



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: May 6, 2021

Record No.: 2019-019373DRP
Project Address: 217 Hugo Street
Permit Applications: 201907307350 and 201907307351
Zoning: RH-2 [Residential House-Two Family]
40-X Height and Bulk District
Block/Lot: 1752 / 024
Project Sponsor: Derek Vinh
338 N Canal St, #20,
South San Francisco, CA 94080
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve as Modified

Project Description

The project proposes to demolish an existing 1-story commercial building and construct a 3-story over garage building with two dwelling units. The new building would be set back 3 feet from the front property line and 49 feet and 6 inches from the rear property line for floors 1 through 3 while the 4th floor would be set back approximately 73 feet from the rear property line.

Site Description and Present Use

The site is a 25' wide x 110'-0" deep lot containing an existing one-story, commercial building. The existing building is a Category 'C' – no historic resource built in 1914.

Surrounding Properties and Neighborhood

The buildings on this block of Hugo Street range from 2- to 4-stories at the street face. The subject property is a key lot that abuts properties facing Third Avenue and their rear yards. The mid-block open space is defined by a deeper adjacent building to the west, a corner building with full lot coverage to the east, and a consistent alignment of rear building walls to the east.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	January 28, 2021 – March 1, 2021	March 1, 2021	May 6, 2021	66 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	April 17, 2021	April 17, 2021	20 days
Mailed Notice	20 days	April 17, 2021	April 17, 2021	20 days
Online Notice	20 days	April 17, 2021	April 17, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

DR Requestor

Erica Goldblatt of 231 Hugo Street, resident of the adjacent property to the west of the proposed project.

DR Requestor's Concerns and Proposed Alternatives

Is concerned that the proposed project:

1. Blocks light and air to a property line window and to windows in their light well and;
2. does not comply with the Residential Design Guidelines related to privacy.

Proposed alternatives:

Scale back the proposed structure to retain light air flow and privacy to the adjacent building.

See attached *Discretionary Review Application*, dated March 1, 2021.

Project Sponsor's Response to DR Application

The proposal has been designed and reviewed by the Planning Department to be code compliant and conforms to the Residential Design Guidelines with respect to light and air with matching light wells. The project sponsor is willing to pursue alternatives to address neighbors' concerns.

See attached Response to Discretionary Review, dated March 11, 2021

Department Review

The Planning Department confirms support for this Code-complying project because it promotes the goal of providing new housing while fulfilling the intent of the Residential Design Guidelines related to scale, light, privacy.

The project sponsor has modified the proposed project to reduce impacts related to light, air and privacy to better respond to the DR requestor's concerns through a dialogue between the project sponsor and the DR requestor. These changes are also consistent with the RDGs. Therefore, staff recommends taking DR to memorialize these revisions.

Specifically, the project sponsor has:

1. Removed the roof deck and side deck at the 3rd floor.
2. Created a 5' x 12' setback at the rear of the third floor adjacent to the western neighboring property (DR requestor). This shifts the rear portion 5' to the east, while maintaining a 5' setback against the east side property line.

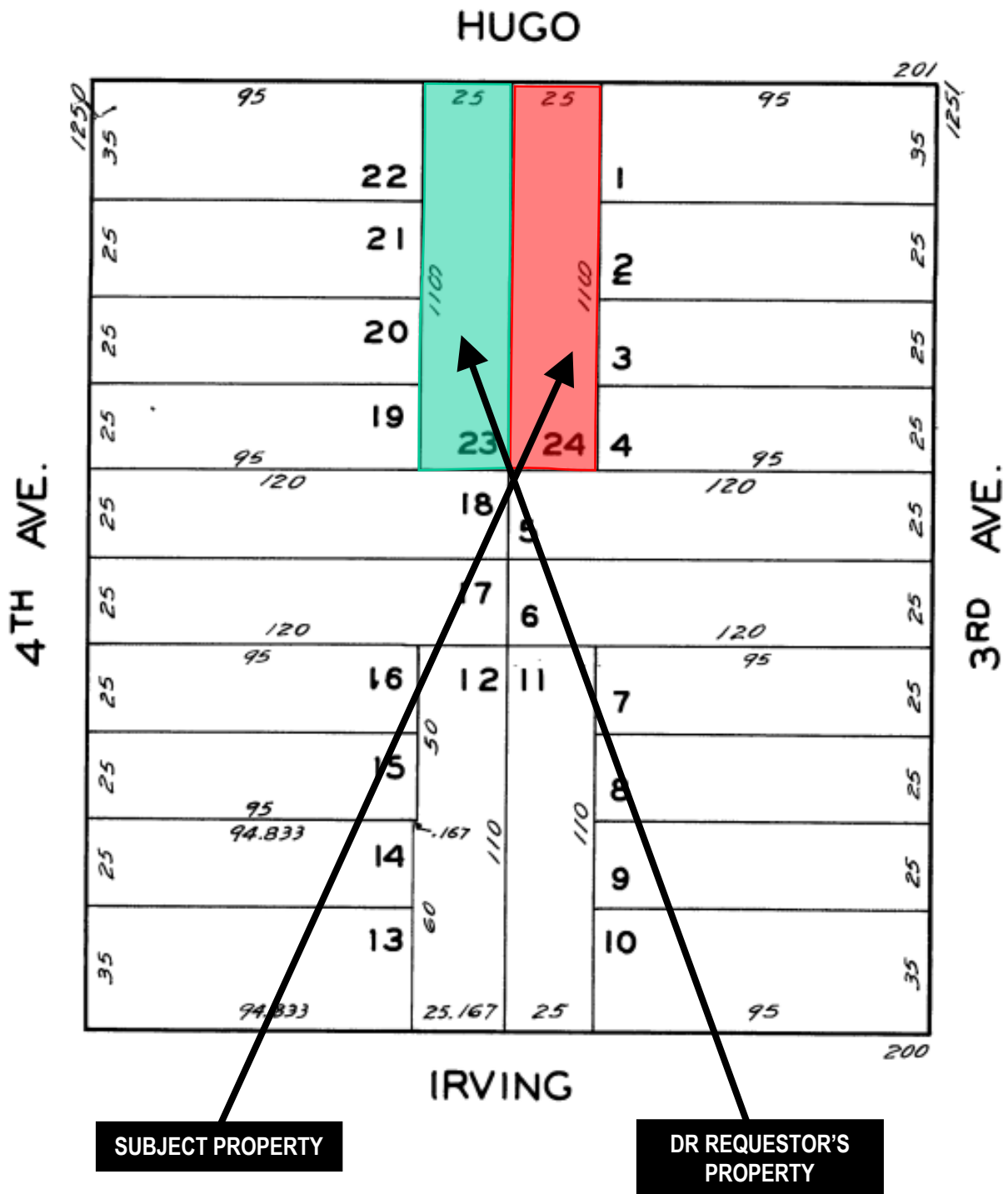
Recommendation: Take DR and Approve as Modified

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application, dated March 11, 2021
311 plans
Revised Plans

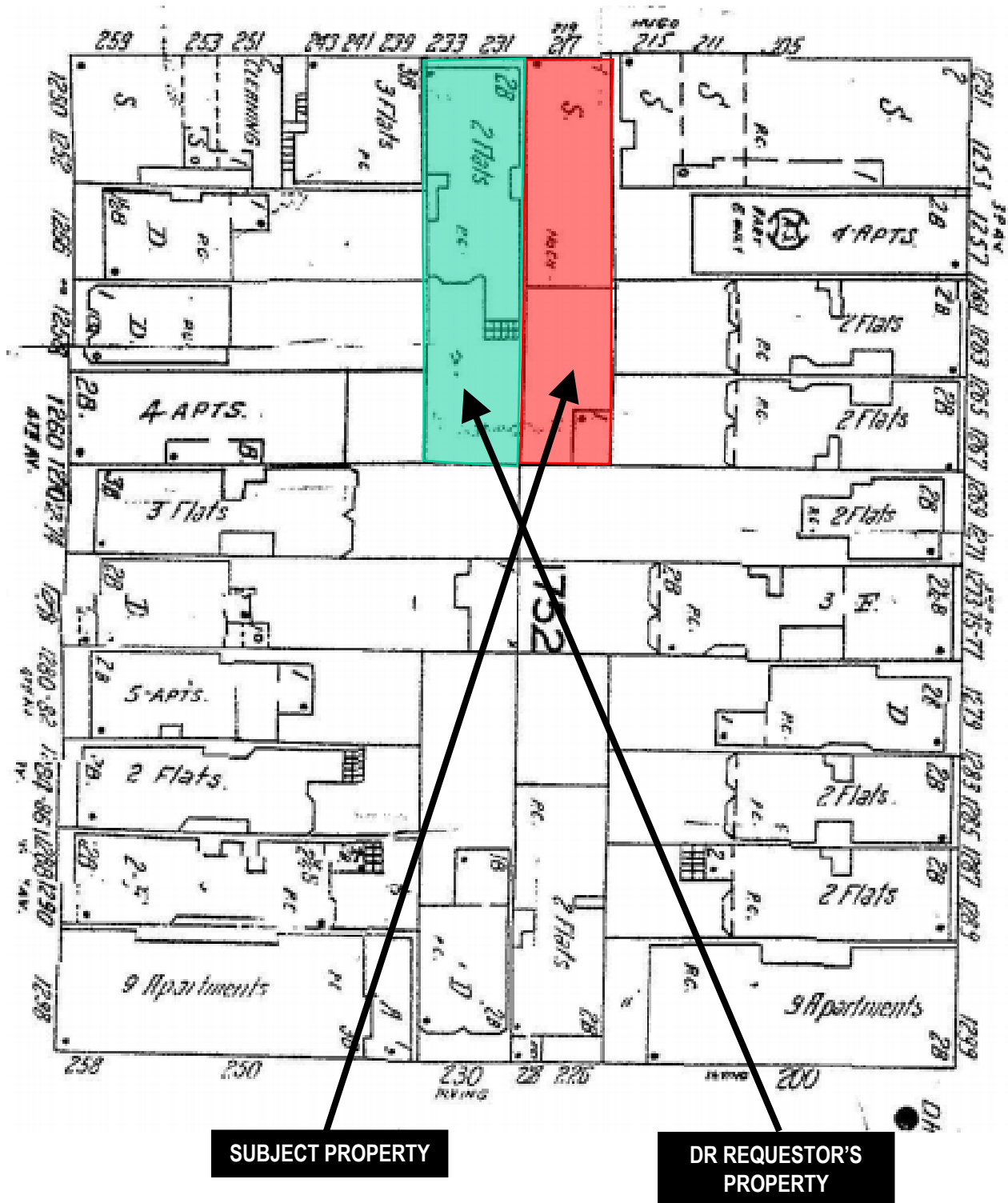
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2019-019373DRP
 217 Hugo Street

Sanborn Map*

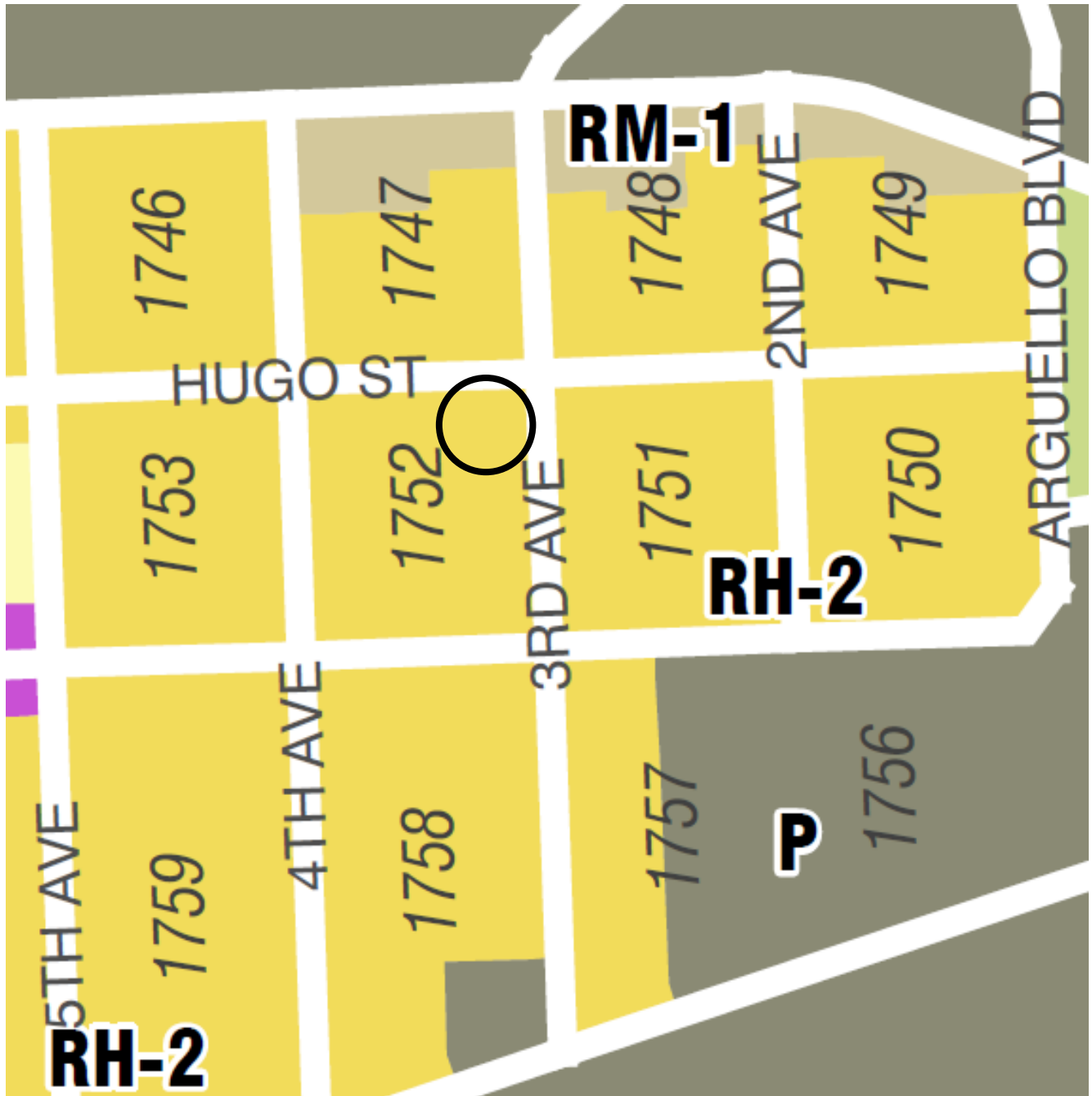


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2019-019373DRP
 217 Hugo Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-019373DRP
217 Hugo Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-019373DRP
217 Hugo Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-019373DRP
217 Hugo Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-019373DRP
217 Hugo Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-019373DRP
217 Hugo Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-019373DRP
217 Hugo Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 30, 2019, Building Permit Application Nos. 201907307350 and 201907307351 were filed for work at the Project Address below.

Notice Date: 1/28/21 Expiration Date: 3/1/21

PROJECT INFORMATION

Project Address: **217 HUGO ST**
Cross Streets: 3rd and 4th Avenues
Block / Lot No.: 1752 / 024
Zoning District(s): RH-2 / 40-X
Record No.: **2019-019373PRJ**

APPLICANT INFORMATION

Applicant: Properties 180 LLC, c/o Derek Vinh
Address: 338 N. Canal Street, Suite 20
City, State: South San Francisco, CA 94080
Telephone: (650) 741-6968
Email: info@icedesigninc.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 checked="" type="checkbox"/> Demolition	Building Use:	Commercial	Residential
<input checked="" type="checkbox"/> Change of Use	Front Setback:	0	3 feet
<input type="checkbox"/> Rear Addition	Side Setbacks:	0	No change
<input checked="" type="checkbox"/> New Construction	Building Depth:	60.6 feet	57.6 feet
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	49.6 feet	No change
<input type="checkbox"/> Side Addition	Building Height:	15 feet	40 feet
<input type="checkbox"/> Alteration	Number of Stories:	1	4
<input type="checkbox"/> Front Addition	Number of Dwelling Units	0	2
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	2

PROJECT DESCRIPTION

The project includes the demolition of an existing 1-story commercial building for the construction of a 3-story over garage building with two dwelling units. The new building would be set back 3 feet from the front property line and 49 feet and 6 inches from the rear property line for floors 1 through 3 while the 4th floor would be set back approximately 73 feet from the rear property line.

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 and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Mary Woods** Telephone: **628.652.7350** Email: mary.woods@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.

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

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

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

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://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. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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

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

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (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. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
217 HUGO ST		1752024
Case No.		Permit No.
2019-019373ENV		201907307351
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. Demolition of an existing one-story commercial building and construction of a new 40-foot-tall, four-story, residential building with two dwelling units and two off-street parking spaces accessed from a new curb cut. The proposed building would be approximately 5,746 square feet in size.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Don Lewis	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated 05/18/2020 b. Other (specify): HRER dated May 18, 2020 by Katherine Wilborn, based off the HRE findings of Time Kelly Consulting, finding NO Historic Resource present. </div> <div style="width: 45%; text-align: right;"> <input checked="" type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Katherine Wilborn	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Katherine Wilborn 07/09/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Record No.: 2019-019373ENV
Project Address: 217 HUGO ST
Zoning: RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 1752/024
Staff Contact: Katherine Wilborn
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: Tim Kelley Consulting LLC, Historic Resource Evaluation (January, 2020)

Staff consensus with Consultant's HRE report: ☒ Agree ☐ Disagree

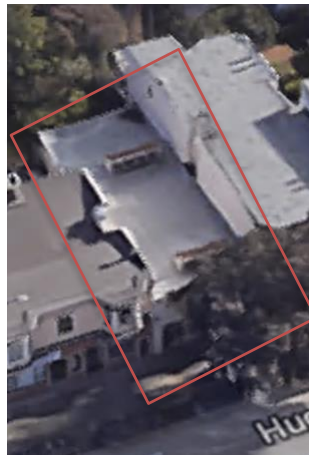
Additional Comments:

Planning Staff concurs with Historic Resource Evaluation provided by Tim Kelley Consulting.

BUILDINGS AND PROPERTY DESCRIPTION:

- **Neighborhood:** Inner Sunset
- **Date of Construction:** 1914
- **Construction Type:** Wood-Frame
- **Builder:** August Klahn
- **Stories:** 1-Story
- **Roof Form:** Flat; (2) Sawtooth skylights; and Terracotta cornice between (2) merlons.
- **Cladding:** Stucco
- **Primary Façade:** Hugo Street (North)
- **Visible Facades:** North elevation

EXISTING PROPERTY PHOTOS / CURRENT CONDITION:



Sources: Google Maps

PRE-EXISTING HISTORIC RATING / SURVEY☐ Category A – Known Historic Resource, per: _____☒ Category B – Age Eligible/Historic Status Unknown☐ Category C – Not Age Eligible / No Historic Resource Present, per: _____**Adjacent or Nearby Historic Resources:** ☒ No ☐ Yes: _____**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:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance:
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input checked="" type="checkbox"/> N/A

Analysis:

The subject property at 217 Hugo Street is a one-story, wood frame, storefront constructed in 1914 by August Klahn, a prominent German-born builder in the 1880s and 1890s, sometimes listed as an architect. The property appears to have been purpose-built as a butcher shop and store for owner Eric Hunius, a local business owner who operated another butcher shop at 205 Hugo Street. None of the known occupants or owners appear to be of historic significance. The original design of the store is unknown, but it likely underwent multiple alterations as the building's use and ownership changed hands many times throughout its history. From the property's permit records and a partial photograph, captured in 231 Hugo Street's Assessor photograph, it appears the Subject Property's original entrance was altered and the windows infilled in 1970, as well as two sawtooth skylights added in 1972. Per the material submitted and information assessed from the Planning Department's files, the subject property does not appear historically or architecturally significant such that it would rise to a level of individual eligibility. No historic events (Criterion 1), associated persons (Criterion 2), architecture (Criterion 3), nor rarity of construction (Criterion 4) appear to be associated with the Subject Property. Archaeological assessment is outside the scope of this review. Additionally, the subject property does not appear to be part of a significant concentration of historically or aesthetically unified buildings such that it would rise to the level of an eligible historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district. The reader is directed to the HRE Part 1, conducted by Tim Kelley Consulting (January 2020) for additional information.

CEQA HISTORIC RESOURCE DETERMINATION:

- ☐ Individually-eligible Historical Resource Present
- ☐ Contributor to an eligible Historical District / Contextual Resource Present
- ☐ Non-contributor to an eligible Historic District / Context / Cultural District
- ☒ No Historical Resource Present

NEXT STEPS:

- ☐ HRER Part II Review Required
- ☒ Categorically Exempt, consult:
 - ☐ Historic Design Review
 - ☒ Design Advisory Team
 - ☒ Current Planner

PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

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

Date: _____

CC: Project Manager
Mary Woods, Current Planner
Northwest Quadrant, Current Planning Division

HRER Part I ATTACHMENTS:

- ☐ Architectural Plans, dated: N/A
- ☒ HRE / Supplemental, dated: January 2020



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Erica Goldblatt

231 Hugo St., San Francisco, CA 94122

Email Address: ericagblatts@gmail.com

Address:

Telephone: 415-697-9731

Information on the Owner of the Property Being Developed

Name: c/o Derek Vinh

Company/Organization: Properties 180, LLC

338 N. Canal St., Ste 20, South San Francisco, CA 94080

Email Address: info@icedesigninc.com

Address:

Telephone: (650) 741-6968

Property Information and Related Applications

Project Address: 217 Hugo St.

Block/Lot(s): 1752 / 024

Building Permit Application No(s): 201907307350 and 201907307351

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

I emailed my concerns to the architect on 2/12/21 and had no response. I emailed the architect a second time on 2/22/21 to confirm that they had received my first email. The architect responded that they had received it, and were "working with both the property owner and planning department to address the concerns". I have had no other communications from the architect.

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 attached sheet for reasons.

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.

My property, located at 231/233 Hugo St., would be unreasonably impacted by for the reasons detailed above in section 1. Other properties negatively affected are 215 Hugo Street (loss of light, privacy and air in their residential apartment), 1259 3rd Avenue (back units loss of light and privacy, with new development decks built to view directly into those apartments) and 1253 3rd Avenue, with loss of privacy and light onto their back deck.

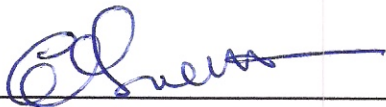
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The size of the proposed structure can be scaled back in height and designed to allow for affected buildings to retain light, air flow and privacy.

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

Erica Goldblatt

Name (Printed)

415-697-9731

Phone

ericagblattsf@gmail.com

Email

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Attached description of concerns prompting discretionary review

Diminished light and air flow:

- All direct morning sunlight on the east side of our property will be blocked by proposed construction, resulting in severely diminished light throughout our house.
- Proposed light wells in no way compensate for the light lost in our property.
- Extending proposed structure one story above ours to include a 4th level even further decreases ambient light within the light well, and therefore throughout our property.
- Plans completely block an existing 3rd level window in our kitchen that provides all day natural light. The window is an important source of air flow and cross ventilation as well.
- Proposed light well does not extend down to the ground floor where there is an existing basement level window in our house.

Privacy:

- Windows in our property's light wells are in our hallways and bathrooms. Of great concern is loss of privacy, light, and ventilation in our bathrooms.

