



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: February 18, 2021

Record No.: 2019-021383DRP-02
Project Address: 1615-1617 Mason Street
Permit Applications: 2019.1024.5503
Zoning: RH-2 [Residential-House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0128/ 006
Project Sponsor: Kelly Melendez
PO Box 460789
San Francisco, CA 94146
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to construct a fourth-floor vertical addition to an existing three-story (at the street), two-unit residential building.

Site Description and Present Use

The site is a 22' wide x 70'-0" deep steep up sloping lot containing an existing 3-story, two-family home. The existing building is a Category 'A' - historic resource built in 1907.

Surrounding Properties and Neighborhood

The buildings on this block of Mason are 3- and 4-story buildings with the immediate adjacent neighbors significantly setback from the street front. Both the subject and DR requestor property have full or almost full lot coverage. The adjacent DR requestors' property has two buildings that are separated by a small courtyard. A common mid-block open space is non-existent, with buildings relying on their own rear yards and courts for secondary aspects.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	November 3, 2020– December 3, 2020	12.3 2020	2.18. 2021	79 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	January 29, 2021	January 29, 2021	20 days
Mailed Notice	20 days	January 29, 2021	January 29, 2021	20 days
Online Notice	20 days	January 29, 2021	January 29, 2021	20 days

Public Comment

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

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR Requestors

DR requestor 1:

H.A. Wettersten on behalf of the Pardini / Gulli Family Trust.

DR requestor 2:

Deborah Holley on behalf of Benjamin Osgood

DR Requestor's Concerns and Proposed Alternatives

DR requestor #1 is concerned that the proposed vertical addition:

1. poses a fire hazard
2. would block light and views from the side windows that will cause financial hardship by decreasing the rental value and;
3. would be out of character and scale with the pattern of scale and massing at the street face.

Proposed alternatives:

Deny the construction of the third story.

See attached *Discretionary Review Application*, dated December 3, 2020.

DR requestor 2 is concerned that:

1. the proposed vertical addition does not comply with the Residential Design Guideline to “articulate buildings to minimize impact on light and privacy”;
2. would create a size disparity between the two units with the intent to preserve affordable housing;
3. the plans do not accurately reflect existing conditions and work already performed.

Proposed alternatives:

Deny the construction of the third story or shift the massing to respect the existing windows.

See attached *Discretionary Review Application*, dated December 3, 2020.

Project Sponsor's Response to DR Application

The proposal has been thoughtfully designed weighing various alternatives as a code-complying project to minimally impact the adjacent building and its open space. The neighbors' side windows will continue to be usable and receive ambient light and the bedroom window maintains access to Mason Street. The project sponsor has offered to add as skylight to compensate for the reduced direct solar access from the side window.

See attached Response to Discretionary Review, dated December 30, 2020

Department Review

The Planning Department's review of this proposal confirms support for this Code conforming project as it also conforms to the Residential Design Guidelines. This project conforms to both PC section 317 and the Planning Department's flats removal policy, since it is not removing any portion of the lower unit to expand the upper unit.

The subject property is abutted by buildings that are taller and higher due to their location on their site. The proposed vertical addition is set back 15' from the front building wall to be minimally visible and retain the appropriate scale relationship with the predominant 3-story context and the historical character of the subject property. The DR filers' existing adjacent building to the north has a 2'-7" side setback which to ensure the

windows exposure. The windows serve a bedroom, which has east facing windows, and a stair / hallway. The proposed addition is setback from the front of the adjacent

The proposed addition is also set back 3' from the front of the adjacent neighbor to further allow light access to the existing side windows. The roof deck is modestly sized and setback 3'-6 from both side building walls and 3'-0 from the front building wall.

Therefore, staff deems there are no exceptional or extraordinary circumstances and recommends not taking Discretionary review.

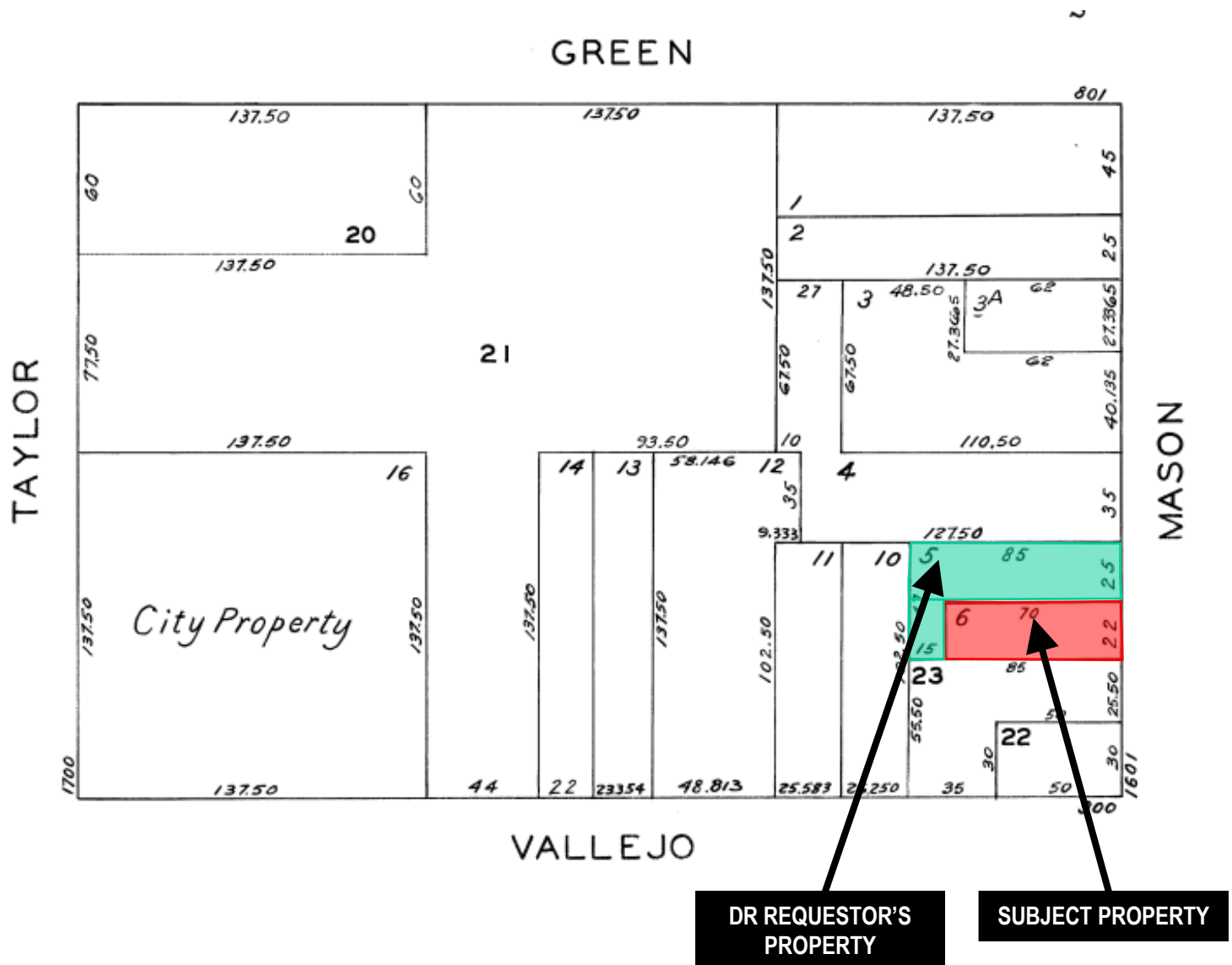
Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, dated December 30, 2020
311 plans

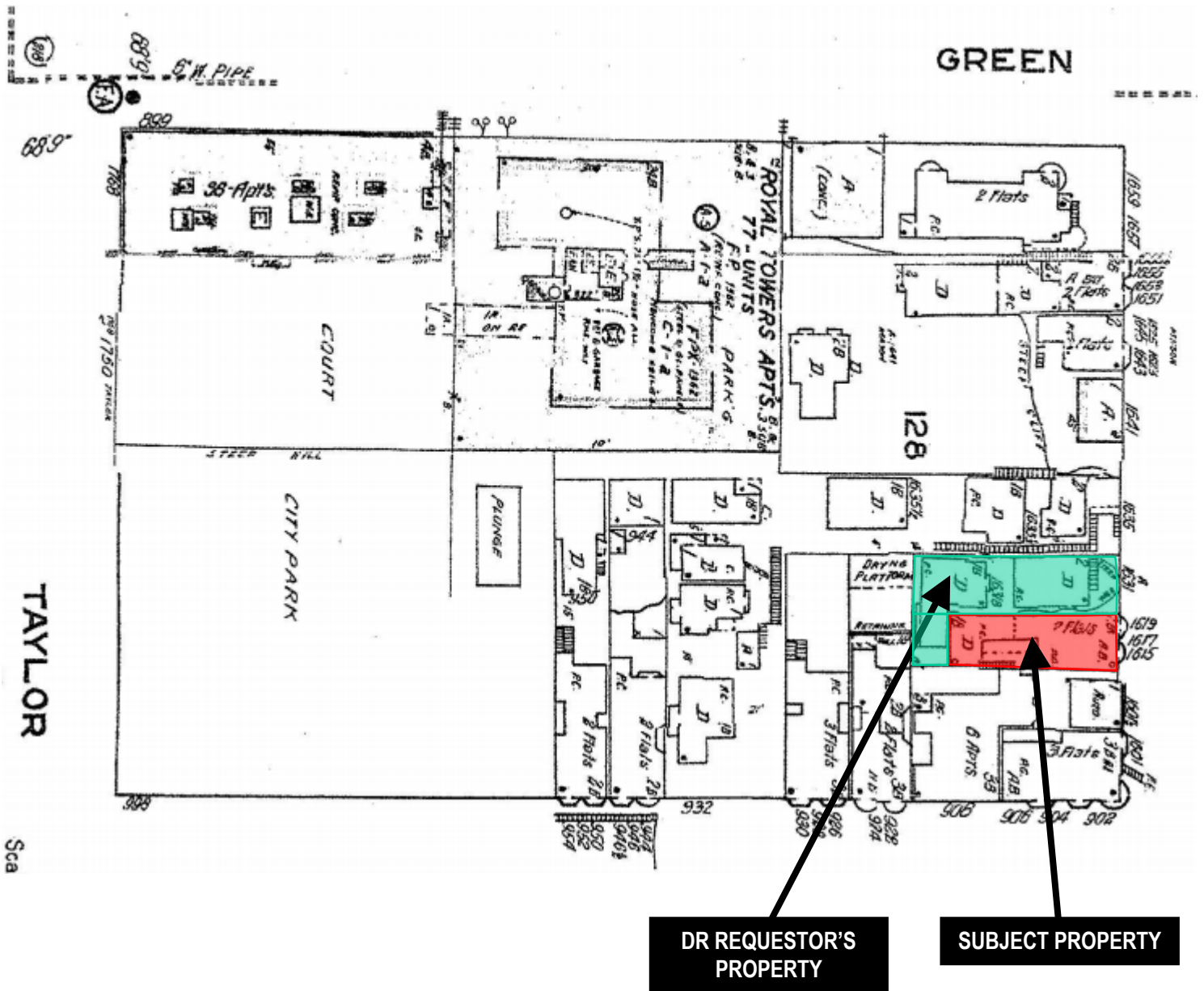
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street

