSE

Roof Plan

project: 20.07

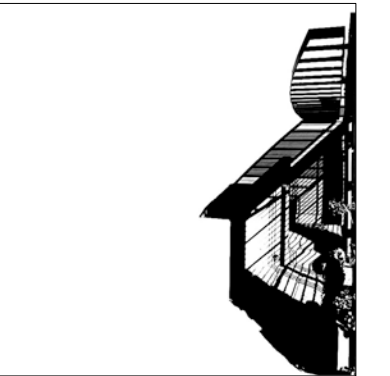
drawn by:

checked by: JP

date: 8.10.20

A-2.3

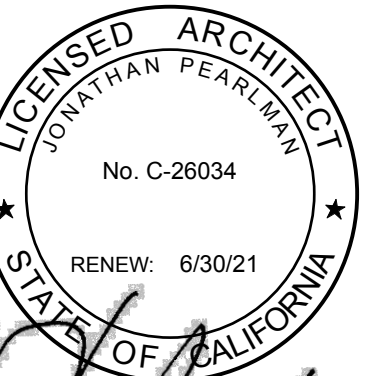




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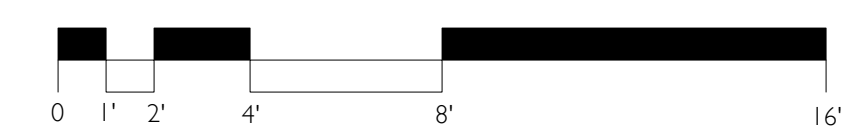


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1 - EXISTING NORTH / STREET ELEVATION  
Scale: 1/4" = 1'-0"

- NOTE:
- NO CHANGE TO FRONT FACADE
  - NO CHANGE TO ROOF FORM
  - CLEAN AND REPAIR ORNAMENTAL ELEMENTS AS NEEDED
  - CLEAN AND REPAIR (E) WOOD WINDOWS AS NEEDED



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sheet count: 20

#	date	issue
10.04.20	REV. R DAT	COMMENTS
5.17.21	REV. DR	RESPONSE

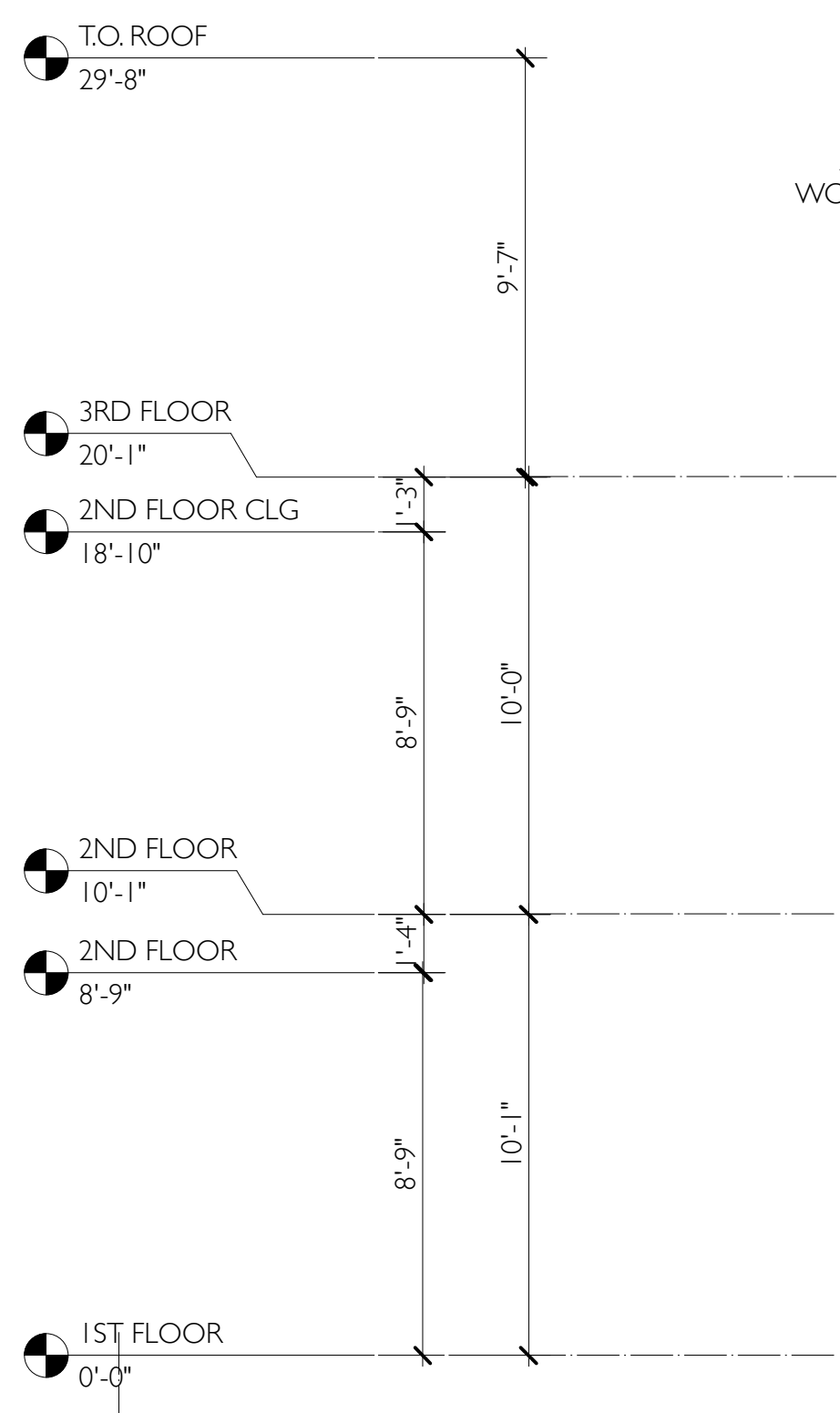
Existing North Elevation

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

A-3.1



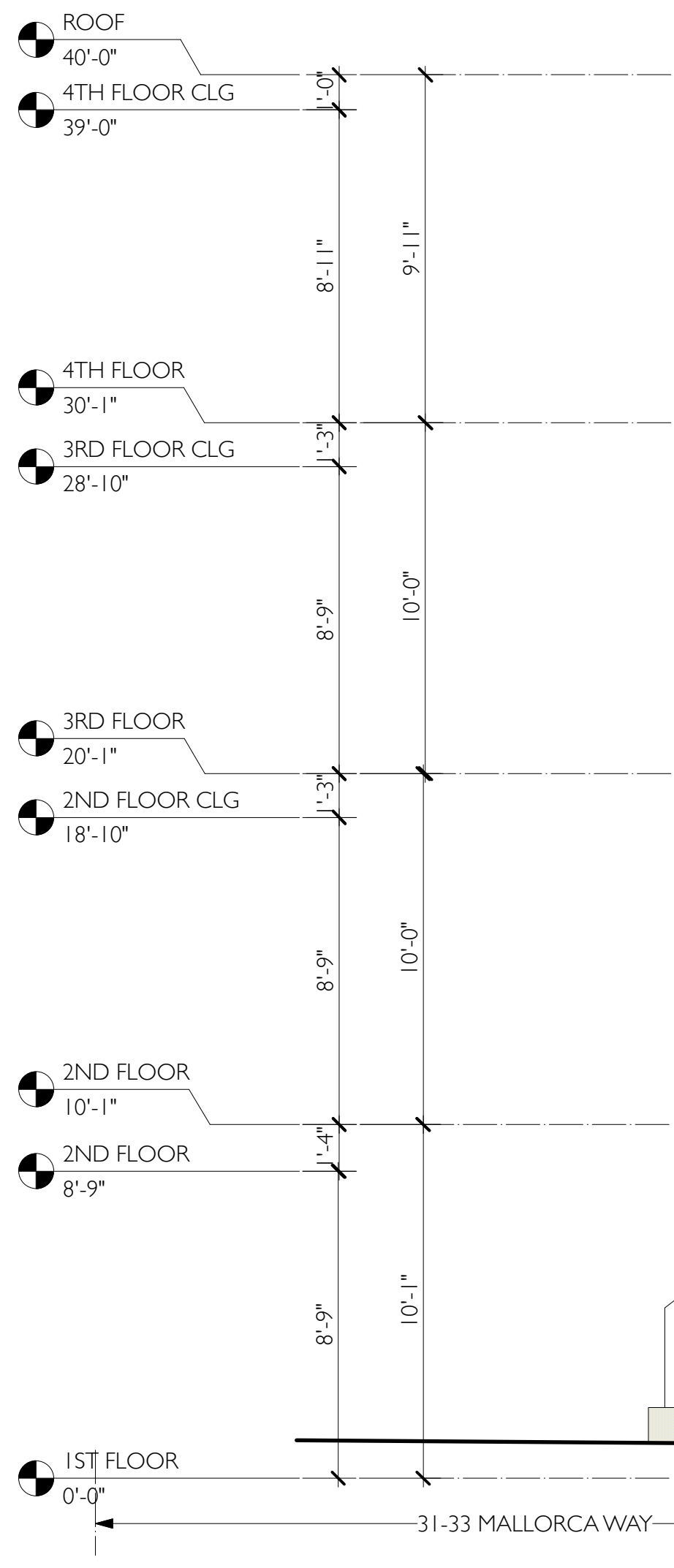




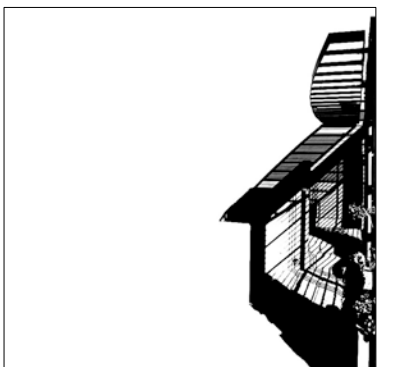
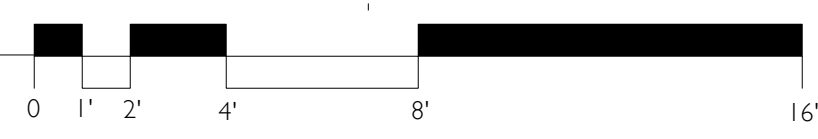
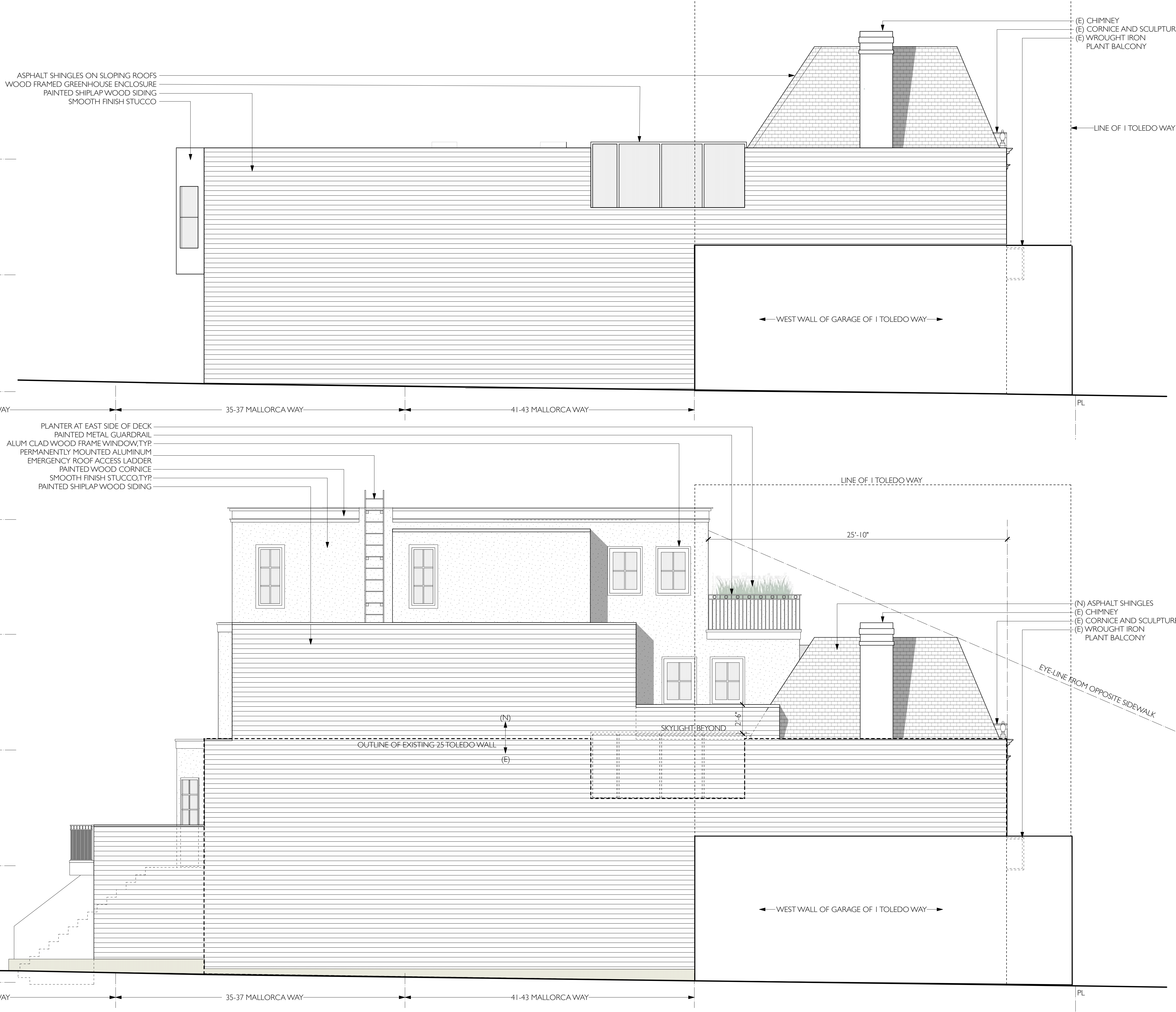
1 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"

ASPHALT SHINGLES ON SLOPING ROOFS  
WOOD FRAMED GREENHOUSE ENCLOSURE  
PAINTED SHIPLAP WOOD SIDING  
SMOOTH FINISH STUCCO

PLANTER AT EAST SIDE OF DECK  
PAINTED METAL GUARDRAIL  
ALUM CLAD WOOD FRAME WINDOW, TYP  
PERMANENTLY MOUNTED ALUMINUM  
EMERGENCY ROOF ACCESS LADDER  
PAINTED WOOD CORNICE  
SMOOTH FINISH STUCCO, TYP  
PAINTED SHIPLAP WOOD SIDING



2 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"



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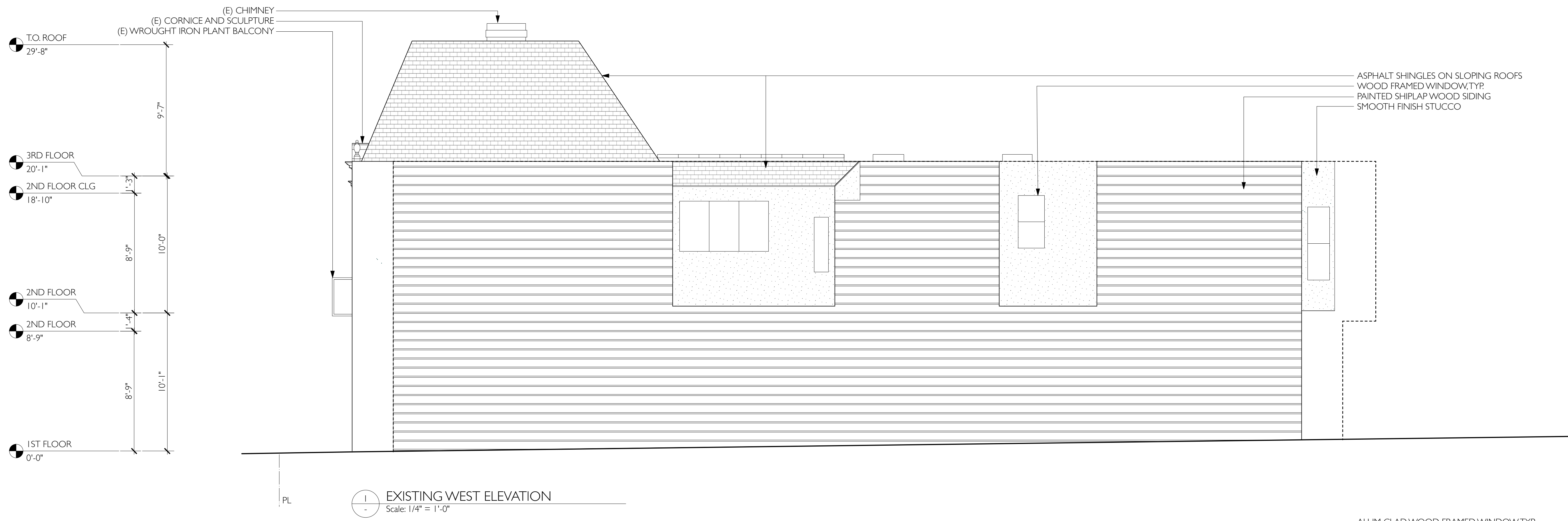
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#	date	issue
10.04.20	REV. RDAT	COMMENTS
5.17.21	REV. DR	RESPONSE

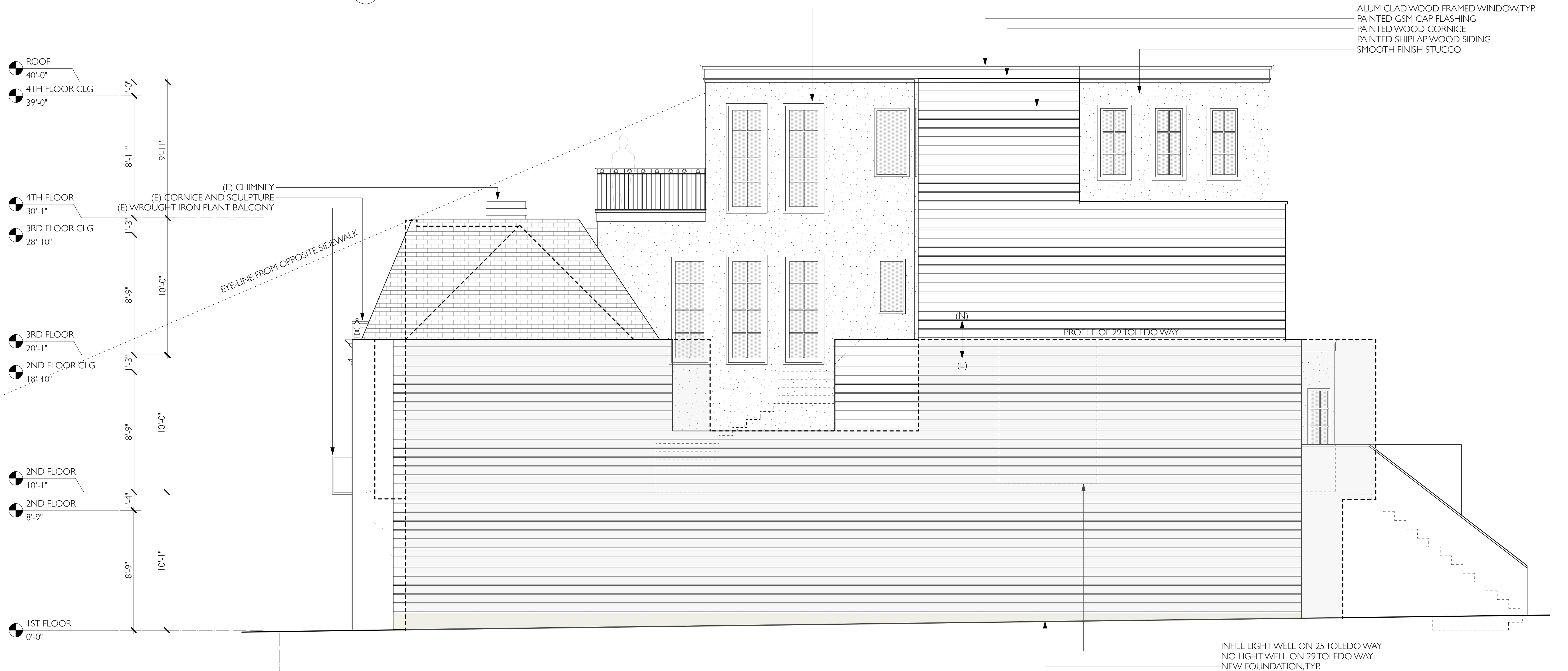
East Elevation

project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

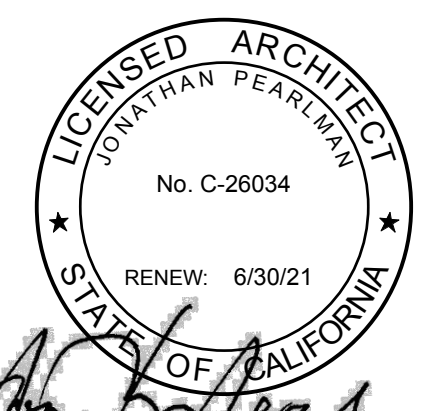
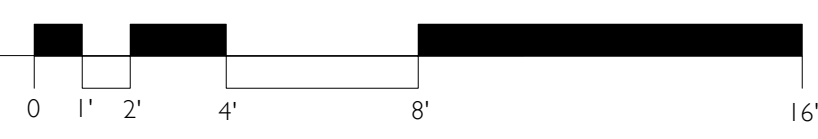
**A-3.3**



1 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



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sheet count: 20

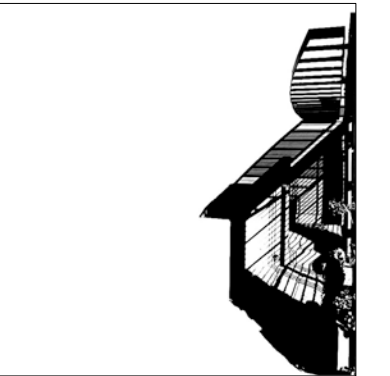
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	5.17.21	REV. DR RESPONSE

West Elevation

project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20

**A-3.4**

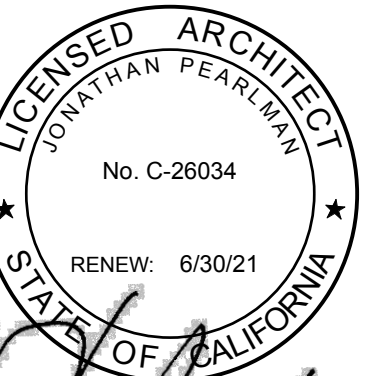




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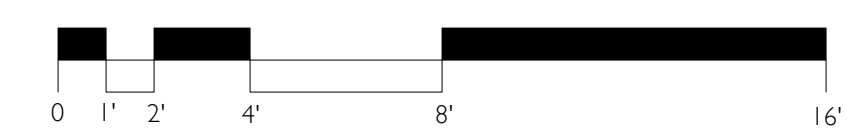
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EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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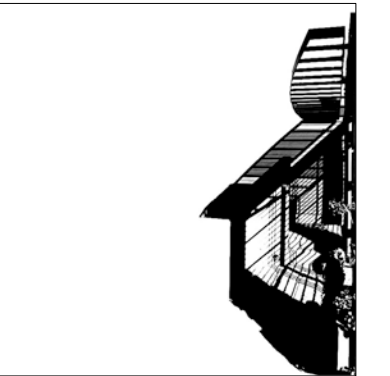
sheet count: 20

#	date	issue
10.04.20	REV. RDAT	COMMENTS
5.17.21	REV. DR	RESPONSE

Existing South Elevation

project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20

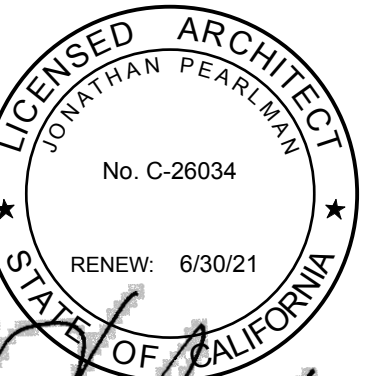
A-3.5



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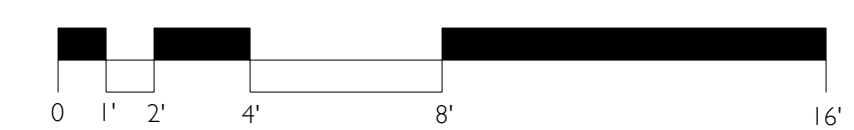
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PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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sheet count: 20

#	date	issue
10.04.20	REV. RDAT	COMMENTS
5.17.21	REV. DR	RESPONSE

Proposed South Elevation

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

A-3.6





# EXHIBIT 2





## **PART II HISTORIC RESOURCE EVALUATION RESPONSE**

**Record No.:** 2019-017985ENV  
**Project Address:** **25 TOLEDO WAY**  
**Zoning:** RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 0486A/046  
**Staff Contact:** Katherine Wilborn - 628-652-7355  
Katherine.Wilborn@sfgov.org

### **PART I: Historic Resource Summary**

The property is a contributor to the existing, California Register-eligible Marina Corporation Residential Historic District, under Criterion 1 (Events) and Criterion 3 (Architecture) as a cohesive collection of Mediterranean Revival, Spanish, Eclectic, and other Period Revival Style residential buildings associated with the first wave of development after the Panama-Pacific International Exhibition (PPIE). Staff identified that an additional historic district may be present within the vicinity (the subject property and five westerly property; 25-49 Toledo Way), however evaluation and nomination of a new historic district is beyond the scope of this review.

### **PART II: Project Determination:**

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

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

### **PART II: Project Evaluation**

<b>Proposed Project:</b>	<b>Per Drawings Dated:</b>
<input type="checkbox"/> <b>Demolition / New Construction</b> <input checked="" type="checkbox"/> <b>Alteration</b>	08/10/2020

**PROJECT DESCRIPTION**

- Renovation and addition (vertical and horizontal) to an existing, two-story-over-garage, single-family residence to create a three-story-over-garage, two-family dwelling with a roof deck at the front (North) and rear (South).

**DISTRICT COMPATIBILITY AND IMPACTS ANALYSIS**

Staff finds that the design of the proposed alterations to the building at 25 Toledo Way is compatible with the Historic District and would not result in an impact to the collective historic resources. In making this determination, staff notes that at three stories (over garage), the proposed addition will result in a building that is taller than the adjacent historic resources to the west, which are two story-over-garage in height. However, collectively, the Marina Corporation Residential Historic District is composed of predominantly two- to three-stories-over-garage structures, with the occasional five-story structure located on corner lots. Therefore, the vertical massing is in keeping with the overall scale and massing of the district and this additional height is diminished in apparent size by the 25'-0" setback. The project retains the existing residential use and minimally modifies the massing and exterior appearance, as seen from the public right of way. Although an additional story is being added, the massing is set back behind the existing hipped roof form and will not significantly alter the feeling, spatial relationships, or distinctive features of the Marina Corporation Residential Historic District. The proposal does not remove any character-defining features and the addition will be stylistically compatible, yet differentiated from the subject property's historic features, so as not to pose a false sense of historicism. The proposed fenestration and railing on the primary façade's vertical addition will be minimally visible and, when seen, will clearly read as an addition subordinate in massing, detail, and design to the original structure. The new addition will alter the proportions and scale of the subject building and is not considered easily reversible; however, in the unlikely event that the additions were later removed, the historically flat roof at the rear and the general massing could be reverted back to its previous character. Archeological review is outside this scope of work. The building's addition will be clad in a combination of materials that are appropriate to the Historic District, including smooth finish stucco and painted wood cornice in a simple profile. Staff finds that the proposed alteration is compatible with the character-defining of the Historic District as described above, and will not pose a significant impact to the subject property if an additional Historic District is later found.

**PART II: Approval**

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Signature: Allison VandersliceDate: 11/24/2020

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





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

Record No.: 2019-017985ENV  
 Project Address: 25 TOLEDO WAY  
 Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District  
 40-X Height and Bulk District  
 Block/Lot: 0486A/046  
 Staff Contact: Katherine Wilborn - 415-575-9114  
 Katherine.Wilborn@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
 Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### PROJECT SPONSOR SUBMITTAL:

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- Supplemental Information for Historic Resource Determination Form (HRD)
- Consultant-prepared Historic Resource Evaluation (HRE)

Prepared by: \_\_\_\_\_

#### BUILDINGS AND PROPERTY DESCRIPTION:

- Neighborhood: Marina
- Date of Construction: 1936
- Construction Type: Wood-Frame
- Architect: N/A
- Builder: Remo Sbarboro; Martin P. Jorgensen
- Stories: 1-over-garage
- Roof Form: Hip; flat
- Cladding: Smooth Stucco; Scored Stucco
- Primary Façade: Toledo Way (North)
- Visible Facades: North

#### EXISTING PROPERTY PHOTOS / CURRENT CONDITIONS:



Sources: Google Maps



DCP 1976 Survey



GoogleMaps, 2020

**PRE-EXISTING HISTORIC RATING / SURVEY**

- Category A – Known Historic Resource, per: Within the Marina Corporation Residential Historic District eligible for listing on the California Register under Criterion 1 (Events) and Criterion 3 (Architecture)
- Category B – Age Eligible/Historic Status Unknown
- Category C – Not Age Eligible / No Historic Resource Present

**CEQA HISTORICAL RESOURCE(S) EVALUATION:**

**Step A: Significance**

Individual Significance	Historic District/Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
<b>Criterion 1 - Event:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 3 - Architecture:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Period of Significance:</b> <input checked="" type="checkbox"/> N/A	<b>Criterion 1 - Event:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Criterion 2 - Persons:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Criterion 3 - Architecture:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Criterion 4 - Info. Potential:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Period of Significance:</b> 1922-1939 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input type="checkbox"/> N/A



**Analysis:**

According to the Supplemental Information for Historic Resource Determination and information found in the Planning Department files, the subject property contains a one-story-over-garage, wood-frame, single-family residence constructed in 1936, located within the California Register-eligible Marina Corporation Residential Historic District. The eclectic structure contains nods of Italian Renaissance Revival, English Tudor, and Mediterranean Revival architectural styling. The subject property was constructed as part of a six-parcel tract development, bought and built by Remo Earl Sbarboro, with family friend, Martin Jorgensen. The duo appear to be builders or gentlemen-architects and are credited with "helping to develop a residential community on landfill after the Panama Pacific International Exposition."<sup>1</sup> No other documentation has been found of Sbarboro or Jorgensen developing in the immediate area, so it is presumed that the residential community consists of the six extant properties on the eastern-most end of Toledo Way's south side. The eclectic collection of six single-story-over-garage residences line the concaved street between Mollorca Way and Pierce Street, with the subject property located on the eastern-most parcel. The structures vary in eclectic detailing, and each contain individualistic features, but all convey a cohesive, Tudor-Mediterranean eclectic styling with side entrances, ornate wooden windows, large parapets, and uniform massing in height, lightwells, and setbacks that follow the curvilinear nature of the street.

Little information is available about either builder, other than Remo Sbarboro (1887-1976<sup>2</sup>) being the youngest son<sup>3</sup> of a prominent Italian immigrant, Andrea Sbarboro (1839-1923), who was significant in his own right as the Bank-of-Italy founder and the purchaser of the town he would dub Astri, California, where he created the Italian-Swiss Agricultural Colony (California Historical Landmark #621).<sup>4</sup> Andrea Sbarboro has several structures within San Francisco associated with his successes as an Italian-American banker and cooperative creator, as well as agricultural tycoon (National Register Landmark #78000754, 552 Montgomery Street; San Francisco Landmark #212, 700 Montgomery Street; San Francisco Landmark #110, 460 Montgomery Street). Remo Sbarboro grew up at 3401 Washington<sup>5</sup> and resided later at 3837 Jackson street.<sup>6</sup> His family invested in many large properties and had several San Francisco residences built "in the Italian and Spanish style," making Sbarboro no stranger to highly ornamental and grand residences.<sup>7</sup> The family's property at the Italian-Swiss Agricultural Colony was a copy of the Case de Vetti in Pompeii, Italy, and the gardens modelled after the Nellbrunn in Salzburg, Germany.<sup>8</sup> However, besides Remo's well-known family, it appears his individual contributions to local and state history do not rise to individual significance. It does not appear that he constructed other properties in San Francisco.

After construction, the property remained a single-family residence but changed ownership three times until the current owner purchased the property in 2005. The first owner, Joseph Ghiorso, opened and operated a saloon at the "New California Hotel" (now the "Remo Hotel" and "Fior d'Italia Restaurant")<sup>9</sup> in North Beach after receiving a police permit in April of 1911. The hotel was owned and operated by Amadeo Peter Giannini, an Italian banker and business successor of the Sbarboros' Italian-American Bank Company.<sup>10</sup> Ghiorso therefore may have been familiar or even friendly with the Sbarboro and Giannini families, but regardless, neither he, nor any of the other owners or occupants appear to be of significant contribution to history.

The subject property appears to be highly intact and has undergone very little alteration since its construction. Similarly, the other five properties of Sbarboro's residential tract appear equally intact. Known alterations that have taken place include the following: Kitchen and bathroom remodel (1969); reroofing (1995); and kitchen and dining room remodel in 2006. No documented or observed alterations have taken place to the property's front façade other than the addition of unpermitted security gates at the loggia, at an unknown date.

No known historic events occurred at the subject property (Criterion 1). None of the owners or

occupants have been identified as important to history (Criterion 2). The subject property is an in-tact example of an eclectic Mediterranean residence with Italian Renaissance and English Tudor influence, but does not rise to the level of significance that would warrant individual listing in the California Register for architecture (Criterion 3). Based upon a review of information in the Department's records, the subject building is not an example of a rare construction type, and therefore is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process and is outside the scope of this review.

Although the property does not rise to individual eligibility for the California Register, the subject property is located within the boundaries of the identified-eligible Marina Corporation Residential Historic District, which was identified through Case No. 2016-013786ENV. The district is eligible for listing on the California Register under Criterion 1 (Events) for its association with the first wave of residential development in the Marina following the Panama-Pacific International Exhibition (PPIE) and under Criterion 3 (Architecture) as a cohesive collection of Mediterranean Revival, Spanish Eclectic, and other Period Revival Style residential buildings and maintains a period of significance that spans from 1922 to 1939.

The subject property is considered to be a contributor to the Marina Corporation Residential Historic District because it was constructed within the period of significance as part of a tract of residences following the PPIE (Criterion 1) and exhibits period revival architectural styles that are consistent with that found throughout the district (Criterion 3). Additionally, the tract of six Sbarboro-built residences represent distinctive characteristics of the Marina District's style and period and possess high artistic value above that which is displayed throughout the District. Therefore, additional characteristics are defined for the six properties associated with this tract development (29-25 Toledo Way; Lots 041-046, in Block 0486A).

**Step B: Integrity**

<b>The subject property has retained or lacks integrity from the period of significance noted in Step A:</b>					
<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

**Analysis:**

In order to be determined eligible for the CRHR, the subject building must be found to retain sufficient integrity to convey its historic significance as a district contributor. Planning staff finds that the building retains all seven aspects of integrity. The property's location, feeling and setting within a residential tract on a curvilinear street, remains unchanged. The property has undergone almost no visible alteration, other than miscellaneous small changes such as unpermitted security gates. These gates slightly alter the subject building's loggia entrance, but does not disrupt or compromise the design in such a way that would diminish the integrity of design, workmanship, or materials. Therefore, the subject building retains integrity.





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<sup>2</sup> <https://www.findagrave.com/memorial/106572647/remo-earl-sbarboro>

<sup>3</sup> Gregory, Tom (pg. 378) History of Sonoma County, California: With Biographical Sketches of the Leading Men and Women of the County, who Have Been Identified with Its Growth and Development from the Early Days to the Present Time. United States, Historic record Company, 1911 (Accessed [online](#), May, 2020)

<sup>4</sup> <https://ohp.parks.ca.gov/ListedResources/Detail/621>

<sup>5</sup> O'Brien, Tricia (pg.110) San Francisco's Pacific Height and Presidio Heights. Arcadia Publishing, 2008 (Accessed [online](#) May, 2020).

<sup>6</sup> Our Society Blue Book (pg.128) Hoag & Irving, California, 1913 (Accessed [online](#) May, 2020); and Crocker-Langley San Francisco Director (pg.1668) H.S. Crocker Company, California, 1916 (Accessed [online](#) May, 2020).

<sup>7</sup> Architect and Engineer (pg. 109) San Francisco, California, January 1926 (Accessed [online](#), May 2020).

<sup>8</sup> <https://ohp.parks.ca.gov/ListedResources/Detail/621>

<sup>9</sup> <https://www.sanremohotel.com/history.html>

<sup>10</sup> <https://italoamericano.org/story/2014-7-11/Banking-Italian>



CASE NUMBER:  
 For Staff Use only

# SUPPLEMENTAL INFORMATION FOR Historic Resource Determination

## 1. Current Owner / Applicant Information

PROPERTY OWNER'S NAME: John Cestar	
PROPERTY OWNER'S ADDRESS: 25 Toledo Way San Francisco, CA 94123	TELEPHONE: ( 852 ) 975-4271
	EMAIL: JCestar88@gmail.com

APPLICANT'S NAME:  Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: (   )
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Kyle Filomeo Same as Above <input type="checkbox"/>	
ADDRESS: BDE Architecture 934 Howard St San Francisco, CA 94103	TELEPHONE: ( 415 ) 677-0966
	EMAIL: dmartin@bdearch.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 25 Toledo Way	ZIP CODE: 94123
CROSS STREETS: Pierce and Mallorca	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0486A / 046	20x132	3,070	RH-2	40-X

OTHER ADDRESS / HISTORIC ADDRESS: ( if applicable )	ZIP CODE:
---	-----------

## 3. Property Information

DATE OF CONSTRUCTION: 1936 (per permit)	ARCHITECT OR BUILDER: Builder: Sbarboro & Jorgensen
--	--

IS PROPERTY INCLUDED IN A HISTORIC SURVEY? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	SURVEY NAME: City Planning Department 1976 Survey	SURVEY RATING: overall: Y; indiv: 0-3
---	--	--

DESIGNATED PROPERTY: Article 10 or Article 11  CA Register  National Register

#### 4. Permit History Table

Please list out all building permits issued from the date of construction to present. Attach photocopies of each.

PERMIT:	DATE:	DESCRIPTION OF WORK:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Please describe any additional projects or information about a particular project(s) that is not included in this table:

See attached.  
No obvious exterior alterations to the primary facade.

( Attach a separate sheet if more space is needed )

#### 5. Ownership History Table

Please list out all owners of the property from the date of construction to present.

OWNER:	DATES (FROM - TO):	NAME(S):	OCCUPATION
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

Please describe any additional owners or information about a particular owner(s) that is not included in this table:

See attached.

( Attach a separate sheet if more space is needed )





8. Adjacent Properties / Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

See attached.

Series of horizontal dashed lines for text entry.

( Attach a separate sheet if more space is needed )

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or authorized agent of the owner of this property.
b. The information presented is true and correct to the best of my knowledge.
c. I understand that other applications and information may be required.

Signature of Applicant

09/23/2019

Date

Print name, and indicate whether owner, or authorized agent:

Kyle Filomeo / authorized agent

Owner / Authorized Agent (circle one)



# Submittal Checklist

The Supplemental Information for Historic Resource Determination must be complete before the Planning Department will accept it and begin review. Please submit this checklist along with the required materials.

CHECKLIST	REQUIRED MATERIALS	NOTES
<input checked="" type="checkbox"/>	Form, with all blanks completed	
<input checked="" type="checkbox"/>	Photograph(s) of subject property: Front facade	
<input type="checkbox"/>	Photograph(s) of subject property: Rear facade	
<input type="checkbox"/>	Photograph(s) of subject property: Visible side facades	
<input checked="" type="checkbox"/>	Building Permit History (Question 4), with copies of all permits	
<input checked="" type="checkbox"/>	Historic Sanborn Fire Insurance Maps	
<input checked="" type="checkbox"/>	Ownership History (Question 5)	
<input checked="" type="checkbox"/>	Occupant History (Question 6)	
<input checked="" type="checkbox"/>	Descriptive narrative of subject building (Question 7)	
<input checked="" type="checkbox"/>	Photos of adjacent properties and properties across the street along with a descriptive narrative of adjacent properties and the block (Question 8)	
<input checked="" type="checkbox"/>	Historic photographs, if applicable	
<input type="checkbox"/>	Original building drawings, if applicable	
<input type="checkbox"/>	Other: Periodical articles related to the property, for example, articles on an owner or occupant of the building or of the architect; historic drawings of the building; miscellaneous material that will assist the Preservation Planner make the historical resource determination under CEQA.	

**NOTE:** Please note that some applications will require additional materials not listed above. The above checklist does not include material needed for CEQA review of other impacts and is solely limited to historic resource analysis. For further information about what must be submitted for CEQA review, please refer to the *Environmental Evaluation Application*.

For Department Use Only  
Application received by Planning Department:

By: \_\_\_\_\_ Date: \_\_\_\_\_

1. Current Owner / Applicant Information

See primary form

2. Location and Classification

See primary form

3. Property Information

See primary form

4. Permit History Table

Permit:	Date:	Description of Work:
1	1/7/1936	To build one-story and basement wood frame single-family. Builders: Sbarboro and Jorgensen
2	4/16/1969	Kitchen and bathroom remodel
3	7/12/1995	Reroof
4	11/17/2006	Remodel kitchen and dining room

Sbarboro (Remo) and Jorgensen (Martin P.) were builders beginning in the 1920s thru 1953. Remo Sbarboro was the son of the Bank of Italy co-founder Andrea Sbarboro. The Jorgensens were family friends of the Sbarboro family.

5. Ownership History Table

Owner	Dates (From - To)	Names	Occupation
1	8/7/1936 – 2/6/1969	Joseph & Louisa Ghiorso	Cook
2	2/6/1969 – 4/11/1969	Dario Ghiorso and Henry Lencioni	Glazier and Unknown
3	4/11/1969 – 5/7/2002	Lena & Louise Lerza Dora Kelly	Secretary at Public Health Service and Secretary at Greyhound Clerk
4	5/7/2002 – 7/29/2005	Lena and Louise Lerza	Retired
5	7/29/2005 -	John Cestar	

6. Occupant History Table

Occupant	Dates (From - To)	Names	Occupation
1	1937 - 1968	Joseph & Louisa Ghiorso	Cook
2	1969 - 1982	Louise and Lena Lerza Dora Kelly	Secretary at Public Health Service and Secretary at Greyhound Clerk



## 7. Property / Architecture Description

25 Toledo is located on the south side of Toledo Way between Mallorca and Pierce Streets on a 3,070 square foot lot. The street and parcel are level. The building sits back slightly from the front lot line and abuts both neighboring buildings. The surrounding buildings have varying setbacks. Several shallow planter beds rest against the primary façade.

25 Toledo is a one story over basement rectangular plan single family residence clad in scored concrete with corner quoins and capped with a steep pitched hip roof in the front and a flat roof in the rear. The ground level features two arches; the larger on the right accesses the garage and the smaller on the left acts as an entrance to a covered courtyard. The smaller arch is secured with a decorative metal gate. The garage door is recessed within the arch and features a modern garage door. Within the recess, there is an archway with a decorative metal gate on the left side wall. On the right side wall of the garage recess is a glazed paneled pedestrian door. At the far end of each side of the primary façade hidden behind bushes are arched openings with decorative metal gates. Within the courtyard is a segmented concrete path that leads to terrazzo steps leading to the first-story primary entrance, which cannot be seen from the street.

The first story features two sets of three multi-pane wood sash windows with multi-pane transoms and decorative metal balconettes. Pilasters separate the windows. Above the center window on each side are segmental pediments that rise above the roofline. The building terminates with corbels topping the pilasters, an entablature and urns above the roofline.

## 8. Adjacent Properties / Neighborhood Description

The subject building is located in the Marina neighborhood. The neighboring buildings were constructed mostly between 1924 and 1936. Architectural styles present include various Revival styles, and vernacular. The buildings range in height from one to four stories.

Sbarboro and Jorgensen also constructed 29, 33, 37, 43, and 49 Toledo. (*Building and Engineering News*, January 11, 1936)

Photographs of Subject Property



25 Toledo



Archway near garage door





Pedestrian door near garage



Arched openings



Stairs leading to primary entrance



First-story detail



25 21, 33, 37, 43, 49 TOLERO WAY 486A 1645+4443 0  
 street address block number lot number summary

R1/2-2 \_\_\_\_\_  
 building type/use/number of floors landmark number

**RELATIONSHIP WITH SURROUNDING BUILDINGS**  
 Relationship of setting to building -2 -1 0 1 2 3 4 5  
 Importance as contribution to a cluster/streetscape -2 -1 0 1 2 3 4 5

**ARCHITECTURAL DESIGN VALUATION**  
 Facade proportions -2 -1 0 1 2 3 4 5  
 Richness/Excellence of detailing/decoration -2 -1 0 1 2 3 4 5  
 Unique visual feature of interest 0 1 2 3 4 5  
 Example of a rare or unusual style or design 0 1 2 3 4 5  
 Overall architectural quality -2 -1 0 1 2 3 4 5

PROPOSED FOR FURTHER INVESTIGATION  
 CORNICE, PARAPET, APPENDAGE  
 Importance of cornice to building design -2 -1 0 1 2 3 4 5  
 Cornice contribution to streetscape -2 -1 0 1 2 3 4 5

**FACADE CONDITION**  
 Physical condition -2 -1 0 1 2 3 4 5  
 Paint/Material color -2 -1 0 1 2 3 4 5

REMODELING  
 Appropriateness of improvements -2 -1 0 1 2 3 4 5

10/1/75 JA  
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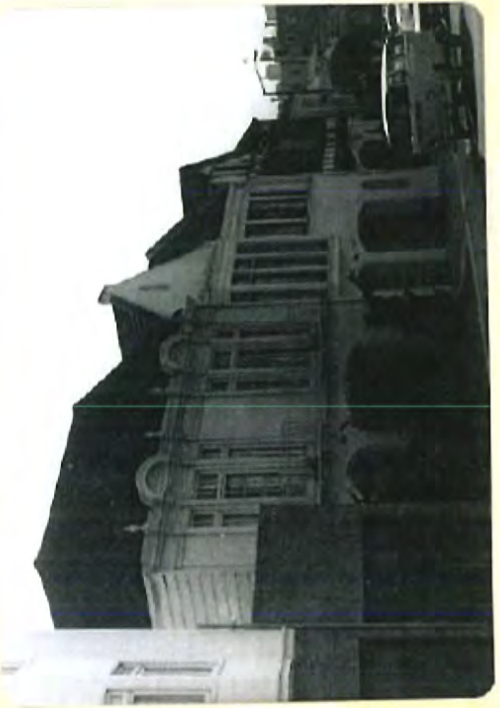


photo 6/25/76, 37

**Field Notes**  
 GROUP OF 5 PELICO-GRANADA  
 TOLERO #1 SPAN.-MISSION!  
 NICE PLEASANT ROW, NOTHING  
 EXCEPTIONAL BUT THE WAY  
 THEY WORK TOGETHER & MOVE  
 IN A CURVE AROUND THE CORNER  
 OF THE STREET

**Review Notes**  
 Junior League Listing  
 text  index  file  
 Northern California Guide  
 Other Listing \_\_\_\_\_

E6

1976 Survey





Permits

OFFICIAL COPY

SAH FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM No. 2  
APPLICATION OF Shawberry & Co. Inc.

FOR PERMIT TO ERECT  
one 2 1/2 STORY FRAME BUILDING  
Location So. Vanda May  
486A East  
Diene St

Cost \$ 2,200.00  
Filed JAN 1936

Approved: [Signature]  
1936

Superintendent Bureau of Building Inspection

Permit No. 17513  
Issued 1936  
CERT FINAL INSP' 316 8/28/36 ms  
Certificate of Final Completion  
Applied for 1936  
Issued 1936 No. 1936

North Street  
West Street  
East Street  
South Street

Diene May Street  
Vanda May Street  
Chestnut Street

486A/46

Approved: [Signature]  
Superintendent Bureau of Building Inspection

Approved: 57 returned to the  
Elmer J. Hollmann  
City Planning Commission

Approved: \_\_\_\_\_  
Director of Public Health

Approved: \_\_\_\_\_  
Department of Electricity

Approved: \_\_\_\_\_  
Bureau of Engineering

Approved: \_\_\_\_\_  
Art Commission

Bureau of Fire Prevention and Public Safety  
Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

F. D. (Dry) Standpipes  
Wet Standpipes  
Hose Reels  
Tanks  
Down Pipes  
Automatic Fire Pumps  
Automatic Sprinkler System  
Water Service Connection  
Ground Floor Pipe Casings  
Refrigeration  
Incinerators

Approved: [Signature]  
Bureau of Fire Prevention and Public Safety

Approved: \_\_\_\_\_  
Fire Marshal

All fire place chimneys and flues as per code 1936  
tent same  
[Signature]

OFFICIAL COPY



Central Permit Bureau Form F. No. 2

Neal, Stratford & Eary No. 1551

Write in Ink—File Two Copies

597

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

BLDG. FORM

2

APPLICATION FOR BUILDING PERMIT  
FRAME BUILDING

Jan 6 1936

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location of Lot South Side of Toledo May Street  
486.834 Feet 6' Chal of Pierce St. No. Assessor's Block No.
- (2) Number of Stories one (WITH) ~~(WITHOUT)~~ Basement.
- (3) Total Cost \$ 3500-
- (4) Purpose or Occupancy Residential No. of rooms 6 No. of families 1
- (5) Size of lot 28.863 Ft. Front 20.998 Ft. Rear 132.56 Ft. Deep.
- (6) Any other building on lot at present no
- (7) Contractor (DOES) ~~(DOES NOT)~~ carry Workmen's Compensation Insurance.
- (8) Supervision of construction by \_\_\_\_\_

Address \_\_\_\_\_

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (9) Architect  
Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California City and County of San Francisco  
Address \_\_\_\_\_
- (10) Engineer  
Certificate No. \_\_\_\_\_ License No. \_\_\_\_\_  
State of California City and County of San Francisco  
Address \_\_\_\_\_
- (11) Plans and specifications prepared by  
Other than Architect or Engineer \_\_\_\_\_  
Address \_\_\_\_\_
- (12) Contractor Starbaro + Jorgensen  
License No. 5530 License No. 1311  
State of California City and County of San Francisco  
Address 2725 North Point St
- (13) Owner Starbaro + Jorgensen  
Address 2225 North Point St  
By J Starbaro Owner's Authorized Agent.

The Department will call up telephone No. Fill 8538 if any alterations or changes are necessary on the plans submitted.

Certificate of Final Completion must be obtained on completion of building, pursuant to Sec. 9 - Ordinance 1008 (N. S.)



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SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

BLDG. FORM

No. 365353

3 APPLICATION OF

FOR PERMIT TO MAKE  
ADDITIONS, ALTERATION or REPAIRS  
TO BUILDING

Location 25 Toledo Way  
San Francisco

Total Cost \$ 5000.00

Filed April 14, 1969

APR 22 1969

APPROVED: *Robert Kelly for mtc*

APPROVED  
Dept. Public Works  
APR 22 1969

*Robert Kelly*  
Superintendent, Bureau of Building Inspection

Permit No. 337264

Issued APR 22 1969

19

REFER TO:  
Bureau of Engineering . . . . .  
BBI Struct. Engineer . . . . .  
Boiler Inspector . . . . .  
Art Commission . . . . .  
Dept. of Public Health . . . . .  
Dept. of Electricity . . . . .  
Planning Agency . . . . .  
Parking Authority . . . . .  
Approved *mtc* 4/14 1969

Provided the following conditions are complied with:

Building Inspector, Bureau of Building Inspection  
I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.  
*Robert Kelly*  
Owner or Owner's Authorized Agent

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

No portion of building or structure or work-  
holding used during construction to be  
clearer than 6' to any wire containing more  
than 150 volts. See Sec. 336 California  
Penal Code.

Approved:

Zone

CFO Setback

Department of City  
Planning  
No portion of building or structure or work-  
holding used during construction to be  
clearer than 6' to any wire containing more  
than 150 volts. See Sec. 336 California  
Penal Code.

Department of City Manager

Approved:

Bureau of Fire Prevention & Public Safety

Approved:

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

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CENTRAL PERMIT BUREAU FORM 304 10-55

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS  
BLDG. FORM

CENTRAL PERMIT BUREAU

3

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

April 14 1969

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 25 Toledo Way
- (2) Total Cost (\$) 5000.00 (3) No. of Stories 1 (4) Basement or Cellar yes
- (5) Present Use of building single family residence (6) No. of families 1
- (7) Proposed Use of building single family residence (8) No. of families 1
- (9) Type of construction 5-N (10) 1B.2
- (11) Any other building on lot no (must be shown on plot plan if answer is yes.)
- (12) Does this alteration create an additional story to the building? no
- (13) Does this alteration create a horizontal extension to the building? no
- (14) Does this alteration constitute a change of occupancy no
- (15) Electrical work to be performed yes (16) Plumbing work to be performed yes
- (17) Automobile runway to be altered or installed no
- (18) Sidewalk over sub-sidewalk space to be repaired or altered no
- (19) Will street space be used during construction? no

(20) Write in description of all work to be performed under this application:  
(Reference to plans is not sufficient)

Remove existing tile counter top, cabinets and ceramic tiles on walls. Supply and install cabinets, new Formica counter top with full backsplash. Supply and install Grate-rug stainless steel sink dishwasher, disposal, hood and fan slide in electric range, and refrigerator. In bathroom install new sliding shower enclosure marble (imitation) counter top with integral sink and cabinet under, new medicine chest. Install in bathroom number two new light fixture, medicine chest, imitation marble top with integral sink and cabinet under new louvered doors in dressing room.

- (21) Supervision of construction by Les York Address 1694 Union St. S.F.
- (22) General Contractor House of Remodeling California License No. 254308  
Address 1694 Union St. S.F.
- (23) Architect or Engineer (for design) California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_
- (24) Architect or Engineer (for construction) California Certificate No. \_\_\_\_\_  
Address \_\_\_\_\_
- (25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.
- (26) Owner Mrs. Kelly (Phone 673-5200)  
Address 25 Toledo Way San Francisco For contract by Bureau

By \_\_\_\_\_ Address 1694 Union St. S.F.  
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.  
Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.