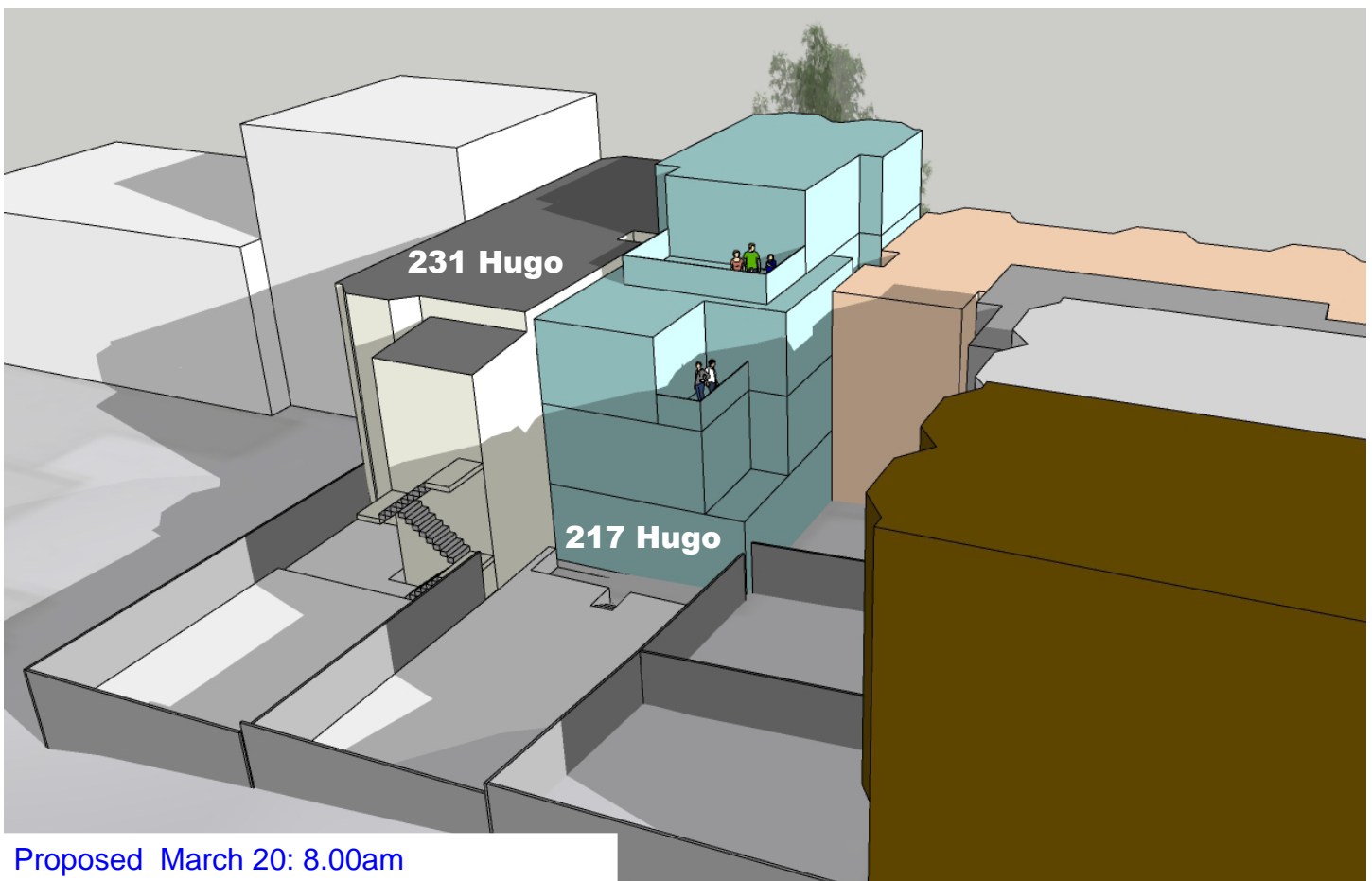
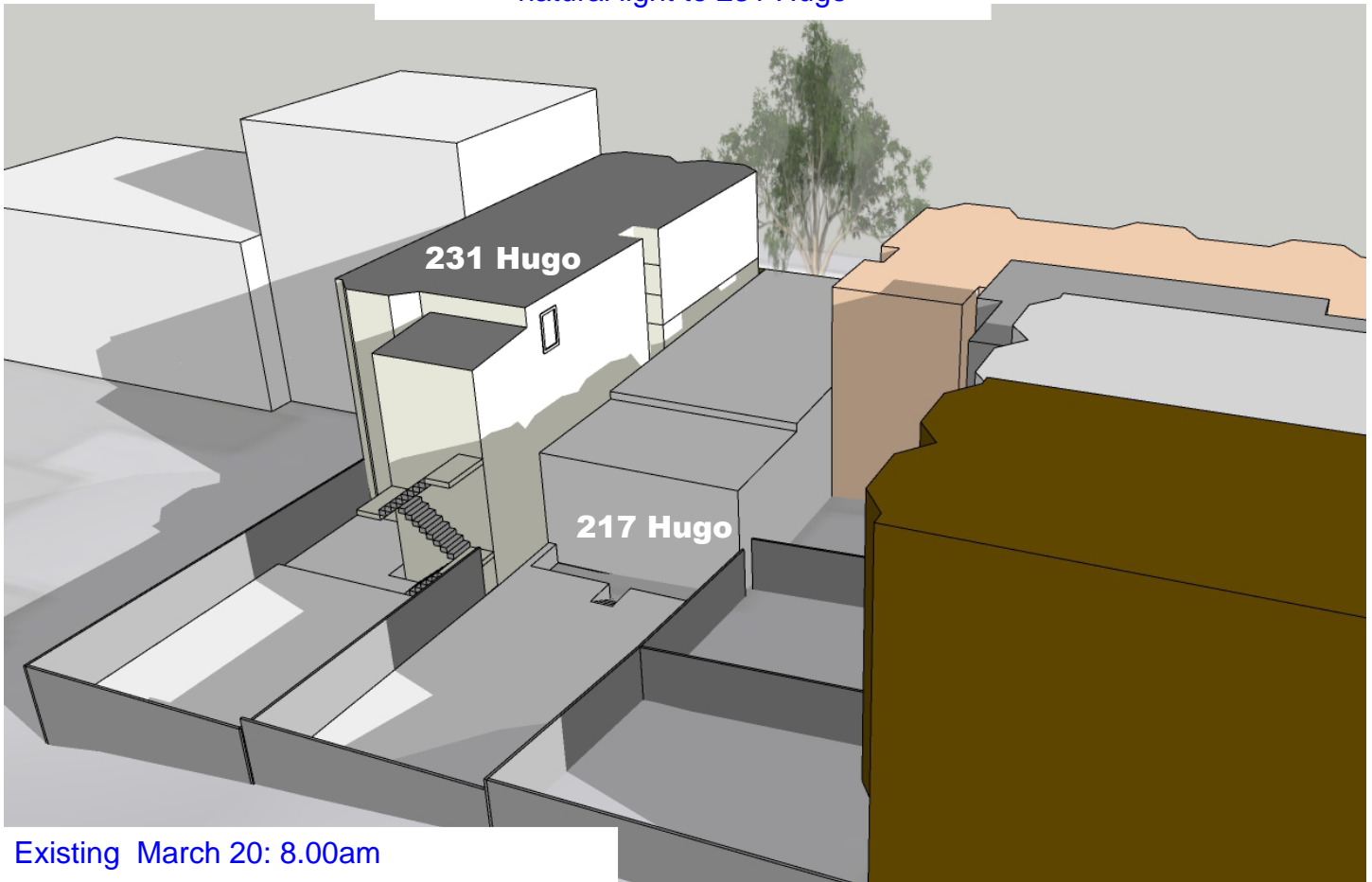
Noise:

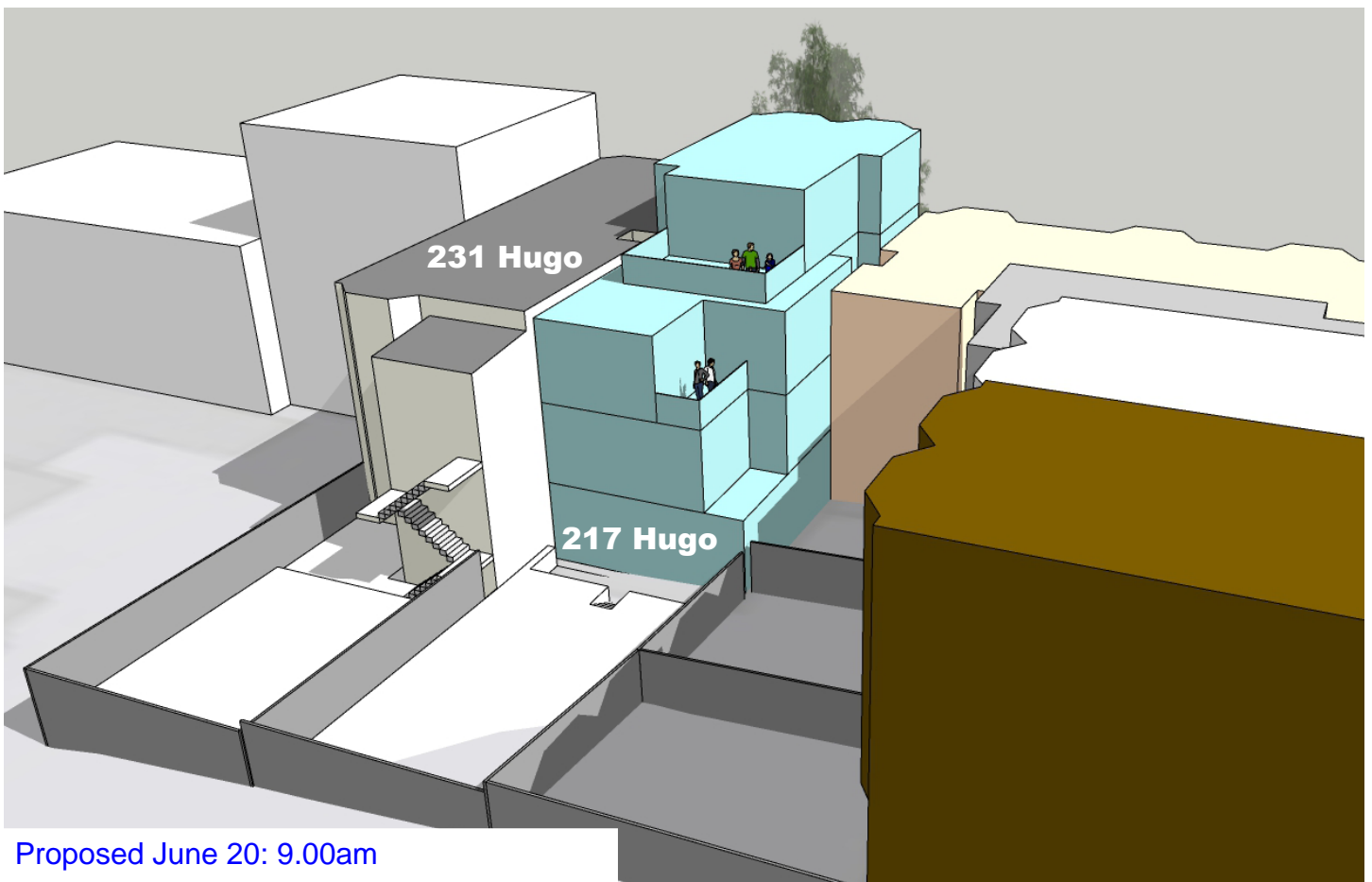
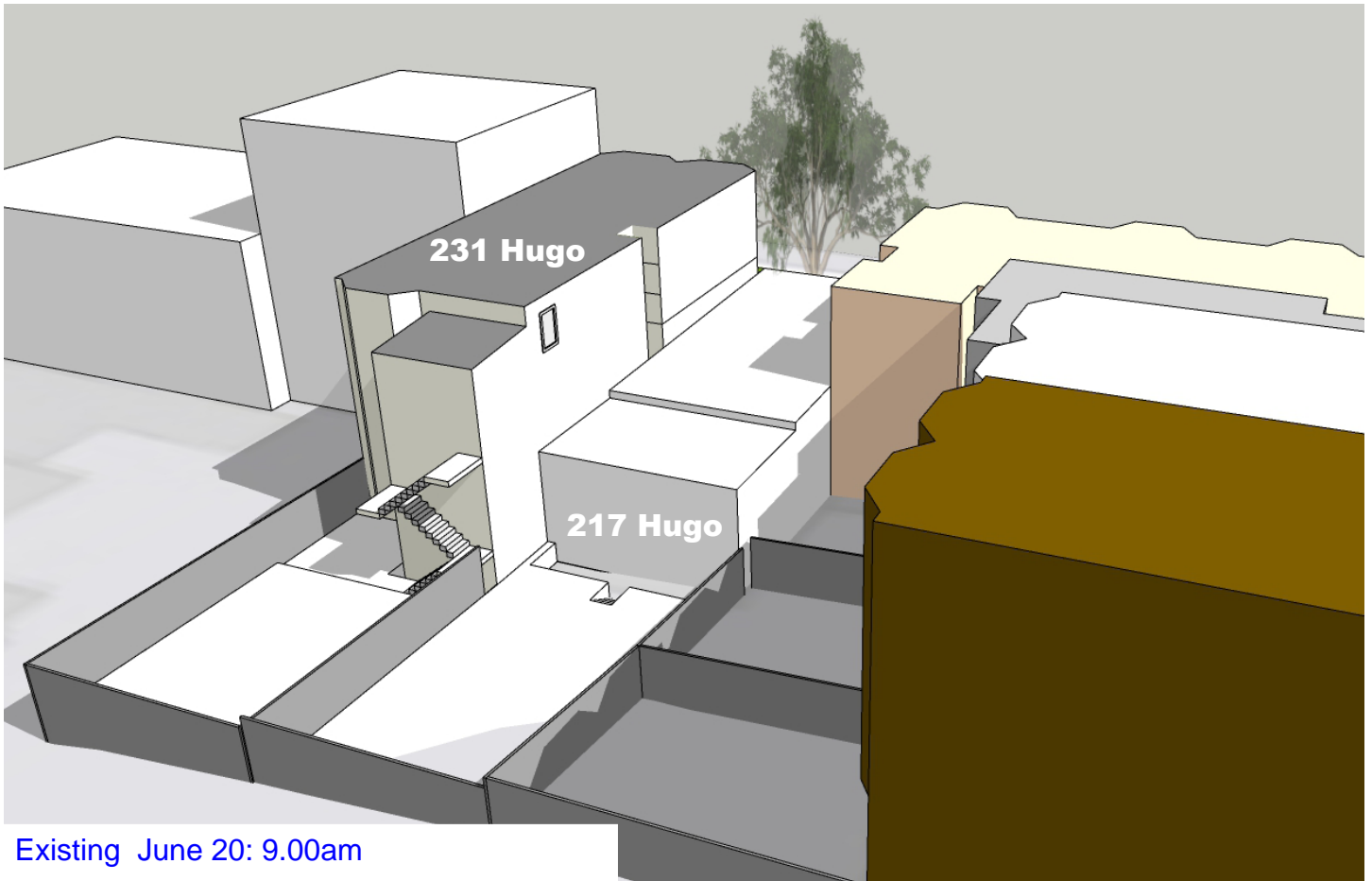
- Exterior activities on the proposed 3rd and 4th level roof decks will cause sound to bounce within the block of homes around us, resulting in visual intrusion and noise disturbance, and our right to peaceful enjoyment of our home.

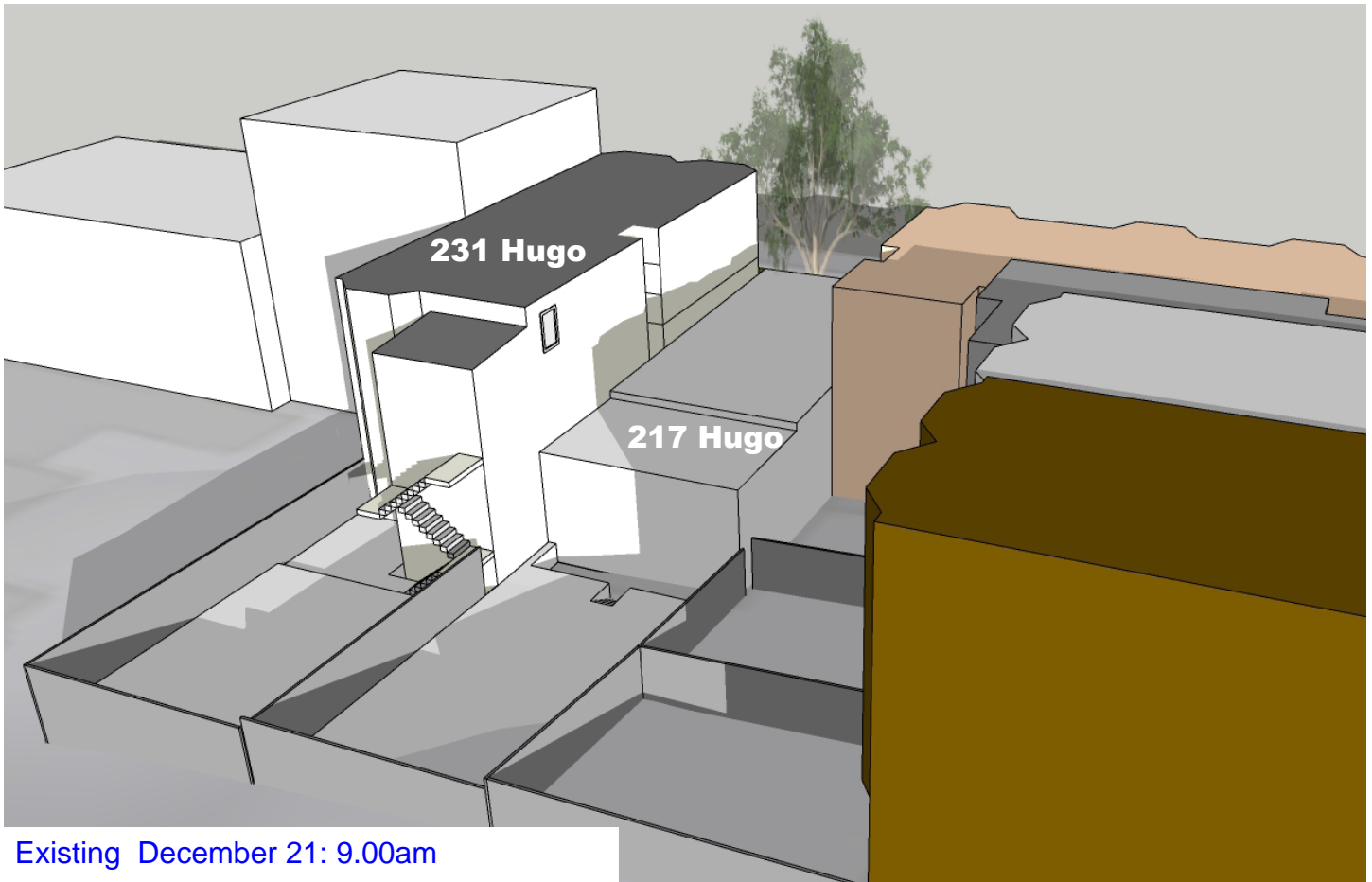
We have provided visual documentation to illustrate all issues listed above.

Erica Goldblatt
Amir Kunin
231 Hugo St.

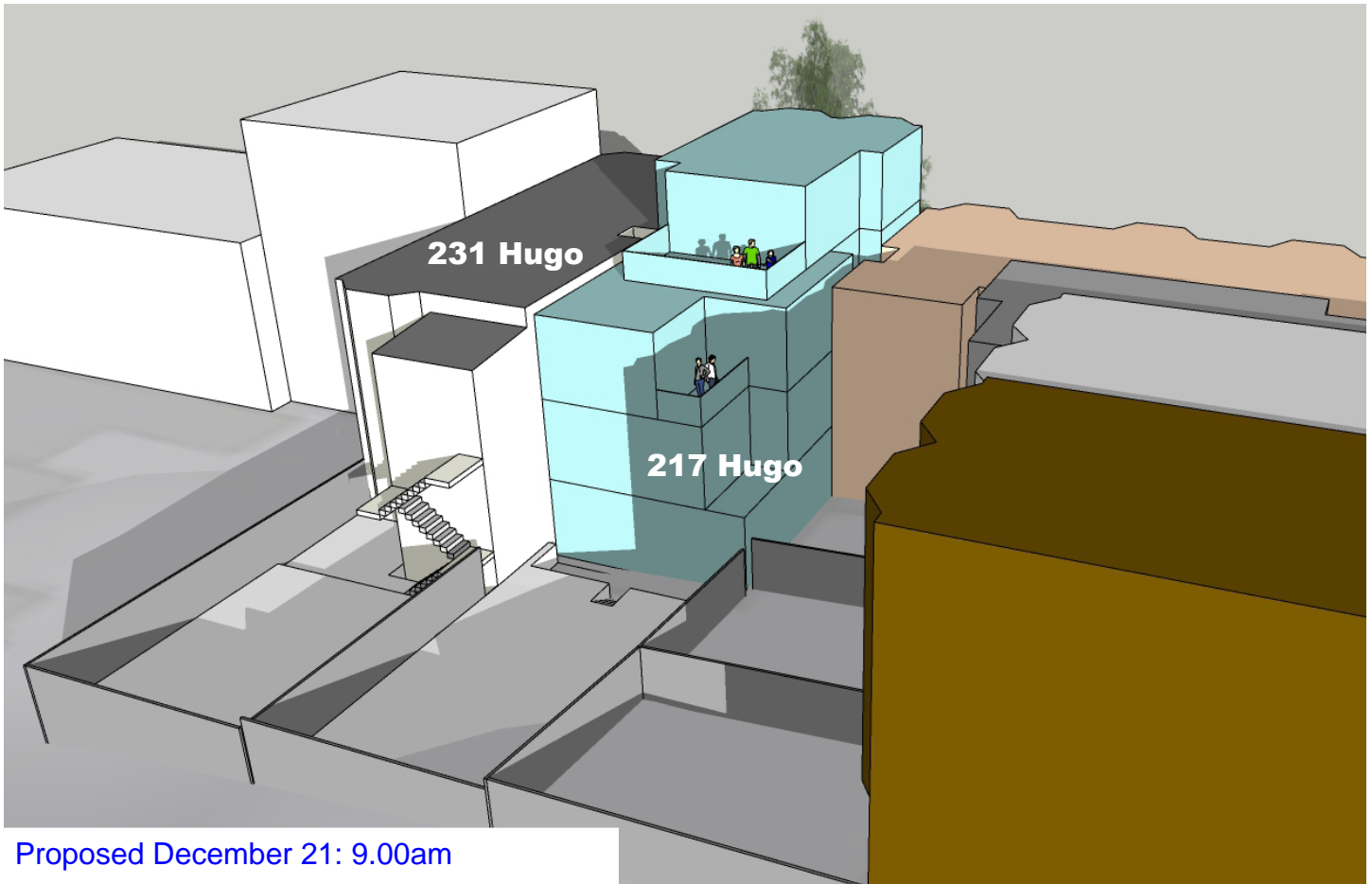
3d Studies showing extent of diminished
natural light to 231 Hugo