Sanborn Map*

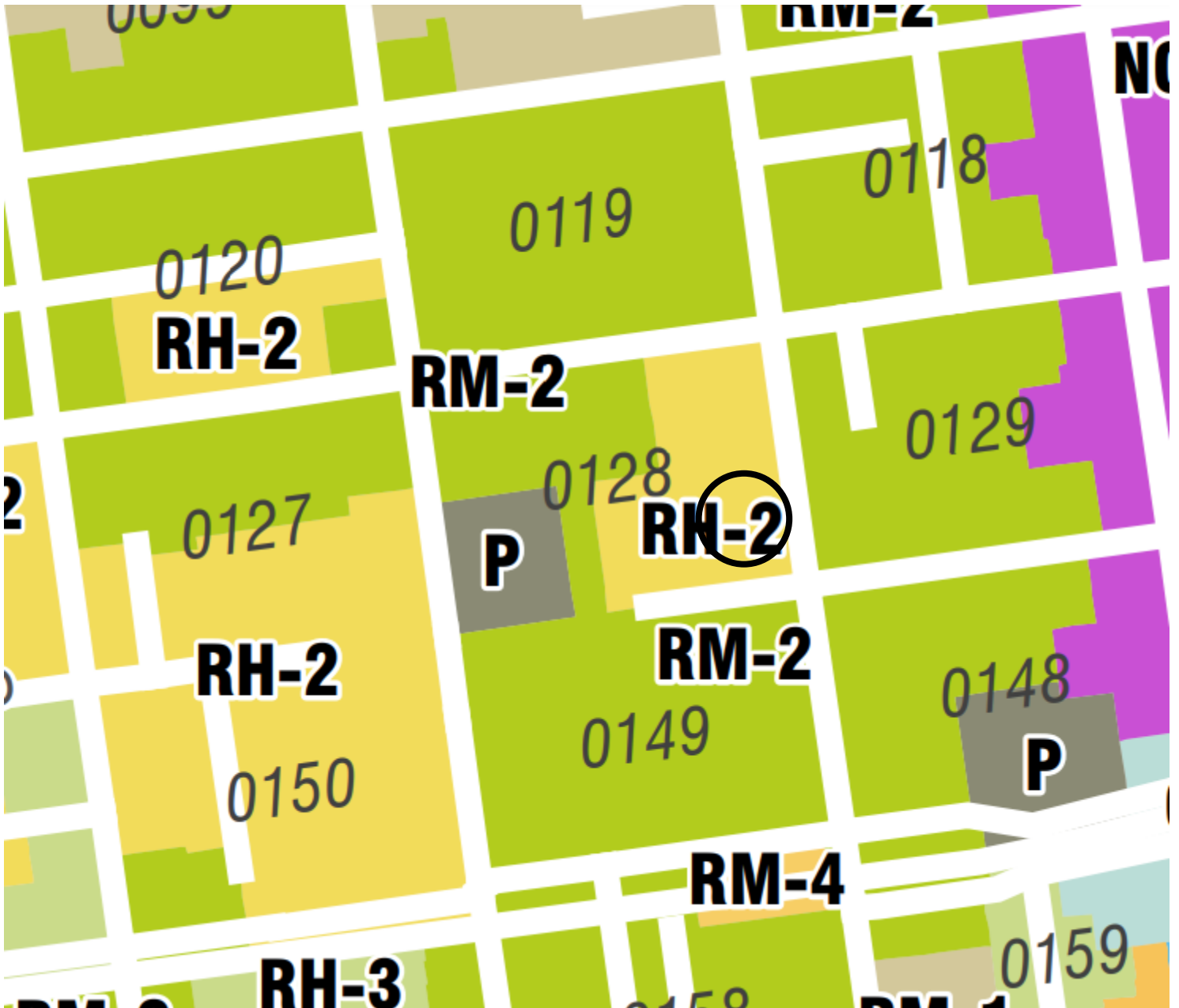


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street

Aerial Photo

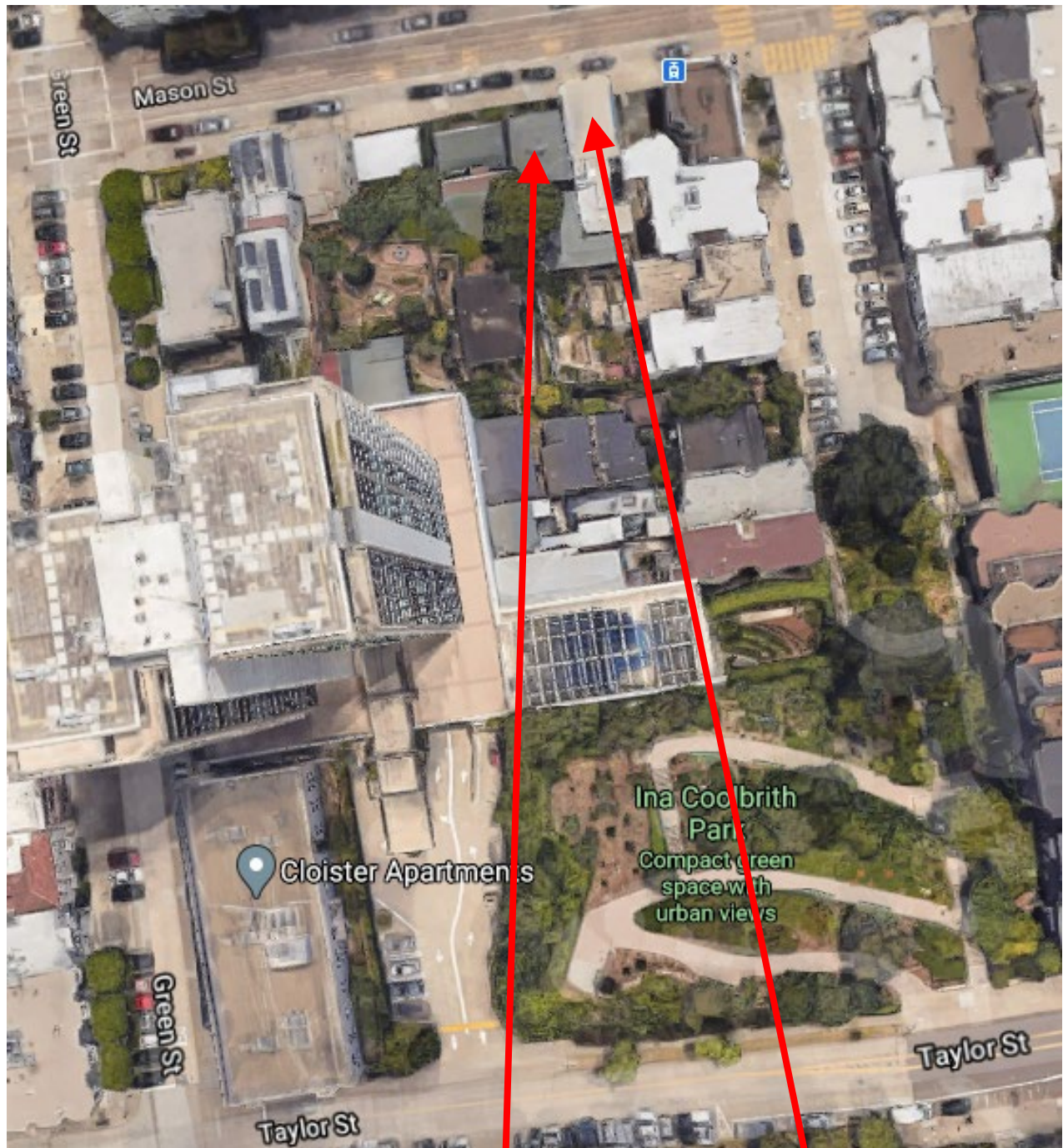


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-021383DRP-02
1615-1617 Mason Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On 10/24/19, Building Permit Application No. 201910245503
was filed for work at the Project Address below.

Notice Date: 11/3/20

Expiration Date: 12/3/20

PROJECT INFORMATION

Project Address: **1615-1617 MASON ST**
Cross Streets: **Vallejo Street, Green Street**
Block / Lot No.: 0128 / 006
Zoning District(s): RH-2 / 40-X
Record No.: **2019-021383PRJ**

APPLICANT INFORMATION

Applicant: Kelly Melendez
Address: PO Box 460789
City, State: San Francisco, CA 94146
Telephone: **415-305-4959**
Email: **kellyd.melendez@gmail.com**

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	Residential
<input type="checkbox"/> Change of Use	Front Setback:	None	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	70 feet	No Change
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	None	No Change
<input type="checkbox"/> Side Addition	Building Height:	36 feet*	~46 feet* (see description below)
<input checked="" type="checkbox"/> Alteration	Number of Stories:	3	4
<input type="checkbox"/> Front Addition	Number of Dwelling Units	2	No Change
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	3	No Change
PROJECT DESCRIPTION <p>The project includes a one-story vertical addition setback 15 feet from the front of the existing structure. The addition would be clad in wood siding and would not extend into the required rear yard area. The project also includes associated interior alterations to provide access to the addition, limited changes to fenestration and compatible window installation, and the addition of a roof deck setback on all sides with an open metal guardrail. There would be no changes to the front façade. Please note the building heights listed here and on project plans are measured from grade and are not the true height measurements as defined by the Planning Code. Given the property's location on an upward sloping lot, its height is regulated per Planning Code Section 260(a)(1)(C), with a corresponding outline included in the project plans. The proposed project is fully compliant when accounting for Section 260 height measurements.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>			

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Jonathan Vimr**

Telephone: **628-652-7319**

Email: **Jonathan.Vimr@sfgov.org**

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550

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

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

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/drp-application>) and email the completed PDF application to

CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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

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

Board of Appeals

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



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1615-1617 MASON ST		0128006
Case No.		Permit No.
2019-021383ENV		201910245503
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project proposes a one-story vertical addition to the existing three-story two-unit building. The project would add 564 square feet to the existing building. With implementation of the project, the building would be four stories and 3,468 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 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: <i>(refer to Property Information Map)</i>	
<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 checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>Single-story, visible vertical addition atop existing structure. To be setback 15 feet with horizontal wood cladding, a ubiquitous material in the area. Inset/setback roof deck with open, non-visible guardrail atop front portion of structure. Minor fenestration changes and non-historic window replacement. Windows to have similar configuration and operation as traditional windows in the area. Property is contributory to a</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p>
<input checked="" type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i></p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> <p><input checked="" type="checkbox"/> Reclassify to Category A</p> <p>a. Per HRER or PTR dated 10/16/2020</p> <p>b. Other (specify):</p> </div> <div style="width: 35%; text-align: right;"> <p><input type="checkbox"/> Reclassify to Category C</p> <p><i>(attach HRER or PTR)</i></p> </div> </div>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</p>	
<input checked="" type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Jonathan Vimr</p>	

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

<input checked="" type="checkbox"/>	<p>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.</p>	
	<p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p>Jonathan Vimr</p> <p>10/19/2020</p>
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



APPLICATION

Name: **The Pardini / Gulli Family Trust**

Address: **2603 Larkin St**

Email Address: **rsgulli@sbcglobal.net**

Telephone: **415-776-8664**

Name: Gary Ow and Eileen Chan

Company/Organization: N/A

Address: 2402 Larkin St SF CA 94109

Email Address: Not available

Telephone: 415-260-7455 Eileen

Project Address: 1615-1617 Mason St
Block/Lot(s): 0128 / 006
Building Permit Application No(s): 201910245503

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

DISCRETIONARY REVIEW REQUEST

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

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

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

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

RESPONSE FOR ACTION PRIOR TO DR

My clients have been in touch with Ms Eileen Chan. Effectively Ms Chan could not answer any questions put to her about their project beyond mentioning the 15 foot setback from the front of their property and that they were merely reenforcing and upgrading their foundation and did not acknowledge the proposed vertical addition. When we mentioned the receipt of the DR mailing from the Planning Department and the proposed vertical addition she would not discuss anything regarding the vertical addition pleading ignorance.

Frankly my clients were taken by surprise on the receipt of the Planning Department mailing. It was mailed on the 3rd of November and received on or about the 13th or 14th of the month. My clients were also surprised that their neighbor had not reached out to them regarding the proposed project well in advance of the receipt of the project documents from the Planning Department. The applicants have know well before they applied for a permit in October of 2019 that there would be concerns on the part of my clients regarding the project but they were mute until the present and continue to avoid any discussion of the matter with my clients which is another reason why my clients are applying for a DR.

RESPONSE TO QUESTION #1

My clients are requesting a DR because of the suddenness of the their receipt of their permit application and the very short time in order to respond to such a complex issue, Less than three weeks with Thanksgiving in-between. Upon review of the plans we find them to be incomplete and visually misleading. The plans do not include any structural engineering drawing that should have been included in order to make it a set of plans as required by DBI for review for a permit. The plans presented are not obvious to the untrained eye and are purposely vague as drawn. No layman would be able to discern the subtle obfuscation of facts in the submitted drawings.

My clients are also concerned about the possibility of fire given the close proximity of the addition to their property. The two buildings are only separated by 2'-7" from exterior wall to exterior wall and only 3"-4" at then of the eve overhang of their building adjacent to the north of the of the proposed addition. The proposed plans do not take into account the prescribed 5' side yard setback given the close proximity of the properties as per code. The current plans do not address these concerns in any meaningful way which is another reason for the request of a DR hearing.

RESPONSE TO QUESTION #2

The proposed vertical addition would severely affect the current resident of my clients cottage at #2 1635 Mason St to the north of the proposed addition. This is because the proposed addition would run east to west across nearly 100% of the southern side of their dwelling. This would completely block light and views to three windows located along the southern length of his dwelling on the second floor which currently overlook the applicants roof to the south. The loss of light would require that electric lights would have to be turned on during the day in order to compensate for the lack of natural light. One of the windows is located at the top of a stairway landing and hallway running north to south that currently does not require electric lighting during the day but would if this addition were to be built as proposed. This condition would also affect the rental price of the cottage for my clients because of the drastic change in the light levels at present to what they will be if the addition is approved as proposed. Just like the applicants building my clients building has historic significance and deserves to be protected. It was built prior to 1922 in the Craftsman style. It is visible from Mason St from both the south and north along with three other cottages on the property of similar architectural style also owned by my clients. The east facing facade of the addition would nearly align with the east facing facade of my clients cottage and would tower over my clients cottage and present a stark contrast in architectural design by its of detail and charm. Viewed from the east and north the additions facade would not present a cohesive architectural counterpoint to my clients facade. From the south it would just be a uninteresting box atop a handsome late Edwardian building. Presently viewed from the south east corner of Mason and Vallejo the addition would just take away what now is a pleasant open view that gives relief from the wall like line of taller buildings to the south. Anyone walking or riding the cablecar going north or south would be subjected to view the blank overbearing face of the addition that only takes away from the charm of the current view and of the neighborhood.

RESPONSE TO QUESTION #3

This addition should not be allowed to be constructed. Despite the setback it will be seen from the street and would be a visual blight because of its height and lack of any architectural merit. This eyesore of a project has been more than a year in the planning by the applicants with our any consideration for the neighbors and the neighborhood. No-one in the vicinity of the proposed addition were ever approached or informed including my clients of the proposed addition. Just on those grounds alone the project should be rejected by Planning or at the least be sent back to the drawing board.

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.

H.A. Wettersten

Signature

H.A. Wettersten

Name (Printed)

CONTRACTOR

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

415 652-7479

Phone

AWAWD@MAC.COM

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

H. Ansel Wettersten Construction & Design

3 LE ROY PLACE SAN FRANCISCO, CA 94109
Tel 929-8314 awwd@mac.com
Cal. Lic. 545559

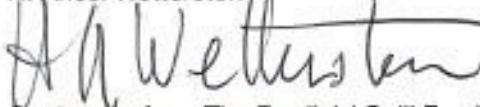
TO WHOM IT MAY CONCERN

12 / 5 / 2020

I am presenting this application for my client The Pardini / Gulli Family Trust for a DR for (Record N0 2019-021383PRJ) nearly forty-eight hours late because I was unable to file directly with your online application app. Though I tried a dozen times I could not get it to work nor could I reach anyone at Planning by the phone numbers that were printed on the DR application packet. There was little or none information on how to navigate your online application program. Im taking the risk that by scanning hard copy documents I might actually be able to file this application for a DR. I've been in contact with the planner of record Mr Jonathan Vimm regarding the application of record. he has been very helpful but your online system is woefully inadequate for anyone but a computer whiz. That said all of my information is at the top on my letterhead with the exception of my cell phone # 414-652-7479. There is no information about how payment of fees is made. I know that the fee for filing is \$665.00 and I am prepared to pay it if and when I am told how to do so. i assume by credit card but again there is no information how payments are handled. Please let me know me know if my application is accepted despite missing the deadline of the 3rd.

Yours

H. Ansel Wettersten



Contractor for : The Pardini / Gulli Family Trust

Photos reading from upper left to right. 1 Looking west between subject properties 2 Looking south west mid block Mason St 3 Looking south west middle of Mason St 4 Looking south west east side of Mason mid block 5 Looking north west from N E corner of Mason / Vallejo 6 Looking south between cottage #2 and uphill cottage applicants property center behind plantings. 7 Interior view lookin south stair landing. 8 Looking north from stair landing. 8 iInterior view looking south from S E bedroom.













DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name:

Email Address:

Address:

Telephone:

Information on the Owner of the Property Being Developed

Name:

Company/Organization:

Email Address:

Address:

Telephone:

Property Information and Related Applications

Project Address:

Block/Lot(s):

Building Permit Application No(s):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

DISCRETIONARY REVIEW REQUEST

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

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

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

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

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

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: _____

ATTACHMENT A

1615-17 MASON STREET
DISCRETIONARY REVIEW APPLICATION

I. INTRODUCTION AND SUMMARY

The existing three-story building at 1615-17 Mason Street consists of a ground floor garage with one residential unit on the second floor and another on the third floor.

1617 Mason Street – Lower Unit. The lower second-floor unit, 1617 Mason Street, currently contains 845 square feet of living space and a 61 square-foot patio. According to the 311 plans, one square foot of space would be added under the proposed project, for a total of **846** square feet.

1615 Mason Street – Top Unit. The top third-floor unit, 1615 Mason Street, currently contains 1,404 square feet of living space and a +/- 70 square foot deck. According to the plans, a 522 square foot fourth story and roof deck are proposed to be added to this unit, for a total of **1,883** square feet, well over twice the size of the lower unit. The proposed 172 square-foot roof deck accessed by a wide sliding glass door off a new master bedroom would provide additional space for the unit.

1631 Mason Street -- DR Requestor’s Apartment. As shown in the aerial photographs in *Figures 1 and 2* below, Benjamin Osgood, the DR requestor, lives in the apartment adjacent and to the north of the proposed project at 1631 Mason Street. His 800 square-foot apartment includes a living room and kitchen on the second floor of the building and two bedrooms, an office, and bathroom on the third floor. The south-facing windows currently provide most of the light to Mr. Osgood’s apartment.

Figure 3 shows the relationship between the project site and the south facing windows of Mr. Osgood’s apartment. As shown in *Figure 4*, the proposed fourth floor master suite would block the light to Mr. Osgood’s south-facing third-floor bedroom and stairwell landing windows, and the light to the second-floor living room would be almost entirely darkened if the project is constructed as proposed.



