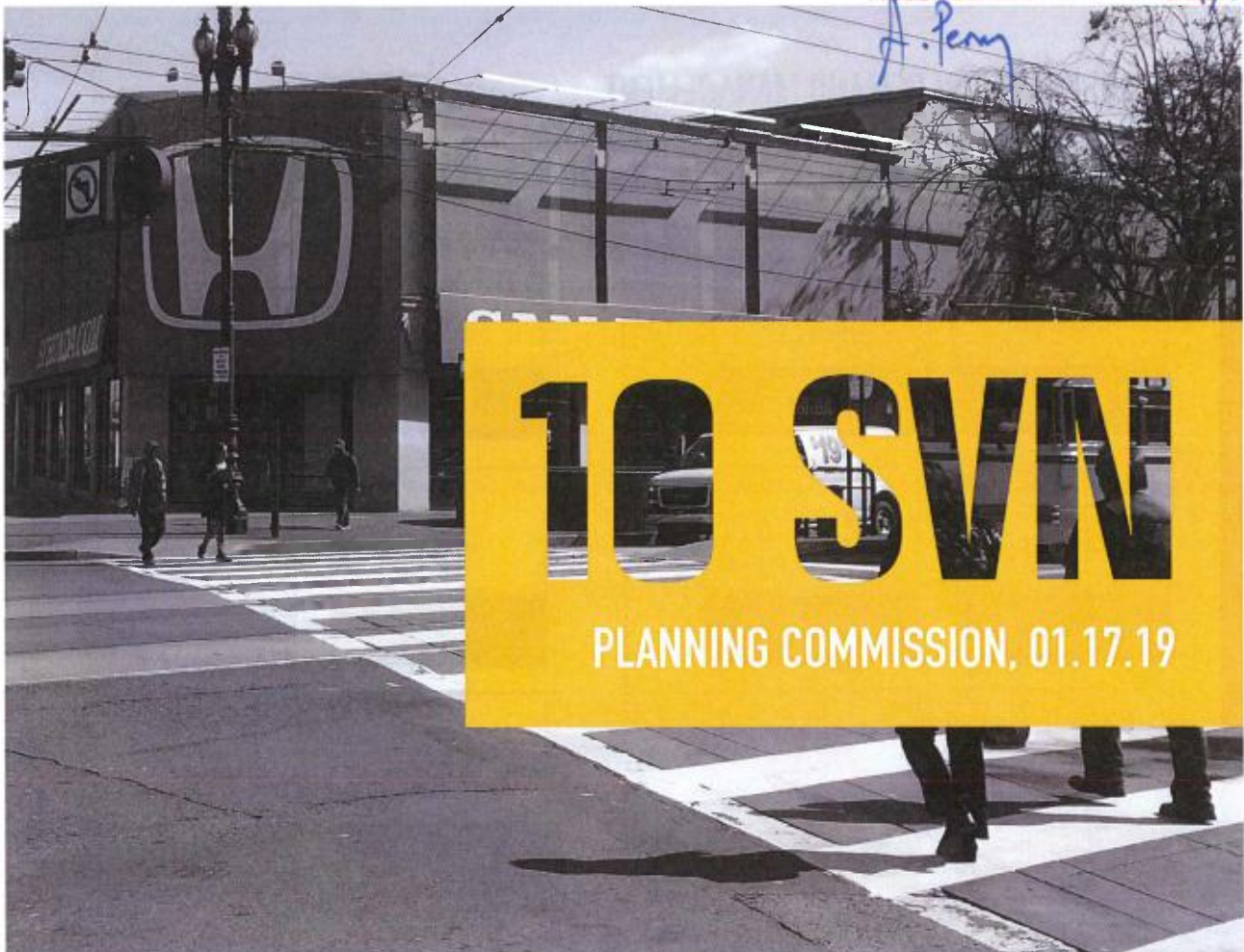
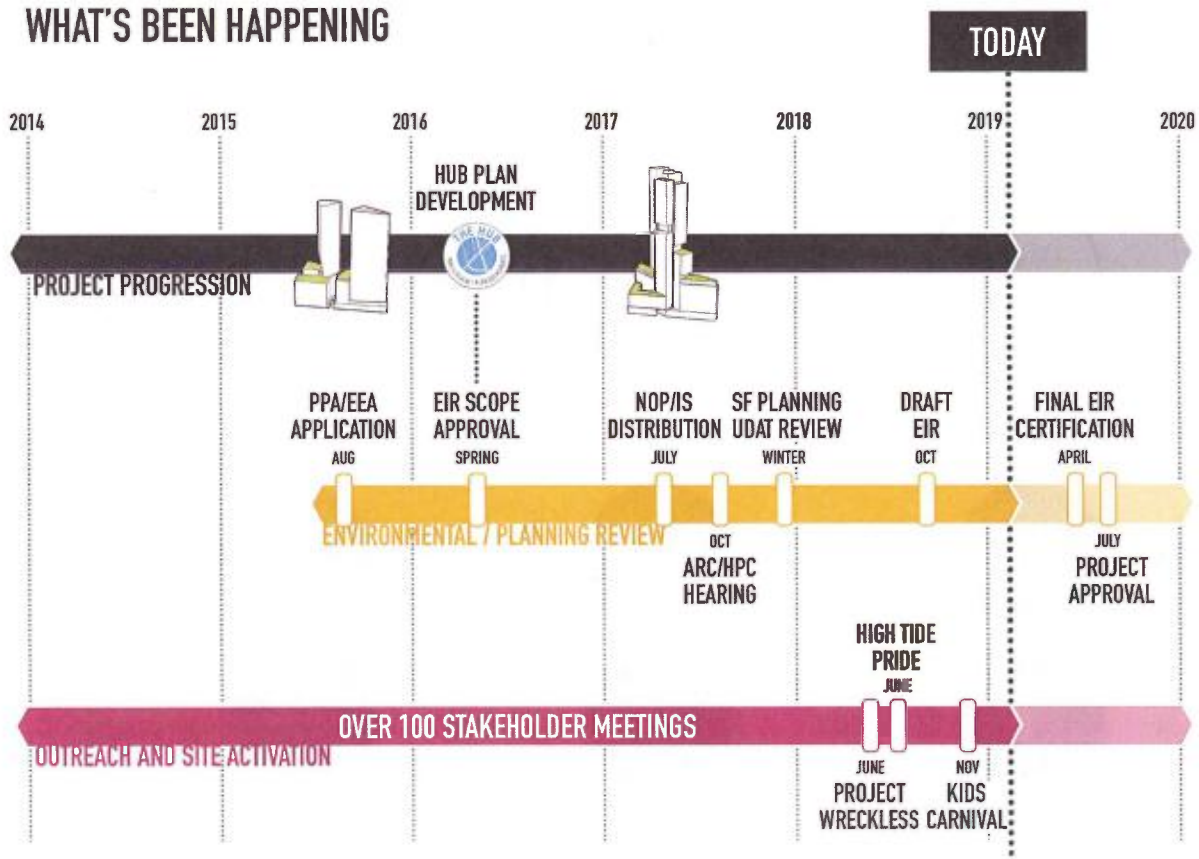


A. Perry



WHAT'S BEEN HAPPENING



TRANSPORTATION DEMAND MANAGEMENT

REQUIRED MEASURES

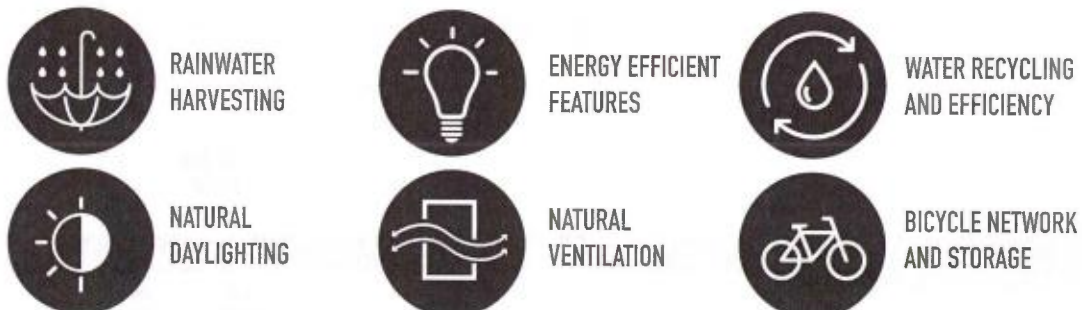


ADDITIONAL MEASURES



ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT (ELDP) CERTIFICATION

REQUIREMENTS



STRATEGIES

CULTURAL SIGNIFICANCE

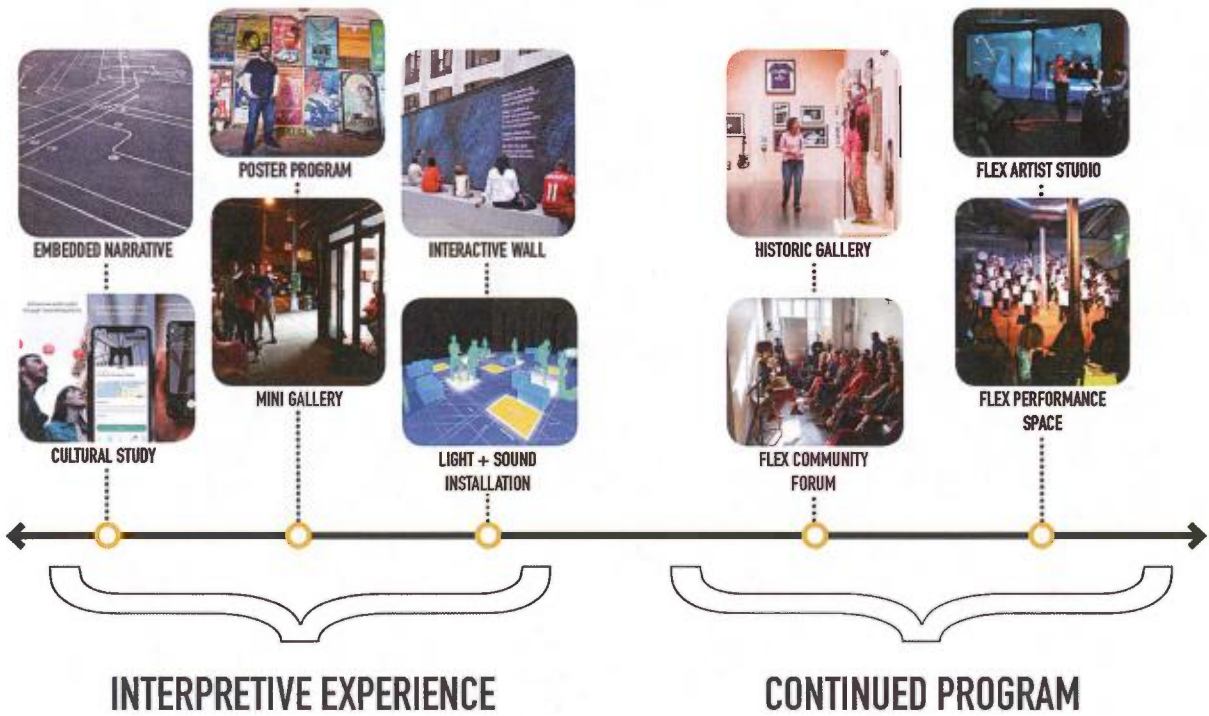
10SVN was home to the now-legendary music venue, Fillmore West, established by the nationally significant San Francisco music promoter and impresario, Bill Graham.



Source: Historic Resources Evaluation, September 2016

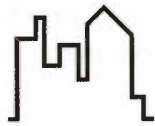
10 SOUTH VAN NESS

CONTINUING THE LEGACY OF THE FILLMORE WEST



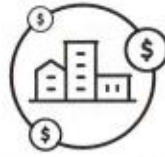
10 SOUTH VAN NESS

PROJECT GOALS



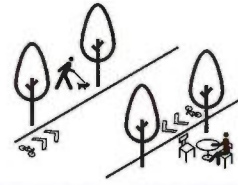
Improve Urban Form

- » Create Compelling Architecture to Anchor the HUB on the Cityscape



Increase Affordable Housing

- » Contribute Affordable Housing and Other Benefits to the Neighborhood



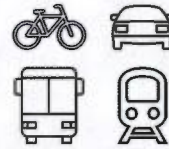
Enhance the Public Realm

- » Create a Safe, Active, and Walkable Public Realm
- » Create a Pedestrian-Focused Experience on 12th Street



Encourage the Arts

- » Integrate the History of the Site with the Public Realm

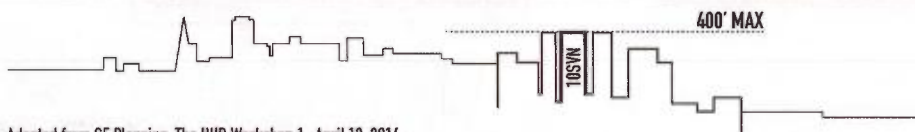
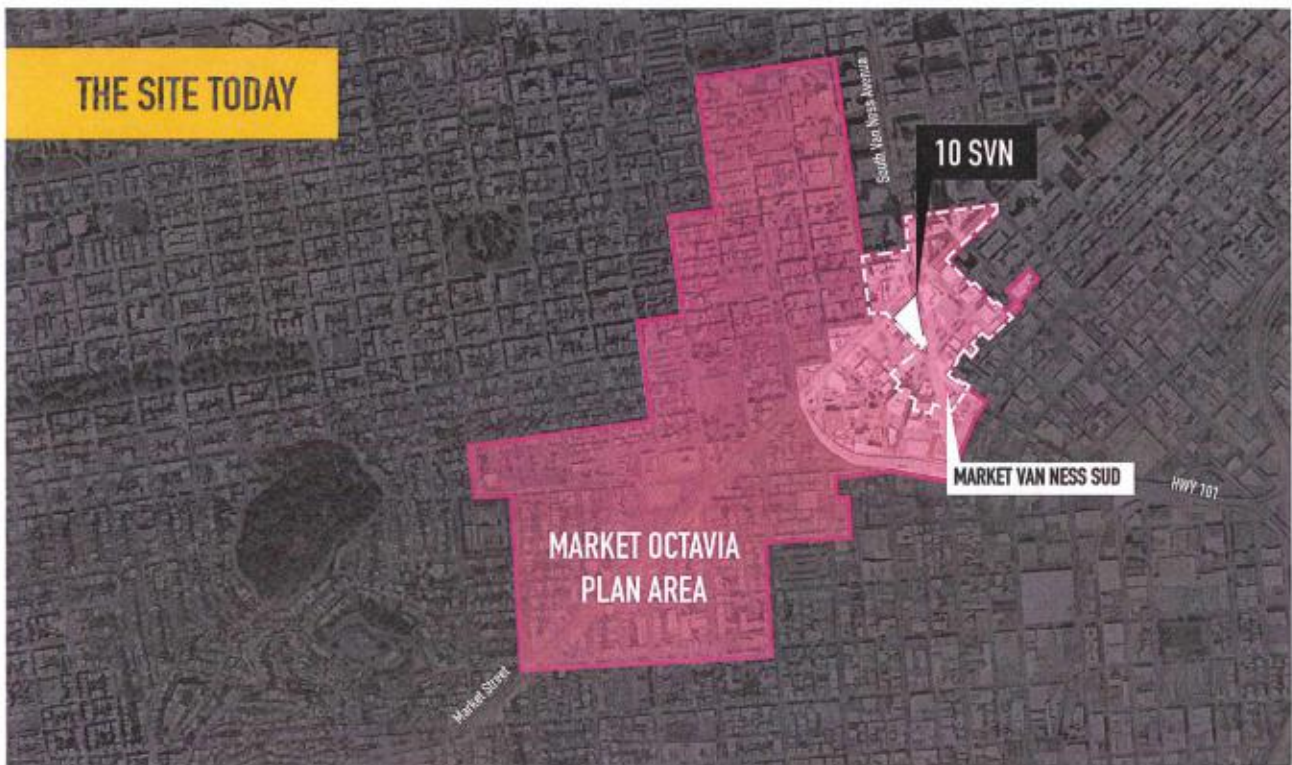