Existing December 21: 9.00am

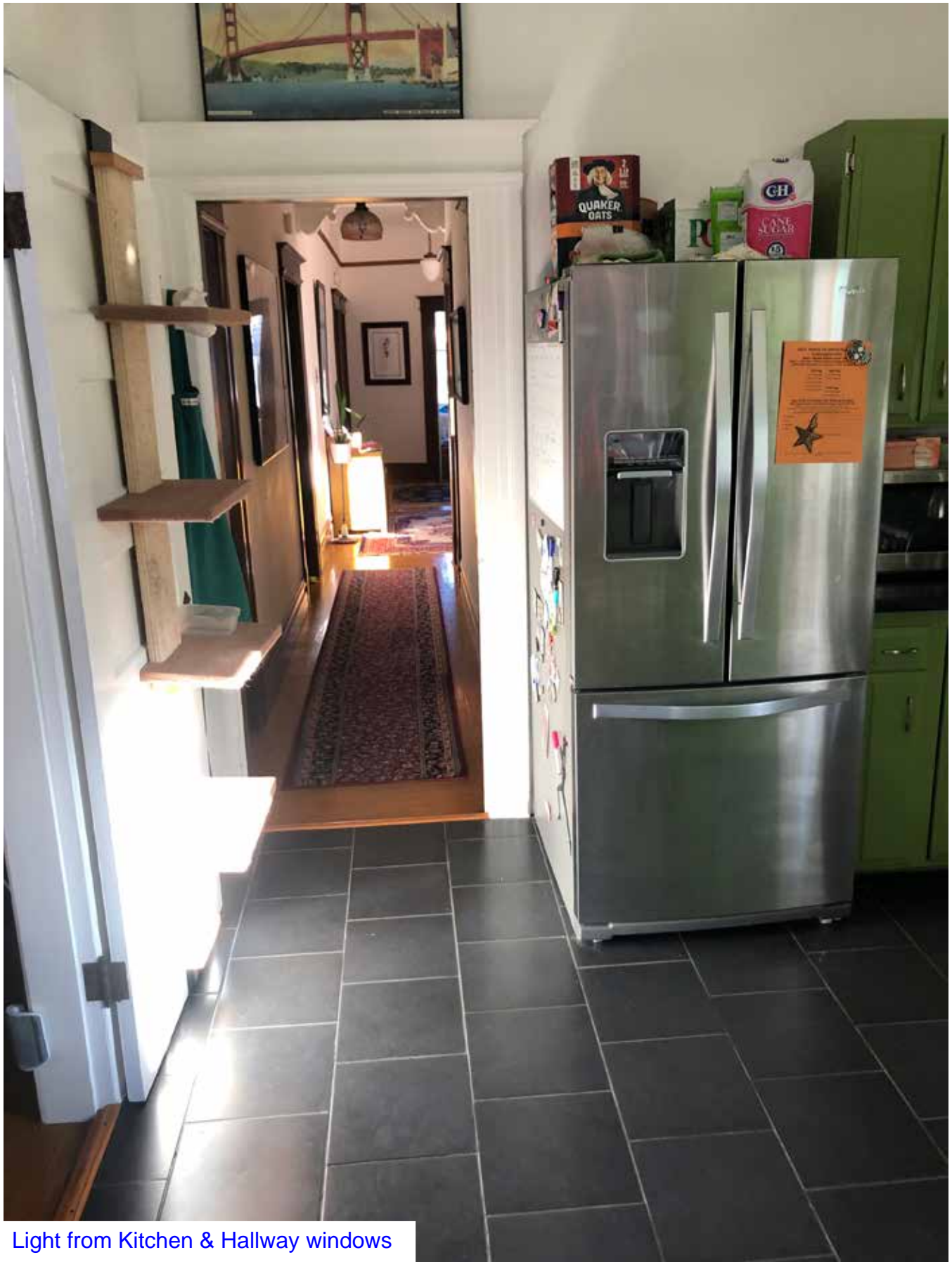


Proposed December 21: 9.00am

Views from interior of 231 Hugo showing natural light provided by existing East facing windows



Kitchen window



Light from Kitchen & Hallway windows



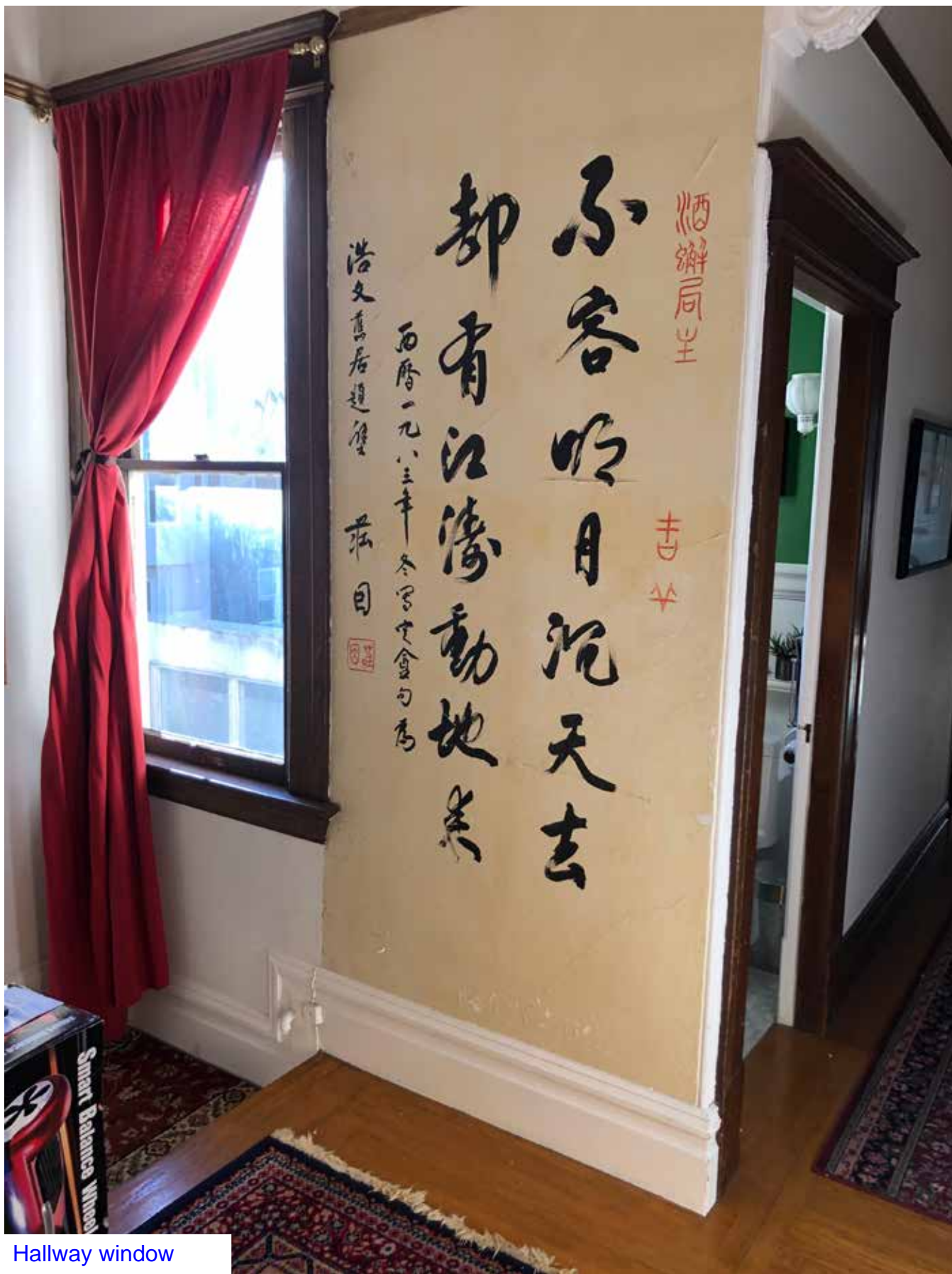
Bathroom window



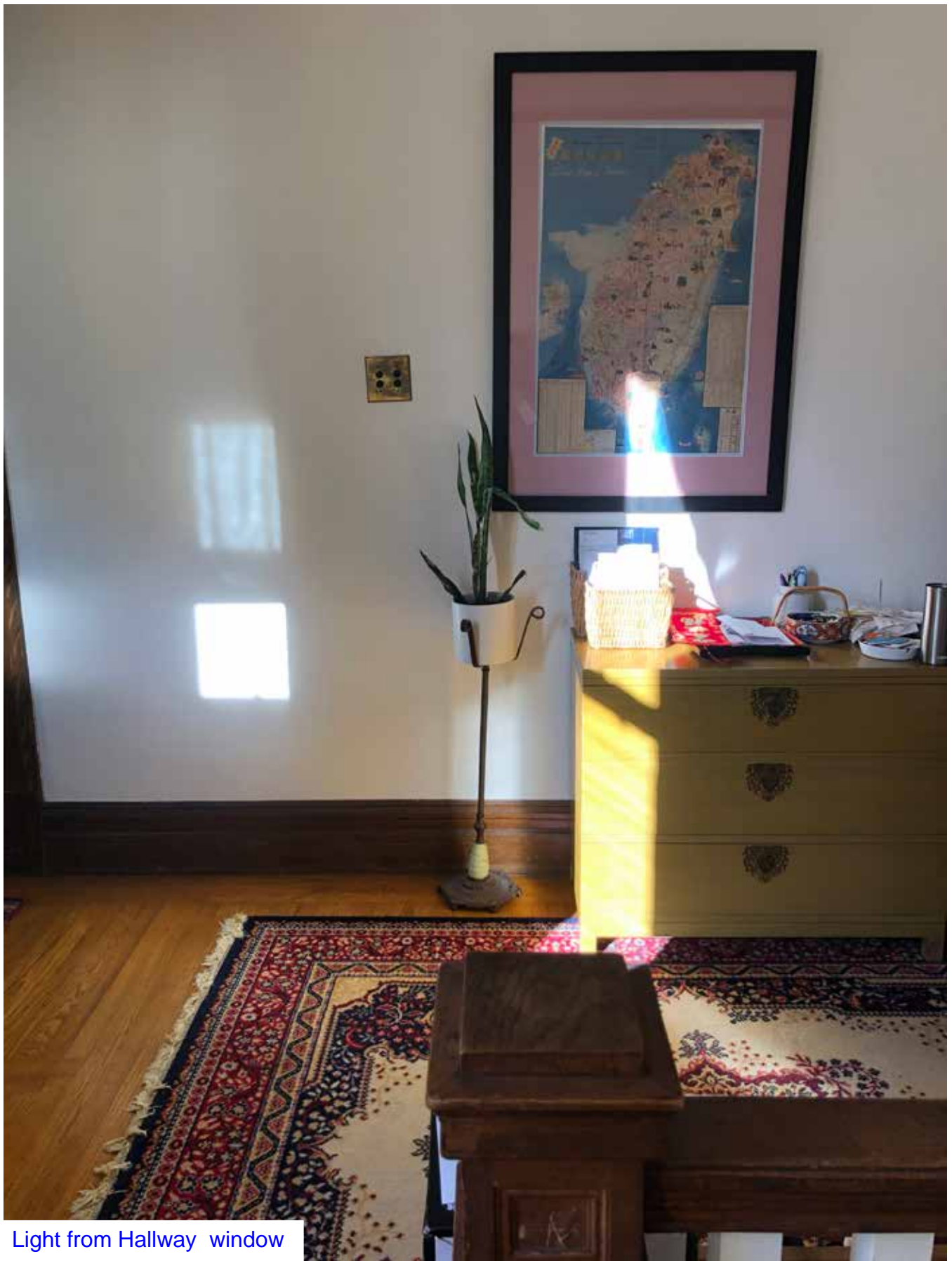
Bathroom window



Hallway window



Hallway window



Light from Hallway window

View from Neighbors Garden





RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address:	Zip Code:
Building Permit Application(s):	
Record Number:	Discretionary Review Coordinator:

Project Sponsor

Name:	Phone:
Email:	

Required Questions

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

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

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

Project Features

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

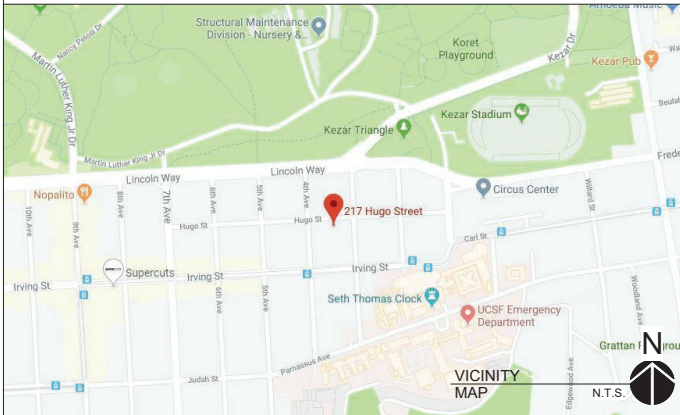
	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental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


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


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

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

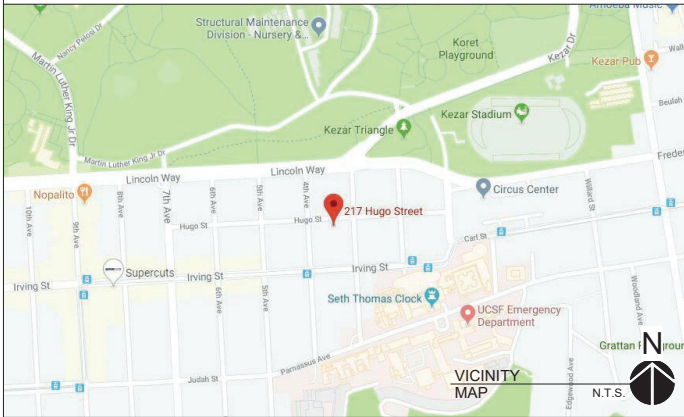
ABBREVIATIONS				GENERAL NOTES	PROJECT DATA	SHEET INDEX																												
ABV. A.D. ADJ. A.F.F. BD. BEL. BLK. BLKG. BM. B.O. BOT. BSMT. CAB. C.B. CEM. C.I. CLG. CLO. CLR. CONC. CONT. CNTR. CTR. D. DBL. DET. DIA. DIM. DISP. D.W. DR. D.S. DWG. DRWR. 'E' OR (E) EA. EL. ELEC. EQ. EXP. F. F.D. FDN. FIN. F.F.E. F.F.C. FLR. F.O.C. FT. FTG. FURR. G.B. GL. GRND. GRD. GYP. H.B. HDWD. HORIZ. HGT. I.D. INSUL. INT. JT. KIT. LAM. LAV. LT. MAX. M.C. MECH. MIN. MIR. MISC. MTL. MDF 'N' OR (N) N.I.C. NO. N.T.S. O.C. O.D. O.D. OPNG. OPP.	ABOVE AREA DRAIN ADJUSTABLE ABOVE FINISH FLOOR BOARD BELOW BLOCK BLOCKING BEAM BY OTHERS BOTTOM BASEMENT CABINET CATCH BASIN CEMENT CAST IRON CEILING CLOSET CLEAR CONCRETE CONTINUOUS COUNTER CENTER DRYER DOUBLE DETAIL DIAMETER DIMENSION DISPOSAL DISH WASHER DOOR DOWN SPOUT DRAWING DRAWER EXISTING EACH ELEVATION ELECTRICAL EQUAL EXPANSION FURNACE FLOOR DRAIN FOUNDATION FINISH FINISH FLOOR ELEVATION FINISH CEILING ELEVATION FLOOR FACE OF CONCRETE FOOT OR FEET FOOTING FURRING GRAB BAR GLASS GROUND GRADE GYPSUM HOSE BIB HARDWOOD HORIZONTAL HEIGHT INSIDE DIAMETER INSULATION INTERIOR JOINT KITCHEN LAMINATE LAVATORY LIGHT MAXIMUM MEDICINE CABINET MECHANICAL MINIMUM MIRROR MISCELLANEOUS METAL MEDIUM DENSITY FIBERBOARD NEW NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER OVERFLOW DRAIN OPENING OPPOSITE	PERF. P.G. PL. PLYWD. PR. PT. R. REF. REINF. R.D. REQ'D. RESIL. RET. RM. R.O. S. SCHED. SHWR. SHT. SHTH. SIM. S.D. SPEC. SQ. S.L.D S.S. S.S.D. STD. STL. STOR. SYM. T. TBD. TEL. T&G TYP. T.O. T.O.S. U.O.N. VERT. VEST. V.I.F. W. W/ W.H. W.C. WD. W.I. W.I.C. W/O W.O. WP. WT. < @ Ø #	PERFORATED PAINT GRADE PLATE PLYWOOD PAIR POINT RADIUS REFRIGERATOR REINFORCED ROOF DRAIN REQUIRED RESILIENT RETAINING ROOM ROUGH OPENING SINK SCHEDULE SHOWER SHEET SHEATHING SIMILAR SMOKE DETECTOR SPECIFICATION SQUARE SEE LANDSCAPE DRAWINGS STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STEEL STORAGE SYMMETRICAL TREAD TO BE DESIGNED TELEPHONE TONGUE AND GROOVE TYPICAL TOP OF TOP OF SLAB UNLESS OTHERWISE NOTED VERTICAL VESTIBULE VERIFY IN FIELD WASHER WITH WATER HEATER WATER CLOSET WOOD WROUGHT IRON WALK-IN CLOSET WITHOUT WHERE OCCURS WATERPROOF WEIGHT ANGLE AT DIAMETER POUND OF NUMBER	<div><div>1. ALL CONSTRUCTION TO CONFORM TO 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.</div><div>2. CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.</div><div>3. DO NOT SCALE THE DRAWINGS.</div><div>4. PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.</div><div>5. ALL DIMENSIONS ARE TO THE FACE OF OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.</div><div>6. COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.</div><div>7. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.</div><div>8. ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.</div><div>9. ALL WOOD, INCLUDING POSTS WITHIN 8" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETED OR MASONRY FOUNDATIONS PER C.B.C. 2306.4</div><div>10. VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.</div><div>11. VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.</div><div>12. MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.</div><div>13. ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.</div><div>14. PLUMBING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.</div><div>15. THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.</div><div>16. AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGNED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION , AND INSTALLED R-VALUE.</div><div>17. THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F, TYPICAL.</div><div>18. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.</div><div>19. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.</div><div>20. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.</div><div>21. CONTRACTOR SHALL VERIFY THE SITE CONDITION & DIMENSION BEFORE ORDER ANY BUILDING MATERIAL.</div></div>	<div><div>OWNER/APPLICANT: ADDRESS:</div><div>CONTACT INFO: BLOCK/LOT: ZONING DISTRICT: OCCUPANCY: CONSTRUCTION TYPE: LOT AREA:</div><div>BUILDING HEIGHT: NUMBER OF UNITS: NUMBER OF STORIES: OFF STREET PARKING: BICYCLE PARKING:</div><div>SCOPE OF WORK:</div></div> <div>PROPERTIES 180 LLC 217 HUGO ST, SAN FRANCISCO, CA 94122 650-741-6968 1752/024 RH-2 R-2 TYPE V-B 2,748 SQ. FT.</div> <div><div>EXISTING</div><div>PROPOSED</div><div>TOTAL</div></div> <div>040'-0"40'-0"</div> <div>022</div> <div>044</div> <div>022</div> <div>02</div> <div>THE EXISTING BUILDING WILL BE DEMOLISHED UNDER DEMOLITION PERMIT APPLICATION #2019.0730.7350.</div> <div>ERECT NEW FOUR-STORY BUILDING W/ TWO DWELLING UNITS</div> <div><div>FLOOR AREA:</div><div>EXISTING</div><div>PROPOSED</div><div>TOTAL</div></div> <div>ATTACHED GARAGE0 S.F.868 S.F.868 S.F.</div> <div>1ST FLOOR0 S.F.540 S.F.540 S.F</div> <div>2ND FLOOR0 S.F.1,181 S.F.1,181 S.F</div> <div>3RD FLOOR0 S.F.1,242 S.F.1,242 S.F</div> <div>4TH FLOOR0 S.F.745 S.F.745 S.F</div> <div>TOTALS0 S.F.4,576 S.F.4,576 S.F</div>	<div>A0.0PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES</div> <div>ARCHITECTURAL</div> <div>A1.0(E) SITE PLANS & PHOTOGRAPHS</div> <div>A1.1(N) SITE PLAN</div> <div>A2.0FLOOR PLANS & NOTES</div> <div>A2.1FLOOR PLANS & NOTES</div> <div>A2.2ROOF PLAN & NOTES</div> <div>A4.0PROPOSED ELEVATIONS</div> <div>A4.1PROPOSED ELEVATIONS</div>																												
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						PROJECT ADDRESS:																												
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						PROJECT DESCRIPTION:																												
						ERECT 4-STORY NEW RESIDENTIAL BUILDING																												
						<table><tr><th>NOTES</th><th>BY</th></tr><tr><td>1070120 RDAT</td><td>T.C./T.Y.</td></tr><tr><td>2100520 RDAT</td><td>T.C./T.Y.</td></tr><tr><td>3111220 RDAT</td><td>T.C./T.Y.</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td>SCALE</td><td>AS NOTED</td></tr><tr><td>JOB</td><td>190215</td></tr><tr><td>SHEET</td><td></td></tr></table>			NOTES	BY	1070120 RDAT	T.C./T.Y.	2100520 RDAT	T.C./T.Y.	3111220 RDAT	T.C./T.Y.													SCALE	AS NOTED	JOB	190215	SHEET	
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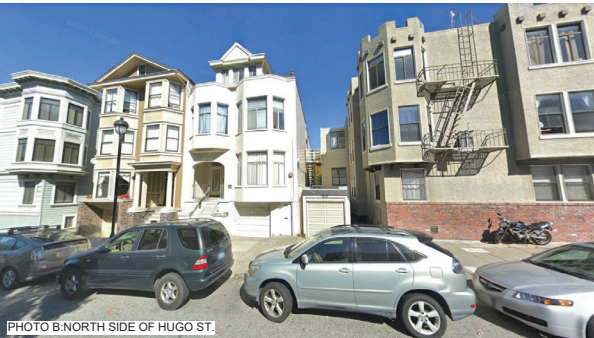
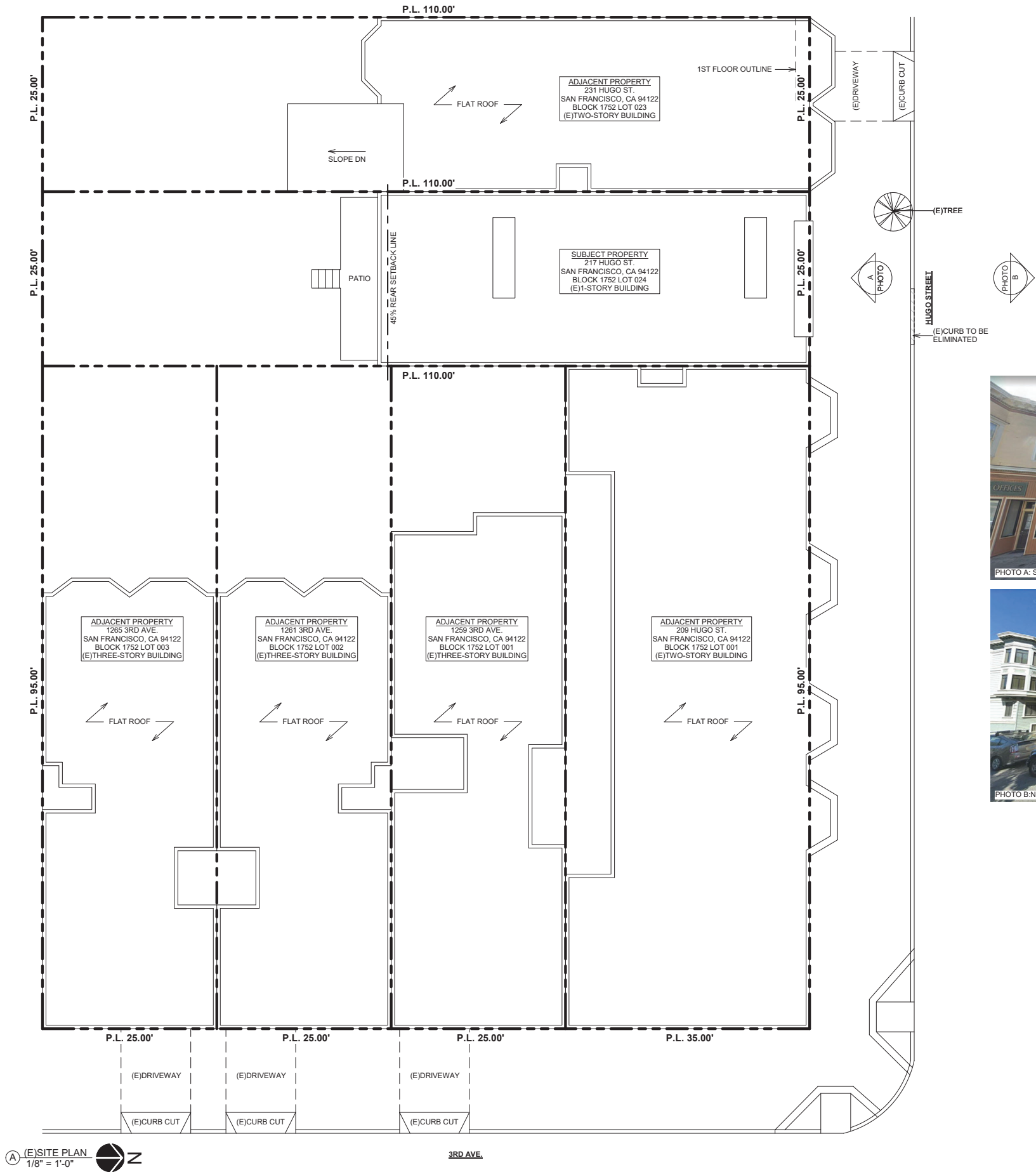