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DATE

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

**REEROOFING**

REQUESTS FOR REQUIRED REEROOFING INSPECTION MAY BE MADE DAY OR NIGHT BY CALLING 415.231.5091

SEPARATE FIRE PERMIT REQUIRED IF USING LIQUEFIED PETROLEUM GAS (L.P.G.). APPLY AT 280 GOLDEN GATE AVE., RM 327, PHONE 861 800, EXT 310. APPLICANT RESPONSIBLE FOR STREET USE PERMIT(S)

CHECKED BY  
**WILLY YAU**

BUREAU OF BUILDING INSPECTION

DATE **JUL 12 1995**

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPROVED		DATE	REASON
	N/A		
APPROVED		DATE	REASON
APPROVED		DATE	REASON
APPROVED		DATE	REASON
APPROVED		DATE	REASON
APPROVED		DATE	REASON
APPROVED		DATE	REASON
APPROVED		DATE	REASON
APPROVED		DATE	REASON

HOLD SECTION - NOTIFY DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



OFFICIAL COPY



APPROVED  
Dept. of Building Insp

NOV 17 2006

ACTING DIRECTOR  
DEPT. OF BUILDING INSPECTION

APPROVED FOR ISSUANCE  
NOV 17 2006

BLDG. FORM 3/B  
APPROVAL NUMBER  
0860/11/17/06

OSHA APPROVAL NO. 1

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 8  OVER-THE COUNTER ISSUANCE  
NUMBER OF PLAN SETS: 1

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERETO AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

PERMIT NO: 111706  
ESTIMATE NO: 10486  
STREET ADDRESS: 25 TOLEDO ST.  
BLOCK & LOT: 486A/46  
ESTIMATE COST: \$10,000  
REVISION COST: 10,000  
DATE: 11/17/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
NO. OF STORIES OF OCCUPANCY	NO. OF FLOORS AND CELLARS	CITY PREVIOUS USE	NO. OF OCCUP. CLAS.	NO. OF UNITS	NO. OF DWELLING UNITS
V-N	2	SFD	R-2	1	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
NO. OF STORIES OF OCCUPANCY	NO. OF FLOORS AND CELLARS	CITY PROPOSED USE	NO. OF OCCUP. CLAS.	NO. OF UNITS	NO. OF DWELLING UNITS
V-N	2	SFD	R-2	1	1

USE OF AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED: YES  NO   
(1) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO   
(2) ELECTRICAL WORK TO BE PERFORMED? YES  NO   
(3) PLUMBING WORK TO BE PERFORMED? YES  NO   
(4) GENERAL CONTRACTOR: UNKNOWN  
(5) CONTRACTOR: JOHN CESTAR  
ADDRESS: 25 TOLEDO ST. SF CA  
PHONE: 415-779-5818  
RECONSTRUCT KITCHEN AND DINING ROOM WALL OPENING AND RESTROOM KITCHEN.

ADDITIONAL INFORMATION

1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	NEW HEIGHT AT CENTER LINE OF FRONT PROPERTY BOUNDARY EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	1) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	2) ANY OTHER EXISTING BLEED OR LEAF IF YES, SHOW ON FLOOR PLANS? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---	---	---	--	---

CONSTRUCTION LEADER: UNKNOWN

IMPORTANT NOTICES

No change shall be made in the character of the occupancy of law without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 10' to any wire extending more than 100 volts. See Sec. 180, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grades lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown unless otherwise shown, ground lines, run and set together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREON OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (3) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In knowledge of building materials. Please have a clearance of not less than two inches from all window sills or openings.

CHECK APPROPRIATE BOX  
 OWNER  
 ARCHITECT  
 ENGINEER  
 CONTRACTOR

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee, by acceptance of this permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages, resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (a) or (b) investigated below or shall secure from (c), (d), or (e), whichever is applicable. If however item (c) is checked item (b) must be checked as well. Make the appropriate notation of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I have and will maintain a certificate of coverage to guarantee the workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_  
Policy Number: \_\_\_\_\_

( ) The cost of the work to be done is \$150 or less.

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the employer's contribution fees of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed null and void.

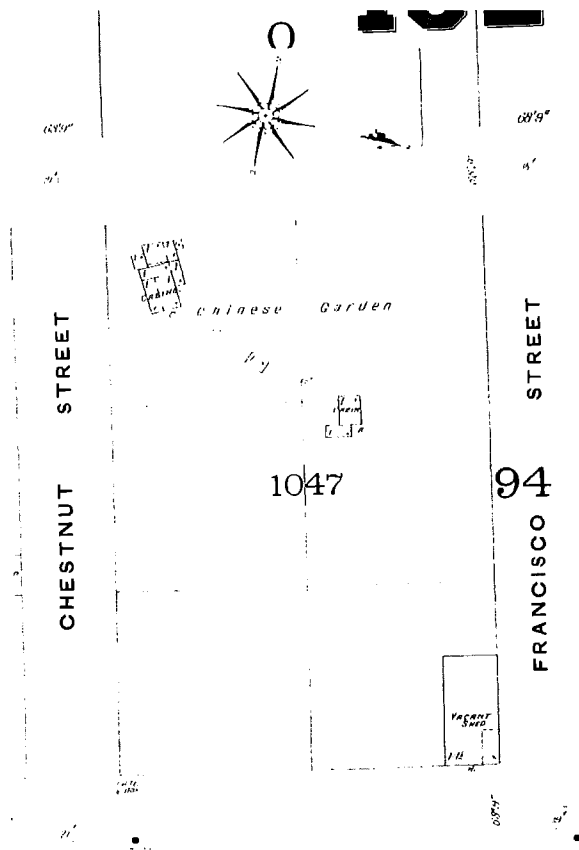
( ) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: \_\_\_\_\_ Date: 11-17-06

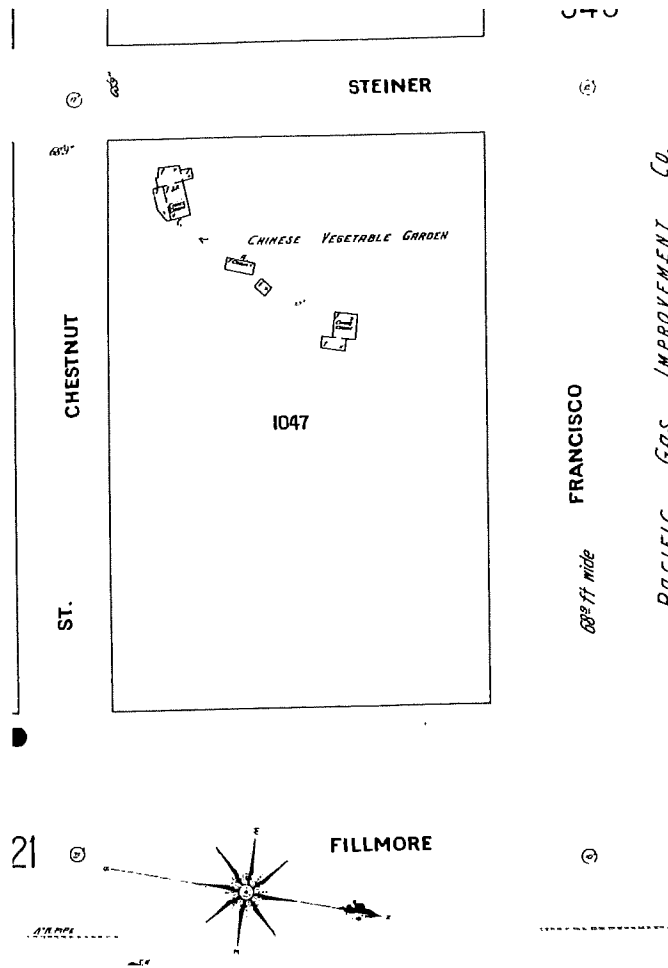




Sanborn Maps

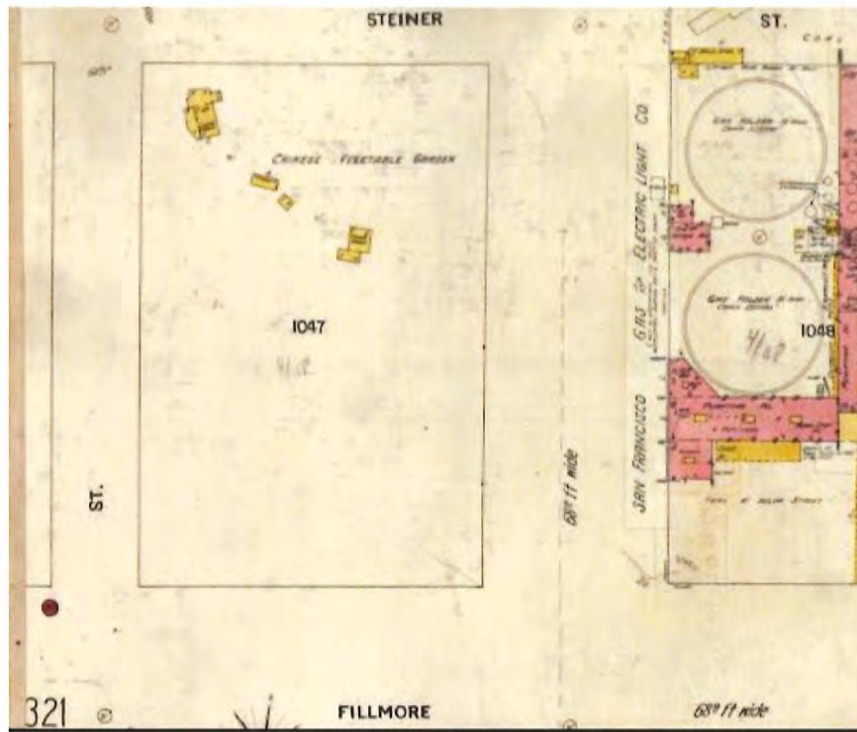


1893 Sanborn Map. Prior to the PPIE.

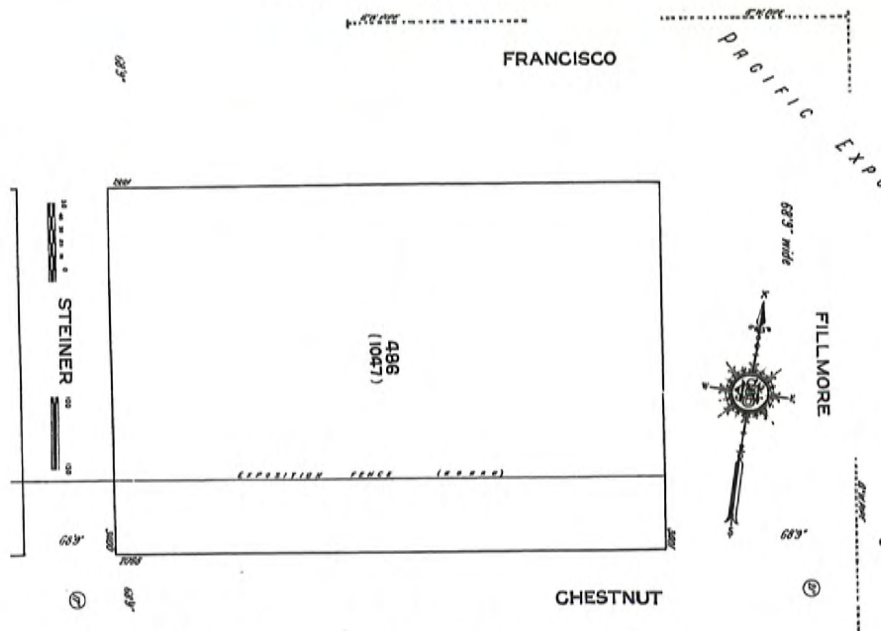


1899 Sanborn Map. Prior to the PPIE.

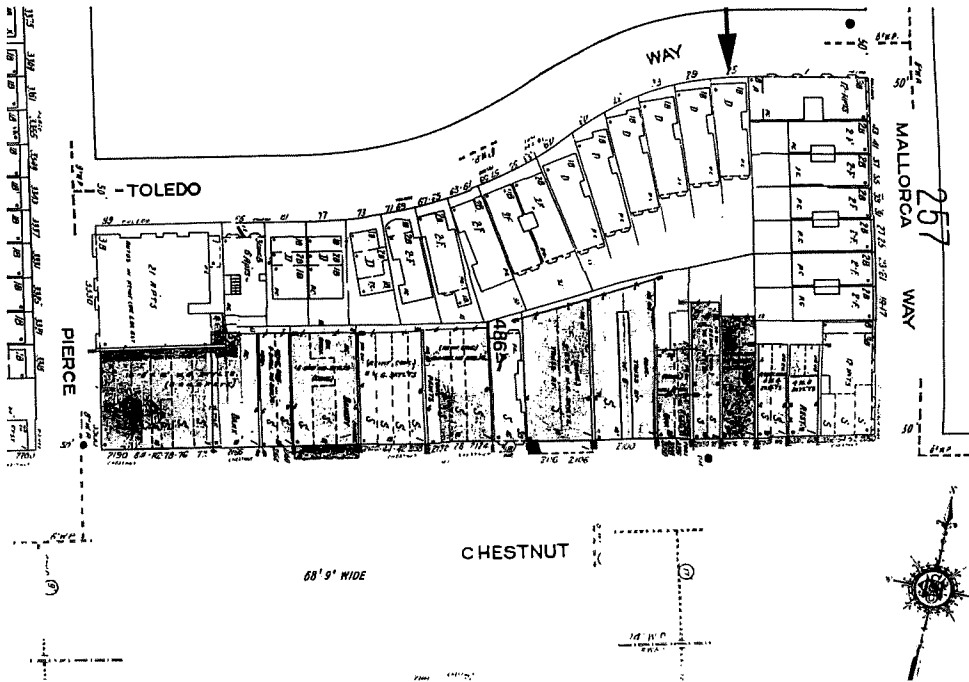




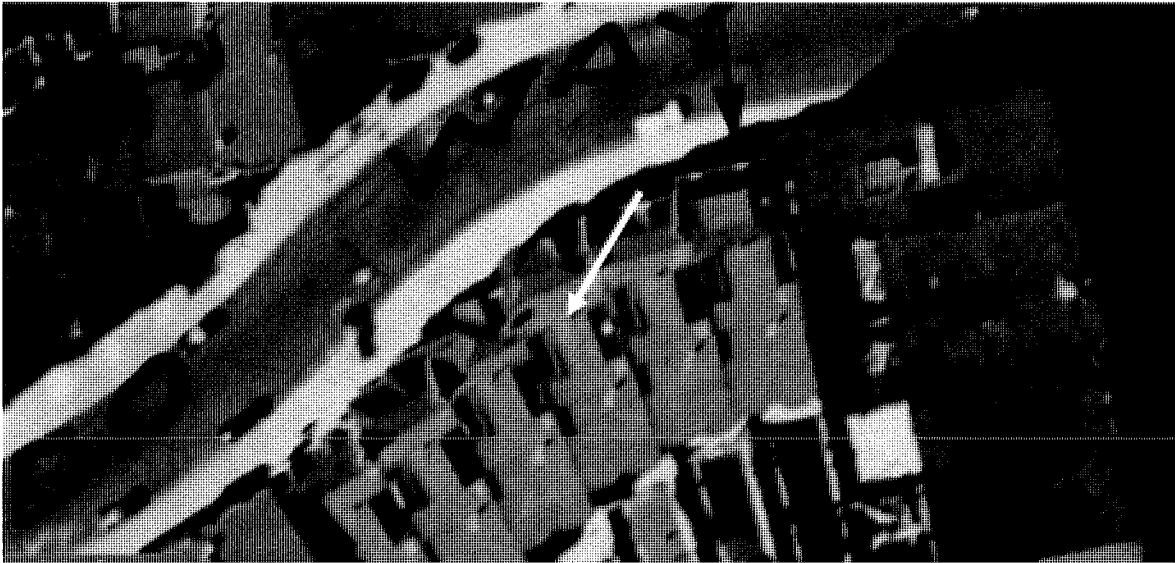
1905 Sanborn Map. Prior to the PPIE.



1914 Sanborn Map. Block prior to the area being replatted



1950 Sanborn Map. Subject building noted with arrow.



1938 Harrison Ryker aerial photograph. Subject building noted with arrow.

Adjacent and Facing Properties

**South Side of Toledo Way**











**North Side of Toledo Way**













# EXHIBIT 3



12/21 9am



12/21 10am



12/21 11am



12/21 12pm



12/21 1pm



12/21 2pm



12/21 3pm



12/21 4pm

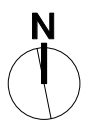


12/21 5pm

Legend:

- EXISTING SHADOW (grey square)
- NEW SHADOW (red square)

25 Toledo Way - San Francisco  
December 21





03/21 & 09/21 9am



03/21 & 09/21 10am



03/21 & 09/21 11am



03/21 & 09/21 12pm



03/21 & 09/21 1pm



03/21 & 09/21 2pm



03/21 & 09/21 3pm



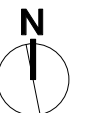
03/21 & 09/21 4pm



03/21 & 09/21 5pm

	EXISTING SHADOW
	NEW SHADOW

25 Toledo Way - San Francisco  
March 21 and September 21







06/21 9am



06/21 10am



06/21 11am



06/21 12pm



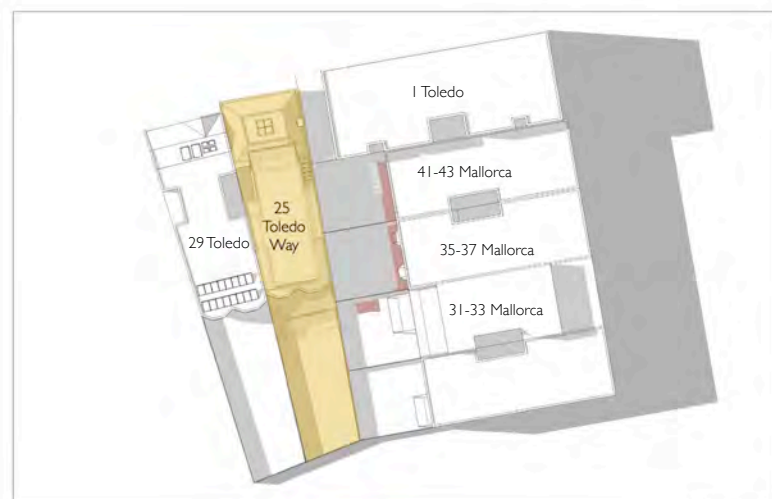
06/21 1pm



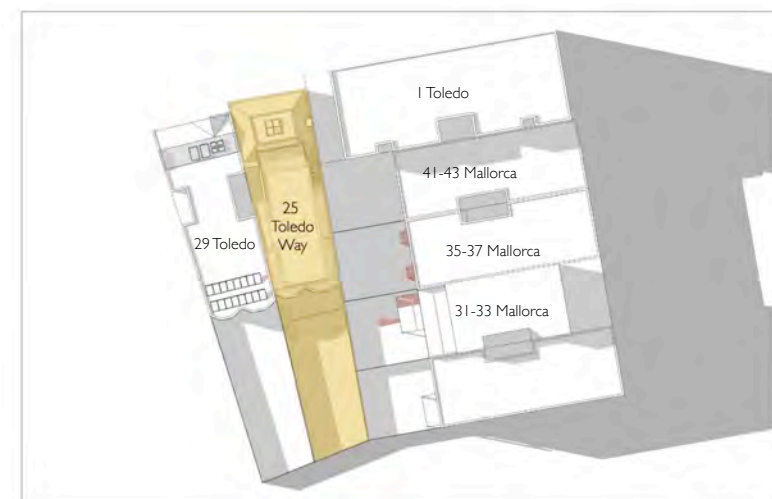
06/21 2pm



06/21 3pm



06/21 4pm



06/21 5pm

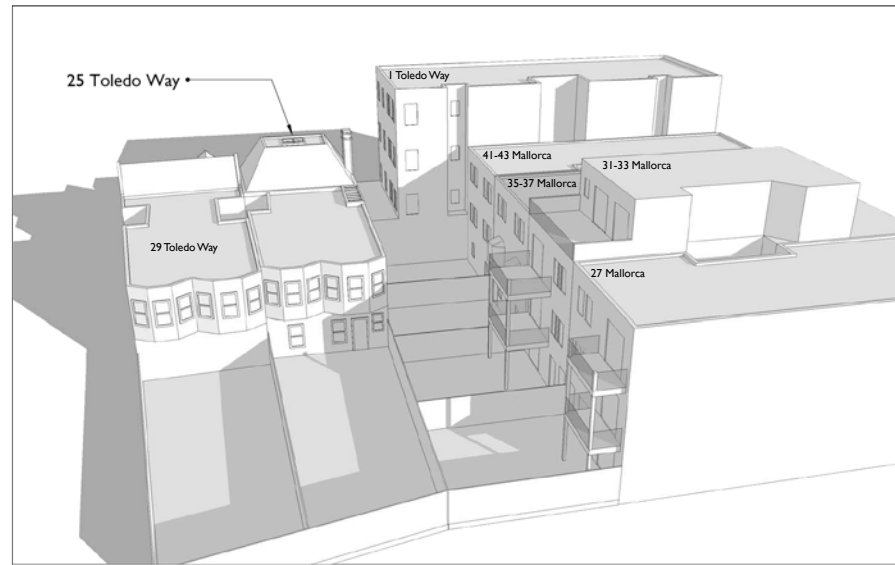
	EXISTING SHADOW
	NEW SHADOW

25 Toledo Way - San Francisco  
June 21

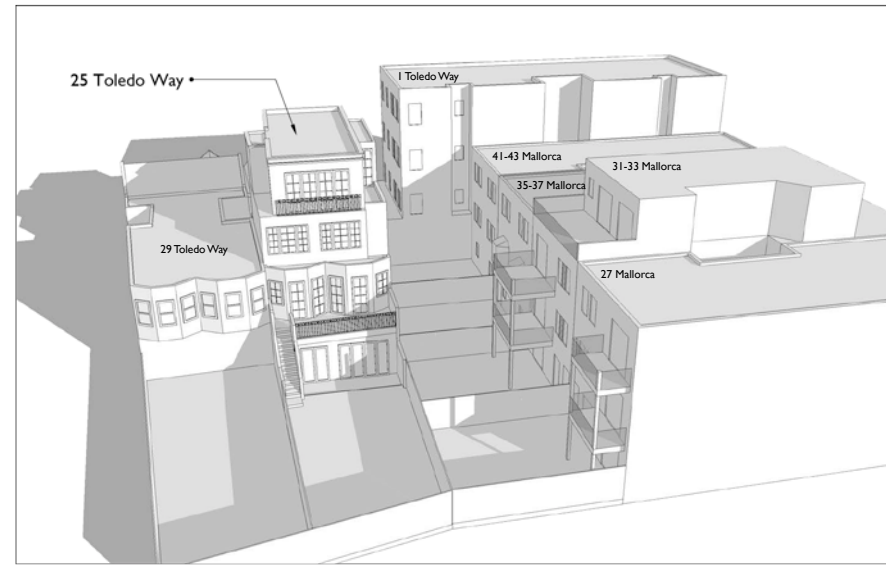


# EXHIBIT 4

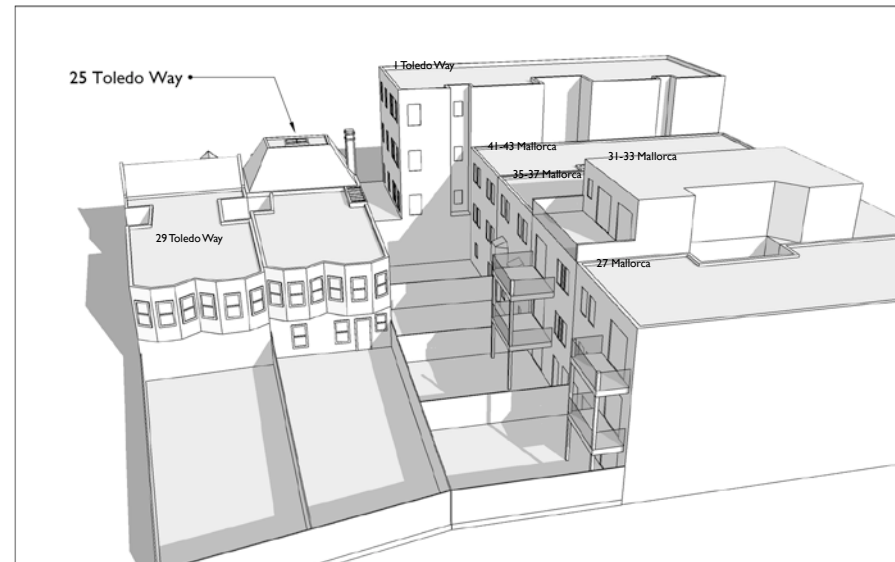
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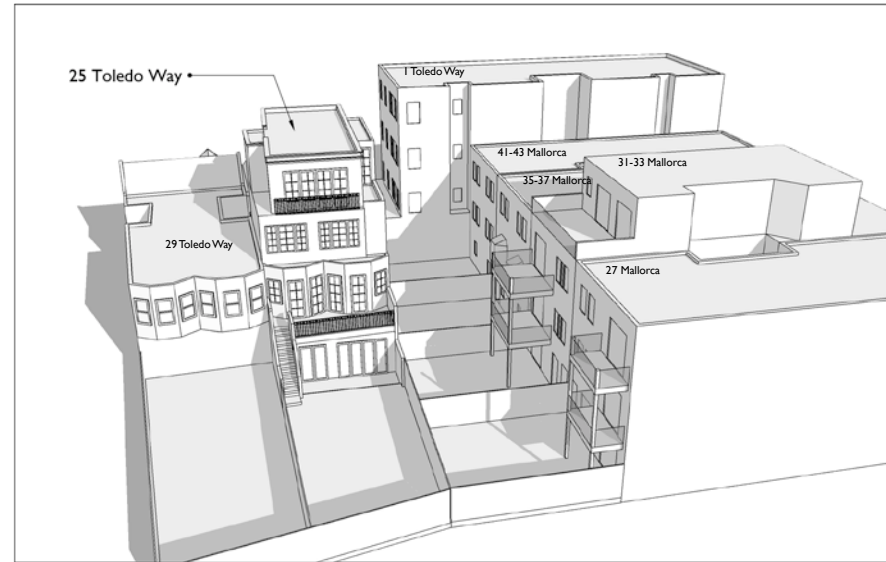
12/21 9am



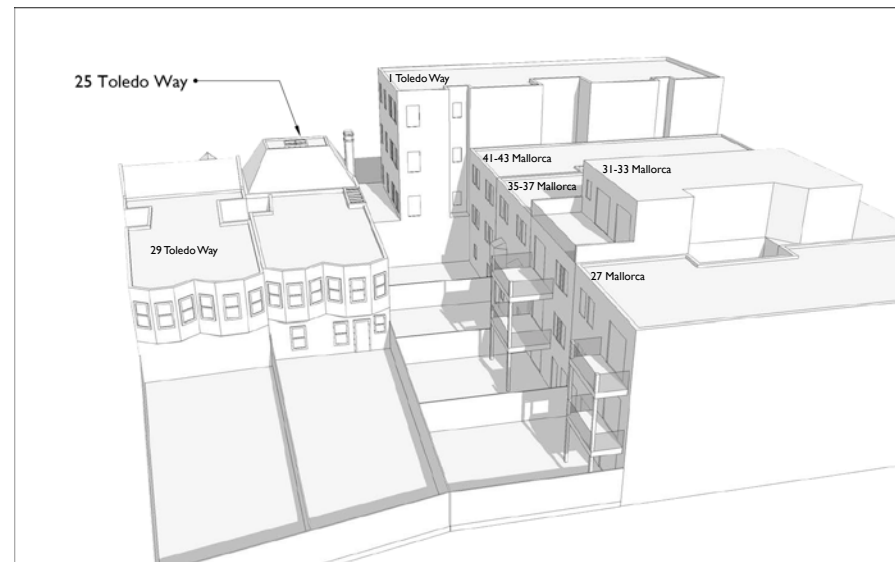
12/21 9am



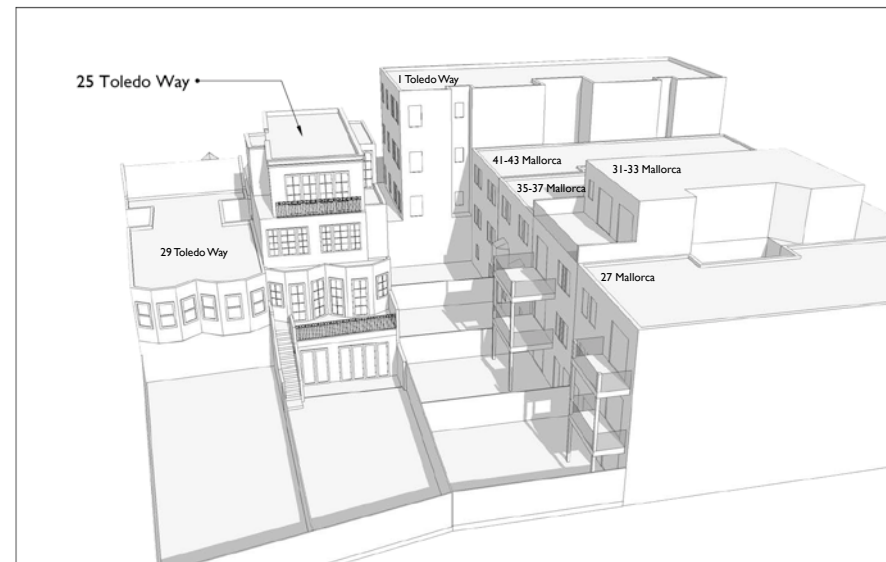
12/21 10am



12/21 10am



12/21 11am



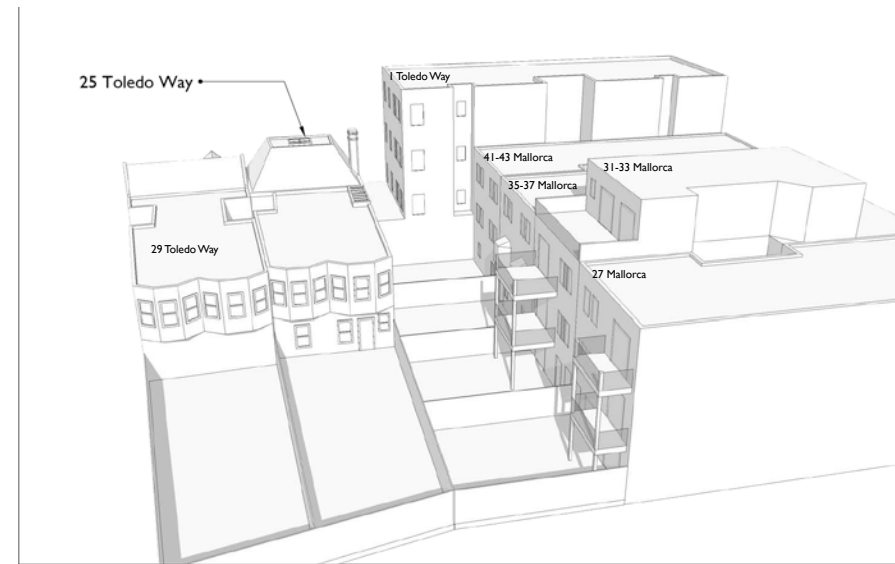
12/21 11am

PROPOSED

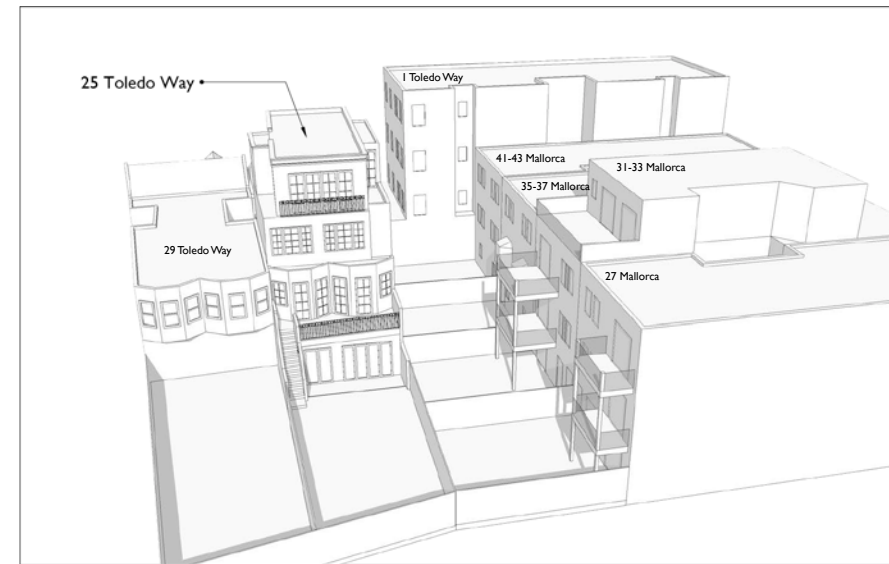
25 TOLEDO WAY  
 DECEMBER 21 9AM - 11AM



EXISTING

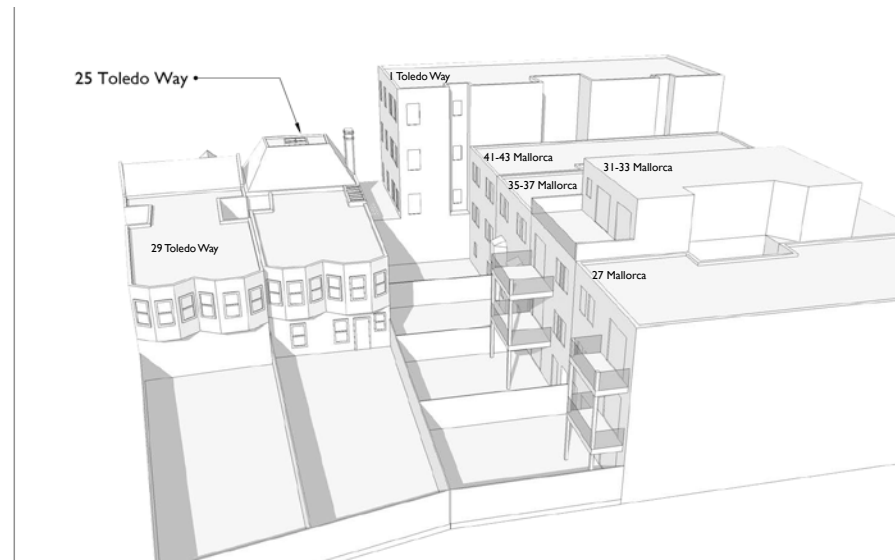


12/21 12pm

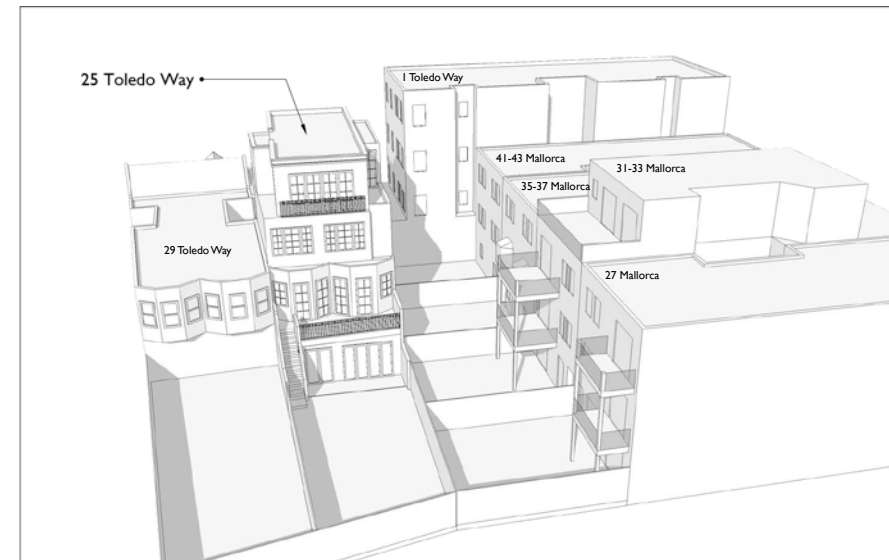


12/21 12pm

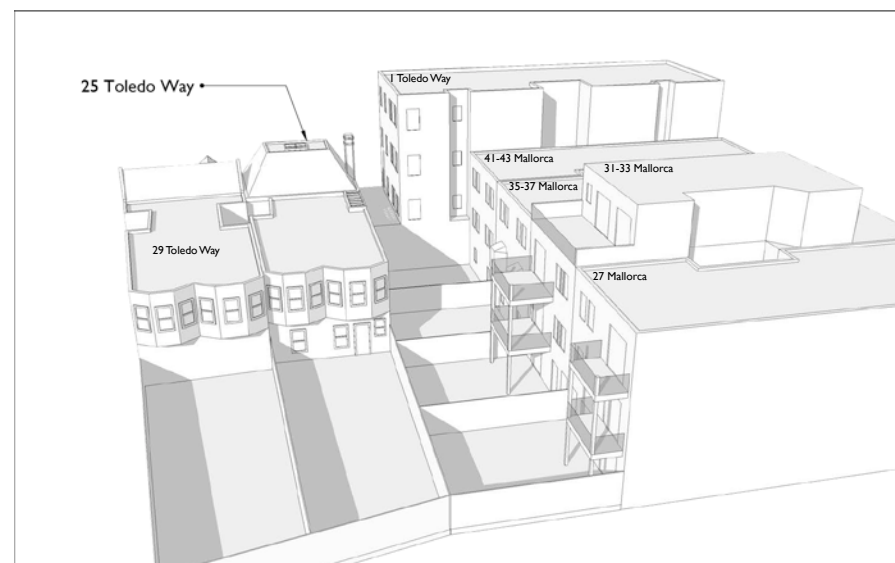
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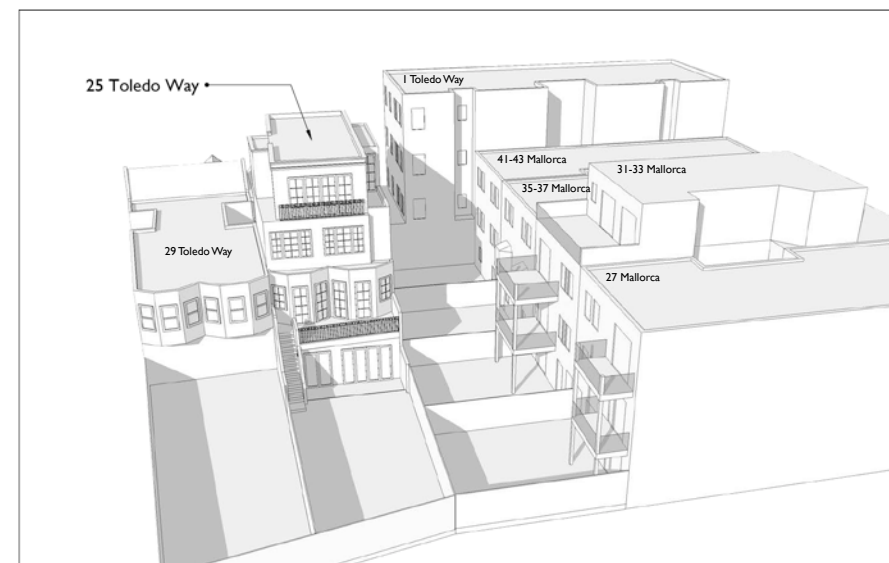
12/21 1pm



12/21 1pm



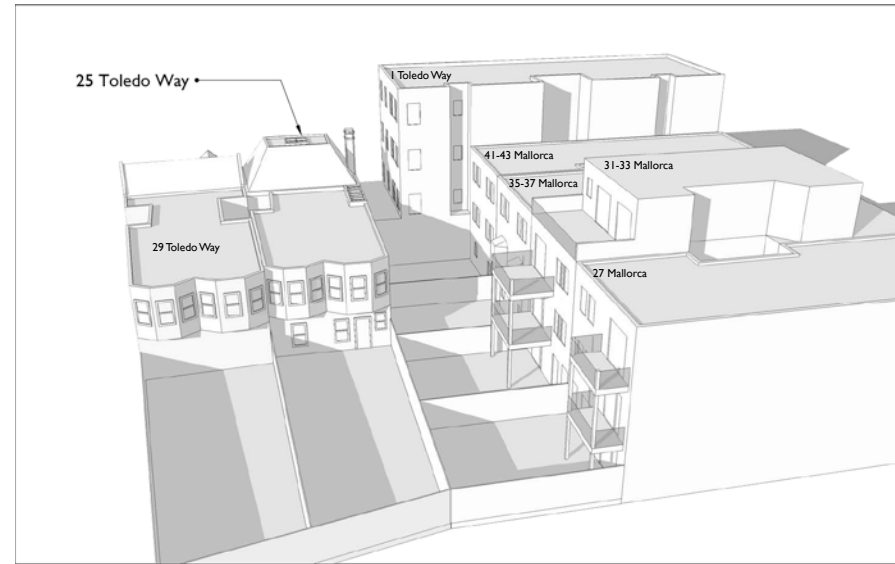
12/21 2pm



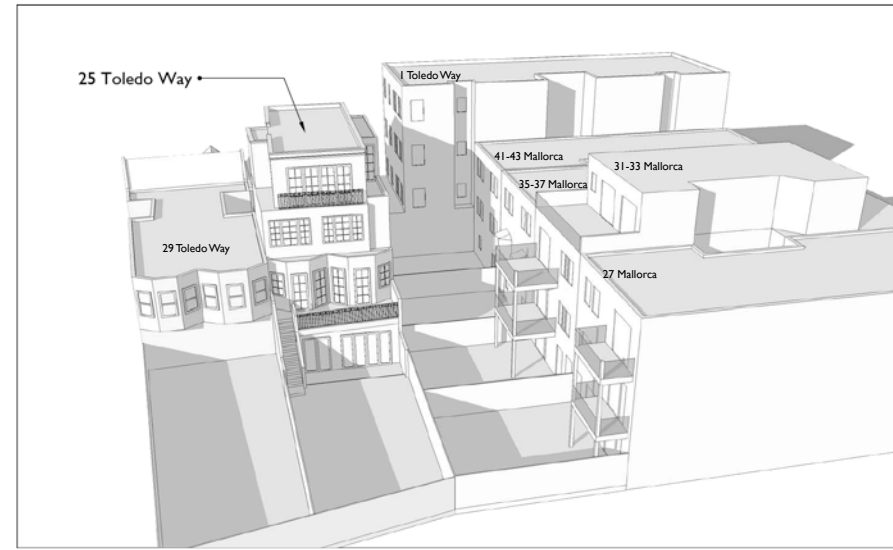
12/21 2pm

25 TOLEDO WAY  
 DECEMBER 21 12PM - 2PM

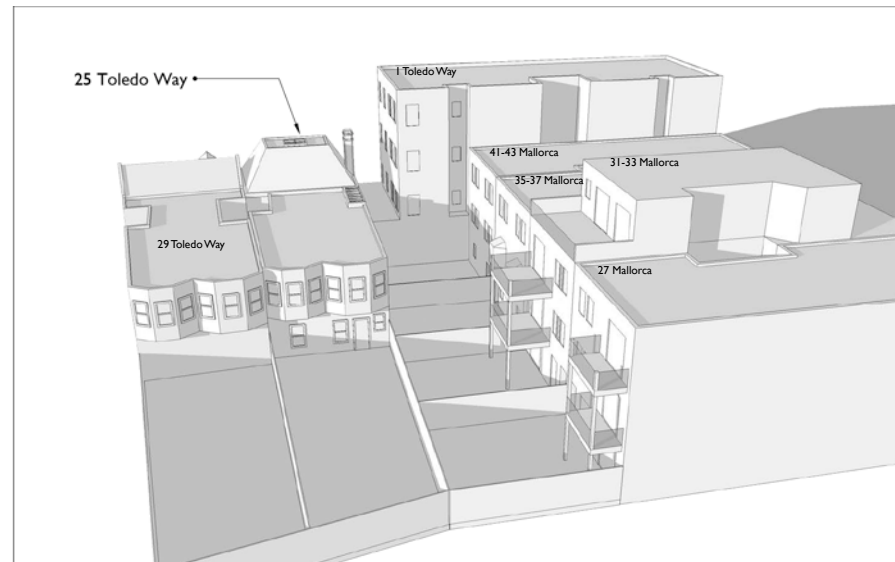
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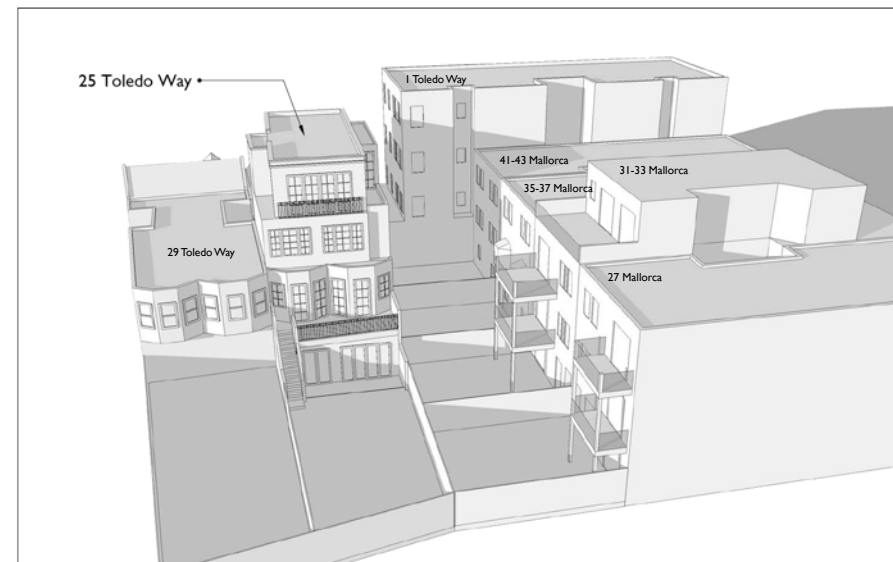
12/21 3pm



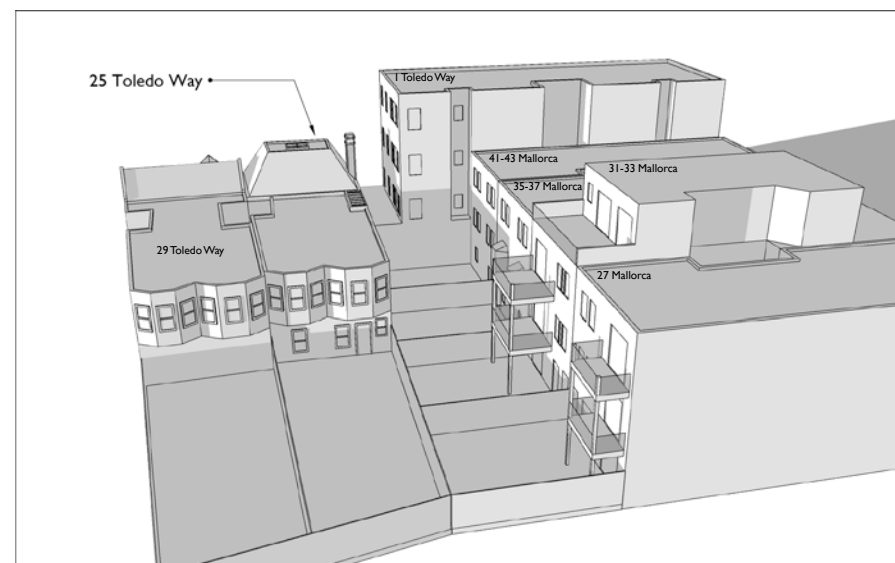
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12/21 4pm



12/21 4pm



12/21 5pm

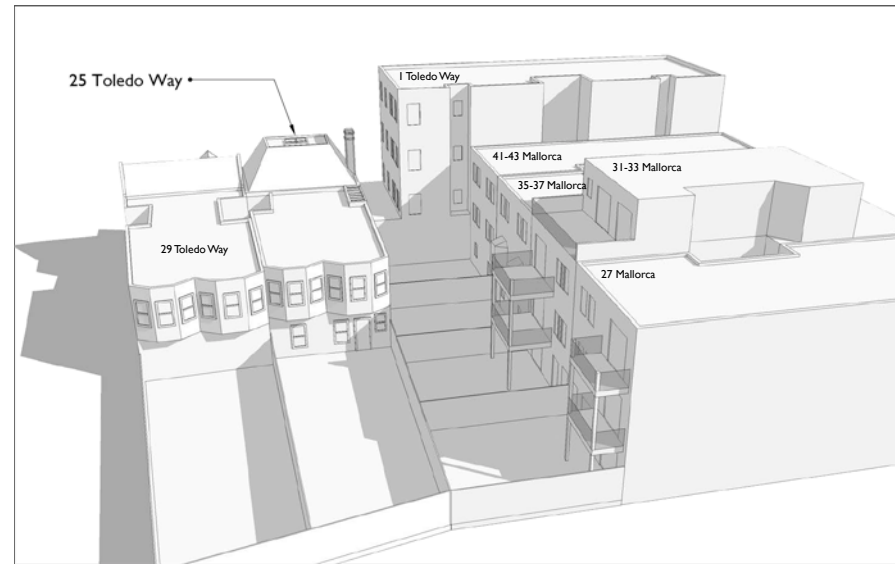


12/21 5pm

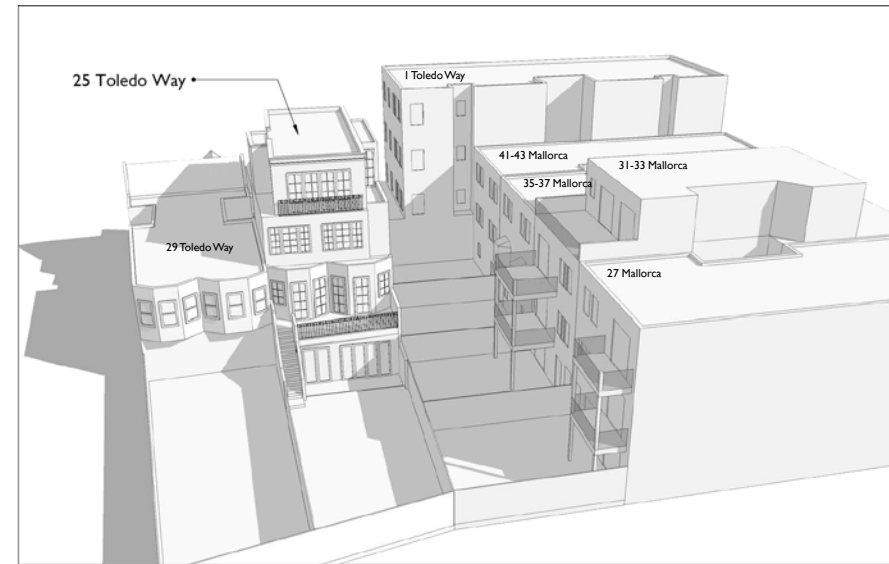
PROPOSED

25 TOLEDO WAY  
 DECEMBER 21 3PM - 5PM

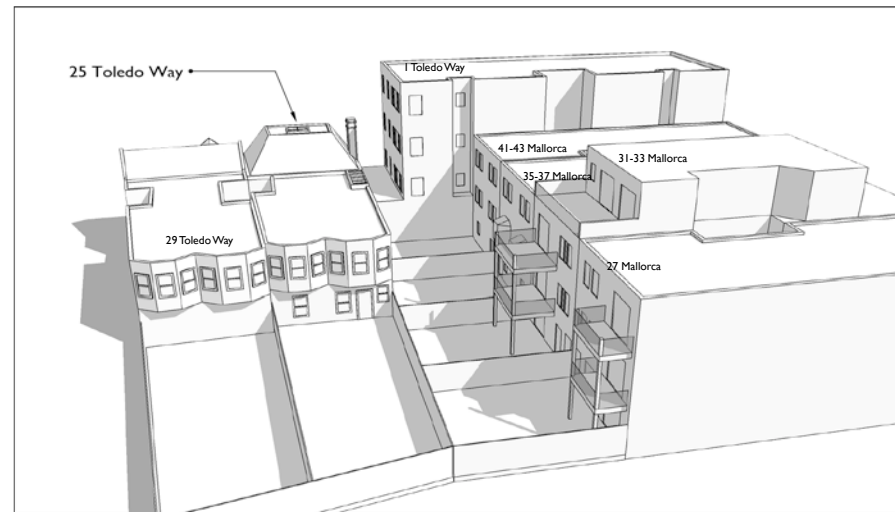
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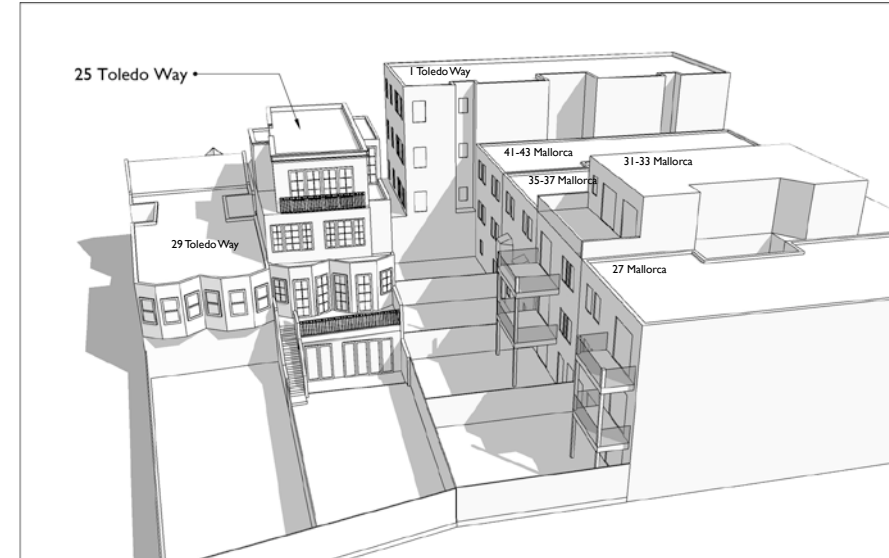
3/21 & 9/21 9am