Support Transit Improvements

- » Locate Housing Density Near Concentration of Transit

CONTEXT

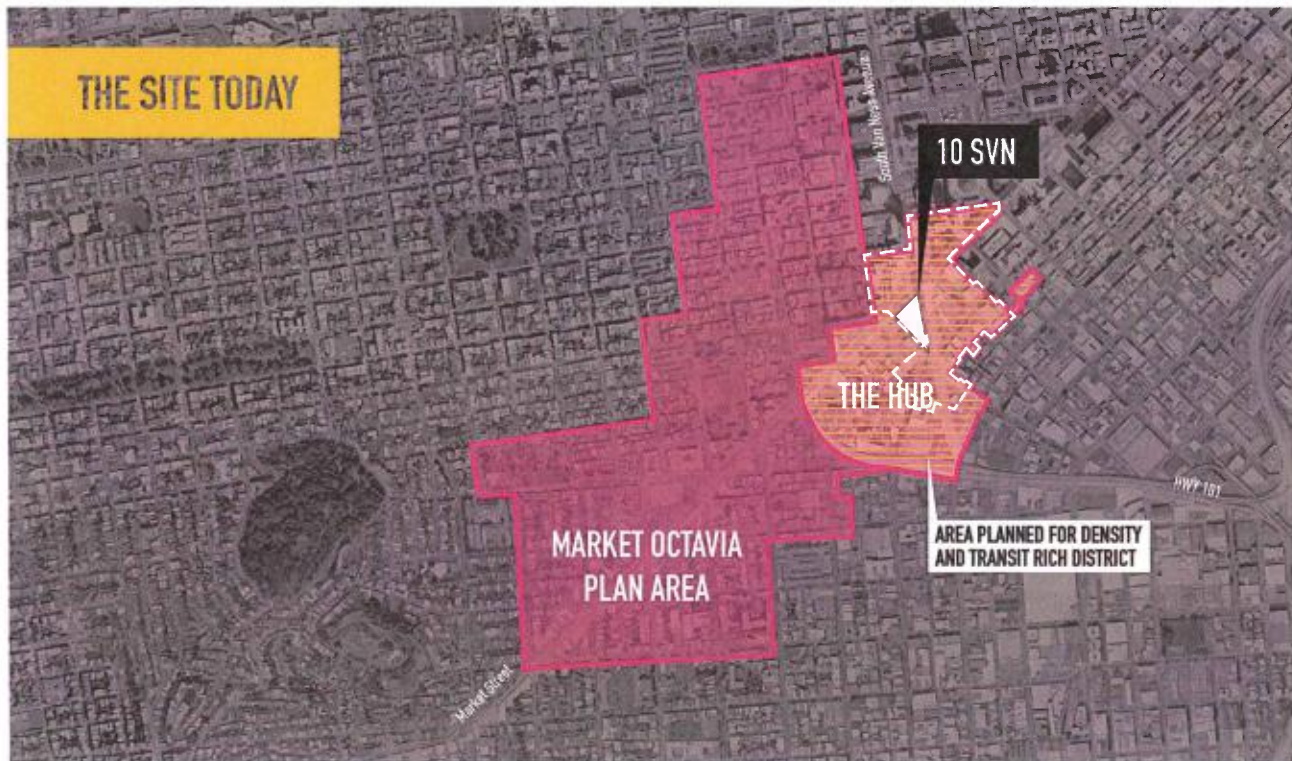
THE SITE TODAY



Source: Adapted from SF Planning. The HUB Workshop 1. April 13, 2016

Market Van Ness Special Use District (2008) encouraged upzoning within the district and downzoning the remaining area.

THE SITE TODAY

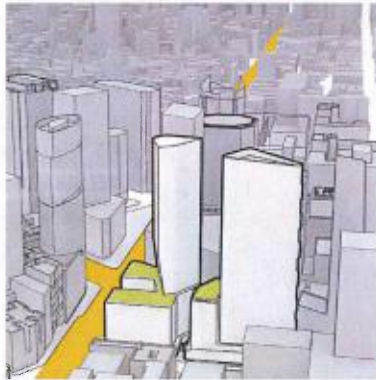


Source: Adapted from SF Planning. The HUB Workshop 1. April 13, 2016

The Market Van Ness SUD became the foundation for the Hub.

PROJECT COMPARISON

MARKET OCTAVIA PLAN COMPLIANT PROJECT



RESIDENTIAL UNITS	984
RETAIL	30,350 SF
HEIGHT	400'

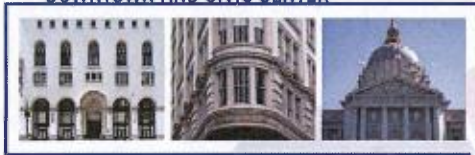
HUB COMPLIANT PROJECT (PREFERRED)



RESIDENTIAL UNITS	984
RETAIL	30,450 SF
HEIGHT	590'

BRIDGING THREE CONTEXTS

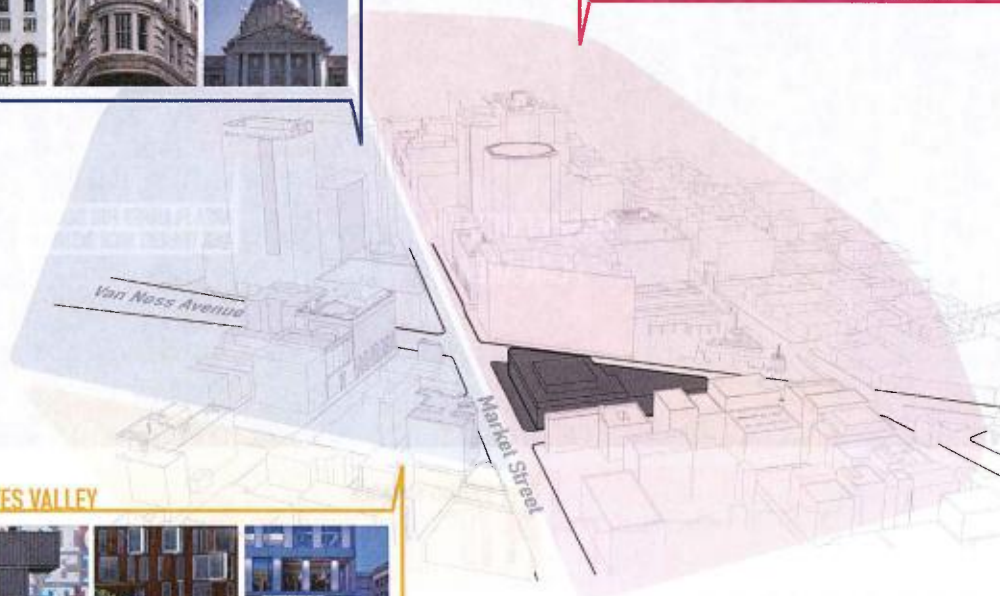
DOWNTOWN AND CIVIC CENTER



SOUTH OF MARKET

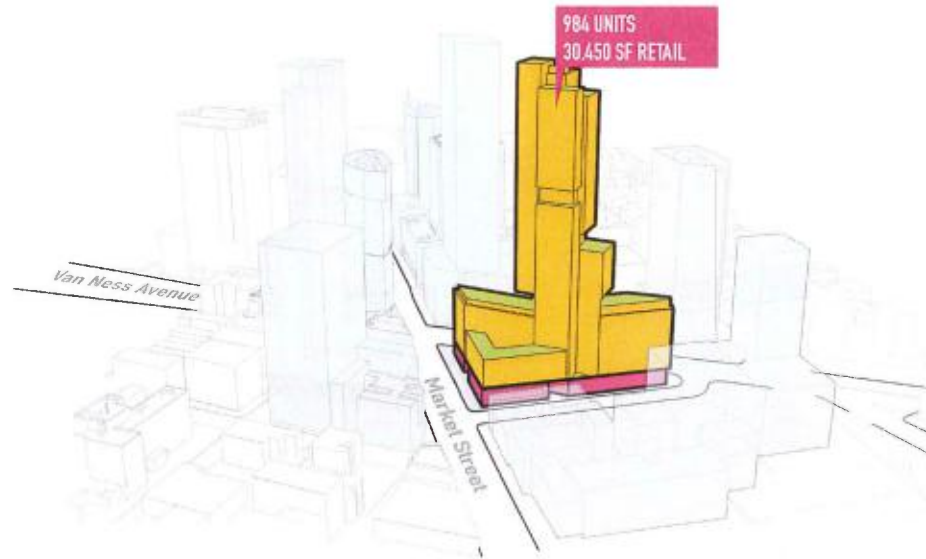


HAYES VALLEY



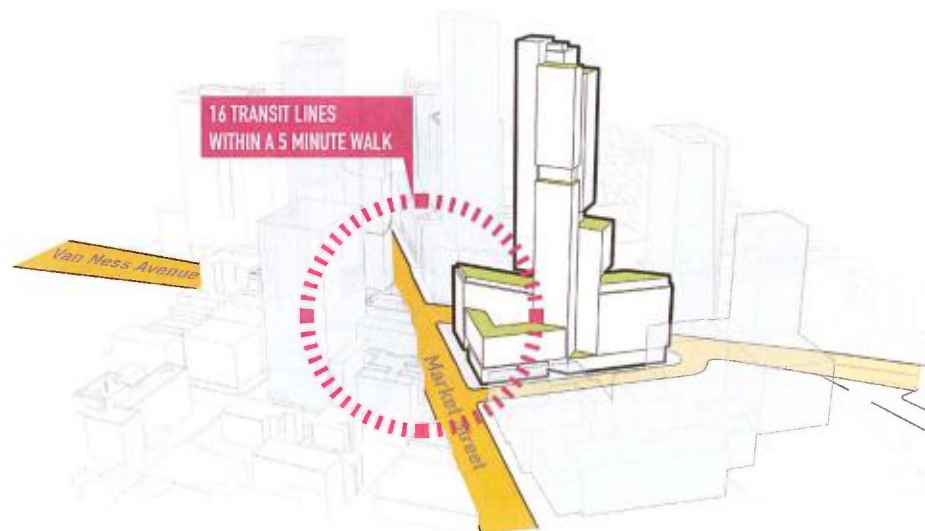
PROJECT OPPORTUNITIES

1 TRANSFORM AN UNDERUTILIZED SITE INTO A THRIVING MIXED-USE RESIDENTIAL PROJECT



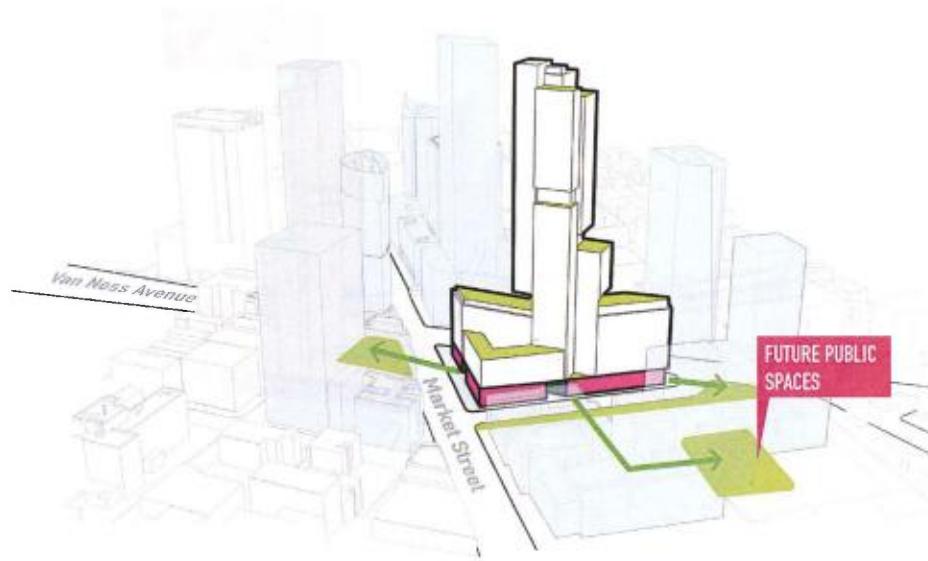
PROJECT OPPORTUNITIES

2 BRING HIGH DENSITY TO A TRANSIT-RICH KEY INTERSECTION



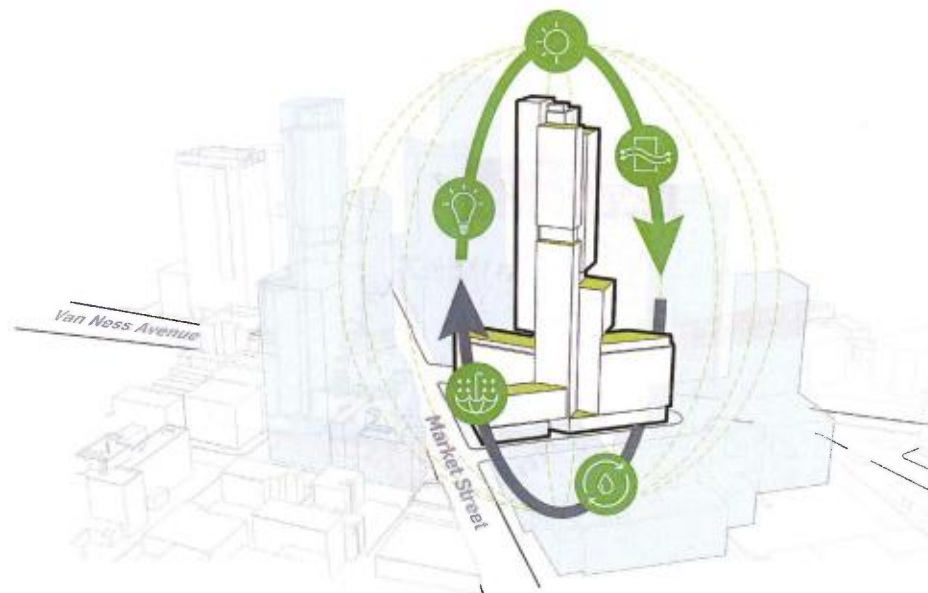
PROJECT OPPORTUNITIES

3 ACTIVATE THE SITE THROUGH THE CREATION OF A RICH PUBLIC REALM



PROJECT OPPORTUNITIES

4 CREATE THE FIRST CARBON-NEUTRAL HIGH RISE RESIDENTIAL DEVELOPMENT IN SAN FRANCISCO



PROJECT OVERVIEW

DESIGN CONCEPTS

1. RESPOND TO SURROUNDING NEIGHBORHOODS, SCALE, AND MATERIALS.
2. INTEGRATE NATURE WITH URBAN CONTEXT.
3. BREAK DOWN MASSING TO RESPOND TO SITE & CONTEXT.
4. ENHANCE & SUPPORT PUBLIC REALM, AND CULTIVATE COMMUNITY & CULTURE.