A0.0





APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

(E)SITE PLAN &
PHOTOGRAPHS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

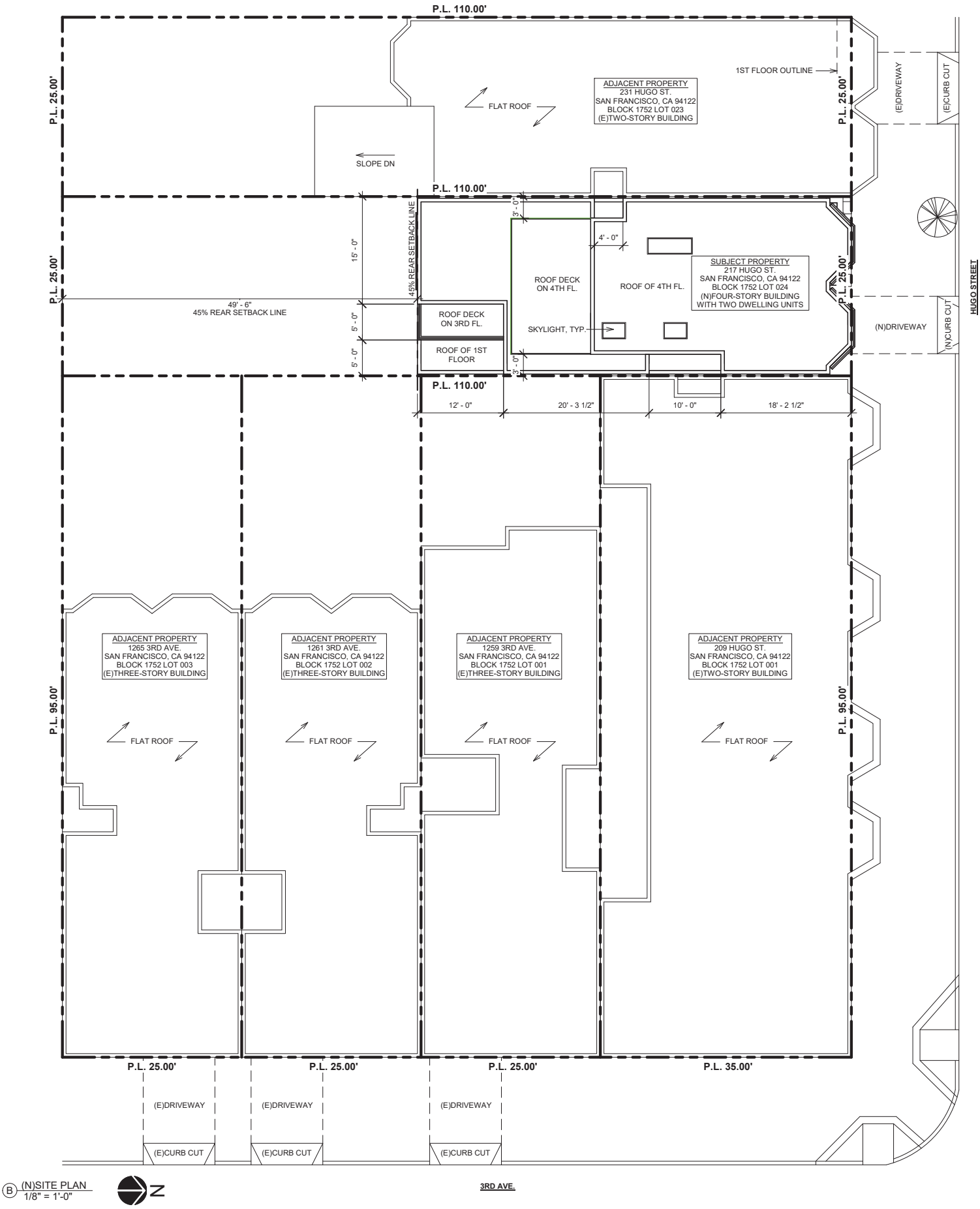
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	

A1.0



(B) (N)SITE PLAN
1/8" = 1'-0"



3RD AVE.

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

(N)SITE PLAN

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

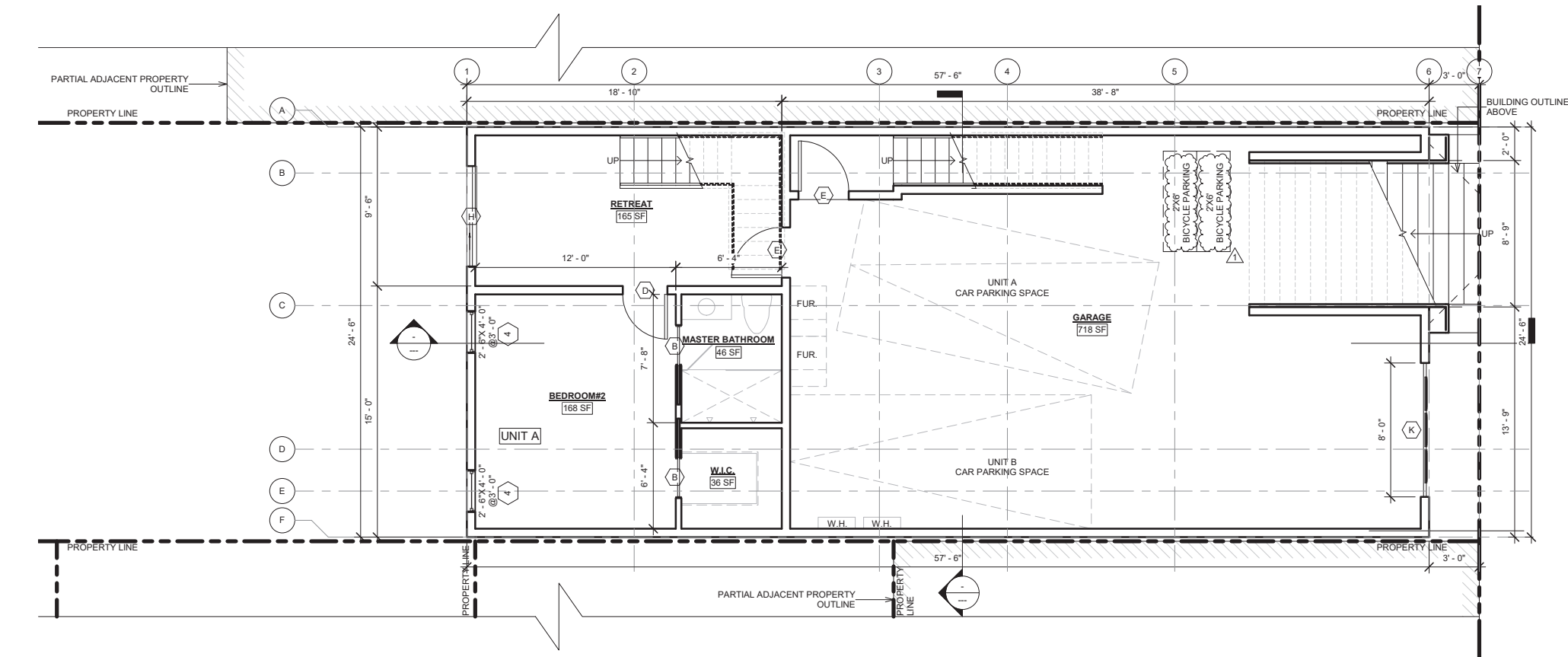
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

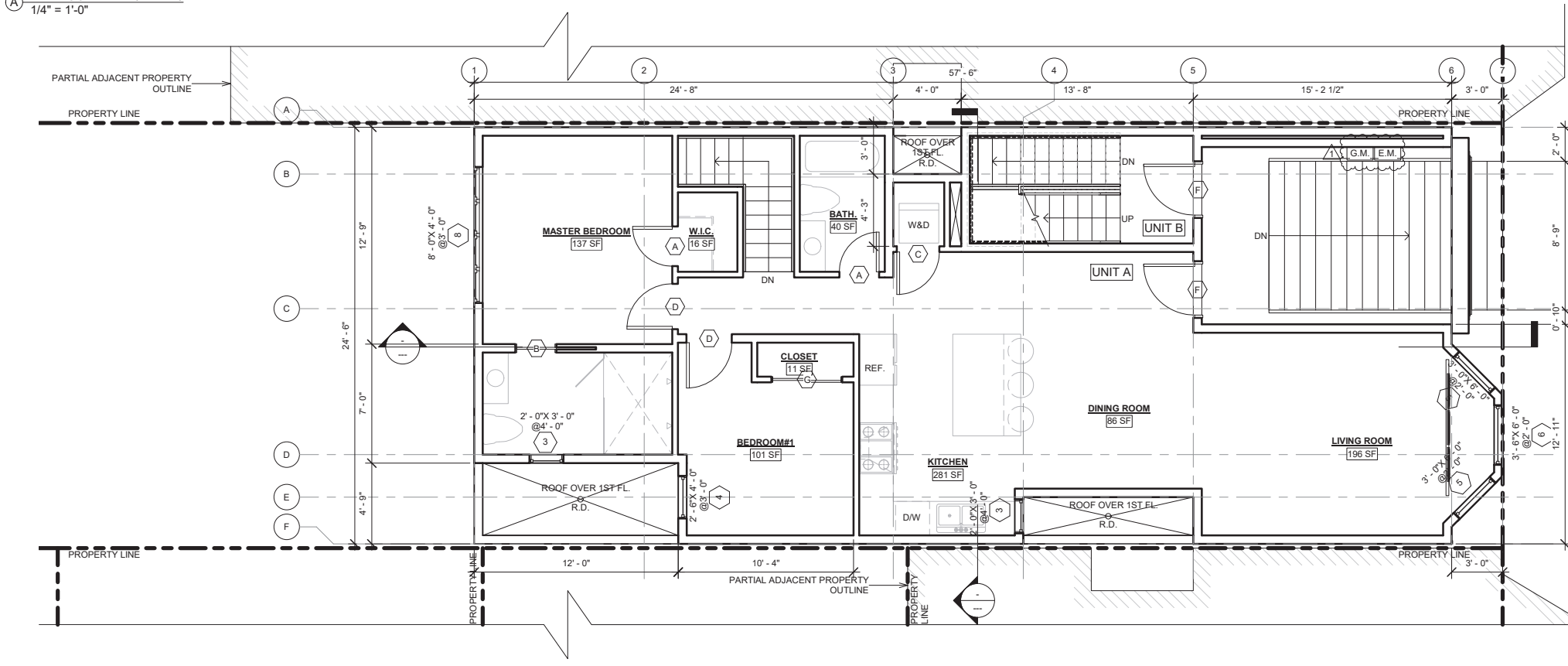
NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A1.1



A 1ST FLOOR PLAN (1,408 S.F.)
1/4" = 1'-0"



B 2ND FLOOR PLAN (1,181 S.F.)
1/4" = 1'-0"



DRAWING LEGEND	
	NEW PARTITION WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH INSULATION

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

FLOOR PLANS & NOTES

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

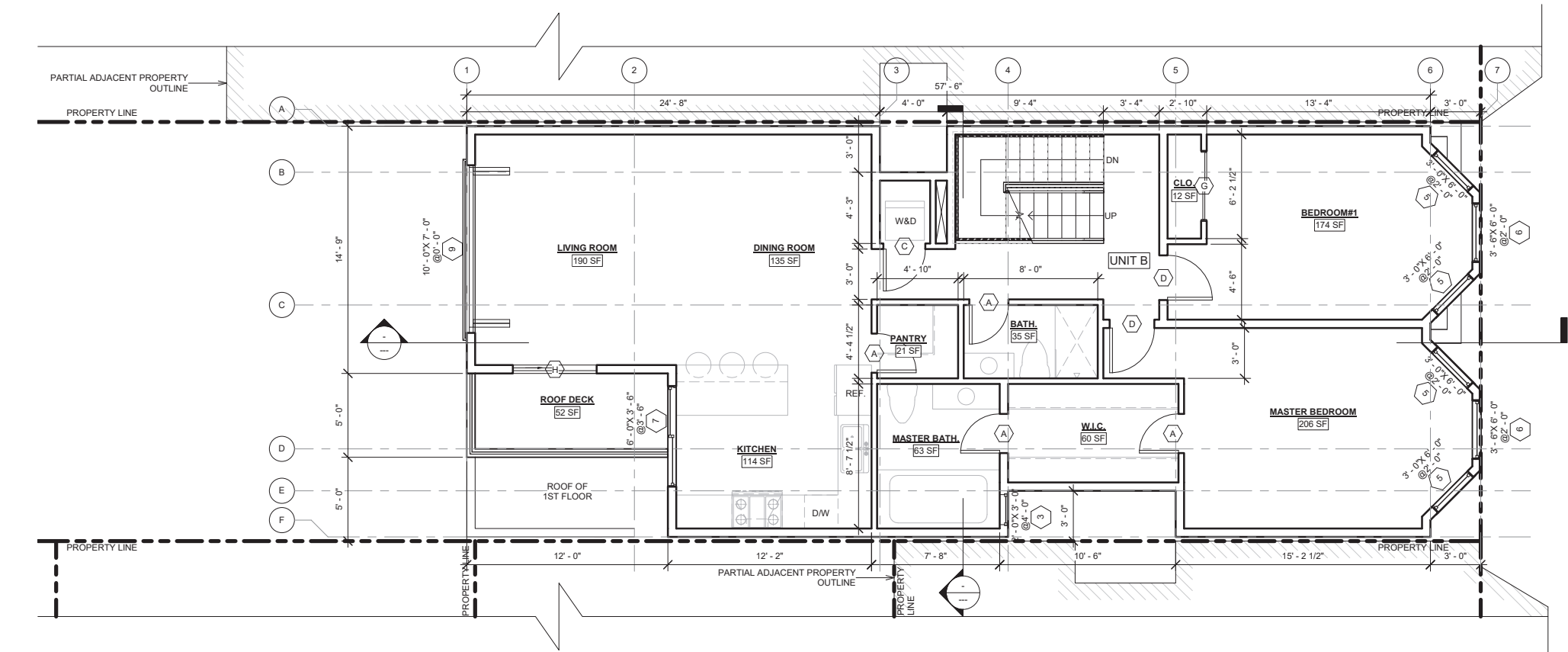
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
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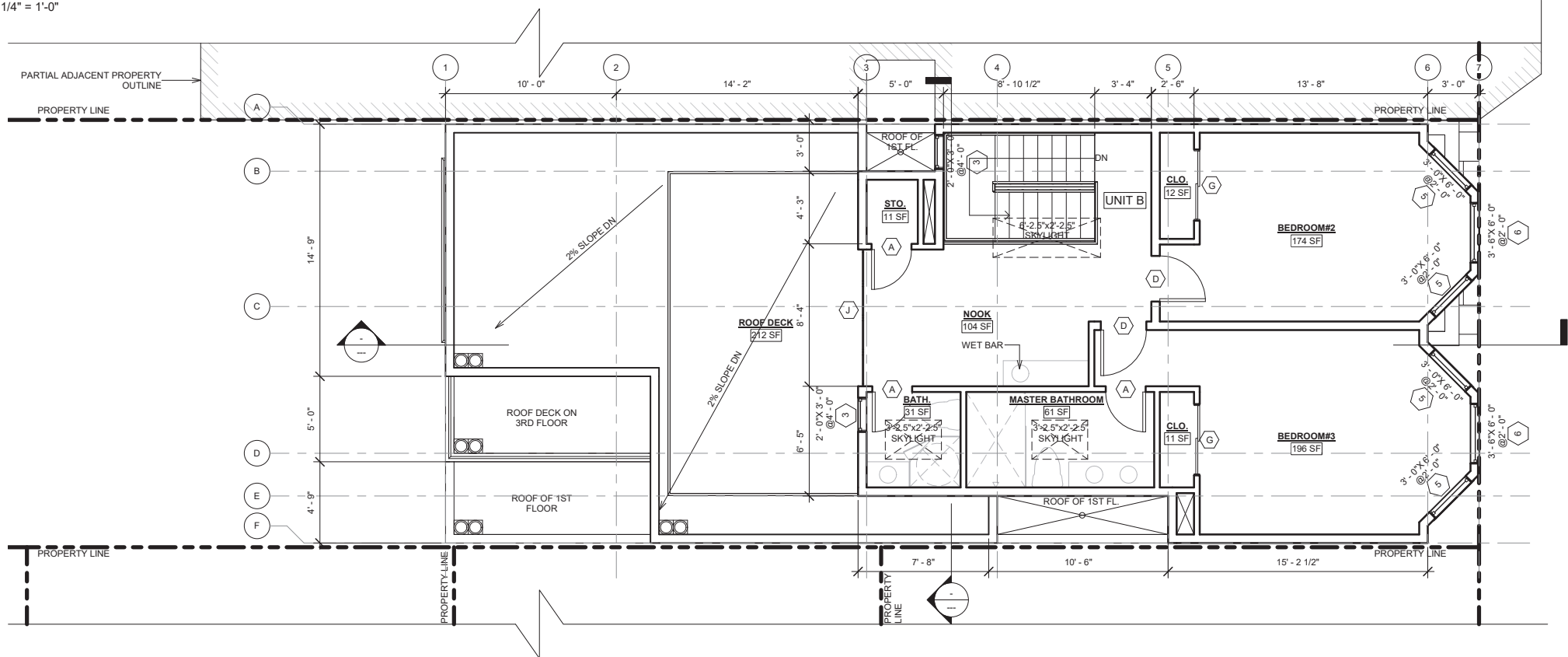
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1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A2.0



A 3RD FLOOR PLAN (1,242 S.F.)
1/4" = 1'-0"



B 4TH FLOOR PLAN (745 S.F.)
1/4" = 1'-0"



DRAWING LEGEND	
	NEW PARTITION WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH INSULATION

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

FLOOR PLANS & NOTES

PROJECT ADDRESS:

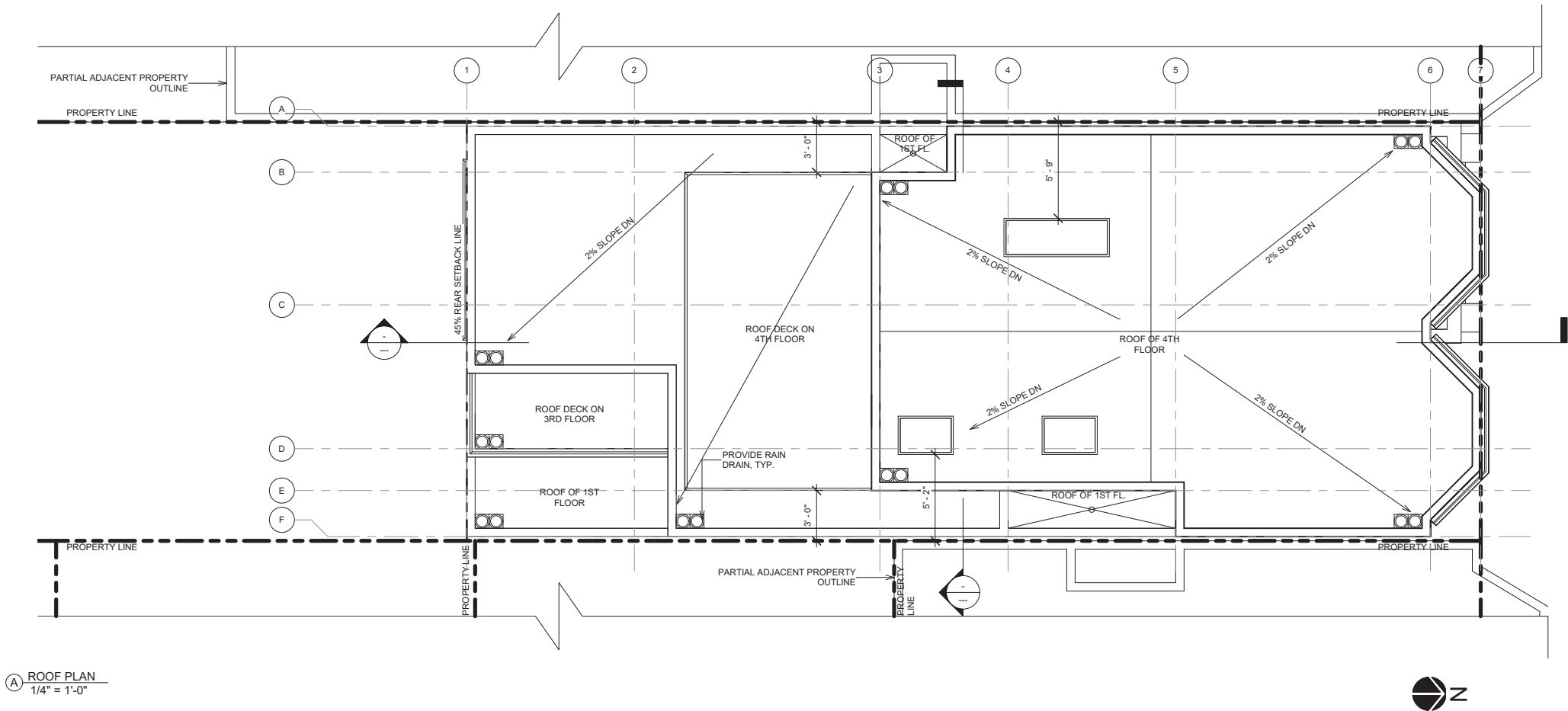
217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	



APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

ROOF PLAN & NOTES

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

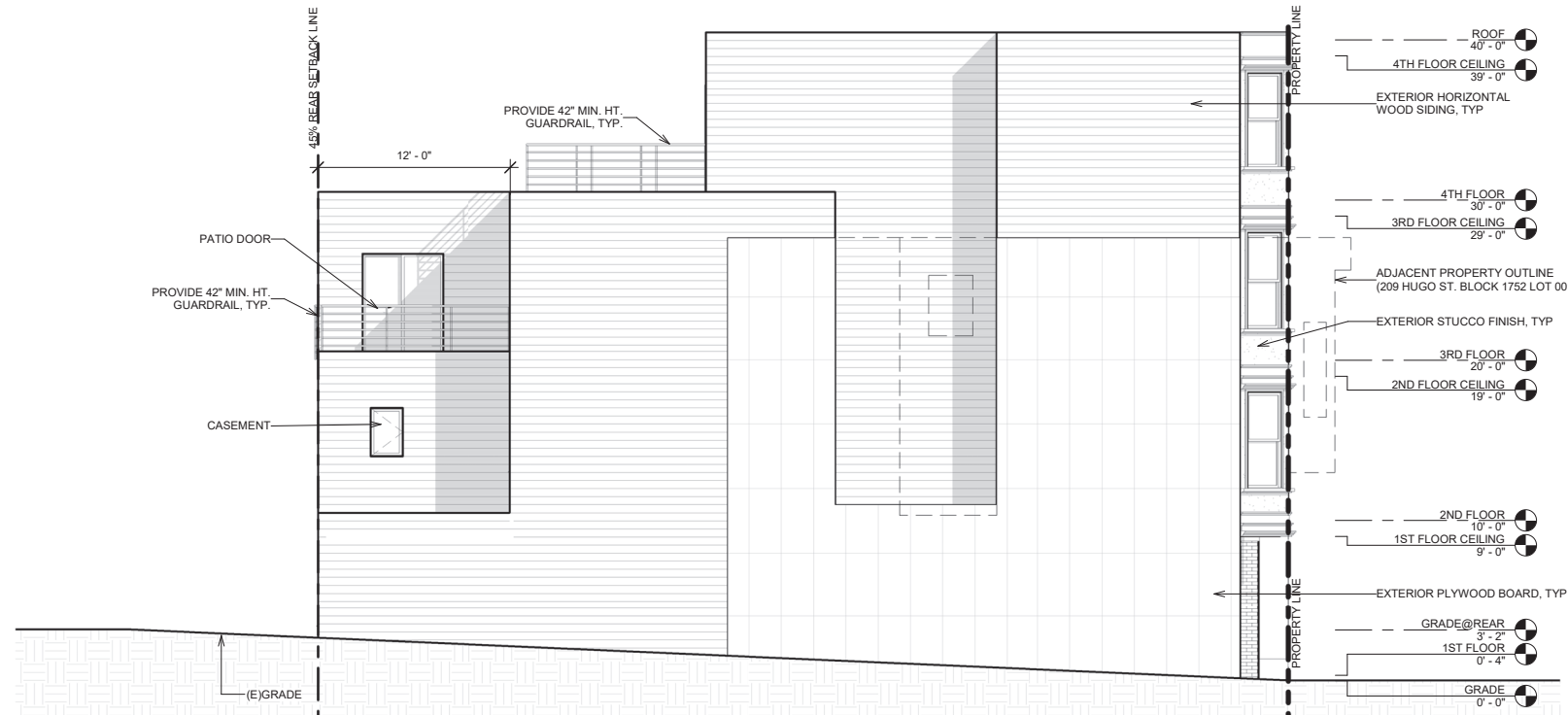
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