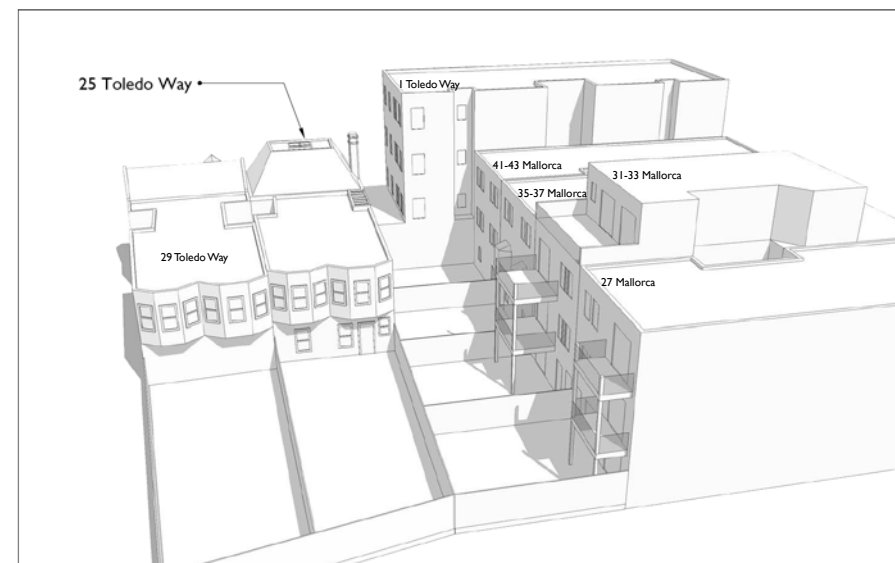
3/21 & 9/21 9am



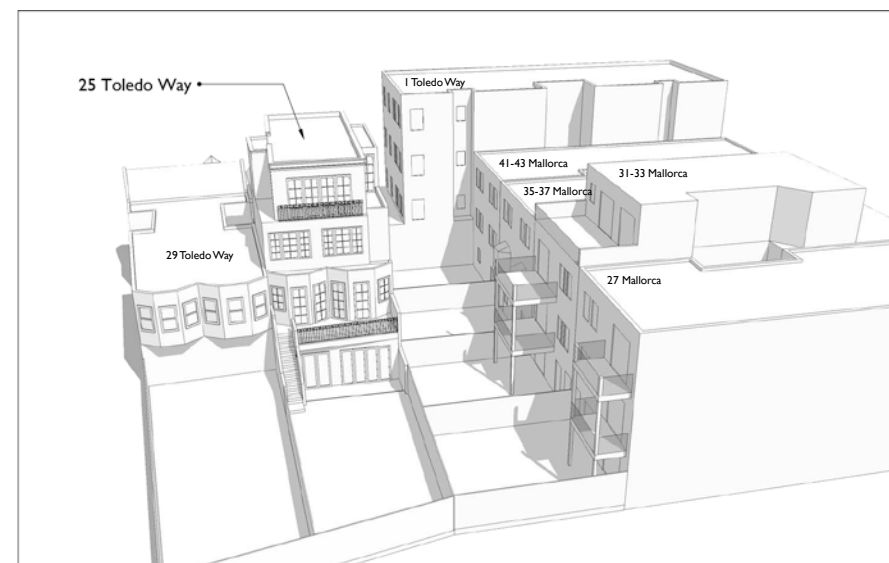
3/21 & 9/21 10am



3/21 & 9/21 10am



3/21 & 9/21 11am



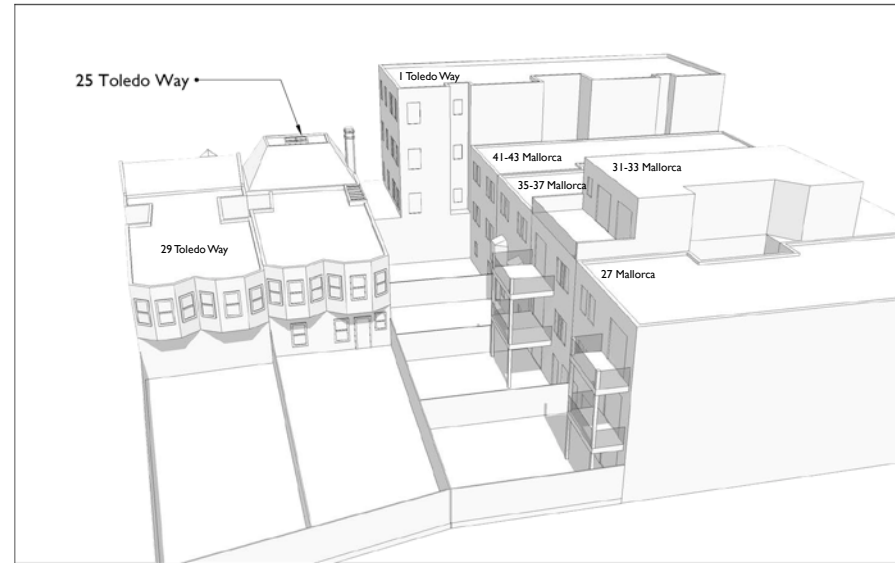
3/21 & 9/21 11am

PROPOSED

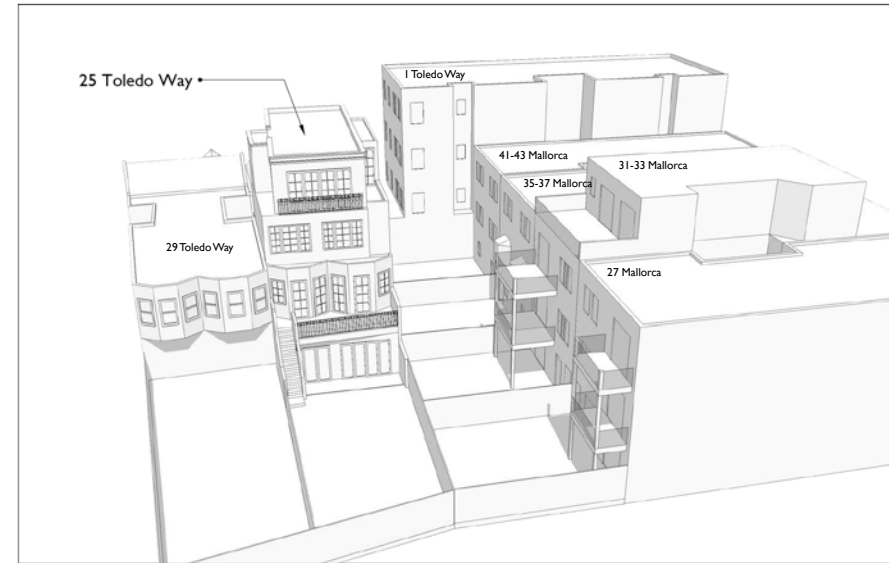
25 TOLEDO WAY  
MARCH 21 AND SEPTEMBER 21 9AM - 11AM



EXISTING

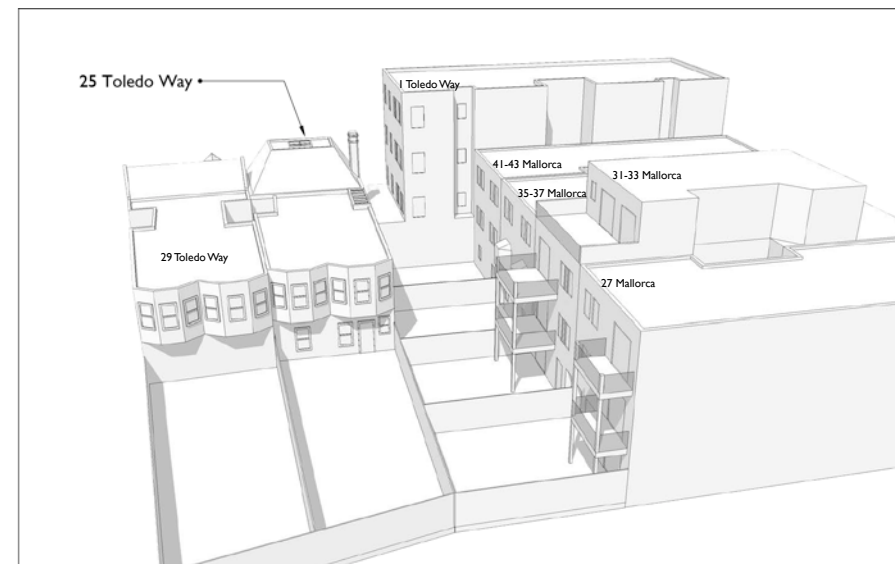


3/21 & 9/21 12pm

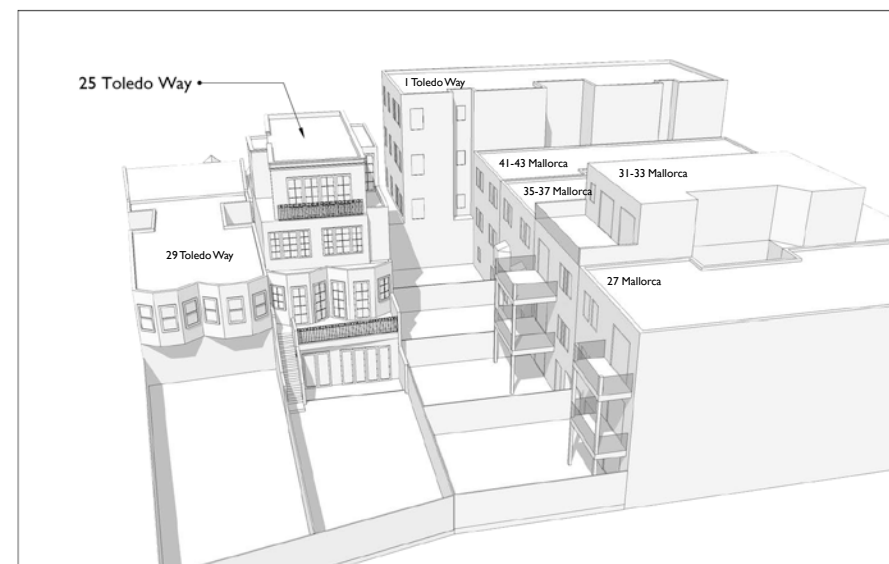


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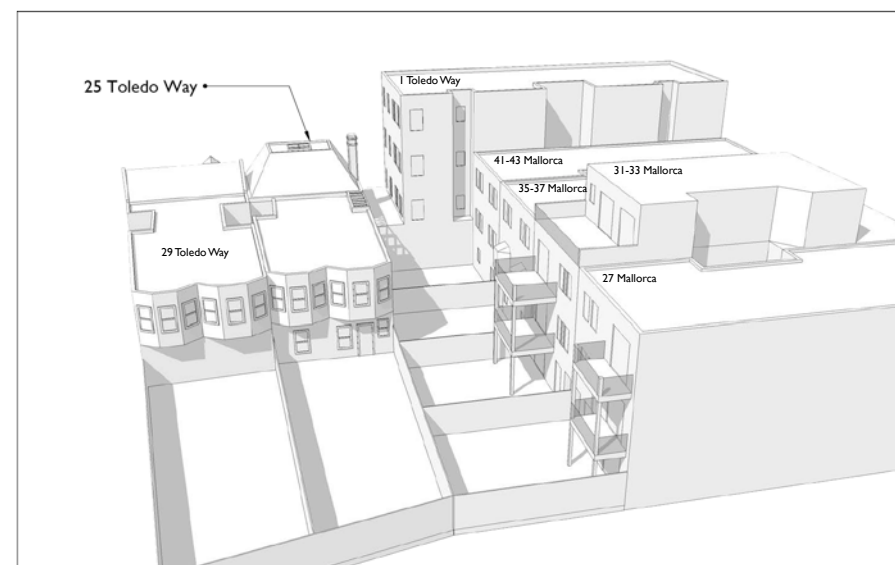
PROPOSED



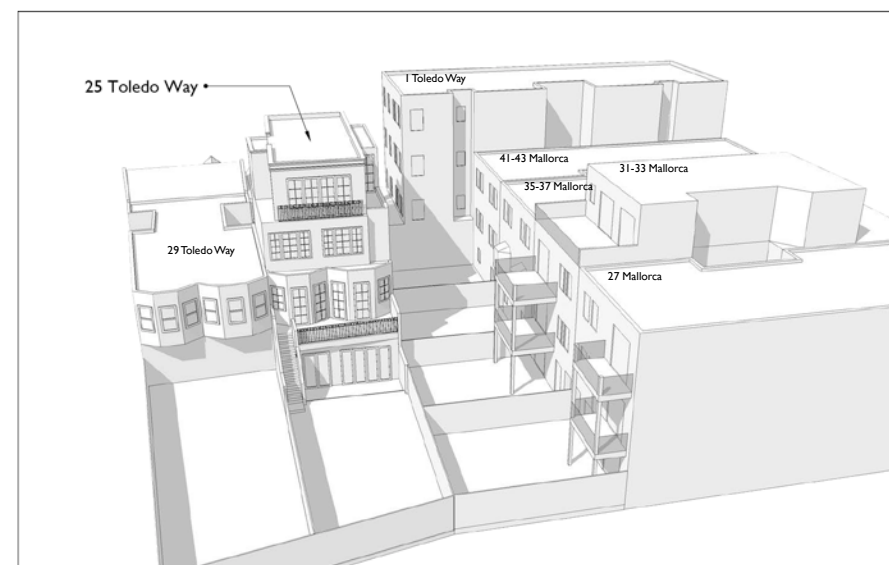
3/21 & 9/21 1pm



3/21 & 9/21 1pm



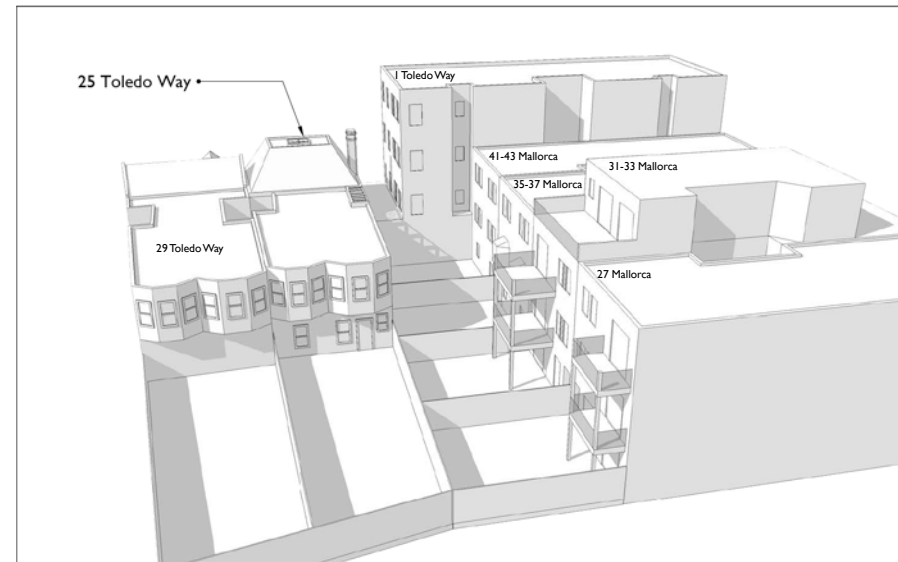
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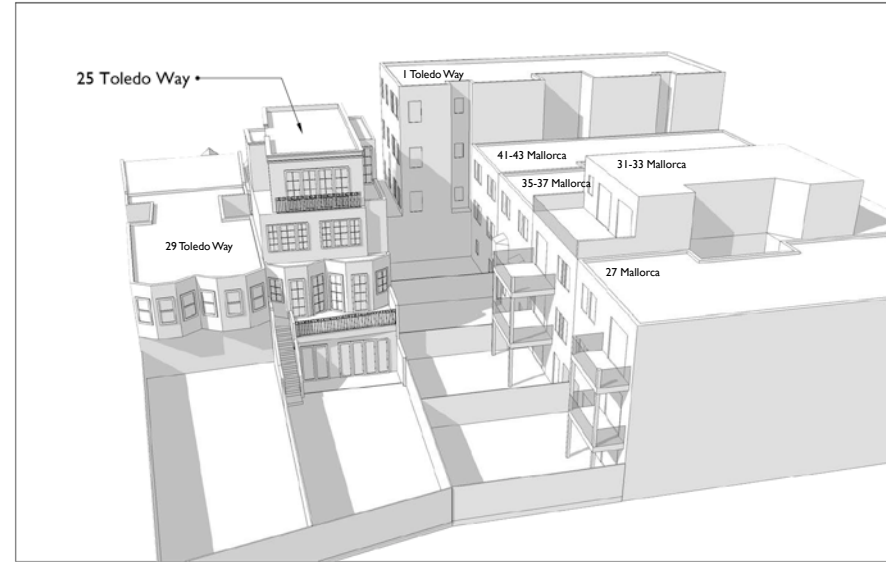
3/21 & 9/21 2pm

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 MARCH 21 AND SEPTEMBER 21 12PM - 2PM

EXISTING

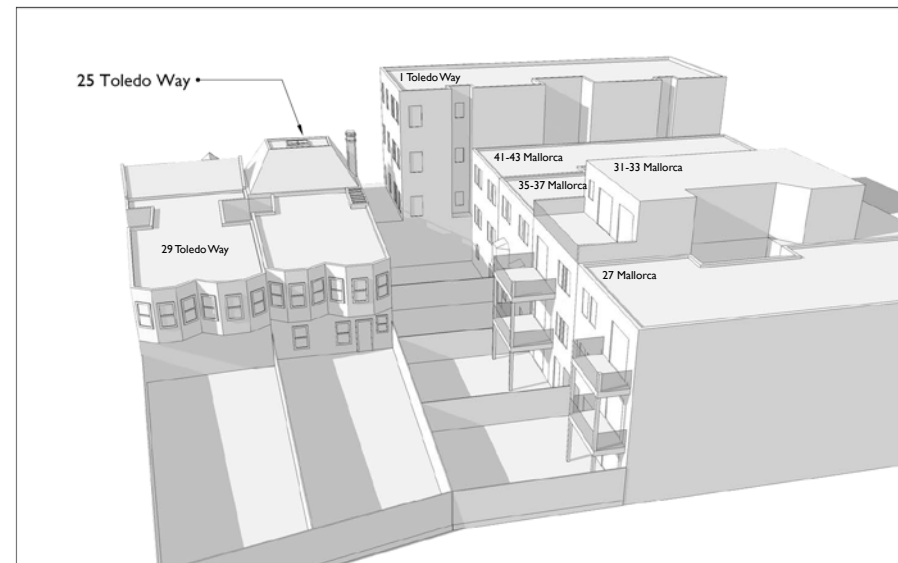


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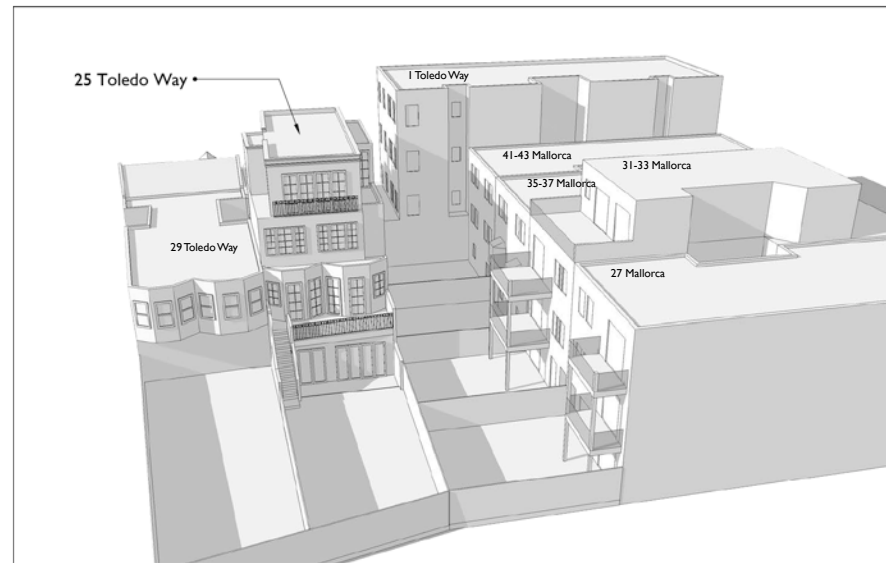


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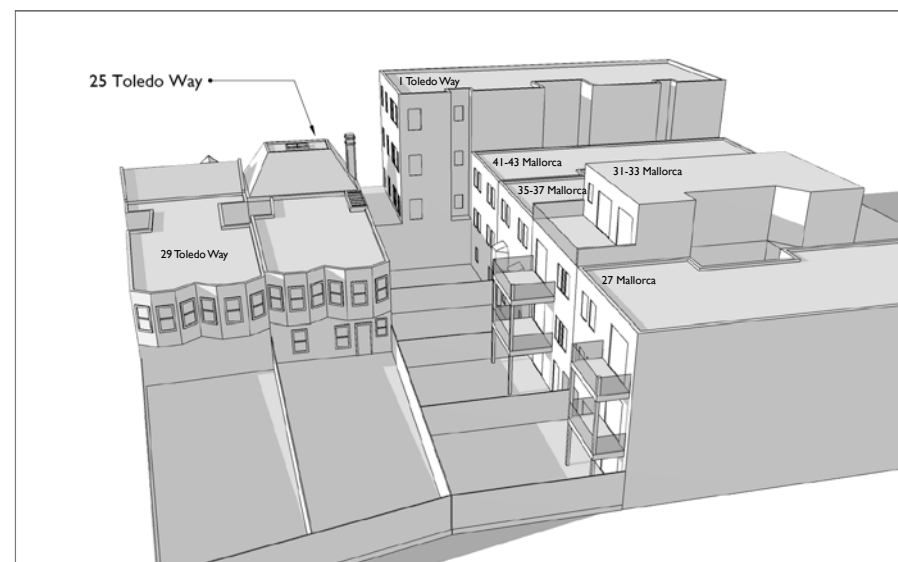
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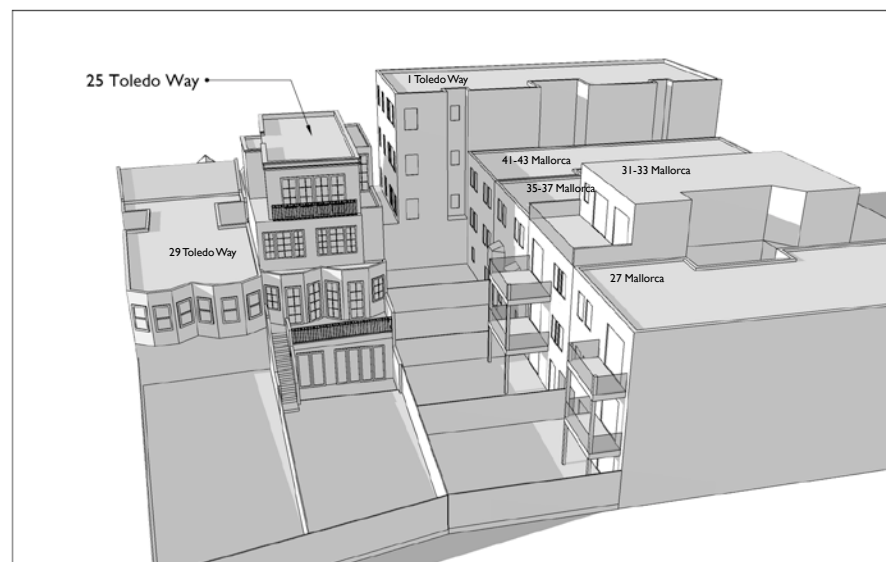
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3/21 & 9/21 4pm



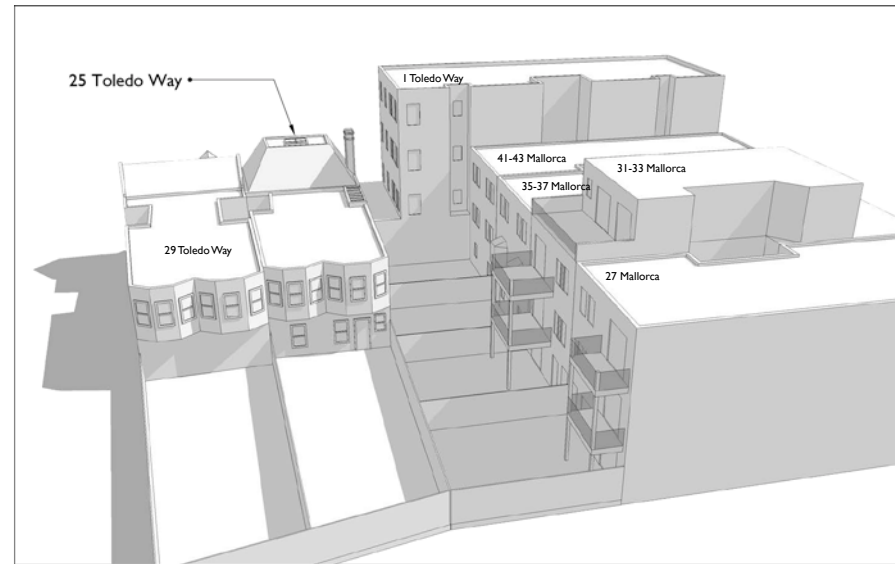
3/21 & 9/21 5pm



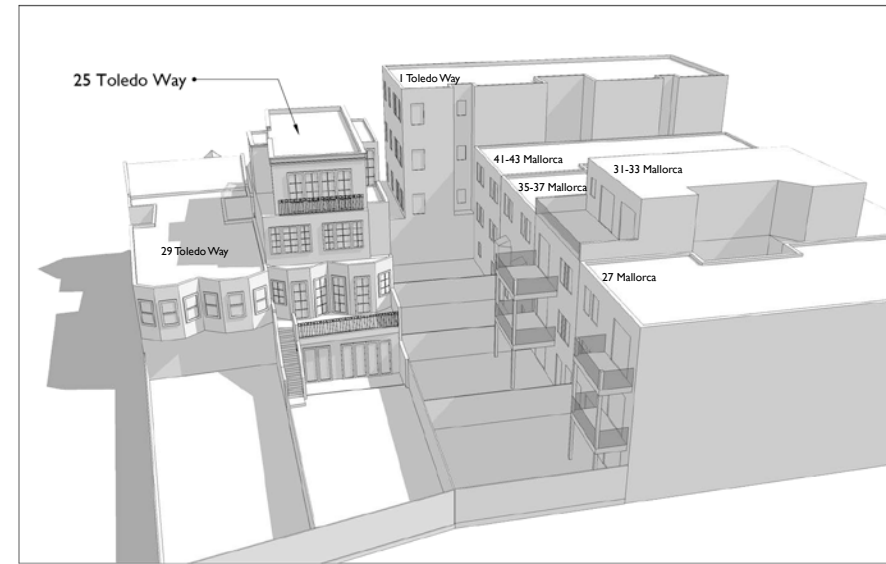
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MARCH 21 AND SEPTEMBER 21 3PM - 5PM

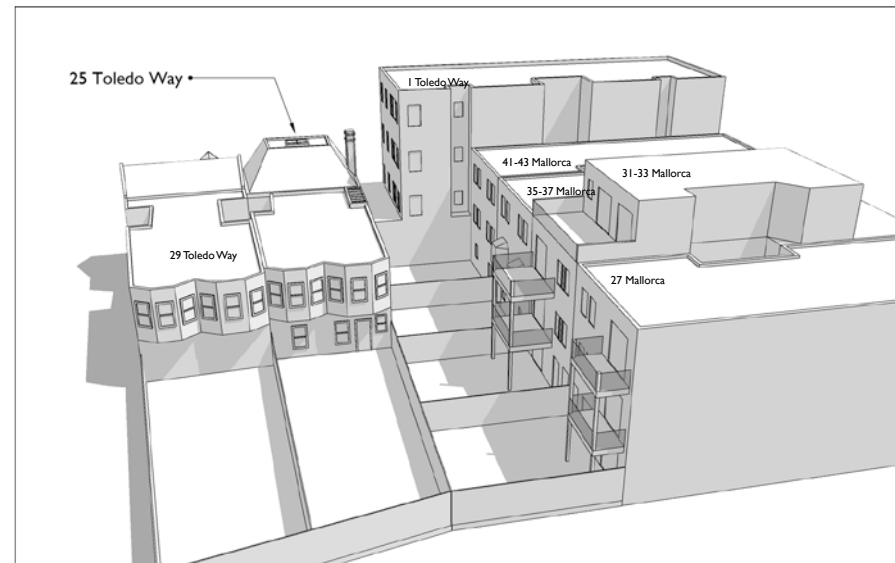
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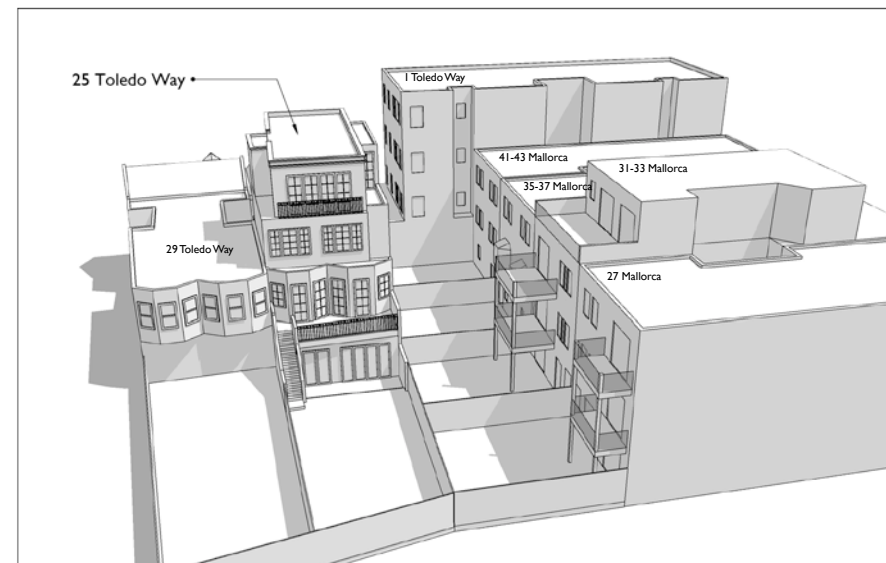
6/21 9am



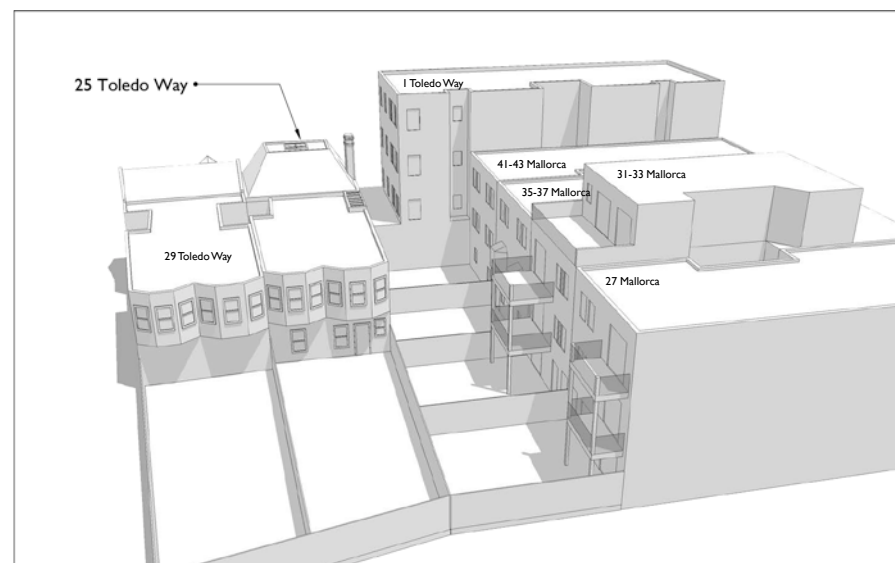
6/21 9am



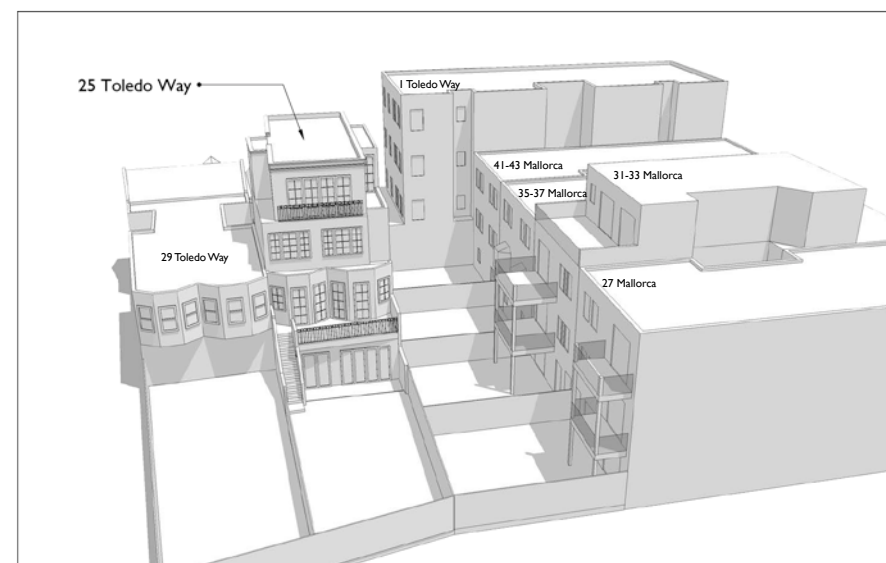
6/21 10am



6/21 10am



6/21 11am



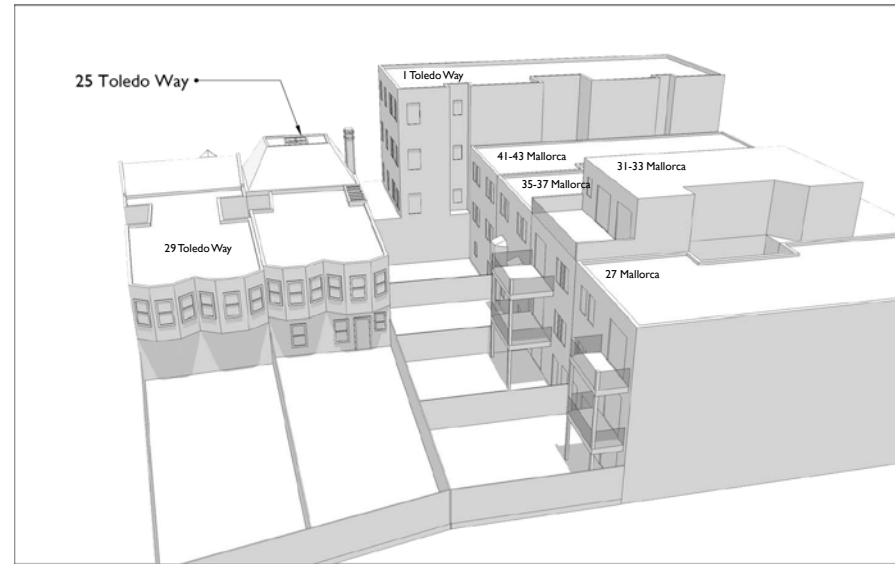
6/21 11am

PROPOSED

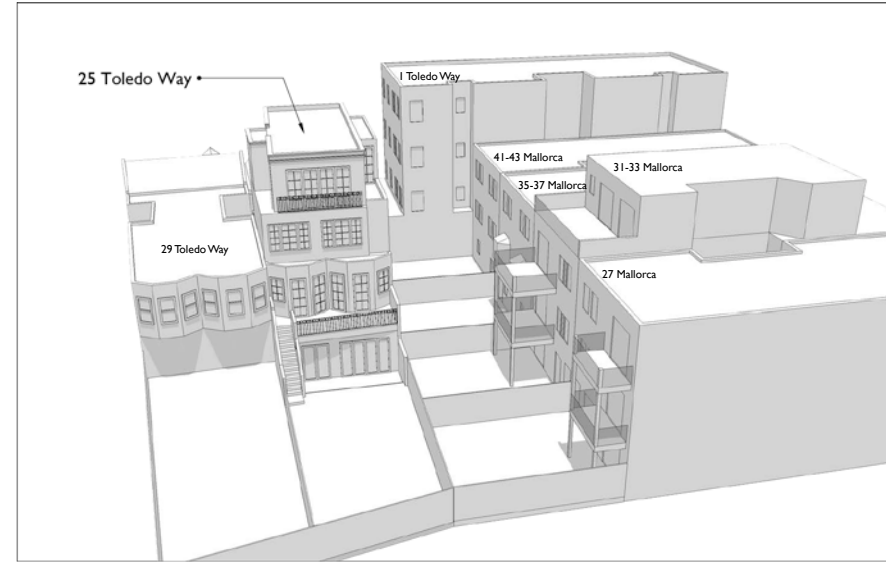
25 TOLEDO WAY  
 JUNE 21 9AM - 11AM



EXISTING

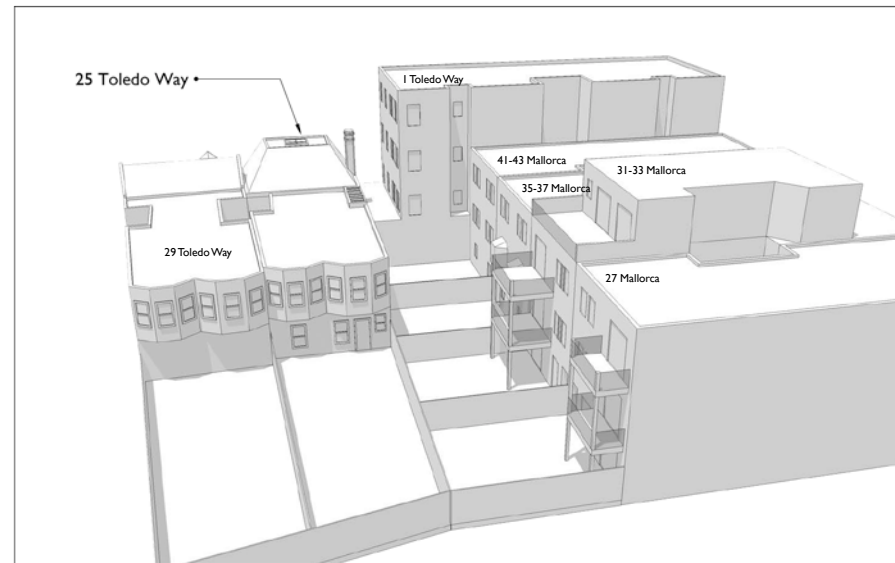


6/21 12pm

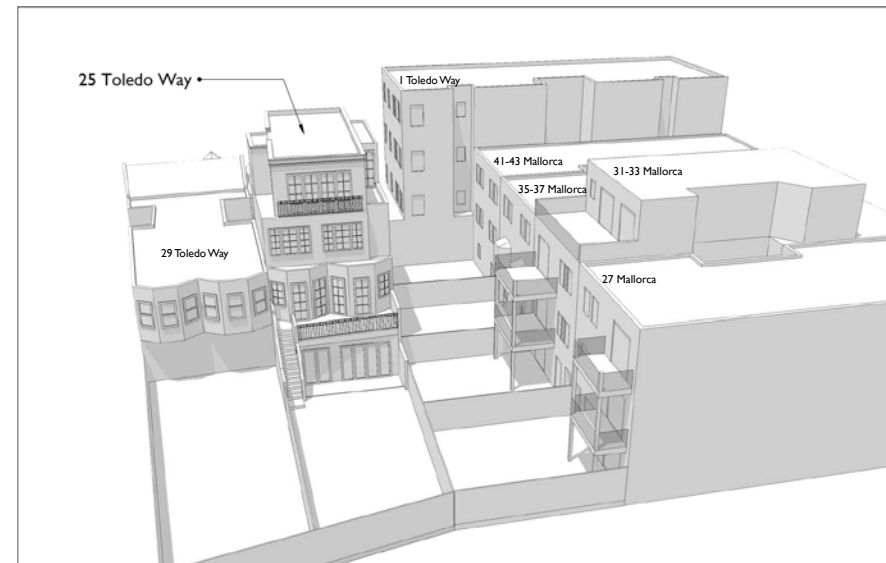


6/21 12pm

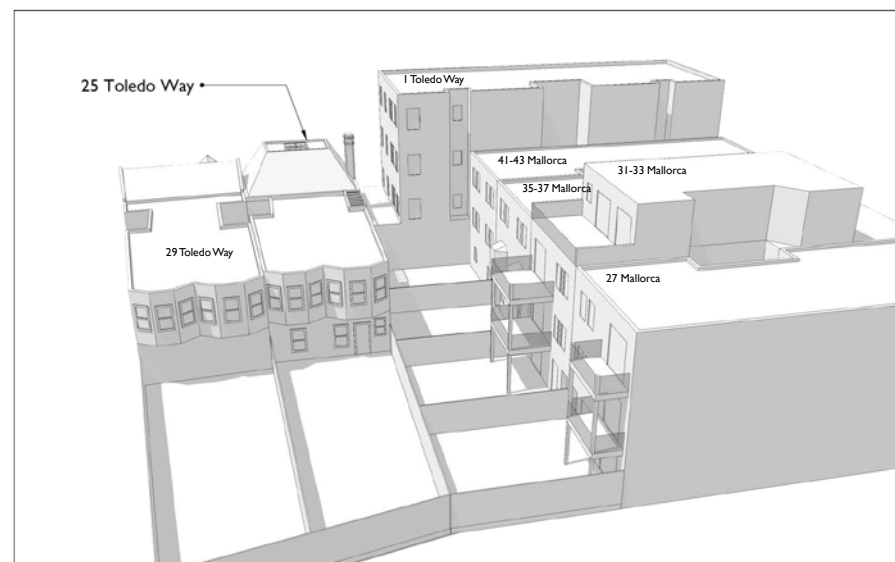
PROPOSED



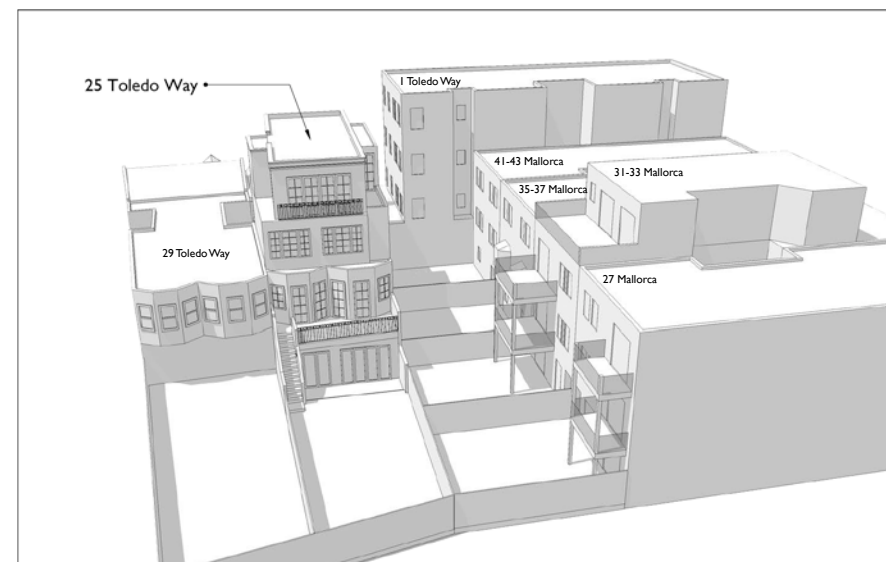
6/21 1pm



6/21 1pm



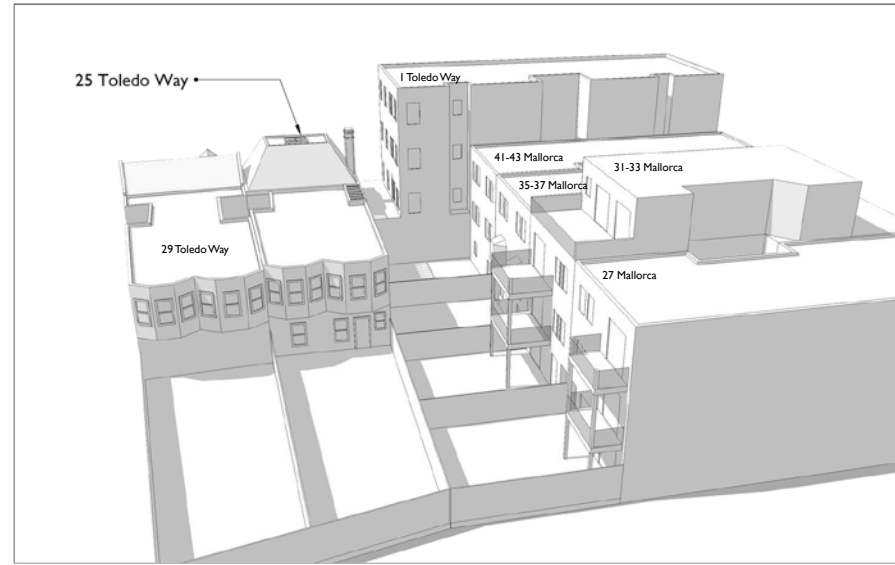
6/21 2pm



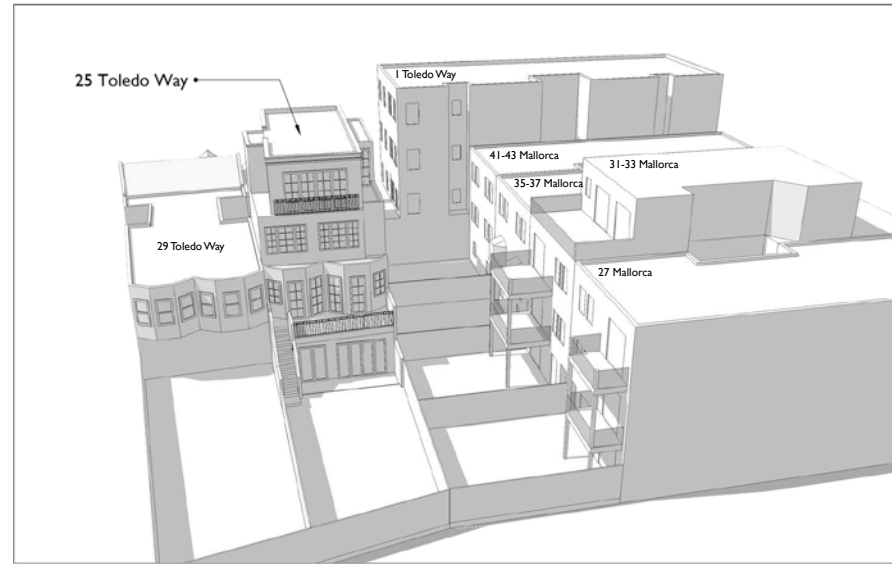
6/21 2pm

25 TOLEDO WAY  
 JUNE 21 12PM - 2PM

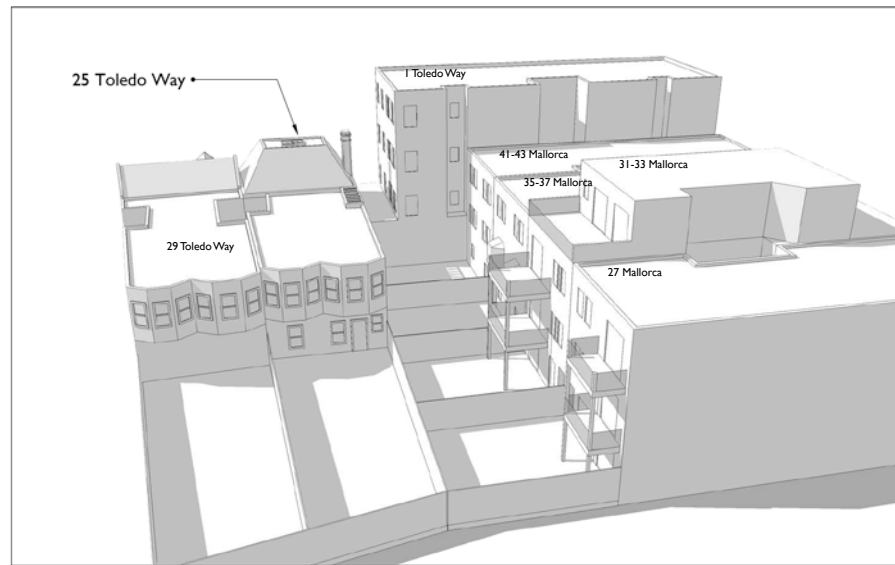
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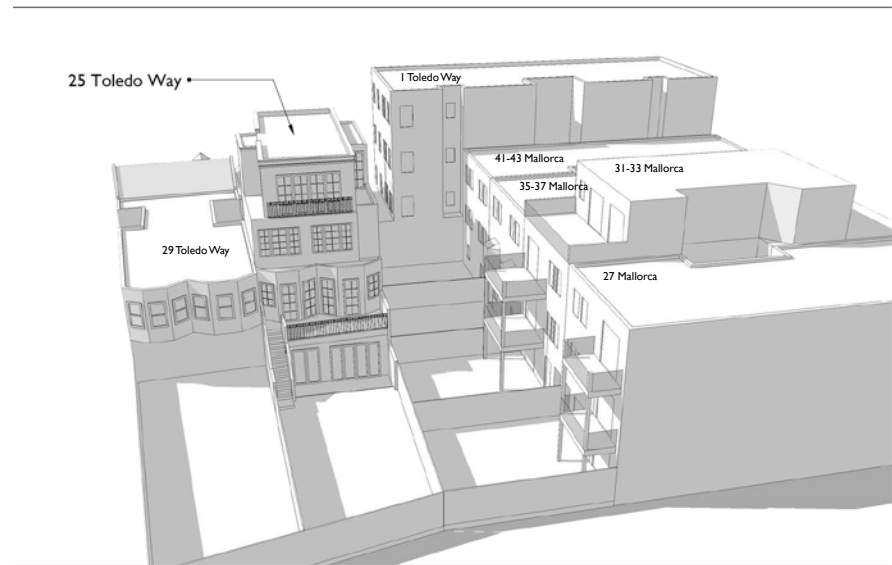
6/21 3pm



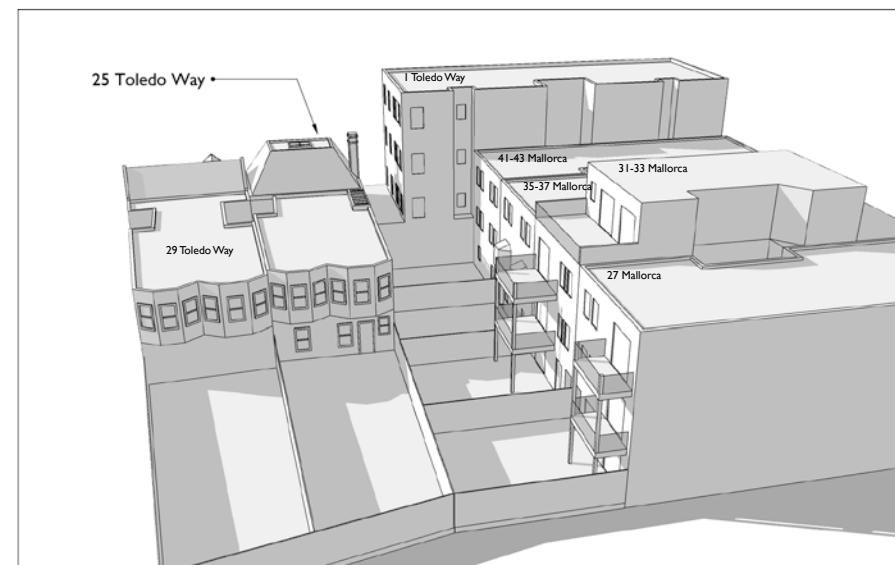
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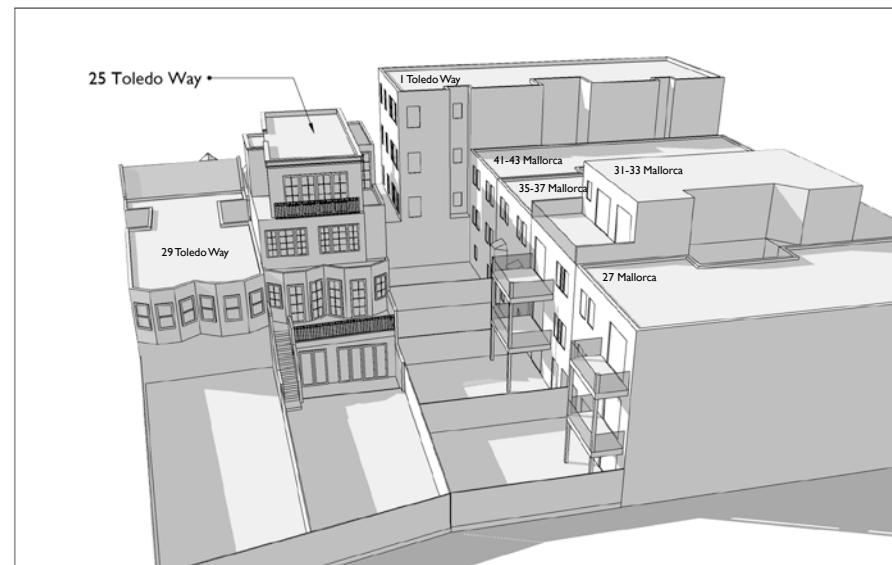
6/21 4pm



6/21 4pm



6/21 5pm



6/21 5pm

PROPOSED

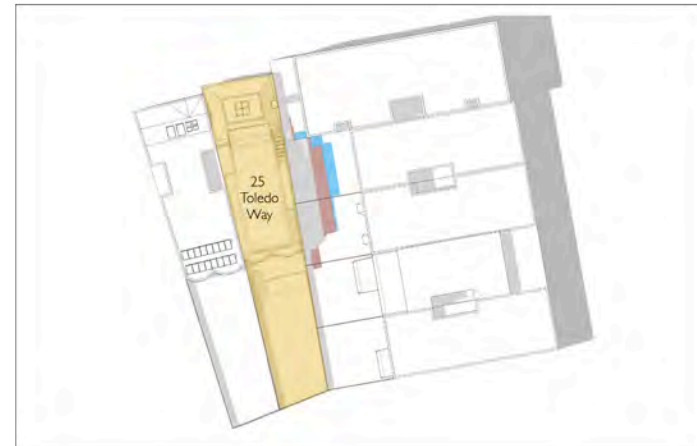
25 TOLEDO WAY  
 JUNE 21 3PM - 5PM

# EXHIBIT 5

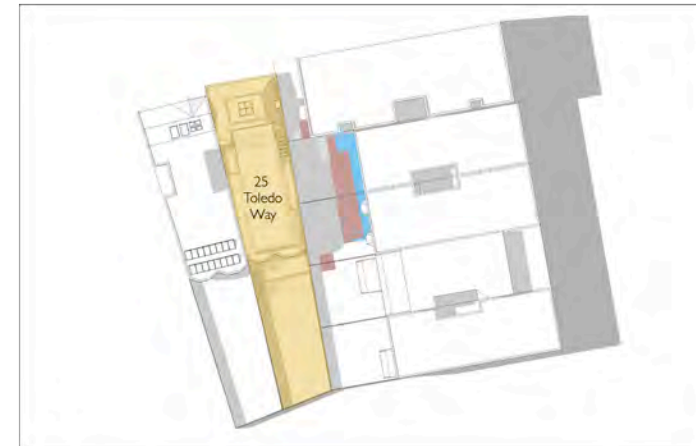




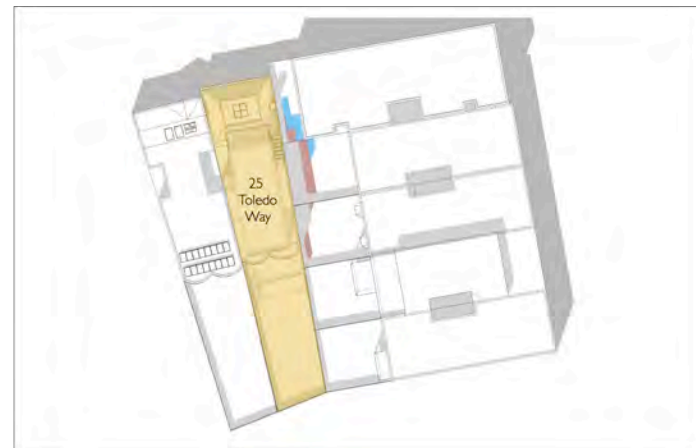
06/21 1pm



06/21 2pm



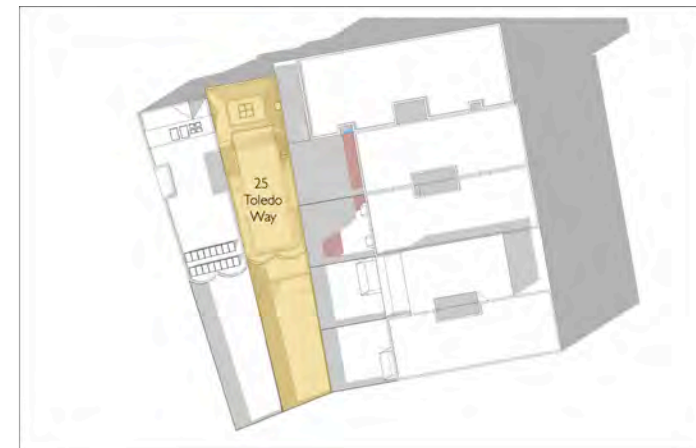
06/21 3pm



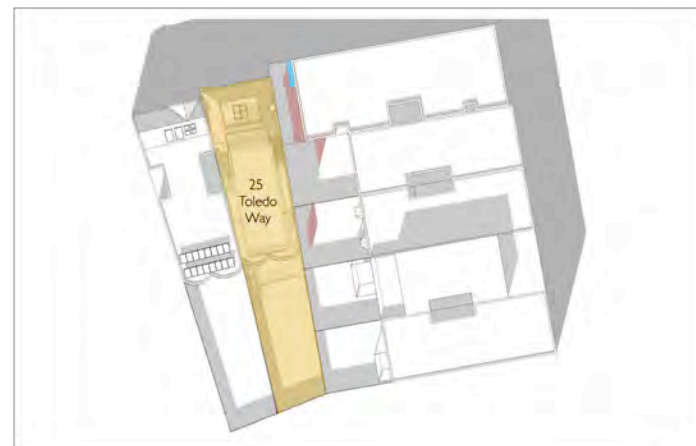
03/21 & 09/21 1pm



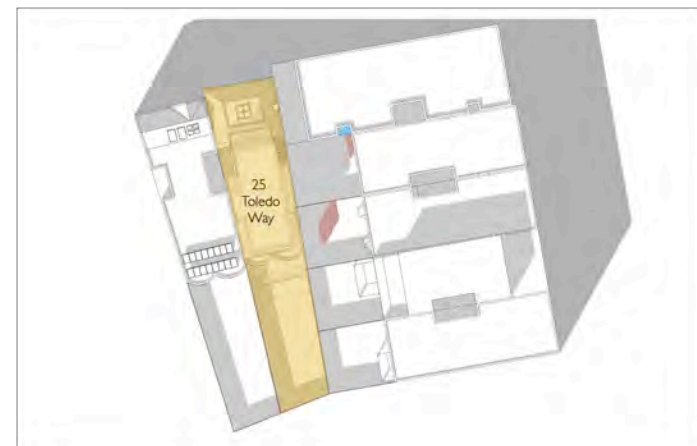
03/21 & 09/21 2pm



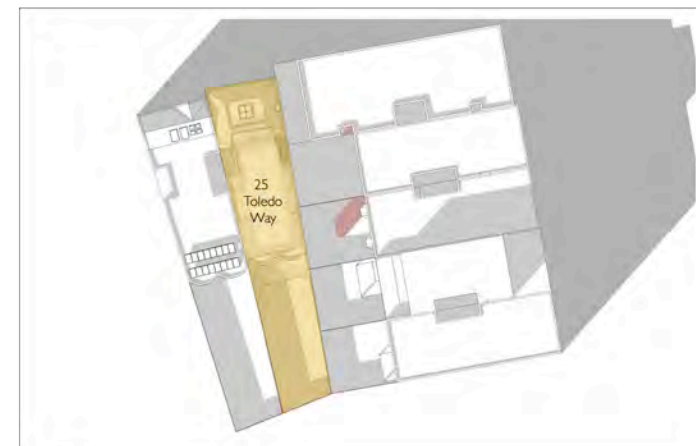
03/21 & 09/21 3pm





12/21 1pm



12/21 2pm



12/21 3pm

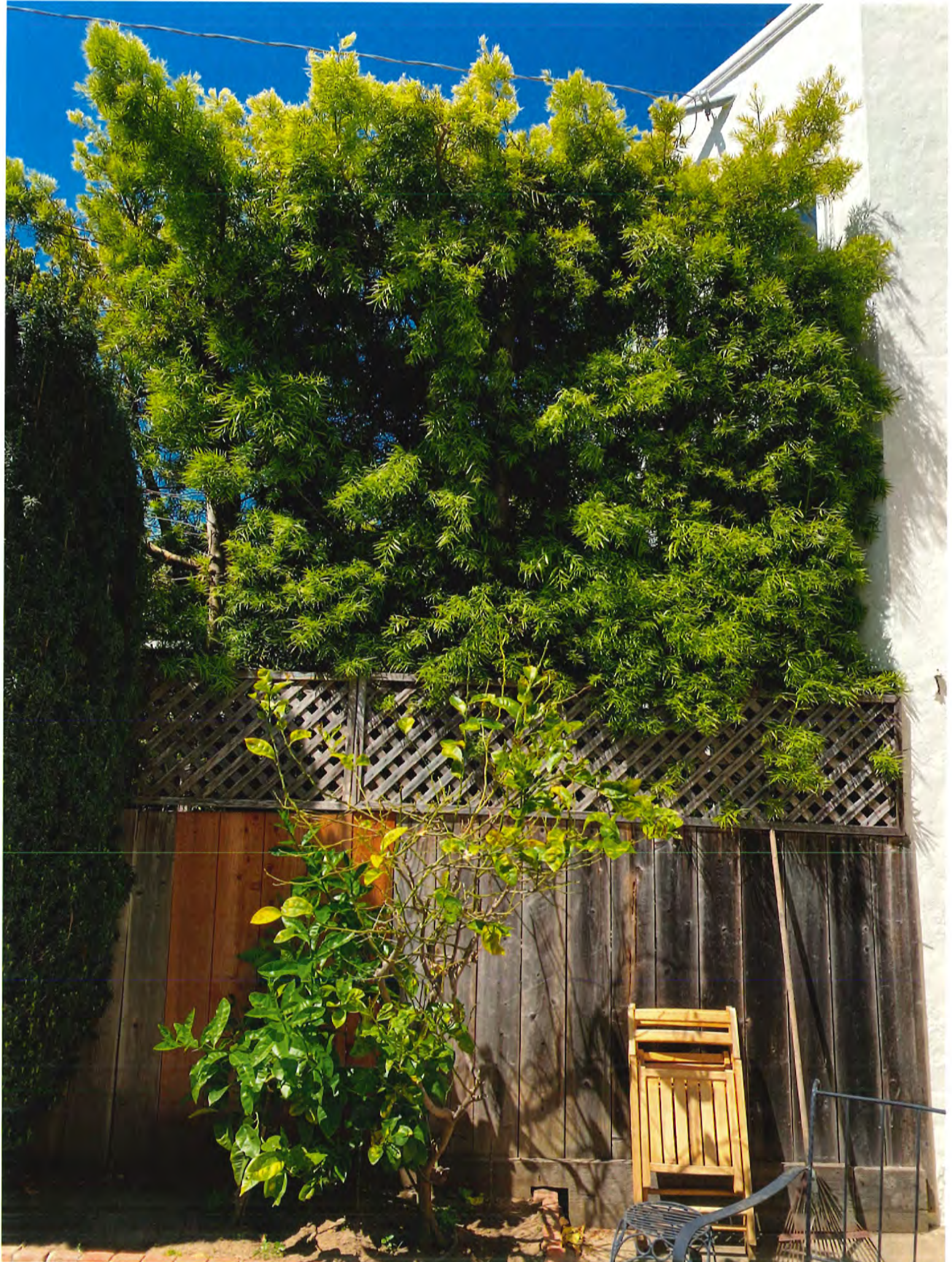
	EXISTING SHADOW
	NEW SHADOW - 3 STORY
	NEW SHADOW - 4 STORY

25 Toledo Way 3&4 Stories - San Francisco



# EXHIBIT 6









## RESPONSE TO DISCRETIONARY REVIEW

### Project Information

Property Address: 25 Toledo Way

Zip Code: 94123

Building Permit Application(s): 201910013196

Record Number: 2019-17985DRP,02,03,04,05

Discretionary Review Coordinator: David Winslow

### Project Sponsor

Name: John and Kerry Cestar

Phone: 415-418-0823

Email: jcestar88@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.)

see attachment

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.

see attachment

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.