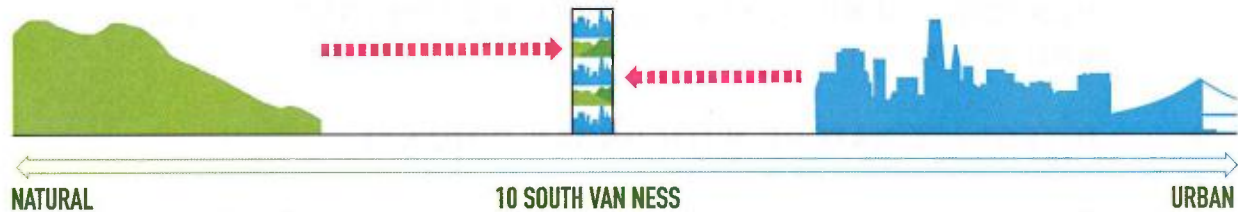
PROJECT OVERVIEW

URBAN FORM DIAGRAM



PROJECT OVERVIEW

INTEGRATE NATURE



10 SOUTH VAN NESS IS LOCATED IN A UNIQUE POSITION BETWEEN TWIN PEAKS AND THE FINANCIAL DISTRICT

THE PROJECT SYNTHESIZES BOTH: THE TOWER BUNDLES REPRESENT THE URBAN ELEMENT WHILE SKY GARDENS INTRODUCE NATURE ONTO THE SKYLINE

A COUNTERPOINT TO THE FERRY BUILDING

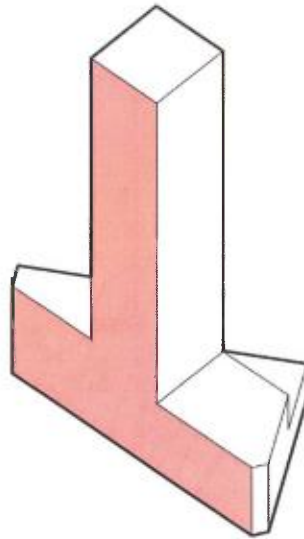


10 South Van Ness and The Hub



EVOLUTION OF FORM

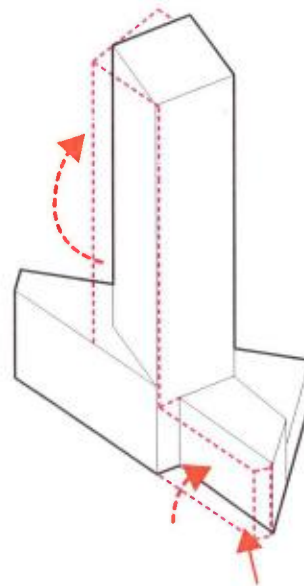
MASSING



1. REDUCTION IN STREET WALL

EVOLUTION OF FORM

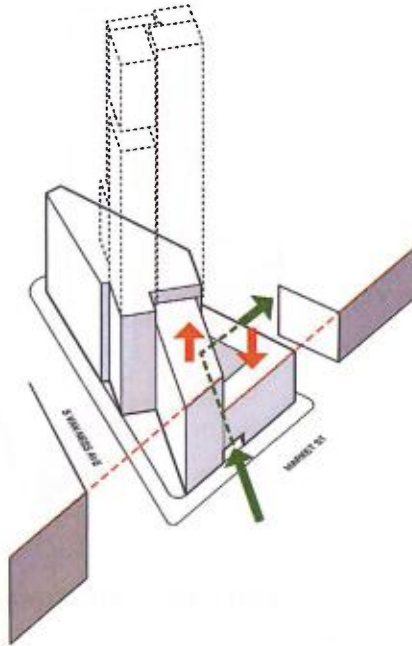
MASSING



2. ROTATED & SET BACK TO
REDUCE STREET FRONTAGE

EVOLUTION OF FORM

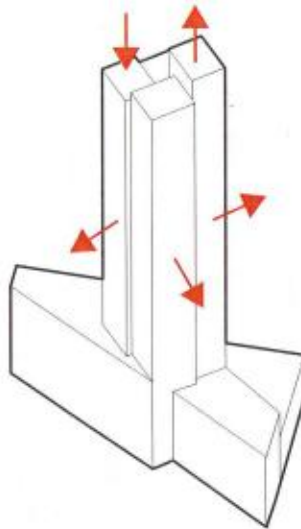
MASSING



3. PUSHED DOWN AND PERMEATED

EVOLUTION OF FORM

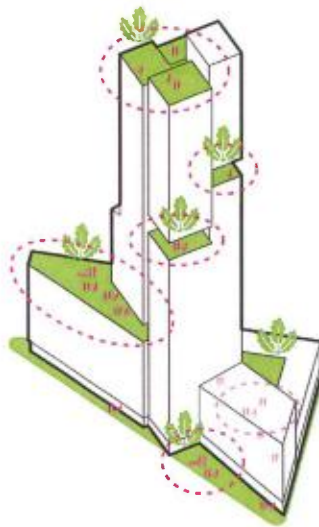
MASSING



4. BUNDLES SLIM THE TOWER REDUCING ITS PERCEIVED BULK ON THE SKYLINE

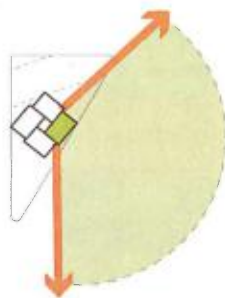
EVOLUTION OF FORM

MASSING

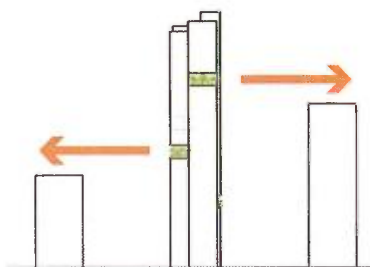


5. VOIDS ARE INTRODUCED THROUGHOUT THE TOWER. THE CUT-OUTS PROVIDE GREEN OUTDOOR SPACES THAT POPULATE THE BUILDING VERTICALLY