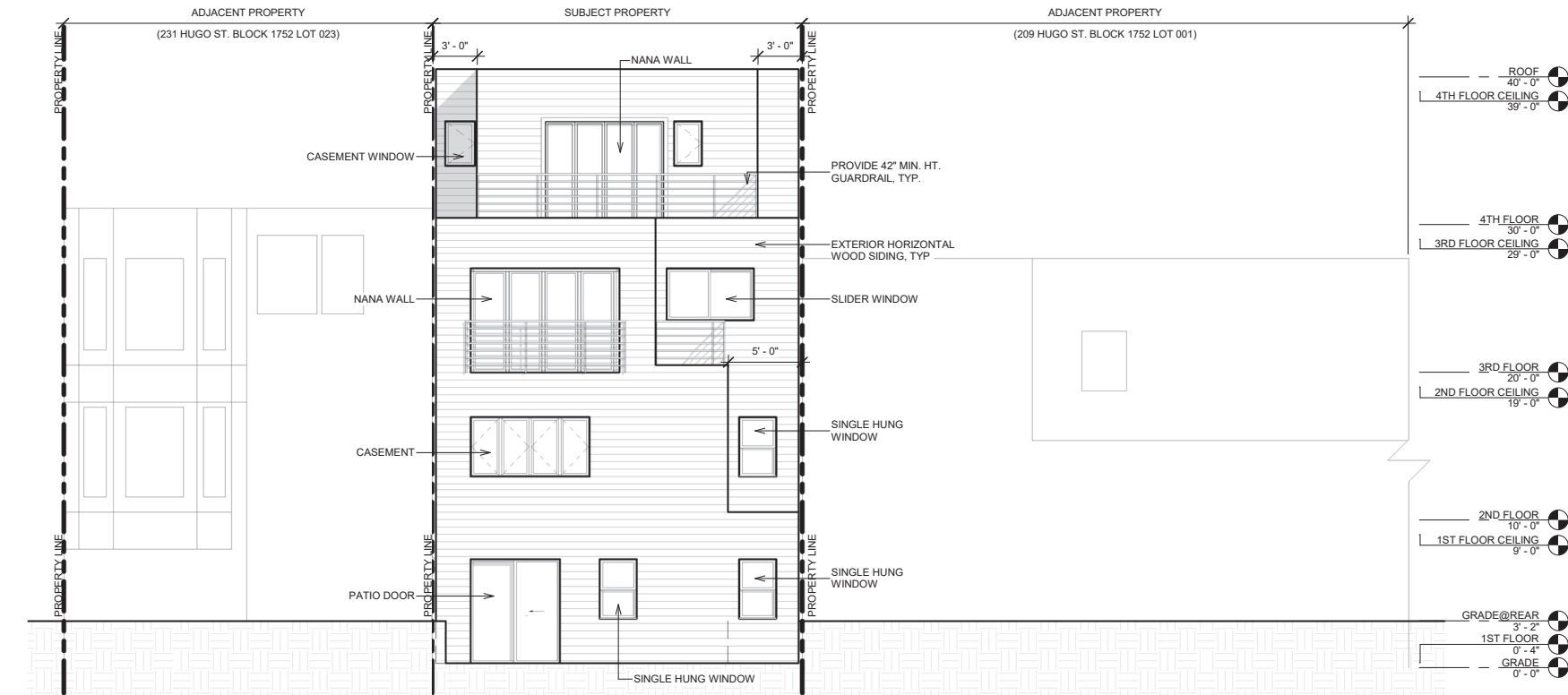
NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	

A2.2



(A) EAST SIDE ELEVATION
3/16" = 1'-0"



(B) REAR(SOUTH) ELEVATION
3/16" = 1'-0"

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

PROPOSED ELEVATIONS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

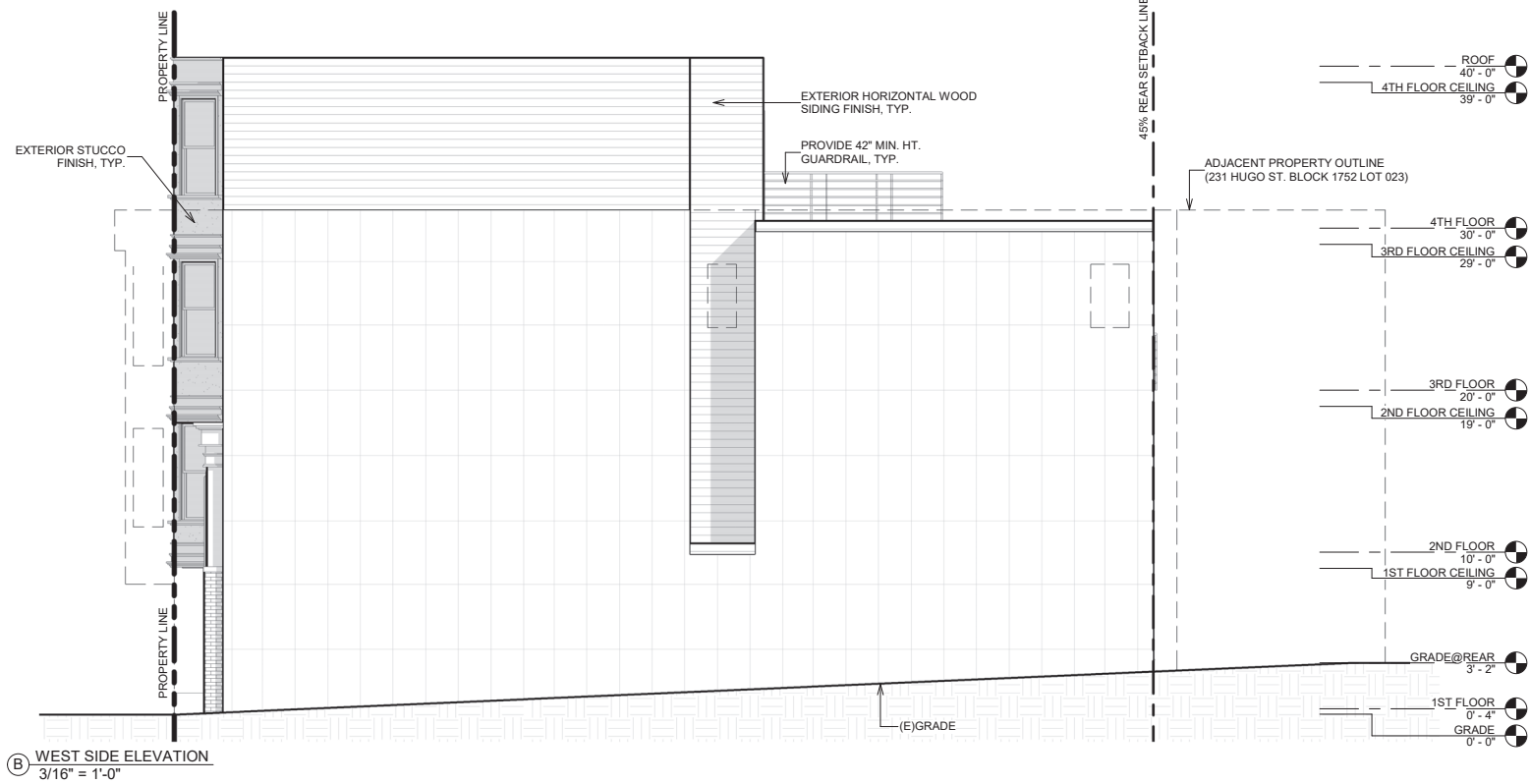
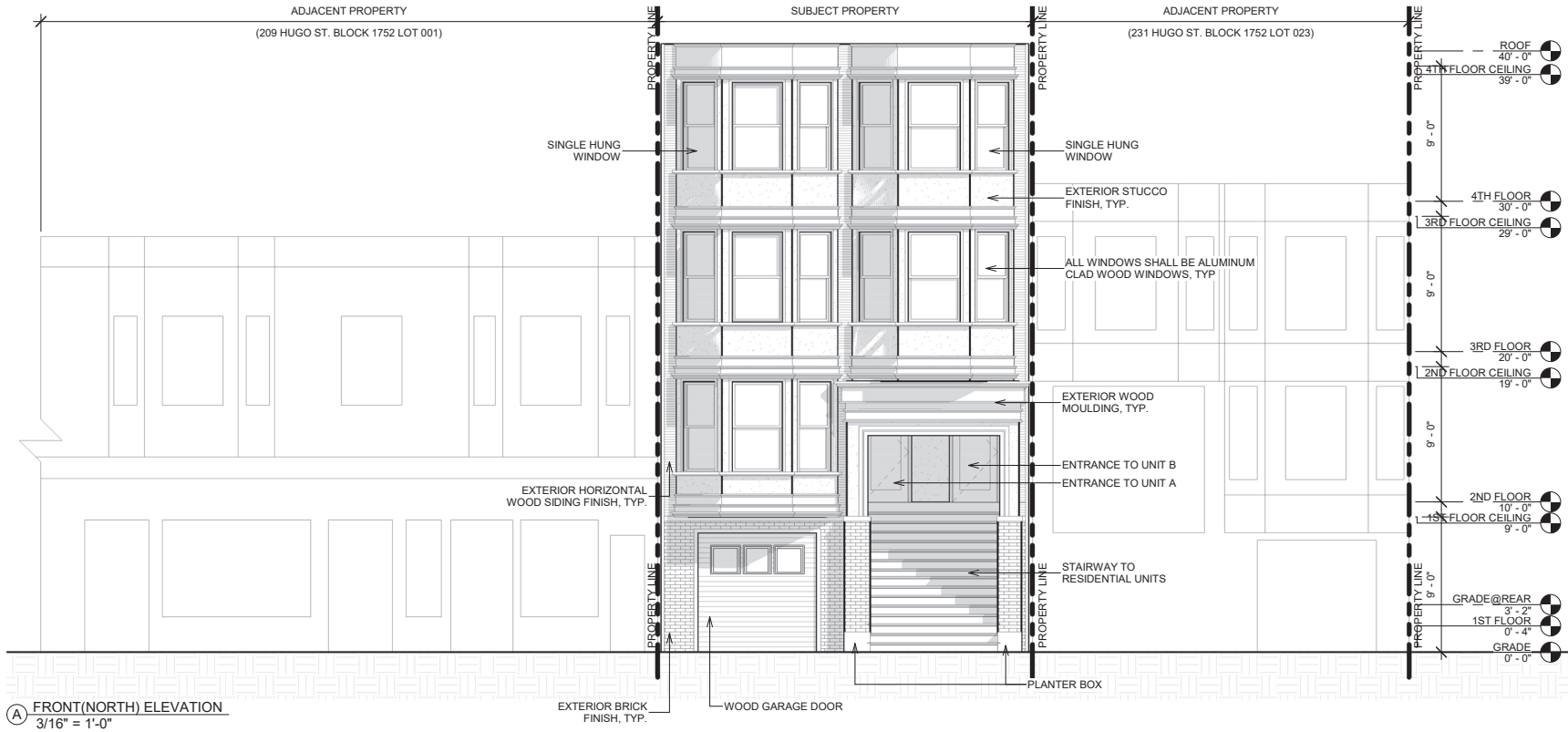
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A4.0



APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

PROPOSED ELEVATIONS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

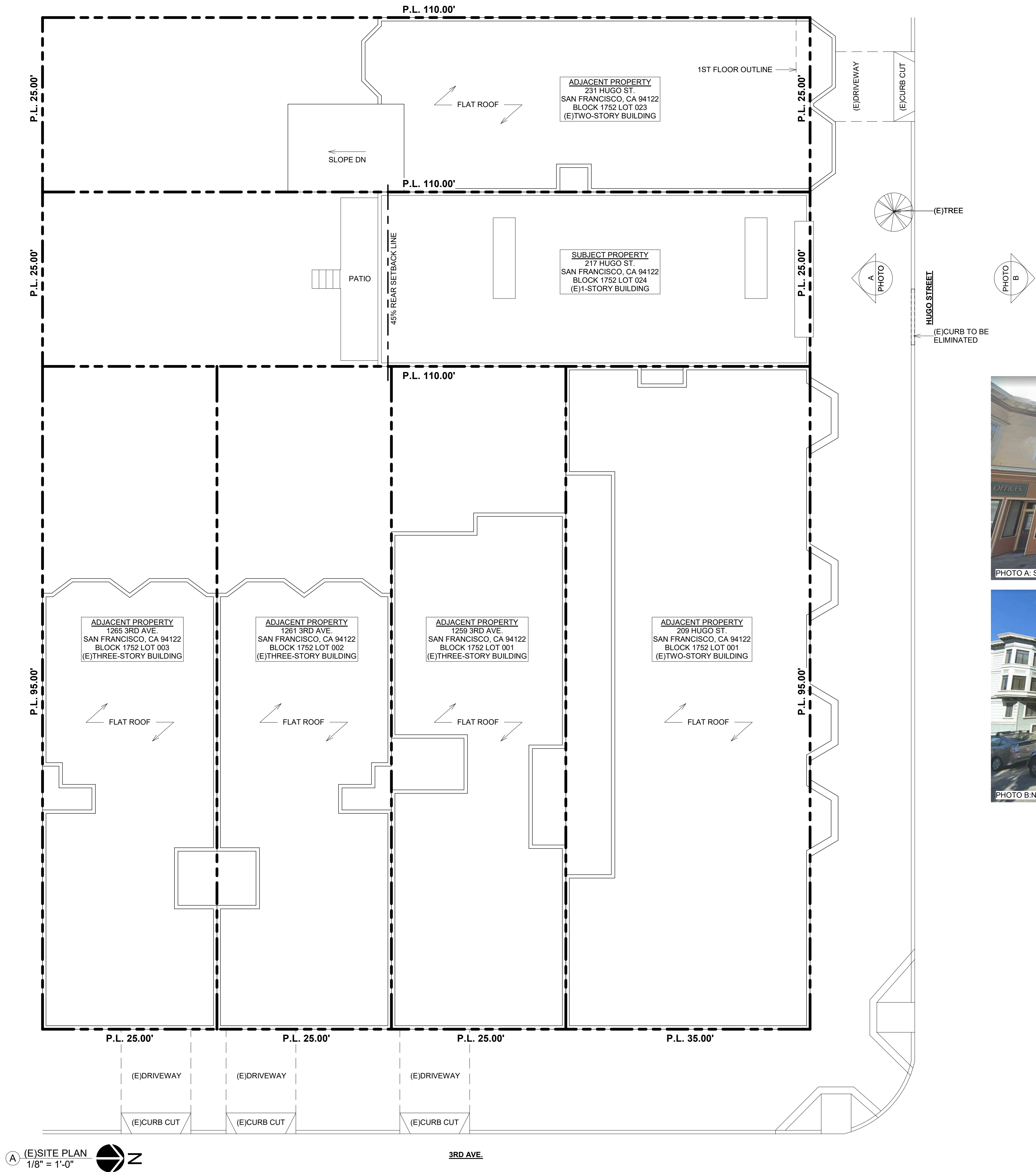
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	

A4.1



APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

(E) SITE PLAN & PHOTOGRAPHS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

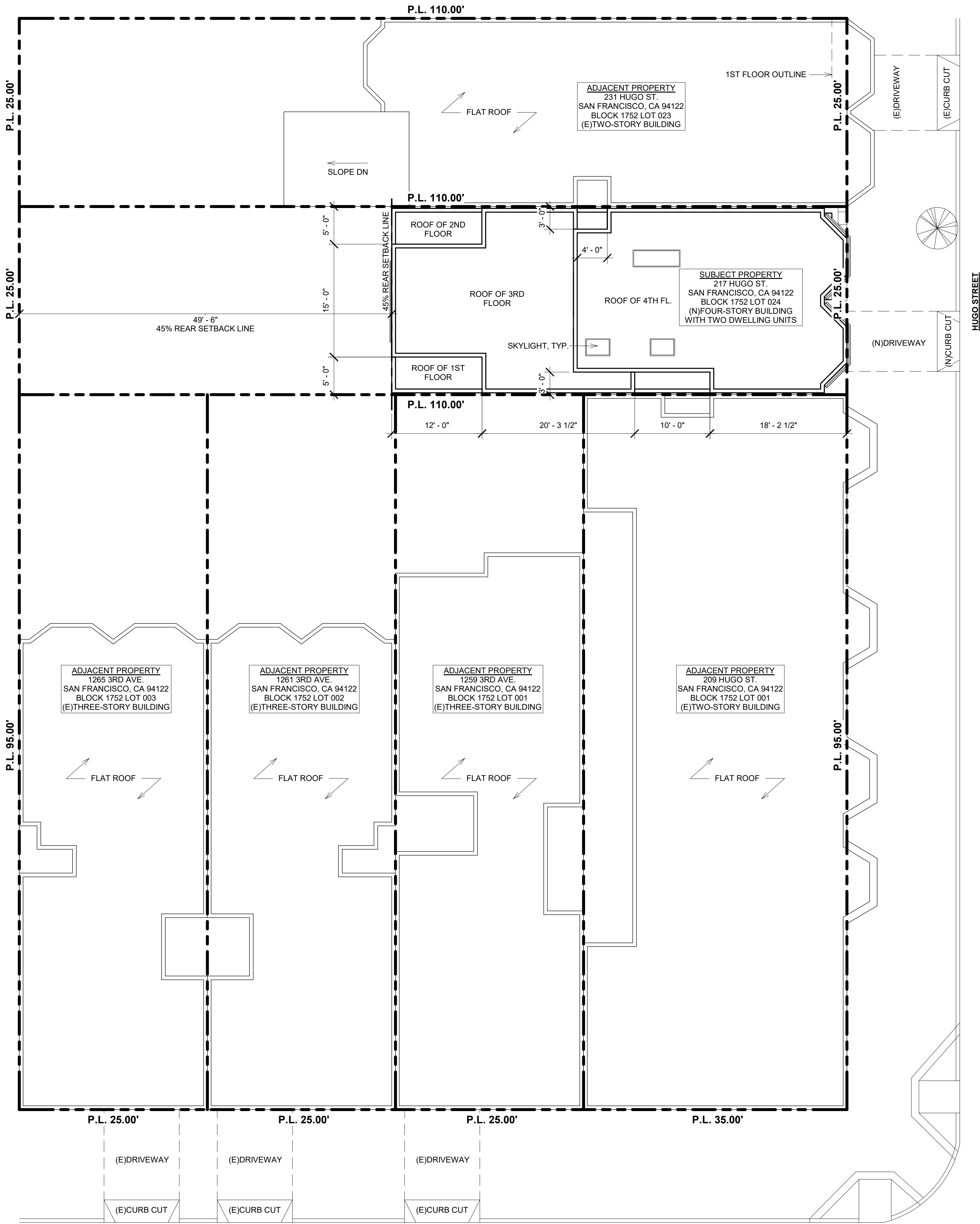
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A1.0



(B) (N)SITE PLAN
1/8" = 1'-0"



3RD AVE.

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

(N)SITE PLAN

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

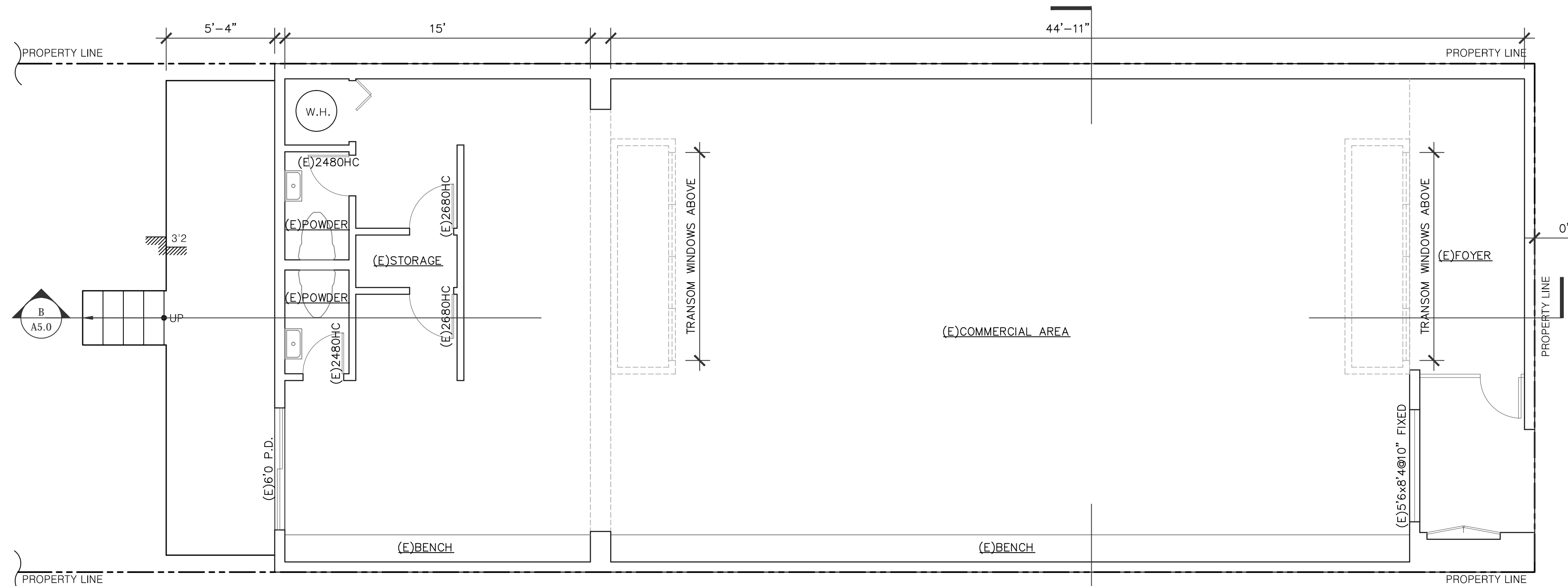
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

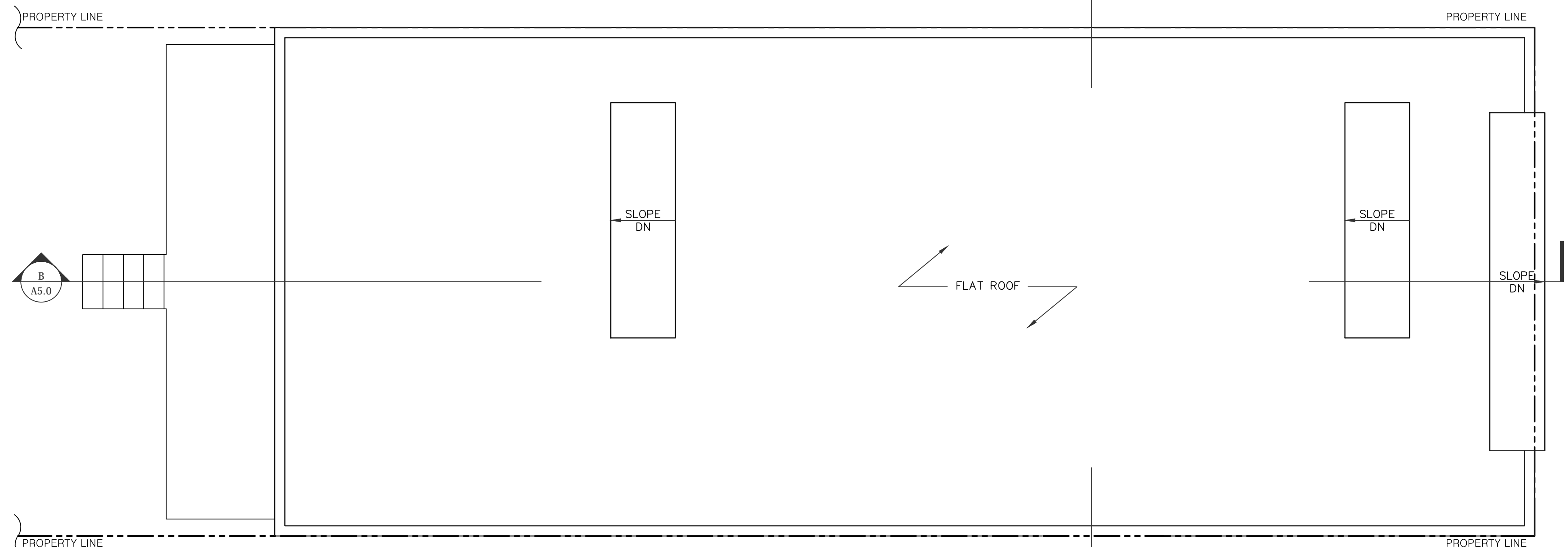
NOTES		BY
1	070120 RDAT	T.C./T.Y.
2	100520 RDAT	T.C./T.Y.
3	111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A1.1



EXISTING 1ST FLOOR PLAN
1/4" = 1'-0" (1,548 S.F.)