Figure 1. Location of project site and DR requestor’s apartment – Overhead View



Figure 2. Location of project site and DR requestor’s apartment – From Mason Street looking west

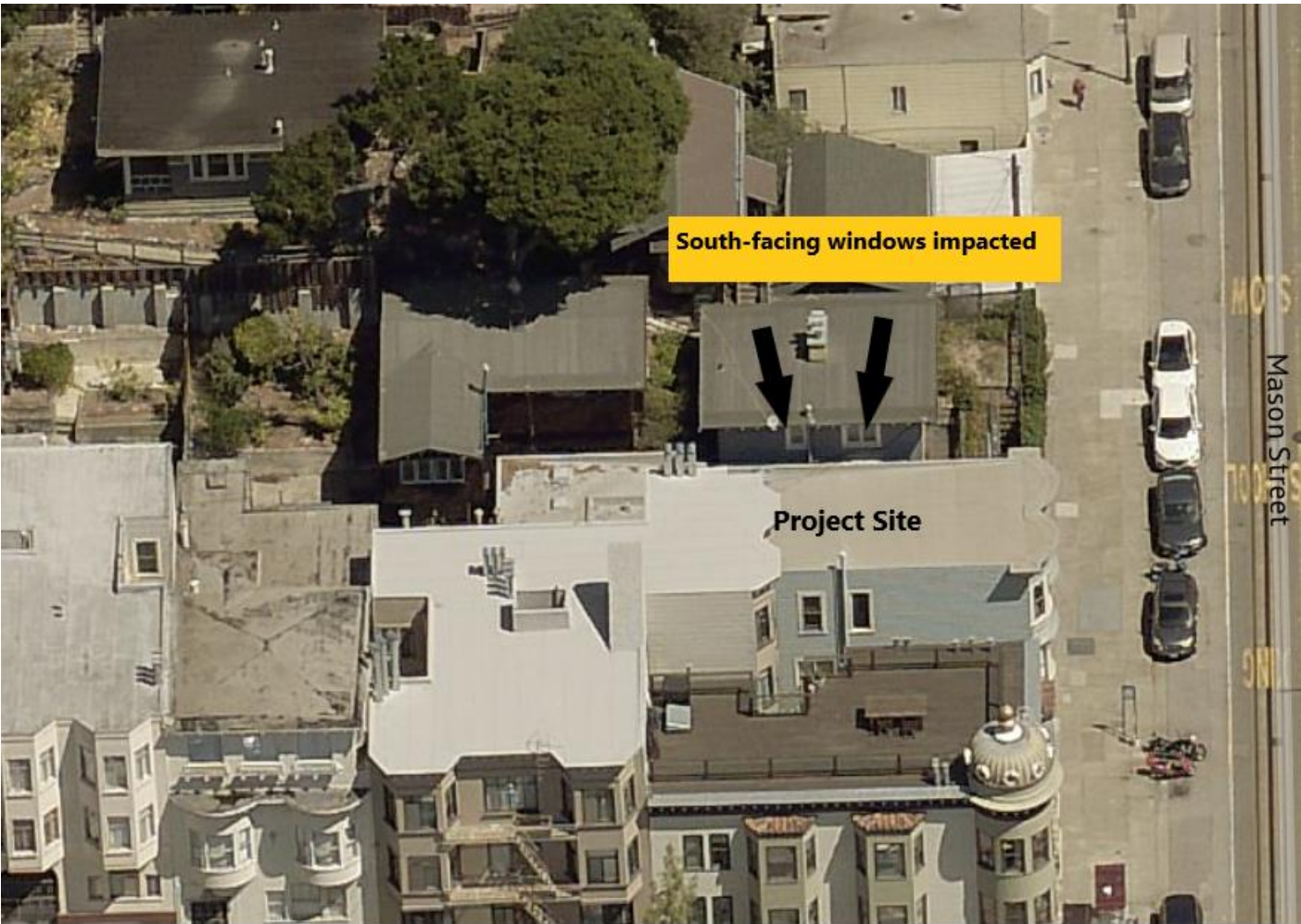


Figure 3. Location of project site and DR requestor’s apartment – From Vallejo Street looking north showing DR requestor’s south-facing windows to be impacted by the vertical addition

Unfortunately, Mr. Osgood only found out about the proposed vertical addition on November 11, 2020 when he received the 311 Notice. When he tried to discuss the issue with one of the project sponsors, Ms. Chan, she said she would not make any modifications and hung up on him. Therefore, he is filing for Discretionary Review.

- A. The project conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs).**
- B. The project would have significant adverse light and air impacts on the DR requestor at 1631 Mason Street.**
- C. The project creates a disparity between unit sizes.**
- D. The 311 plans are inaccurate. They do not accurately show the existing conditions on the third floor, which has been taken down to the studs. Work has also occurred in the garage which is not reflected in the 311 plans.**

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.

A Principle Residential Design Guideline is to: *Maintain light to adjacent properties by providing adequate setbacks.* (page 5)

The project would also be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16)

B. The project would have significant light and air impacts on the DR requestor at 1631 Mason Street.

The proposed vertical addition would block light and air and compromise privacy for Mr. Osgood who lives adjacent and to and north of the project at 1631 Mason Street. The photos below are taken from his bedroom and living room windows.



Existing Conditions – 1631 Mason south-facing bedroom windows



Existing Conditions – 1631 Mason south-facing stairway landing window



Existing Conditions -- 1631 Mason hallway facing north

As shown in *Figure 5* below, the south facing windows at 1631 are set back approximately 2’7” from the property line. The proposed fourth-floor addition extends all of the way to the property line.

A 3’6” setback is proposed on each side of the roof deck (which is less than the standard 5’ setback supported by the Planning Department for roof decks), but there is no setback at all proposed from the south-facing windows of Mr. Osgood’s apartment.

As shown in *Figures 3 and 4* above, the fourth-floor addition would block light and air to his bedroom and stair landing windows.

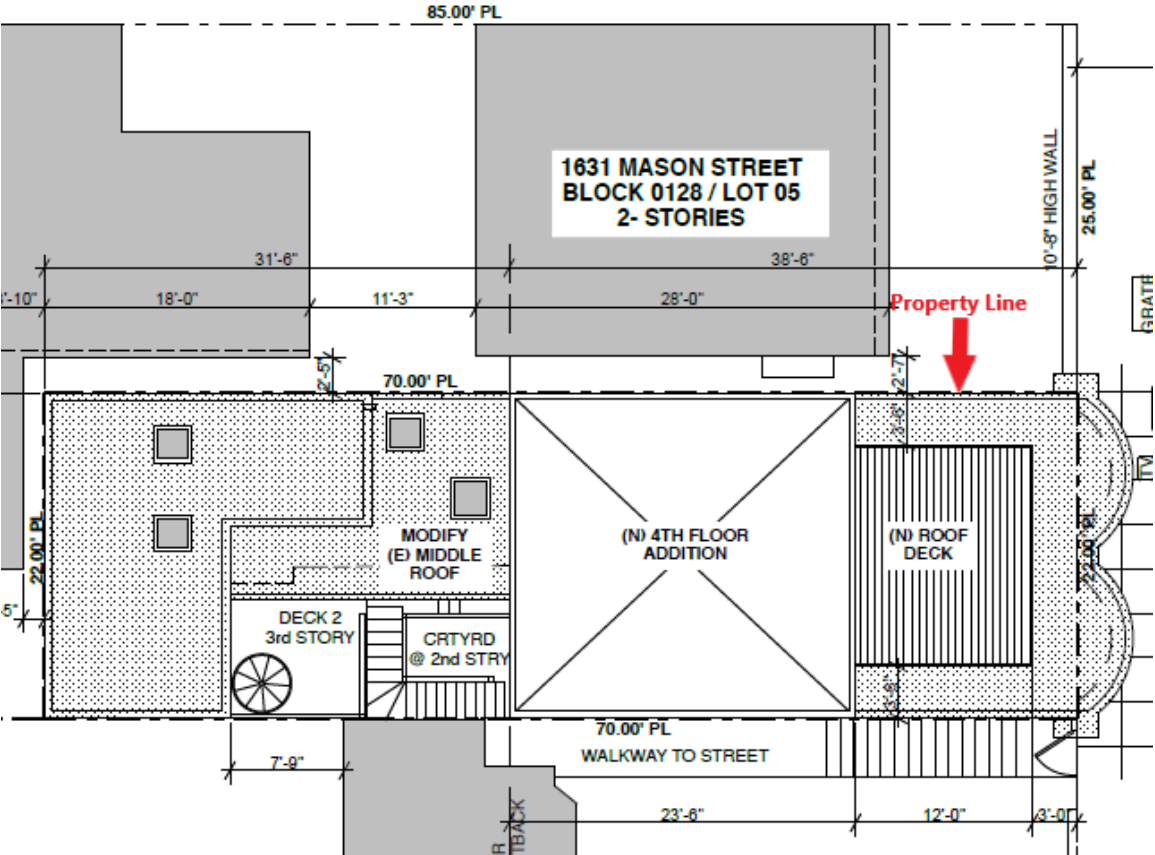


Figure 5. Vertical addition proposed to extend to zero lot line with no setback

C. The project would create a size disparity between the two units in the building.

The intent of Section 317 of the Planning Code is “...to conserve existing housing and preserve affordable housing.” Section 317 (7) states that "Residential Merger" shall mean the combining of two or more Residential or Unauthorized Units, resulting in a decrease in the number of Residential Units and Unauthorized Units within a building, or the enlargement of one or more existing units while substantially reducing the size of others by more than 25% of their original floor area, even if the number of units is not reduced. The Planning Commission may reduce the numerical element of this criterion by up to 20% of its value should it deem that adjustment is necessary to implement the intent of this Section 317, to conserve existing housing and preserve affordable housing.”

While the project would not reduce the size of the bottom unit, because the top unit would be more than two times the size of the bottom unit, the project would not comply with the City’s policy of limiting such disparities in unit sizes. While this is not technically disallowed under Planning Code Section 317, such a disparity is not in the spirit of Section 317 which seeks to conserve existing housing and preserve affordable housing. The project would take two relatively affordable units of equivalent size and create one luxury unit that would become relatively unaffordable.

D. The 311 plans are inaccurate. They do not accurately show the existing conditions on the third floor, which has been taken down to the studs. Work has also occurred in the garage which is not reflected in the 311 plans.

The project sponsor has already demolished the walls and has taken the space down to the studs but as shown in sheet A3.1 of the plans, this work is not reflected. Work has also occurred in the garage which may not be reflected in the 311 plans – see sheet A2.1.

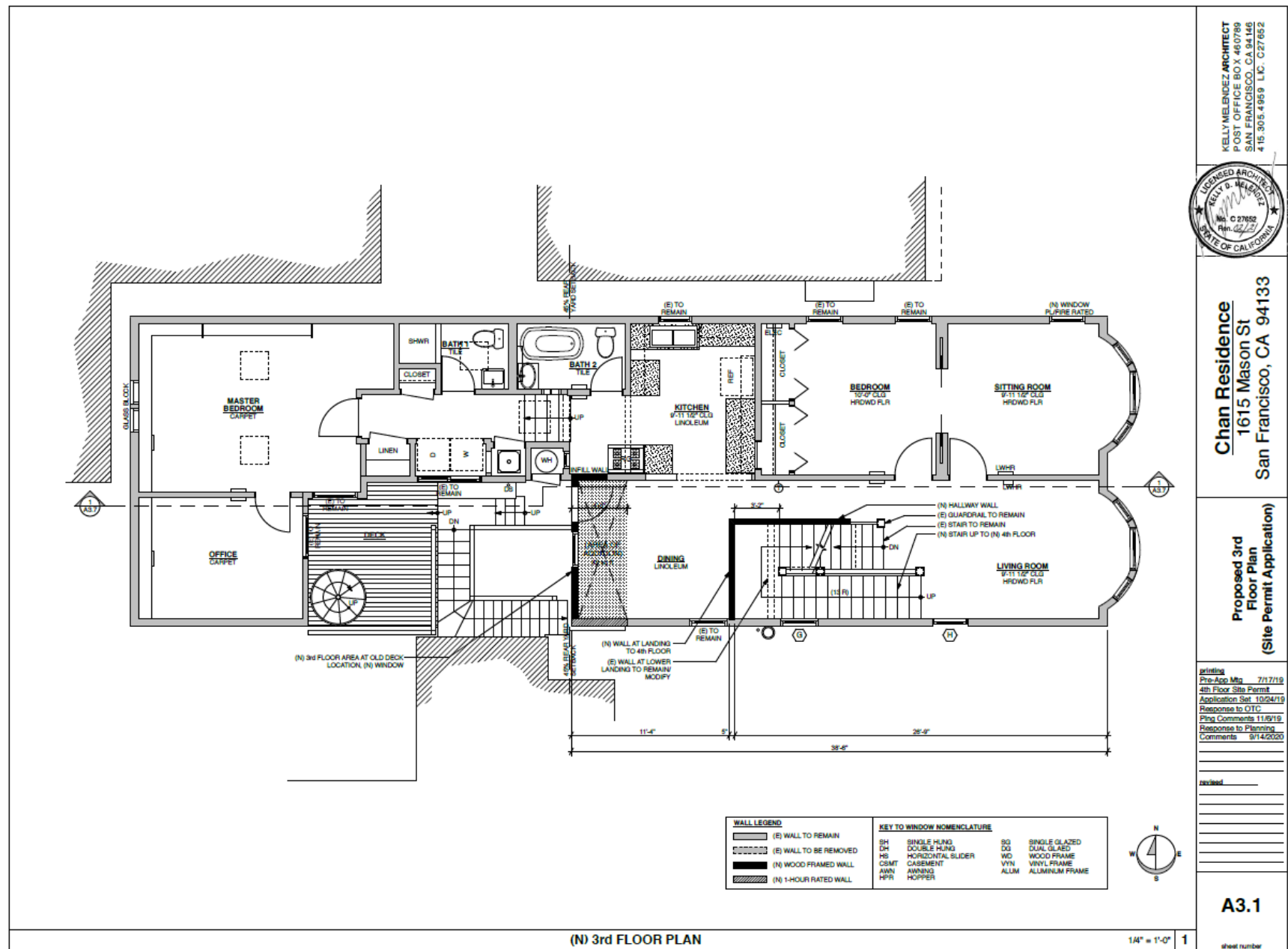


Figure 6. False existing third floor conditions shown in 311 Plans

The photographs below show the true conditions of the third floor.





The plans must be resubmitted to reflect the accurate conditions of the structure before approvals should even be considered for the proposed project.

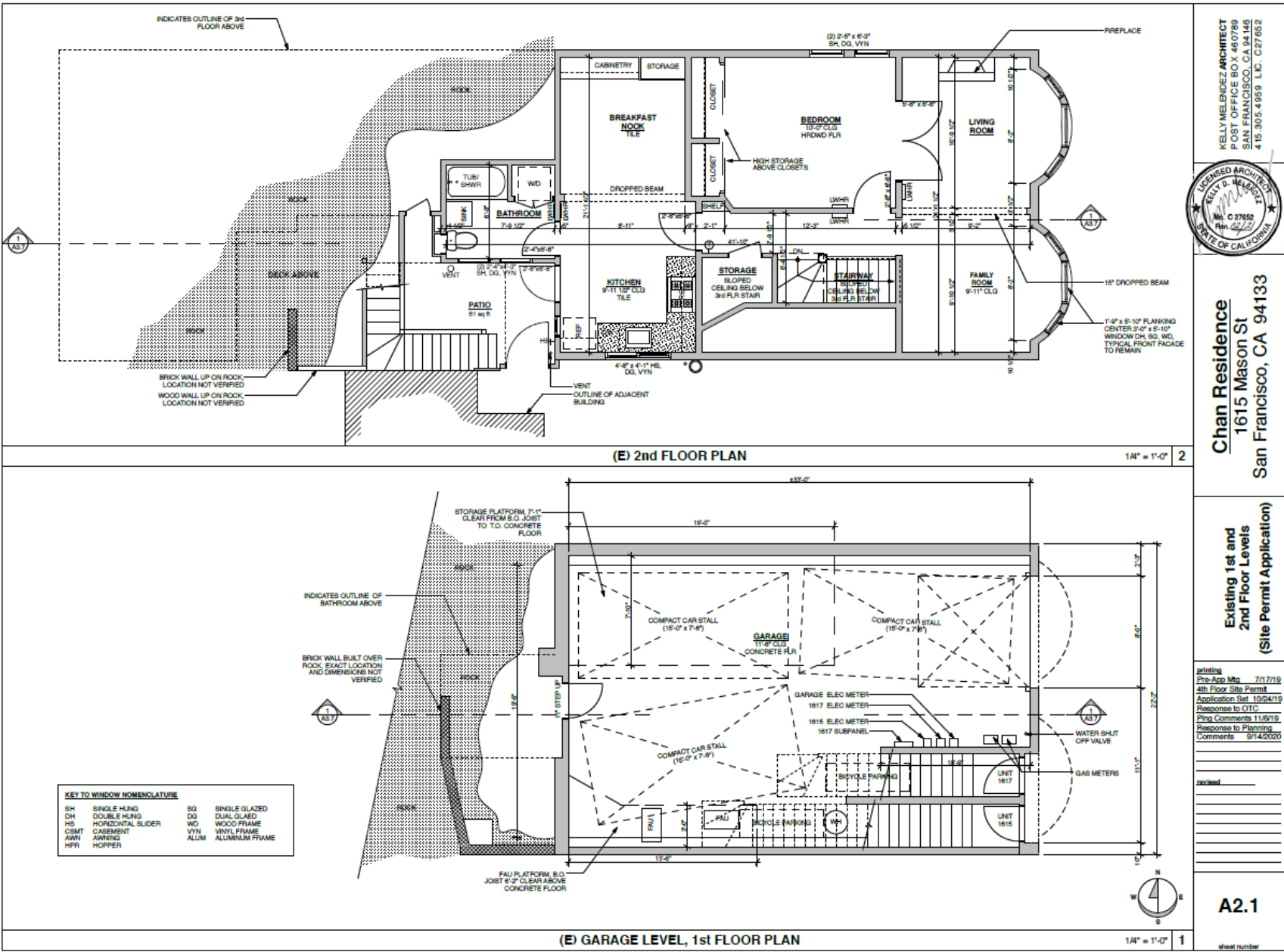


Figure 7. Work on first/ground floor may not be accurately reflected in 311 Plans showing existing conditions

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 location and dimensions of the fourth-floor master suite has been planned with complete disregard for Mr. Osgood's neighboring apartment to the north. No setbacks are proposed from the south-facing windows and the livability of Mr. Osgood's 800 square -foot apartment will be severely compromised in order to provide a new floor for a master suite to an already sizable unit that currently contains 1,404 square feet. Until this third floor was demolished, it had a master bedroom suite (bedroom and bathroom), two other bedrooms, a second bathroom, office, sitting room, kitchen, and dining room.