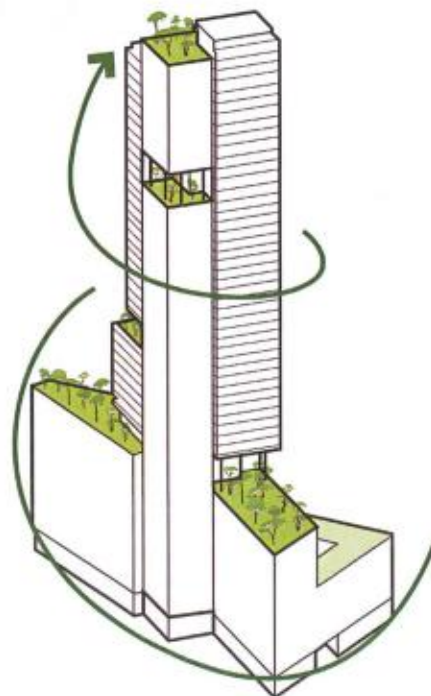
BREAK DOWN MASSING



EACH SKY GARDEN RELATES TO DIRECTIONAL VIEWS



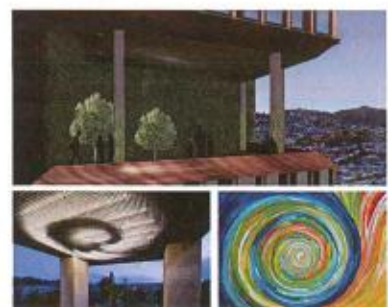
THE SKY GARDENS ARE POSITIONED TO RELATE TO SURROUNDING CONTEXT AND GIVE SCALE



EACH BUNDLE SPONSORS A SKY GARDEN

THE SKY GARDENS ARE ARRANGED IN A SPIRAL STEPPING UP THE TOWER

THE SKY GARDENS ARE LOCATED AT HEIGHTS THAT PROMOTE A CONNECTION TO THE SURROUNDING CONTEXT



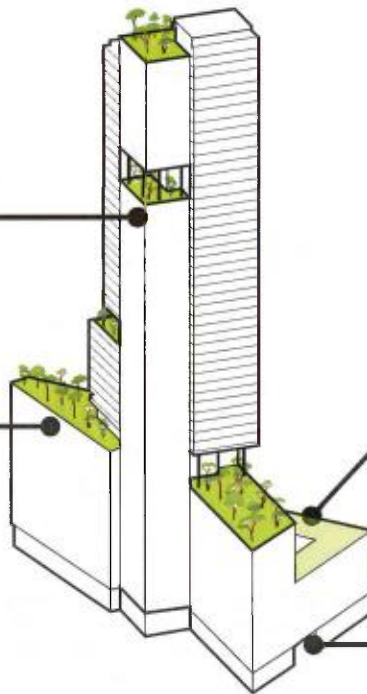
FACADE



TOWER BUNDLES



PODIUM



PUBLIC REALM



PUBLIC REALM

PROJECT PUBLIC REALM COMPARISON

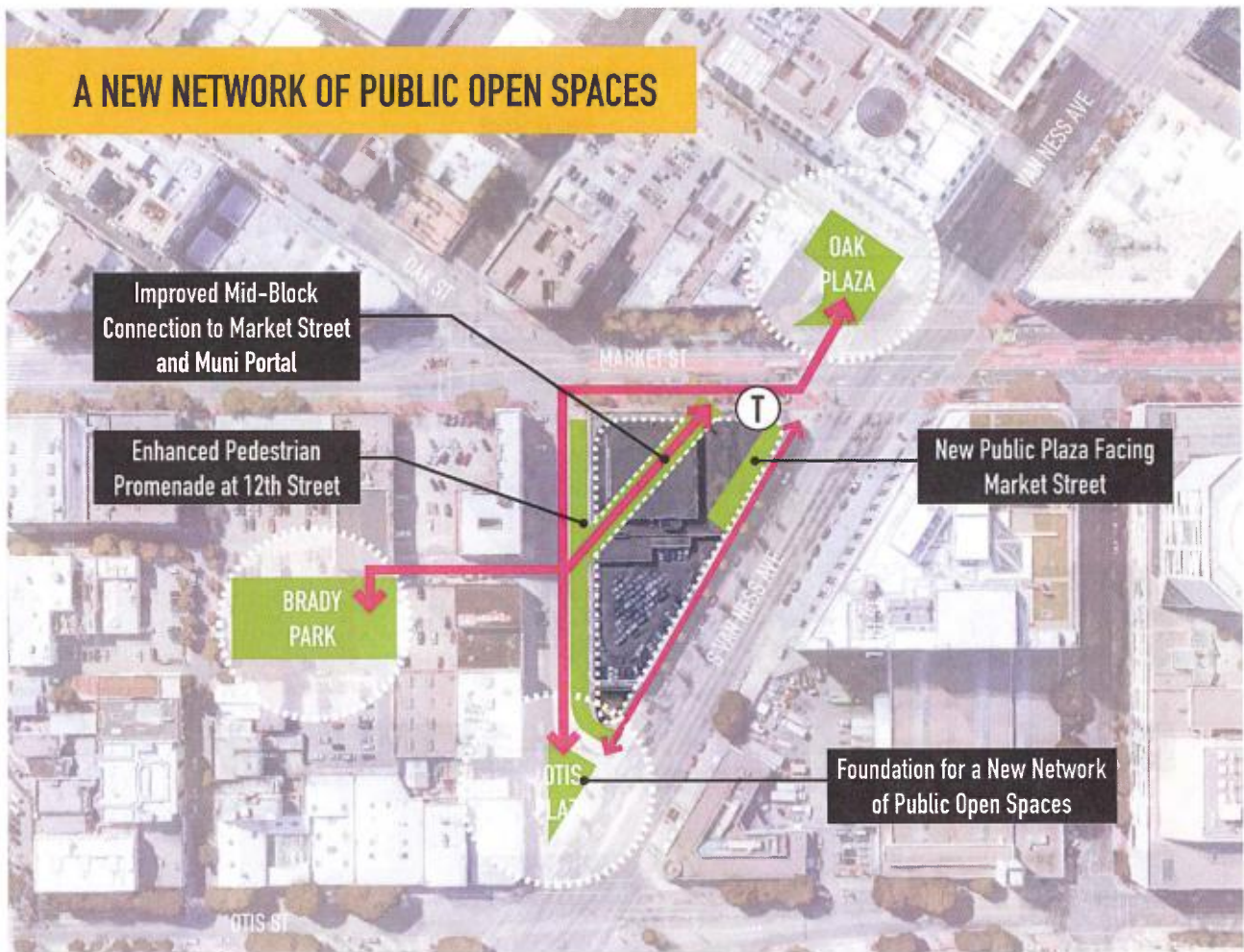
MARKET OCTAVIA PLAN COMPLIANT PROJECT



SINGLE TOWER VARIANT PROJECT



A NEW NETWORK OF PUBLIC OPEN SPACES



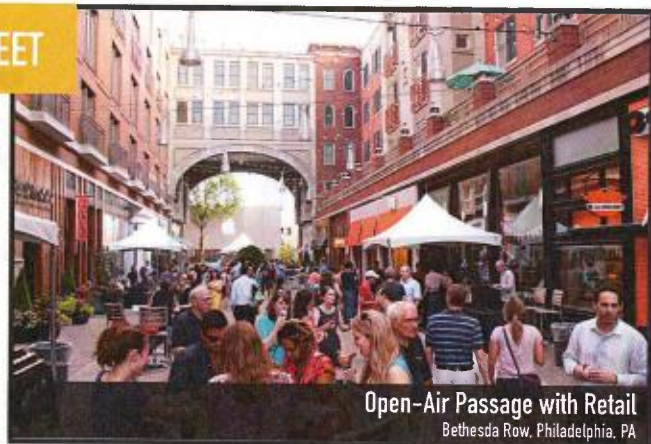
AN ENHANCED PUBLIC REALM



AN ENHANCED PUBLIC REALM



A NEW CONNECTION TO MARKET STREET

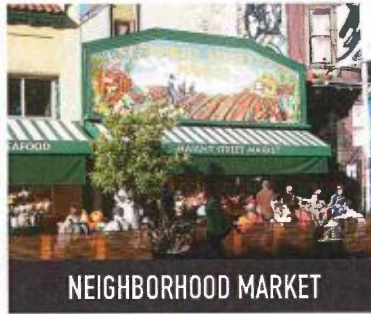


POTENTIAL PROGRAMMING

NEIGHBORHOOD AMENITIES



CHILDCARE SERVICES



NEIGHBORHOOD MARKET



COMMUNITY SPACE



SALON



WORKSHOP SPACE



HOUSEHOLD GOODS

TODAY

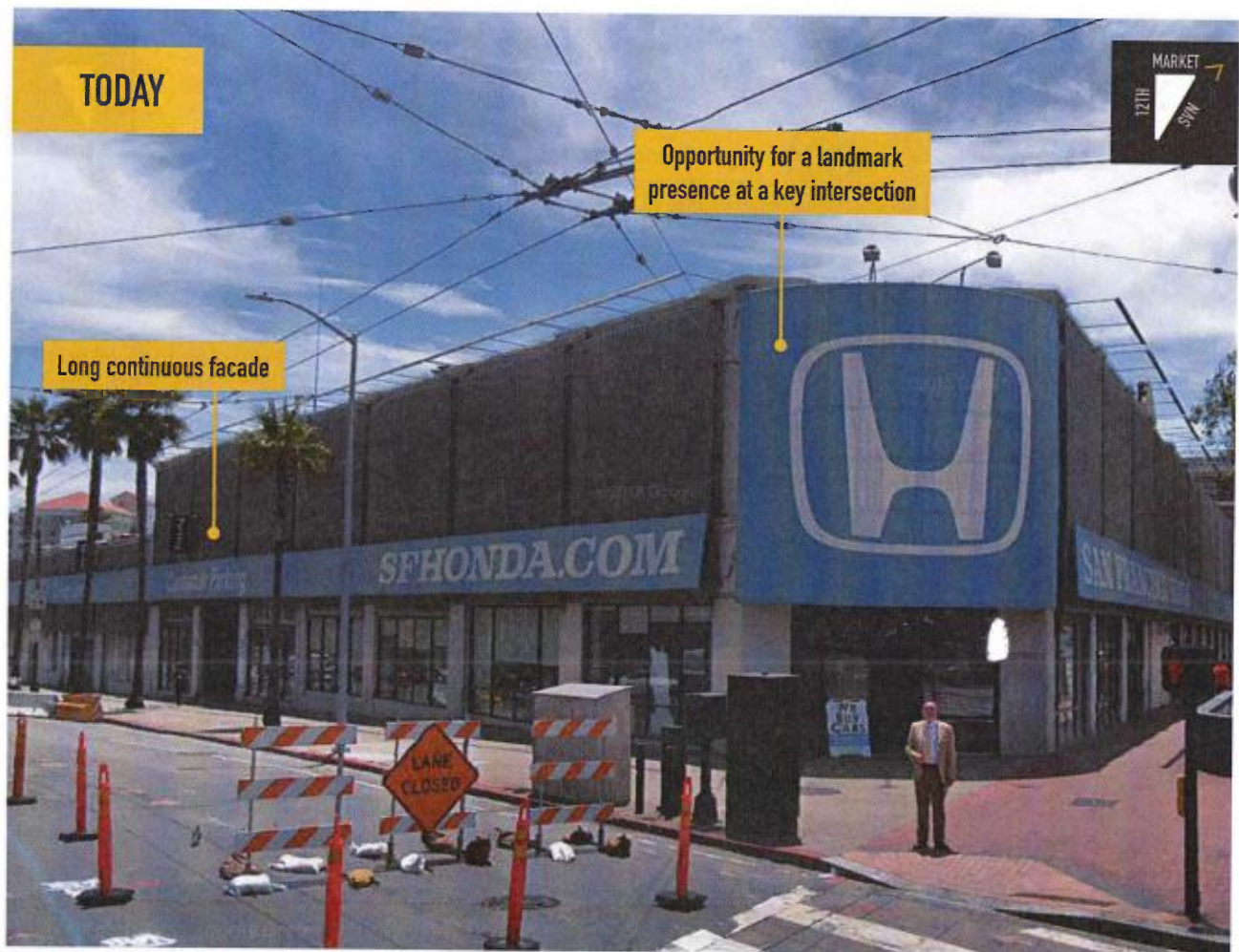
Long continuous facade



A NEW CONNECTION TO MARKET STREET