EXISTING ROOF PLAN
1/4" = 1'-0" 217 HUGO ST.

OWNER / REPRESENTATIVE:
PROPERTIES 180, LLC.
217 HUGO STREET,
SAN FRANCISCO, CA 94122

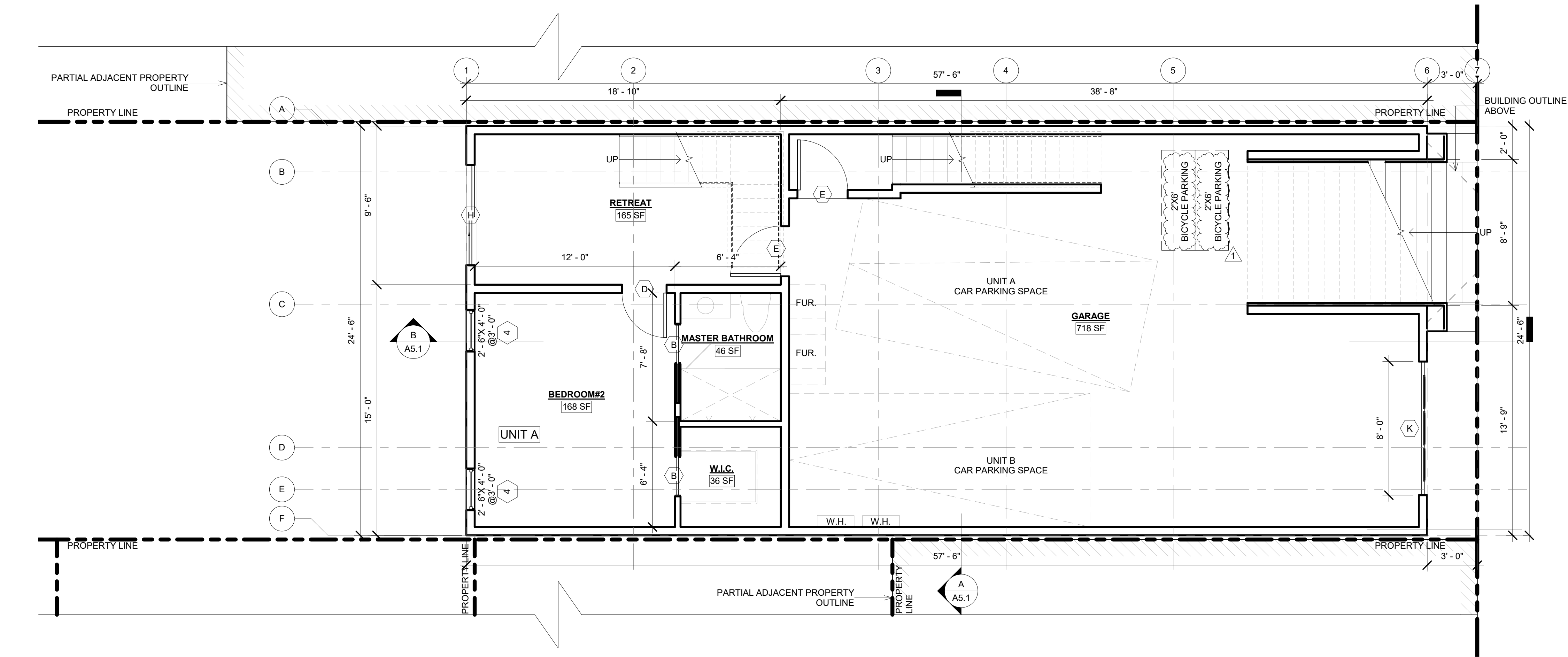
SHEET TITLE:
**EXISTING
FLOOR PLAN**

PROJECT ADDRESS:
217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

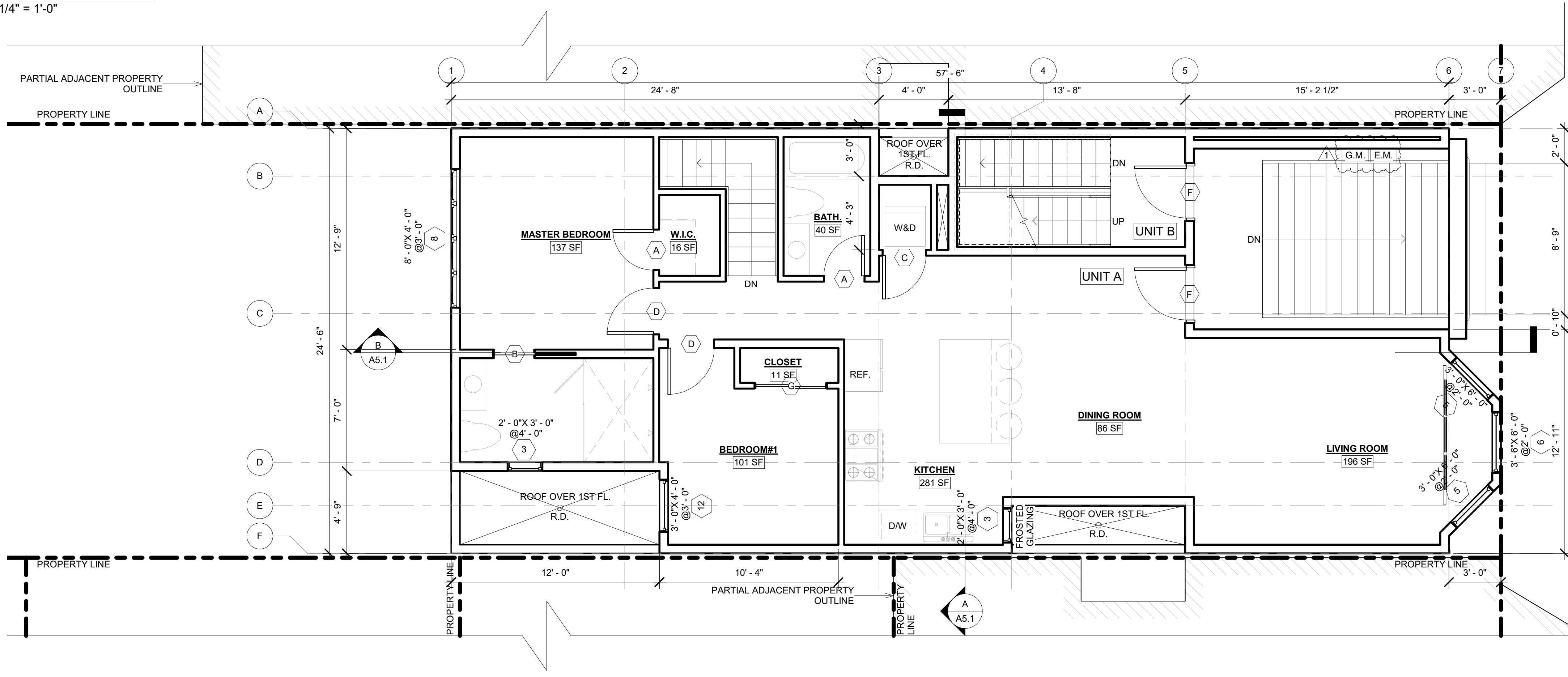
PROJECT DESCRIPTION:
ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
△ 070120 RDAT	T.C./T.Y.
△	
△	
△	
△	
△	

DATE	07/17/2019
SCALE	AS NOTED
DRAWN	T.C.
JOB	190215
SHEET	



A 1ST FLOOR PLAN /(1,408 S.F.)
1/4" = 1'-0"



B 2ND FLOOR PLAN /(1,181 S.F.)
1/4" = 1'-0"



DRAWING LEGEND	
	NEW PARTITION WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH INSULATION

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

FLOOR PLANS & NOTES

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

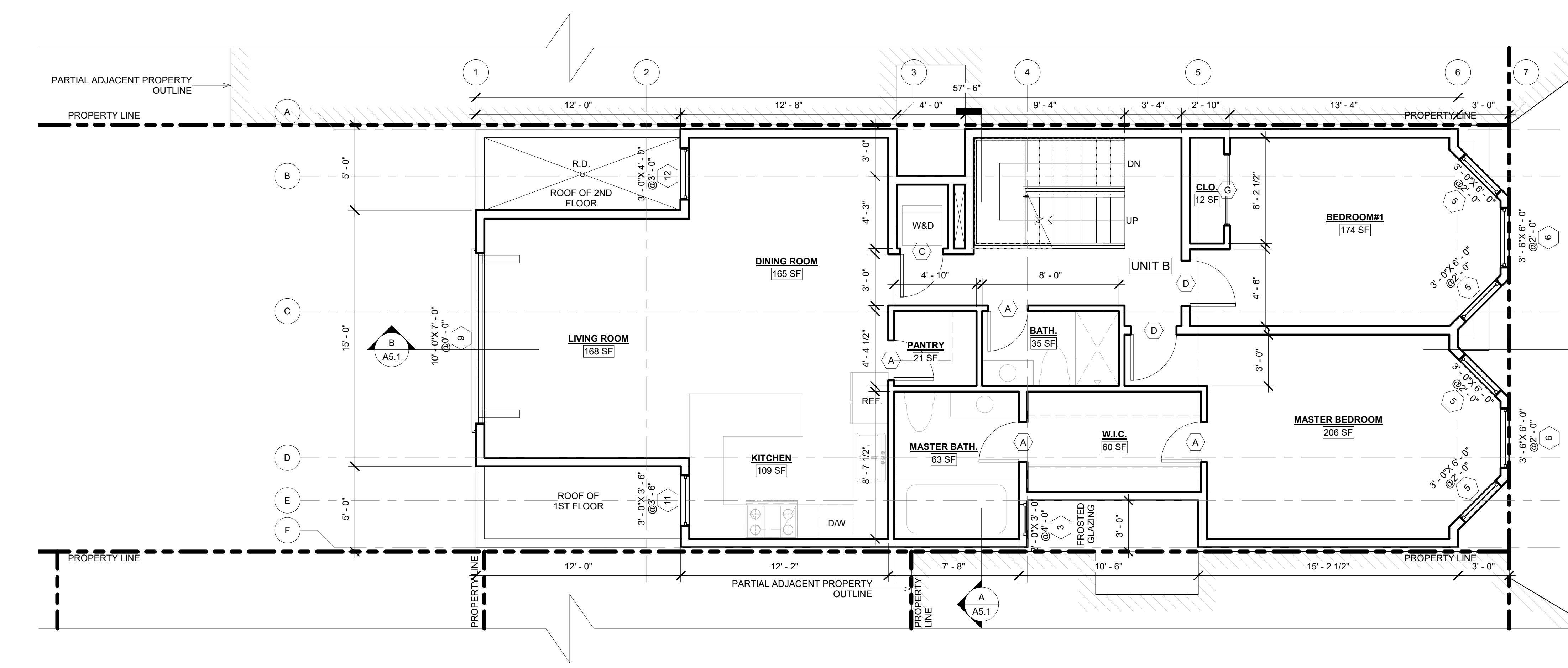
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

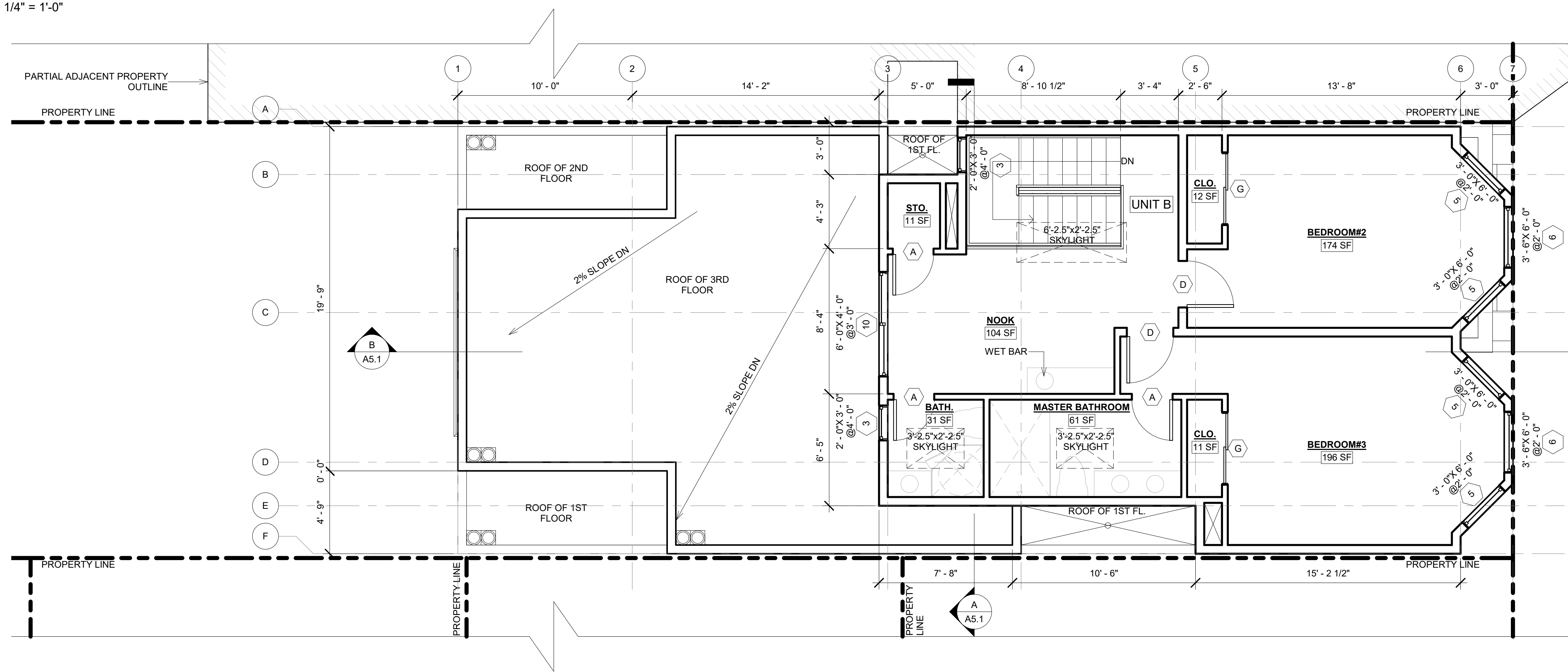
NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A2.1



A 3RD FLOOR PLAN // (1,242 S.F.)
1/4" = 1'-0"



B 4TH FLOOR PLAN // (745 S.F.)
1/4" = 1'-0"



DRAWING LEGEND	
	NEW PARTITION WALL
	NEW CONCRETE WALL
	1 HR. RATED WALL
	WALL WITH INSULATION

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

FLOOR PLANS & NOTES

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

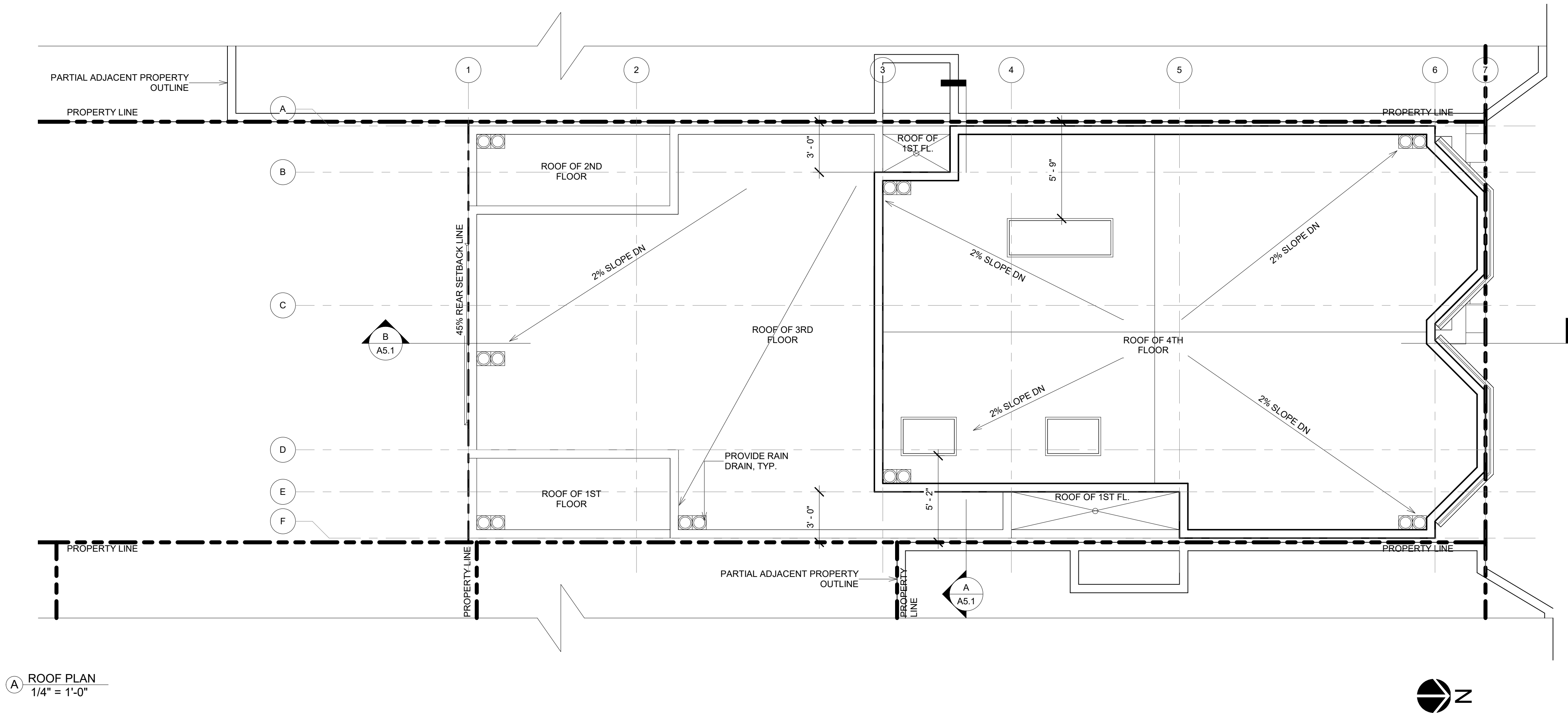
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A2.2



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



APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

ROOF PLAN & NOTES

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

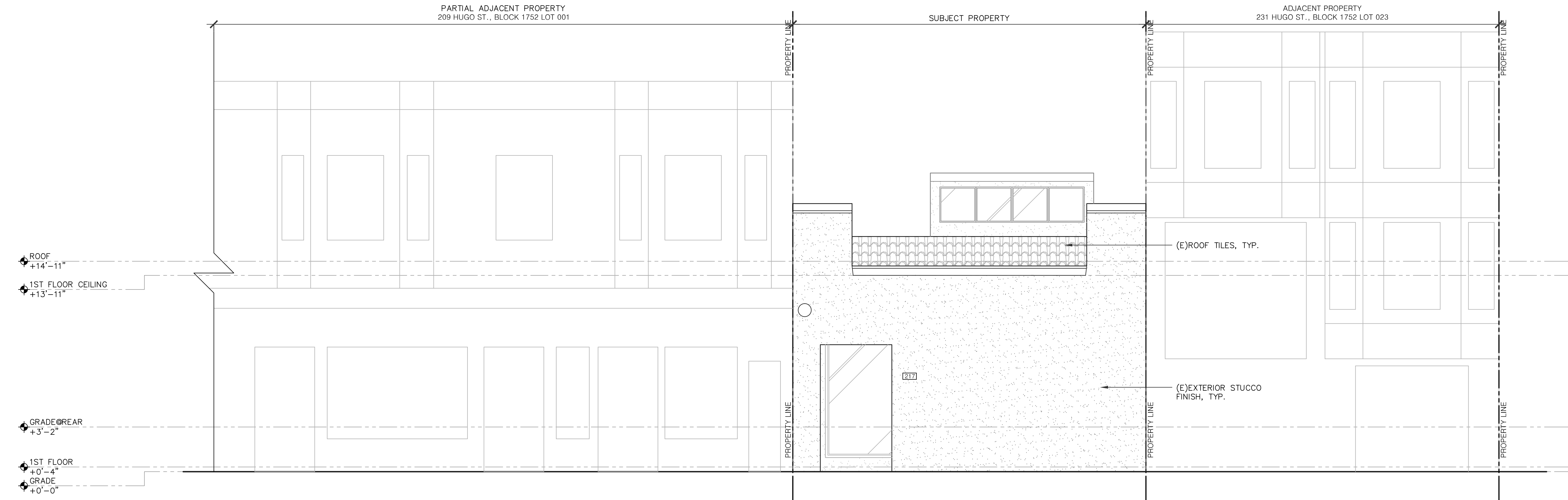
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

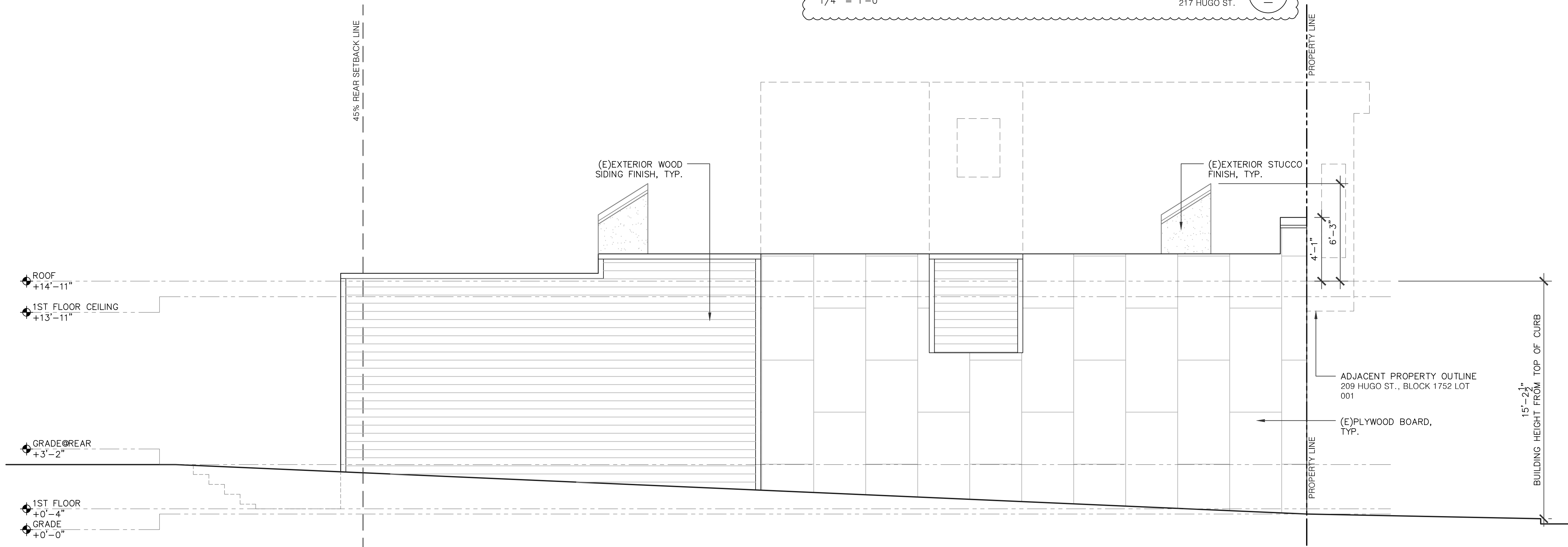
NOTES		BY
1	070120 RDAT	T.C./T.Y.
2	100520 RDAT	T.C./T.Y.
3	111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	

A2.3



EXISTING FRONT(NORTH) ELEVATION
1/4" = 1'-0" 217 HUGO ST. A



EXISTING EAST SIDE ELEVATION
1/4" = 1'-0" 217 HUGO ST. B

OWNER / REPRESENTATIVE:

PROPERTIES 180, LLC.