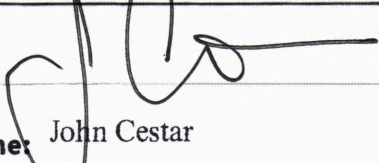
see attachment

## 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)	2	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	2
Bedrooms	3	4
Height	29'-8"	40'
Building Depth	66'-11 1/2"	78'-11 1/2"
Rental Value (monthly)	N/A	N/A
Property Value	2,124,257.00	4,14,257.00 +/-

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

<b>Signature:</b> 	<b>Date:</b> April 16, 2021
<b>Printed Name:</b> John Cestar	<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.



## Attachment to Response to Discretionary Review

Record Number: 2019-17985DRP (Russel Long)  
2019-17985DRP-02 (Charlie and Kathy Harding)  
2019-17985DRP-03 (Joe Brand)  
2019-17985DRP-04 (Ben Rubin)  
2019-17985DRP-05 (Elizabeth and Mark Hanson)

### Response to Required Questions

1. All the allegations by the DR requestors are common experiences when living in a fully developed urban environment. Contrary to their claims, none of the DR requestors' allegations constitute significant adverse impacts to their property. The Planning Department's historic resource staff found the Project's massing and height to be compatible with the surrounding buildings in a potential historic district. Although direct light to their windows, skylight or light wells may be of a shorter duration, there is no significant obstruction of light to the DR requestors' windows, solar panels or light wells by the Project. The other assertions have no merit and are exaggerated. In the absence of any extraordinary or exceptional circumstances, the DR requests should be denied and the Project approved.

2. The Project Sponsor engaged a new architect after the neighborhood meeting who revised the project to address the allegations expressed by the DR requestors and to respond to the Department's design review comments:

- Increase the front setback of the fourth floor to 25'-10" from the building's front façade to minimize the visibility of the addition from Toledo Way.
- Increase the east and west (side) setback of the third and fourth floors to 32'-3" and 41'-7 1/2" respectively to minimize the visibility of the 3'-6" fourth floor deck guardrail.
- Cap the project's new flat roof with a simple stucco cornice that will reference the building's original detailing without replicating the original cornice line.
- Eliminate all east facing windows, the roof deck above the fourth floor and the associated staircase and elevator penthouses.
- Reorganize the open entry court to make it more open by moving the garage further to the west and integrate the elevator and entry to the lower unit into the open entry court.





May 7, 2021

To: David Winslow  
Fr: Jonathan Pearlman for Owner: John and Kerry Cestar  
Re: 25 Toledo Way – DR Neighbor Meeting Response

David:

Based on our conversation at the May 3, 2021 Zoom meeting to discuss the DRs for 25 Toledo Way, we are presenting the following information in response to neighbor's comments:

- The table below shows the percentage of allowable area occupied by the 3<sup>rd</sup> floor and 4<sup>th</sup> floor. Due to the historic Mansard roof at the front of the building, the space of the new 3<sup>rd</sup> and 4<sup>th</sup> floors are limited. The allowable area includes the setback for the west light well on both floors to match that on 29 Toledo and on the 4<sup>th</sup> floor, the code-required setback of 10' at the street side of the floor.

	<u>Allowable</u>	<u>Actual</u>	<u>Difference</u>	<u>% of allowable</u>
3 <sup>rd</sup> Floor	1,737 sq. ft.	1,047 sq. ft.	690 sq. ft.	60%
4 <sup>th</sup> Floor	1,464 sq. ft.	837 sq. ft.	627 sq. ft.	57%

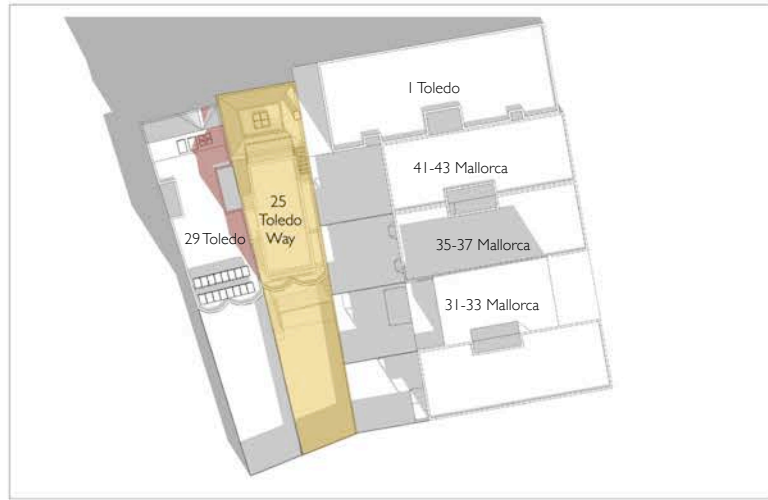
- Plan view shadow diagrams showing the existing and net new shadow cast on the DR Requestors' properties.
- A section showing possible development of the area under the Mansard roof. The diagram identifies reasons why no habitable space, such as a bedroom, can be developed without significant impact on the historic character defining features of the house. In addition, the space cannot meet the provisions of the California Building Code for habitable space.
- A diagram illustrating the addition of a planter at the northeast corner of the 4<sup>th</sup> floor deck to address privacy issues between the subject property and the west units of 1 Toledo Way.

Sincerely,

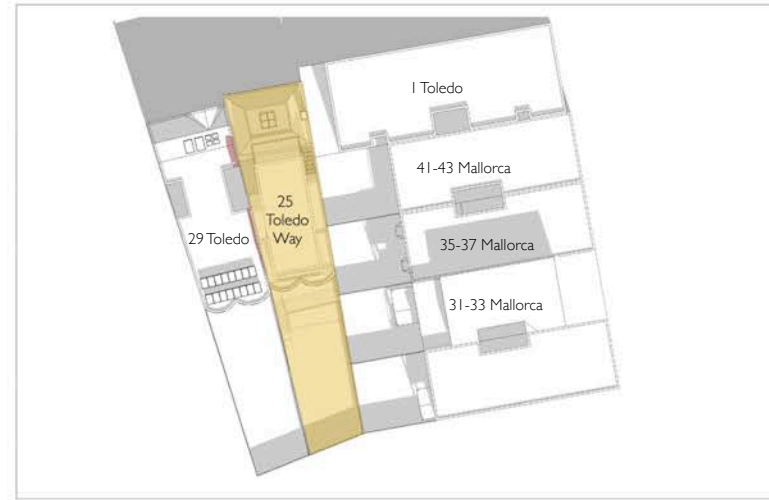
Jonathan Pearlman  
Principal



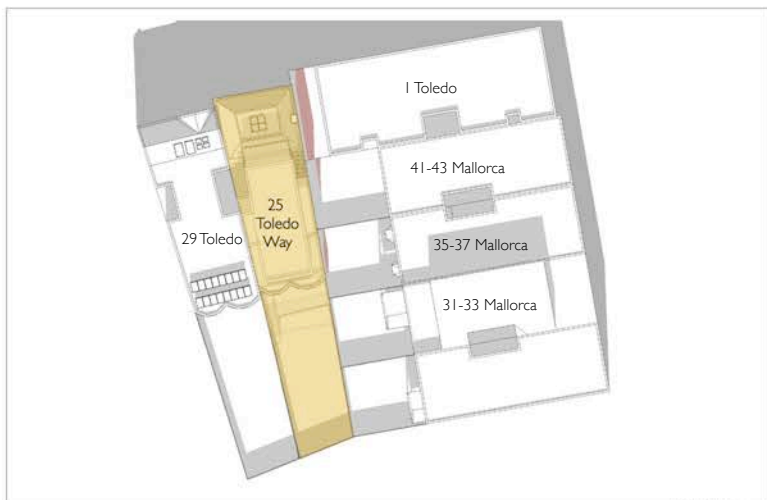
12/21 9am



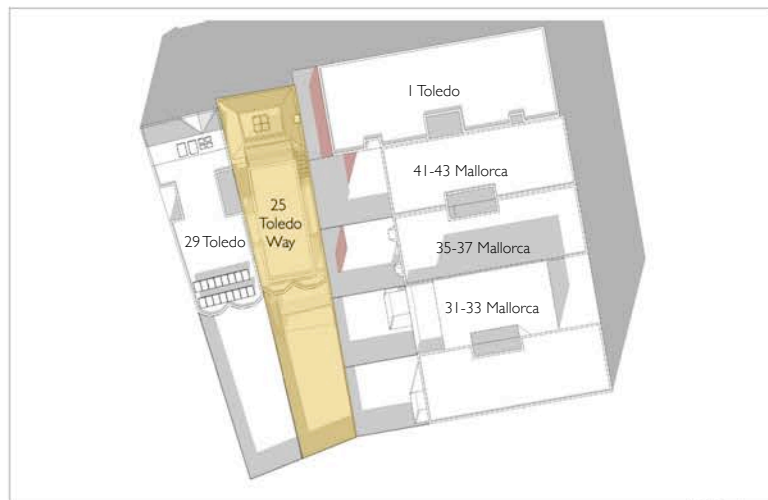
12/21 10am



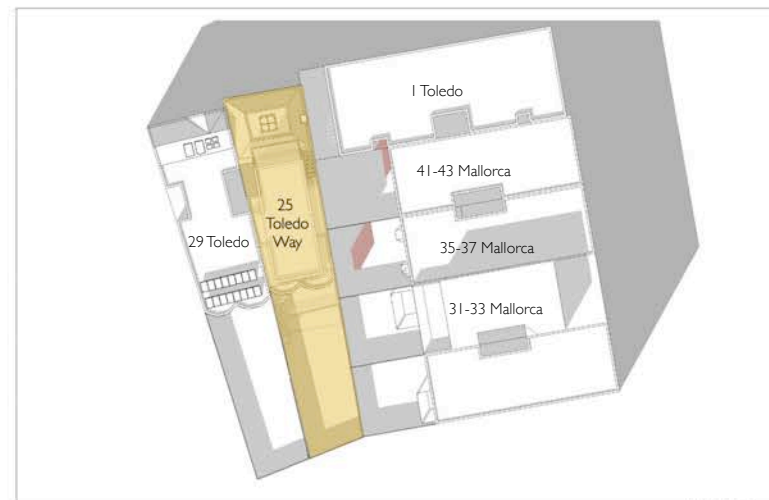
12/21 11am



12/21 12pm



12/21 1pm



12/21 2pm



12/21 3pm



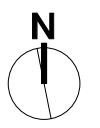
12/21 4pm



12/21 5pm

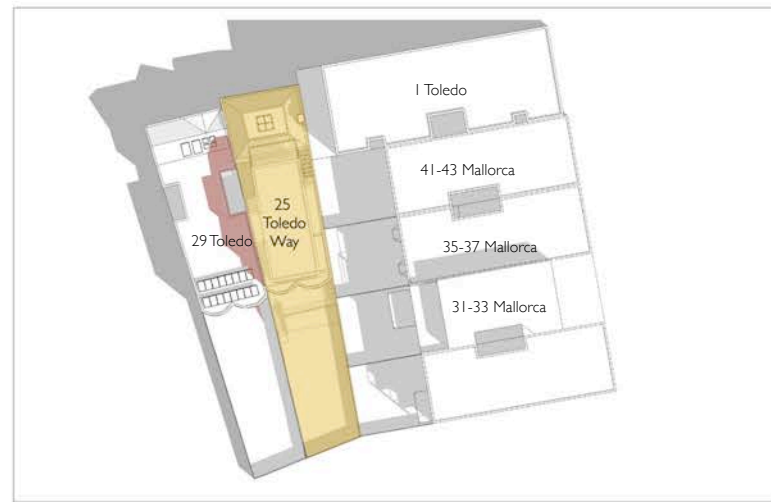
EXISTING SHADOW  
 NEW SHADOW

25 Toledo Way - San Francisco  
December 21

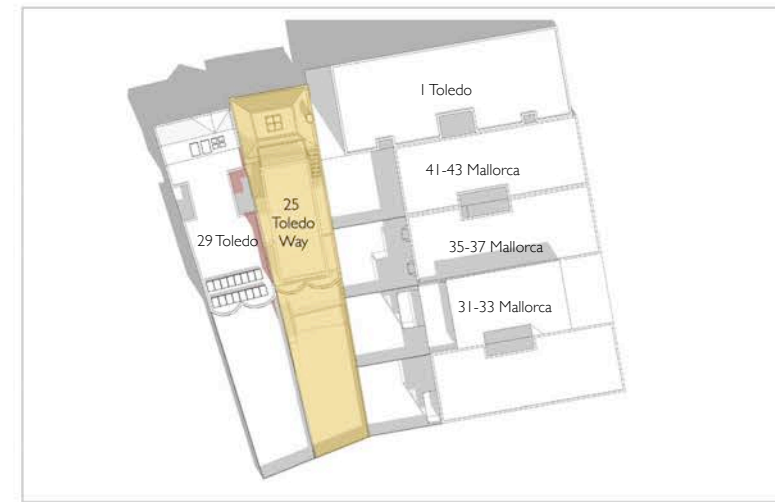




03/21 & 09/21 9am



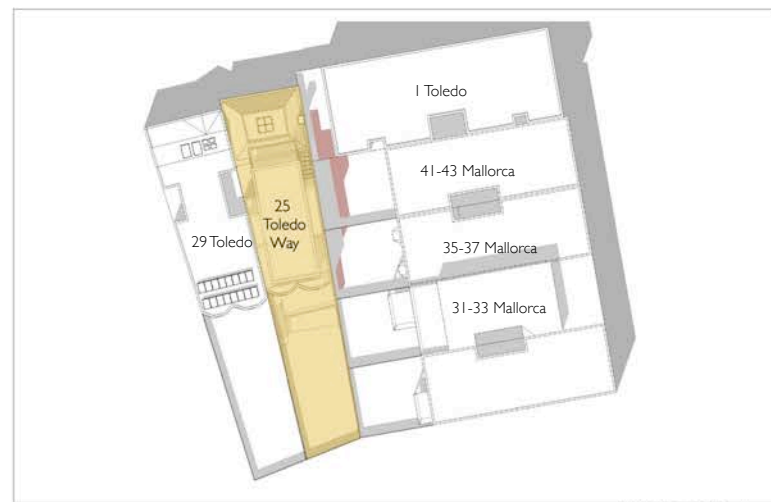
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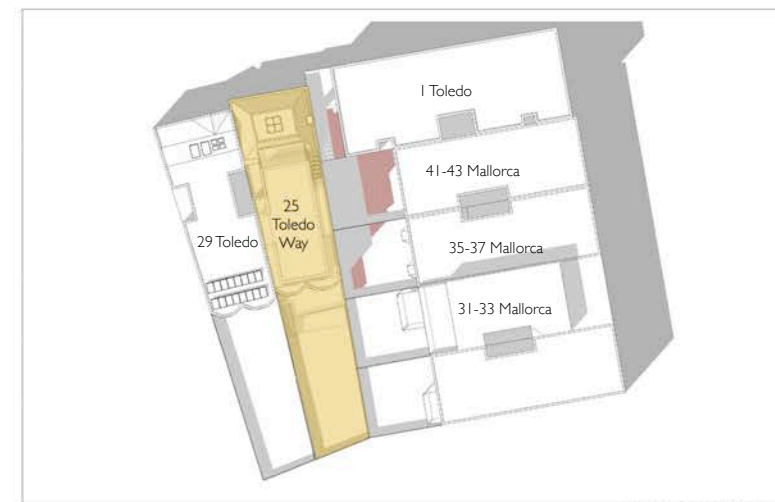
03/21 & 09/21 11am



03/21 & 09/21 12pm



03/21 & 09/21 1pm



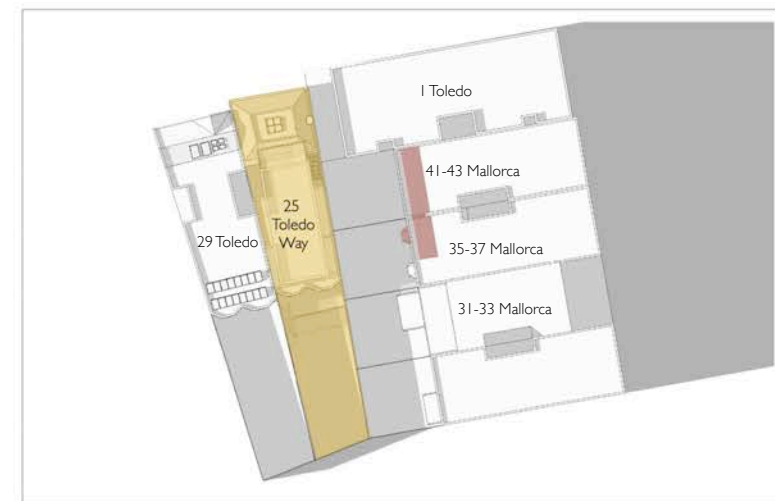
03/21 & 09/21 2pm



03/21 & 09/21 3pm



03/21 & 09/21 4pm



03/21 & 09/21 5pm

	EXISTING SHADOW
	NEW SHADOW

25 Toledo Way - San Francisco  
March 21 and September 21



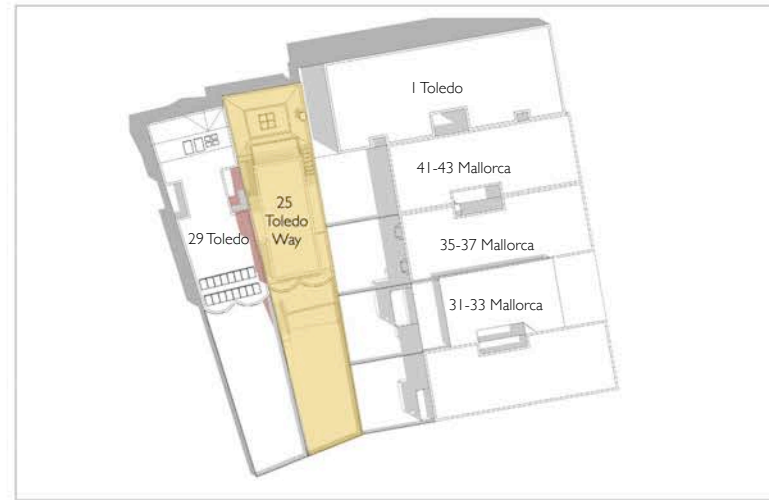




06/21 9am



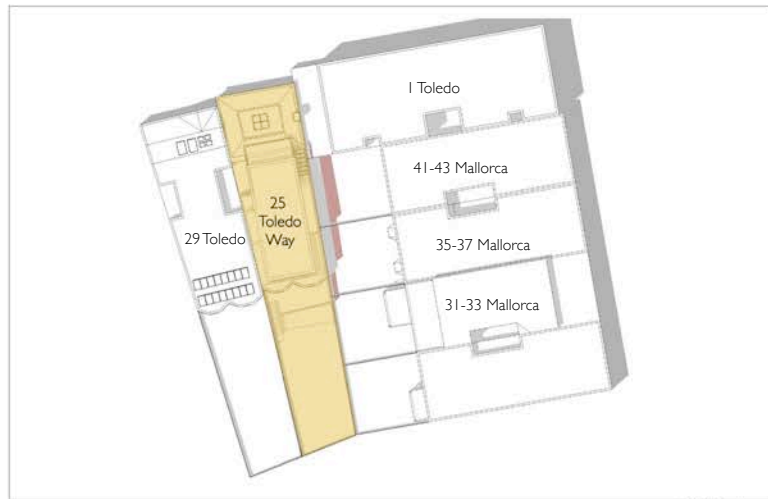
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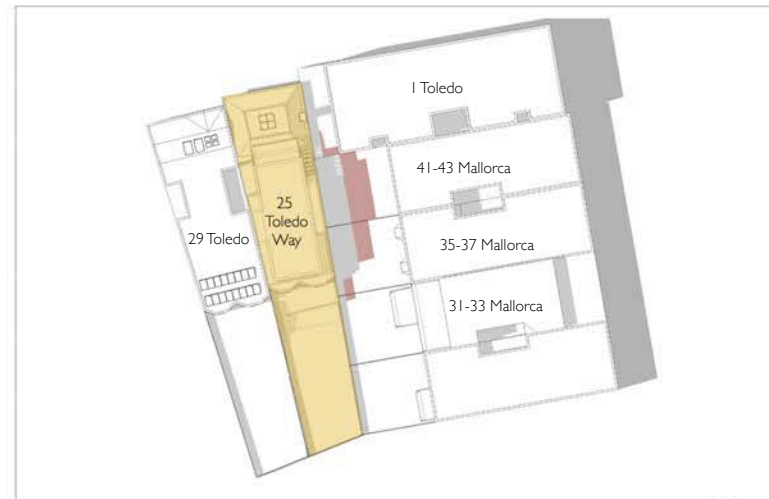
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06/21 12pm



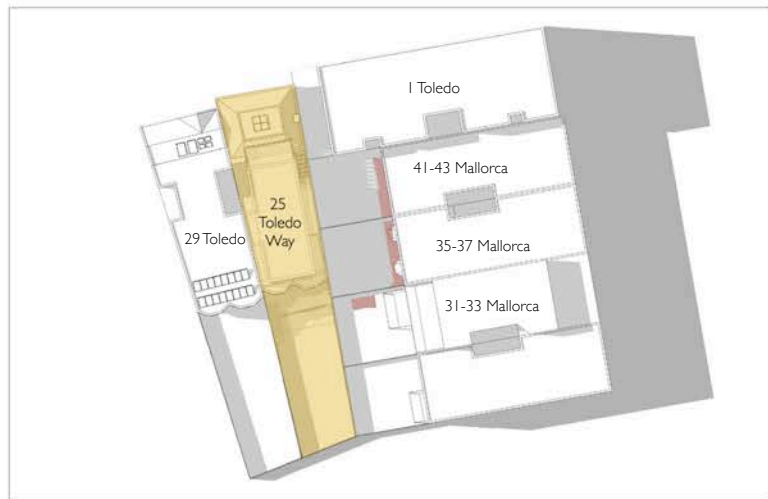
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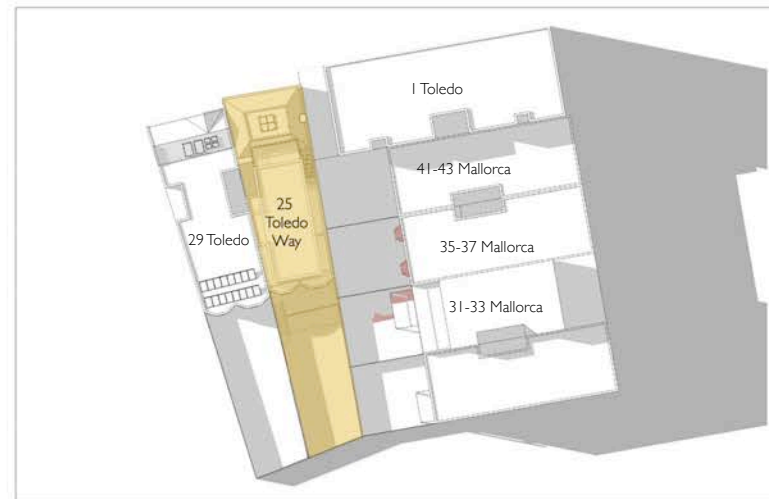
06/21 2pm



06/21 3pm



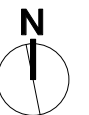
06/21 4pm

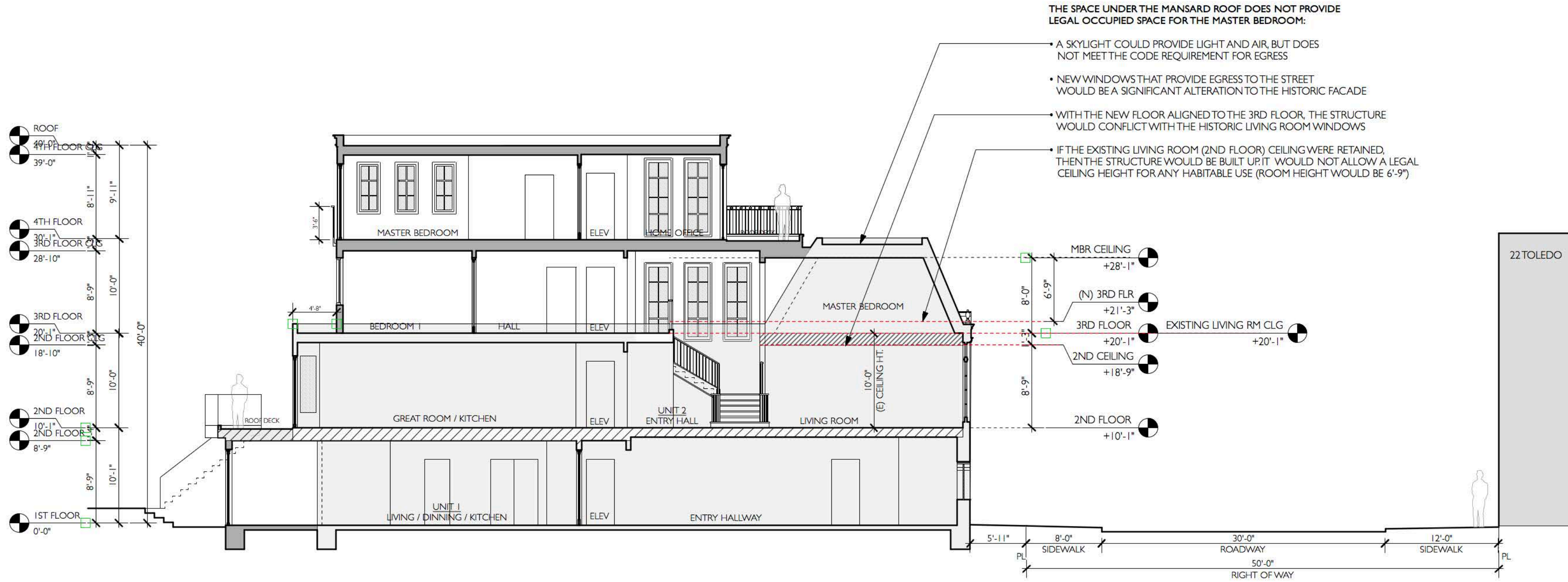


06/21 5pm

	EXISTING SHADOW
	NEW SHADOW

25 Toledo Way - San Francisco  
June 21





25 TOLEDO WAY  
 AREA STUDY • MAY 6, 2021



41 - 43 MALLORCA

35 - 37 MALLORCA

31 - 33 MALLORCA

1 TOLEDO WAY

32'-6"

9'-2 1/2"

ROOF GARAGE OF 1 TOLEDO 1-STORY

30'-0"

17'-8"

41'-11"

FACE OF 4TH FLOOR ADDITION: 31'-8" FROM PROPERTY LINE

17'-3"

13'-8"

FACE OF FACADE BELOW

31'-8"

4'-3"

ROOF

DN

ROOF

TOLEDO WAY

25

SKYLIGHT

PLANTER

ROOF DECK 17'-2" X 16'-9" 118 SQ. FT.

HOME OFFICE 10'-0" X 16'-0"

3'X4' PRIVATE ELEVATOR UNIT 2

SKYLIGHT ABOVE

MASTER CLOSET

MASTER BEDRM 3 13'-2" X 16'-1"

KING

MASTER BATH

ROOF

25'-10"

4'-7 1/2"

5'-5"

3'-0"

SUBJECT PROPERTY 25 TOLEDO WAY

29

29 TOLEDO WAY







VIEW FROM 20-22 TOLEDO WAY



VIEW FROM 28-30 TOLEDO WAY



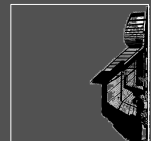
VIEW FROM 2 TOLEDO WAY



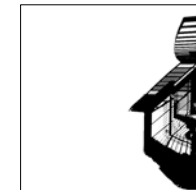
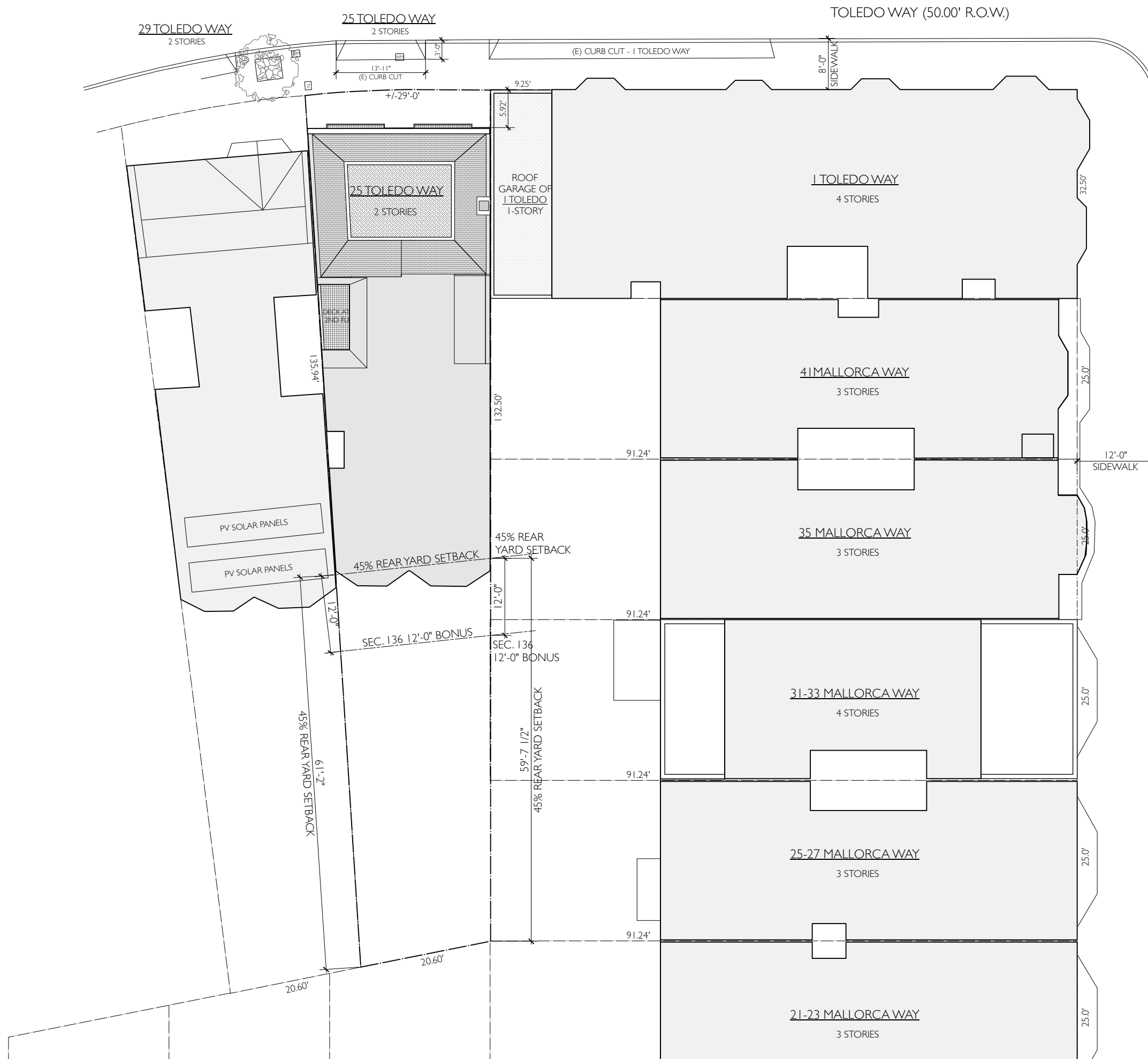
VIEW FROM 28-30 TOLEDO WAY

SEC. 311 NOTIFICATION  
CESTAR RESIDENCE • 25 TOLEDO WAY • SAN FRANCISCO, CA 94123

ELEVATIONarchitects  
1159 Green Street, Suite 4  
San Francisco, CA 94109  
415.537.1125  
www.elevationarchitects.com







ELEVATION architects

1159 Green Street, Suite 4  
San Francisco, CA 94109

415.537.1125 v  
elevationarchitects.com w



agency stamps:

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
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sheet count: 20

#	date	issue

SEC. 311 NOTIFICATION

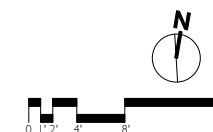
Existing Site Plan

project: 20.07

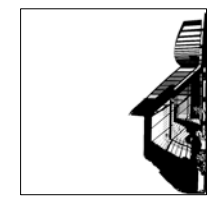
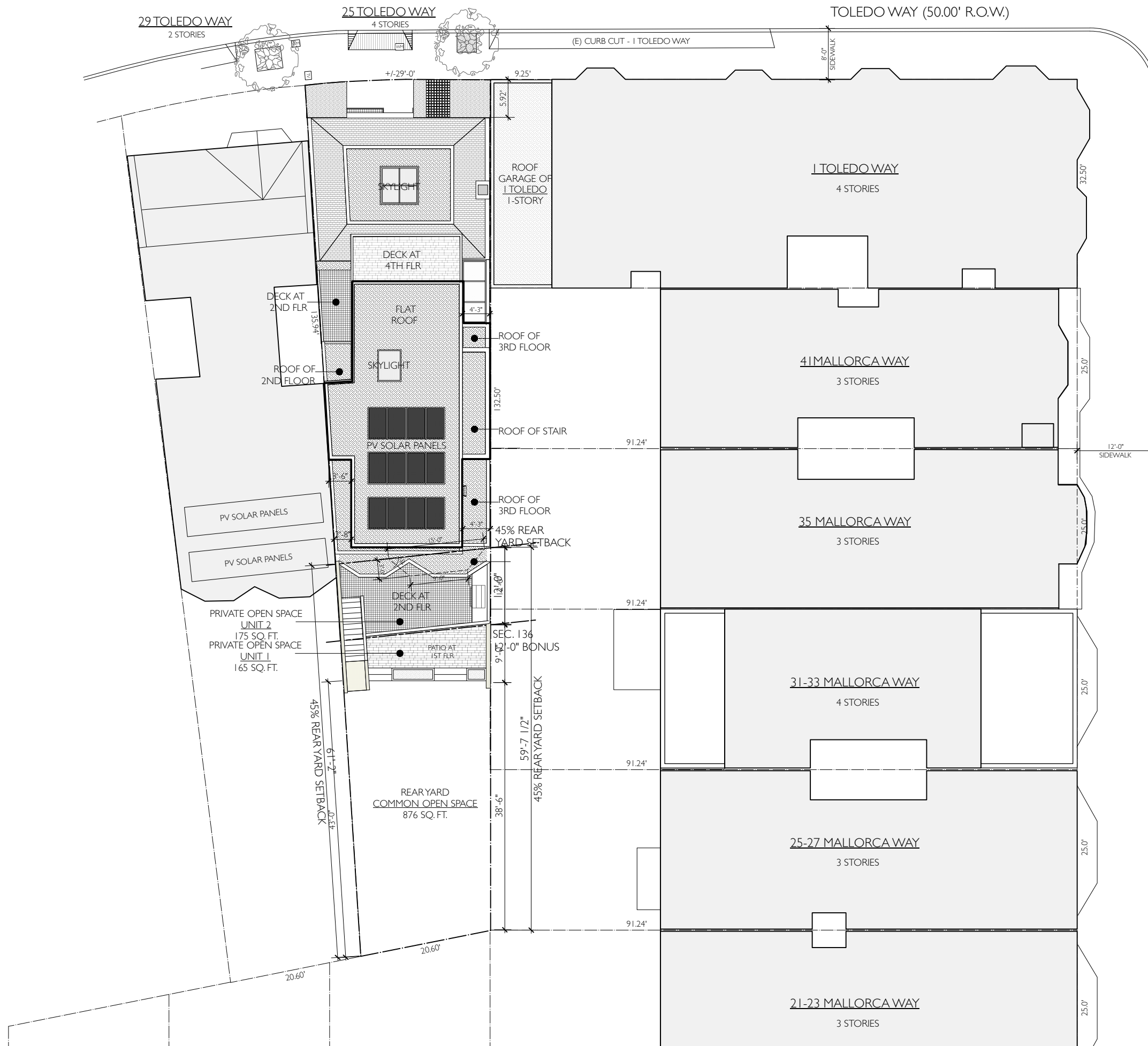
drawn by:

checked by: JP

date: 11.20.20



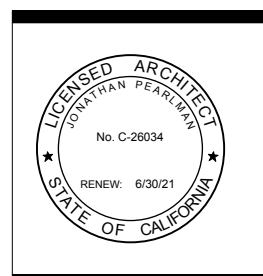
A-2



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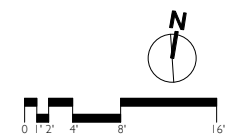
Renovation / Addition  
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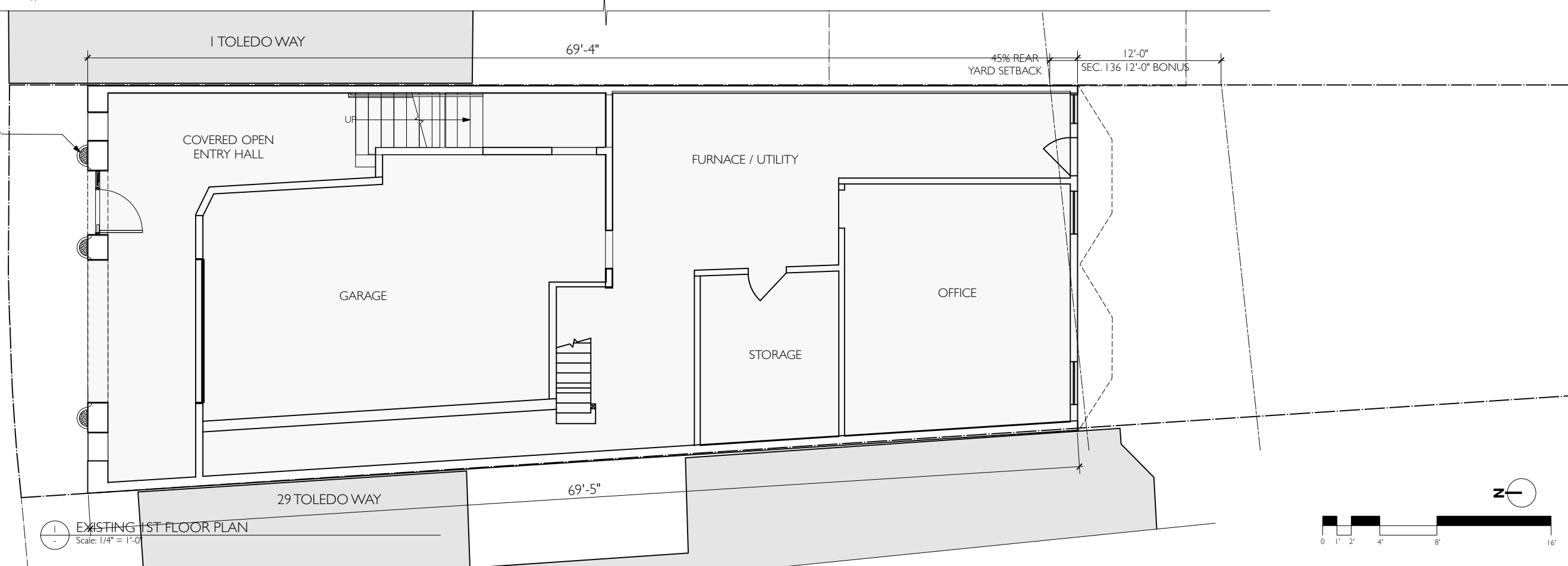
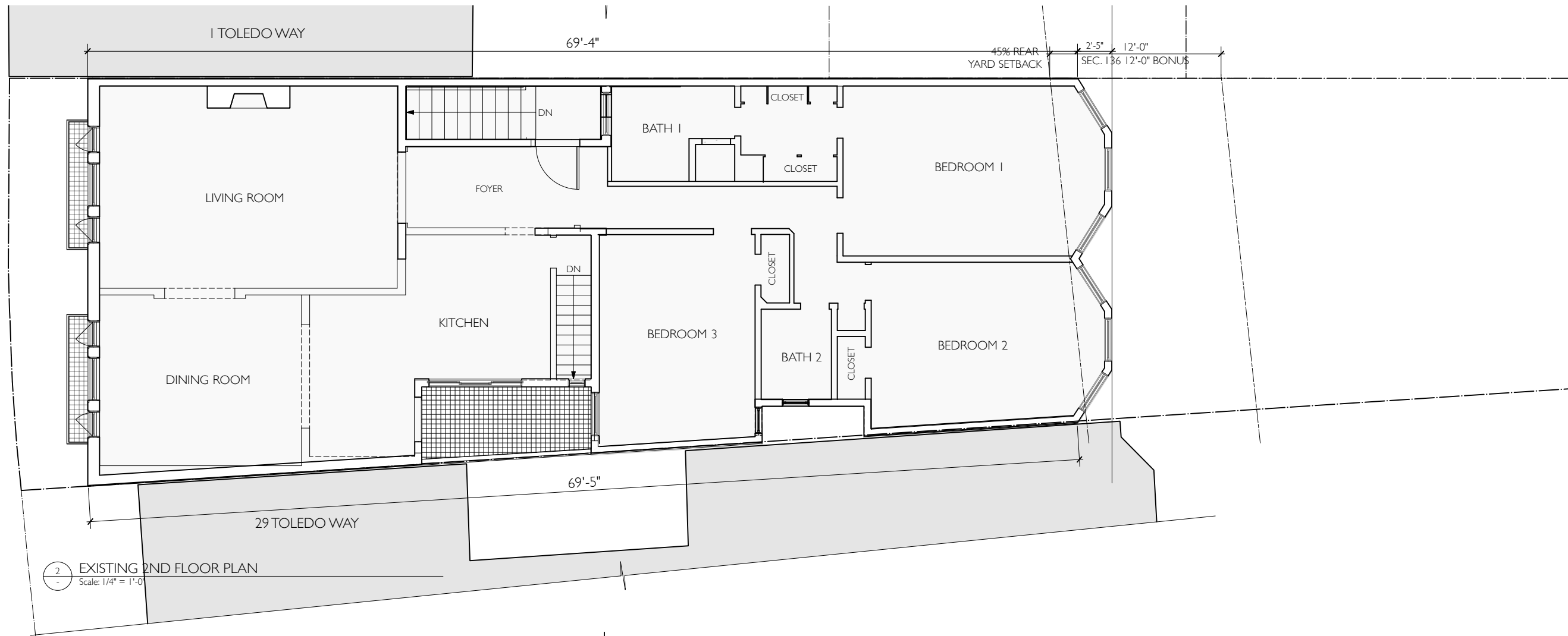
Proposed Site Plan

project:	20.07
drawn by:	
checked by:	JP
date:	11.20.20



**A-3**

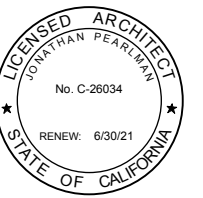




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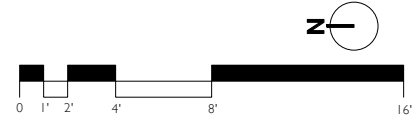
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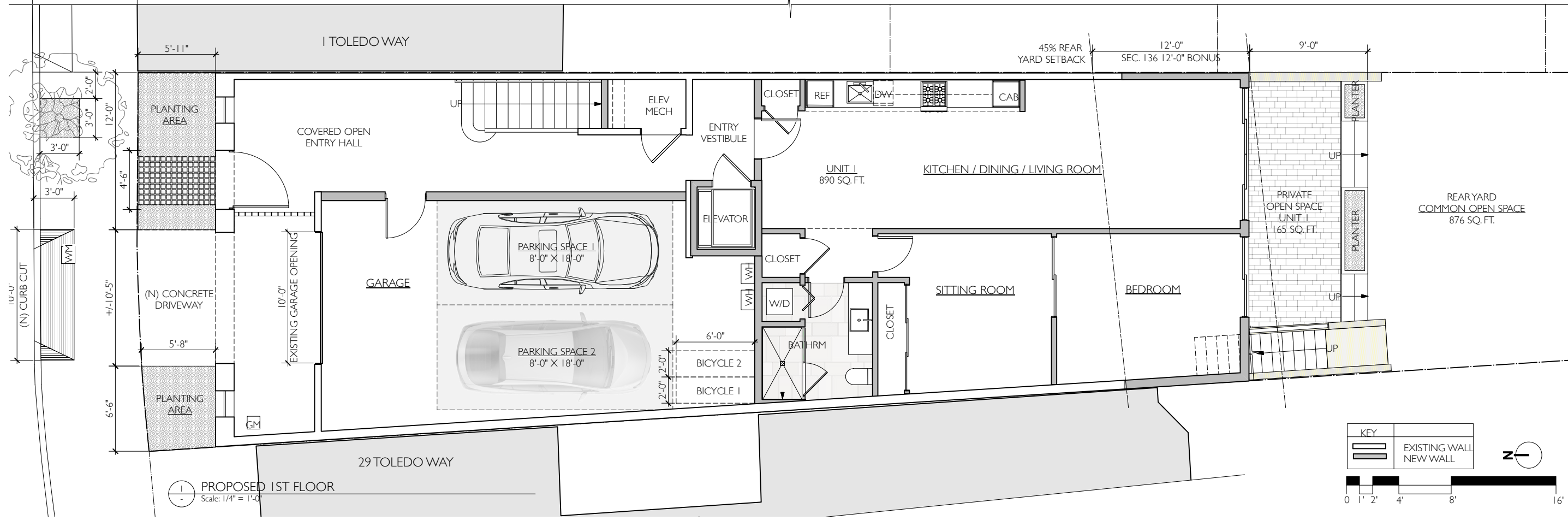
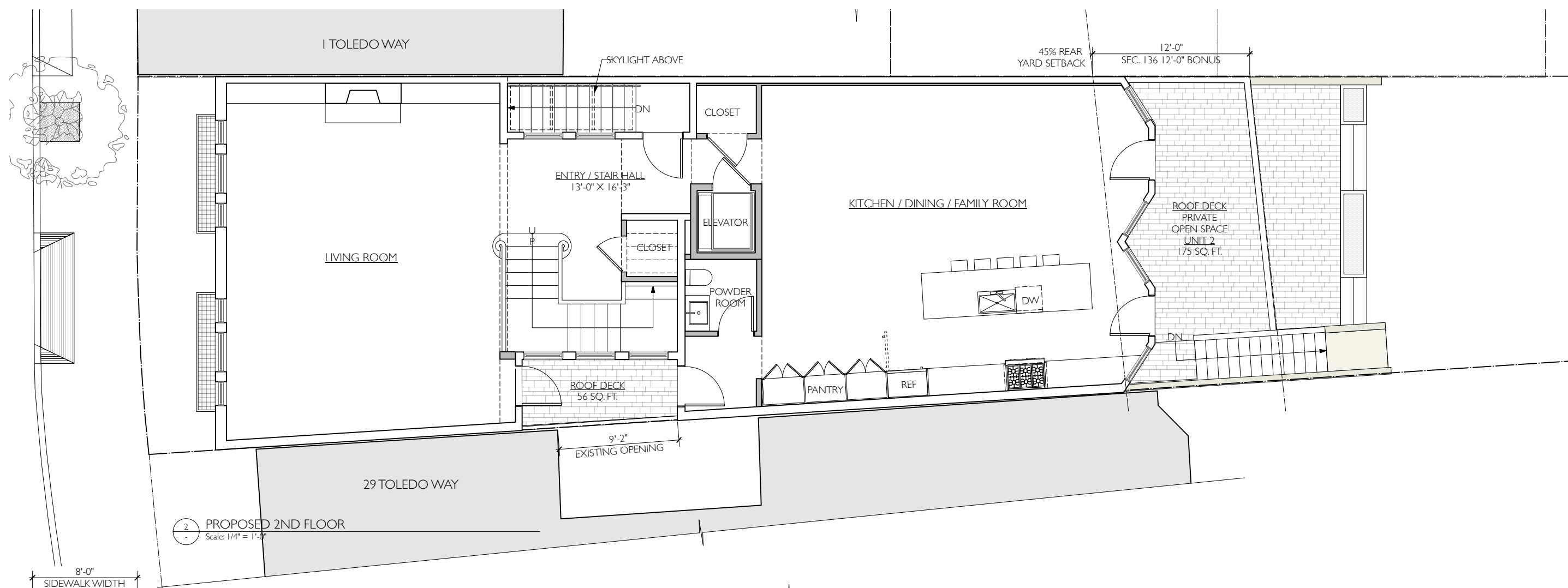
#	date	issue