TODAY



A NEW PUBLIC PLAZA

MARKET 7
12TH SW



12TH STREET TODAY

No Retail/ Ground Floor Activation

Underutilized Sidewalks

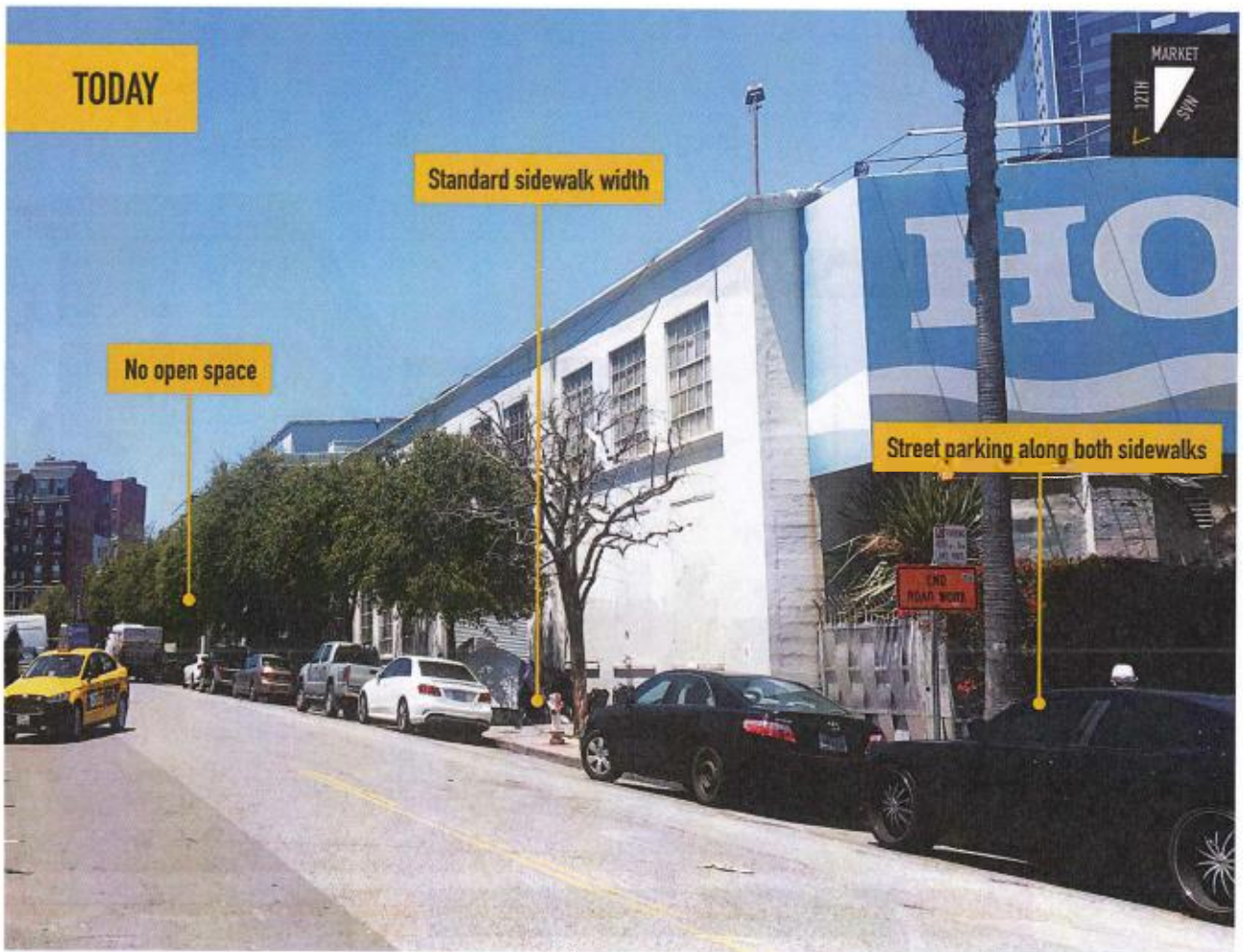
Perpendicular Parking



12TH STREET PROPOSED



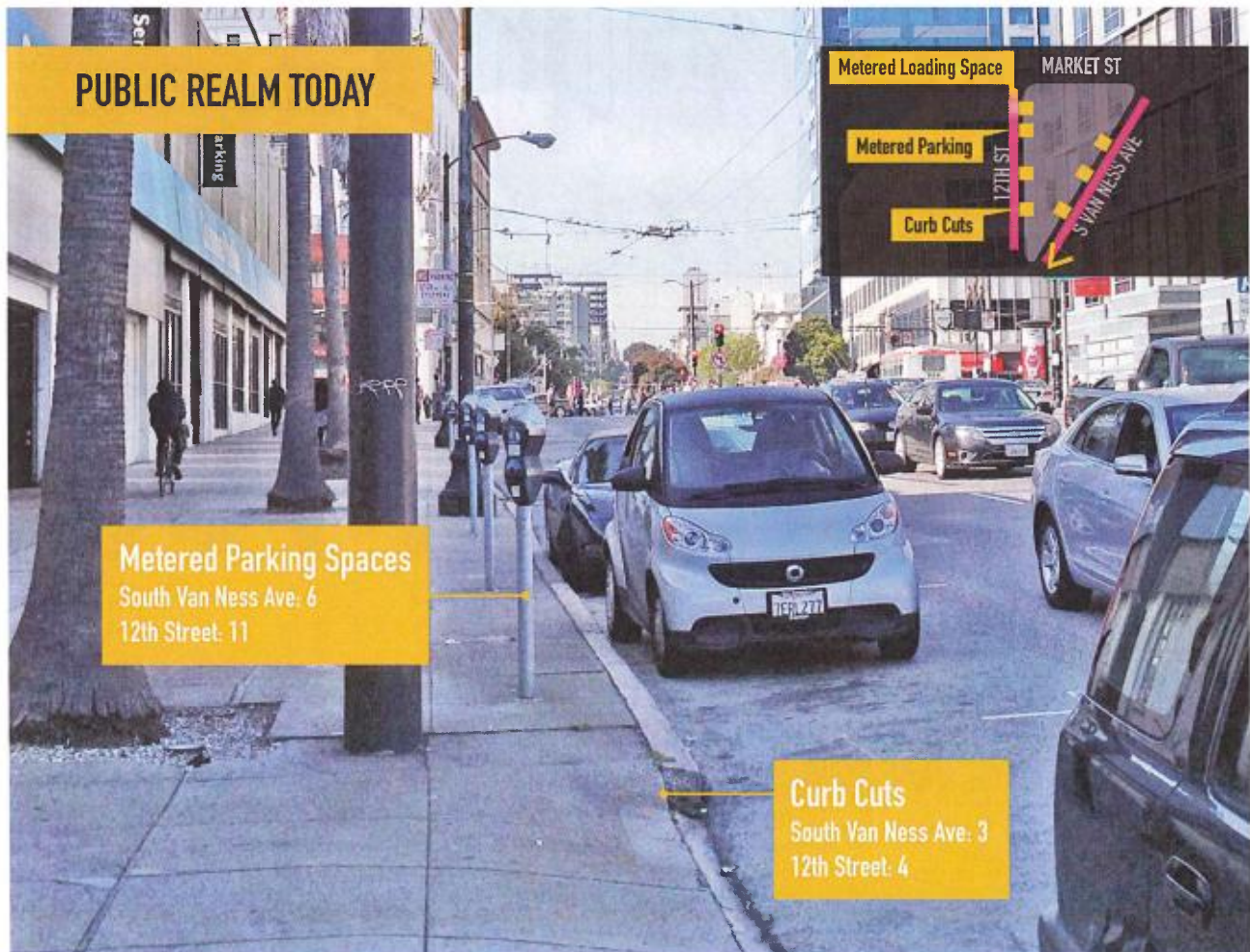
TODAY



A NEW PEDESTRIAN PROMENADE



PUBLIC REALM TODAY

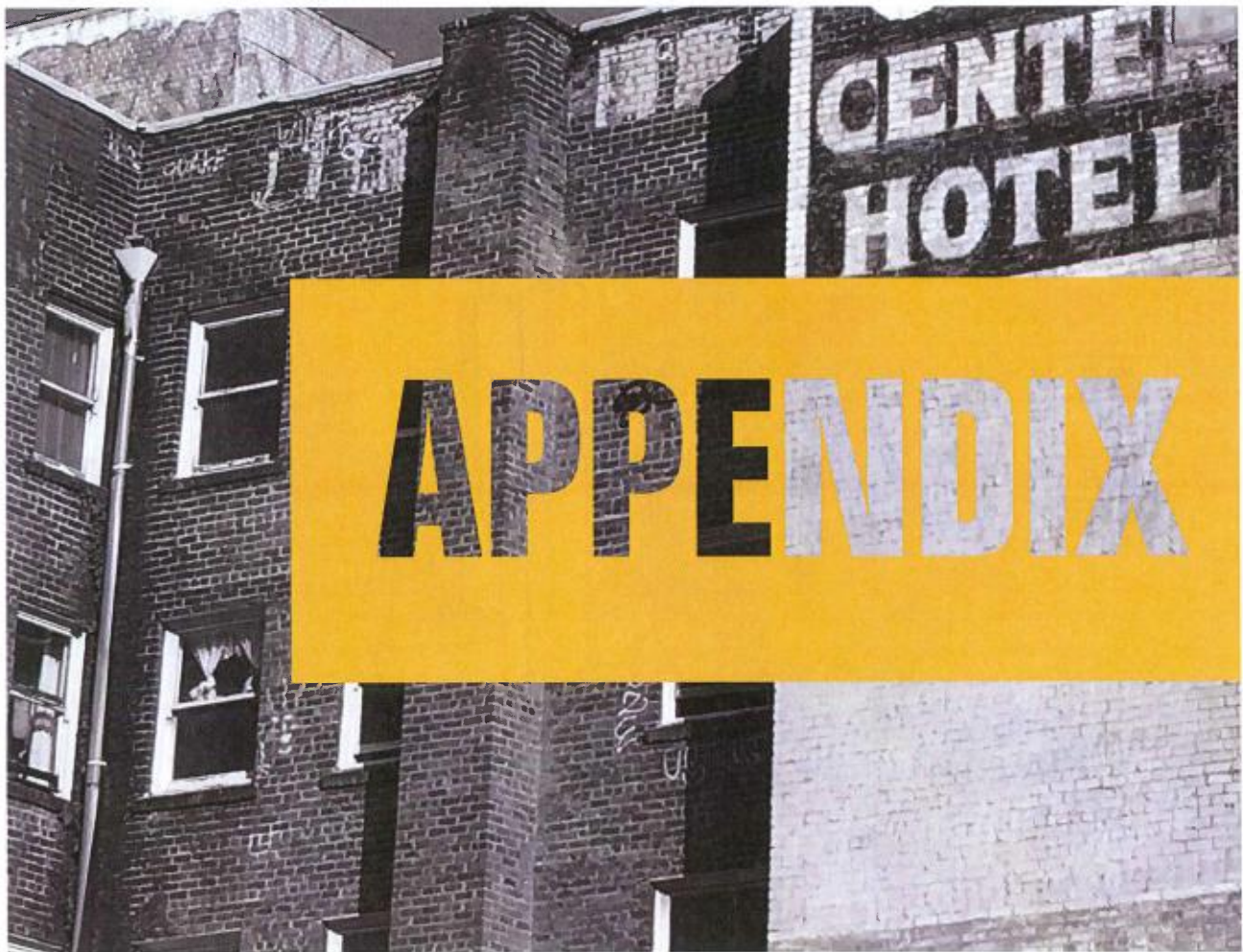


PROPOSED

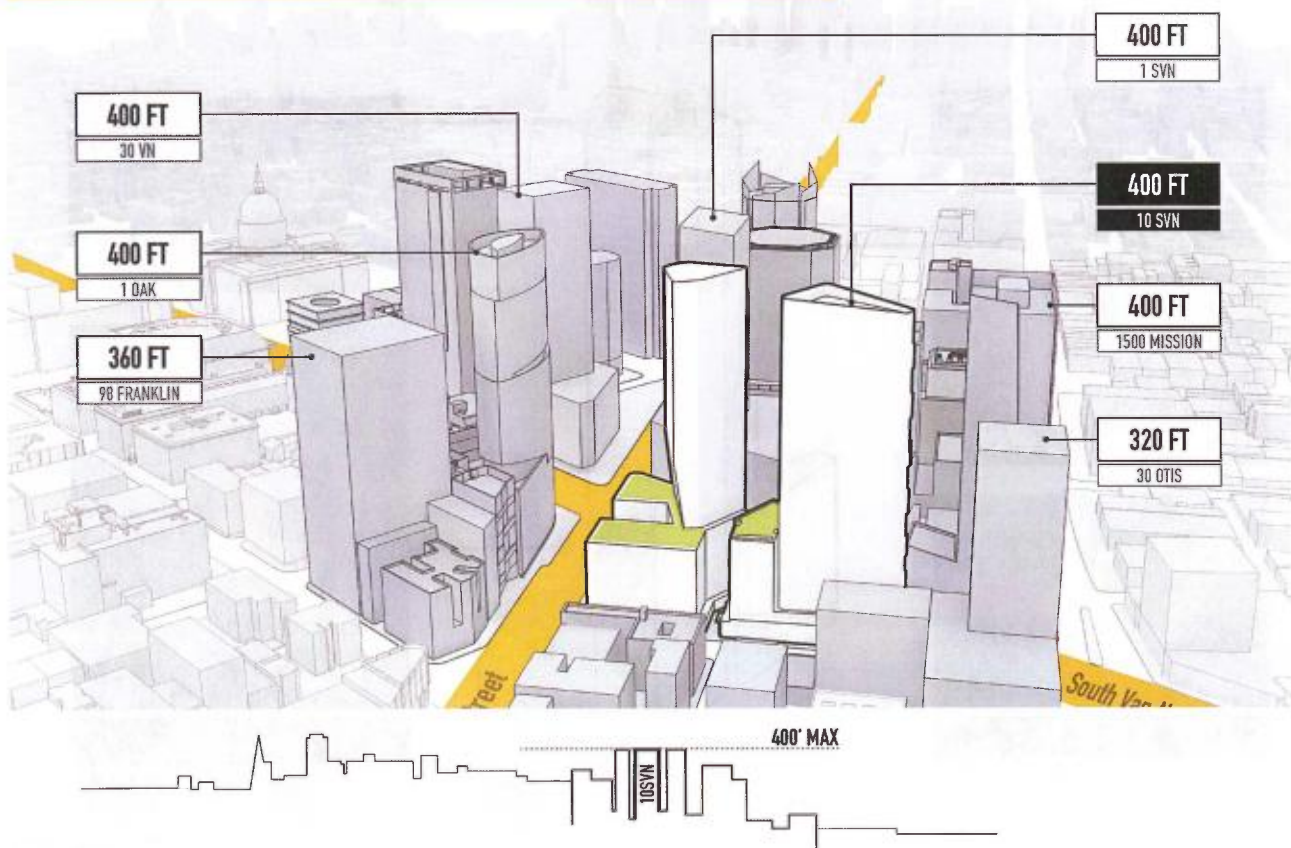


THANK YOU

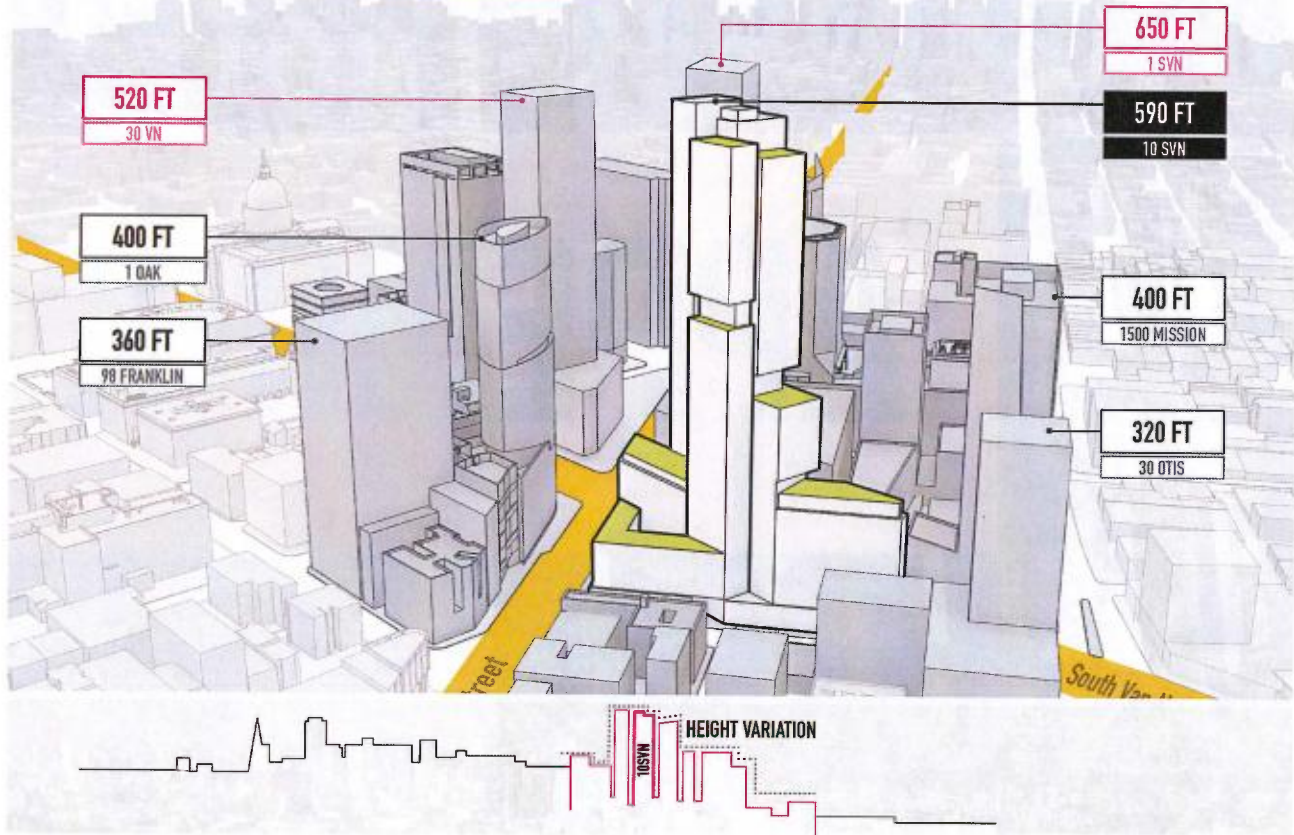




MARKET OCTAVIA PLAN COMPLIANT DEVELOPMENT



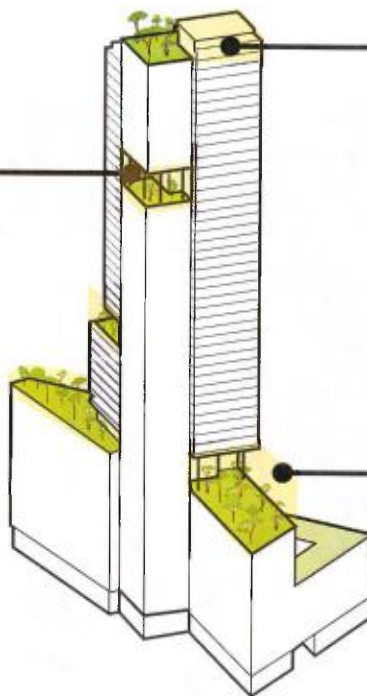
HUB COMPLIANT DEVELOPMENT



LIGHTING



SKY GARDENS



AMENITY SPACE



PROGRAM & LANDSCAPE

A NEW CONNECTION TO MARKET STREET

MARKET
12TH
SW

Program at multiple levels

Potential public art installations

Improved pedestrian
connection to Muni portal

Garage style doors to retail spaces

A NEW PUBLIC PLAZA

MARKET
12TH
SW

Massing articulation along podium facade

New entry plaza with
planting and seating

Anchor tenant at
key intersection

EXISTING BUILDING OUTLINE

A NEW PEDESTRIAN PROMENADE

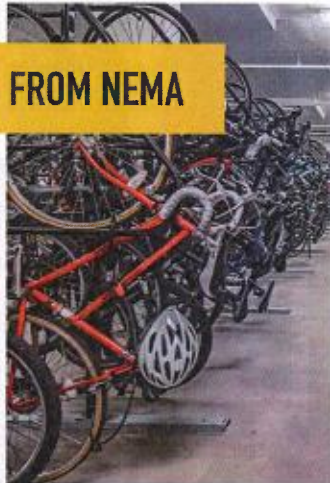
Widened sidewalk for a street trees and furniture