217 HUGO STREET,
SAN FRANCISCO, CA 94122

SHEET TITLE:

EXISTING ELEVATIONS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122

BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
△ 070120 RDAT	T.C./T.Y.
△	
△	
△	
△	
△	

DATE 07/17/2019

SCALE AS NOTED

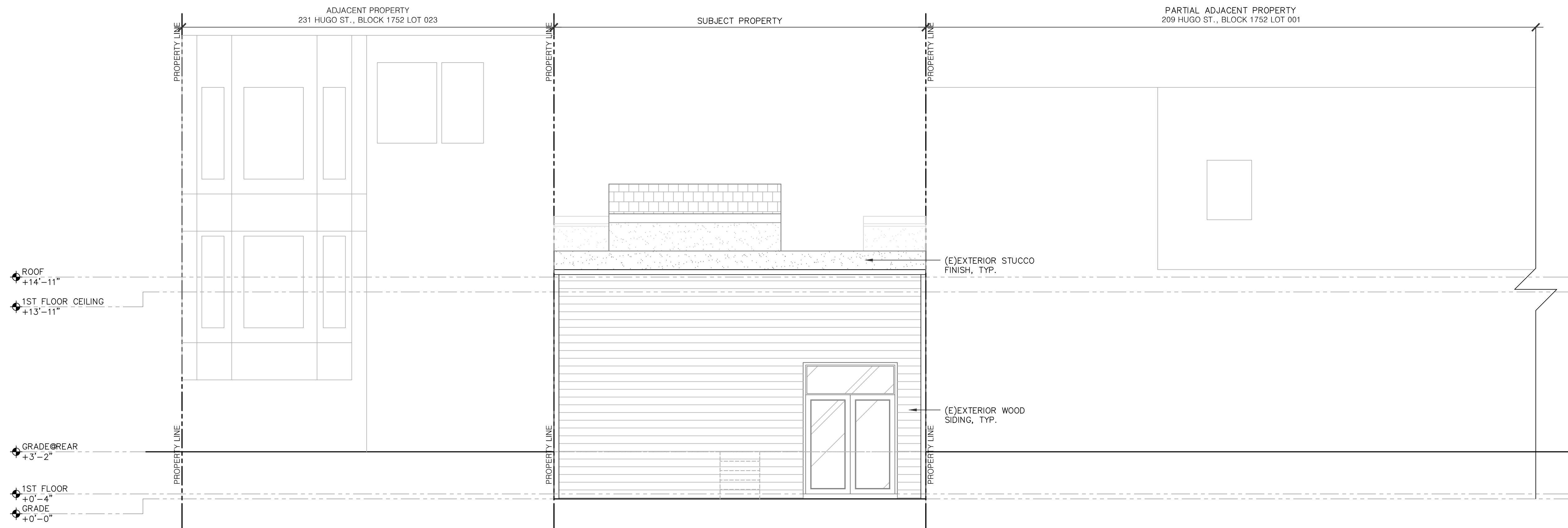
DRAWN T.C.

JOB 190215

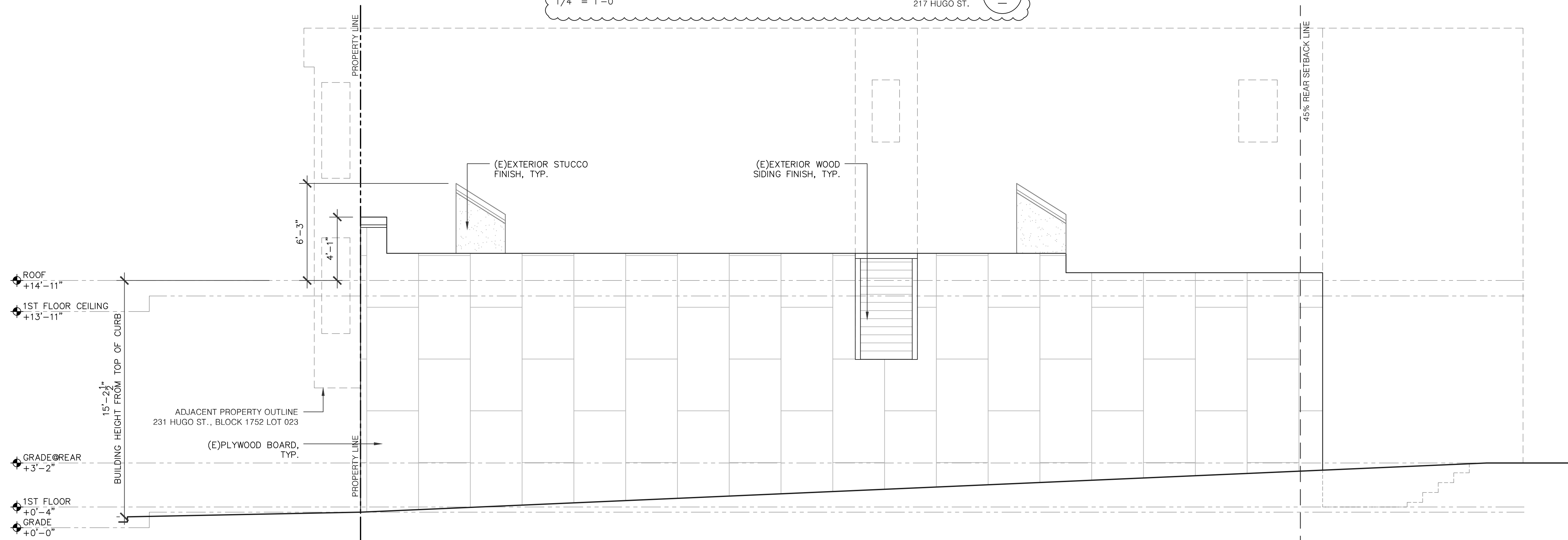
SHEET

A4.0
OF SHEETS

PRINT DATE: Aug 03, 2020 - 3:12pm



EXISTING REAR(SOUTH) ELEVATION C 1/4" = 1'-0" 217 HUGO ST.



EXISTING WEST SIDE ELEVATION D 1/4" = 1'-0" 217 HUGO ST.

OWNER / REPRESENTATIVE:

PROPERTIES 180, LLC.

217 HUGO STREET,
SAN FRANCISCO, CA 94122

SHEET TITLE:

EXISTING ELEVATIONS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122

BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
A 070120 RDAT	T.C./T.Y.
A	
A	
A	
A	
A	

DATE	07/17/2019
SCALE	AS NOTED
DRAWN	T.C.
JOB	190215
SHEET	

A4.1
OF SHEETS

PRINT DATE: Aug 03, 2020 - 3:12pm



Ⓐ FRONT(NORTH) ELEVATION
1/4" = 1'-0"

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

PROPOSED FRONT ELEVATION

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

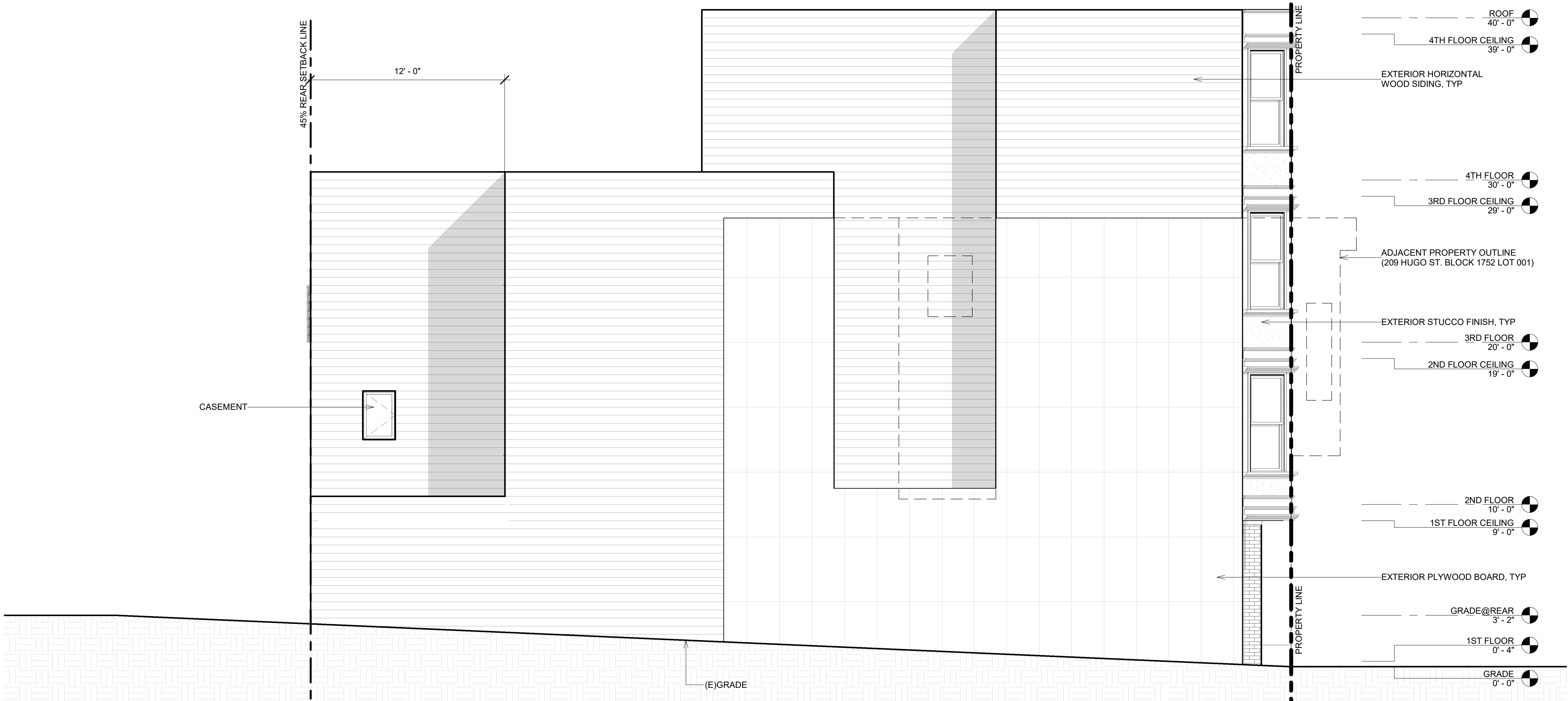
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A4.2



Ⓑ EAST SIDE ELEVATION
1/4" = 1'-0"

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

PROPOSED EAST SIDE
ELEVATION

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

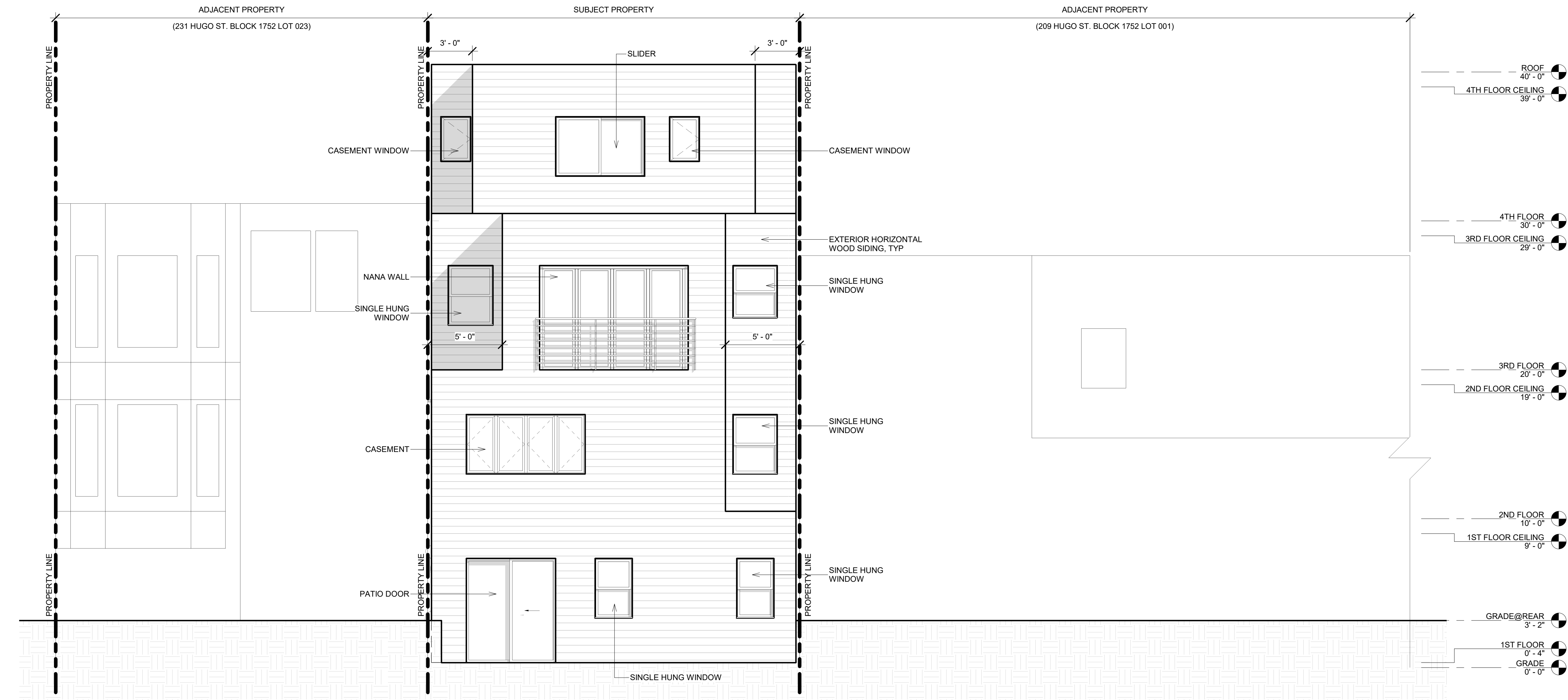
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	

A4.3



© REAR(SOUTH) ELEVATION
1/4" = 1'-0"

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

PROPOSED REAR ELEVATION

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

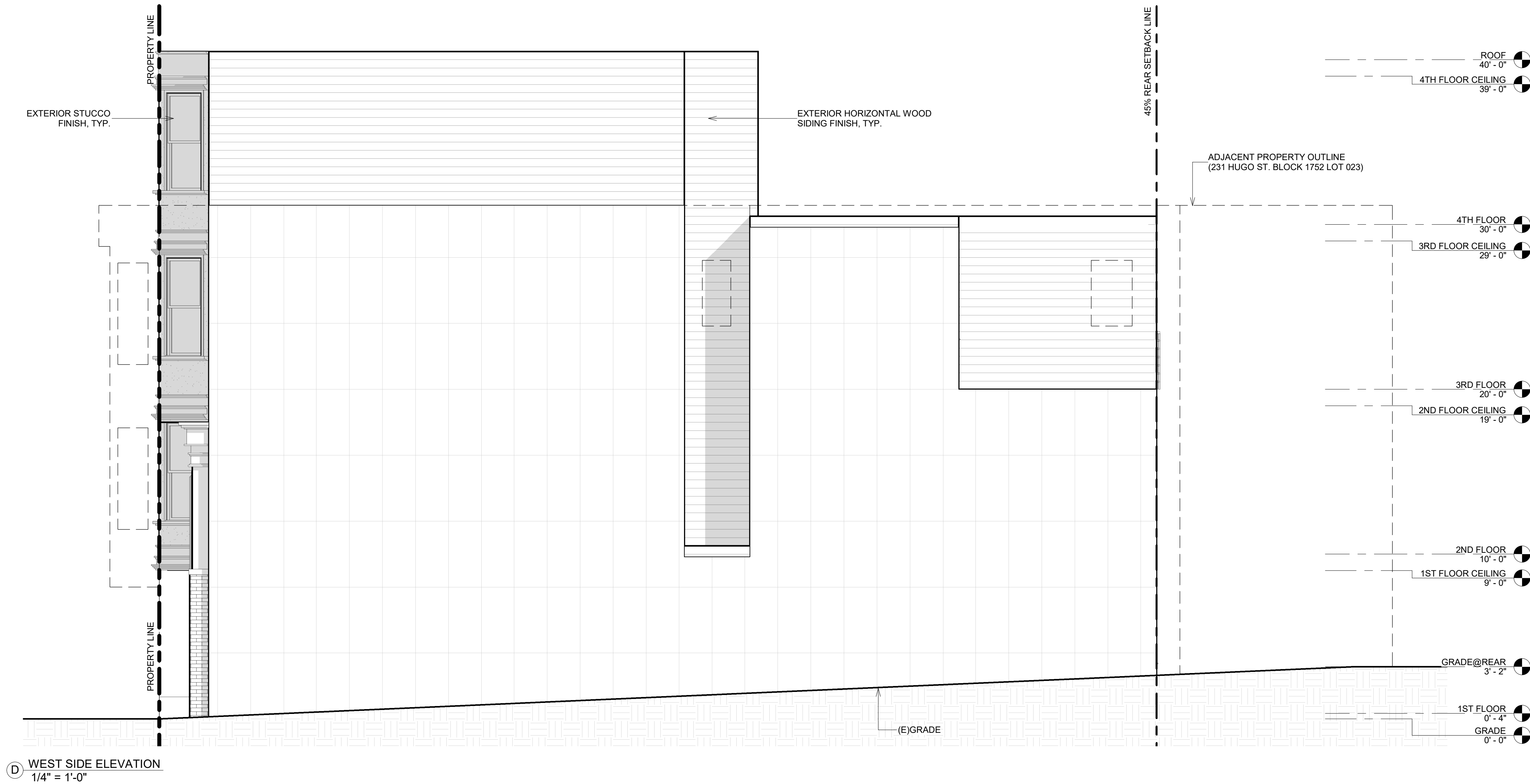
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

A4.4



APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

PROPOSED WEST SIDE
ELEVATION

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

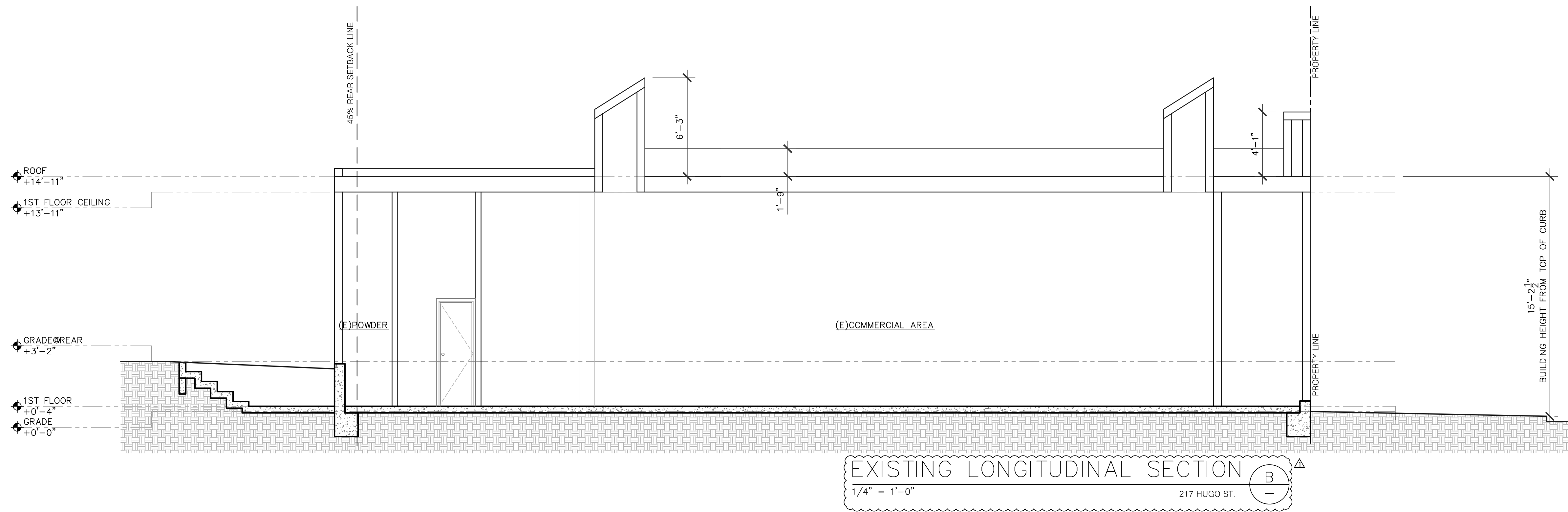
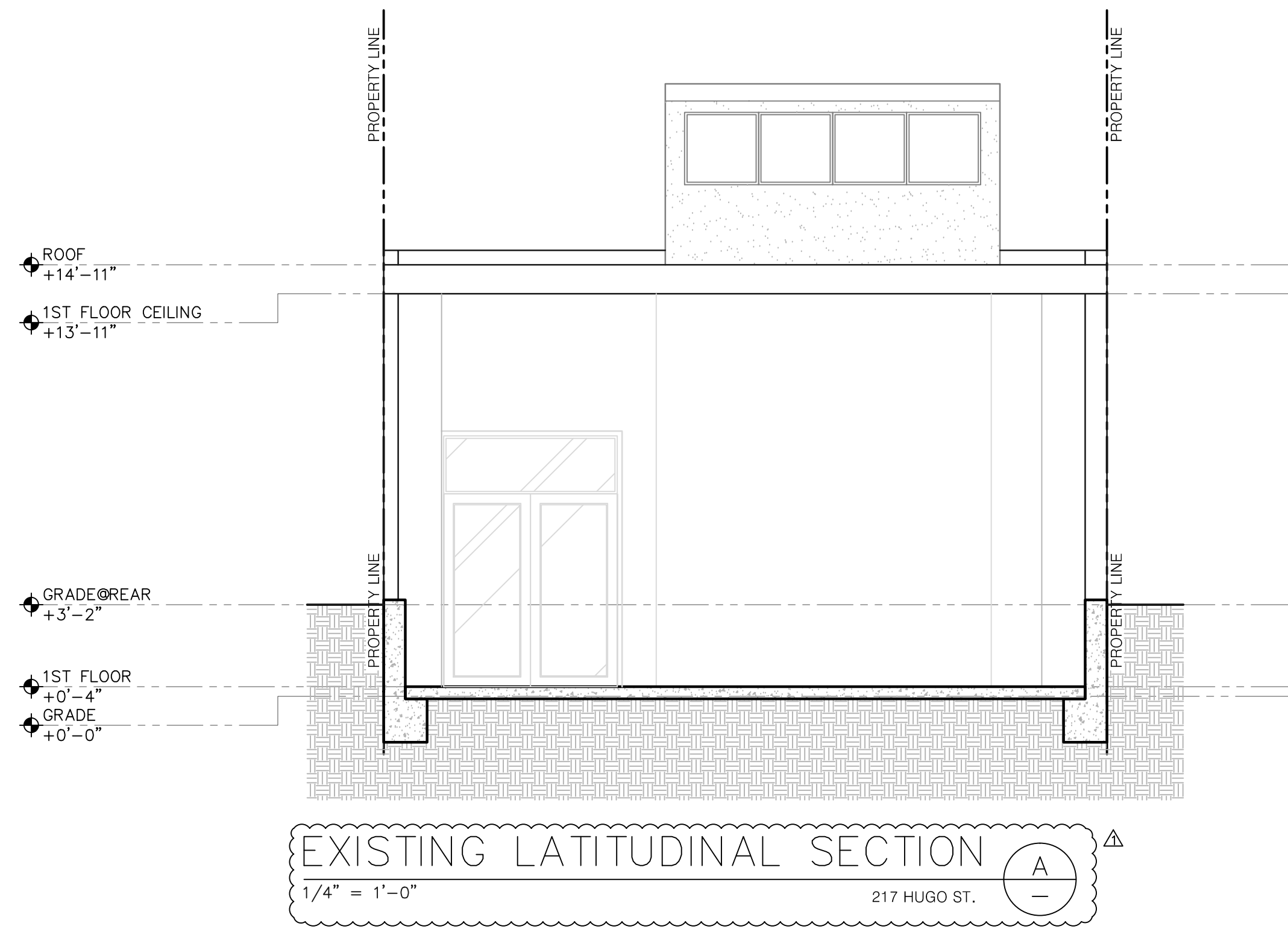
PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE	AS NOTED
JOB	190215
SHEET	