Existing Floor Plans

project:	20.07
drawn by:	
checked by:	JP
date:	11.20.20



**A-4**



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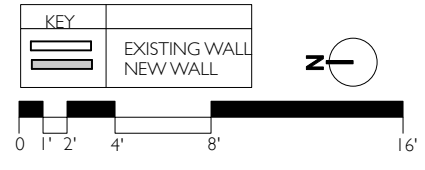


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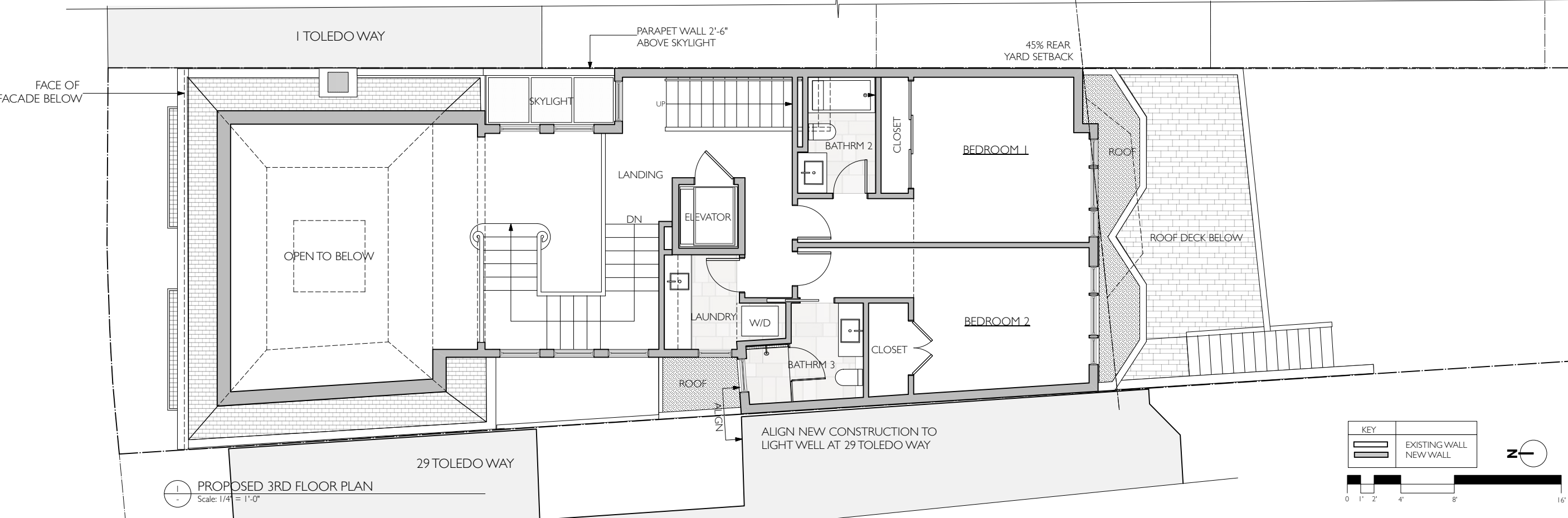
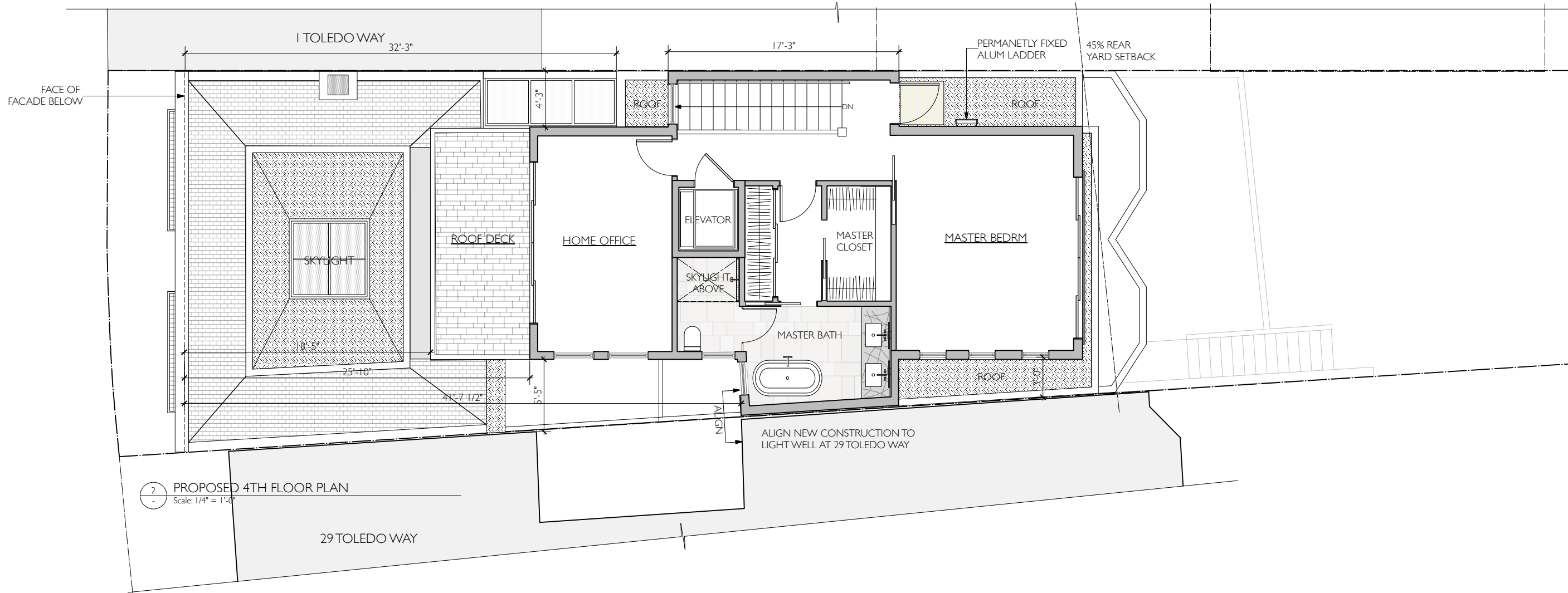
Renovation / Addition  
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checked by:	JP	
date:	11.20.20	

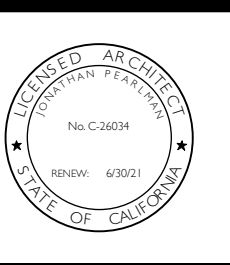
Floor Plans



**A-5**



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#	date	issue
SEC. 311 NOTIFICATION		
project:	20.07	
drawn by:		
checked by:	JP	
date:	11.20.20	

3rd & 4th Floor Plans

KEY	
	EXISTING WALL
	NEW WALL



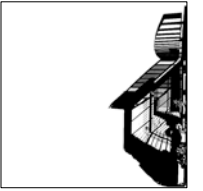
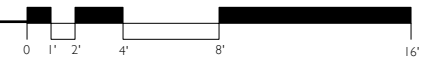
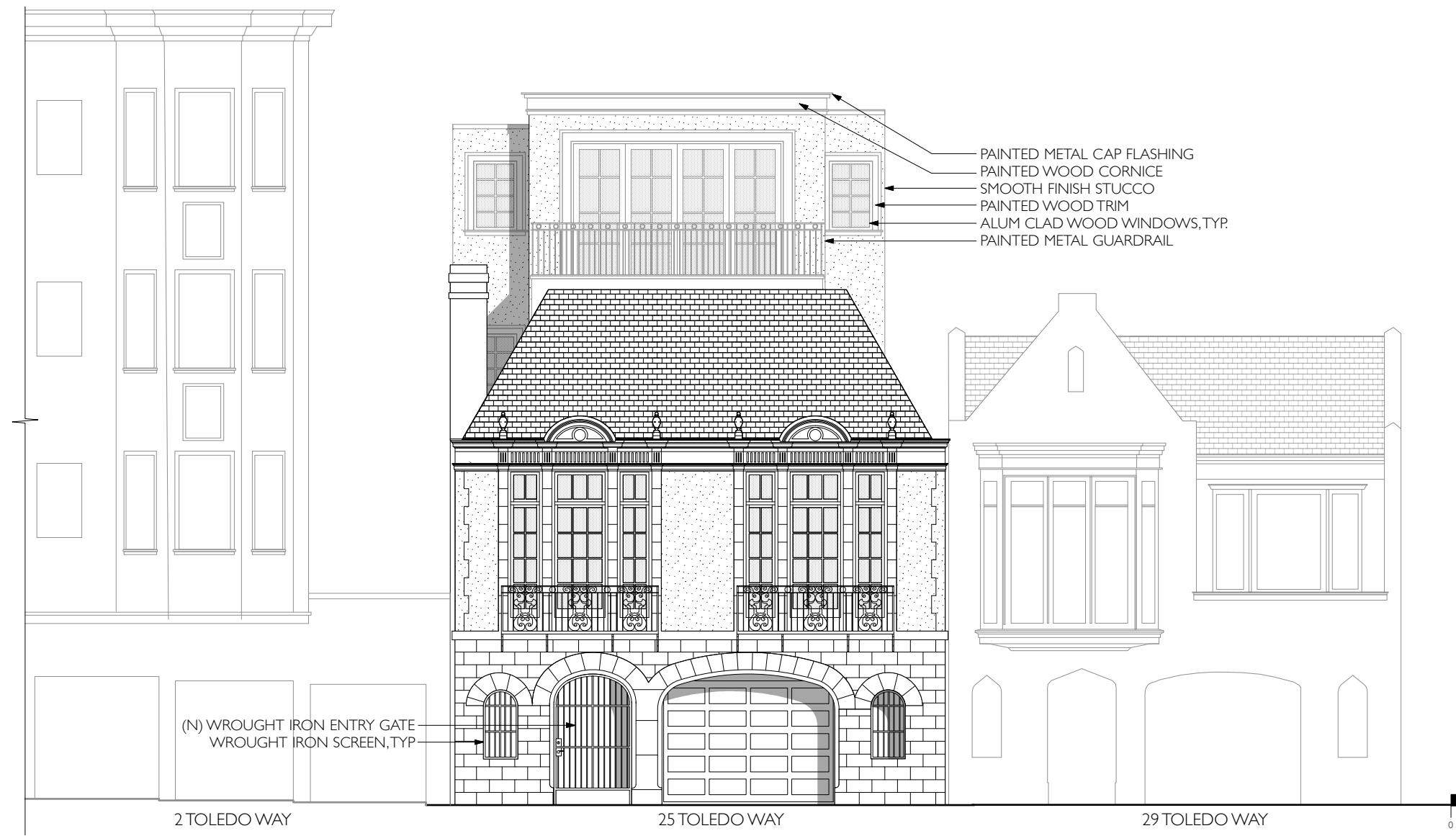
**A-6**



T.O. ROOF  
29'-8"  
 9'-7"  
 3RD FLOOR  
20'-1"  
 2ND FLOOR CLG  
18'-10"  
 1'-3"  
 8'-9"  
 10'-0"  
 2ND FLOOR  
10'-1"  
 2ND FLOOR  
8'-9"  
 1'-4"  
 8'-9"  
 10'-1"  
 1ST FLOOR  
0'-0"  
 8'-9"  
 10'-1"



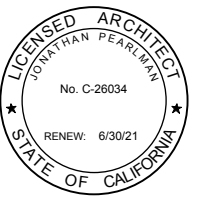
ROOF  
40'-0"  
 4TH FLOOR CLG  
39'-0"  
 9'-11"  
 8'-11"  
 1'-0"  
 4TH FLOOR  
30'-1"  
 3RD FLOOR CLG  
28'-10"  
 1'-3"  
 8'-9"  
 10'-0"  
 3RD FLOOR  
20'-1"  
 2ND FLOOR CLG  
18'-10"  
 1'-3"  
 8'-9"  
 10'-0"  
 2ND FLOOR  
10'-1"  
 2ND FLOOR  
8'-9"  
 1'-4"  
 8'-9"  
 10'-1"  
 1ST FLOOR  
0'-0"  
 8'-9"  
 10'-1"



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sheet count: 20

#	date	issue

SEC. 311 NOTIFICATION

North Elevation

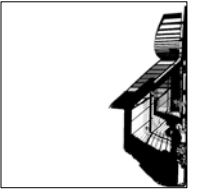
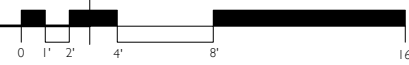
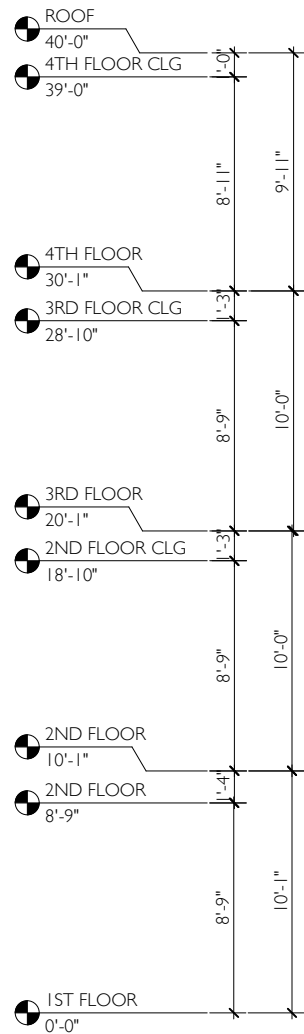
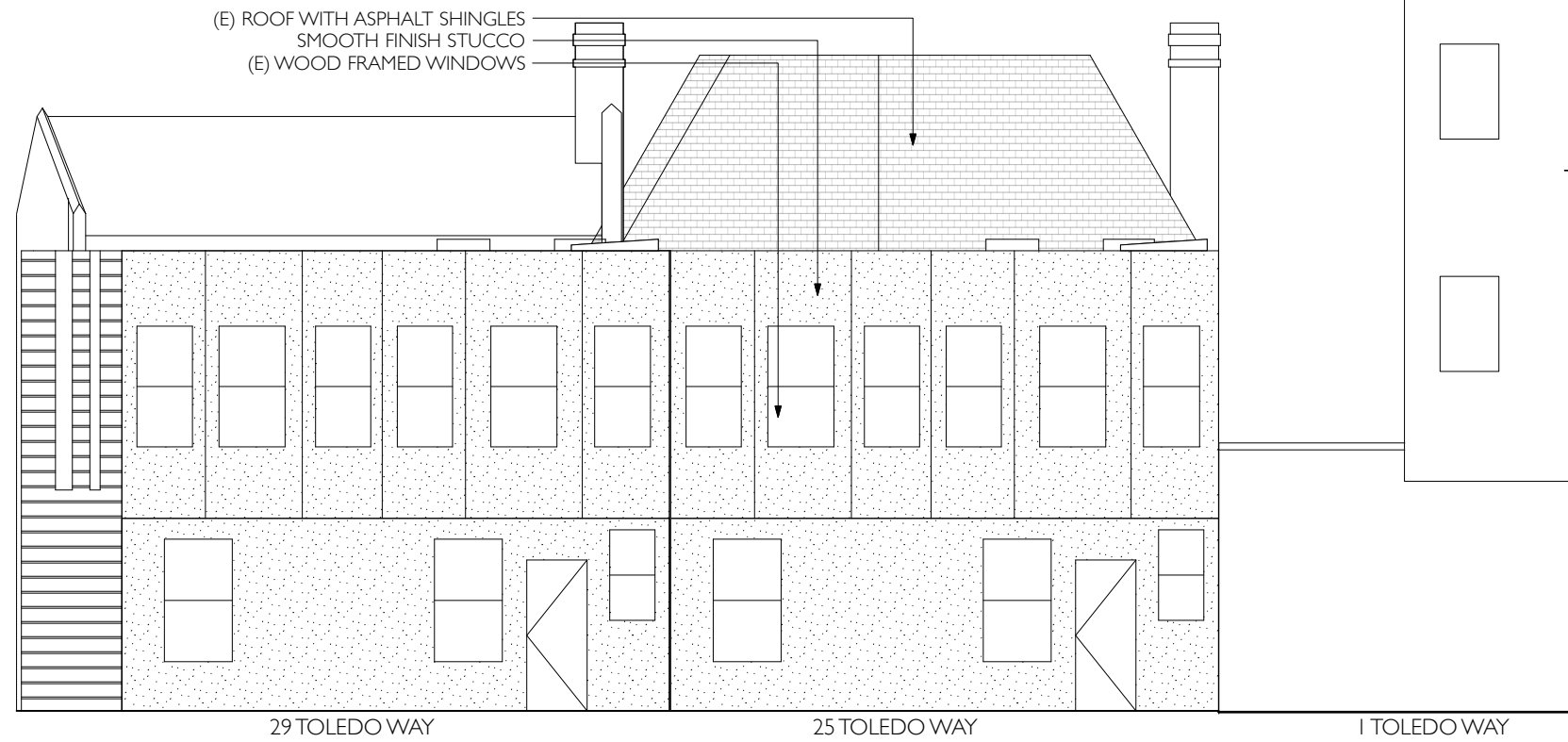
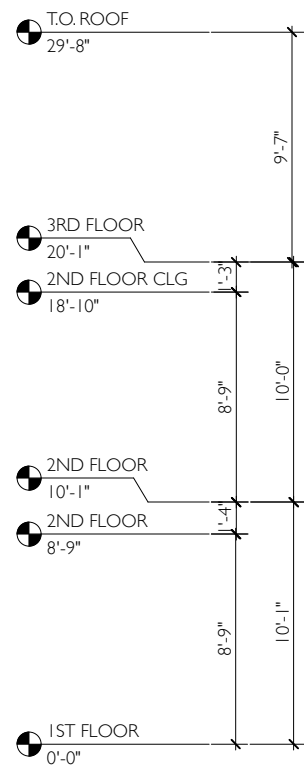
project: 20.07

drawn by:

checked by: JP

date: 11.20.20

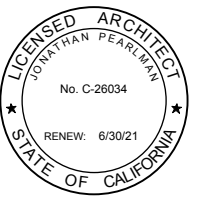
A-7



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sheet count: 20

#	date	issue

SEC. 311 NOTIFICATION

South Elevation

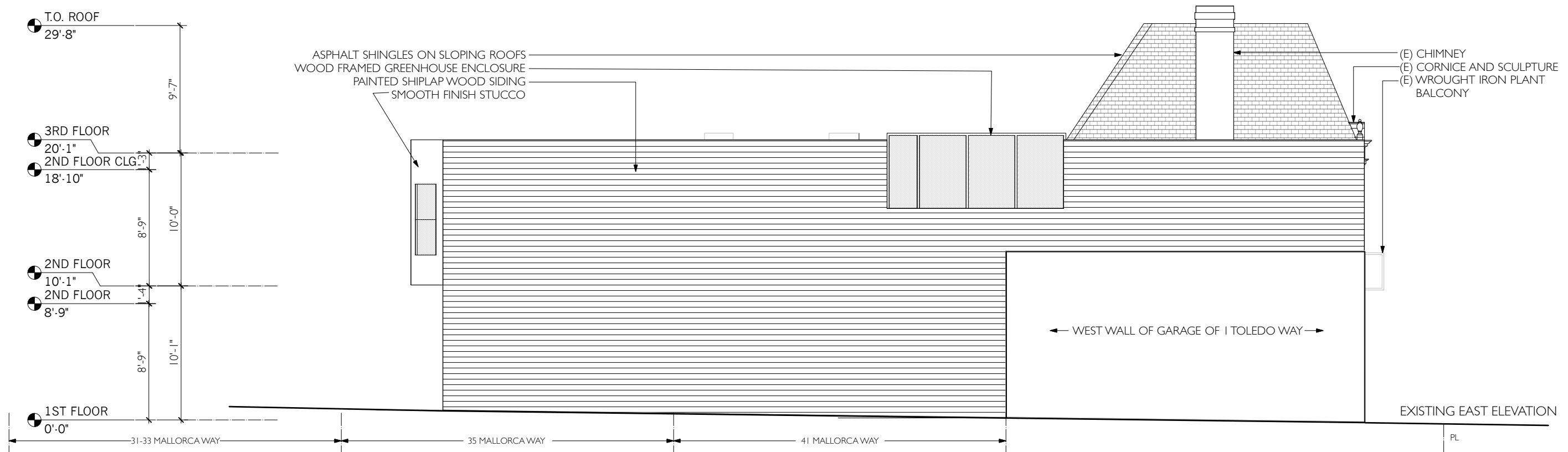
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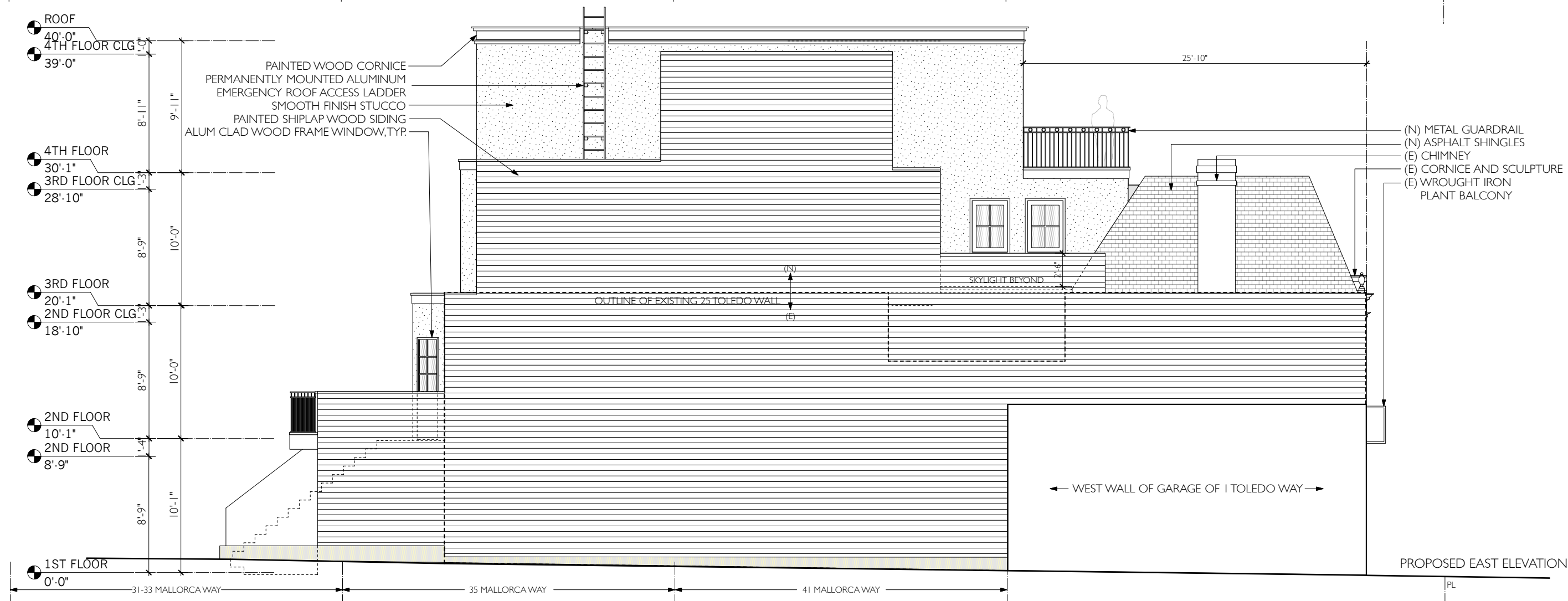
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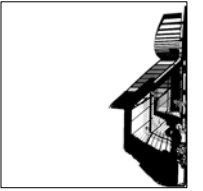
A-8



EXISTING EAST ELEVATION



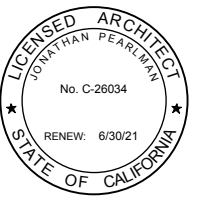
PROPOSED EAST ELEVATION



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sheet count: 20

#	date	issue

SEC. 311 NOTIFICATION

East Elevation

project: 20.07

drawn by:

checked by: JP

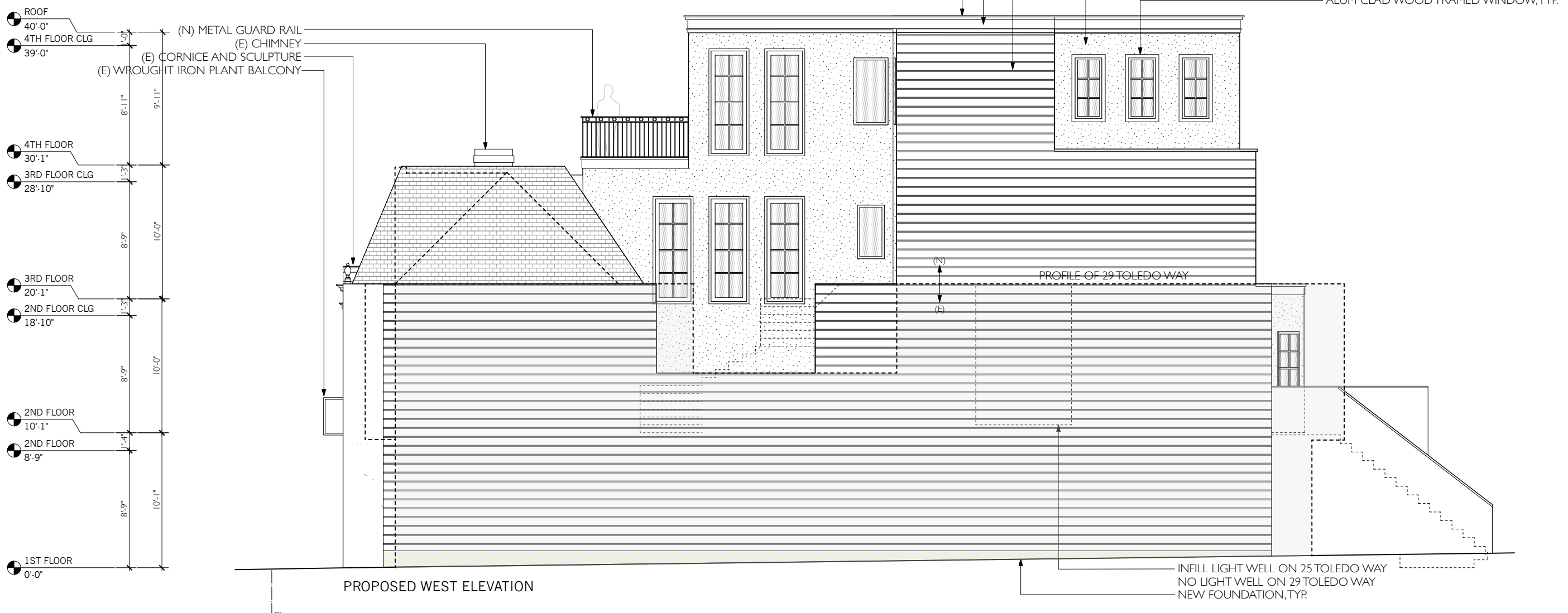
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A-9

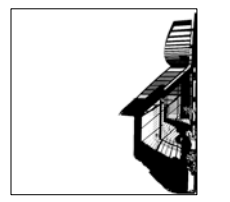




EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



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sheet count: 20

#	date	issue
		SEC. 311 NOTIFICATION

West Elevation

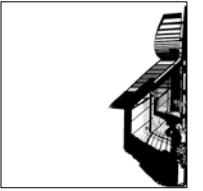
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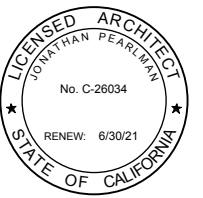
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20-22 TOLEDO

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sheet count: 20

# date issue

SEC. 311 NOTIFICATION

North - South Section

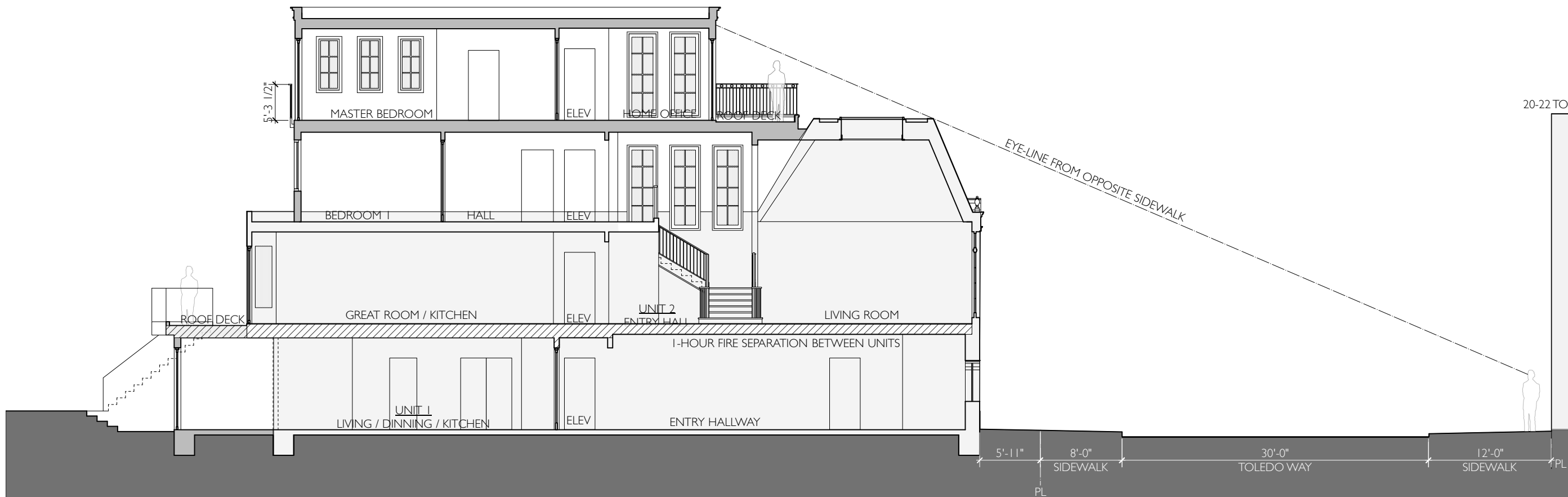
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drawn by:

checked by: JP

date: 11.20.20

**A-11**



NORTH - SOUTH BUILDING SECTION

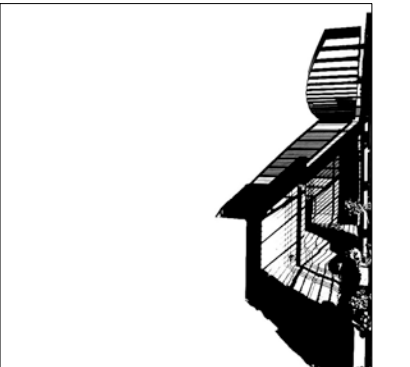




# Cestar Residence

## 25 TOLEDO WAY

### San Francisco, CA 94123



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VIEW FROM 2 TOLEDO WAY



VIEW FROM 28-30 TOLEDO WAY

#### GLOSSARY

ABV	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NIS	NOT TO SCALE
C	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	OH.	OPPOSITE HAND
CPT	CARPET	FLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	FTD	PAINTED
DIM.	DIMENSION	REF	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN	DOWN	RB	RUBBER BASE
DWG	DRAWING	RM	ROOM
(E).EX.	EXISTING	RO	ROUGH OPENING
EA.	EACH	RDWD	REDWOOD
EJ	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRIC	SHTG	SHEETING
EL.ELEV.	ELEVATION	SH	SHEET
EQ	EQUAL	SIMR	SIMILAR
EXT	EXTERIOR	SIM	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST.STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STR	STRUCTURAL
F.O.M.	FACE OF MASONRY	T&G	TONGUE AND GROOVE
GA	GALVE	T.C.	TOP OF CURB
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS	T.O.S.	TOP OF STEEL
GND	GROUND	TO.V.	TOP OF WALL
GSM	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP.BD.	GYP.SUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
GWB	GYP.SUM WALLBOARD	VERT.	VERTICAL
HB	HOSE BIB	V.I.F.	VERIFY IN FIELD
HC	HANDICAPPED	WD	WOOD
HM	HOLLOW METAL	WID	WASHER AND DRYER
HT	HOUSE PANEL HEIGHT	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

#### GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK, MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

#### PLANNING DEPARTMENT NOTES

PROJECT LOCATION:	25 TOLEDO WAY
BLOCK/LOT:	0486A / 046
TOTAL LOT AREA:	3,070 SF
ZONING:	RH-2
EXISTING BUILDING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED BUILDING USE:	2-UNIT FAMILY RESIDENTIAL
USABLE OPEN SPACE:	
REQUIRED PER UNIT PROPOSED:	125 SQ. FT. PRIVATE, 166 SQ. FT. COMMON 188 SQ. FT. (PRIVATE UNIT 1) 378 SQ. FT. (PRIVATE UNIT 2) 876 SQ. FT. (COMMON)
SETBACKS:	
FRONT:	5'-11" (EXISTING - NO CHANGE)
SIDE:	NONE
REAR:	45% OF LOT DEPTH
HEIGHT & BULK:	
(E) BUILDING HEIGHT:	40'-X
(N) BUILDING HEIGHT:	29'-8"
EXISTING PARKING:	40'-0"
PROPOSED PARKING:	1-CAR
PROPOSED CLASS 1 BICYCLE SPACES:	2-CAR
BUILDING AREA:	
1ST FLOOR:	EXISTING 1,840 SF PROPOSED 2,050 SF
2ND FLOOR:	1,771 SF 1,694 SF
3RD FLOOR:	1,025 SF
4TH FLOOR:	780 SF
TOTAL:	3,611 SF 5,549 SF

#### UNIT SUMMARY

UNIT 1:	890 SF	1 BEDROOM / 1 BATH
UNIT 2:	3,500 SF	3 BEDROOM / 3 1/2 BATH

#### BUILDING DEPARTMENT NOTES

ENTIRE BUILDING TO BE EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM PER NFPA 13R.	
OCCUPANCY CLASSIFICATION:	R-3
OCCUPANCY SEPARATION:	1 HR BETWEEN UNITS & 1 HR BETWEEN UNITS AND GARAGE
CONSTRUCTION TYPE:	V/A
NUMBER OF FLOORS:	4 FLOORS
HEIGHT OF BUILDING FROM LOWEST POINT OF FIRE DEPT. ACCESS:	40'-0" TO ROOF
EGRESS REQUIREMENTS:	1 MEANS OF EGRESS FROM UNITS

#### PERMITS

- SITE PERMIT
- ADDENDA FOR STRUCTURE, ARCHITECTURE, MECHANICAL, FIRE SPRINKLERS
- FIRE SPRINKLER WORK TO BE DESIGN/BUILD
- APPLICATION FOR THOSE PERMITS TO BE FILED SEPARATELY.

#### APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN FRANCISCO AMENDMENTS
- CURRENT NFPA 13R
- 2016 CALIFORNIA ENERGY CODE

#### SCOPE OF WORK:

- RENOVATION AND ADDITION TO AN EXISTING 2-STORY SINGLE FAMILY HOME
- ADDITION OF ONE RESIDENTIAL UNIT AT THE 1ST FLOOR

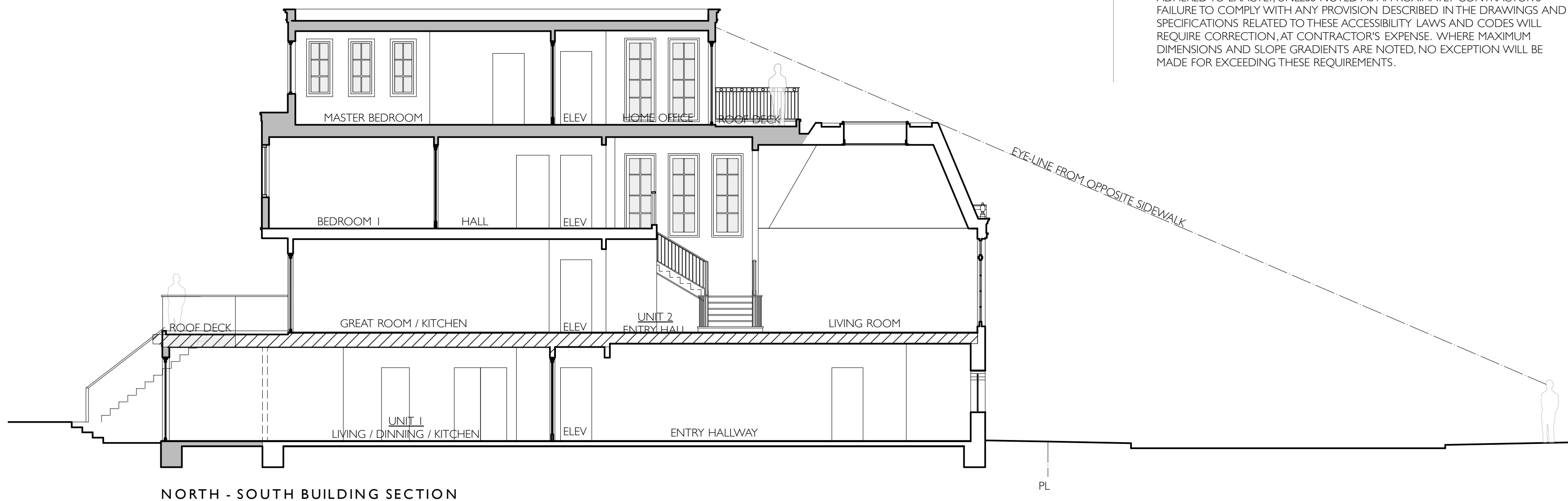
#### PROJECT TEAM

Building Owner:  
John and Kerry Cestar  
25 Toledo Way  
San Francisco, CA 94123  
Contact: John Cestar  
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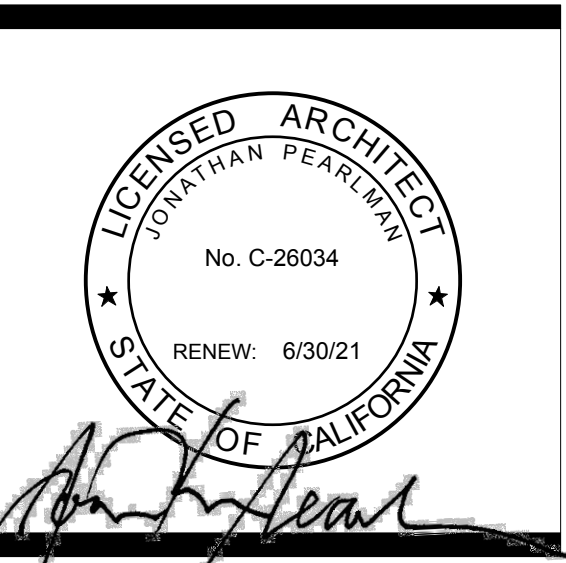
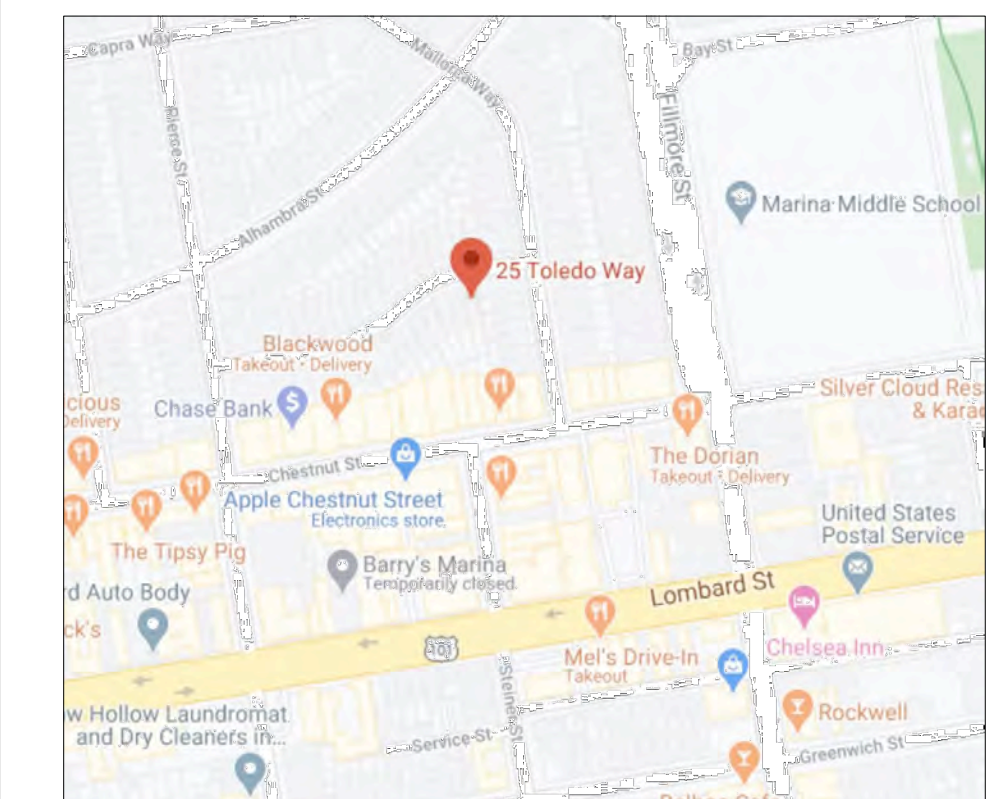


NORTH - SOUTH BUILDING SECTION

#### SYMBOL LEGEND

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

#### VICINITY MAP



Agency stamps

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

#	date	issue
	10.04.20	REV. RDAT COMMENTS
	5.19.21	PLAN CHECK REVISION

#### Cover Sheet

project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

# A-0.1



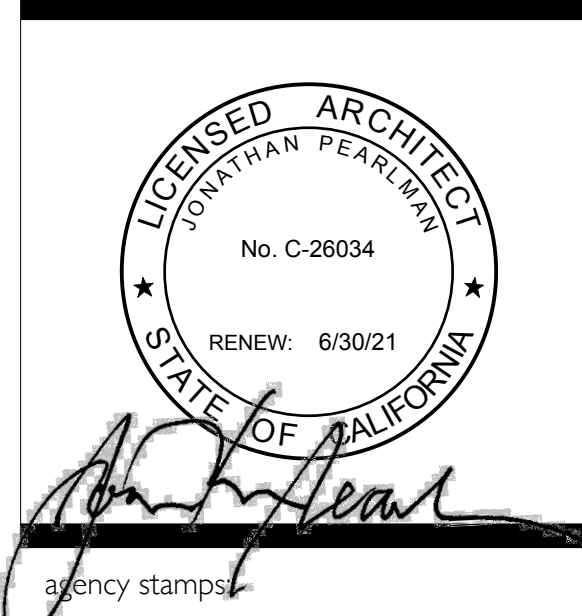
# GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

INSTRUCTIONS:				NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION					
1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A". 2. Provide project information in the Verification box at the right. 3. Attach LEED or GreenPoint Rated Scorecard on separate sheet. 4. Submittal must be a minimum of 24" x 36". 5. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors			<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors			<input type="checkbox"/> LARGE NON-RESIDENTIAL A B E I M 25,000 sq. ft. or greater			<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq. ft. or greater	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B M 25,000 sq. ft. or greater	<input type="checkbox"/> 1ST TIME NON-RESIDENTIAL INTERIORS B M 25,000 sq. ft. or greater	DRAWING OR SPECIFICATION # (if not applicable, indicate "N/A")
TITLE	SOURCE OF REQUIREMENT	FOR REFERENCE LEED v4 GPR v7	DESCRIPTION OF REQUIREMENT													
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.													
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.													
	Points on Current Scorecard		Enter current expected score in box at right as appropriate.	CHECK ONE: <input type="checkbox"/> LEED <input checked="" type="checkbox"/> GPR												
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6 SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	EQc2 K2, K3, L2 Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2							
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	WEp2, WEc2 G2 Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	4.303.1	4.303.1	LEED WEc2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable	SF Building Code ch.13A if applicable							
	NON-POTABLE WATER REUSE	Health Code art.12C	WEc2 New buildings ≥40,000 sq. ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation.	n/r	•	•	n/r	n/r	n/r							
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEp1, WEc1 New construction projects with aggregated landscape area ≥500 sq. ft., or existing projects with modified landscape area ≥1,000 sq. ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area	•	•	•	•	•	•							
	WATER METERING	CALGreen 5.303.1	WEc4 Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq. ft.)	n/r	n/r	•	n/r	•	•							
ENERGY	ENERGY EFFICIENCY	CA Energy Code	EAp2, c2 J5 Comply with all provisions of the CA Energy Code.	•	•	•	•	•	•							
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2	EAc5, EAc2 I3 New non-residential buildings >2,000 sq. ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	n/r	n/r	n/r							
	RENEWABLE ENERGY	SFGBC 5.201.1.3	EAc2 Non-residential buildings ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	n/r	n/r	n/r							
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	EAp1, EAc1 For projects ≥10,000 sq. ft., include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	n/r	•	•							
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.155.1-2	LTc6 N3.5, N3.6 Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	Planning Code 155.1-2	Planning Code 155.1-2	•	Planning Code 155.1-2	•	•							
	DESIGNATED PARKING	CALGreen 5.106.5.2	LTc7 Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	n/r	•	•							
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	LTc8 Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CALGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CALGreen 4.106.4.2), and each space in 1-2 unit dwellings (CALGreen 4.106.4.1). All permit application dates: Installation of chargers is not required. Projects with zero off-street parking exempt.	•	•	•	applicable for permit application January 2018 or after	applicable for permit application January 2018 or after	n/r							
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	MRp1, M4 Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•							
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	MRp2, MRC5 A2.1 For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	75% diversion							
HVAC	HVAC INSTALLER QUALS	CALGreen 702.1	Installers must be trained and certified in best practices.	•	•	n/r	•	n/r	n/r							
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	•	n/r	n/r							
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6 Use no halons or CFCs in HVAC.	n/r	n/r	•	n/r	•	•							
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code, CALGreen 5.106.8	SSc6 Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	n/r	•	•							
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•							
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	EQp2 For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•							
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	SSc4, A6 Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope							
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	SSp1 Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	•	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope							
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9 Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	n/r	•	•							
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1 & 5.504.1-3	EQc3 Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•							
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Health Code art.38	EQc1 Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	if applicable	•	•							
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	EQc3 During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r							
RESIDENTIAL-ONLY	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	if applicable	n/r	n/r							
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	•	n/r	n/r							
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	•	n/r	n/r							
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	•	n/r	•	n/r	n/r							
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	•	n/r	n/r							
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	•	n/r	n/r							



**ELEVATION**architects  
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San Francisco, CA 94109  
415.537.1125  
elevationarchitects.com



Cestar Residence  
PROJECT NAME  
0486A / 046  
BLOCK/LOT

25 Toledo Way  
ADDRESS  
RESIDENTIAL  
PRIMARY OCCUPANCY

5,745 GSF  
GROSS BUILDING AREA

**Option 1:**  
Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

PERMIT APPLICANT (sign & date)

**Option 2: LEED GBCPR**  
Green Building Compliance Professional of Record will verify compliance.

NAME \_\_\_\_\_ FIRM \_\_\_\_\_

ARCHITECTURAL OR ENGINEERING LICENSE  
 I am a LEED Accredited Professional  
 I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date) \_\_\_\_\_ AFFIX STAMP BELOW:

**Option 3: GreenPoint Rated GBPCR**  
Green Building Compliance Professional of Record will verify compliance.

NAME \_\_\_\_\_ FIRM \_\_\_\_\_

ARCHITECTURAL OR ENGINEERING LICENSE  
 I am a GreenPoint Rater  I am not a GreenPoint Rater  
 I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required.

GreenPoint Rater (print name) \_\_\_\_\_ (contact phone #) \_\_\_\_\_

(sign & date) \_\_\_\_\_  
I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

LICENSED PROFESSIONAL (sign & date) \_\_\_\_\_ AFFIX STAMP BELOW:

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

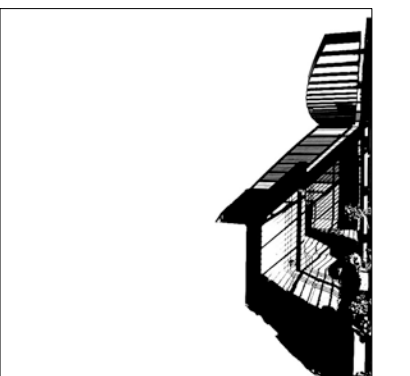
#	date	issue
	10.04.20	REV. RDAT COMMENTS
	5.17.21	REV. DR. RESPONSE

Attachment C-2

project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

A-0.2

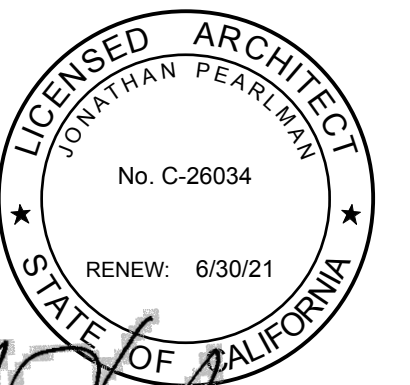




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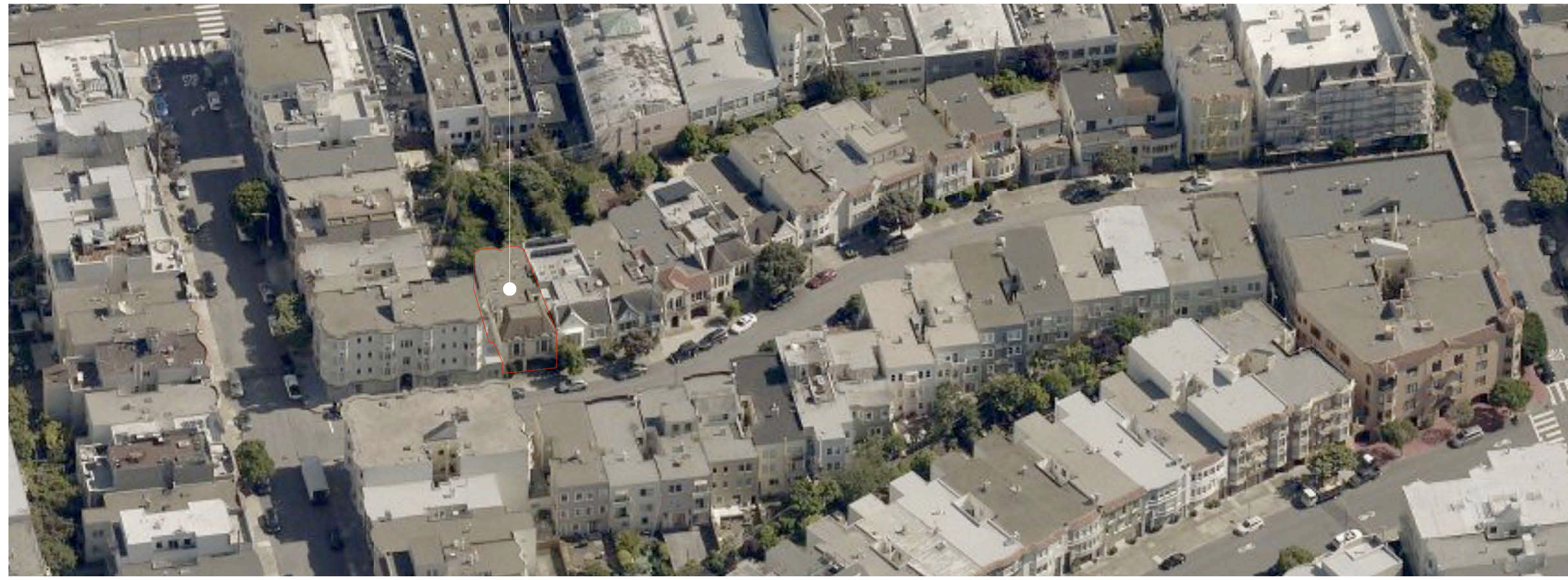
*Jonathan Pearson*  
agency stamps



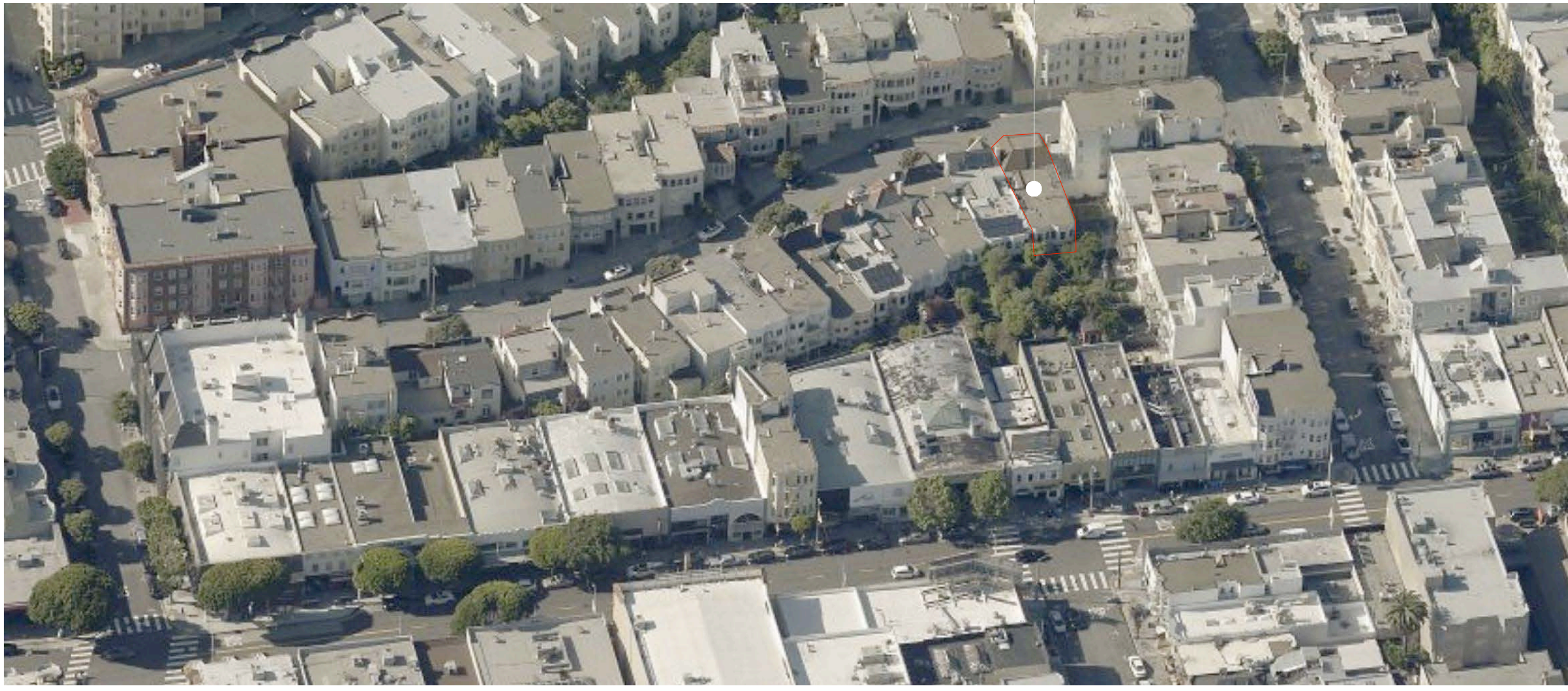
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25 TOLEDO WAY  
SUBJECT PROPERTY

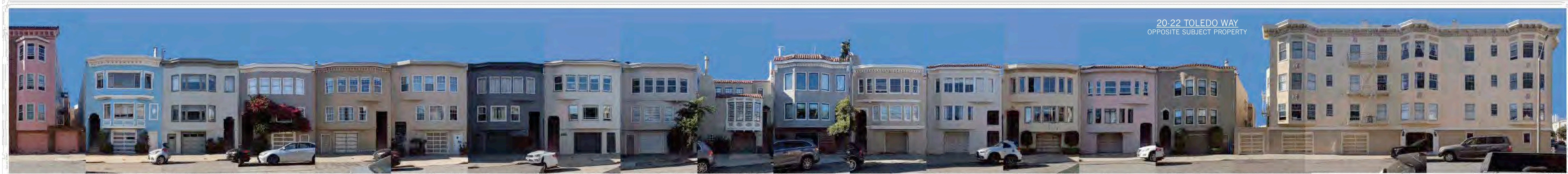
TOLEDO WAY SOUTH



TOLEDO WAY LOOKING SOUTH



TOLEDO WAY LOOKING NORTH



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20-22 TOLEDO WAY  
OPPOSITE SUBJECT PROPERTY

TOLEDO WAY NORTH

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

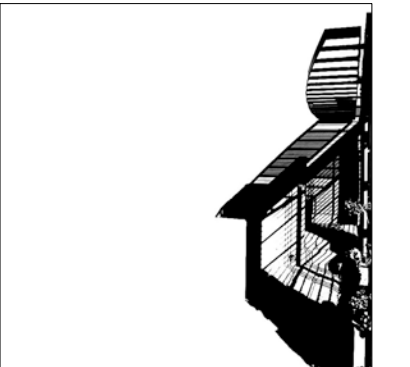
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#	date	issue
	10.04.20	REV. RDAT COMMENTS
	5.17.21	REV. DR. RESPONSE

Site Photos

project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20





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elevationarchitects.com



*Jonathan Pearlman*  
agency stamps



1 - GLASS GUARDRAIL ON ROOF DECK

2 - GLASS GUARDRAIL ON ROOF DECK

5 - GUARDRAIL ON ROOF DECK NOT VISIBLE



1 - METAL GUARDRAIL ON ROOF DECK



2 - METAL GUARDRAIL ON ROOF DECK



3 - GUARDRAIL ON ROOF DECK NOT VISIBLE



4 - GUARDRAIL ON ROOF DECK NOT VISIBLE

IMAGE TAKEN FROM GOOGLE STREET VIEW  
EYE LEVEL VIEW AT APPROXIMATELY 3' ABOVE  
2ND FLOOR LEVEL AND FROM NORTH LANE  
OF TOLEDO WAY.