Variety of retail tenants

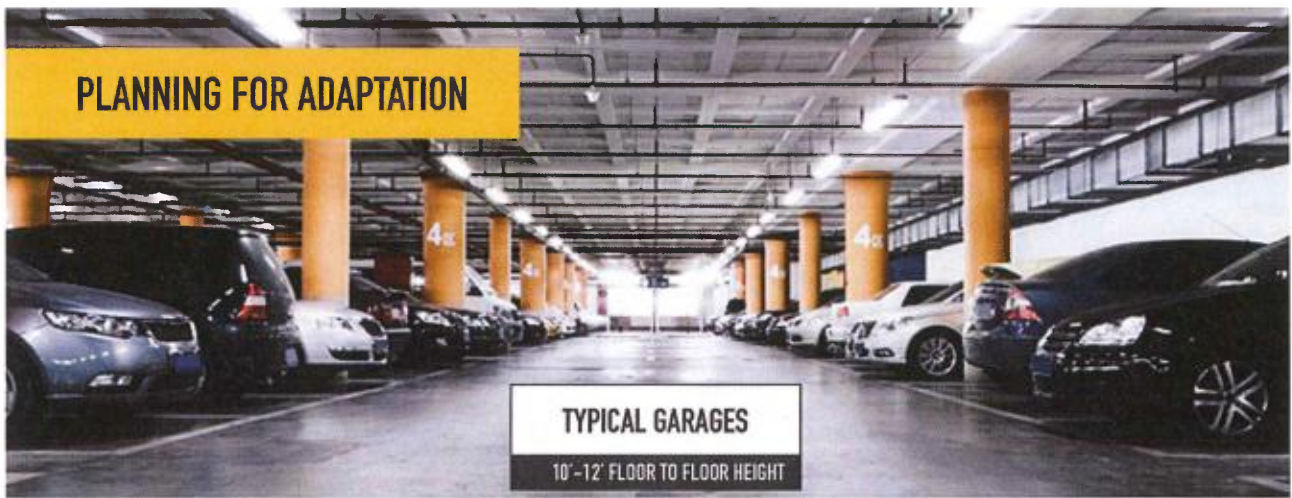
Spill out seating

EXISTING SIDEWALK LINE

TDM: LEARNING FROM NEMA

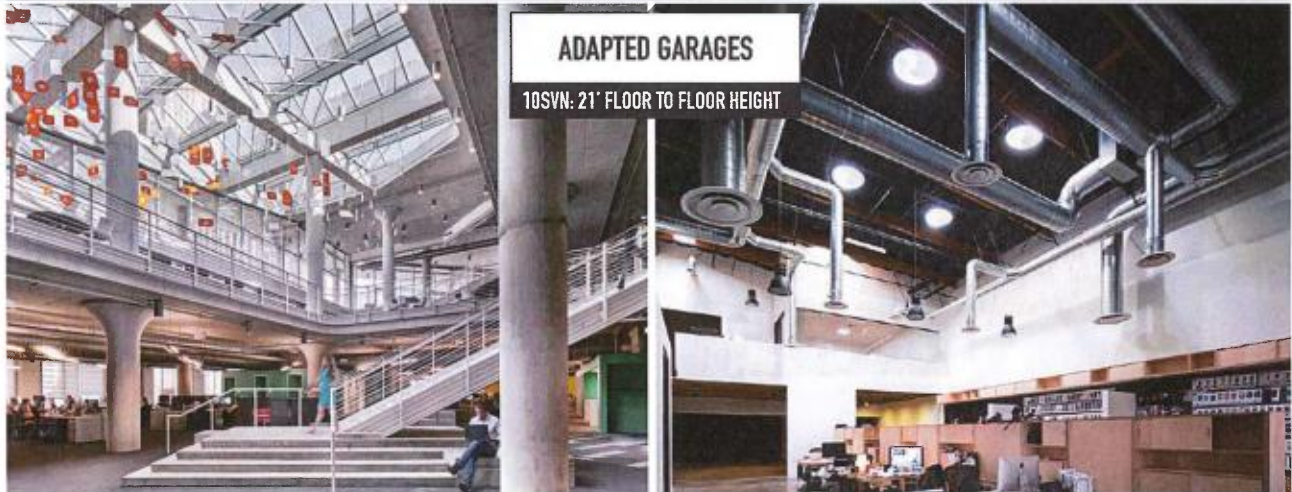


PLANNING FOR ADAPTATION



TYPICAL GARAGES

10'-12' FLOOR TO FLOOR HEIGHT



ADAPTED GARAGES

10SVN: 21' FLOOR TO FLOOR HEIGHT

10 SOUTH VAN NESS HISTORIC INTERPRETATION OPPORTUNITIES

DRAFT

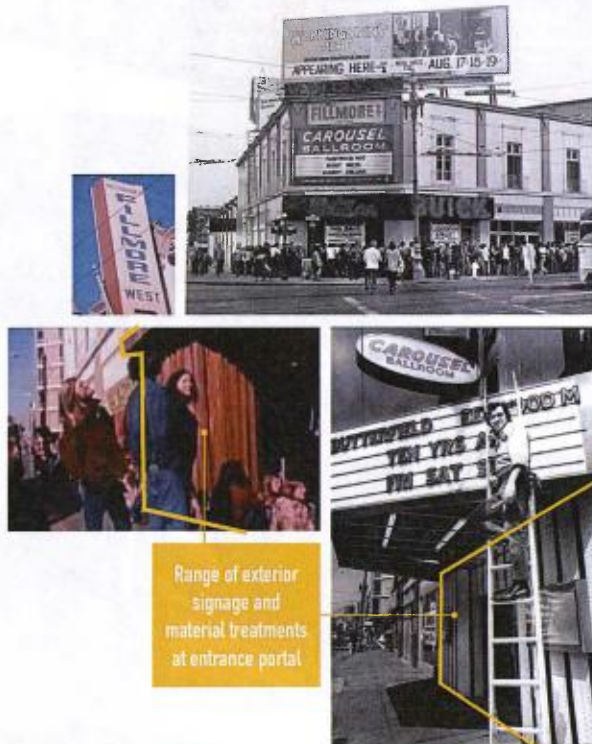
JANUARY 09, 2019

ARCHITECTURAL INTEGRITY

THEN

NOW

The building has gone through many exterior and interior alterations over the last few decades.



Range of exterior signage and material treatments at entrance portal



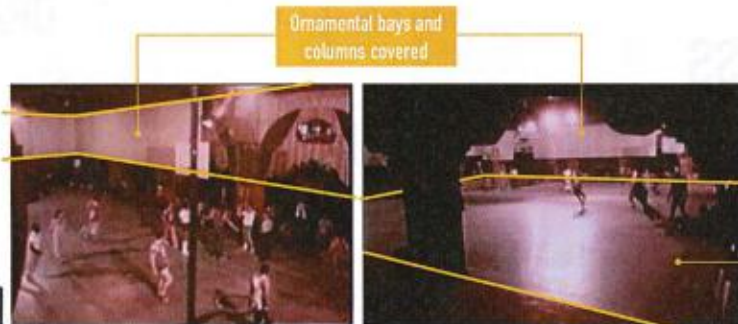
Former entrance portal with original signage and material removed

Source: Historic Resources Evaluation, September 2016

10 SOUTH VAN NESS

THEN

NOW



Ornamental bays and columns covered

Original parquet flooring removed

Ballroom floor conditions after Honda moved out



Source: Historic Resources Evaluation, September 2016

10 SOUTH VAN NESS

PART OF A LARGER MOVEMENT

ART &
POSTERS



PROTEST



MUSIC



PEOPLE



(COUNTER)CULTURE

10 SOUTH VAN NESS

CULTURAL DISTRICT

PROJECT: Bose (Formerly Detour)

- » Immersive and interactive audio tour of various city neighborhoods with geolocated markers to signify key places. Stories told by locals and professional organizations. Plans to be implemented into augmented reality platform.
- » Opportunity to tell story of Bill Graham and The Fillmore West by partnering with local organizations to create a "counterculture district" within San Francisco.

Immersive audio walks through fascinating places

Walk alongside the best local & expert narrators

Location-aware audio that guides you every step of the way

Go alone or sync up with friends



http://www.sasandl.org/index.php?title=The_Fillmore_Revolt
"Malvina Reynolds sings her anti-freeway ballad at the May 17, 1964 rally to save the Fillmore in Golden Gate Park."

1960S: PACIFIC HEIGHTS + COUNTER-CULTURE + ENVIRONMENTAL ISM

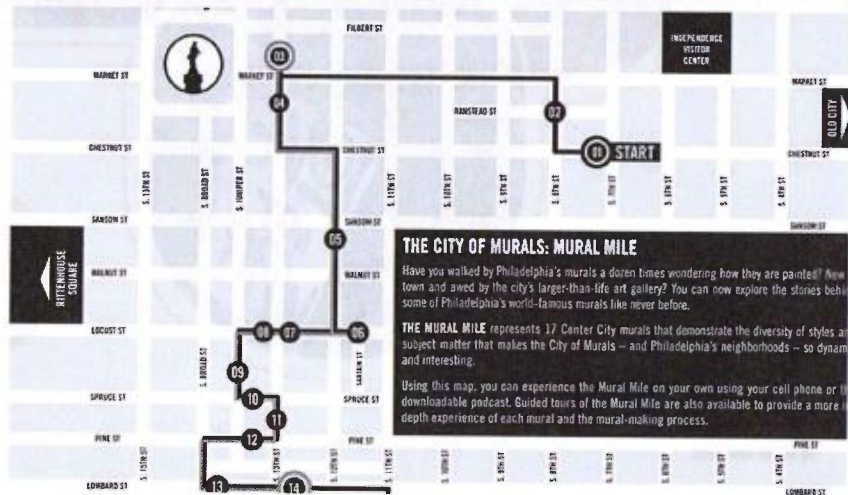
INTERPRETIVE EXPERIENCE CONTINUED PROGRAM

10 SOUTH VAN NESS

COMMISSIONED POSTER PROGRAM

PROJECT: Mural Arts Program
Philadelphia, Pennsylvania

- » Mural Arts established as part of the Philadelphia Anti-Graffiti Network.
- » MuraLAB is a subset think-tank which organizes public events and exhibitions, residences for artists and curators, and special projects.
- » Opportunity for 10SVN to become a part of a "mural mile" within the neighborhood or of a larger "counterculture" district.



10 SOUTH VAN NESS

POP UP PERFORMANCE SPACE

PROJECT: The Stand, New York

SIZE: ±40 SF

- » Pop Up gallery in a bodega's beer storage to showcase artwork and performances, host community dinner parties and poetry slams, to promote and celebrate both street and anonymous artists.
- » Opportunity to build in flexible micro-spaces on the ground floor of 10 SVN to enhance public realm and pedestrian experience.



10 SOUTH VAN NESS

INTERACTIVE WALL

PROJECT: IBM Think Exhibit (Above)
Lincoln Center, New York
Strike a Pose (Below)
The Palladium, Los Angeles

- » IBM Think Exhibit: Digital data wall utilizing 360° film and interactive experience to celebrate 100 years of innovation and to showcase IBM's vision for a smarter planet.
- » Strike a Pose: Proposal and prototype by Second Story for the historic interpretation at the Los Angeles Palladium. Visitors strike a pose in front of reflective surface to unlock a video clip of historical icon. After each video, text appears to tell a story behind the clip.



10 SOUTH VAN NESS



Image source: Second Story proposal for the LA Palladium



INTERPRETIVE ART INSTALLATION

PROJECT: Sound Time Machine
The Palladium, Los Angeles

- » Proposal and prototype by Second Story for the historic interpretation at the Los Angeles Palladium.
- » Visitors step into an interactive installation to activate sound spots and listen to songs of various decades and past shows at the Palladium. Illuminated day and night.



10 SOUTH VAN NESS



Image source: Second Story proposal for the LA Palladium



HISTORIC GALLERY

PROJECT: Bill Graham Exhibit
CJM, San Francisco

SIZE: ±5,000 SF (lobby only)

- » Travelling exhibit of art and memorabilia of the counterculture era.
- » Includes audio tour walking visitors through Bill Graham's life and the Rock and Roll Revolution, as told by Bill Graham in his own words.



10 SOUTH VAN NESS



FLEXIBLE EVENT SPACE - SMALL

PROJECT: StoreFront Lab
Mission, San Francisco

SIZE: ±530 SF

- » A place for dialogue and public engagement, supporting participatory projects that bridge disciplines and prompt discussion.
- » Host experiments lasting from a day to a month in forms of salons, interactive and performative installations, lectures, film screenings, workshops, pop-ups etc.



10 SOUTH VAN NESS



FLEXIBLE EVENT SPACE - MEDIUM

PROJECT: Third Angle, Studio 2 @N.E.W.
Portland, Oregon

SIZE: ±2,000 SF

- » Intimate flex-space hosting Third Angle, a contemporary music ensemble organization that performs, records, and commissions new works in order to promote music of the era to a diverse audience.
- » Performance programs incorporate artistic design environments that blend and synchronize with the music.



10 SOUTH VAN NESS



Image Source: Second Story, Frozen Music Performance



FLEXIBLE EVENT SPACE - LARGE

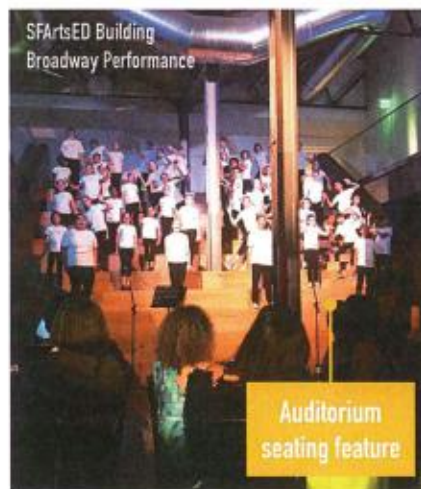
PROJECT: Minnesota Street Project
Dogpatch, San Francisco

SIZE: ±4,600 SF (central atrium only)

- » Affordable spaces for art galleries and related non-profits.
- » Hosted "World According to Sound Experience", a travelling audio show partnered with the Centers for the Blind. Each episode is 90 seconds, containing stories about evocative and unusual sounds.
- » Home of SFArtsED, offering young students opportunity enter the arts and be mentored by working artists.

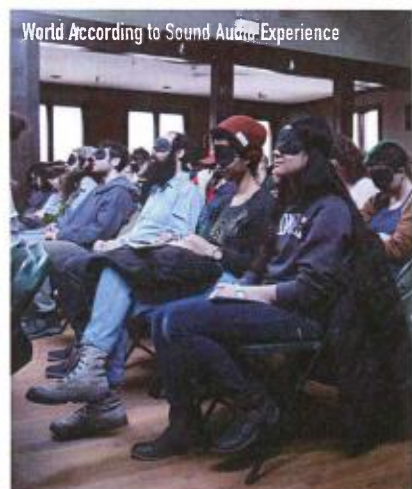


10 SOUTH VAN NESS



SFArtsED Building
Broadway Performance

Auditorium
seating feature



World According to Sound Audio Experience

MULTI-PURPOSE CULTURAL CENTER

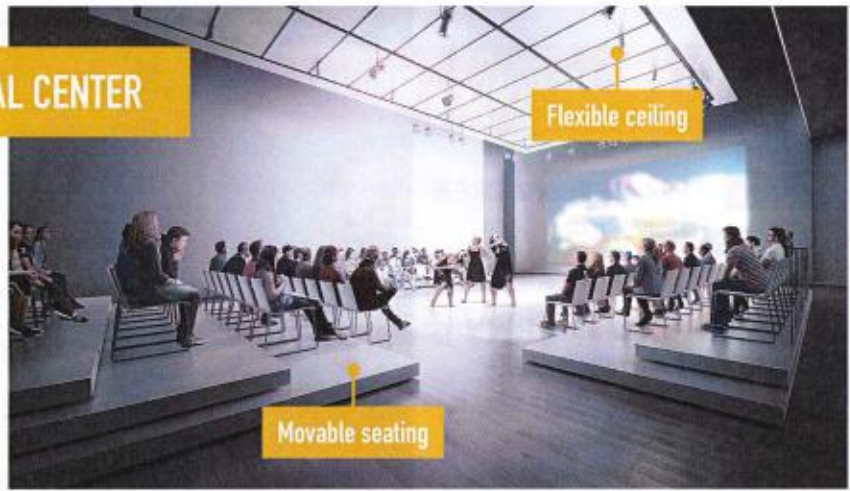
PROJECT: SFMoMA White Box
SOMA, San Francisco

SIZE: Unknown

- » The White Box in the SFMoMA houses a versatile, double-height multi-purpose gallery, education, performance, and event space focused around performance-based work.
- » Key elements of the design are the use of a flexible ceiling and movable podia and seating to accommodate theater-in-the-round configurations, multi-screen projections, and installations.