The project would block almost all the light and air to Mr. Osgood's south-facing bedroom and living-room windows. For these reasons, the project would be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16)

Mr. Osgood did not receive the Pre-Application Meeting Notice, and despite two voicemails left by Ms. Chan, one of the project sponsors, on November 13 and November 14, and a text message on November 14 to ask if she could take photographs from his apartment saying that they were only "just to take pictures of the wall that's closest to the construction just to document the preexisting conditions", she never admitted to Mr. Osgood that she had submitted plans to add a fourth story to the building. It wasn't until he received the 311 Notice on November 14 that he found out about the plans for the vertical addition. Mr. Osgood returned Ms. Chan's phone call on November 20 to ask her why she needed photos from his bedroom window, and she told him that she simply needed to take photos to document her construction project on the ground floor. Mr. Osgood asked her if there was anything else she needed the photos for, and she said that she was also doing a "little remodeling" on the 3rd floor. He then asked her if there was anything else, and she replied "no". He then asked her about her plans to build an additional story and then inquired as to whether she would consider modifying the plans to protect his access to natural light, she told him to talk to her architect and then hung up on him.

Ms. Chan also never admitted to Mr. Osgood's landlord her plans for the 4th floor addition, when she called her on November 10 and asked for Mr. Osgood's number. Ms. Gulli told Mr. Osgood that Ms. Chan had told her she needed photos because "she was making some repairs to the house".

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 needs to be revised to reduce the light, air, and privacy impacts on the neighbor and to meet the standards outlined in the RDGs as discussed above. The DR requestor asked the project sponsor if she was willing to modify the project to protect his windows. She said "no" and hung up on him. Not a single change has been made to the project in response to the neighbors' concerns. We request that the Planning Commission require that project be revised one of the following ways:

1. The vertical addition should be removed to provide parity between the two units in the building and to protect the light and air to Mr. Osgood's south-facing windows.
2. Another option would be to shift the vertical addition to the west to eliminate the impacts on the DR requestor's windows. We understand that this would require a Variance.

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

Re: Letter of Authorization – 1615 Mason Street Discretionary Review Application

Dear Sir or Madam:

I reside at 1631 Mason Street 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 my behalf.

Thank you,

DocuSigned by:

A2C37F4429B14CC...

Benjamin Osgood
1631 Mason Street
San Francisco, CA 94133



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 1615-1617 Mason Street

Zip Code: 94133

Building Permit Application(s): 2019-1024-5503

Record Number:

Discretionary Review Coordinator: David Winslow

Project Sponsor

Name: Kelly Melendez, Architect

Phone: (415) 305-4959

Email: kellyd.melendez@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 Attached.

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 Attached.

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 Attached.

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)	2	No Change
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	No Change
Parking Spaces (Off-Street)	3	No Change
Bedrooms	1 (1617), 3 (1615)	No Change
Height	±36'	< 40' Above Grade
Building Depth	±70'	No Change
Rental Value (monthly)	1615 not a rental, 1617 ±\$2,925	No Change
Property Value	(Assessed 2017) \$1.675 M	Unknown

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

Signature: 	Date: 12/30/2020
Printed Name: Kelly Melendez, Architect	<input type="checkbox"/> Property Owner <input checked="" 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.

Supplemental to Discretionary Review Response

1615-1617 Mason Street

Permit Application #2019-1024-5503

12/30/2020

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Response: We hear and understand the DR requesters' concerns but believe the project should be approved as proposed for a number of reasons.

This area of Russian Hill is a hodgepodge of building styles and densities. Within this one block we have single family homes, duplexes, mid-rise multi-family buildings and one very high-density residential tower. This breadth of housing allows for a wide range of tenancy opportunities, each with their own benefits and drawbacks. However, we need to remember that this variety exists in the heart of a dense city landscape. The DR requester's rental property at 1631 Mason Street falls at the bottom of the density scale; it is a single-family, fully detached residence. The DR requesters have grown accustomed to a residential type that enjoys the maximum amount of benefits not shared by their immediate neighbors. Benefits such as light and air from all 4 sides, private outdoor open space and acoustical privacy.

Contrary to the DR statements, we believe the proposed 4th floor addition at 1615-1617 Mason Street will interlock well into the varied housing landscape. Currently the project site has the shortest building in a row of 5 lots starting from the corner of Mason and Vallejo (see attached Photo Image 1). The proposed 4th floor will infill this height gap and create a small deck area for private outdoor enjoyment which does not currently exist on the property.

In general, we believe the proposed project has minimal impact on the neighborhood as a whole and only minor impact on the DR requester. The effects of the proposed 4th floor addition will have no measurable effect on 1631 Mason St's outdoor space, acoustical privacy or required light and air. The DR requesters' main concern is loss of south light into the front southeast bedroom, however, this room does have a large east facing operable window which provides light, air and, in case of emergency, egress to the public right of way.

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.

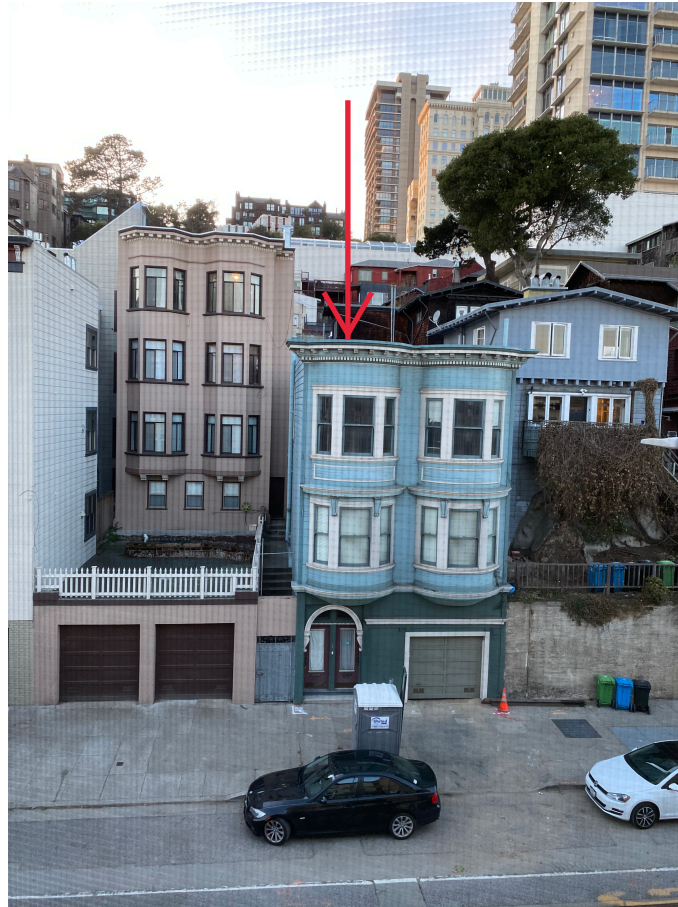
Response: The proposed 4th floor expansion was conceived after much thought, time and energy was spent pursuing a variety of alternatives including: infilling the

courtyard, digging deeper into the rock hillside, and setting the 4th floor addition further back on the lot. Each of these options created very significant obstacles such as requiring variance approvals and prohibitive construction costs. The current proposal takes into account all of the limiting factors mentioned above as well as the need to continue the interior stair access up to the new floor while still meeting the front setback requirements. The reality is that there are no other reasonable places to locate an addition. For this reason, we have proposed to the DR requester a skylight on their property located in the front southeast bedroom which is most affected by the proposed addition. This room currently has an east facing window which provides necessary light and air, as well as downtown/bay views. The proposed skylight addition will make up for the loss of direct south light currently provided by an existing property line window on the south wall of 1631 Mason. Note that the neighbor's exterior wall is $\pm 3'$ from the proposed addition and the existing south window will still receive ambient light and full access to air/ventilation.

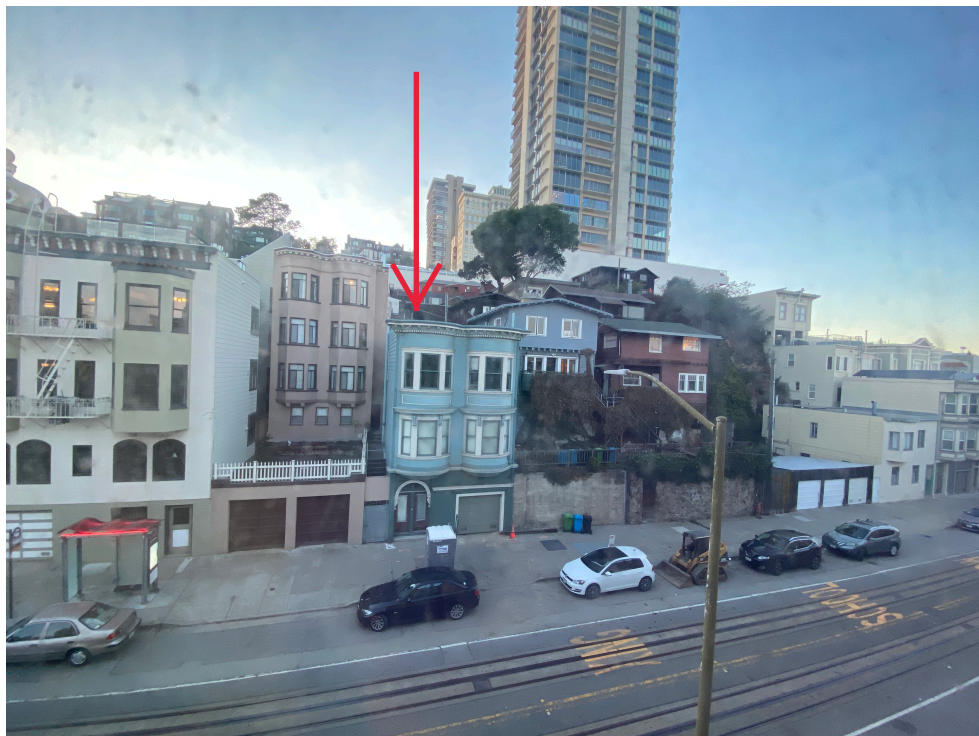
3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making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

Response: Due to the limitations of the site, the location of the proposed 4th floor addition cannot be significantly altered. The lot is small, just 22'x70' and wrapped by the DR requesters' property on 2 sides, north (side) and west (rear). All options mentioned above in response to Question 2 have been considered and found unreasonable. Therefore, we have offered the addition of a skylight at the neighbor's southeast bedroom and await their reply.

The addition itself is the response to a long effort by the family to locate under one roof. The property has been owned by the Chan family since 1966 and has served as their family home for over 50 years. Eileen Chan grew up in this house and the family is now preparing for a 3rd generation to call it home. The remodel and addition are in preparation for Kayla, Eileen Chan and Gary Ow's daughter, and her new husband David, to raise their family and include the parents in their home life.



1615-1617 Mason



From: [GSY](#)
To: [Winslow, David \(CPC\)](#)
Subject: Support of permit #2019_1024_5503
Date: Monday, January 18, 2021 2:55:29 PM

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

Dear Mr. Winslow,

My wife and I live at 877 Vallejo St. around the corner from the 1615-1617 Mason St. Project. We have lived in this neighborhood for over 15 years and can see the Project from our home.

As longtime residents, we appreciate and support their endeavors to improve the neighborhood by undertaking the structural support work, as well as the 4th floor addition to make it a family home.

Regards,
Glenn and Susan Yamane

From: [Natalie Lue](#)
To: [Winslow, David \(CPC\)](#)
Subject: Permit - 2019-1024-5503 Letter in support
Date: Thursday, January 14, 2021 8:24:24 PM

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

Dear Mr. Winslow,

I hope you had a wonderful New Year. My grandmother, Gloria Chan, previously lived and owned 1615 Mason Street. I live with my parents three homes down from 1615 Mason street at 1651 Mason street. I've lived there my whole life. My auntie Eileen is thrilled to have her daughter move back into the neighborhood where she and my mom grew up. I heard that there would be a discretionary review in regards to the 4th floor addition and wanted to send a personal email to you showing my support for this project.

In truth, I'm first cousins and close friends with Eileen's daughter, Kayla. We chat regularly and during non-Covid times, hang out and see one another twice a week. Needless to say, Covid times have been weird without seeing my family regularly. Right now, she and her fiance live in Oakland and I can't wait for them to move closer as family is super important to us. She's previously shared that the 4th floor addition bedroom and bathroom could one day provide additional space for her aging parents to move into. With my mom 3 doors down, it would be amazing for my mom and her mom to live near each other once again to provide any support needed for each other.

I hope this letter sheds some light to the culture of the Chan family and our tight knit family values. I know Kayla is dedicated to providing care for her parents as they age and allowing the additional 4th floor will give Kayla and her family the flexibility and additional home space for her parents.

Thank you for your time,
Natalie

From: [Randall Fung](#)
To: [Winslow, David \(CPC\)](#)
Subject: Letter in support (2019-1024-5503)
Date: Wednesday, January 13, 2021 4:45:59 PM

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

Mr Winslow,

My name is Randall Fung and I live directly across the street from 1615 Mason street at 1600 Mason street. I've lived at 1600 Mason street my whole life and personally knew the previous owner and residents of 1615, Ms. Gloria Chan and her husband, Mr. Fong C. Chan. Because I have an interest in construction, Eileen Chan, the inherited owner of 1615, has shared the exciting addition of the 4th floor with me and my family since 2019. She has been very transparent and I received all the letters and packets from the city. She shared that the property would be for her daughter Kayla, (Gloria's granddaughter) to live in and the 4th floor bedroom and bathroom addition would provide additional living space in the future for Eileen to possibly move into as she gets older.

I'm similar to Kayla in the sense that I plan to live close by to my parents so I think the 4th floor addition is a wonderful idea and will bring new joy to the 1600 mason street block. It will also improve the block and quality of homes. I'm submitting this letter in full support of this project and hope to see the addition come through.

Best,

Randall Fung

From: [Lynette Lum](#)
To: [Winslow, David \(CPC\)](#)
Subject: In Support of Permit #2019-1024-5503
Date: Tuesday, January 19, 2021 12:00:21 PM

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Dear Mr. Winslow,

I am writing to let you know I am completely in favor of the renovation project at 1615 Mason Street. I am one of the old timers in our neighborhood. I have lived here on Mason Street for over 74 years.

I remember back in the 60's when Eileen's parents, Mr. and Mrs. Chan, first bought their home and joined our neighborhood. I watched their daughters grow up and when the Chans became grandparents. Their grandchildren were always at their house and were often picked up by them after school.

I used to play with Kayla when she was a little girl and we have remained very close after all these years. She still surprises me with a batch of her delicious home-baked cookies now and then. When Kayla got engaged, she came by to tell me personally. She shared with me her dreams of beginning her new married life right across the street in her grandparents' home.

I wish Kayla and her husband much happiness in their new life together. I think it's wonderful that she wants to add more space to help out both of their families. Their dreams of a new addition looks perfectly fine to me and I'm all for it!!!