Renovation / Addition  
**CESTAR RESIDENCE**  
25 Toledo Way  
San Francisco, CA 94123

sheet count: 20

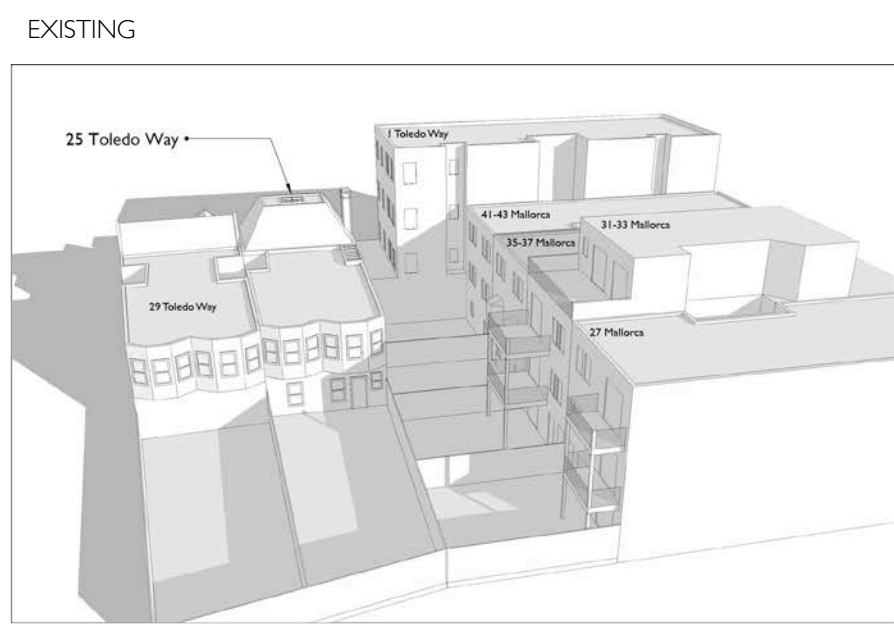
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	5.17.21	REV. DR. RESPONSE

3D Renderings

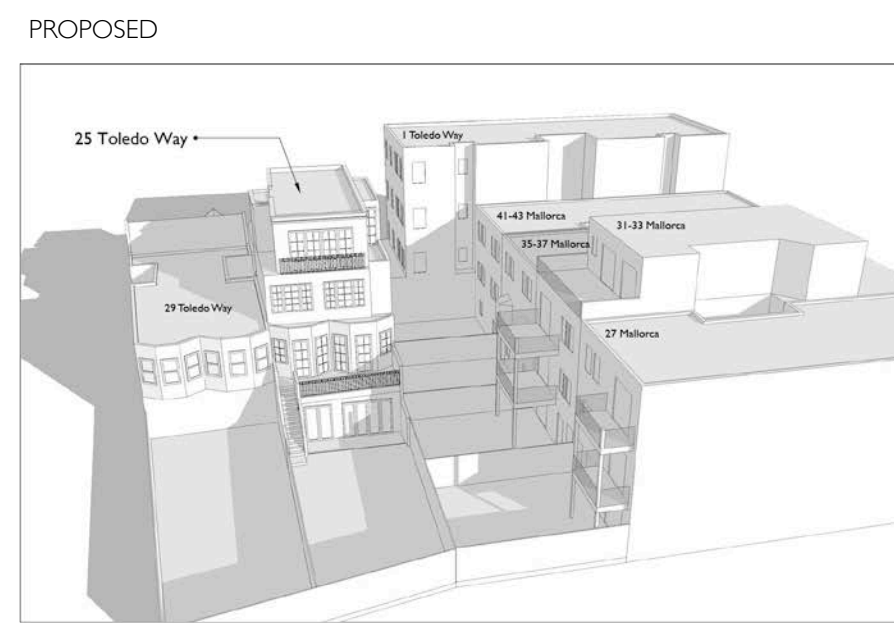
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 drawn by:  
 checked by: JP  
 date: 8.10.20

A-0.4

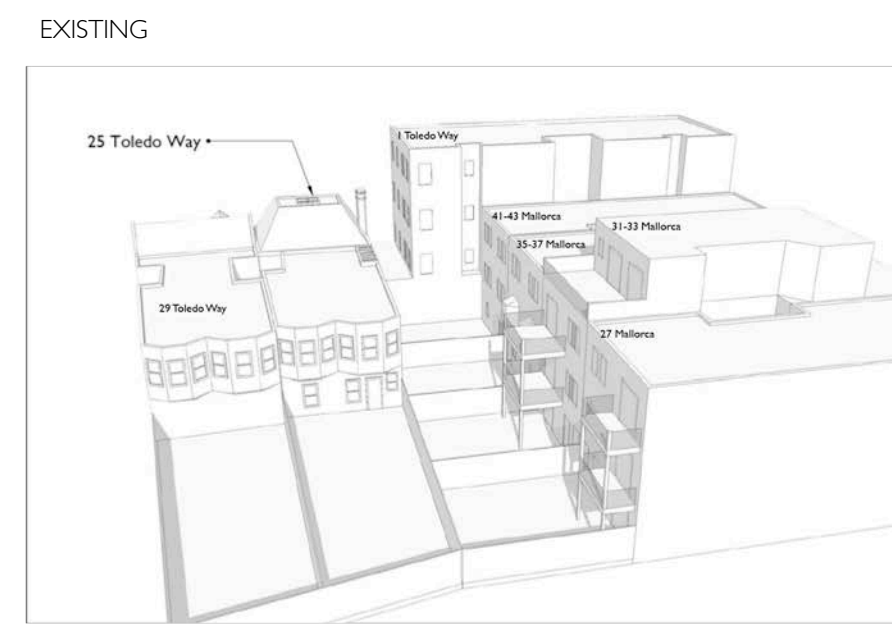




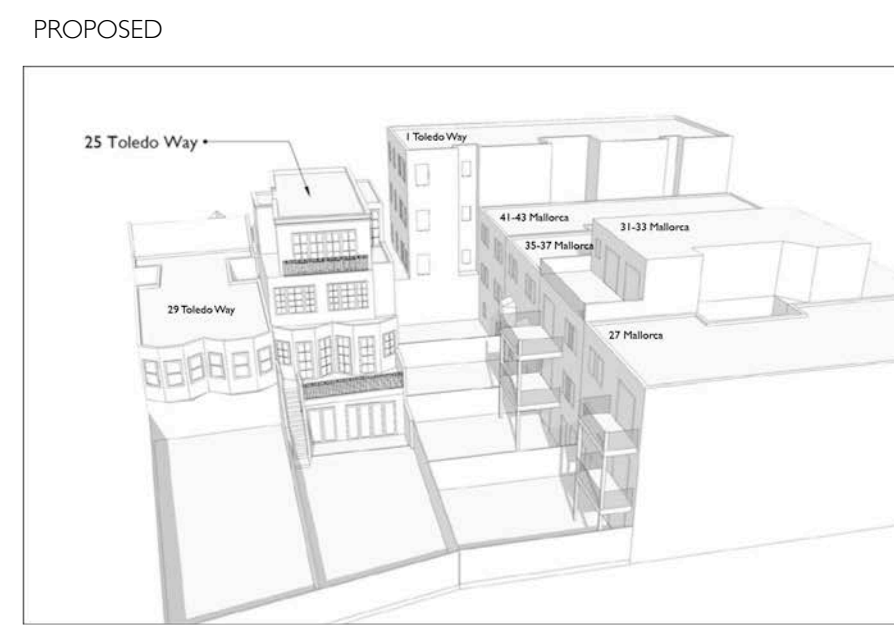
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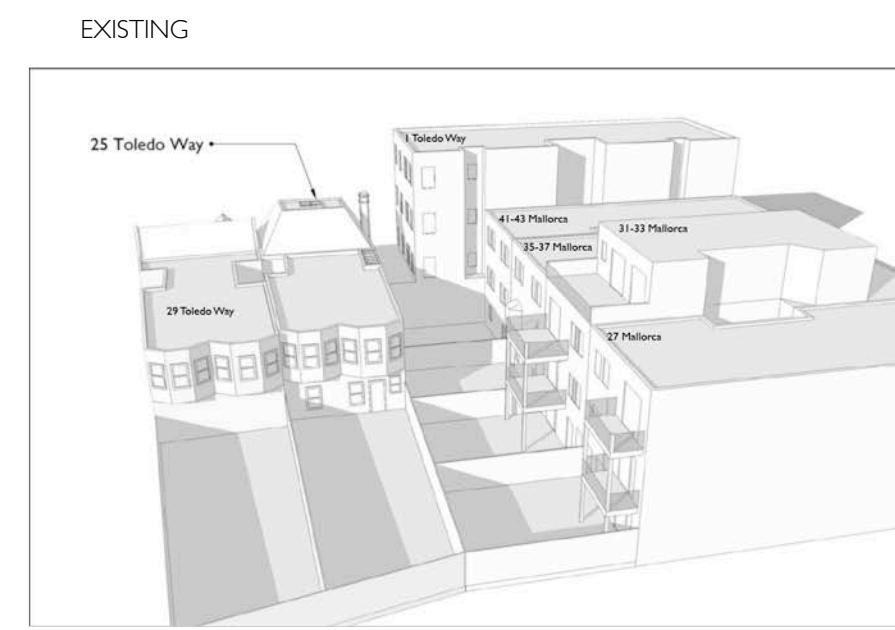
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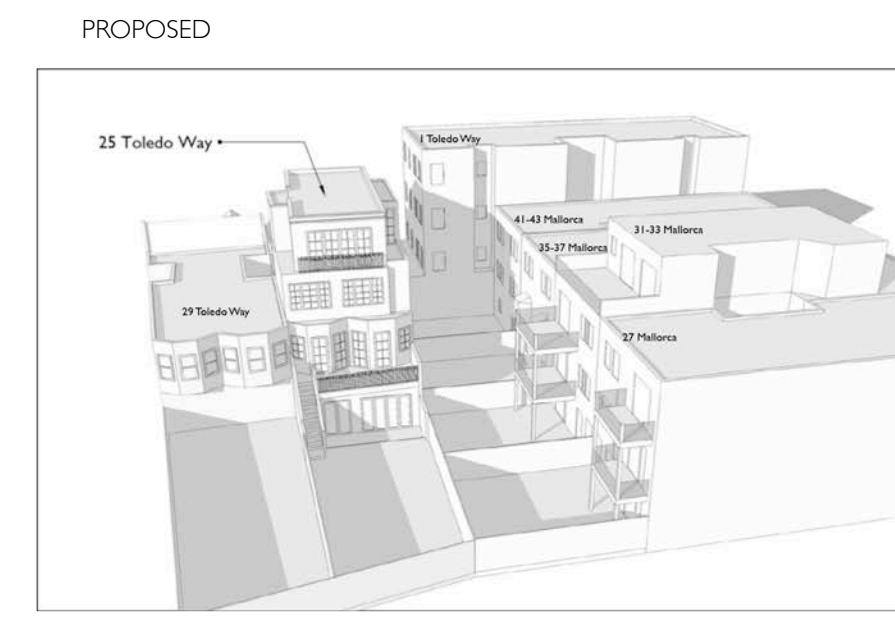
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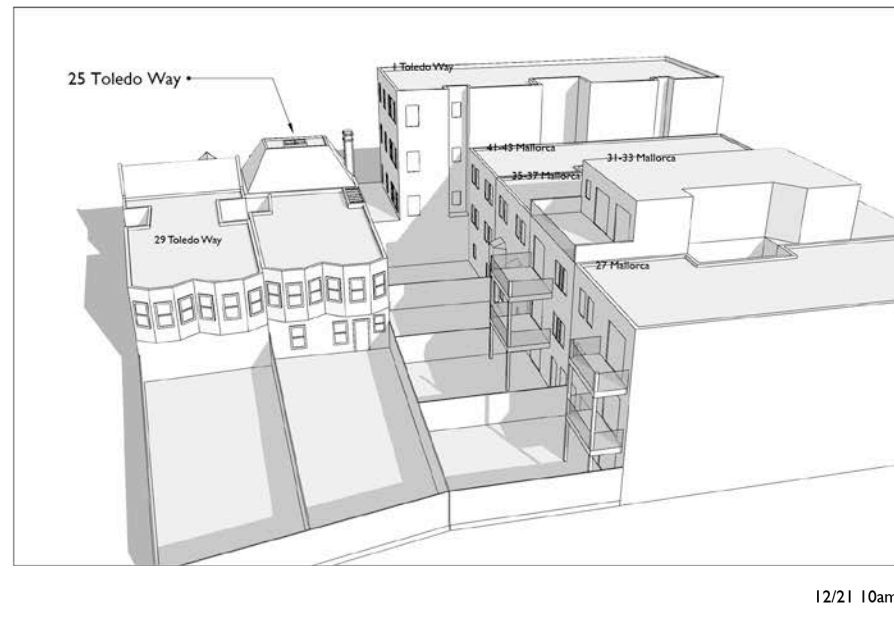
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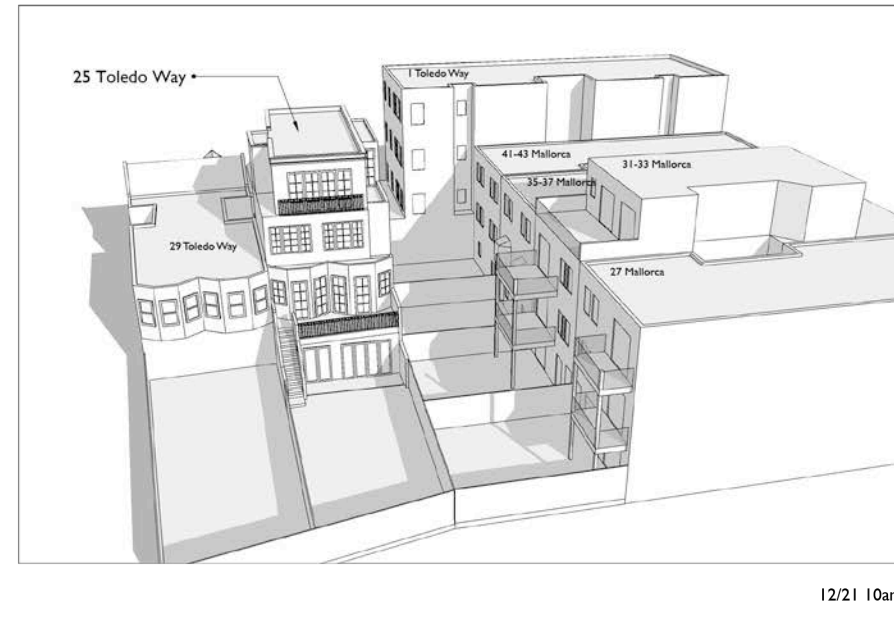
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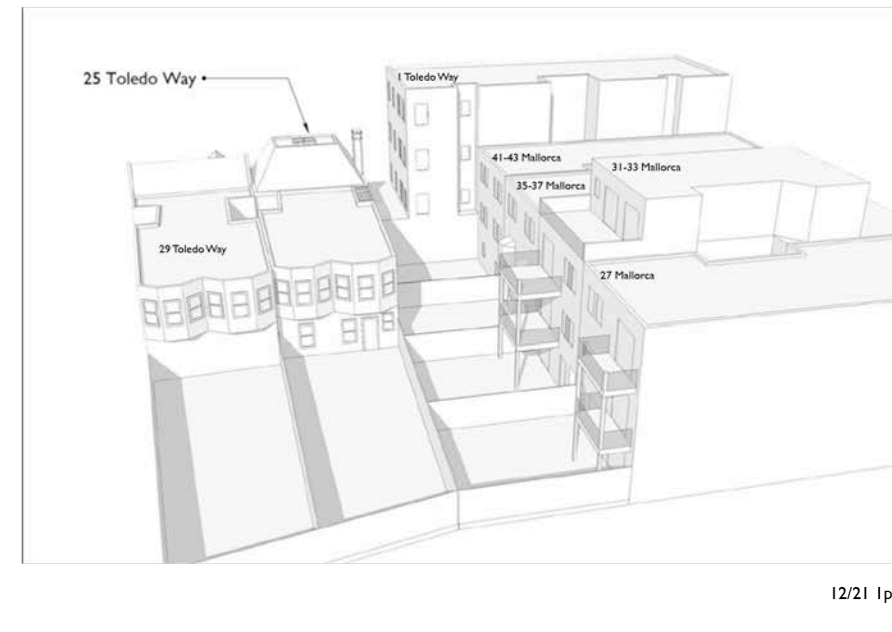
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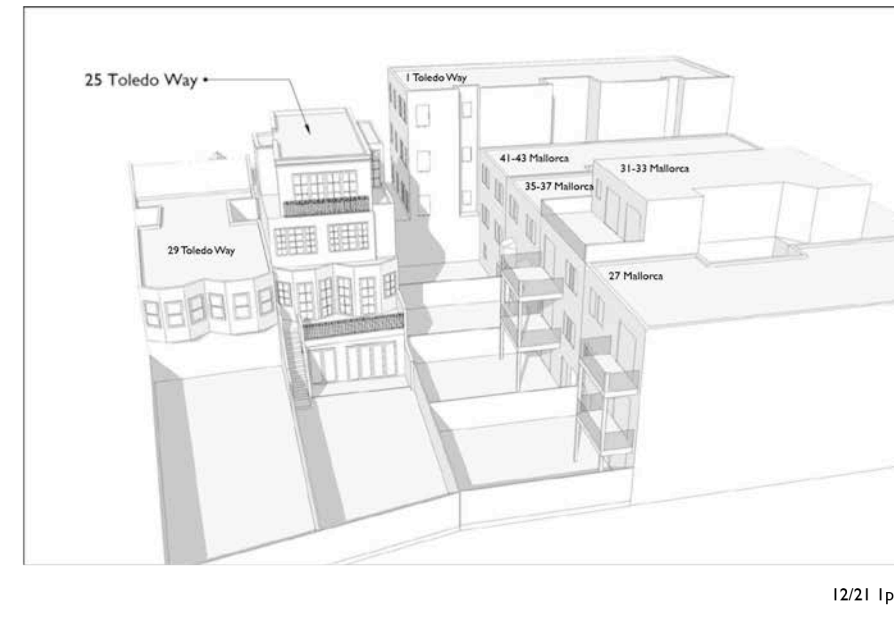
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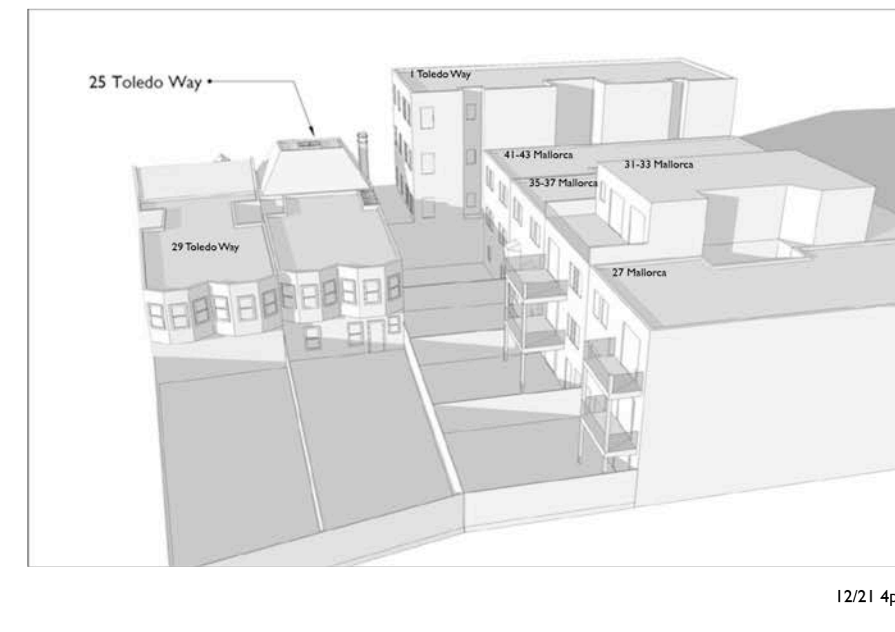
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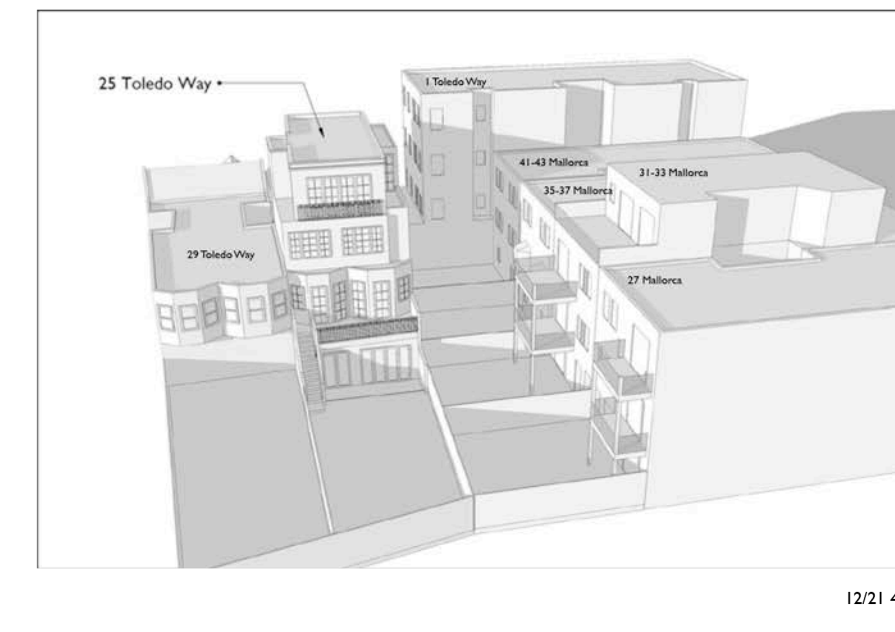
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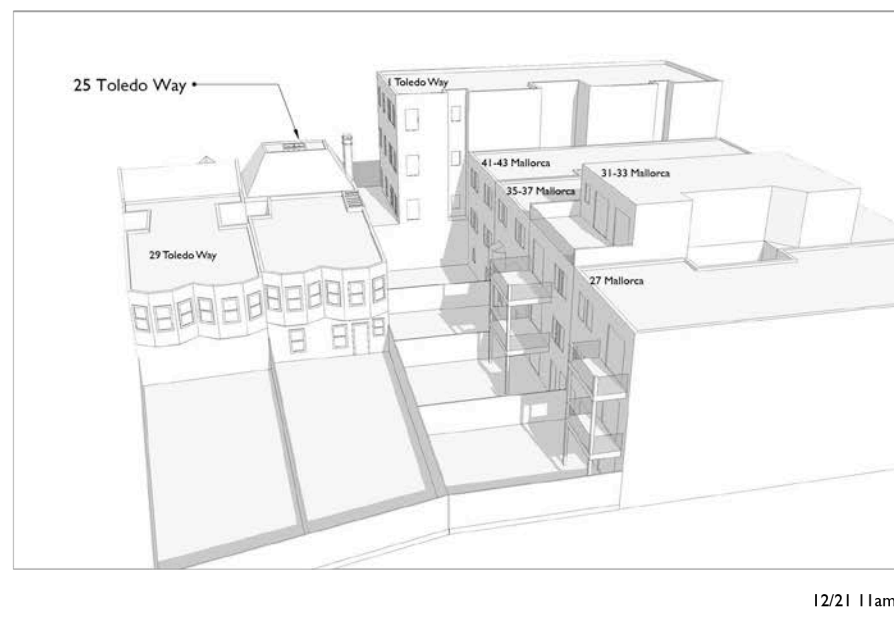
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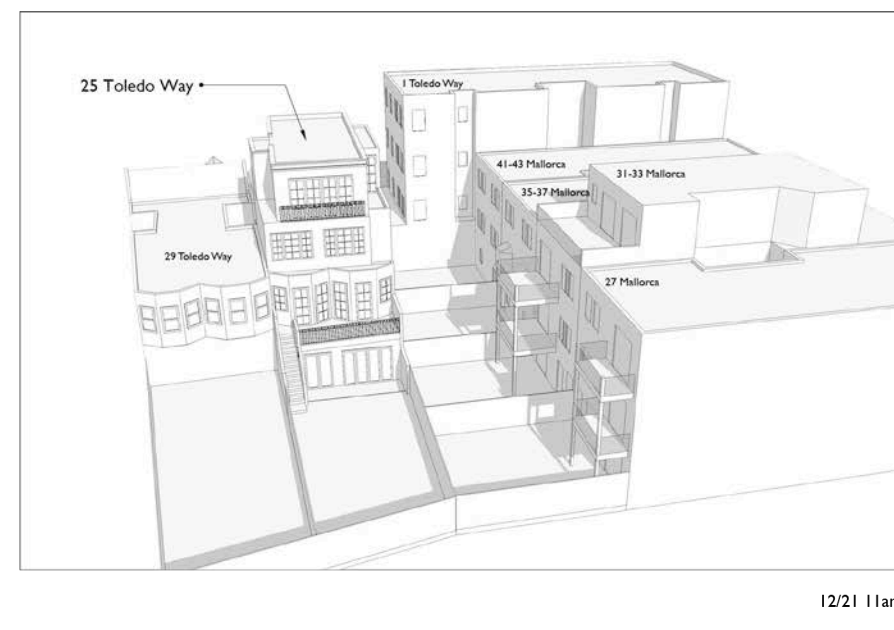
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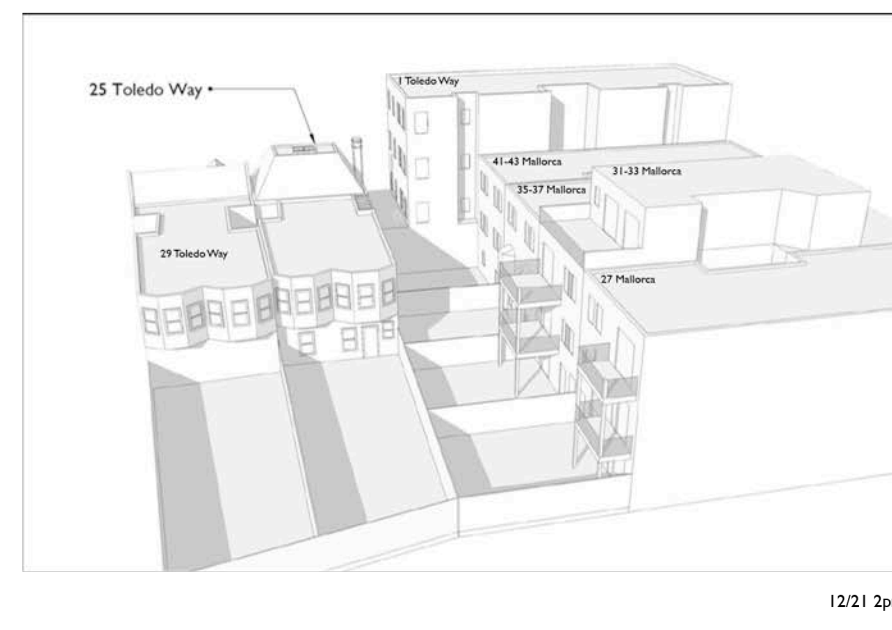
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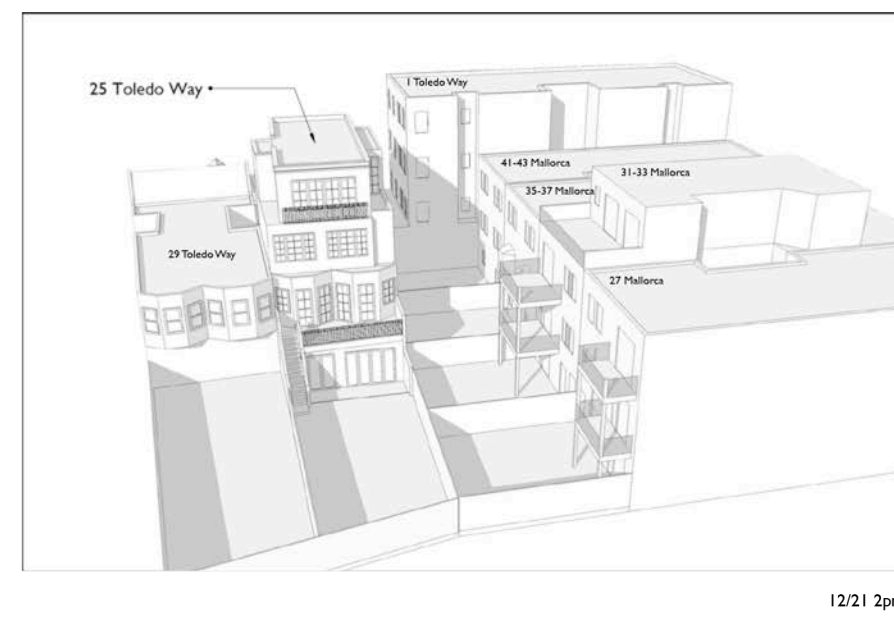
12/21 11am



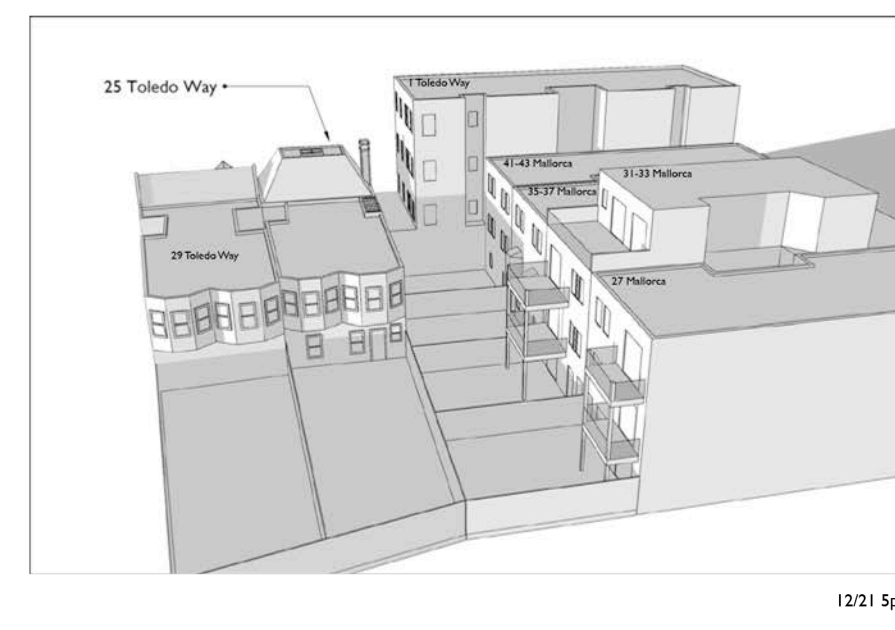
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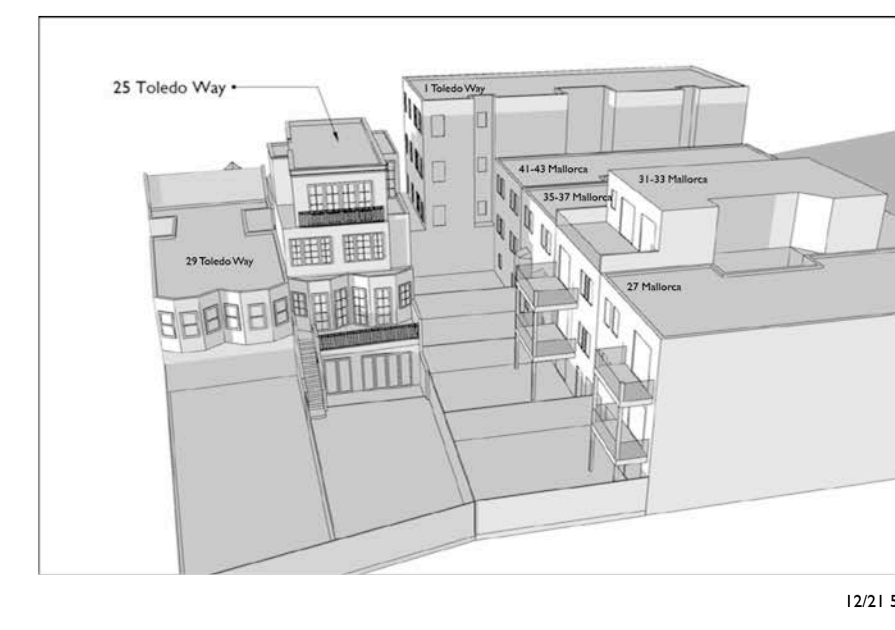
12/21 2pm



12/21 2pm

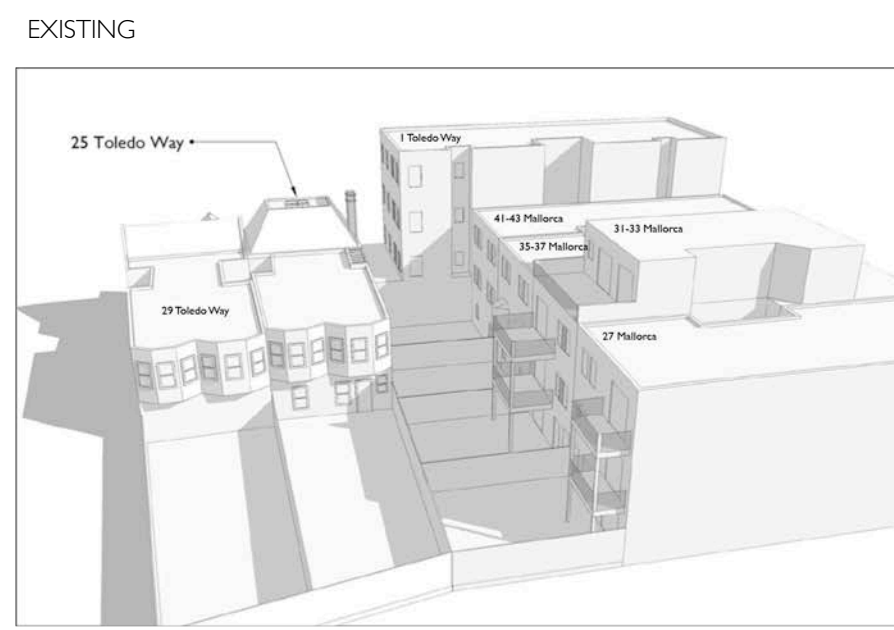


12/21 5pm

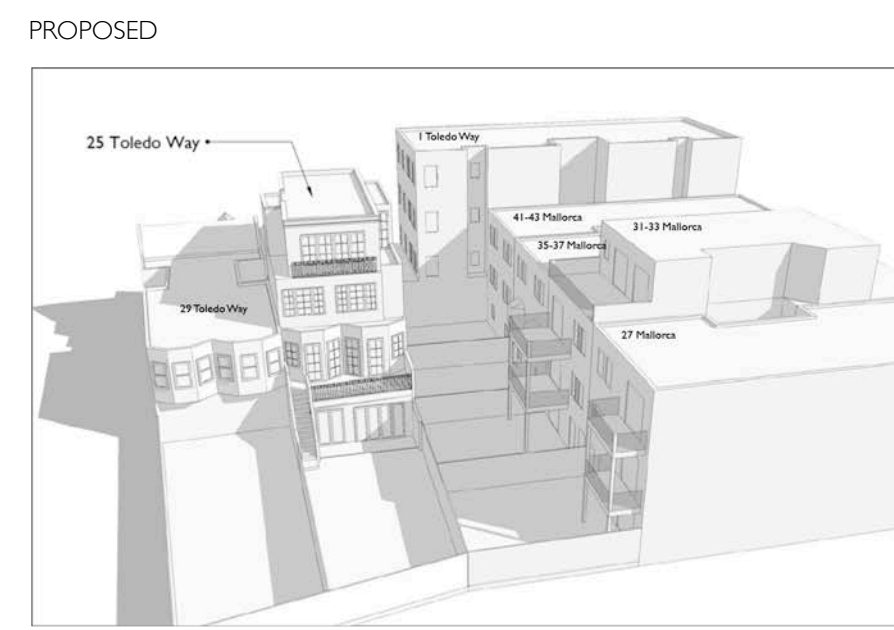


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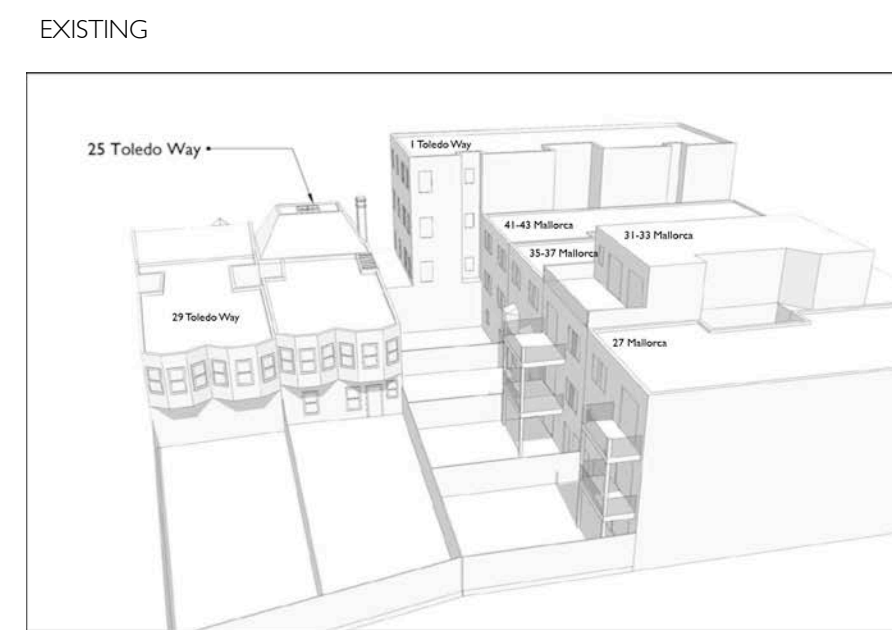
DECEMBER 21



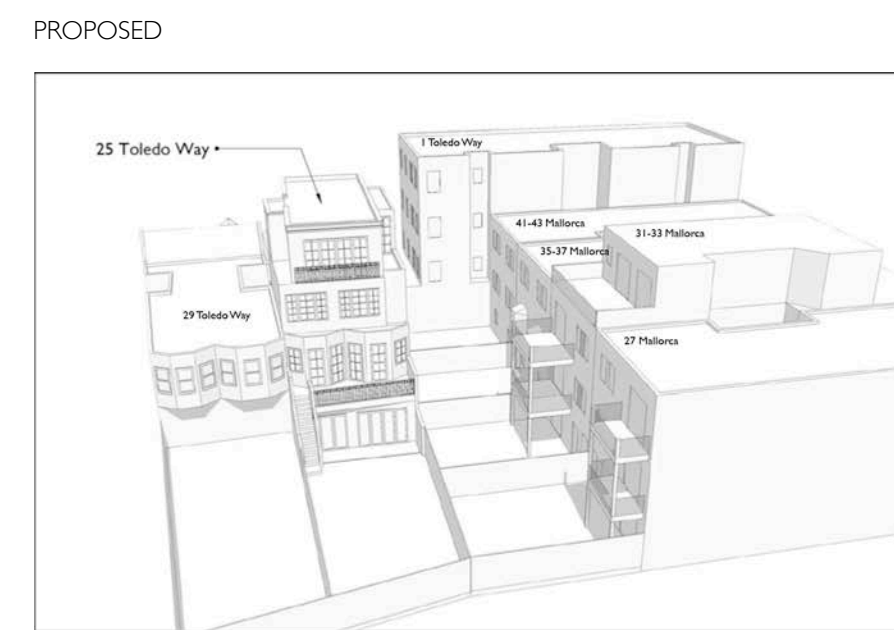
3/21 & 9/21 9am



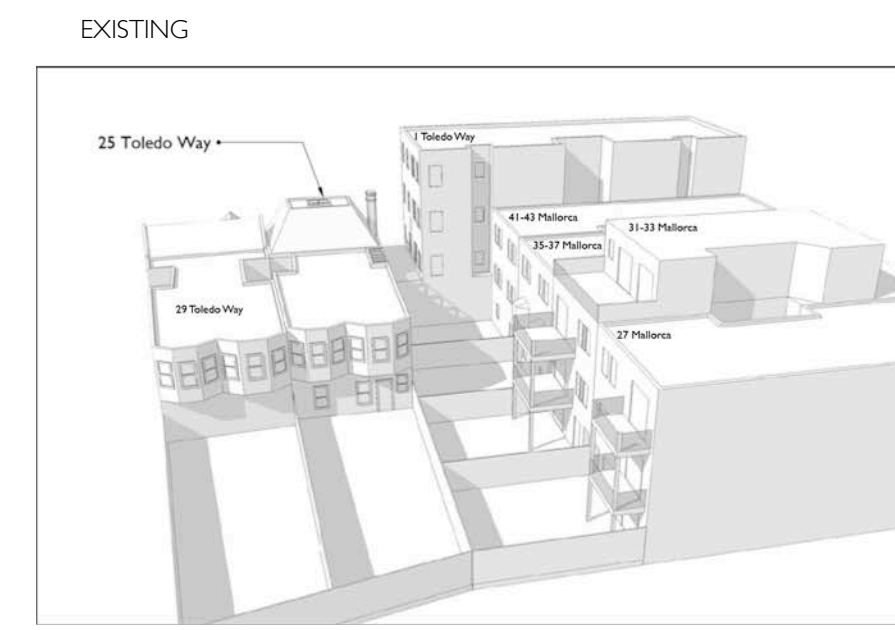
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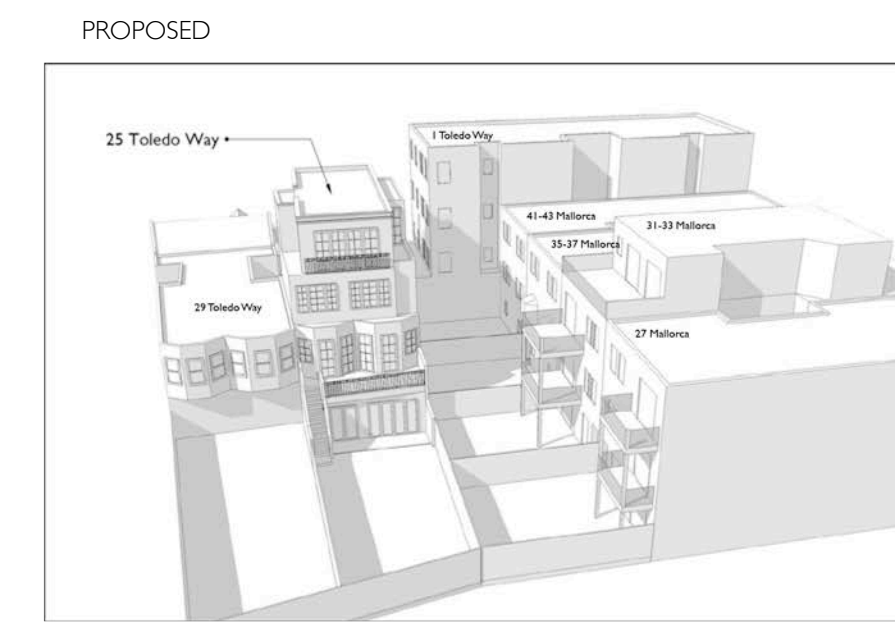
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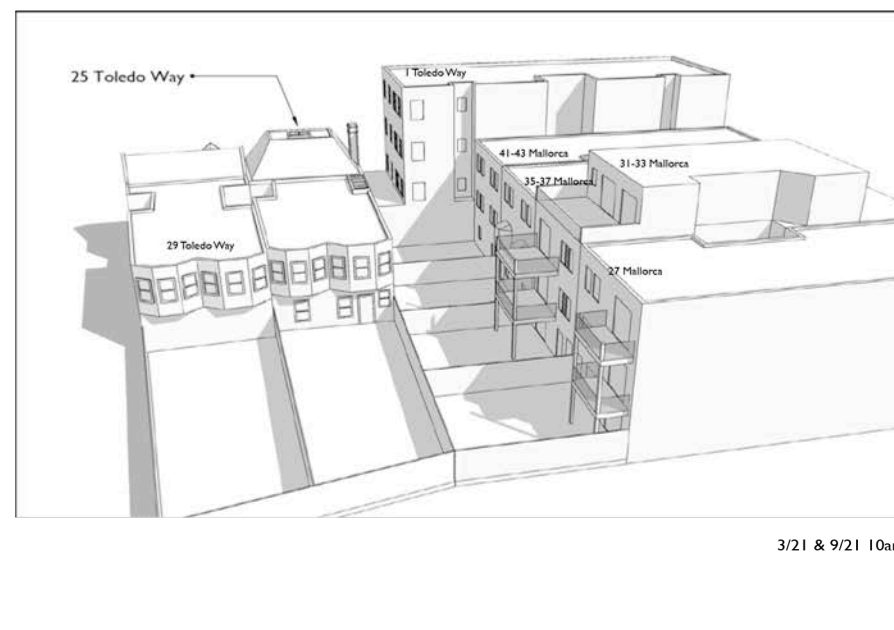
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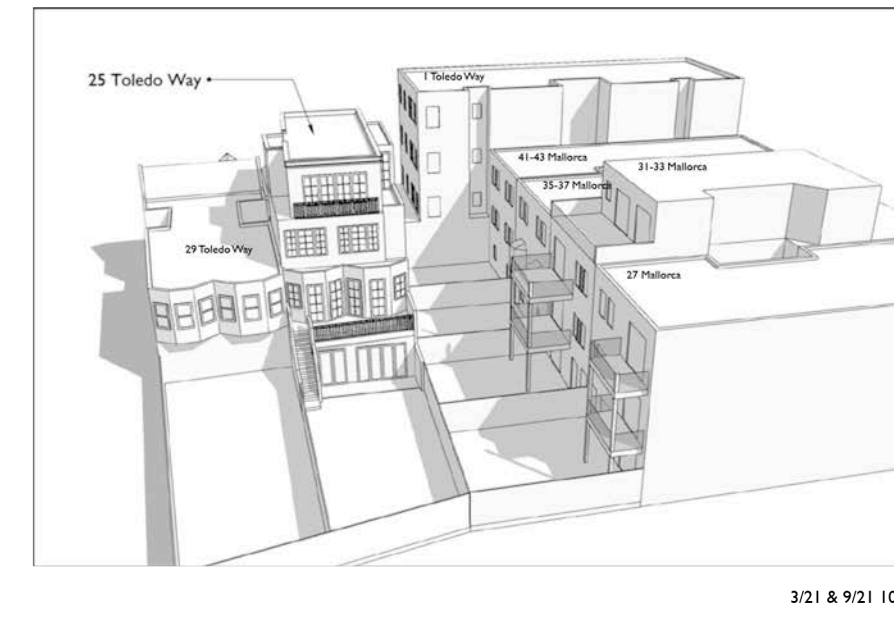
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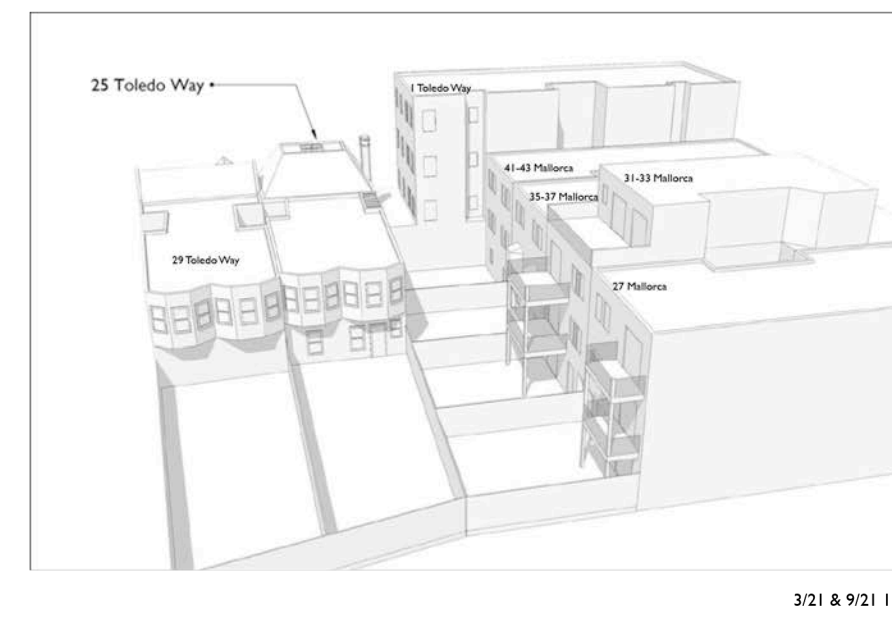
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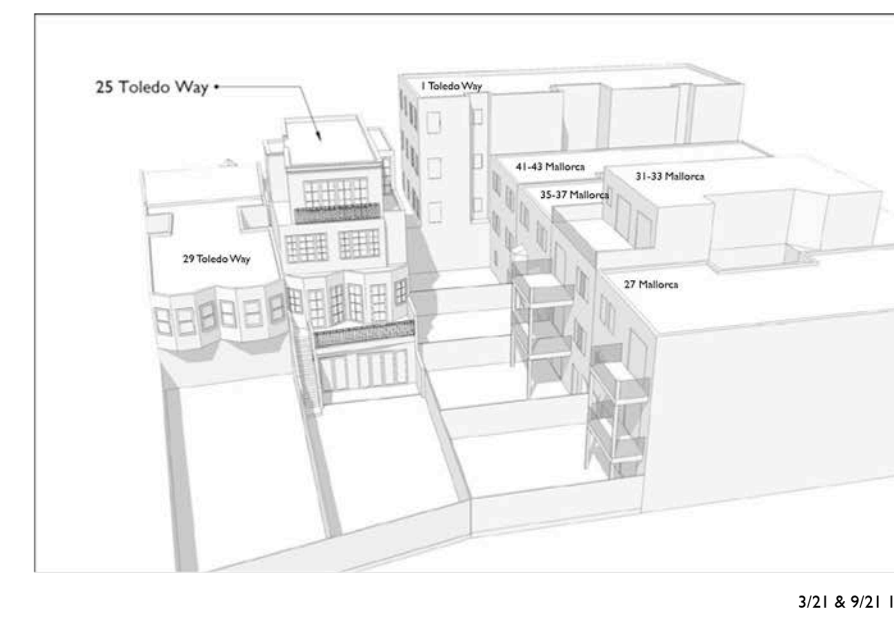
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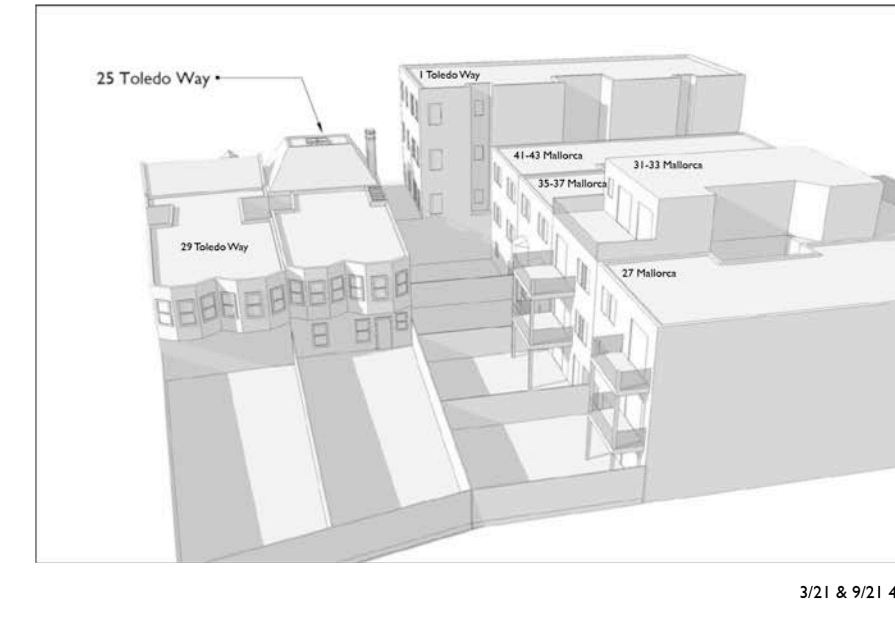
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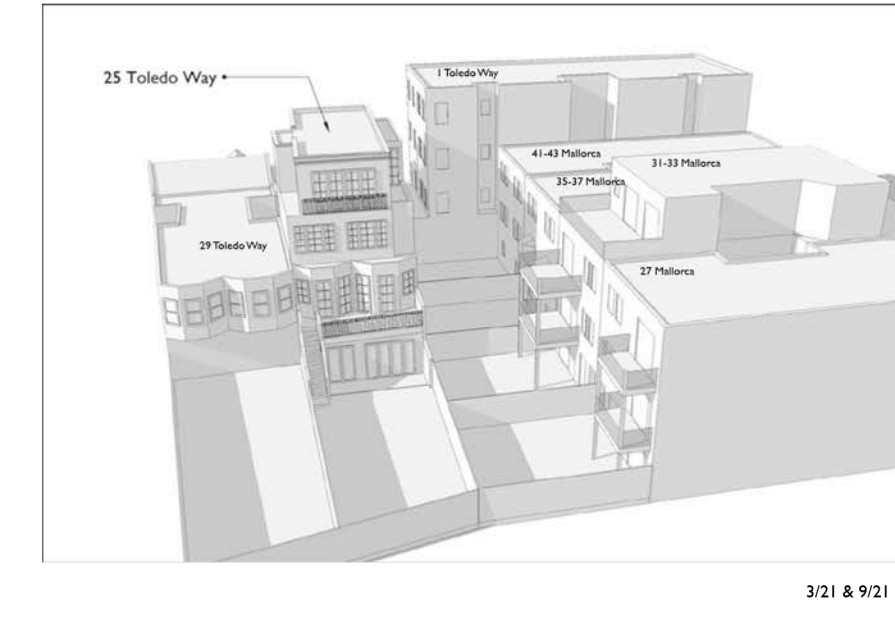
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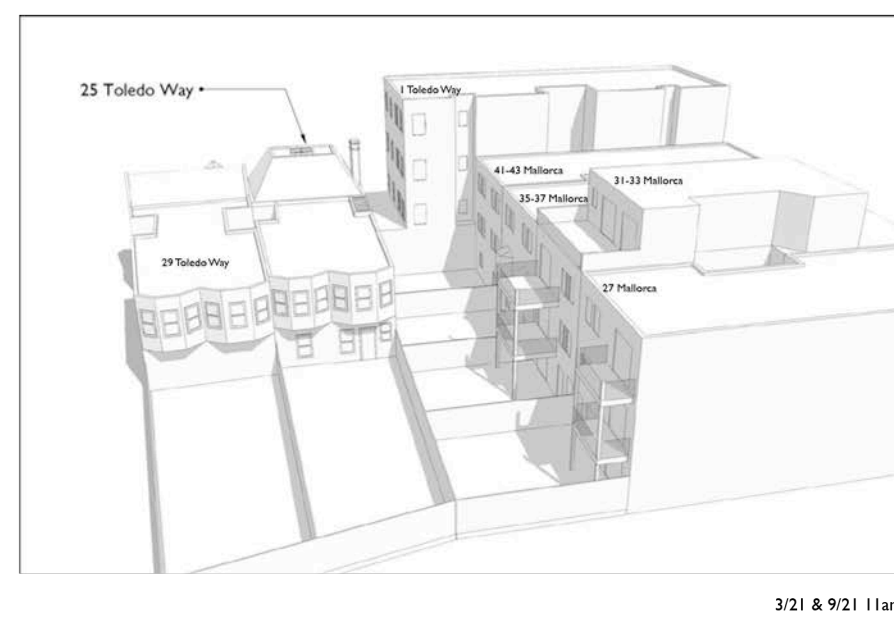
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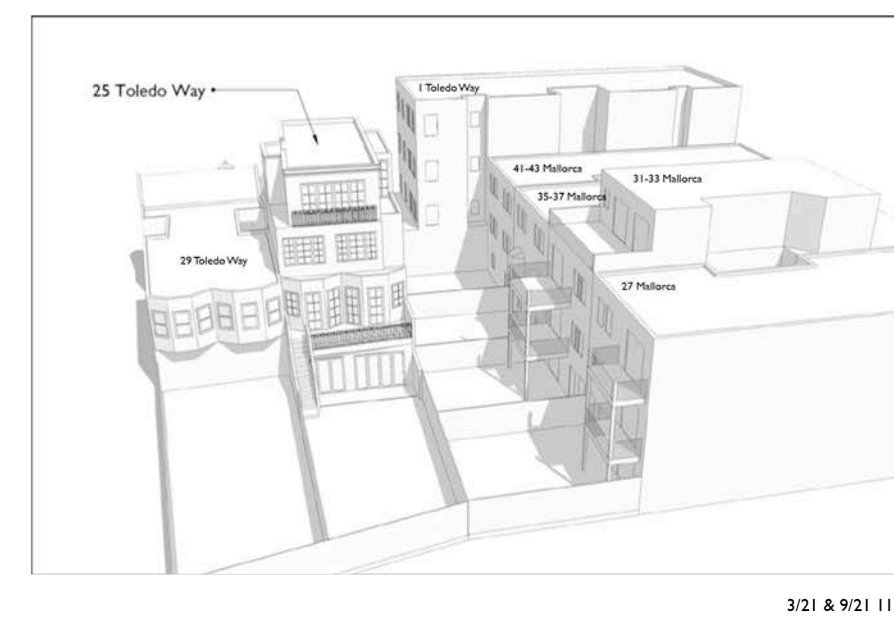
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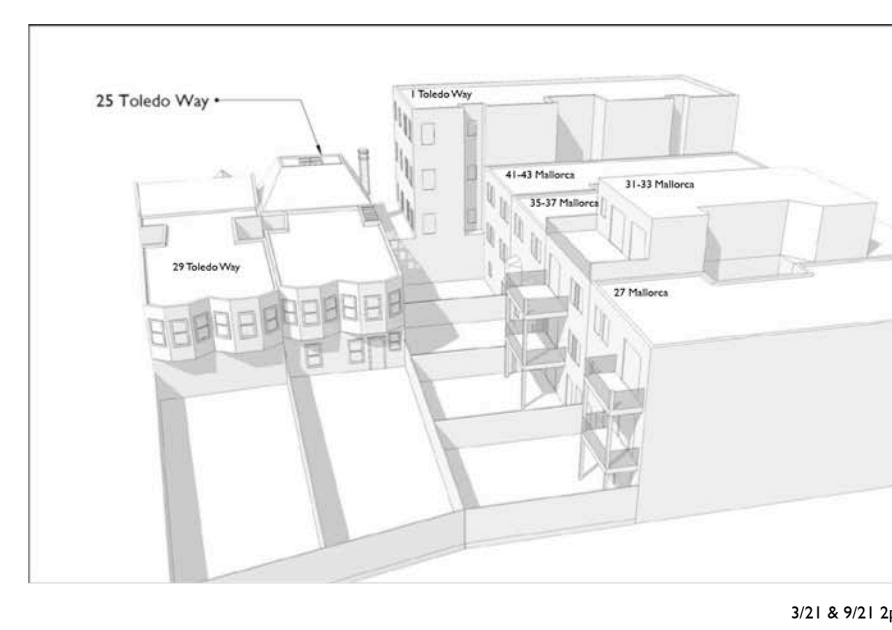
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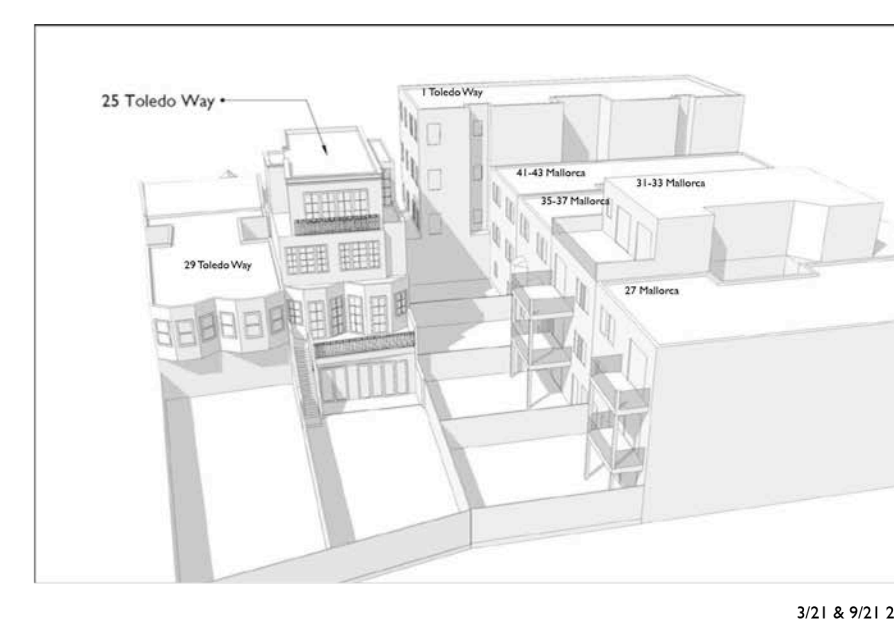
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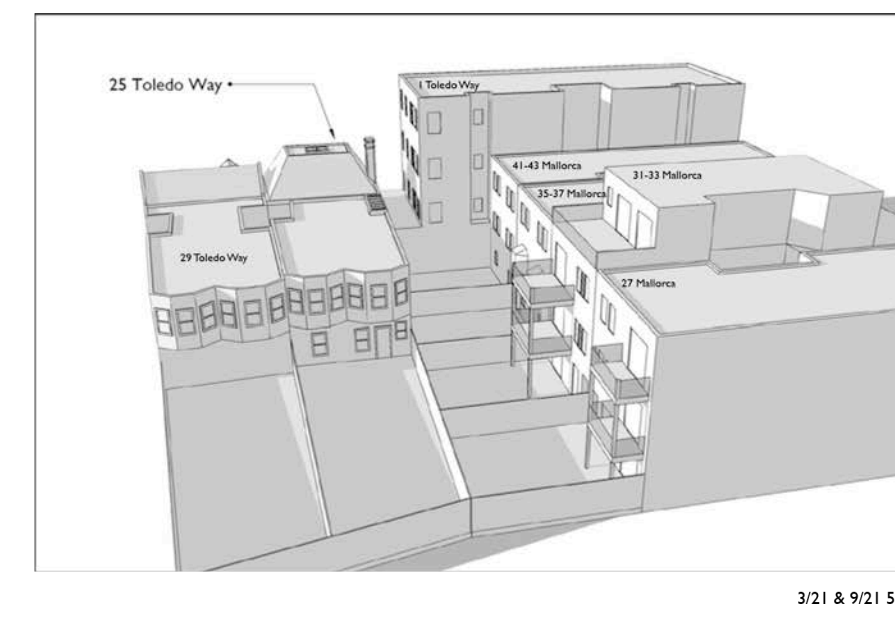
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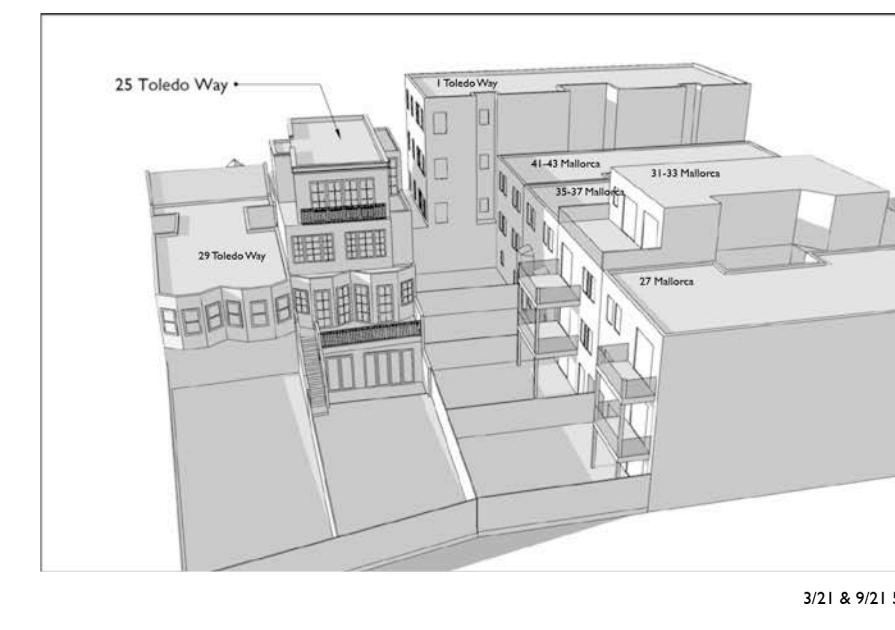
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3/21 & 9/21 2pm