10 SOUTH VAN NESS



CONTINUING THE LEGACY OF THE FILLMORE WEST

LOCATED ALONG PUBLIC REALM
EDGES AND SURFACES

INTEGRATED INTO GROUND AND SECOND
FLOORS OF THE BUILDING

ENGAGES BOTH VISITORS
AND PASSERSBY

FLEXIBLE SPACES TO ALLOW FOR
DIVERSITY OF USES



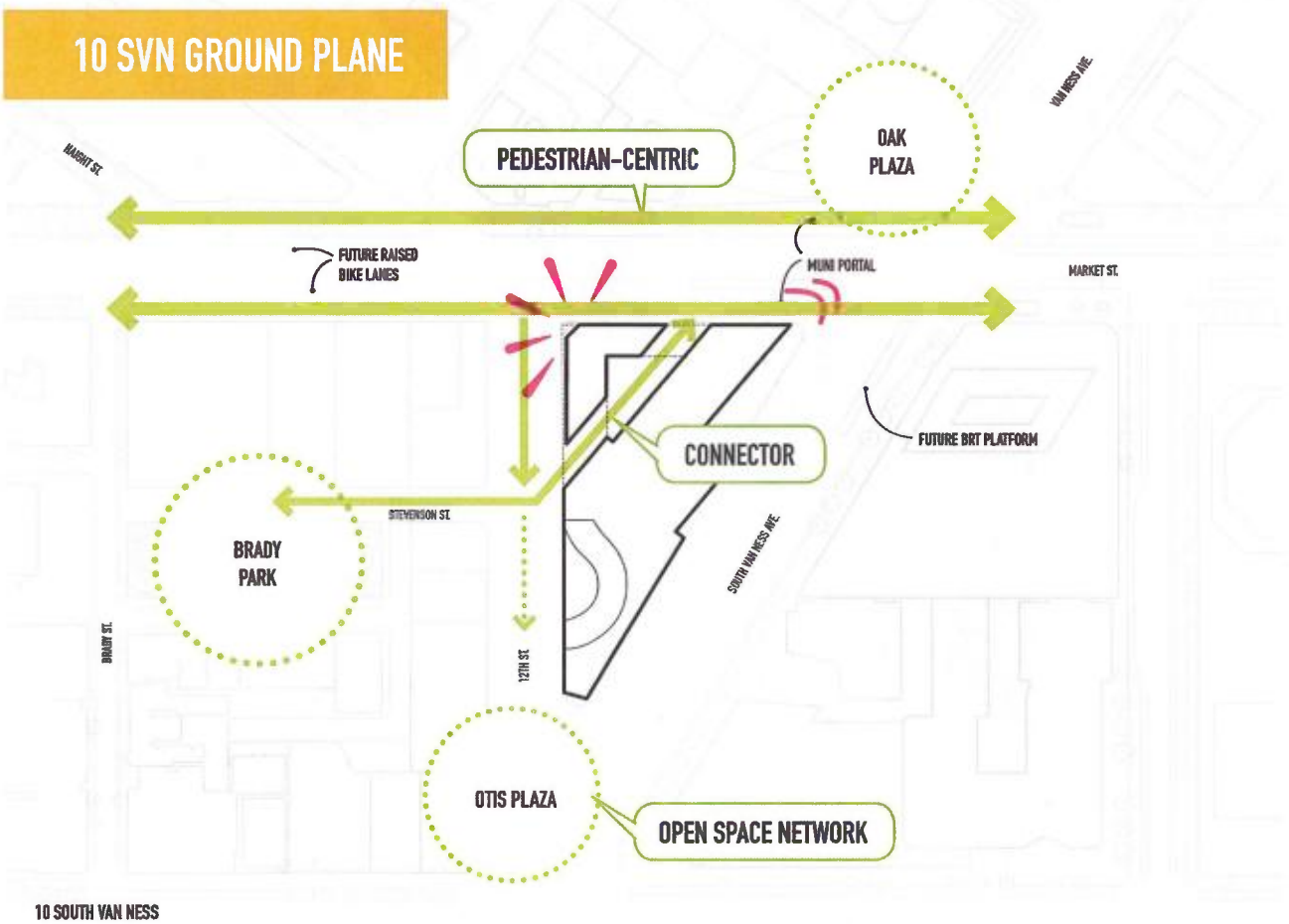
INTERPRETIVE EXPERIENCE



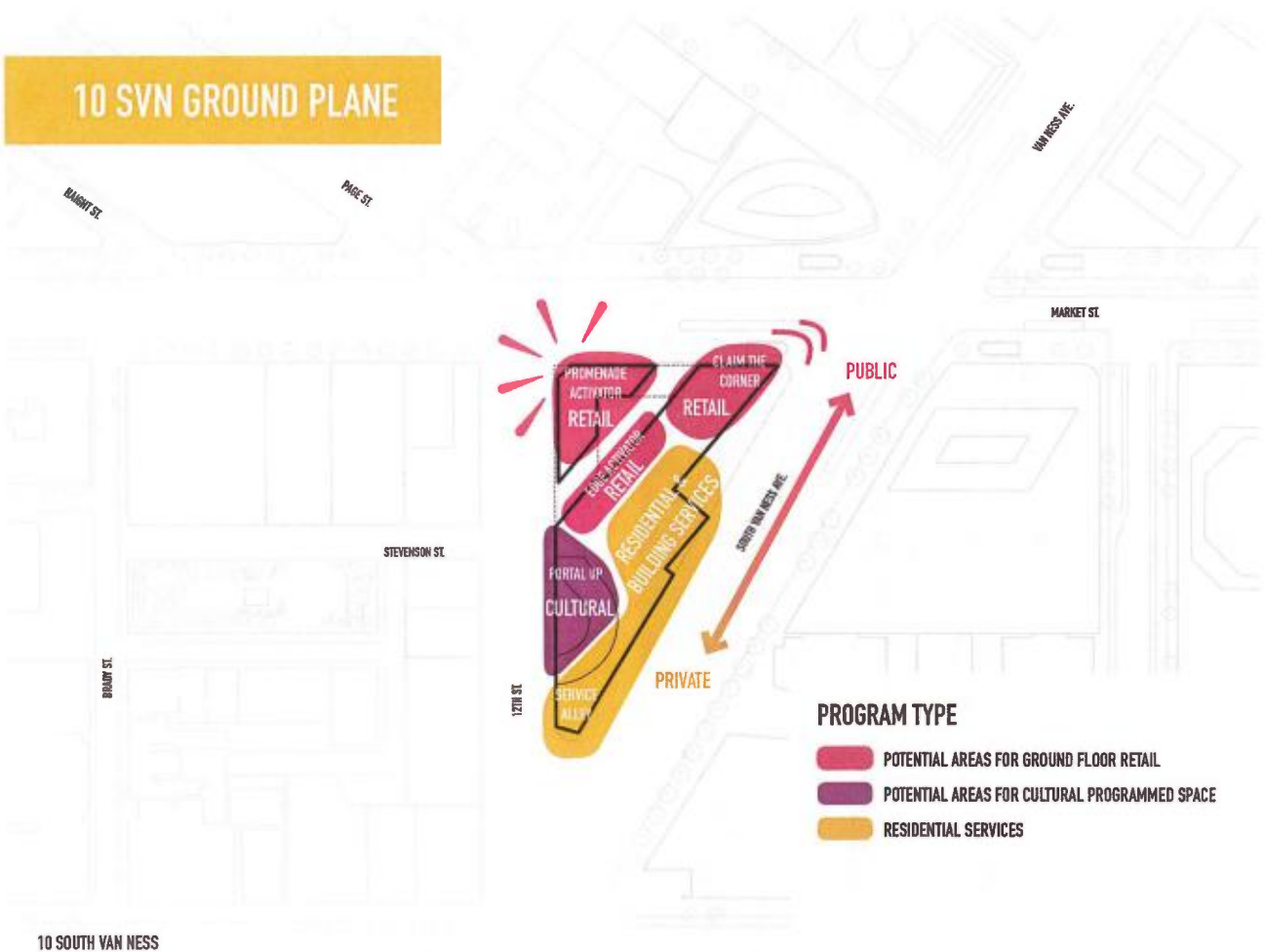
CONTINUED PROGRAM

10 SOUTH VAN NESS

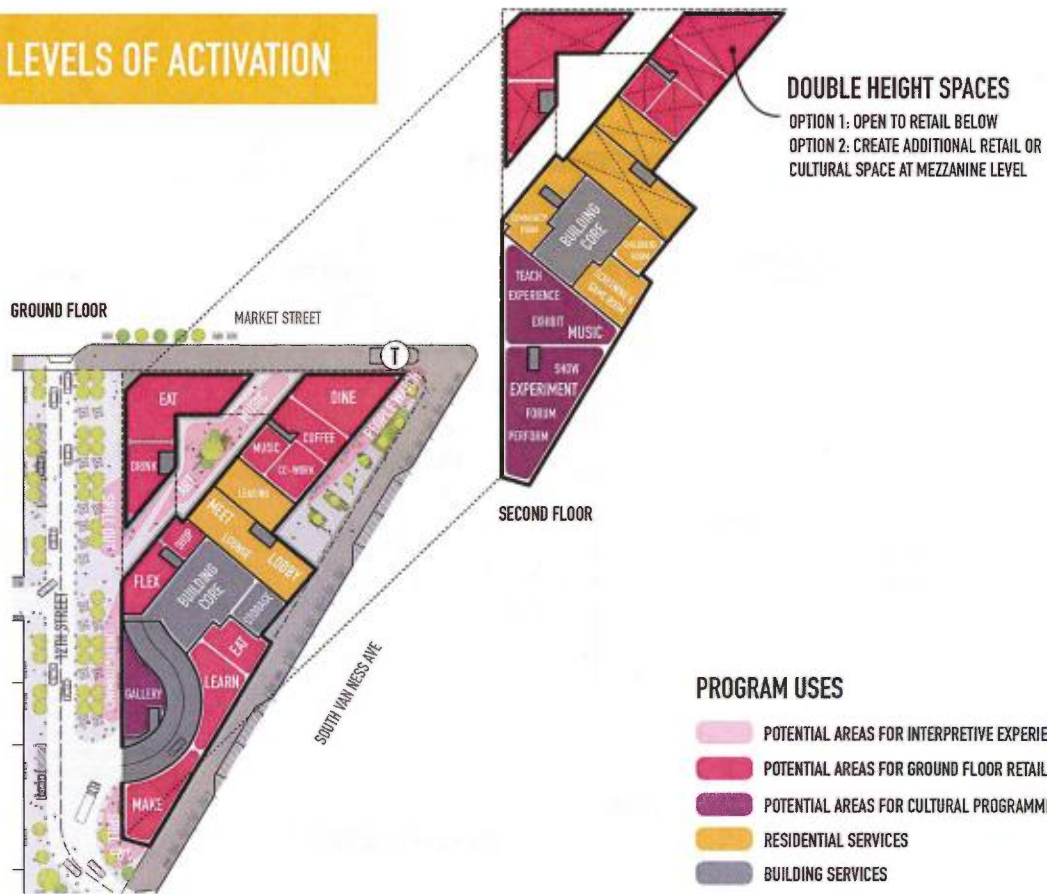
10 SVN GROUND PLANE



10 SVN GROUND PLANE



TWO LEVELS OF ACTIVATION



10 SOUTH VAN NESS

START EARLY



10 SOUTH VAN NESS

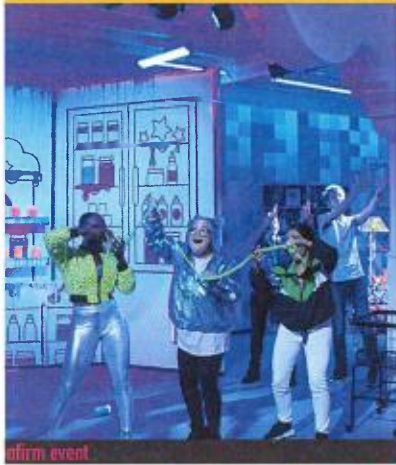
What are the benefits?

ACTIVATE EMPTY SPACE
AND FRONTAGES

TEST AND PROTOTYPE BEFORE
CONSTRUCTION

BUILD EXCITEMENT
WITHIN THE NEIGHBORHOOD

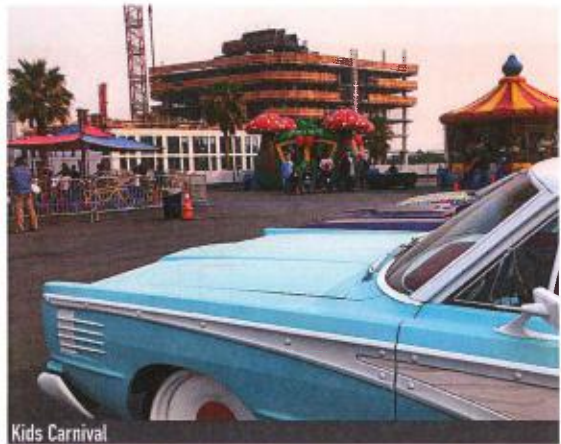
WHAT'S HAPPENING NOW



Infirmary event



Project Wreckless



Kids Carnival



DURING CONSTRUCTION

Some ideas...

- » Temporary installation inviting people to record their stories at the Fillmore West. Recordings can be broadcasted on a digital screen.
- » Vision booth to show "before and after" or display future activation strategies on site
- » Temporary "sound box" playing music from Fillmore West days
- » Pop-up recording studio inviting people to record and broadcast their favorite songs



Image source: Second Story proposal for the LA Palladium

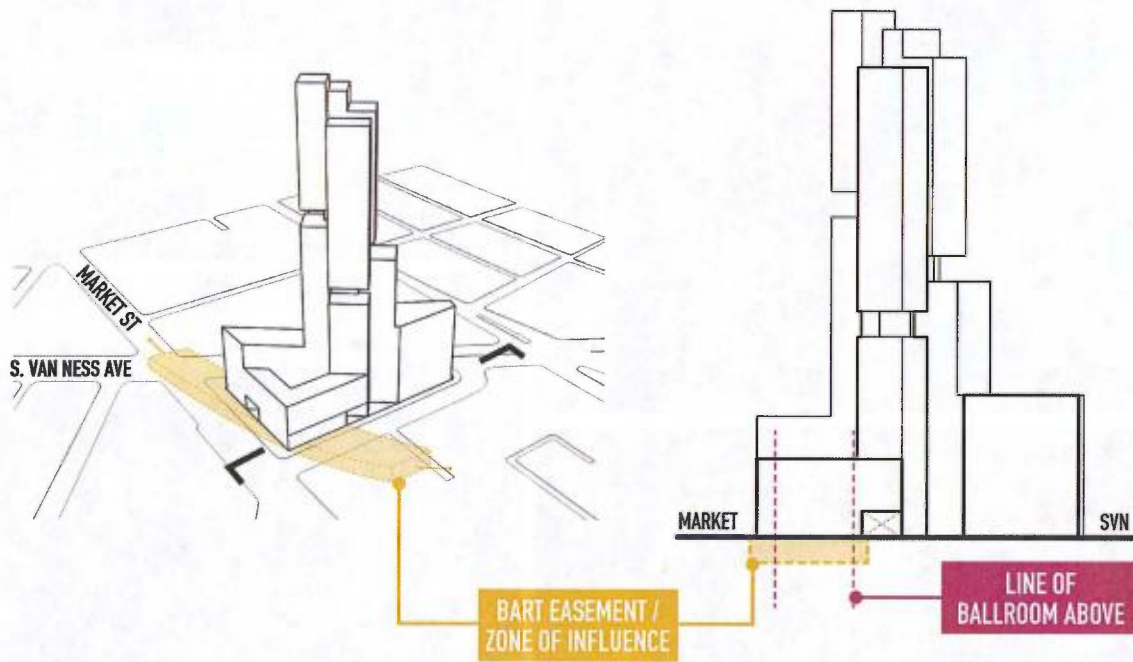


Sidewalk Theater, Auckland, NZ



Remix Booth, various festivals

BALLROOM TECHNICAL CONSIDERATIONS



Source: BART, with input by Magnusson Klemencic Associates (MKA)

10 SOUTH VAN NESS

Letters Received After Packet Publishing

Received at CPC Hearing 1/17/19
A. Butkus

Butkus, Audrey (CPC)

From: Tal Yeshanov <t.yeshanov@gmail.com>
Sent: Tuesday, January 15, 2019 12:26 PM
To: Butkus, Audrey (CPC); MandelmanStaff, [BOS]
Subject: Fwd: Re: URGENT: Imminent Rezoning of ELGIN PARK is bad for neighbors CASE:2018-015443MAP

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Rafael Mandelman and Audrey Butkus,

I am the property owner of 75 Elgin Park (the building directly adjacent) and would like to register an official complaint against rezoning the Elgin Park frontage of 170 Valencia.