With warm regards,
Lynette Lum

CHAN RESIDENCE

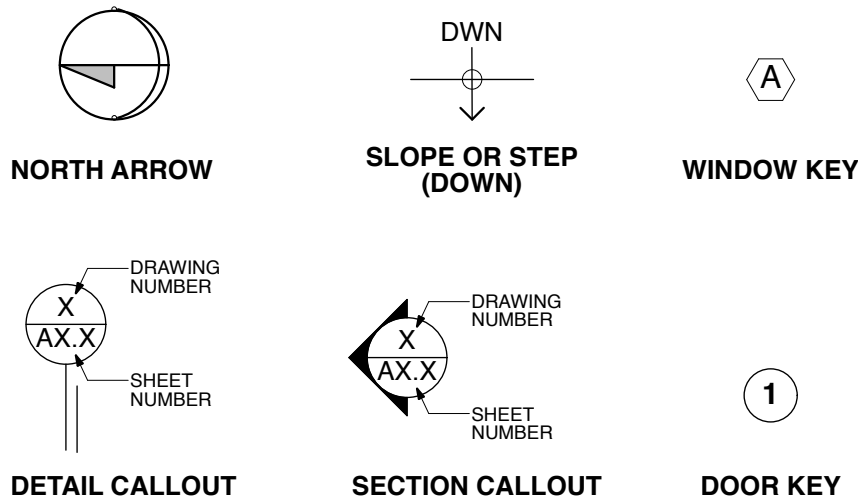
Site Permit Application - 4th Floor Addition

1615-1617 Mason Street, San Francisco, CA 94113

BUILDING FRONT ELEVATION PHOTOGRAPH



SYMBOLS LEGEND



VICINITY MAP



NTS

PROJECT INFORMATION

OWNER: Gary Ow and Eileen Chan
2402 Larkin Street
San Francisco, CA 94109
415-260-7455 (Eileen)

PROPERTY ADDRESS: 1615 -1617 Mason Street
San Francisco, CA 94133

BLOCK/LOT: BLOCK/LOT - 0128 / LOT 006

LOT SIZE: 1,537 sq ft per SF CITY RECORDS)
BLDG AREA: 2,158 sq ft PER per SF CITY RECORDS

ZONE / HT: RH-2 (Residential - House, Two Family),
SETBACKS: 40-X, 45% Required Rear Yard

YEAR BUILT: 1907

BUILDING INFORMATION

OCCUPANCY: R-3 / U, Two Dwelling Units w/ Attached Garage

CONSTRUCTION TYPE: V-B, Non-rated wood construction

No. OF STORIES: 3 Stories (2 over basement)

SPRINKLERS: (E) Non-Sprinklered building
(N) Sprinklered Unit 1615 throughout

APPLICABLE CODES: 2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA ENERGY CODE (CEnC)
2016 GREEN BUILDING STANDARDS CODE (CGBSC)
CITY OF SAN FRANCISCO ORDINANCES

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
• SECT 301.1.1 Requires that the mandatory provisions of Chapter 4 be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume or size. The requirements shall apply ONLY to and/or within the specific area of the addition or alteration.

SCOPE OF WORK

Addition of a 4th floor master bedroom, bathroom, roof deck and new connecting stairs to existing lower level at Unit 1615. Small expansion of 3rd floor dining area over (E) deck at center courtyard and modification of (E) middle roof area. New Sprinkler system throughout unit 1615.

PROJECT TEAM

ARCHITECT: KELLY MELENDEZ, ARCHITECT
PO BOX 460789
SAN FRANCISCO, CA 94146
PHONE: (415) 305-4959
KELLYD.MELENDEZ@GMAIL.COM

STRUCTURAL ENGINEER: JYC DESIGN, INC.
115 ROCCA DRIVE
FAIRFAX, CA 94903
PHONE (415) 721-7238
JULIA@JYCDESIGN.COM

OWNER: GARY OW AND EILEEN CHAN
2402 LARKIN STREET
SAN FRANCISCO, CA 94109
PHONE: (415) 260-7455 (EILEEN)
EILEENCH3@GMAIL.COM

ENERGY CONSULTANT: NRG COMPLIANCE, LP
PHONE (707) 237-6957
NRG@NRGCOMPLIANCE.COM

AREA CALCULATIONS - ALL AREAS ARE GROSS

	(E) AREA GARAGE	(E) AREA UNIT 1615	(E) AREA UNIT 1617	ADDED OR REMOVED AREA	FINAL PROPOSED AREA
1st FLR GARAGE/STORAGE	655 sf	49 sf	35 sf	0 sf	739 sf
2nd FLOOR LIVING AREA	0 sf	36 sf	810 sf	0 sf	846 sf
3rd FLOOR LIVING AREA	0 sf	1,319	0 sf	+42 sf	1,361 sf
4th FLOOR LIVING AREA	0 sf	0 sf	0 sf	+522 sf	522 sf
	655 sf	1,404 sf	845 sf	+564 sf	3,468 sf

INDEX OF DRAWINGS

A0 COVER SHEET, PROJECT INFO, INDEX

A1.1 (E) AND (N) PLOT PLAN

A2.1 (E) 1st & 2nd FLOOR PLANS

A2.2 (E) 3rd FLOOR & ROOF PLANS

A2.3 (E) SIDE (SOUTH) ELEVATION

A2.4 (E) FRONT (EAST) ELEVATION

A2.5 (E) SIDE (NORTH) ELEVATION

A2.6 (E) REAR (WEST) ELEVATION

A3.1 (N) 3rd FLOOR PLAN

A3.2 (N) 4th FLOOR PLAN

A3.3 (N) ROOF PLAN

A3.4 (N) SIDE (SOUTH) ELEVATION

A3.5 (N) FRONT (EAST) ELEVATION

A3.6 (N) SIDE (NORTH) ELEVATION

A3.7 (N) REAR (WEST) ELEVATION

A3.8 (E) AND (N) BUILDING SECTIONS

A4.1 WINDOW AND GLASS DOOR SCHEDULE

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LICENSED ARCHITECT
KELLY D. MELENDEZ
No. C 27652
Ren. 02/21
STATE OF CALIFORNIA

Chan Residence
1615 Mason St
San Francisco, CA 94133

Cover Sheet, Project Info,
Index, Vicinity Map
(Site Permit Application)

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A0
sheet number

GENERAL PROJECT NOTES:

1) THE CONTRACTOR SHALL VISIT THE SITE AND MAKE HIM/HERSELF FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING CONSTRUCTION BIDS TO THE OWNER OR ARCHITECT.

2) THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE BUILDING OWNERS ARE SOLEY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS/HER WORK, HE/SHE SHALL NOTIFY THE BUILDING OWNERS IN WRITING. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES FOR TOXIC AND HAZARDOUS MATERIALS WITH THE OWNER AND AT THE TIME OF DISCOVERY.

3) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, LAWS, ORDINACES AND REGULATIONS IN EFFECT AT THE TIME OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENT DRAWINGS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH THE EFFECTED WORK.

4) THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE JOB. THE CONTRACTOR WILL PROVIDE ALL MATERIALS, LABOR, AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE PROJECT AS SHOWN IN THES DRAWINGS AND SPECIFICATIONS OR NOT SHOWN, BUT INTENDED. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS.

5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, UTILITY COMPANY REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THEIR CONSTRUCTION BID.

6) THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS, UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT OR ANY EXISTING SITE CONDITION WITH IN THE SCOPE OF WORK INTENDED BY THESE CONSTRUCTION DOCUMENTS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

7) THE CONTRACTOR SHALL GUARANTEE ALL WORK, BOTH BY CONTRACTORS EMPLOYEES AND SUBCONTRACTORS, AGAINST ALL DEFECTS, OR ERRORS, THAT BECOME APPARENT WITH IN ONE YEAR OF THE COMPLETION OF THE PROJECT AS ACCEPTED BY THE OWNER. ANY AND ALL DEFECTS AND ERRORS WHICH DO BECOME APPARENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.

8) THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE SECURITY OF THE JOB SITE DURING THE CONSTRUCTION PROCESS UNTIL FINAL ACCEPTANCE BY THE OWNER OR UNTIL AN ALTERNATE DATE, AS MUTUALLY AGREED BETWEEN THE OWNER AND THE CONTRACTOR.

9) THE CONTRACTOR SHALL VERIFY ALL FRAMING SPACES REQUIRED TO BE VENTILATED WITH THE LOCAL FIELD INSPECTOR AND PROVIDE THE APPROPRIATE NET FREE VENTILATION AREA.

10) THE CONTRACTOR SHALL VERIFY AND PROVIDE ALL CODE REQUIRED FIREPROOFING AT ALL PENETRATIONS INTO AND THROUGH FLOOR, WALL, CEILING AND ROOF ASSEMBLIES.

11) THE SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS AND PROVIDE, INSTALL AND WARRANT A COMPLETE WATERPROOF SYSTEM.

12) ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

13) A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE IN ACCORDANCE WITH ONE OF THE FOLLOWING: A) COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE; OR B) A CONSTRUCTION WASTE MANAGEMENT PLAN, PER CGBSC SECT 4.408.2; OR C) A WASTE MANAGEMENT COMPANY, PER CGBSC SECT 4.408.3; OR D) THE WASTE MANAGEMENT STREAM REDUCTION ALTERNATIVE, PER CGBSC SECT. 4.408.4

14) AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO THE BUILDING OCCUPANT OR OWNER, PER CGBSC 4.410.1.

15) DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION, PER CGBSC 4.504.1.

16) ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBSC 4.504.2.1.

17) PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER CGBSC 4.504.2.2.

18) AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECT. 94522(A)(2) AND OTHER REQUIREMENTS PER CGBSC 4.504.2.3. AREAS UNDER THE JURISDICTION OF THE BAAQMD, SHALL ADDITIONALLY COMPLY WITH THE PERCENT VPC BY WEIGHT OF PRODUCT LIMITS OF REG. 8, RULE 49. AREAS UNDER THE JURISDICTION OF SCAQMD SHALL ADDITIONAL COMPLY BY RULE 1113.

19) DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED PER CGBSC 4.504.2.4.

20) CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS PER CGBSC 4.504.3. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

21) 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM; OR MEET CALIF. DEPT. OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOC EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS", VERSION 1.1 FEB. 2010 (ALSO KNOW AS SPEC. 01350), CGBSC 4.504.4.

22) PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS, PER CGBSC 4.504.5.

23) ALL SLAB-ON-GRADE FOUNDATION SHALL HAVE A VAPOR RETARDER AND CAPILLARY BREAK INSTALLED PER CGBSC 4.505.2 AND 4.505.2.1.

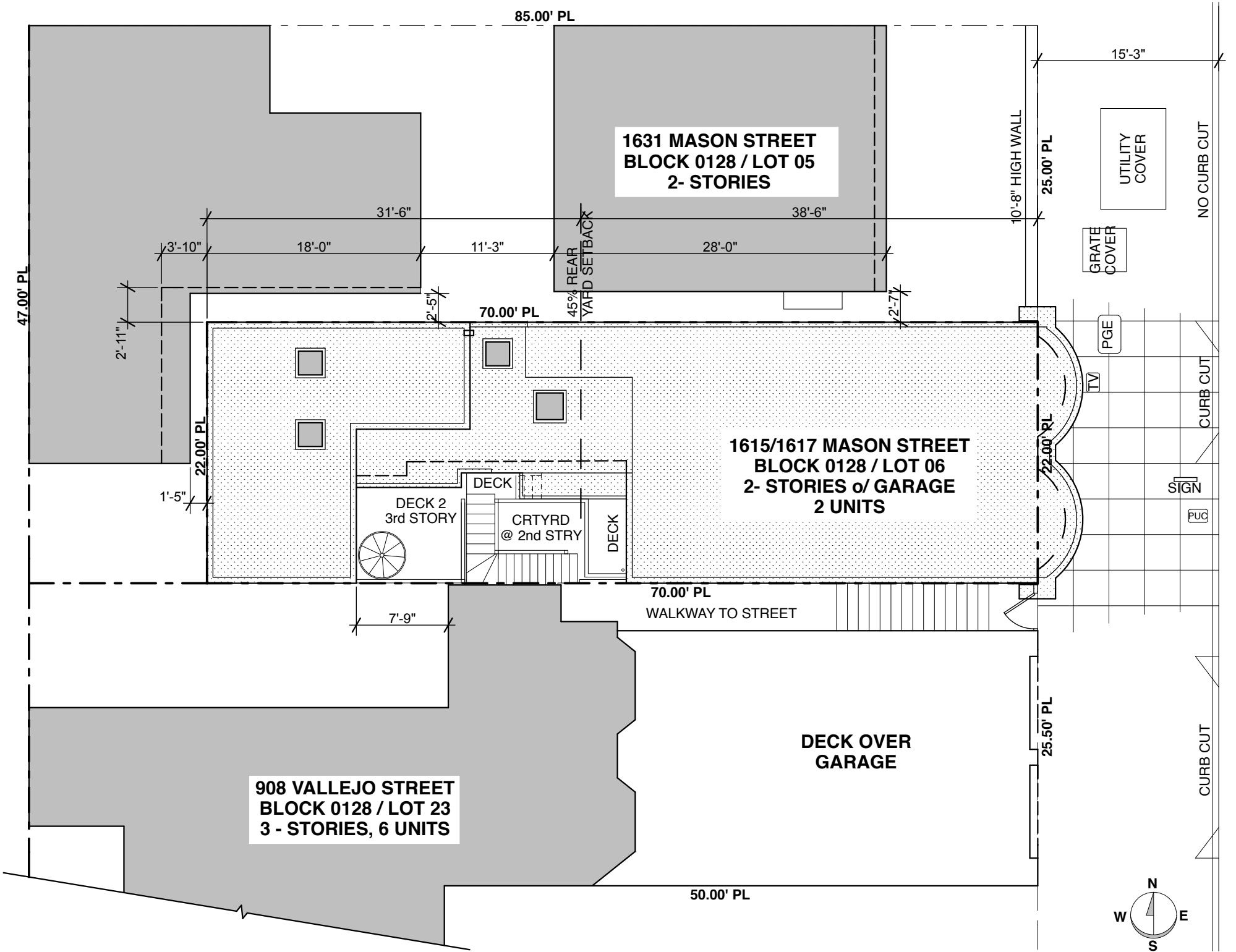
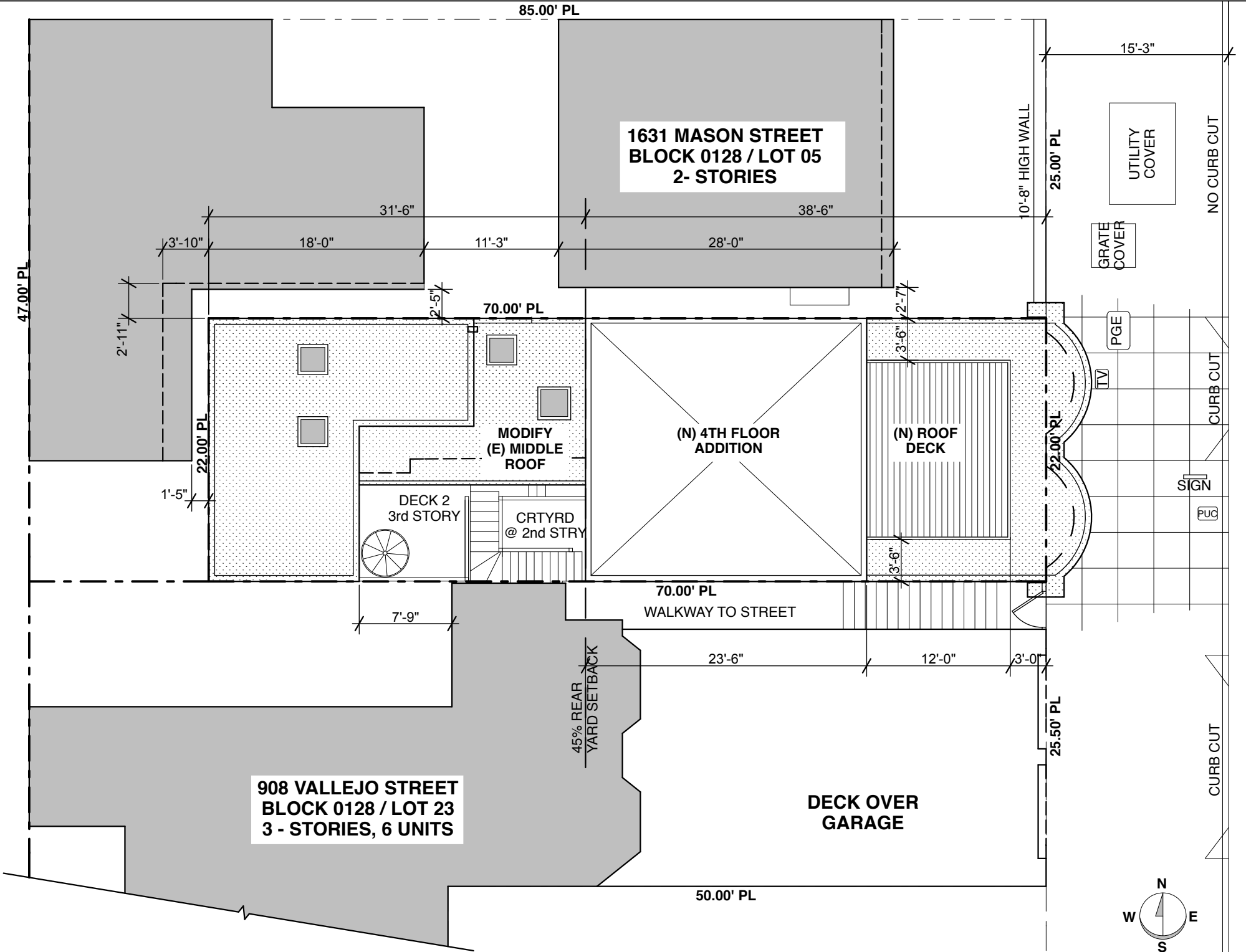
24) BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED PER CGBSC 4.505.3 AND RESULTS PROVIDED TO LOCAL APPROVING AGENCY UPON REQUEST.

25) WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNERS'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH APPLICABLE CODES. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTM (HERS). CGBSC 702.2.

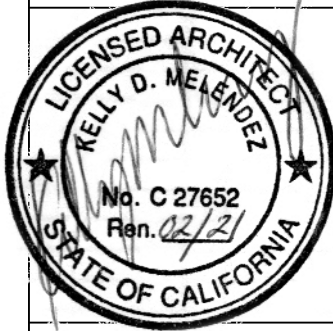
26) DOCUMENTATION USED TO SHOW COMPLIANCE w/ CGBS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

27) GAS FIREPLACES SHALL BE OF A DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSIONS LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES (CGBSC 4.503.1)

GENERAL NOTES



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**(E) and (N) Plot Plan
and General Notes
(Site Permit Application)**

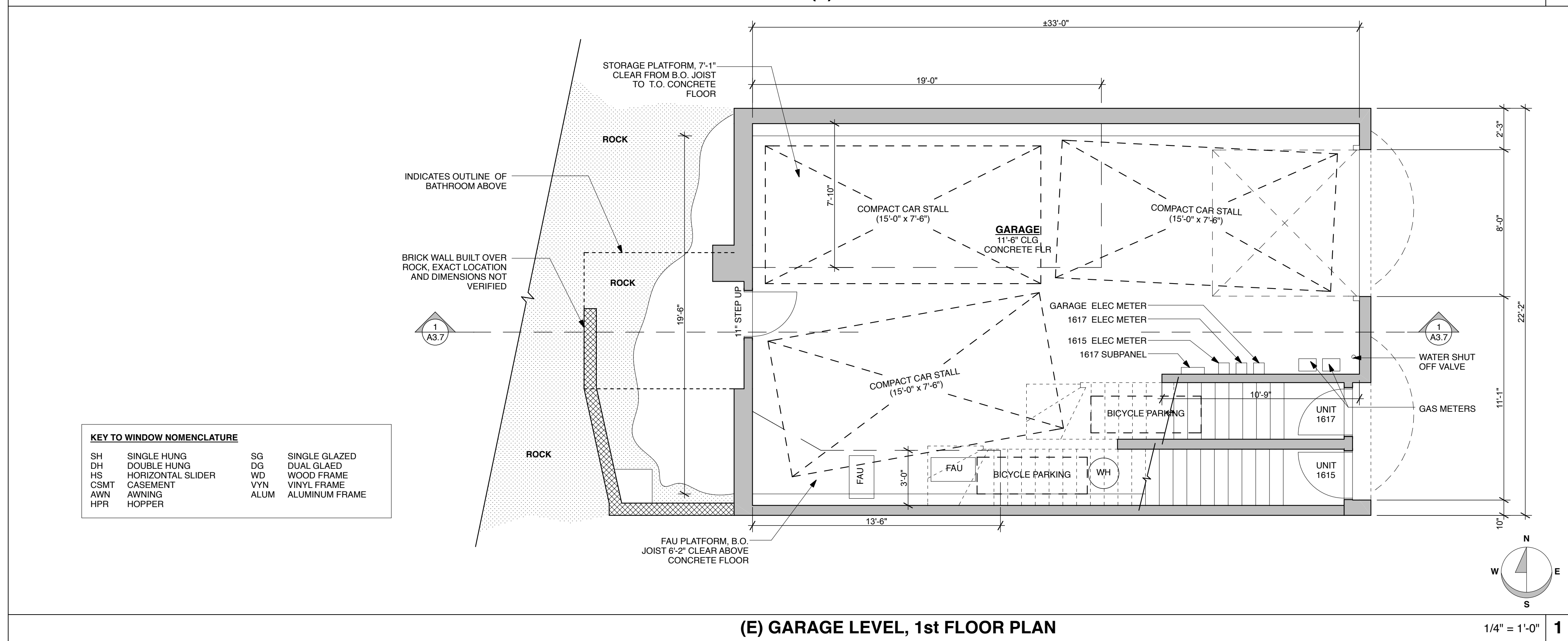
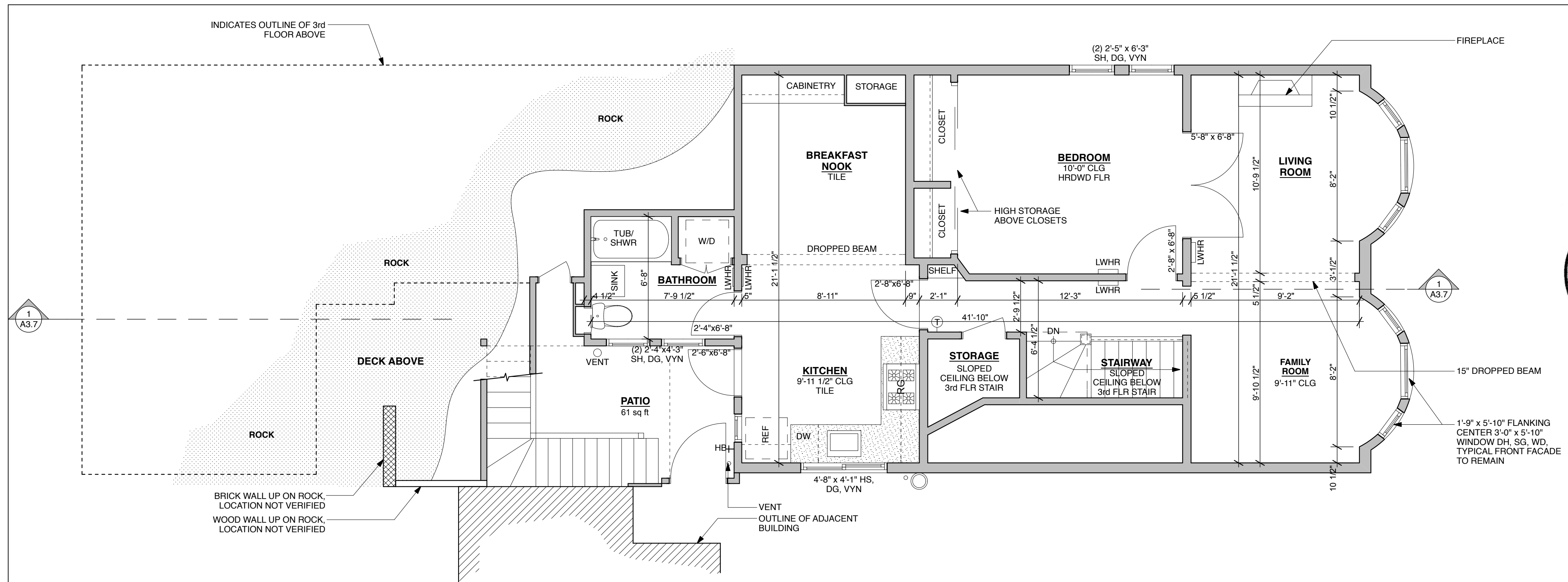
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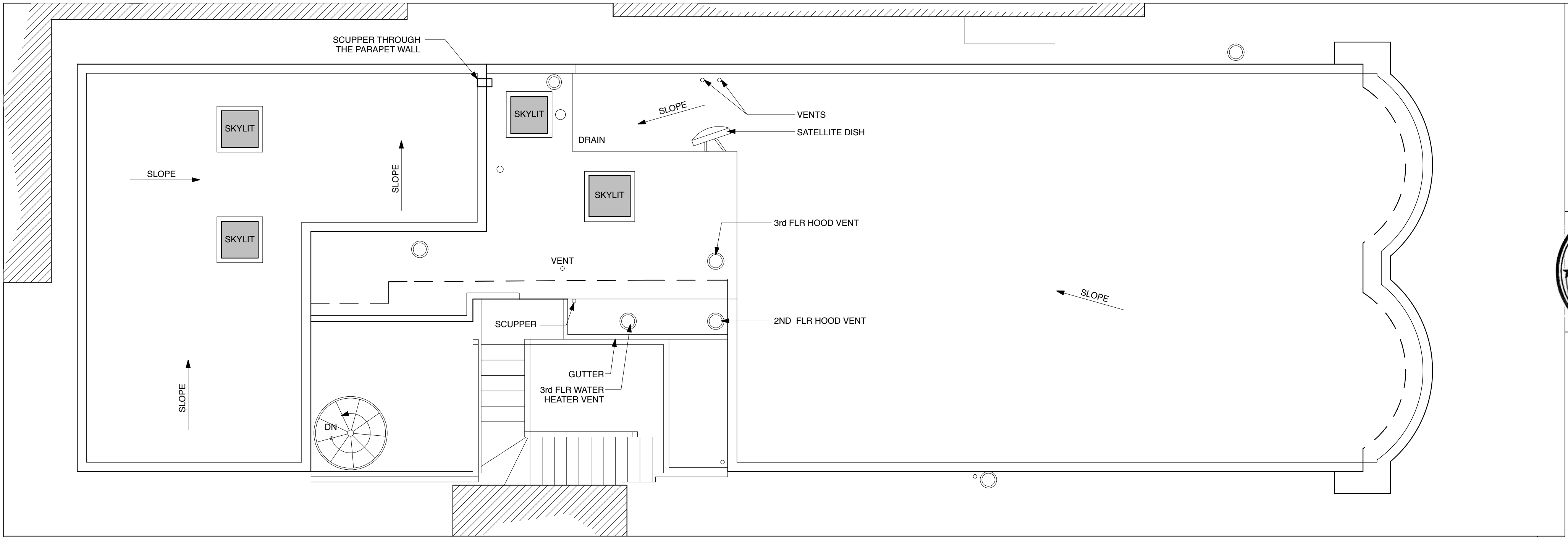
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A1.1

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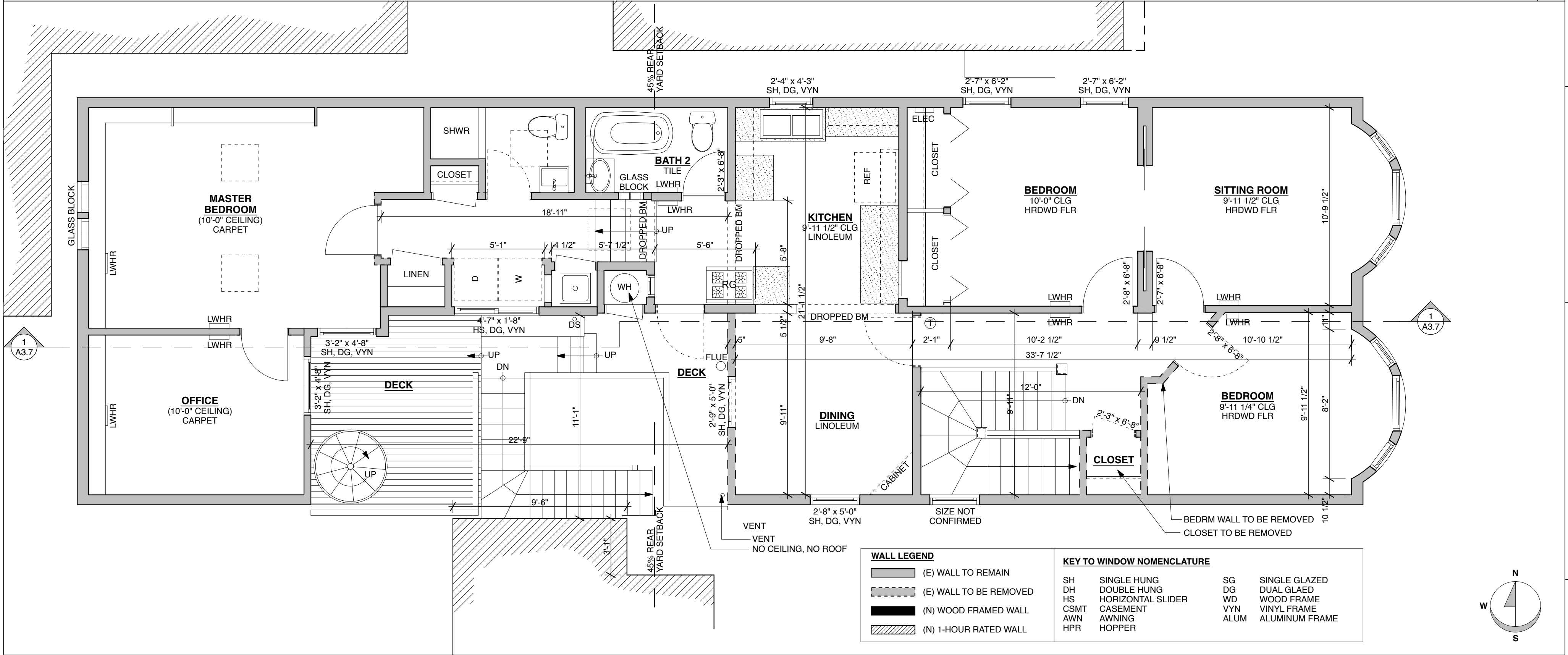




(E) ROOF PLAN

1/4" = 1'-0"

2



(E) 3rd FLOOR PLAN

1/4" = 1'-0"

1

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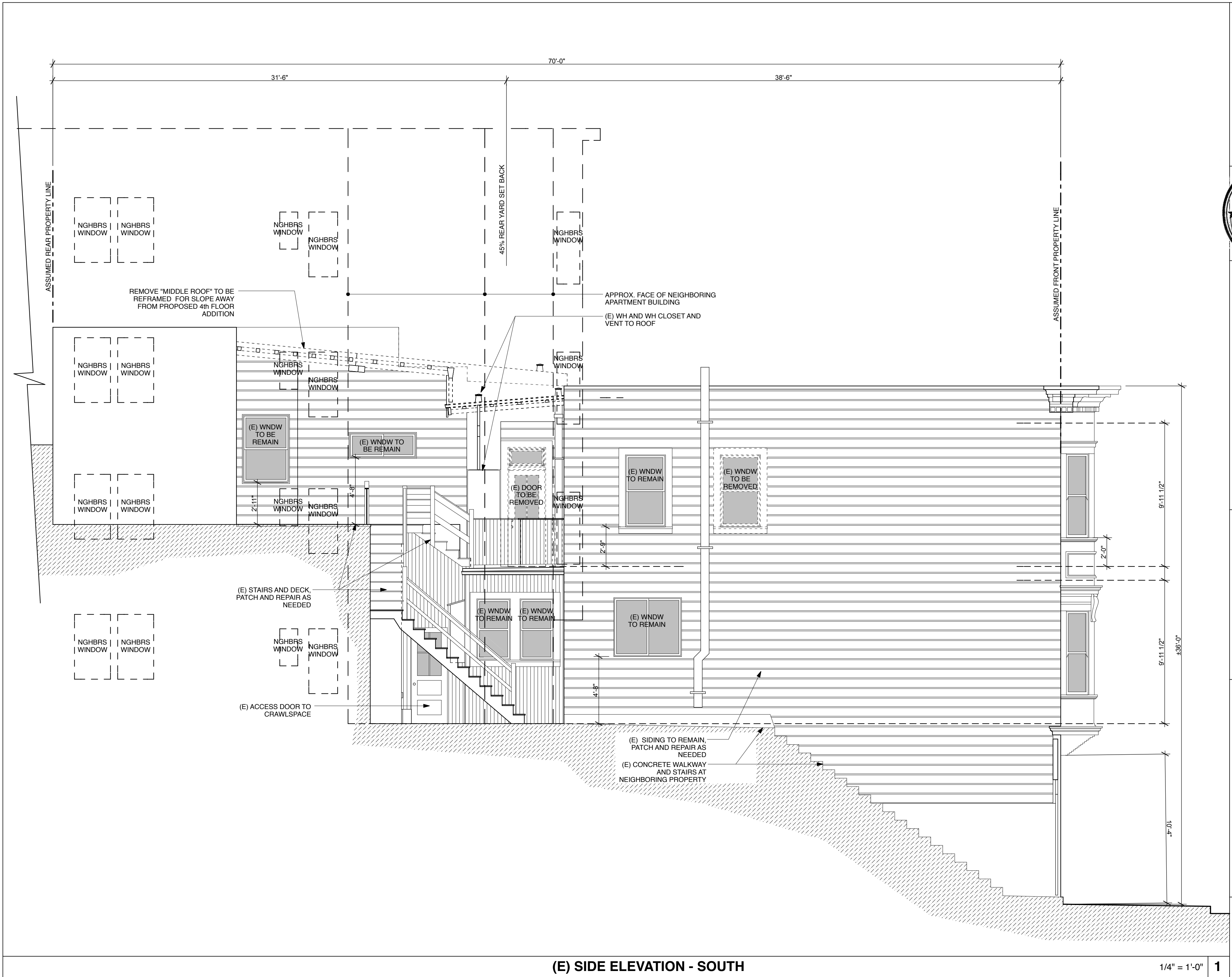
Existing 3rd Floor
and Roof Plan
(Site Permit Application)