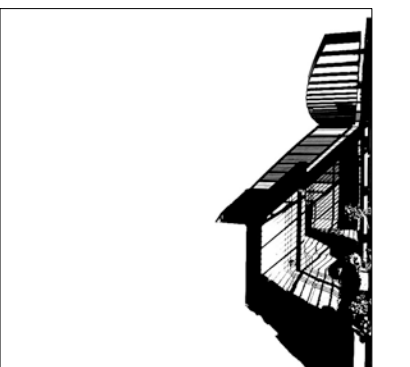


3/21 & 9/21 5pm



3/21 & 9/21 5pm

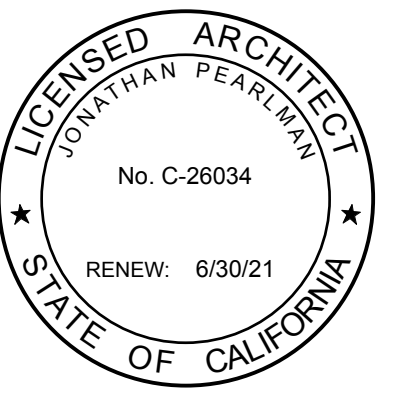
MARCH 21 AND SEPTEMBER 21



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sheet count: 20

#	date	issue
	10.04.20	REV. ROAT COMMENTS
	5.17.21	REV. DR. RESPONSE

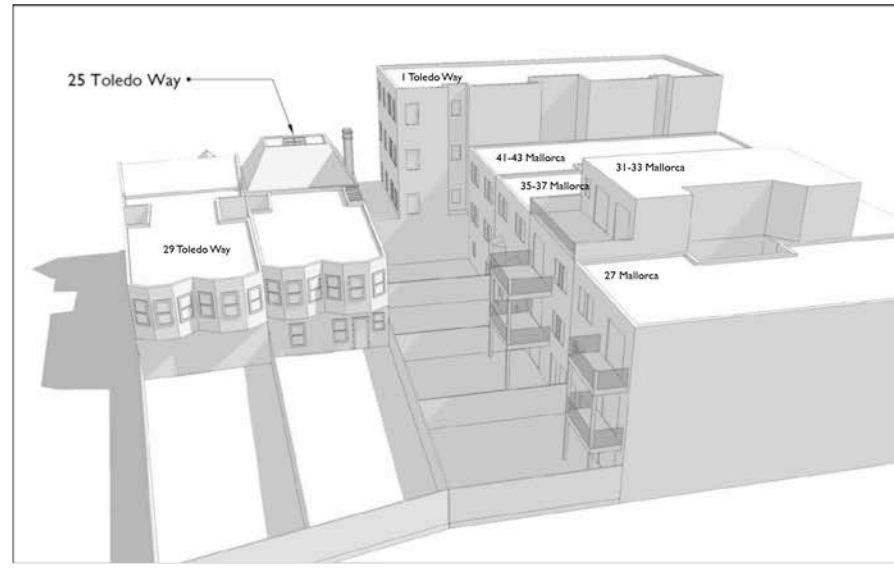
Shadow Study

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

A-0.5

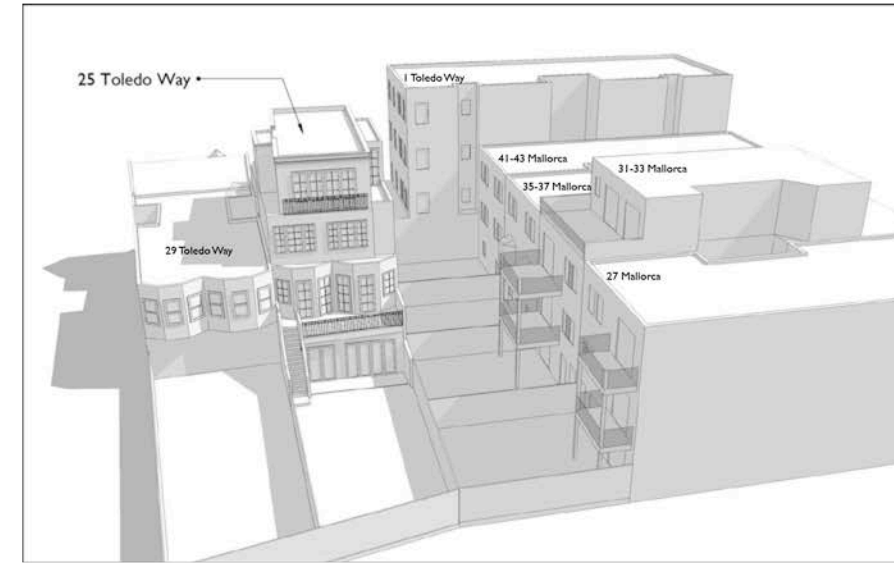


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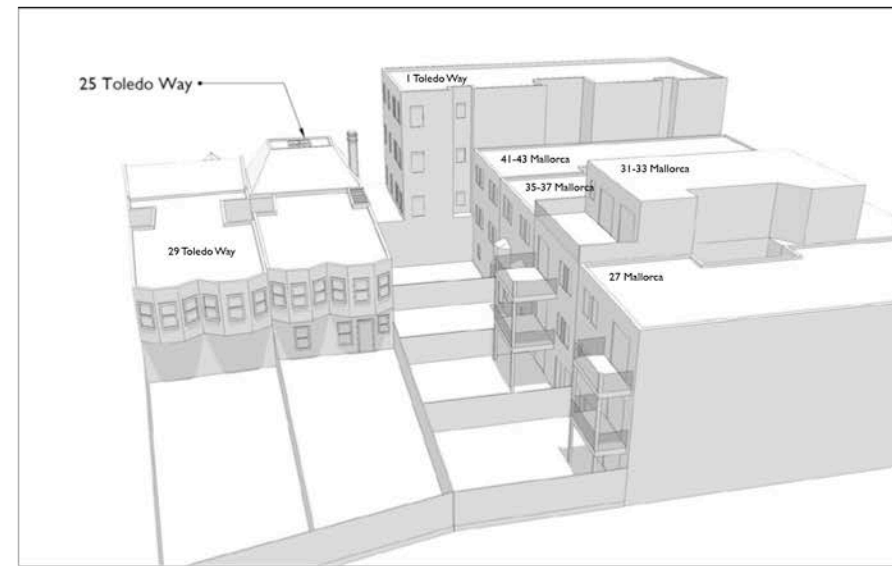
6/21 9am

PROPOSED



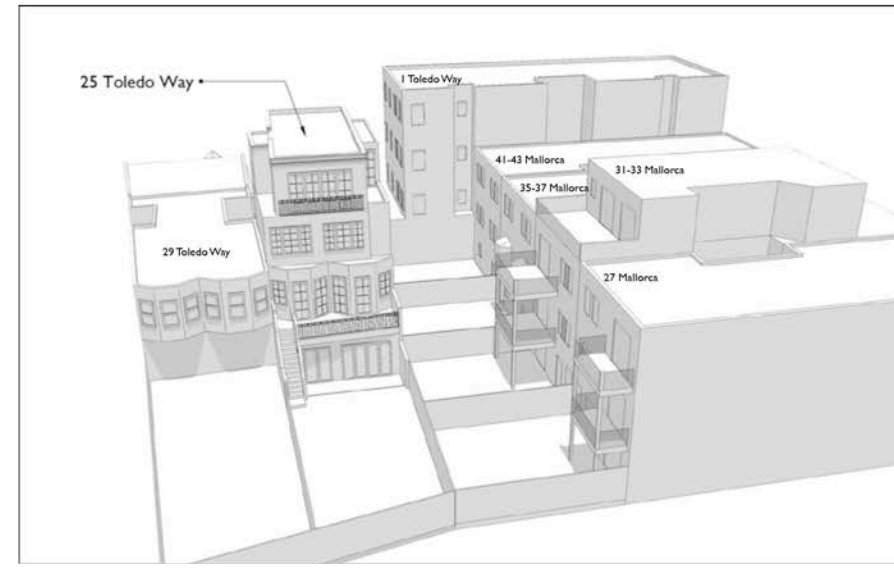
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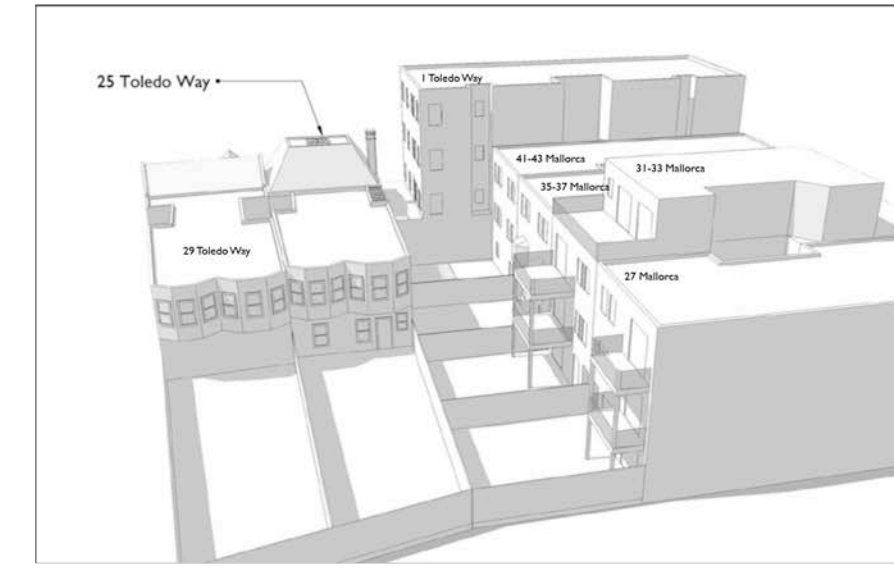
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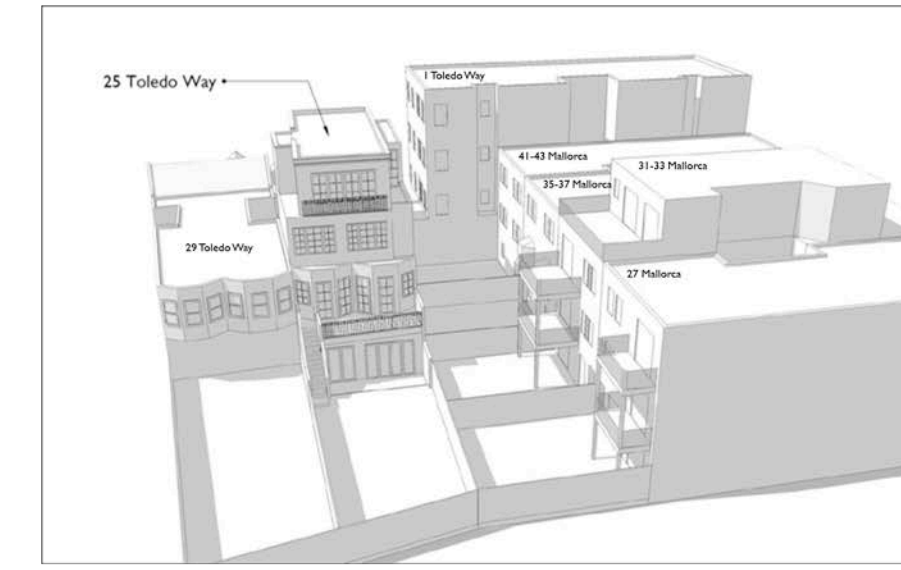
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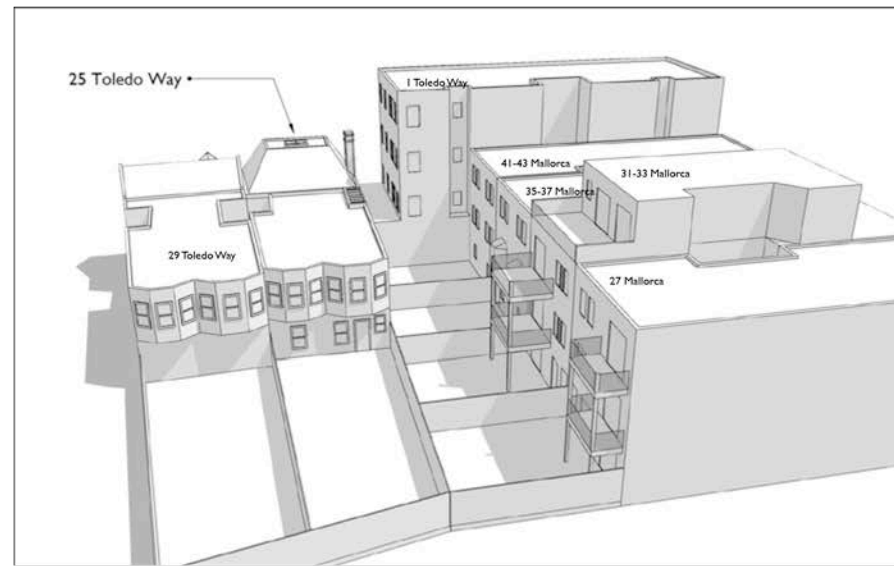


6/21 3pm

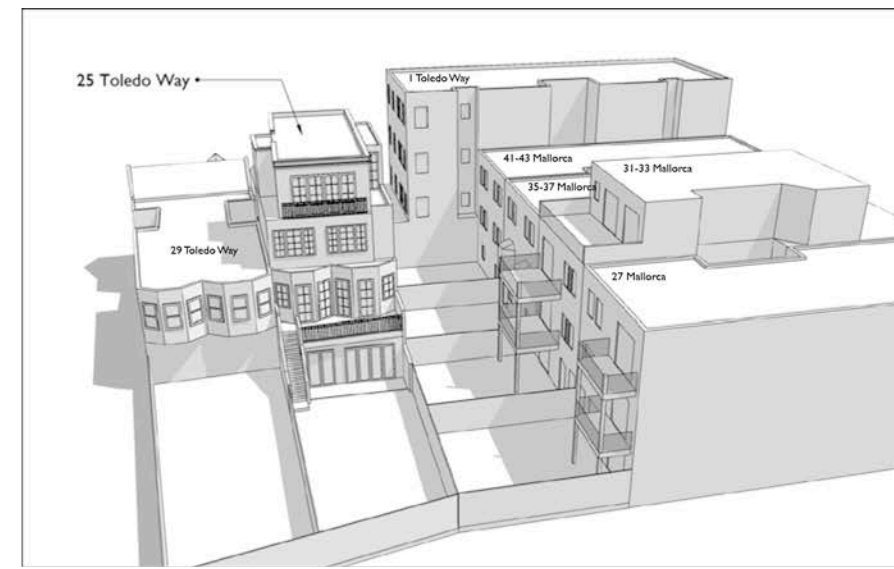
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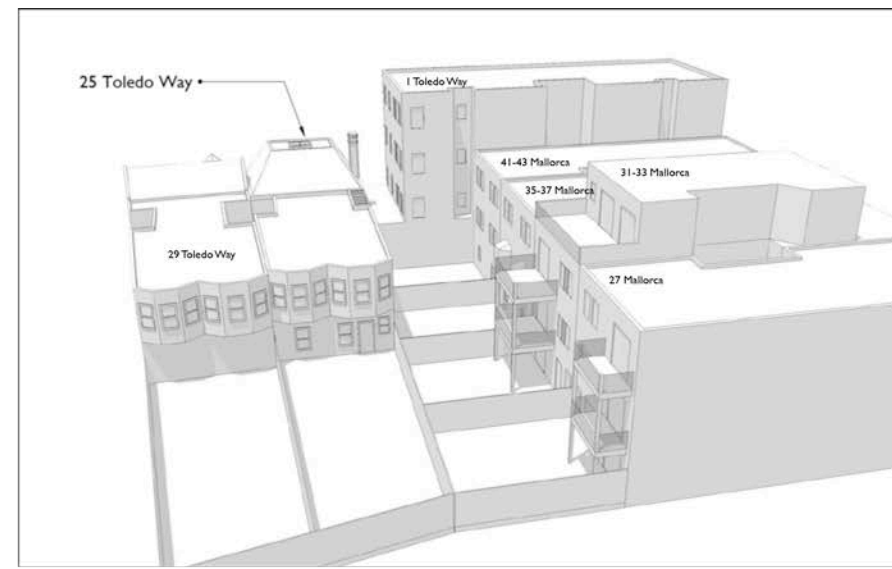
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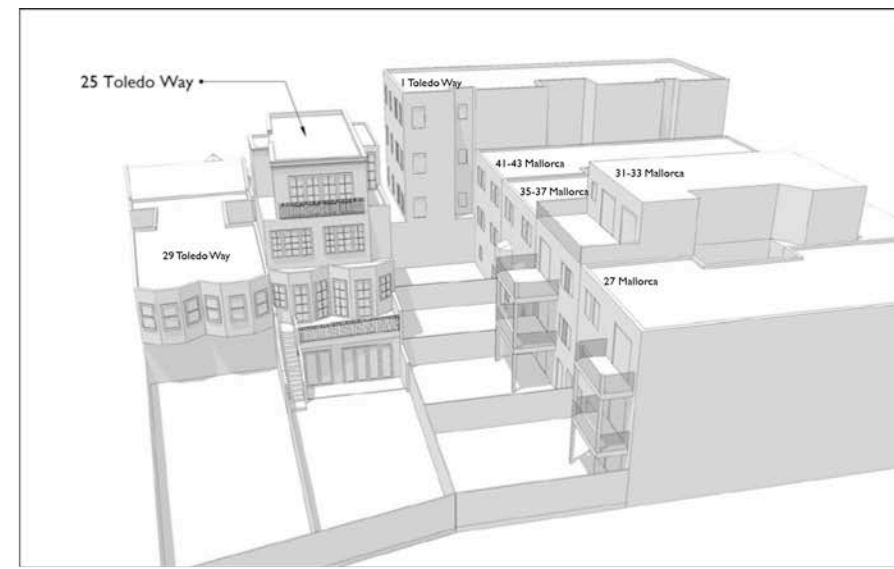
6/21 10am



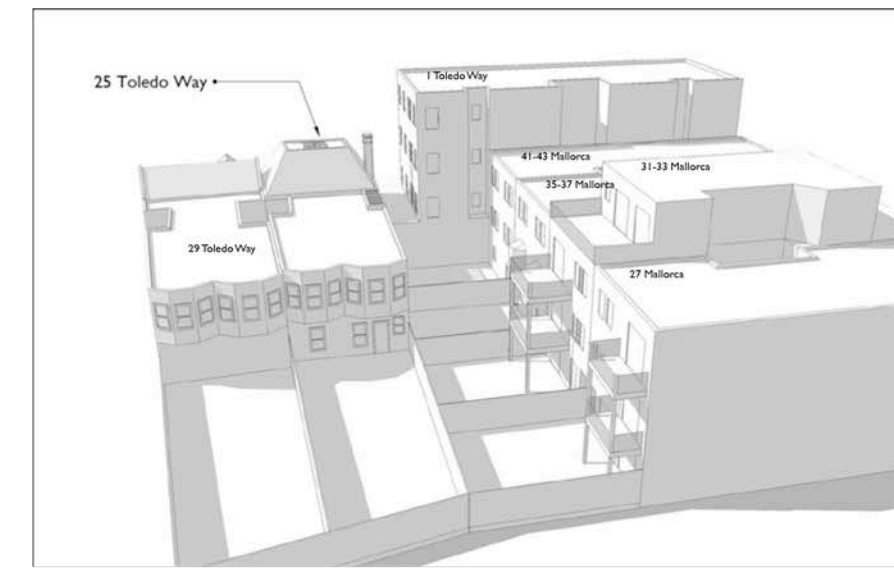
6/21 10am



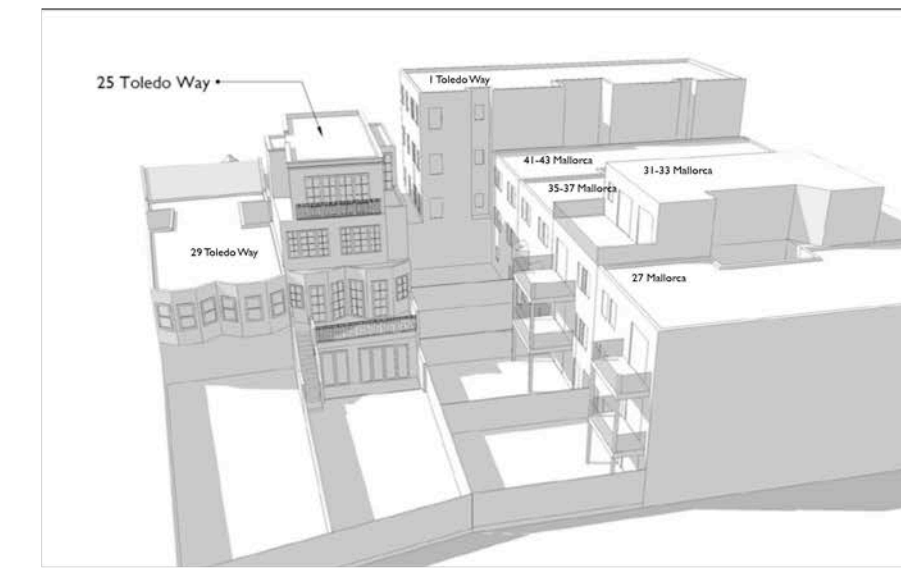
6/21 1pm



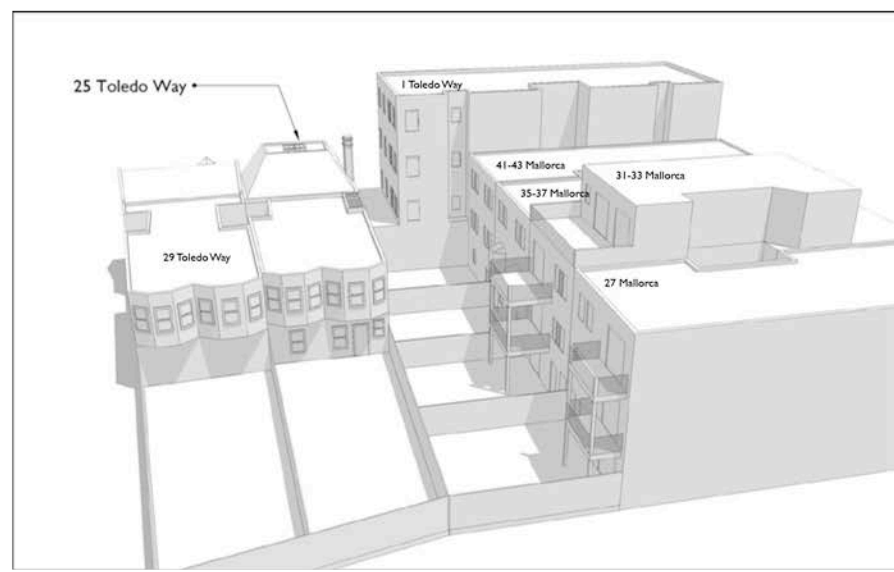
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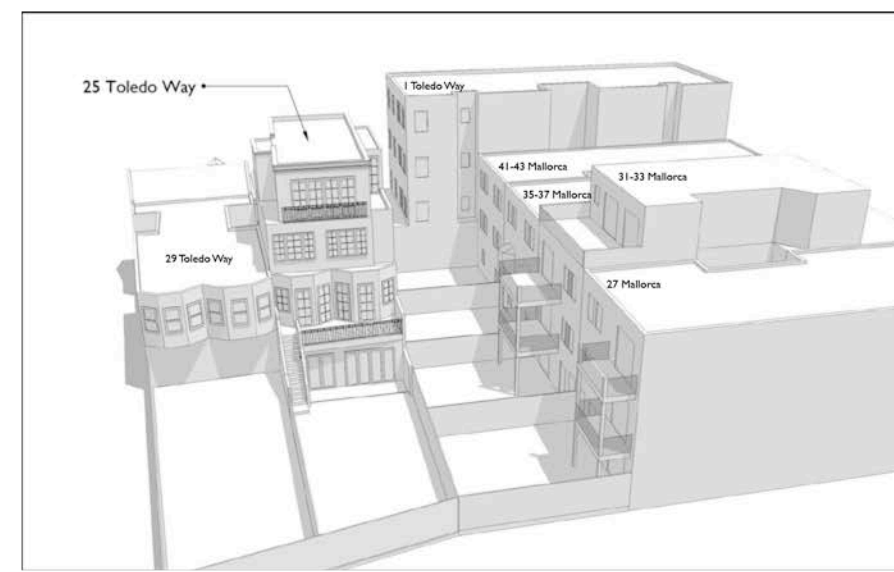
6/21 4pm



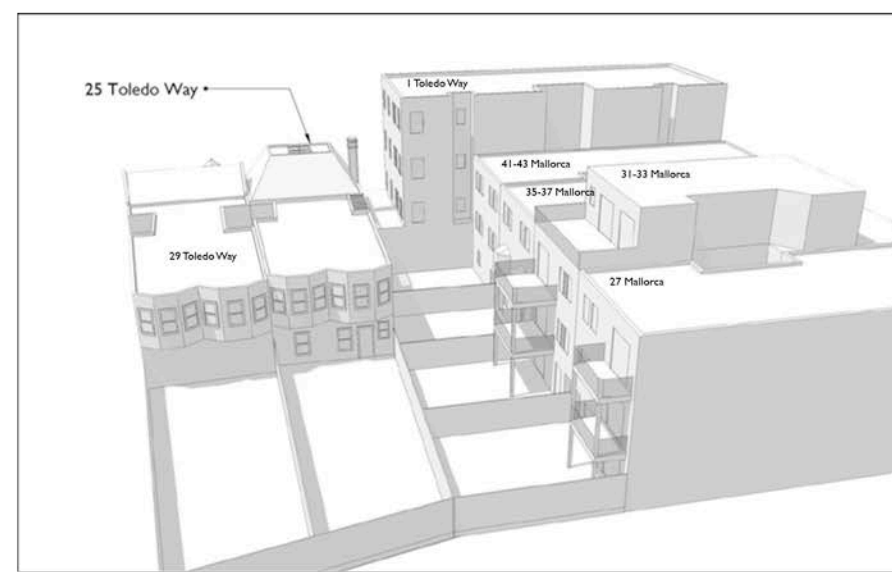
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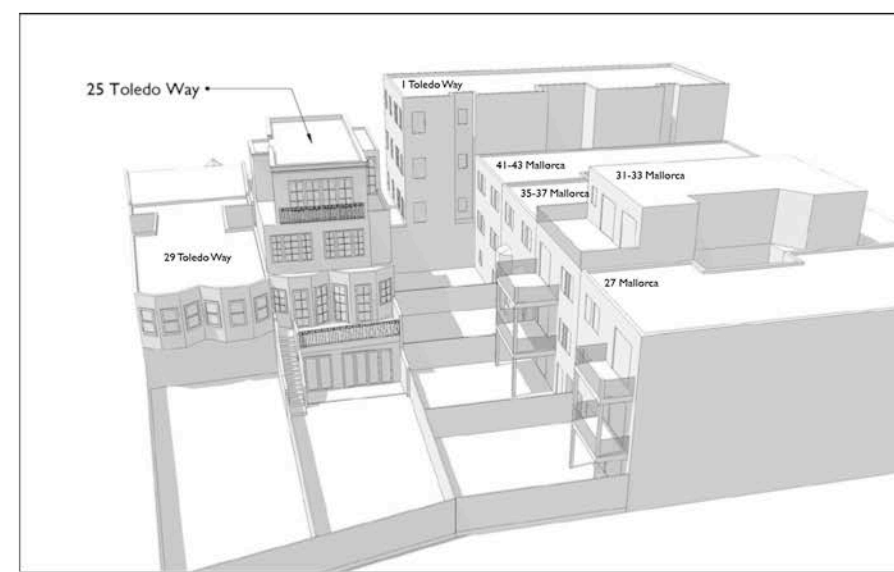
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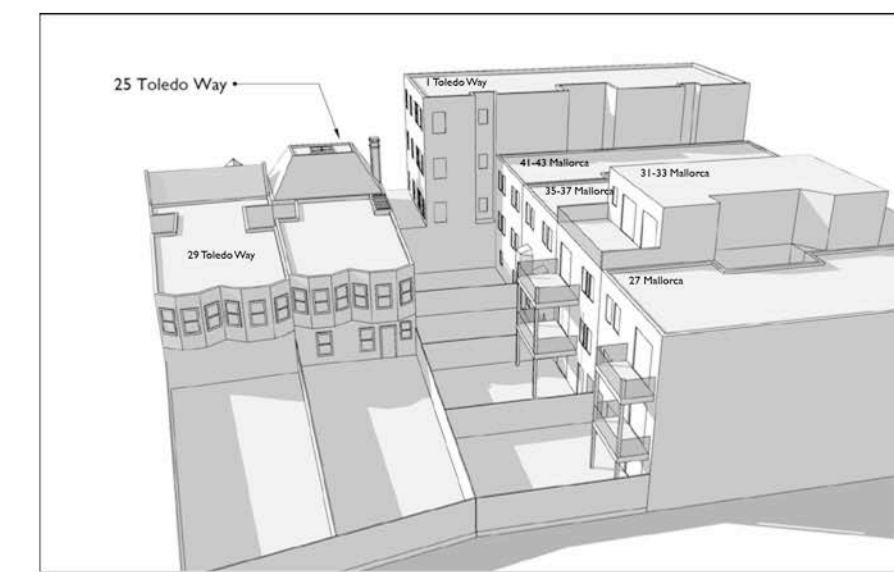
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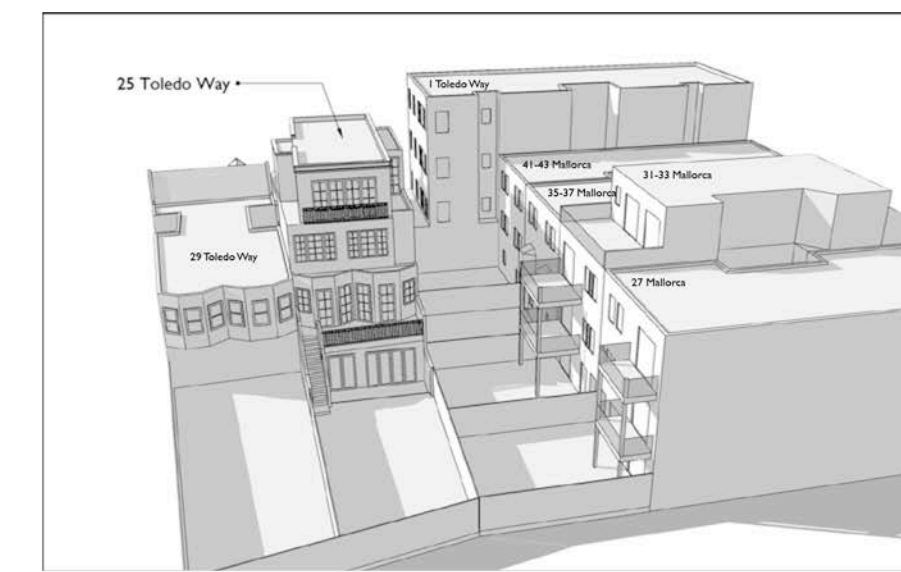
6/21 2pm



6/21 2pm

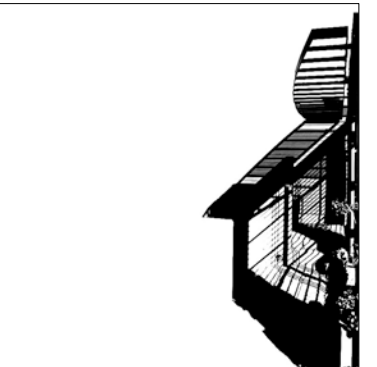


6/21 5pm



6/21 5pm

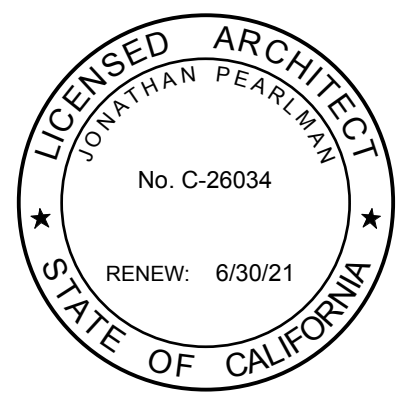
JUNE 21



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sheet count: 20

#	date	issue
	10.04.20	REV.RD&T COMMENTS
	5.17.21	REV.DR.RESPONSE

Shadow Study

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

A-0.6



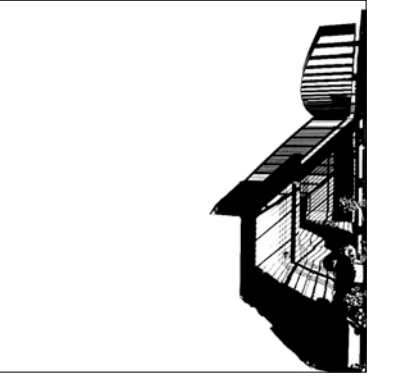












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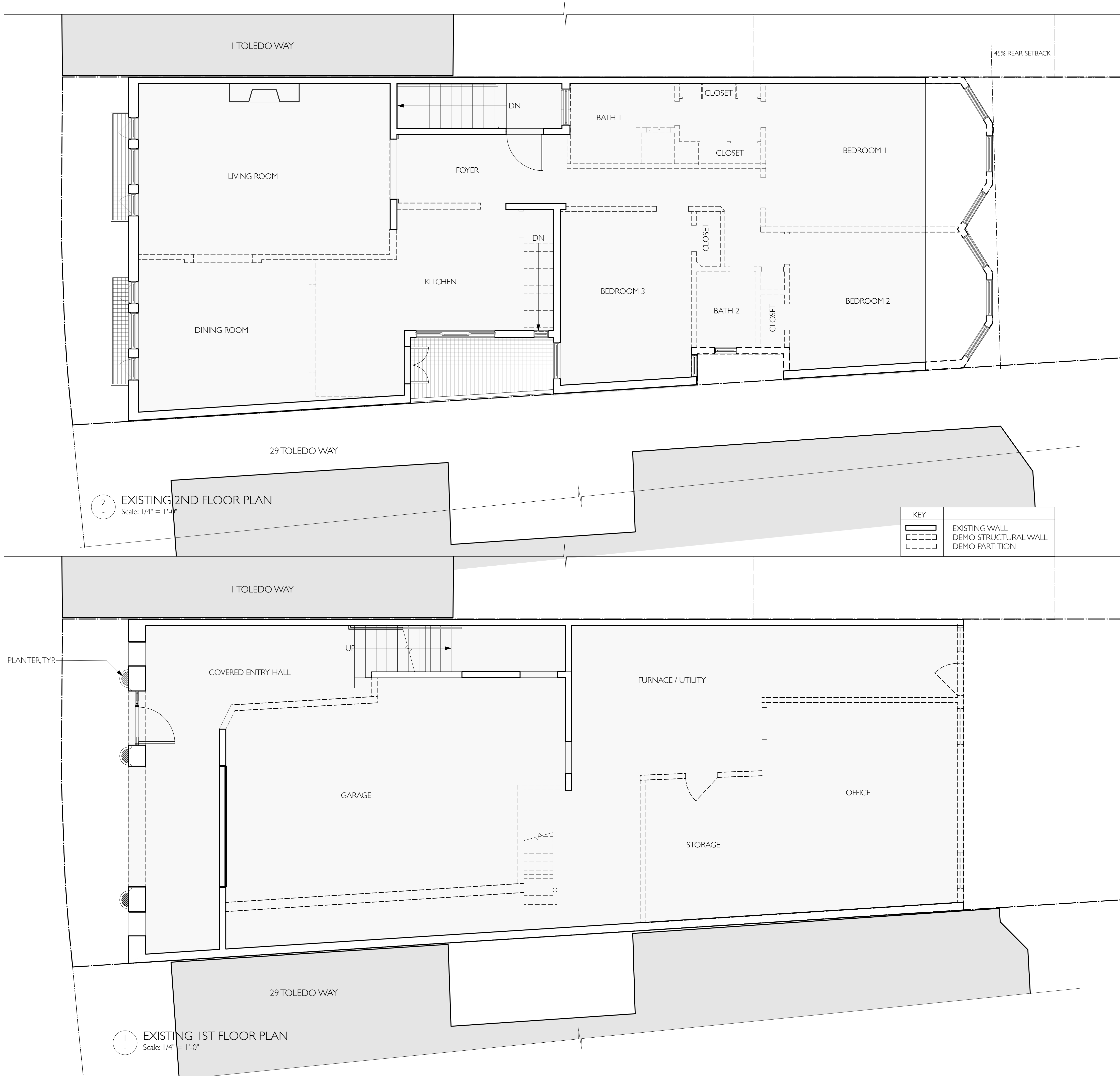
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#	date	issue
10.04.20	REV.RDAT	COMMENTS
5.19.21	PLAN CHECK	REVISION

Existing Floor Plans

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

# A-2.01



### DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 317(b)(2)

**SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT**  
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)  
DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.