A4.5



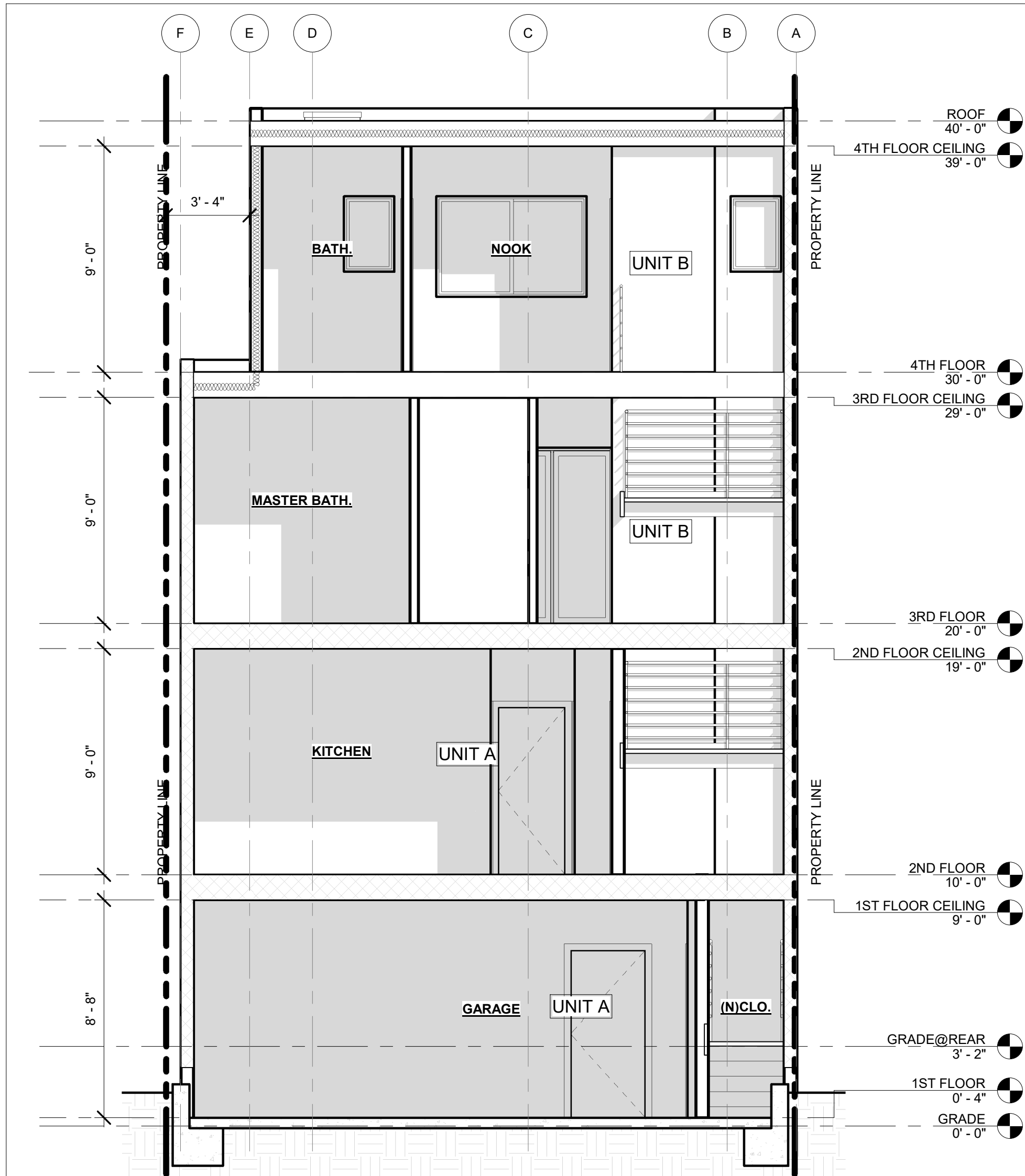
OWNER / REPRESENTATIVE:
PROPERTIES 180, LLC.
217 HUGO STREET,
SAN FRANCISCO, CA 94122

SHEET TITLE:
SECTIONS

PROJECT ADDRESS:
217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:
ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
△ 070120 RDAT	T.C./T.Y.
△	
△	
△	
△	
△	
DATE 07/17/2019	
SCALE AS NOTED	
DRAWN T.C.	
JOB 190215	
SHEET	



A LATITUDINAL SECTION
1/4" = 1'-0"

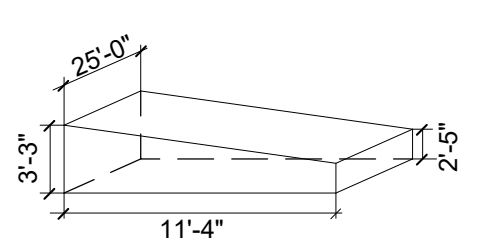


B LONGITUDINAL SECTION
1/4" = 1'-0"

EXCAVATION CALCULATION

WIDTH = 25'- 0"
LENGTH = 11'- 4"
HEIGHT = 3'- 3"
HEIGHT = 2'- 5"
(3.25+2.42)X11.33/2X25 = 803 C.F.
803/27 = 29.74 C.Y.

TOTAL EARTH TO BE REMOVED = ±29.74 C.Y.



APPLICANT:

PROPERTIES 180 LLC

217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

SECTIONS

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122

BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES		BY
1	070120 RDAT	T.C./T.Y.
2	100520 RDAT	T.C./T.Y.
3	111220 RDAT	T.C./T.Y.

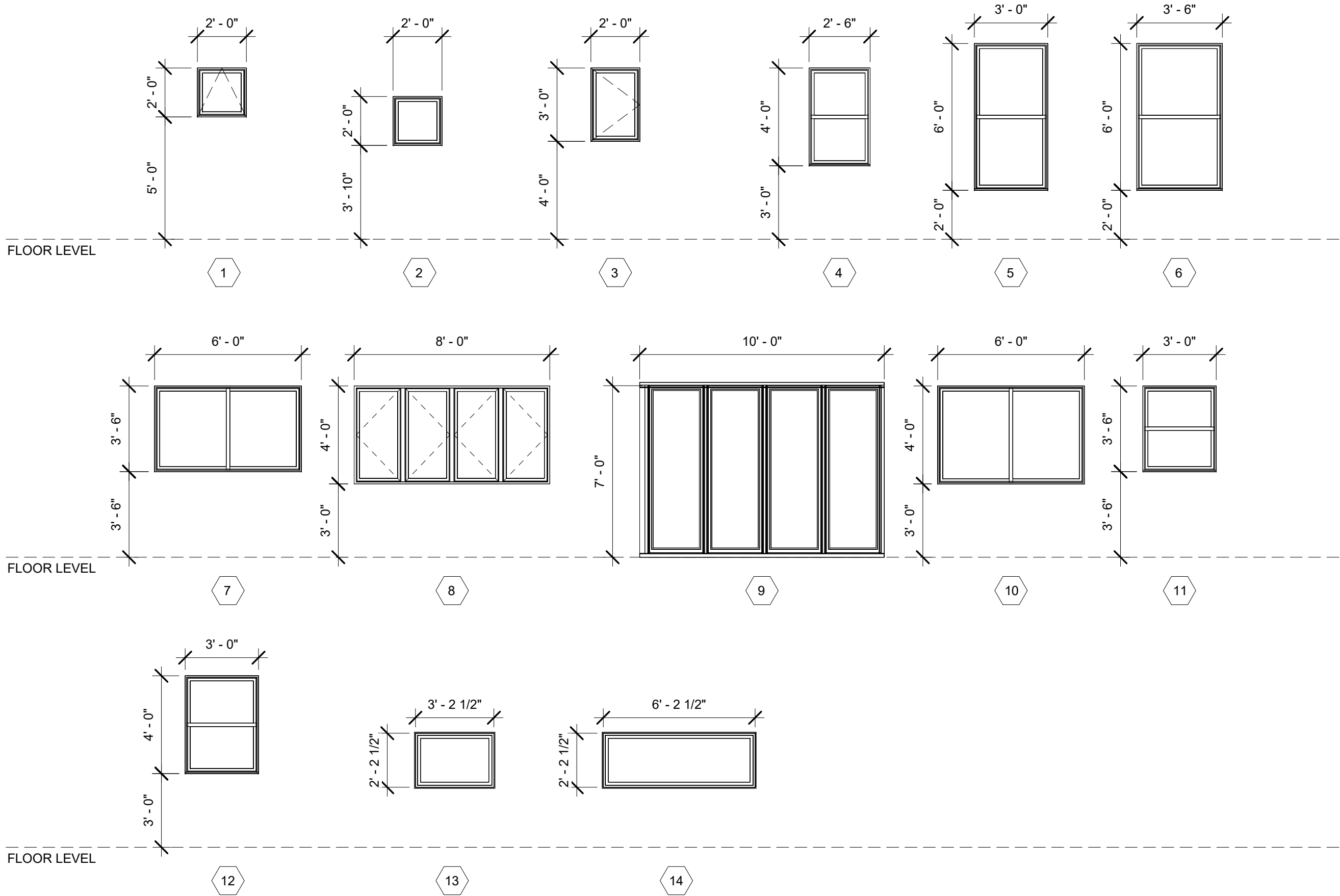
SCALE AS NOTED

JOB 190215

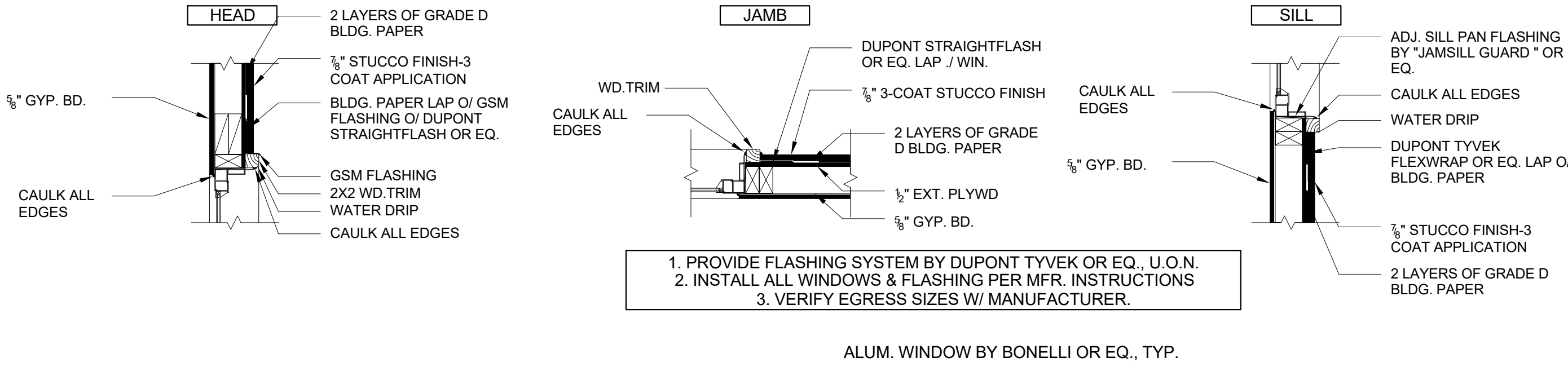
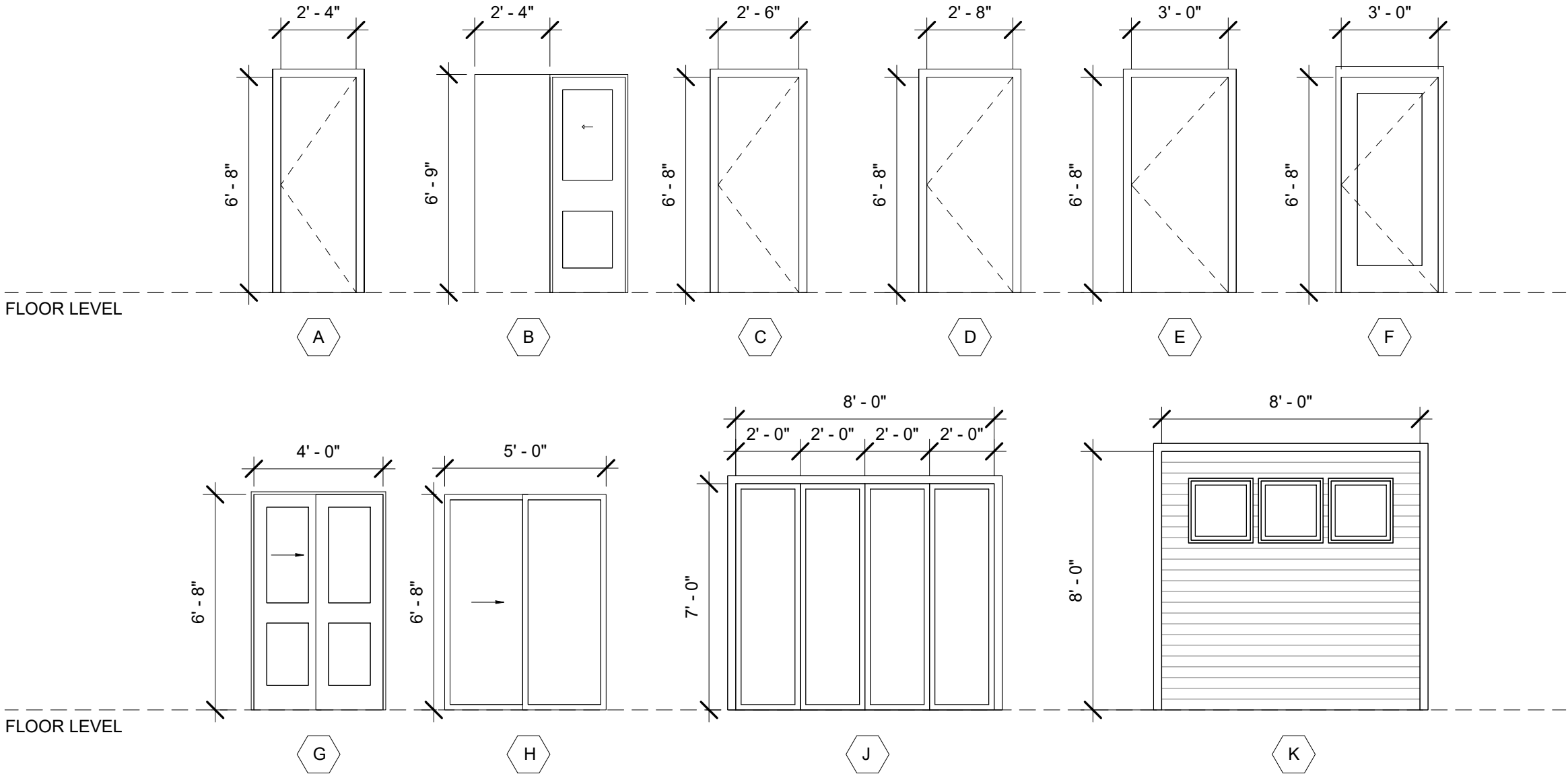
SHEET

A5.1

Window Schedule						
Type Mark	Type	Width	Height	Sill Height	U-Factor	Operation Type
1	2'0X2'0@5'0	2' - 0"	2' - 0"	5' - 0"	0.3 MAX	AWNING
3	2'0X3'0@4'0	2' - 0"	3' - 0"	4' - 0"	0.3 MAX	CASEMENT
4	2'6X4'0@3'0	2' - 6"	4' - 0"	3' - 0"	0.3 MAX	SINGLE HUNG
5	3'0X6'0@2'0	3' - 0"	6' - 0"	2' - 0"	0.3 MAX	SINGLE HUNG
6	3'6X6'0@2'0	3' - 6"	6' - 0"	2' - 0"	0.3 MAX	SINGLE HUNG
8	8'0X4'0@3'0	8' - 0"	4' - 0"	3' - 0"	0.3 MAX	FIXED/CASEMENT
9	10'0 NANA WALL	10' - 0"	7' - 0"	0' - 0"	0.3 MAX	FOLDING
10	6'0X4'0@3'0	6' - 0"	4' - 0"	3' - 0"	0.3 MAX	SLIDER
11	3'0X3'6@3'6	3' - 0"	3' - 6"	3' - 6"	0.3 MAX	SINGLE HUNG
12	3'0X4'0@3'0	3' - 0"	4' - 0"	3' - 0"	0.3 MAX	SINGLE HUNG
13	3'2.5"x2'2.5"	3' - 2 1/2"	2' - 2 1/2"		0.55 MAX.	SKYLIGHT
14	6'2.5"x2'2.5"	6' - 2 1/2"	2' - 2 1/2"		0.55 MAX.	SKYLIGHT



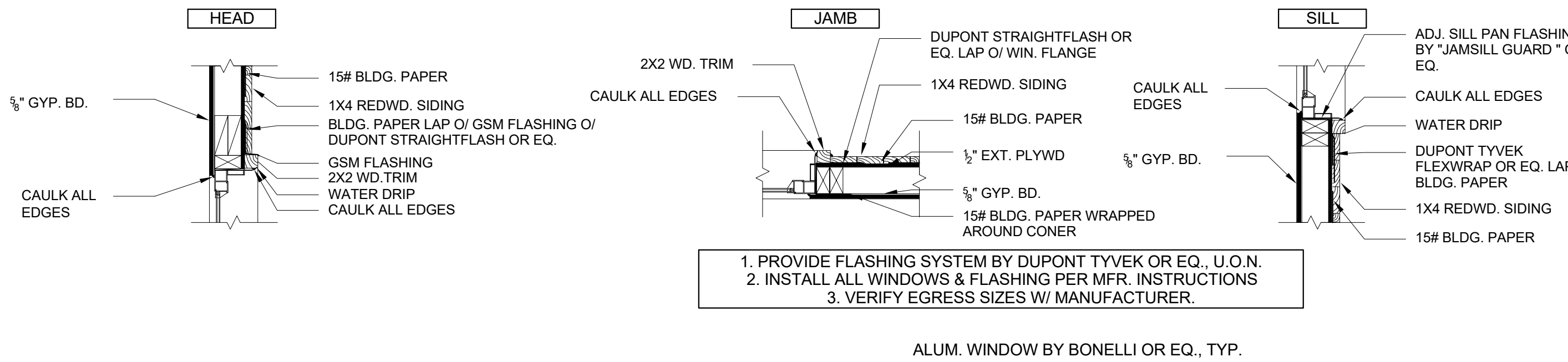
Door Schedule						
Type Mark	Width	Height	Fire Rating	Finish	Function	Description
A	2' - 4"	6' - 8"		WOOD	Interior	SWING DOOR
B	2' - 4"	6' - 8"		WOOD	Interior	POCKET DOOR
C	2' - 6"	6' - 8"		WOOD	Interior	SWING DOOR
D	2' - 8"	6' - 8"		WOOD	Interior	SWING DOOR
E	3' - 0"	6' - 8"	45 MIN.	WOOD	Exterior	SWING DOOR
F	3' - 0"	6' - 8"	45 MIN.	WOOD/GLASS	Exterior	FULL LITE
G	4' - 0"	6' - 8"		WOOD	Interior	SLIDING DOOR
H	6' - 0"	7' - 0"		ALUMINUM/GLASS	Exterior	SLIDING DOOR
K	8' - 0"	8' - 0"		WOOD/GLASS	Exterior	ROLL-UP GARAGE DOOR



WINDOW DETAIL - STUCCO

1

SCALE 3/4" = 1'-0"



WINDOW DETAIL - SIDING

2

SCALE 3/4" = 1'-0"

APPLICANT:

PROPERTIES 180 LLC

217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

WINDOW & DOOR SCHEDULE

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122

BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED

JOB 190215

SHEET

A6.0

GS1: San Francisco Green Building Site Permit Submittal Form

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

INSTRUCTIONS:			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO		
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". <i>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 17 requirements may apply; see GS8.</i>							LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON- RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON- RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	OTHER NON- RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	217 HUGO STREET PROJECT NAME	1752/024 BLOCK/LOT	217 HUGO STREET ADDRESS
TITLE	SOURCE OF REQUIREMENT	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 SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r			
LEED/GPR	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.															
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6						
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	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).			LEED WEc2 (2 pts)												
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r	n/r						
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.															
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r			n/r	n/r									
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.															
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r						
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r						
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r									
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2								if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r								if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r						
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.															
	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	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 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r	n/r	n/r	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	n/r	n/r	n/r	n/r	n/r			
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r									
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r									
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.															
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.															
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope			
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r									
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.															
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r									
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r			
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	n/r	n/r	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	n/r	n/r	n/r	n/r	n/r			
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r	n/r	n/r	n/r			
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r	n/r	n/r	n/r			
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r	n/r	n/r	n/r			
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r	n/r	n/r	n/r			

APPLICANT:

PROPERTIES 180 LLC
217 HUGO STREET
SAN FRANCISCO, CA 94122

SHEET TITLE:

GREEN BUILDING
CHECKLIST FORM

PROJECT ADDRESS:

217 HUGO STREET
SAN FRANCISCO, CA 94122
BLOCK/LOT: 1752/024

PROJECT DESCRIPTION:

ERECT 4-STORY NEW
RESIDENTIAL BUILDING

NOTES	BY
1 070120 RDAT	T.C./T.Y.
2 100520 RDAT	T.C./T.Y.
3 111220 RDAT	T.C./T.Y.

SCALE AS NOTED
JOB 190215
SHEET

GS-1