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Response to OTC
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A2.2

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(E) SIDE ELEVATION - SOUTH

1/4" = 1'-0"

1

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Chan Residence
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San Francisco, CA 94133

**Existing
Side Elevation
(Site Permit Application)**

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A2.3

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Existing
Front Elevation
(Site Permit Application)

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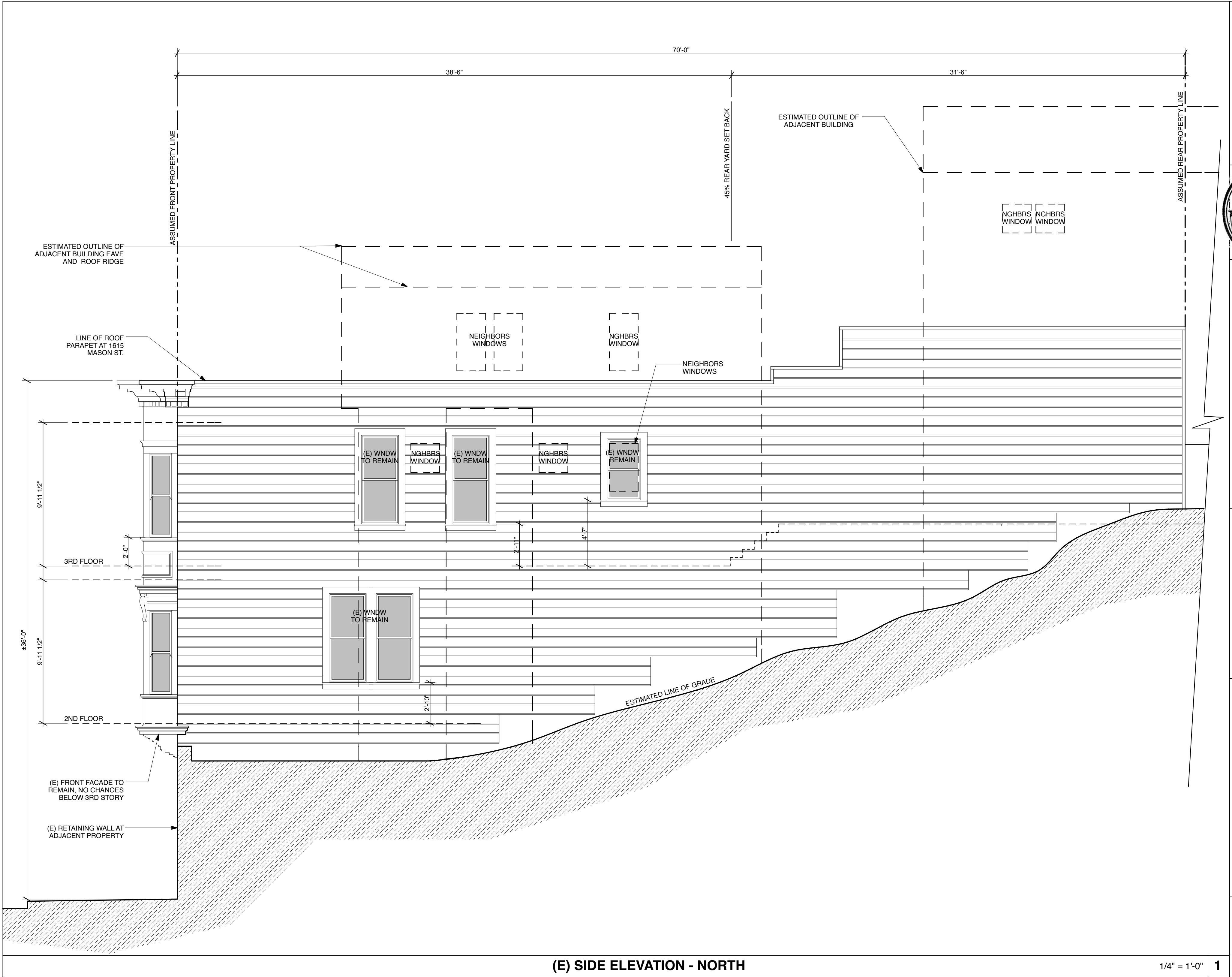
A2.4

(E) FRONT ELEVATION - EAST

1/4" = 1'-0"

1

sheet number



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San Francisco, CA 94133

**Existing
Side Elevation
(Site Permit Application)**

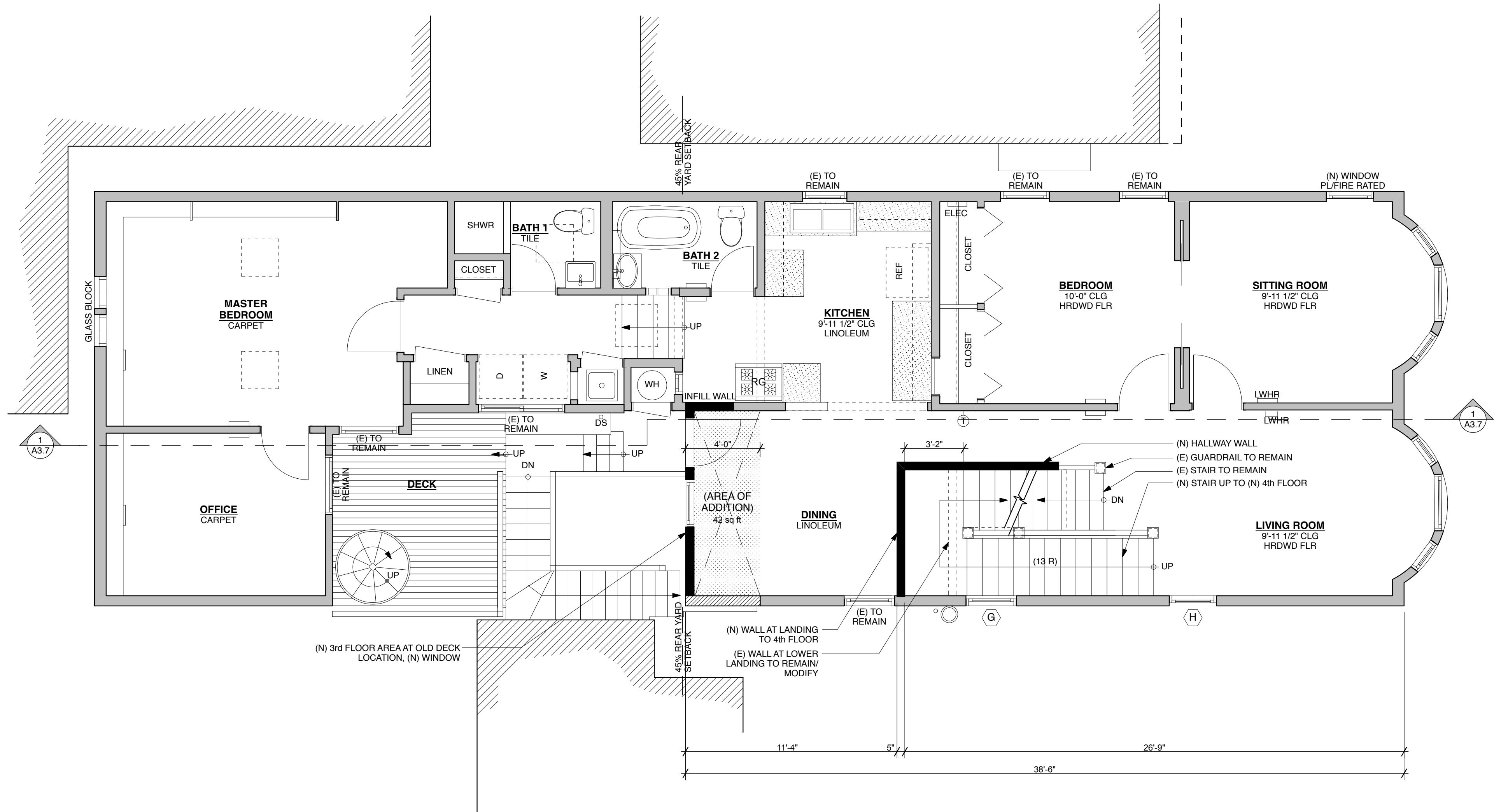
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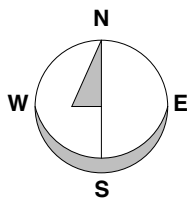
A2.5

1/4" = 1'-0" **1**

sheet number



WALL LEGEND		KEY TO WINDOW NOMENCLATURE			
	(E) WALL TO REMAIN	SH	SINGLE HUNG	SG	SINGLE GLAZED
	(E) WALL TO BE REMOVED	DH	DOUBLE HUNG	DG	DUAL GLAZED
	(N) WOOD FRAMED WALL	HS	HORIZONTAL SLIDER	WD	WOOD FRAME
	(N) 1-HOUR RATED WALL	CSMT	CASEMENT	VYN	VINYL FRAME
		AWN	AWNING	ALUM	ALUMINUM FRAME
		HPR	HOPPER		

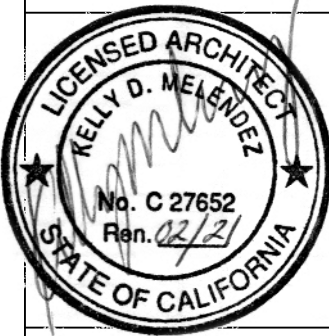


(N) 3rd FLOOR PLAN

1/4" = 1'-0"

1

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Chan Residence
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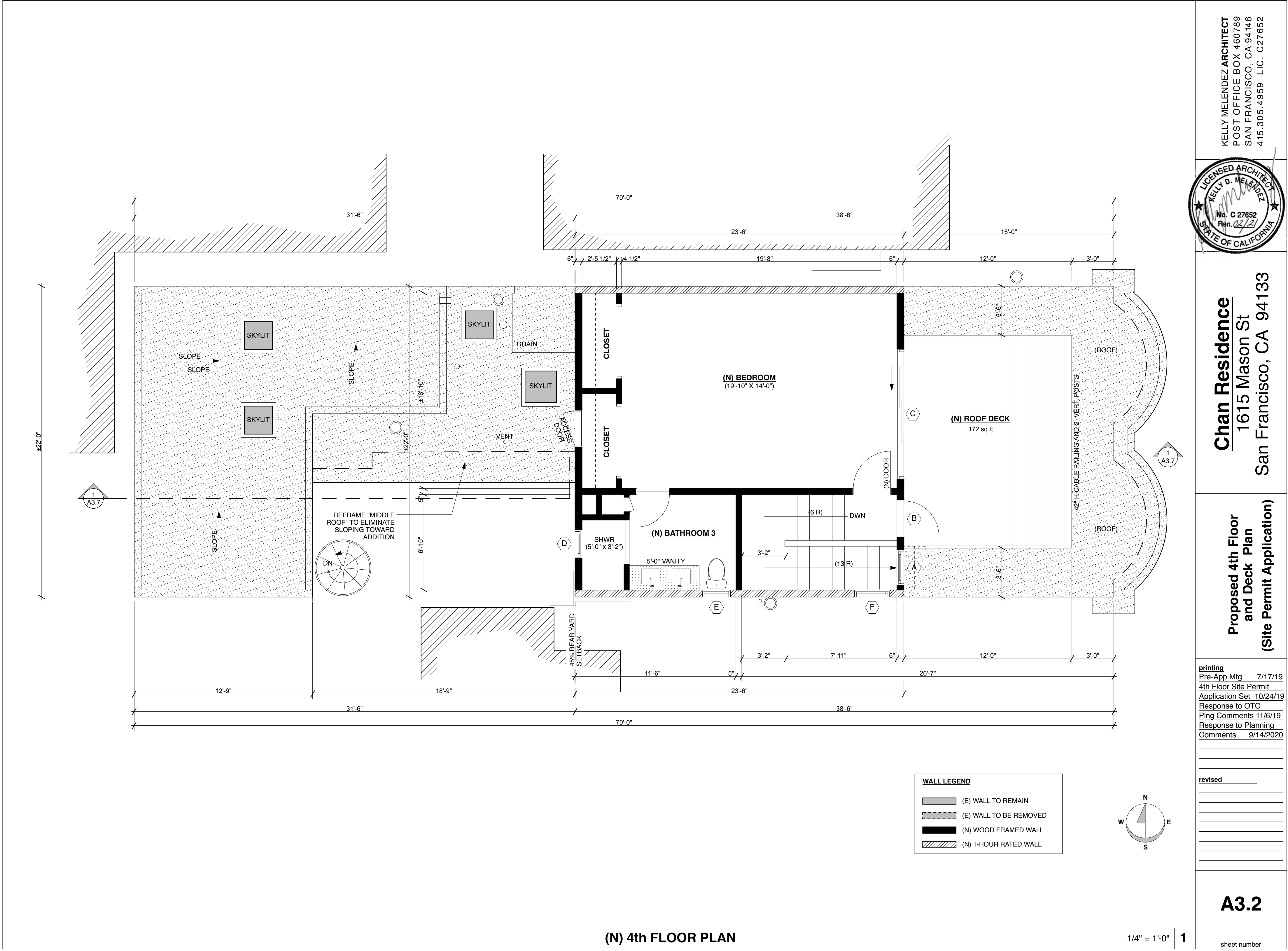
**Proposed 3rd
Floor Plan**
(Site Permit Application)

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Comments 9/14/2020

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A3.1

sheet number



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No. C 27652
Ren. 02/21
STATE OF CALIFORNIA

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San Francisco, CA 94133

Proposed 4th Floor and Deck Plan
(Site Permit Application)

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4th Floor Site Permit Application Set 10/24/19
Response to OTC Ping Comments 11/6/19
Response to Planning Comments 9/14/2020