**DEMOLITION PER SEC. 317(b)(2)(A) ?**  NO

---

**SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS**  
(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)  
LINEAR FEET OF WALLS AT GRADE LEVEL

**LINEAR FOOTAGE MEASUREMENT - PART 1**

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	28'-6"	0'-0"	0.0%
REAR (SOUTH) FACADE	24'-0"	24'-0"	100.0%
<b>TOTALS</b>	<b>52'-6"</b>	<b>24'-0"</b>	<b>46.0%</b>

**LINEAR FOOTAGE MEASUREMENT - PART 2**

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	28'-6"	0'-0"	0.0%
REAR (SOUTH) FACADE	24'-0"	24'-0"	100.0%
EAST SIDE FACADE	69'-4"	3'-3"	4.6%
WEST SIDE FACADE	69'-6"	3'-3"	4.6%
<b>TOTALS</b>	<b>191'-4"</b>	<b>30'-6"</b>	<b>16.0%</b>

**DEMOLITION PER SEC. 317(b)(2)(B) ?**  NO

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**SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS**  
(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)

**SQUARE FOOTAGE MEASUREMENT:**

**VERTICAL ELEMENTS**

ELEMENT	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (NORTH)	790 SF	0 SF	0.0%
REAR FACADE (SOUTH)	492 SF	492 SF	100.0%
EAST SIDE FACADE	1,611 SF	46 SF	2.9%
WEST SIDE FACADE	1,436 SF	50 SF	3.5%
<b>VERTICAL TOTAL</b>	<b>4,329 SF</b>	<b>588 SF</b>	<b>13.0%</b>

**HORIZONTAL ELEMENTS**

ELEMENT	SURFACE AREA	REMOVED	% REMOVED
1ST FLOOR	1,840 SF	0 SF	0.0%
2ND FLOOR	1,771 SF	112 SF	6.5%
ROOF	1,771 SF	1,187 SF	67.0%
<b>HORIZONTAL TOTAL</b>	<b>5,382 SF</b>	<b>1,299 SF</b>	<b>24.0%</b>

**DEMOLITION PER SEC. 317(b)(2)(C) ?**  NO

---

### DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 1005(f)

**SEC. 1005(f)(1) - EXTERNAL WALLS FACING A PUBLIC STREET**  
(REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION)  
SF OF WALL SURFACE AREA:

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
NORTH FACADE:	0 SF	790 SF	0.0%
<b>TOTAL:</b>	<b>0 SF</b>	<b>790 SF</b>	<b>0.0%</b>

**DEMOLITION PER SEC. 1005(f)(1) ?**  NO

**SEC. 1005(f)(2) - EXTERNAL WALLS FUNCTIONING AS EXTERNAL WALLS**  
(REMOVAL OF 50% OR MORE IS CONSIDERED DEMOLITION)  
SF OF WALL SURFACE AREA:

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	46 SF	1,611 SF	0.0%
SOUTH FACADE:	492 SF	492 SF	100.0%
WEST FACADE:	50 SF	1,436 SF	0.0%
NORTH FACADE:	0 SF	790 SF	0.0%
<b>TOTAL:</b>	<b>588 SF</b>	<b>4,392 SF</b>	<b>13.0%</b>

**DEMOLITION PER SEC. 1005(f)(2) ?**  NO

**SEC. 1005(f)(3) - EXTERNAL WALLS FUNCTIONING AS EITHER EXTERNAL OR INTERNAL**  
(REMOVAL OF 25% OR MORE IS CONSIDERED DEMOLITION)  
SF OF WALL SURFACE AREA:

ELEMENT	REMOVED (SF)	TOTAL WALL (SF)	% REMOVED
EAST FACADE:	46 SF	1,611 SF	0.0%
SOUTH FACADE:	492 SF	492 SF	46.0%
WEST FACADE:	50 SF	1,436 SF	0.0%
NORTH FACADE:	0 SF	790 SF	0.0%
<b>TOTAL:</b>	<b>588 SF</b>	<b>4,392 SF</b>	<b>13.0%</b>

**DEMOLITION PER SEC. 1005(f)(3) ?**  NO

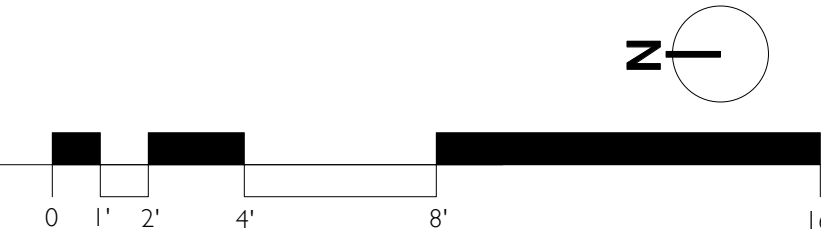
**SEC. 1005(f)(4) - INTERNAL STRUCTURAL FRAMEWORK & FLOOR PLATES**  
(REMOVAL OF 75% OR MORE IS CONSIDERED DEMOLITION)  
SF OF HORIZONTAL ELEMENTS SURFACE AREA (EXCEPT AT/BELOW GRADE)

ELEMENT	REMOVED (SF)	TOTAL (SF)	% REMOVED
1ST FLOOR:	0 SF	1,840 SF	0.0%
2ND FLOOR:	0 SF	1,771 SF	0.0%
ROOF:	1,187 SF	1,771 SF	67.0%
<b>TOTAL:</b>	<b>1,187 SF</b>	<b>5,382 SF</b>	<b>22.0%</b>

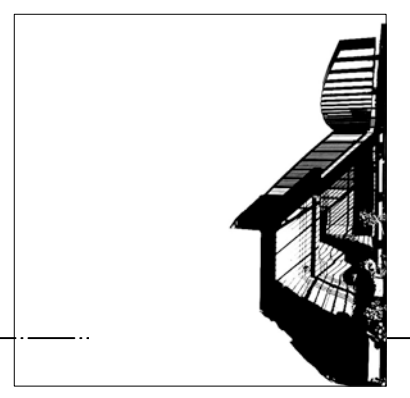
**LF OF INTERNAL STRUCTURAL FRAMEWORK**

ELEMENT	REMOVED (LF)	TOTAL (LF)	% REMOVED
1ST FLOOR:	63.33 LF	85.67 LF	74.0%
2ND FLOOR:	79.0 LF	133.0 LF	59.5%
<b>TOTAL:</b>	<b>142.33 LF</b>	<b>218.67 LF</b>	<b>66.0%</b>

**DEMOLITION PER SEC. 1005(f)(4) ?**  NO







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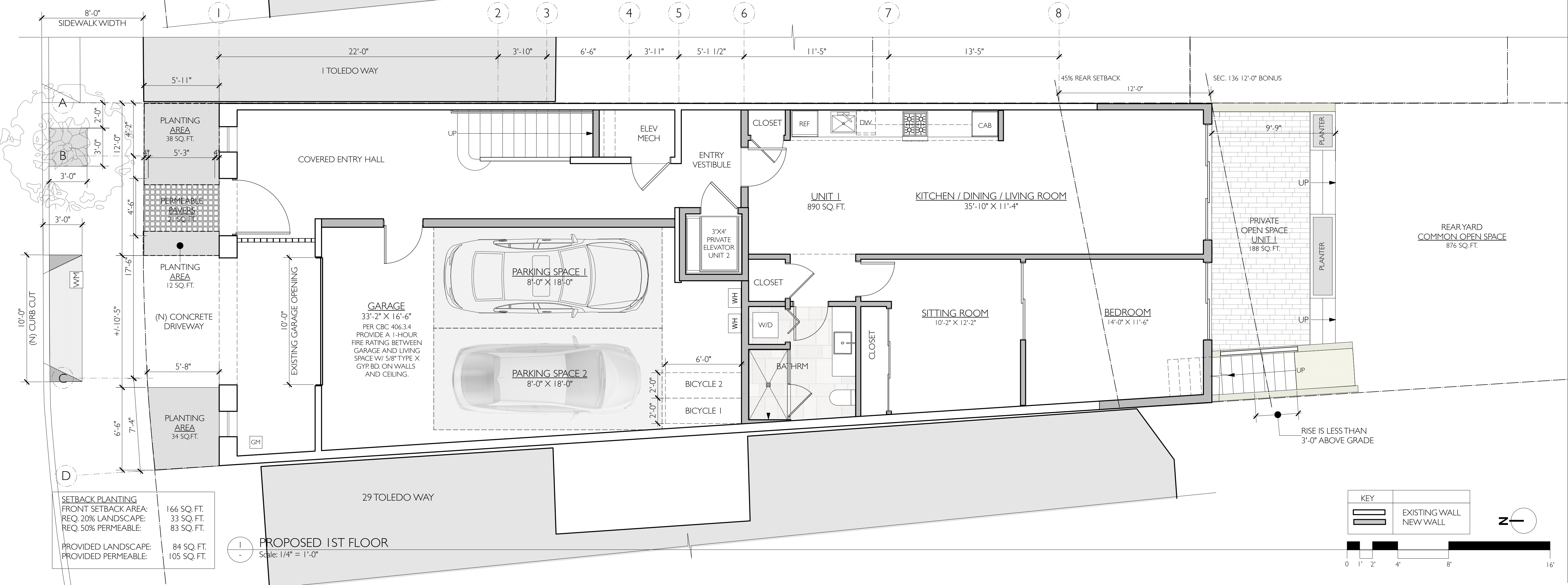
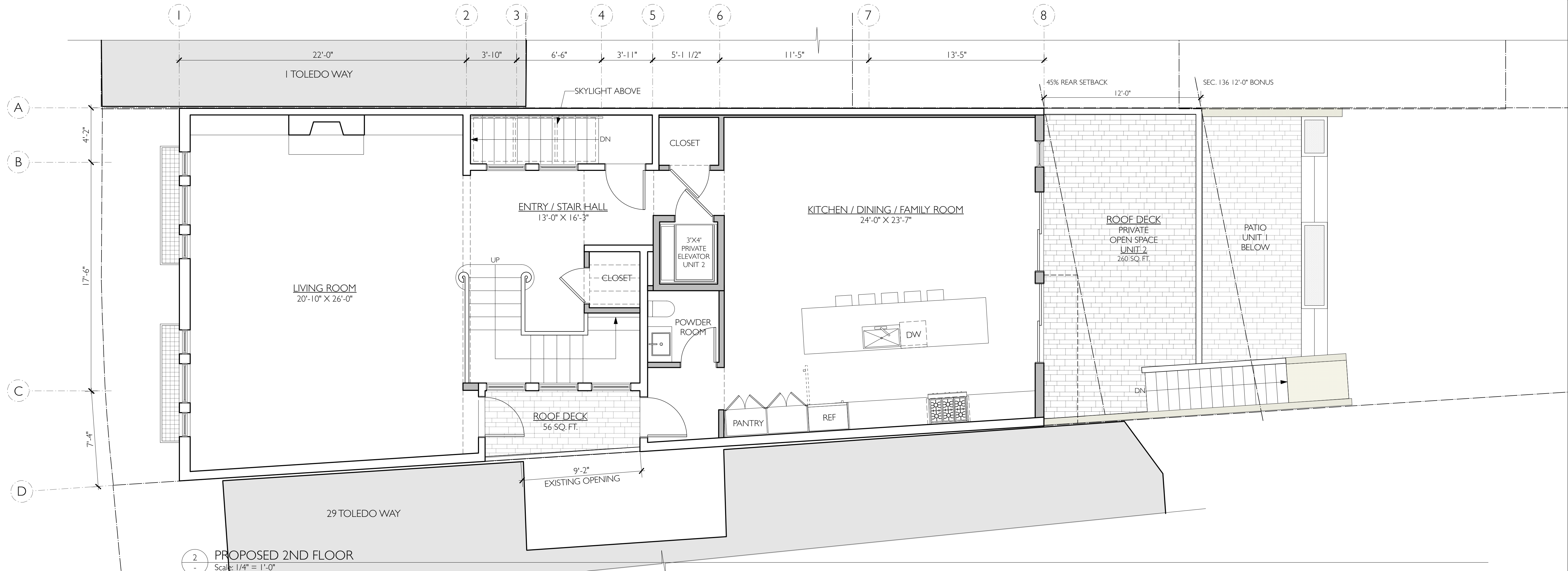
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#	date	issue
10.04.20	REV.RDAT	COMMENTS
5.19.21	PLAN	CHECK REVISION

Floor Plans

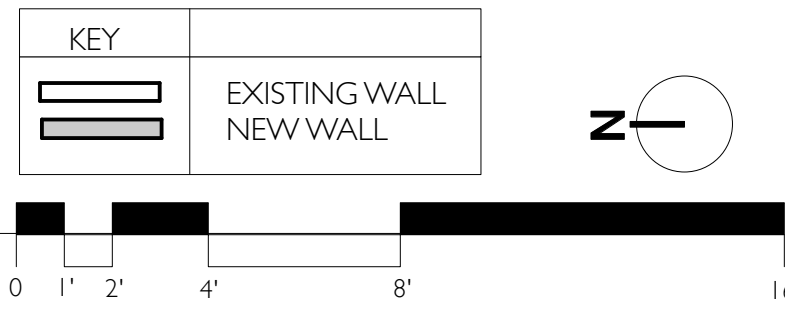
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 drawn by:  
 checked by: JP  
 date: 8.10.20

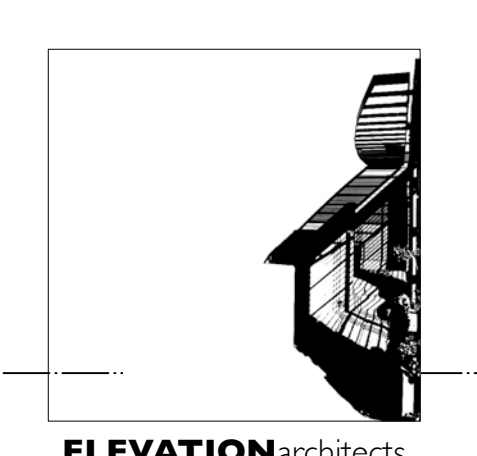
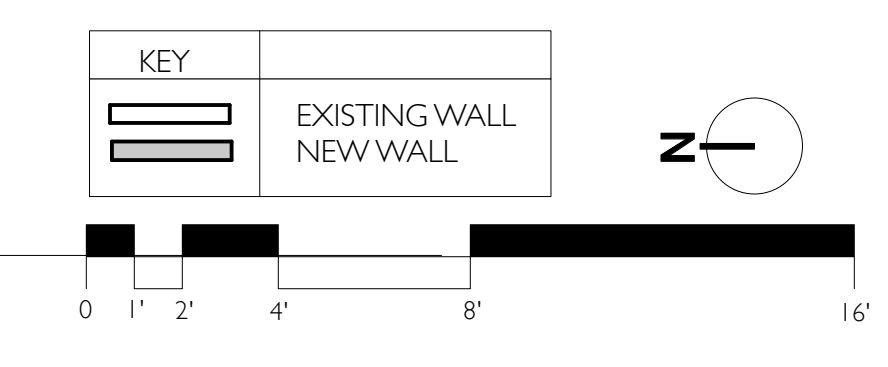
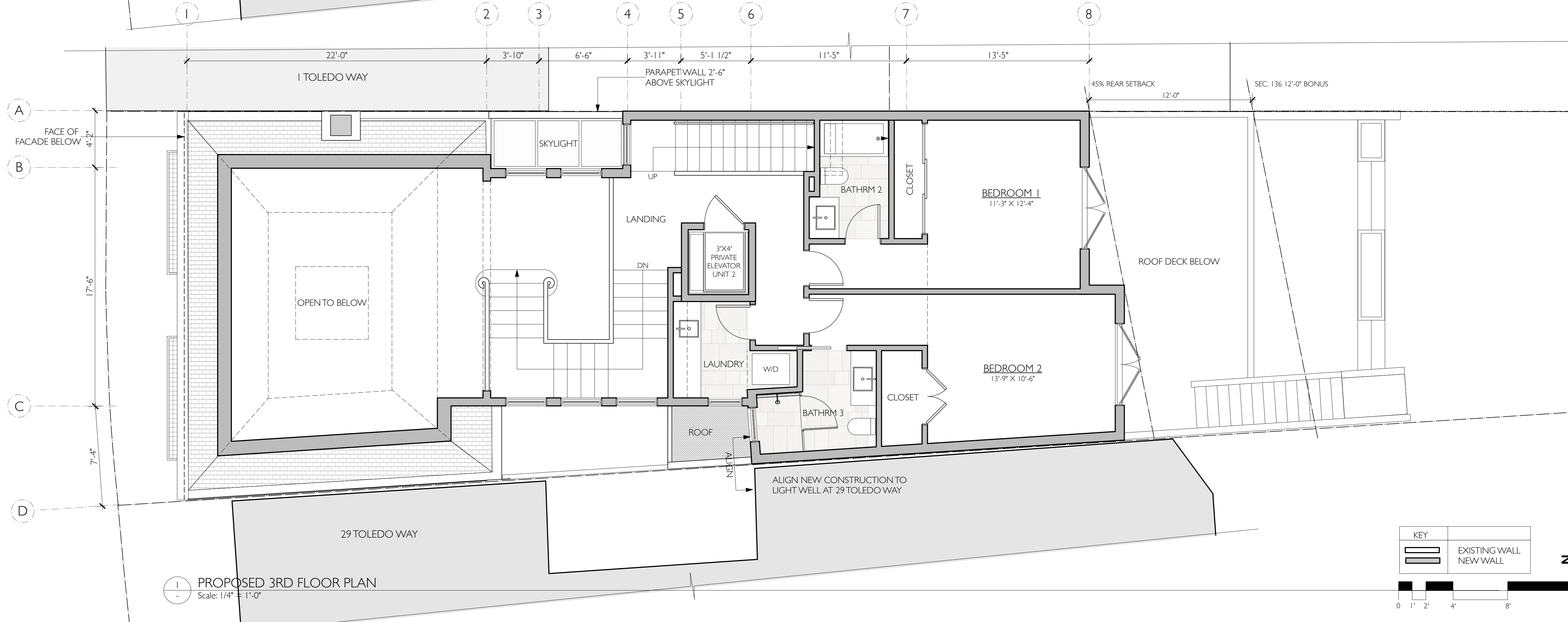
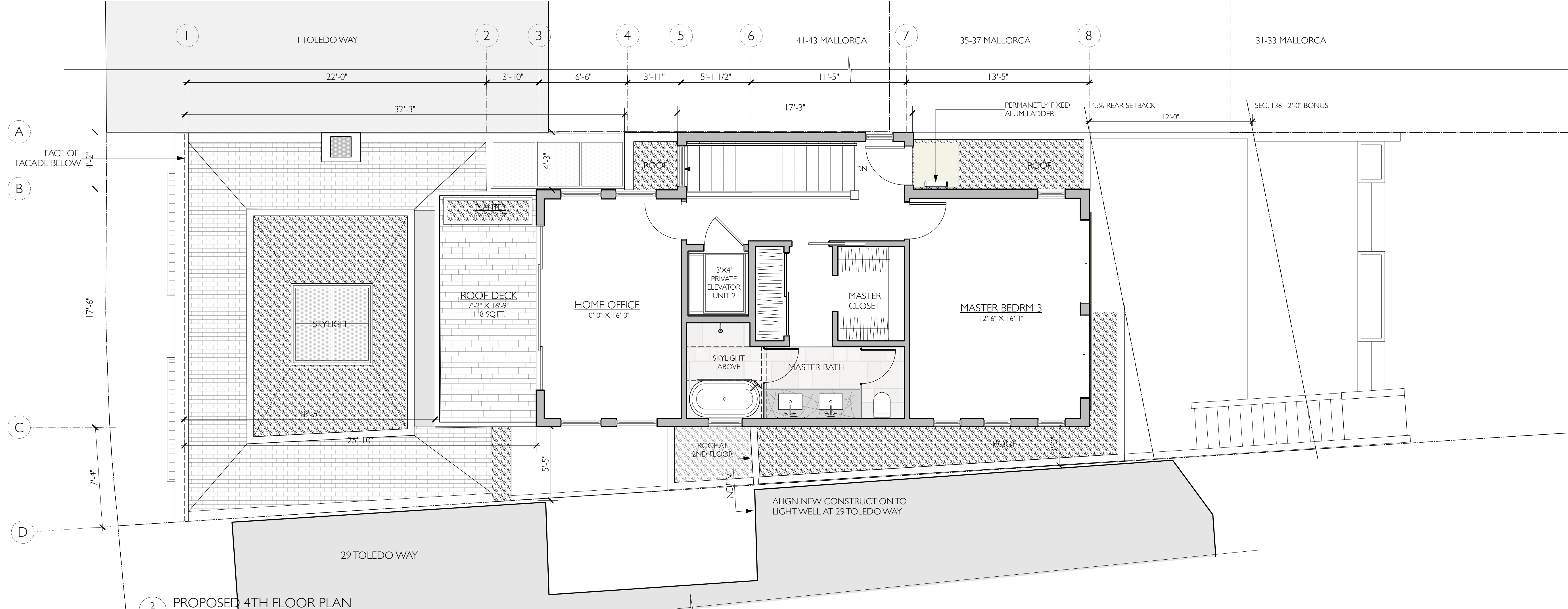
A-2.1



SETBACK PLANTING:  
 FRONT SETBACK AREA: 166 SQ. FT.  
 REQ. 20% LANDSCAPE: 33 SQ. FT.  
 REQ. 50% PERMEABLE: 83 SQ. FT.

PROVIDED LANDSCAPE:  
 PROVIDED PERMEABLE: 84 SQ. FT.  
 PROVIDED PERMEABLE: 105 SQ. FT.





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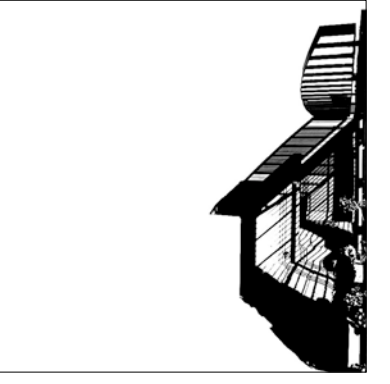
Renovation / Addition  
**CESTAR RESIDENCE**  
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	10.04.20	REV.RDAT COMMENTS
	5.19.21	PLAN CHECK REVISION

**3rd & 4th Floor Plans**  
 project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

**A-2.2**





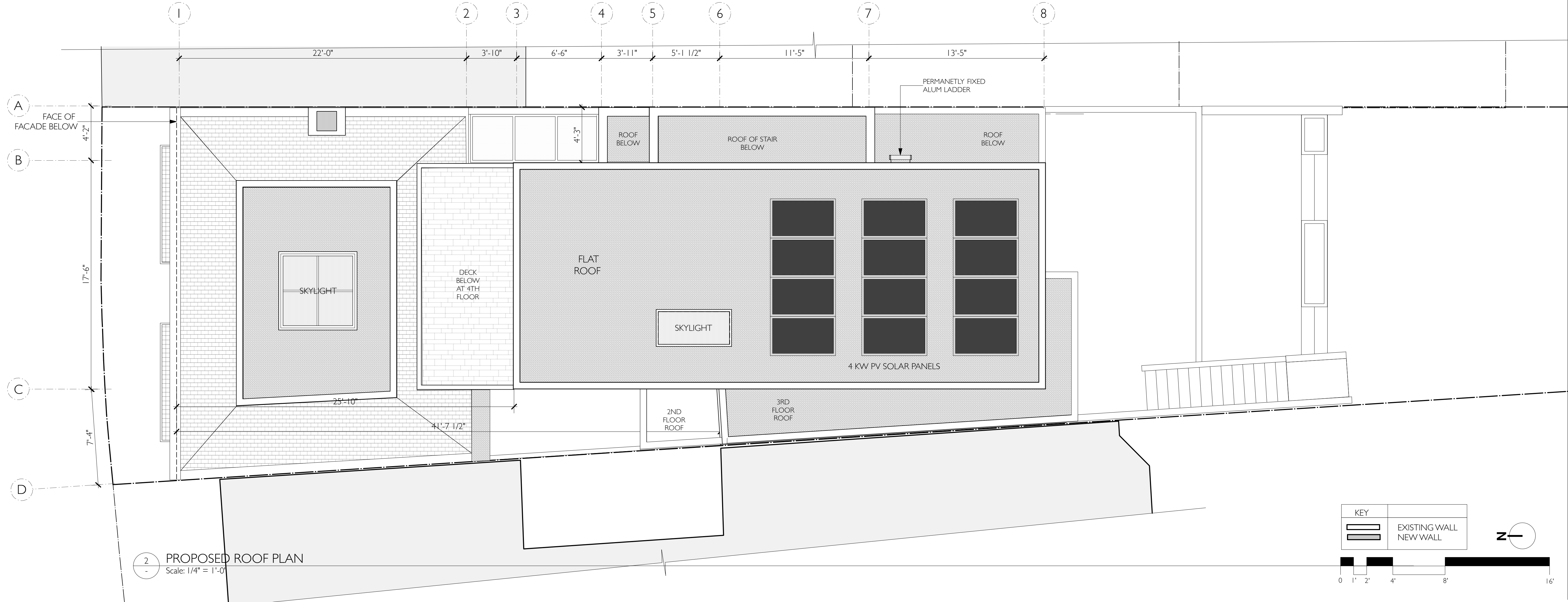
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2 PROPOSED ROOF PLAN  
Scale: 1/4" = 1'-0"

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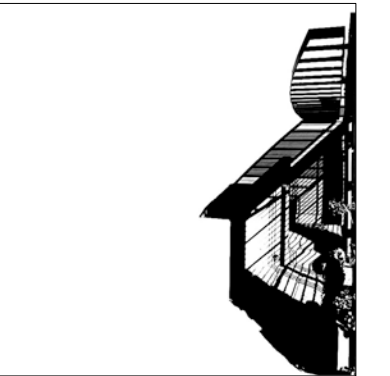
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5.19.21	PLAN CHECK REVISION	

Roof Plan

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

A-2.3

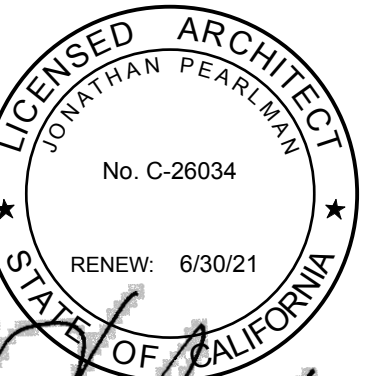




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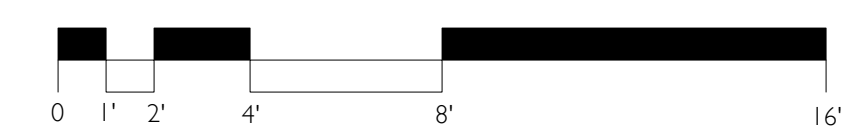


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1 - EXISTING NORTH / STREET ELEVATION  
Scale: 1/4" = 1'-0"

- NOTE:
- NO CHANGE TO FRONT FACADE
  - NO CHANGE TO ROOF FORM
  - CLEAN AND REPAIR ORNAMENTAL ELEMENTS AS NEEDED
  - CLEAN AND REPAIR (E) WOOD WINDOWS AS NEEDED



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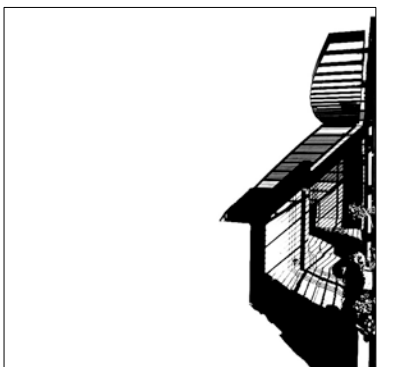
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10.04.20	REV. RDAT	COMMENTS
5.17.21	REV. DR	RESPONSE

Existing North Elevation

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20

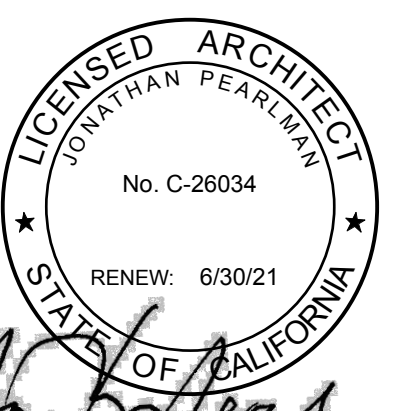
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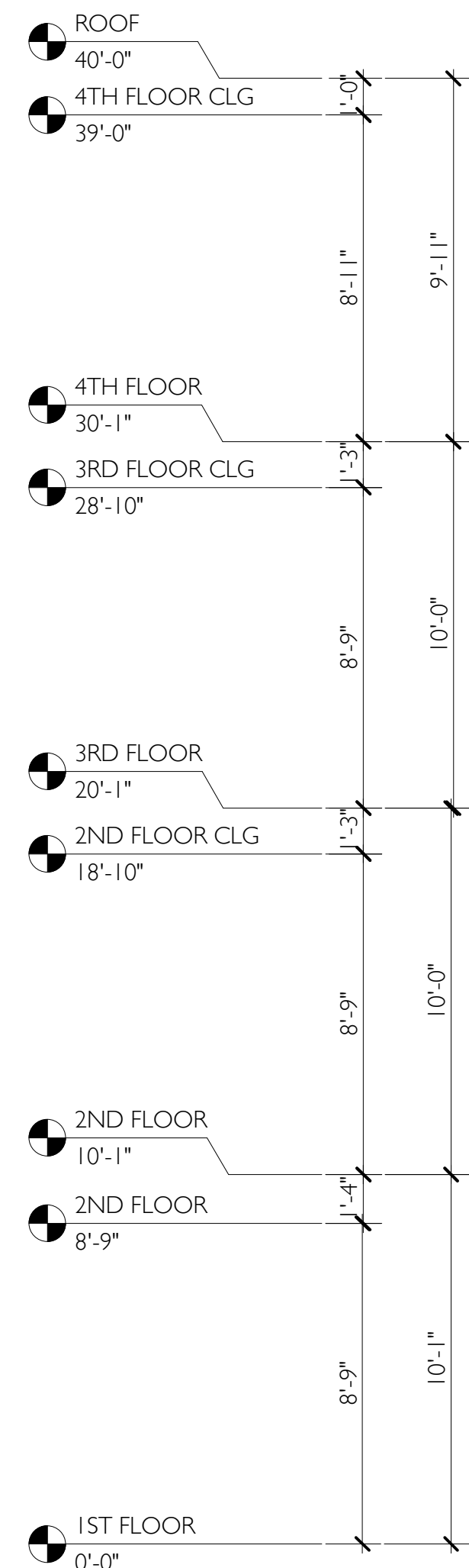
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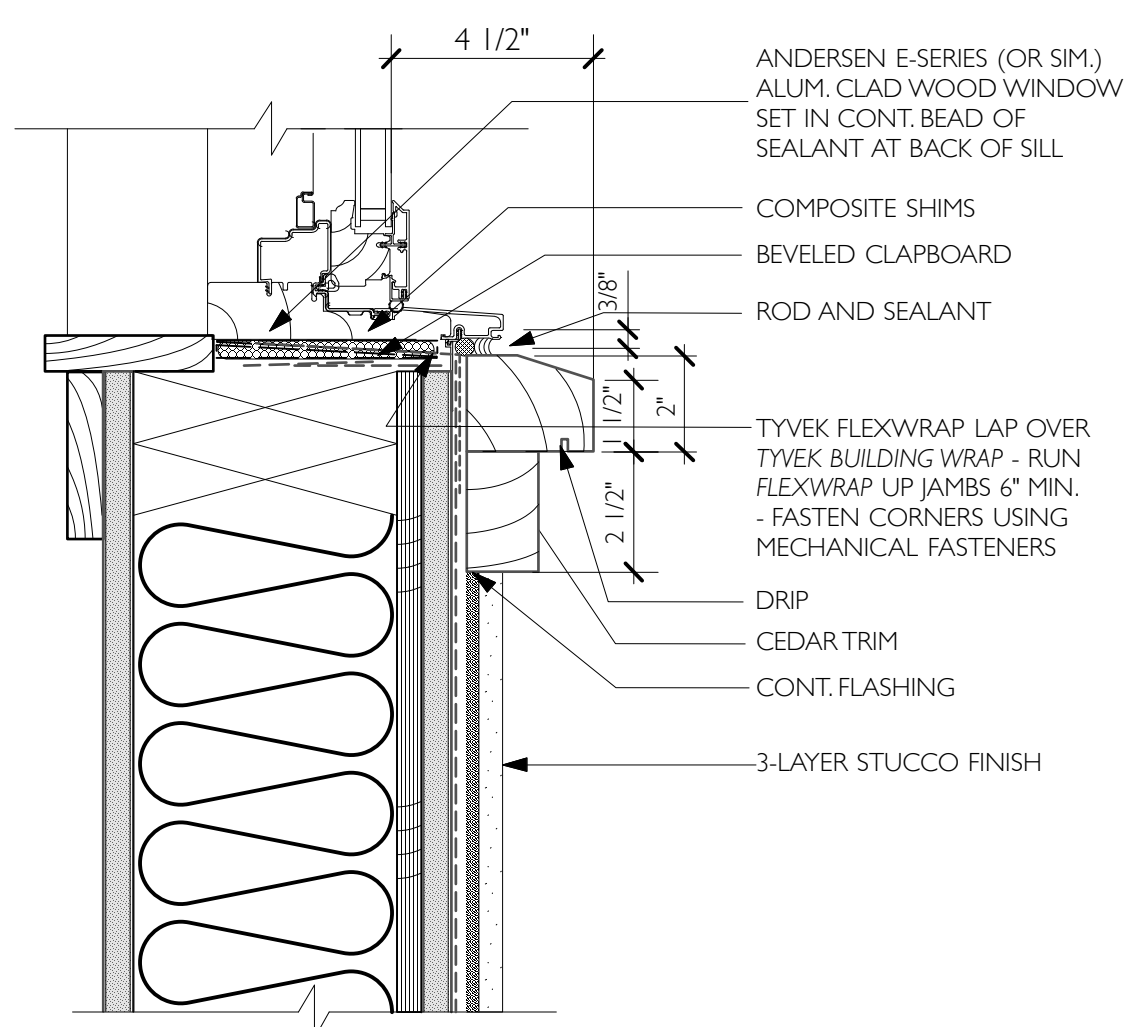


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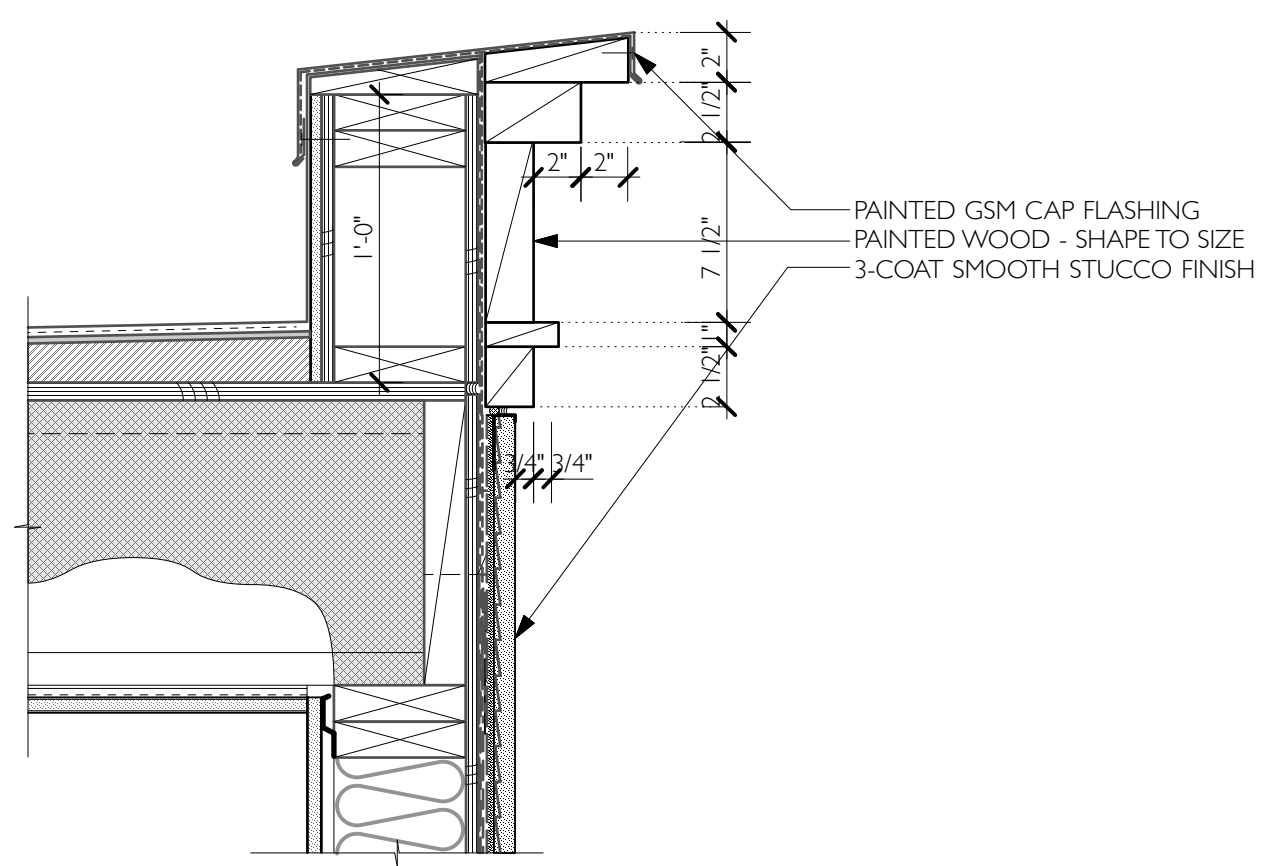


1 PROPOSED NORTH / STREET ELEVATION  
Scale: 1/4" = 1'-0"

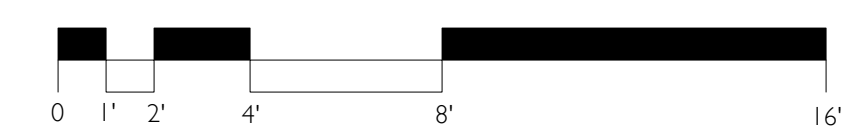
- NOTE:
- NO CHANGE TO FRONT FACADE
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  - CLEAN AND REPAIR ORNAMENTAL ELEMENTS AS NEEDED
  - CLEAN AND REPAIR (E) WOOD WINDOWS AS NEEDED



2 WINDOW DETAIL  
Scale: 3" = 1'-0"



3 CORNICE DETAIL  
Scale: 1 1/2" = 1'-0"



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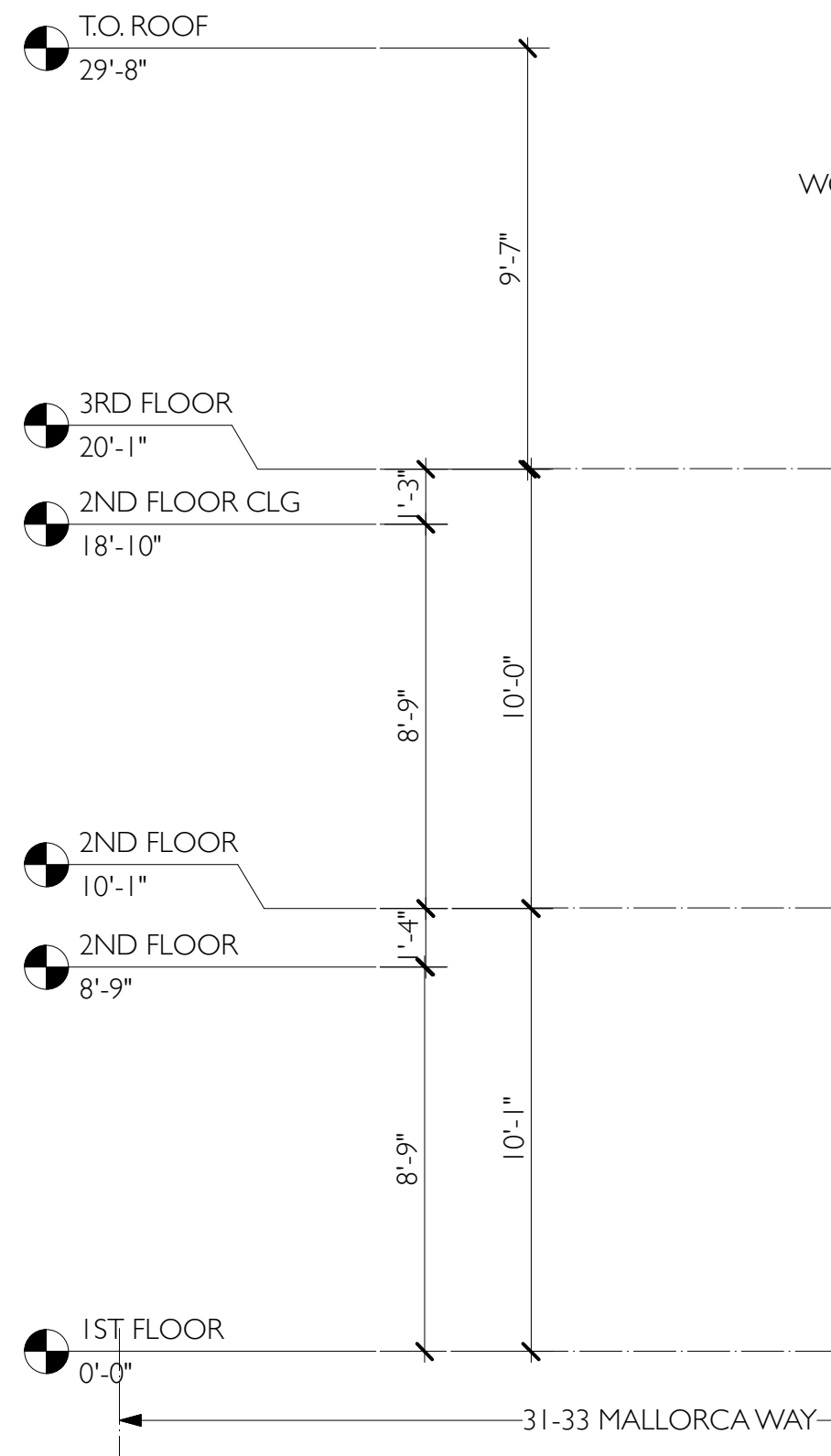
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5.19.21	PLAN CHECK	REVISION

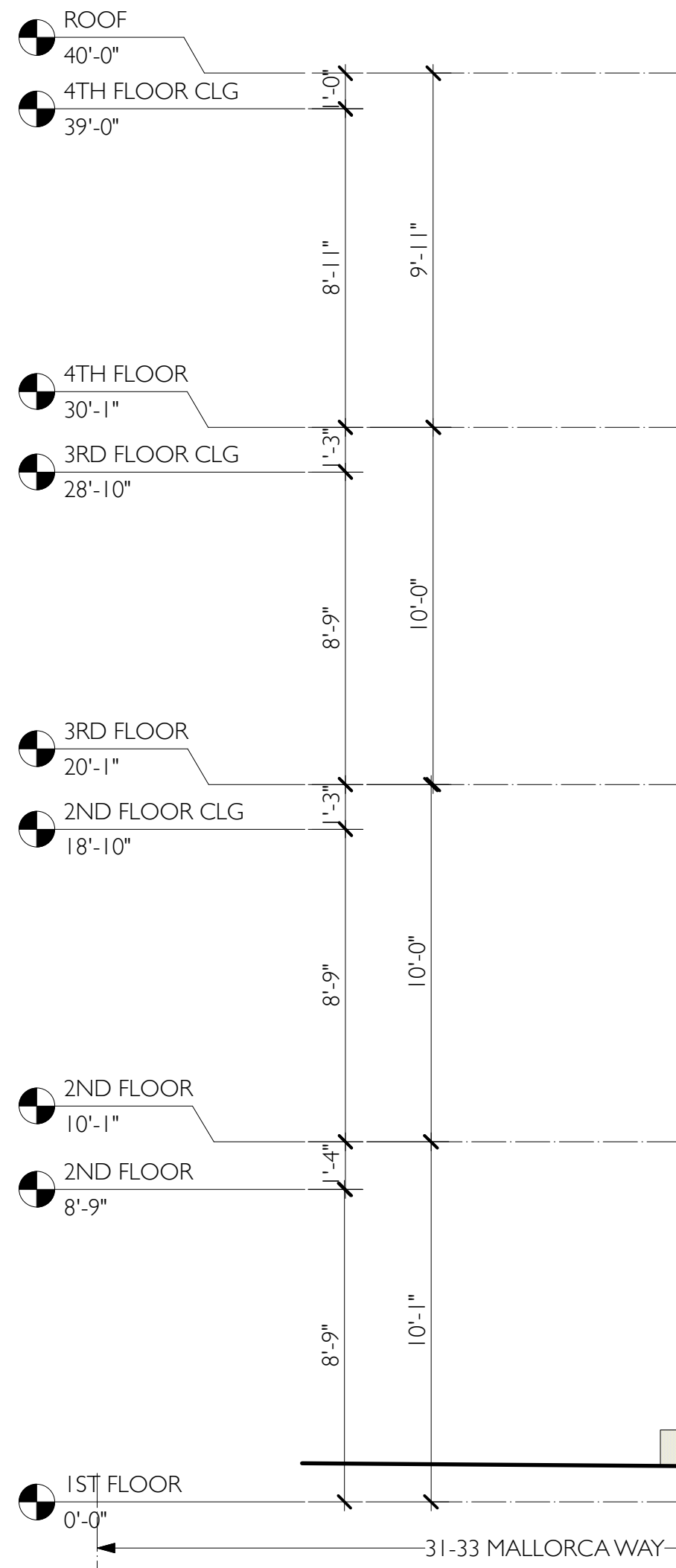
Proposed North Elevation

project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

A-3.2



1 EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"

ASPHALT SHINGLES ON SLOPING ROOFS  
WOOD FRAMED GREENHOUSE ENCLOSURE  
PAINTED SHIPLAP WOOD SIDING  
SMOOTH FINISH STUCCO

PLANTER AT EAST SIDE OF DECK  
PAINTED METAL GUARDRAIL  
ALUM CLAD WOOD FRAME WINDOW, TYP  
PERMANENTLY MOUNTED ALUMINUM  
EMERGENCY ROOF ACCESS LADDER  
PAINTED WOOD CORNICE  
SMOOTH FINISH STUCCO, TYP  
PAINTED SHIPLAP WOOD SIDING

(E) CHIMNEY  
(E) CORNICE AND SCULPTURE  
(E) WROUGHT IRON  
PLANT BALCONY

LINE OF I TOLEDO WAY

← WEST WALL OF GARAGE OF I TOLEDO WAY →

PL

LINE OF I TOLEDO WAY

25'-10"

(N) ASPHALT SHINGLES  
(E) CHIMNEY  
(E) CORNICE AND SCULPTURE  
(E) WROUGHT IRON  
PLANT BALCONY

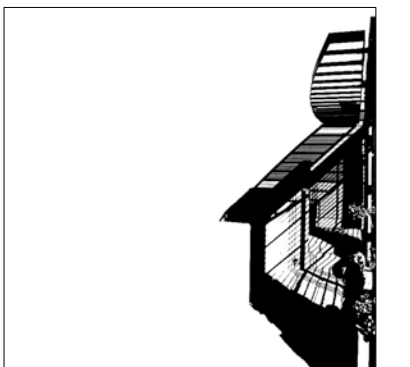
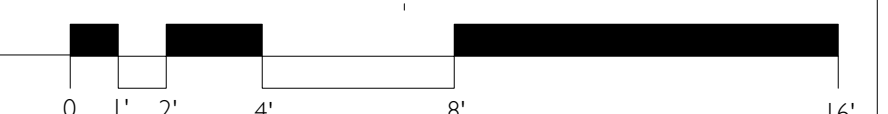
EYE-LINE FROM OPPOSITE SIDEWALK

OUTLINE OF EXISTING 25 TOLEDO WALL

SKYLIGHT BEYOND

← WEST WALL OF GARAGE OF I TOLEDO WAY →

PL



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sheet count: 20

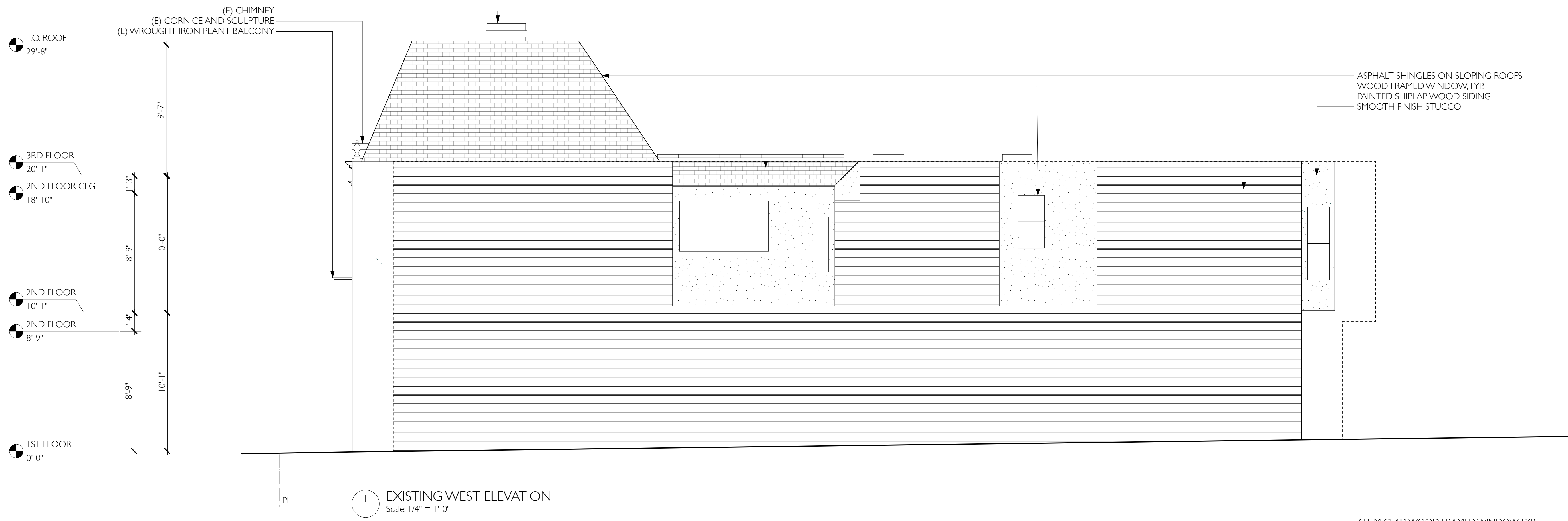
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2	5.19.21	PLAN CHECK REVISION

East Elevation

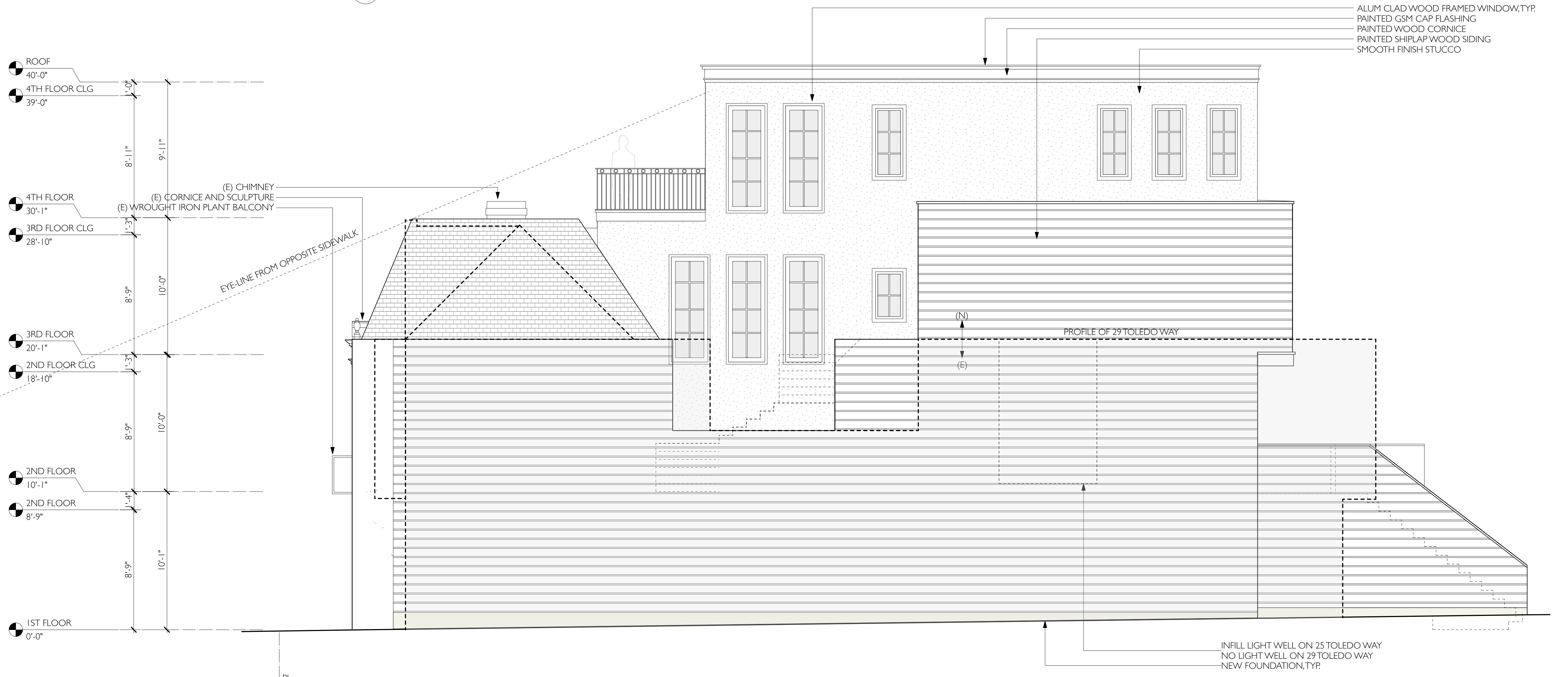
project: 20.07  
drawn by:  
checked by: JP  
date: 8.10.20

A-3.3

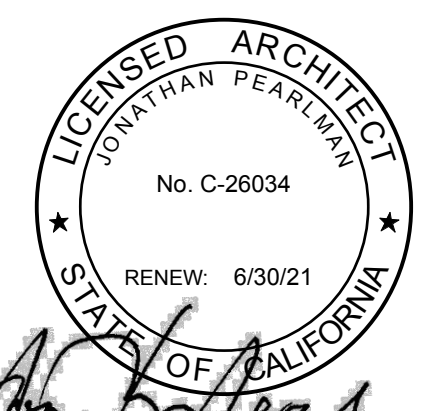
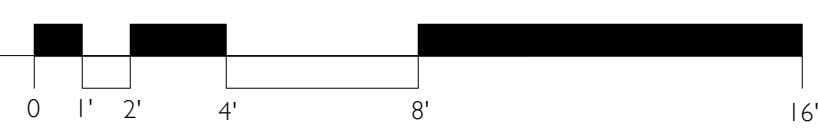




1 EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
Scale: 1/4" = 1'-0"



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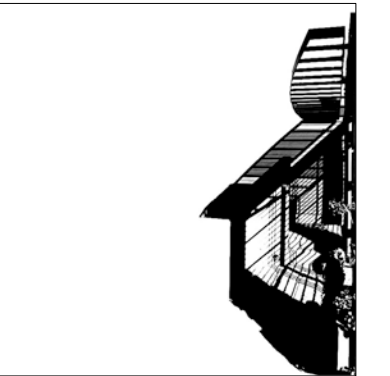
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2	5.19.21	PLAN CHECK REVISION

West Elevation

project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20

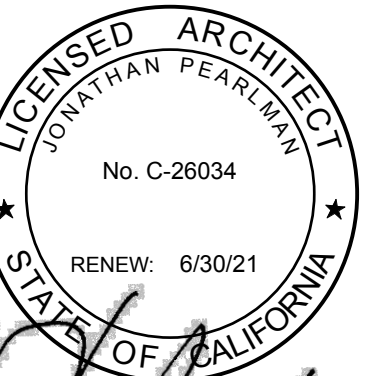
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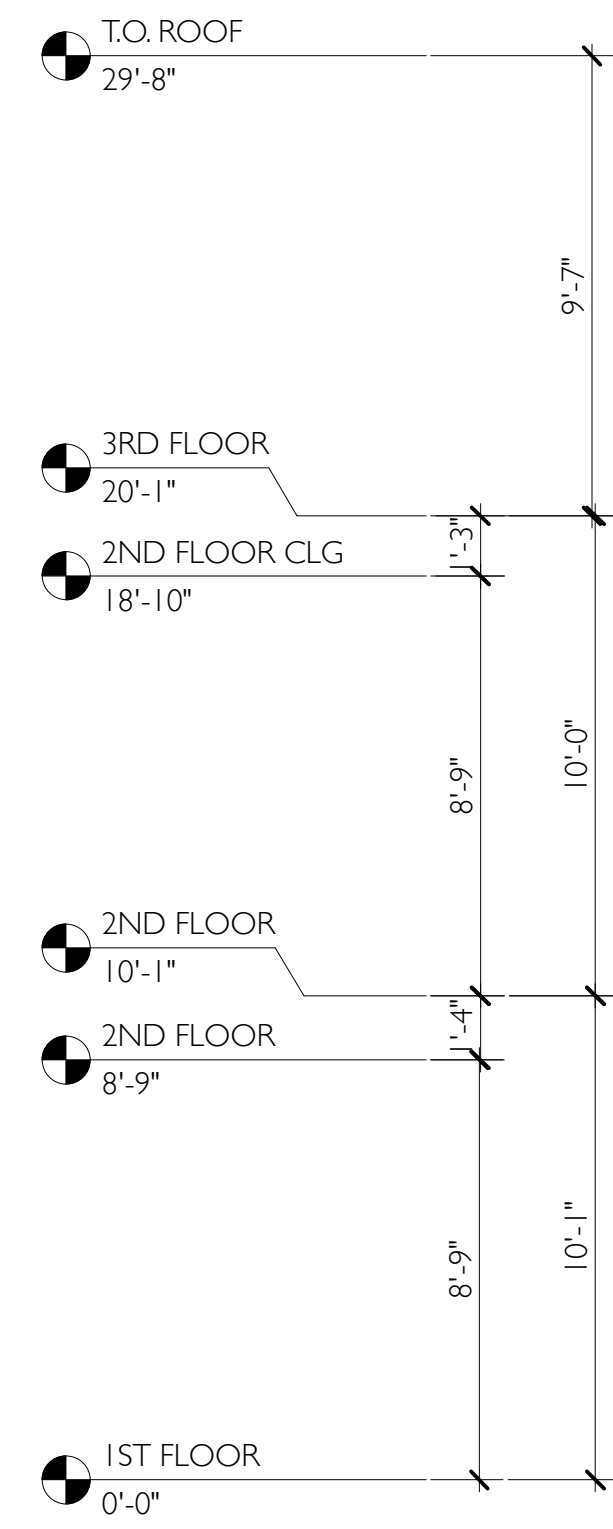
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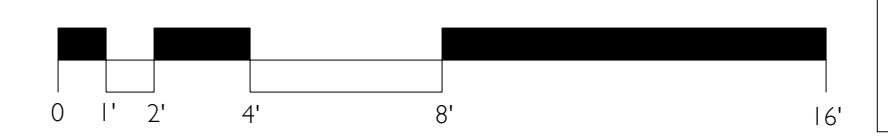
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EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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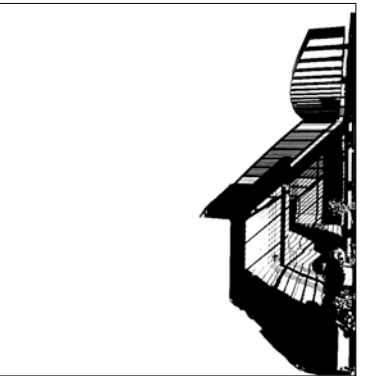
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#	date	issue
	10.04.20	REV. RDAT COMMENTS
	5.17.21	REV. DR RESPONSE

Existing South Elevation

project:	20.07
drawn by:	
checked by:	JP
date:	8.10.20

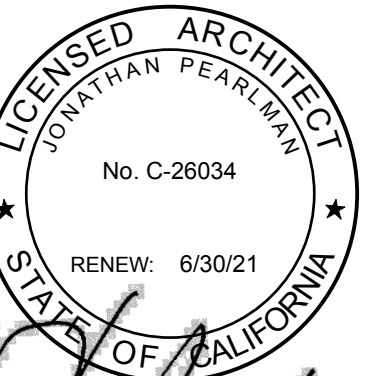
A-3.5



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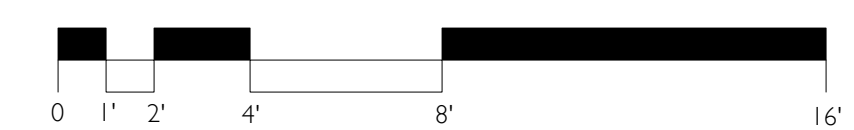
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PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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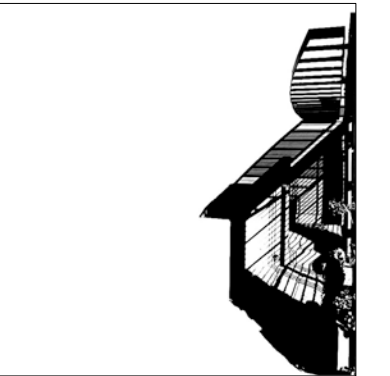
#	date	issue
10.04.20	REV. RDAT	COMMENTS
5.19.21	PLAN CHECK	REVISION

Proposed South Elevation

project: 20.07  
 drawn by:  
 checked by: JP  
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A-3.6





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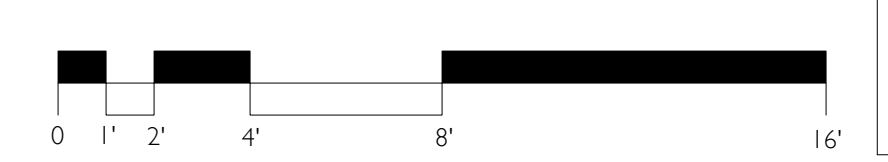
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sheet count: 20

#	date	issue
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2	5.19.21	PLAN CHECK REVISION

North - South Section

project: 20.07  
 drawn by:  
 checked by: JP  
 date: 8.10.20



A-3.7