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A3.2

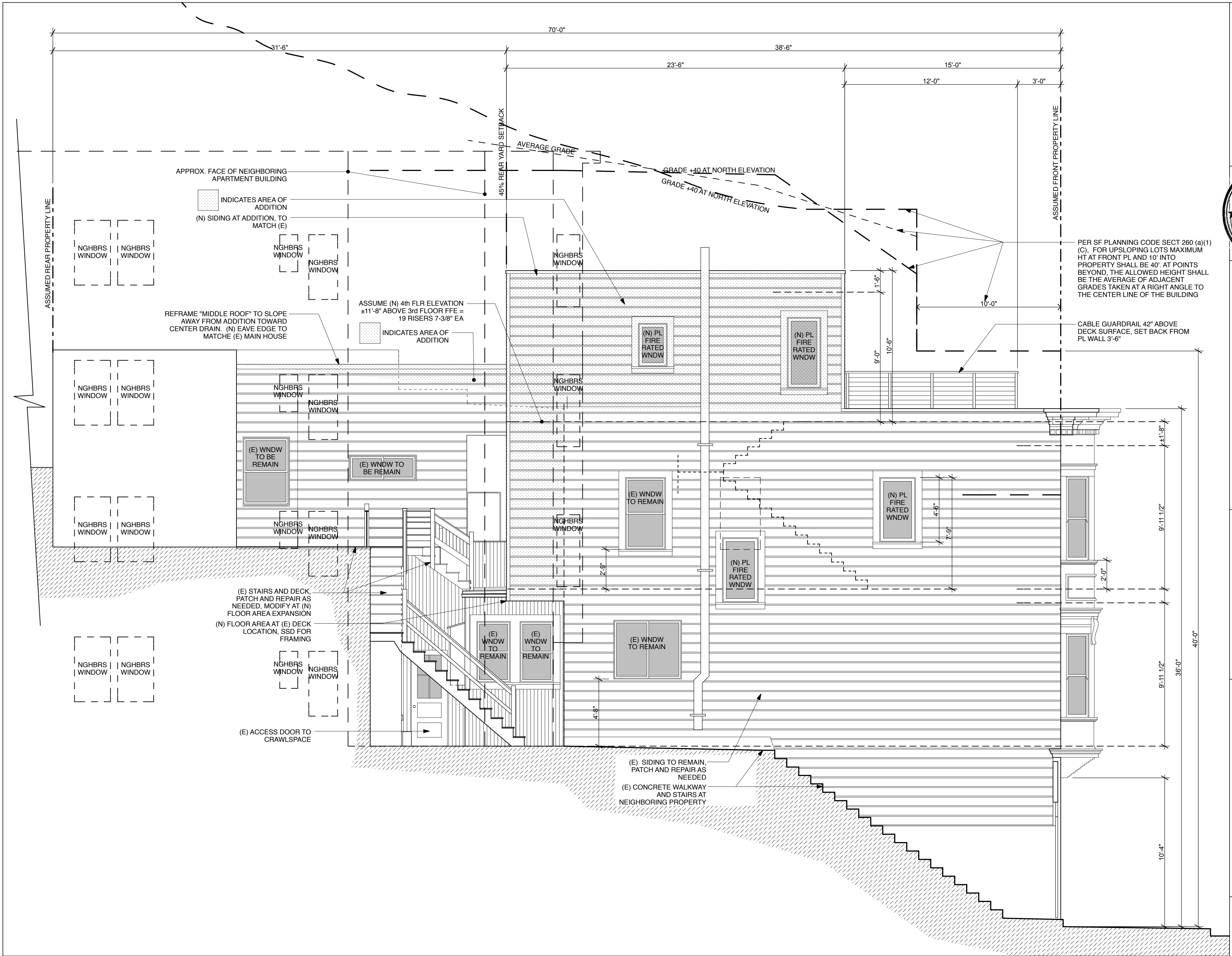
1/4" = 1'-0" **1**

sheet number



sheet number

1



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LICENSED ARCHITECT
KELLY D. MELENDEZ
No. C 27652
Ren. 02/21
STATE OF CALIFORNIA

Chan Residence
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San Francisco, CA 94133

**Proposed
Side Elevation
(Site Permit Application)**

printing
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Comments 9/14/2020

revised

A3.4

1/4" = 1'-0"

1

sheet number



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Chan Residence
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**Proposed
Side Elevation
(Site Permit Application)**

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Comments 9/14/2020

revised

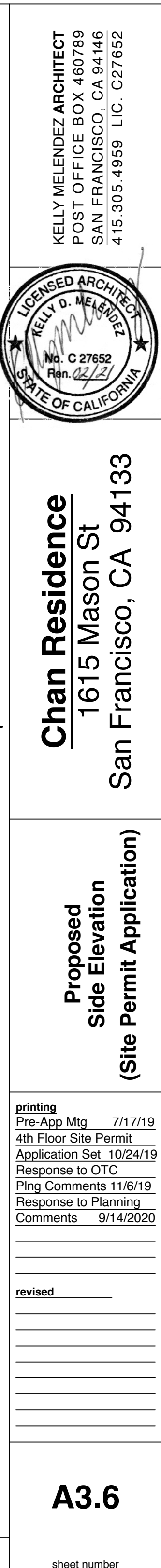
A3.5

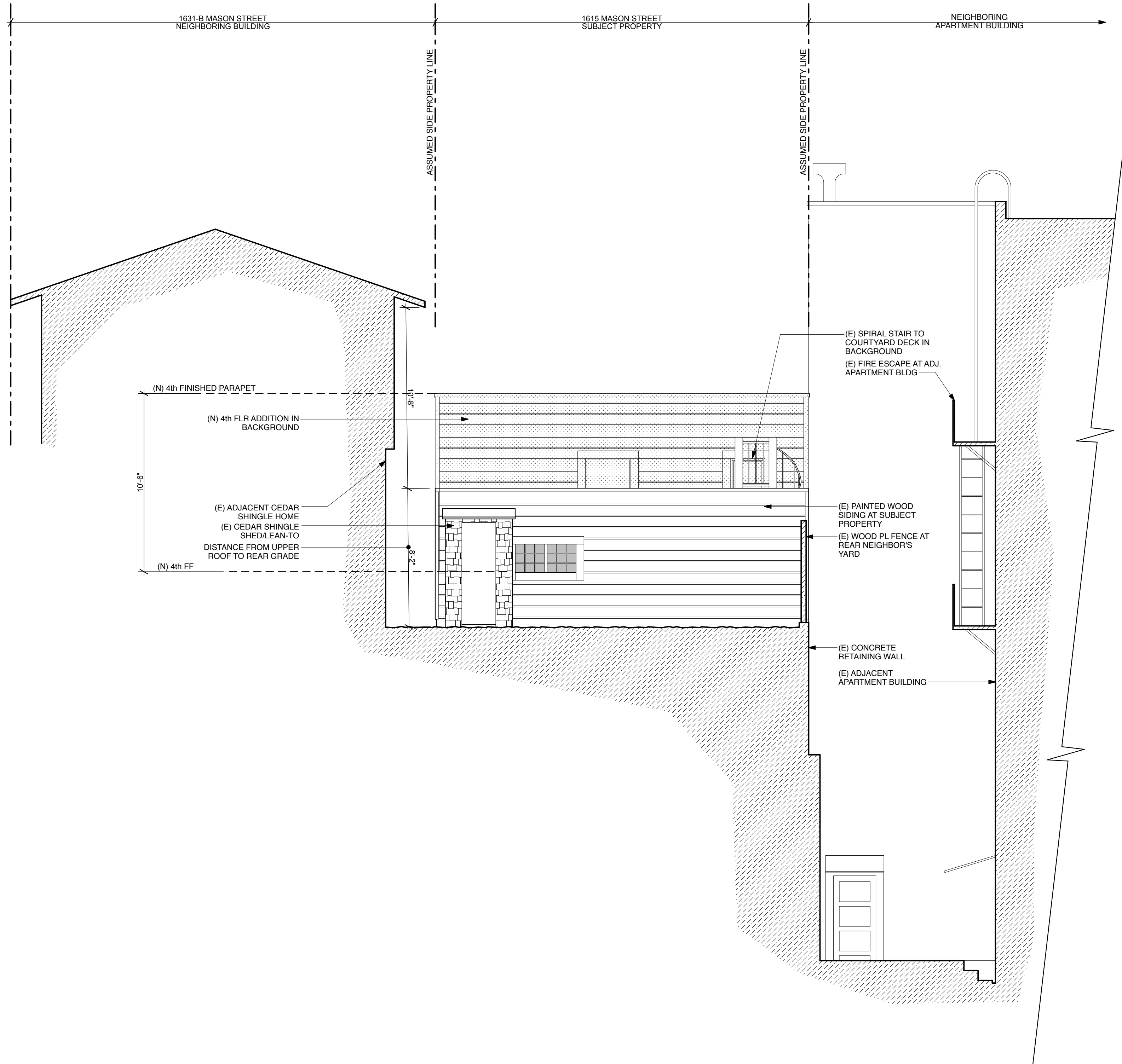
(N) FRONT ELEVATION - EAST

1/4" = 1'-0"

1

sheet number





KELLY MELENDEZ ARCHITECT
POST OFFICE BOX 460789
SAN FRANCISCO, CA 94146
415.305.4959 LIC. C27652

LICENSED ARCHITECT
KELLY D. MELENDEZ
No. C 27652
Ren. 02/21
STATE OF CALIFORNIA

Chan Residence
1615 Mason St
San Francisco, CA 94133

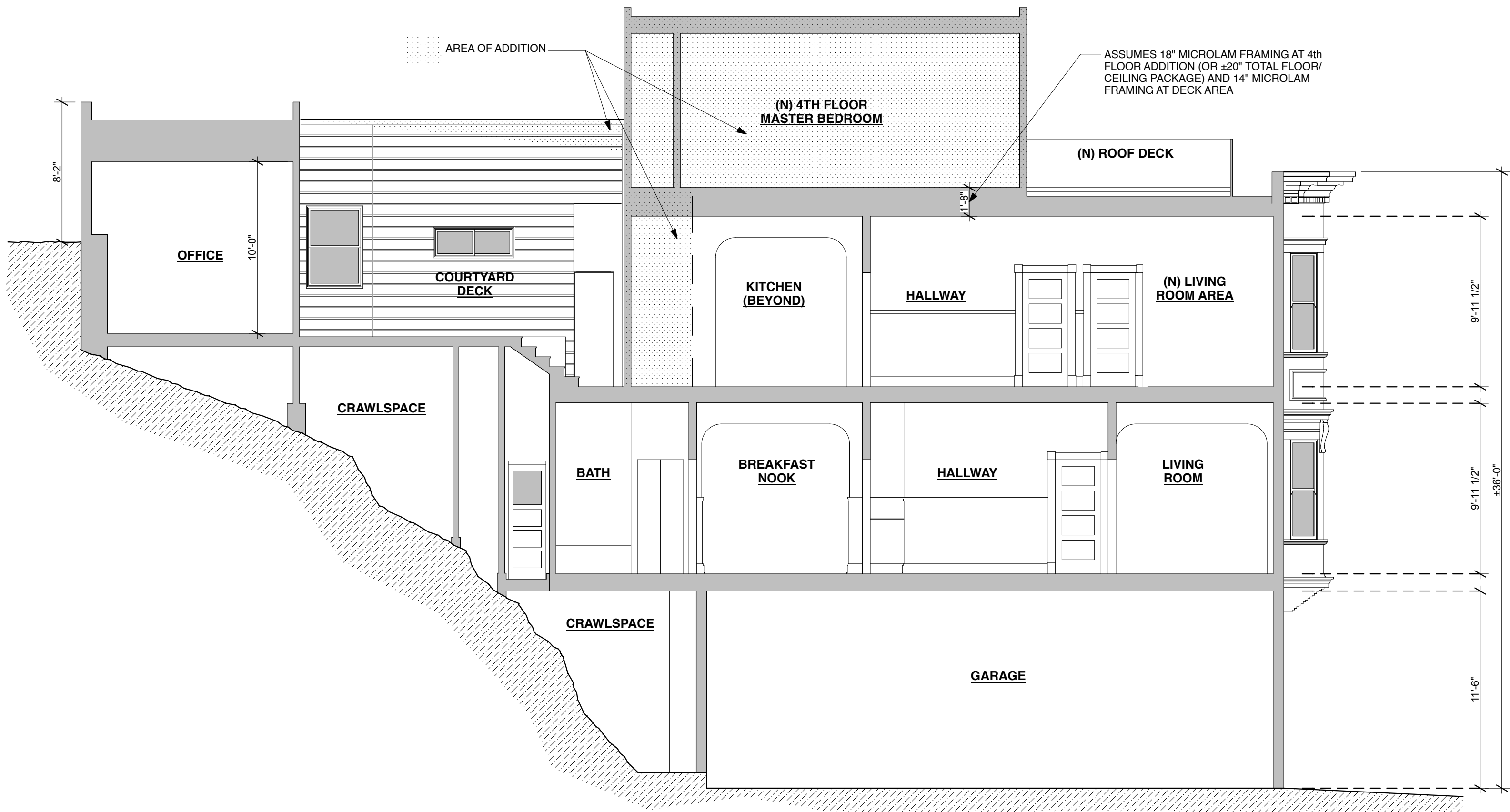
**Existing
Rear Elevation
(Site Permit Application)**

printing
Pre-App Mtg 7/17/19
4th Floor Site Permit
Application Set 10/24/19
Response to OTC
Ping Comments 11/6/19
Response to Planning
Comments 9/14/2020

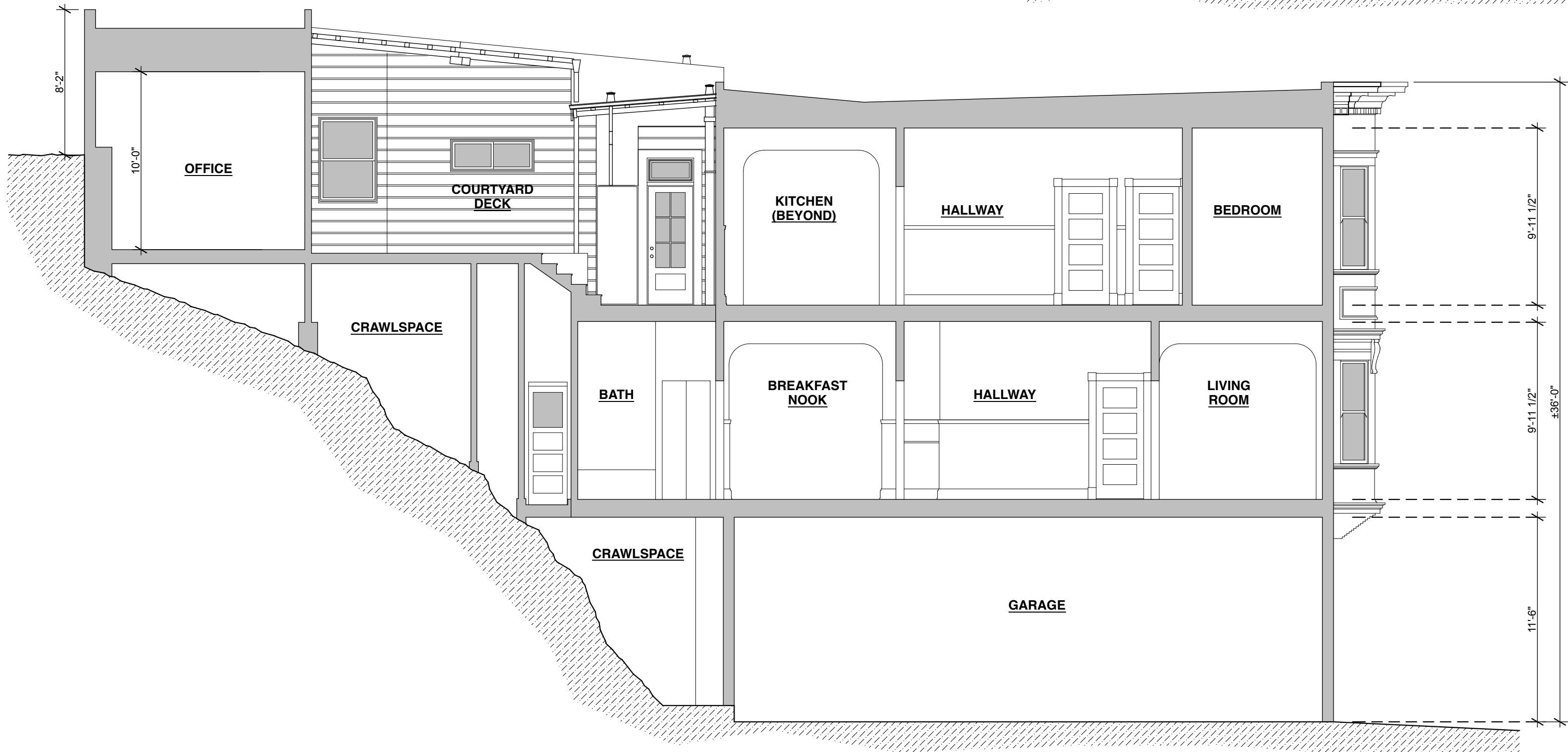
revised

A3.7

sheet number



(N) BUILDING SECTION 3/16" = 1'-0" 2



(E) BUILDING SECTION 3/16" = 1'-0" 1

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Chan Residence
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(E) and (N)
Building Sections
(Site Permit Application)

printing
Pre-App Mtg 7/17/19
4th Floor Site Permit
Application Set 10/24/19
Response to OTC
Ping Comments 11/6/19
Response to Planning
Comments 9/14/2020

revised _____

A3.8

sheet number

*Rendering/
Photosimulation
included for reference
only. Is NOT an actual
photo and is only a
simulation.