Please review the below letter:

On Thursday 1/17 @ 1pm the SF Planning Commission will decide on rezoning the Elgin Park frontage of 170 Valencia (The Baha'i Temple) from a residential zone to a commercial zone, like on Valencia. This change allows any legal commercial use on Elgin Park, potentially allowing current or future owners to use the Elgin Park side as a bowling alley, pool hall, restaurant, bar, etc.

Our Concerns

If rezoned:

- The current or future owners can use the Elgin Park side for any legal commercial use, including a restaurant, bowling alley, bar, or concert music venue. This is too permissive for a small residential alley like Elgin Park.
- The current or future owners will be able to make noise, without limitation on weekdays past 10pm.
- The building height allowance on Elgin Park will be increased from 4 stories to up to 8 stories for this site.
- This would allow other Elgin Park properties to also become NCT-3 commercial corridor zoned sites
- Commercial use of the Elgin Park frontage will increase traffic and noise in ways inconsistent with our residential use and zone.

This does not preserve the character of Elgin Park, It decreases safety on Elgin Park. It increases traffic and noise on Elgin Park. It is inconsistent with SEC 101.1. General Plan Consistency and Implementation section (b)(2) and (b)(4).

Proposed Solutions

11/1/14
The planning department has promoted the most permissive solution. Elgin Park Neighbors support the SFGMC and its intended use however this use can be achieved as a more narrowly-tailored "COMMUNITY FACILITY". We urge the Planning Commission to instead:

- Support a Conditional Use that meets the SFGMC use but does not accrue to changed use of the Elgin Park frontage, restricts noise to reasonable 10pm limits on weekdays, and limits broader commercial use.
- Alternately we support a variance that allows specific use to accommodate the current owner's plans.

Butkus, Audrey (CPC)

From: elizabeth hundt <elizhundt@gmail.com>
Sent: Tuesday, January 15, 2019 3:09 PM
To: Butkus, Audrey (CPC); MandelmanStaff, [BOS]
Subject: Imminent Rezoning of ELGIN PARK is bad for neighbors CASE:2018-015443MAP

Follow Up Flag: Follow up
Flag Status: Flagged

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

Planning Commission and Supervisor Mandelman:

On Thursday 1/17 @ 1pm the SF Planning Commission will decide on rezoning the Elgin Park frontage of 170 Valencia (The Baha'i Temple) from a residential zone to a commercial zone, like on Valencia. This change allows any legal commercial use on Elgin Park, potentially allowing current or future owners to use the Elgin Park side as a bowling alley, pool hall, restaurant, bar, etc.

Our Concerns

If rezoned:

- The current or future owners can use the Elgin Park side for any legal commercial use, including a restaurant, movie theater, bar, or concert music venue. This is too permissive for a small residential alley like Elgin Park.
- This would be the lone commercially zoned building a small street completely zoned residential. A classification of NCT-3, intended for "some of the longest commercial streets in the City, some of which have continuous retail development for many blocks", seems wildly inappropriate.
- The NCT-3 zone has no limit on hours of operation. The current or future owners will be able to make noise, without limitation on weekdays past 10pm.
- The building height allowance on Elgin Park will be increased from 4 stories to up to 8 stories for this site.
- Awning and signage on the Elgin Park frontage would be permitted without any conditions.
- This would allow other Elgin Park properties to also become NCT-3 commercial corridor zoned sites
- Commercial use of the Elgin Park frontage will increase traffic and noise in ways inconsistent with our residential use and zone.

This does not preserve the character of Elgin Park, It decreases safety on Elgin Park. It increases traffic and noise on Elgin Park. It is inconsistent with SEC 101.1. General Plan Consistency and Implementation section (b)(2) and (b)(4).

Proposed Solutions

The planning department has promoted the most permissive solution. Elgin Park Neighbors support the SFGMC and its intended use however this use can be achieved as a more narrowly-tailored "COMMUNITY FACILITY". We urge the Planning Commission to instead:

- Support a Conditional Use that meets the SFGMC use but does not accrue to changed use of the Elgin Park frontage, restricts noise to reasonable 10pm limits on weekdays, and limits broader commercial use.
- Alternately we support a variance that allows specific use to accommodate the current owner's plans.

Best Regards,
Elizabeth Hundt
31 Elgin Park
San Francisco, CA 94103

Butkus, Audrey (CPC)

From: TAKADA YOKO <yokomk@mac.com>
Sent: Wednesday, January 16, 2019 6:49 AM
To: Butkus, Audrey (CPC); MandelmanStaff, [BOS]
Subject: 2018-015443MAP: 170 Valencia

Follow Up Flag: Follow up
Flag Status: Flagged

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

Supervisor Mandelman and Audrey,

I live on Elgin Park and received Notice of Public Hearing regarding the rezoning at 170 Valencia Street. I read the Executive Summary of the proposal by SF planing. I have concerns about the proposed rezoning. As SF Plannign Department is trying to establish a uniformed zoning for the site, I believe that it really meant to be Conditional Use. I support the Elgin Park Neighbors concerns and proposed solutions as follow:

Our Concerns

If rezoned:

- The current or future owners can use the Elgin Park side for any legal commercial use, including a restaurant, movie theater, bar, or concert music venue. This is too permissive for a small residential alley like Elgin Park.
- This would be the lone commercially zoned building a small street completely zoned residential. A classification of NCT-3, intended for "some of the longest commercial streets in the City, some of which have continuous retail development for many blocks", seems wildly inappropriate.
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Proposed Solutions

The planning department has promoted the most permissive solution. Elgin Park Neighbors support the SFGMC and its intended use however this use can be achieved as a more narrowly-tailored "COMMUNITY FACILITY". We urge the Planning Commission to instead:

- Support a Conditional Use that meets the SFGMC use but does not accrue to changed use of the Elgin Park frontage, restricts noise to reasonable 10pm limits on weekdays, and limits broader commercial use.
- Alternately we support a variance that allows specific use to accommodate the current owner's plans.

Best Regards,

Yoko Takada

Butkus, Audrey (CPC)

From: Josh Horowitz <joshwitz25@gmail.com>
Sent: Wednesday, January 16, 2019 12:41 PM
To: Butkus, Audrey (CPC); MandelmanStaff, [BOS]
Subject: Rezoning of 170 Valencia Street CASE:2018-015443MAP

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

Ms Butkus & Supervisor Mandelman's staff:

I recently noticed that the city is holding a hearing on rezoning the Elgin Park side of 170 Valencia. In particular, the city is proposing changing the lot's zone from a residential zone to NCT-3. As the owner of 73 Elgin Park, the building directly adjacent to 170 Valencia, I am deeply opposed to rezoning the back half of 170 Valencia.

I have nothing against the San Francisco Gay Men's Choir (in fact, I'm a big fan!), and would support a conditional use waiver so they can use the space as a community center, for rehearsals, etc., but a zone of NCT-3 not suited for a small residential street like Elgin Park.

The proposed zone is the one of the most permissive commercial zones in the city, permitting almost any use of the building, including a bar, restaurant, music venue, movie theater, etc, and no limit on hours of operation. The zone is intended for "the longest linear commercial streets in the City, some of which have continuous retail development for many blocks." (This is from http://default.sfplanning.org/plans-and-programs/in-your-neighborhood/invest-in-neighborhoods/excelsior-strategy/EOMWG_PlanningCode720_ExcelsiorOuterMission.pdf - see section 752)

This zone seems wildly inappropriate for Elgin Park, a street with no other commercially zoned lots.

I've lived next to the Baha'i Center for over a decade, and they have been great neighbors. When the SFGMC or other groups use the auditorium (which, btw, adjoins both my bedroom and my toddler's), we hear them clearly, but they are done by 9pm, and I have never complained. I'm worried that with a change to NCT-3, the many potential uses of that space will force me to move.

Further, if the Baha'i Center building receives a NCT-3 zone, it is only a matter of time before the adjoining dual zoned building next door also asks for a similar zone, turning our tiny residential street into a commercial thoroughfare.

When the city moved the Central Freeway exit ramp behind our street, the community spent years working with the city to make Elgin Park a special place. There were dozens of meetings, with many of the neighbors involved. Rezoning this building would ruin all that hard work and time.

Again, I have nothing against the SFGMC, and support a conditional use waiver for them to use the space as a community center or similar. But please reconsider changing the zone of that building to NCT-3. It would be a terrible mistake.

Thank you for your time. I welcome you to contact me via phone or email to discuss this further.

Sincerely,

Josh Horowitz
415-317-5692
joshwitz25@gmail.com

Butkus, Audrey (CPC)

From: Charles Wolfus <cwolfus@gmail.com>
Sent: Wednesday, January 16, 2019 4:38 PM
To: Butkus, Audrey (CPC); MandelmanStaff, [BOS]
Subject: CASE:2018-015443MAP

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

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The planning department has promoted the most permissive solution. Elgin Park Neighbors support the SFGMC and its intended use however this use can be achieved as a more narrowly-tailored "COMMUNITY FACILITY". We urge the Planning Commission to instead:

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- Alternately we support a variance that allows specific use to accommodate the current owner's plans.

Make a difference, ACT NOW:

Forward this email to Audrey.butkus@sfgov.org and mandelmanstaff@sfgov.org.

Show up at the Planning Commission meeting on 1/17 @ 1pm. Contact Josh at ave6mail@gmail.com if you can attend.

Best Regards,

Charles Wolfus

Butkus, Audrey (CPC)

From: Tessa Springer <tessa@aesthetepainting.com>
Sent: Thursday, January 17, 2019 10:41 AM
To: Butkus, Audrey (CPC); MandelmanStaff, [BOS]
Cc: Tessa Springer
Subject: Case No 2018-015443MAP

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

Good Morning,

Re: Case No: 2018-015443MAP

My name is Tessa Springer and I am the homeowner at 46 Elgin Park San Francisco.

I am writing because I cannot attend the hearing today at 1:00 pm. I am also writing because I strongly oppose the re-zoning effort at 170 Valencia Street. Elgin Park is a narrow one block long neighborhood street that borders the west side of 170 Valencia. The residents here have formed a very tight community and many of us have resided here for 20 plus years building a strong neighborhood over the years. While I do not believe that the SFGMS will take advantage of an NCT-3 zoning, future occupants will have that capability. This is the primary concern for those of us who live here.

The 170 Valencia zoning currently does not have an impact on Elgin Park. I oppose the new zoning at this time. Please note my opposition in the Public records.

Thank you,

Tessa Springer

Aesthète
46 Elgin Park
SF CA, 94103
415 864 7178 t
415 431 5133 f
tessa@aesthetepainting.com

Received at CPC Hearing 1/17/19
T. Ojeda



San Francisco Economic Trends and Housing Pipeline

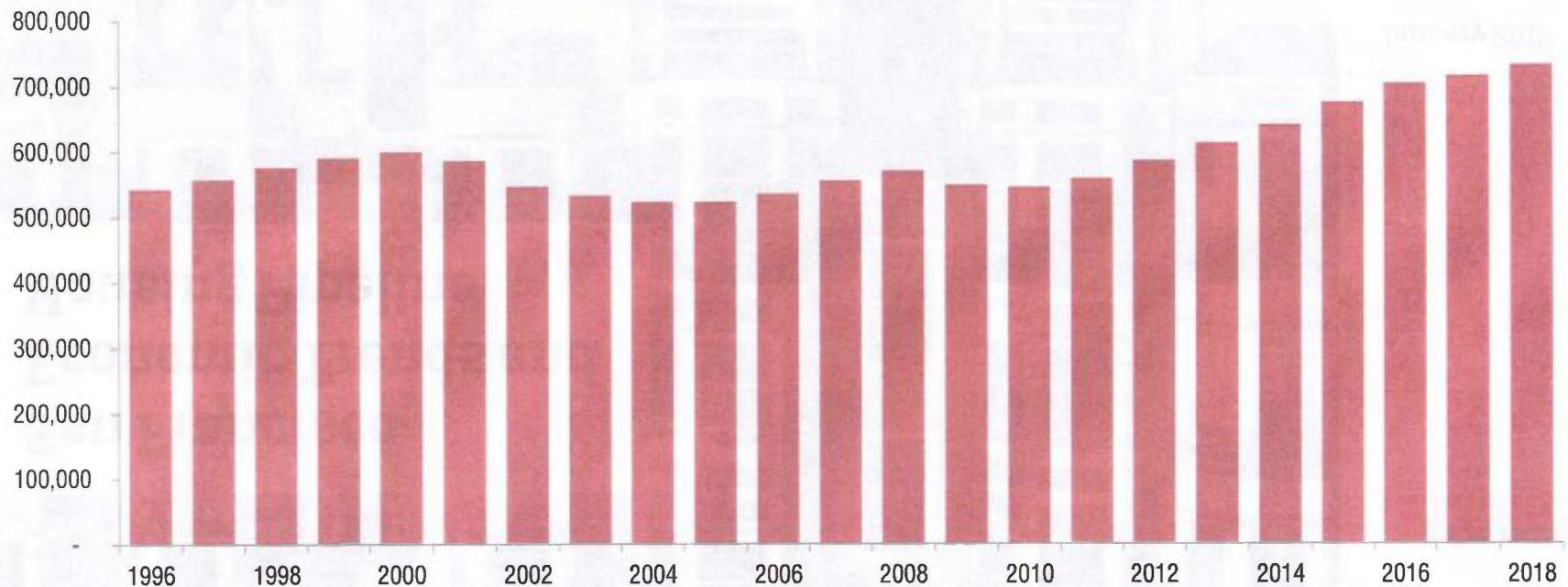


San Francisco
Planning

January 2019

Planning
Commission
Informational

San Francisco Employment 1996-2018



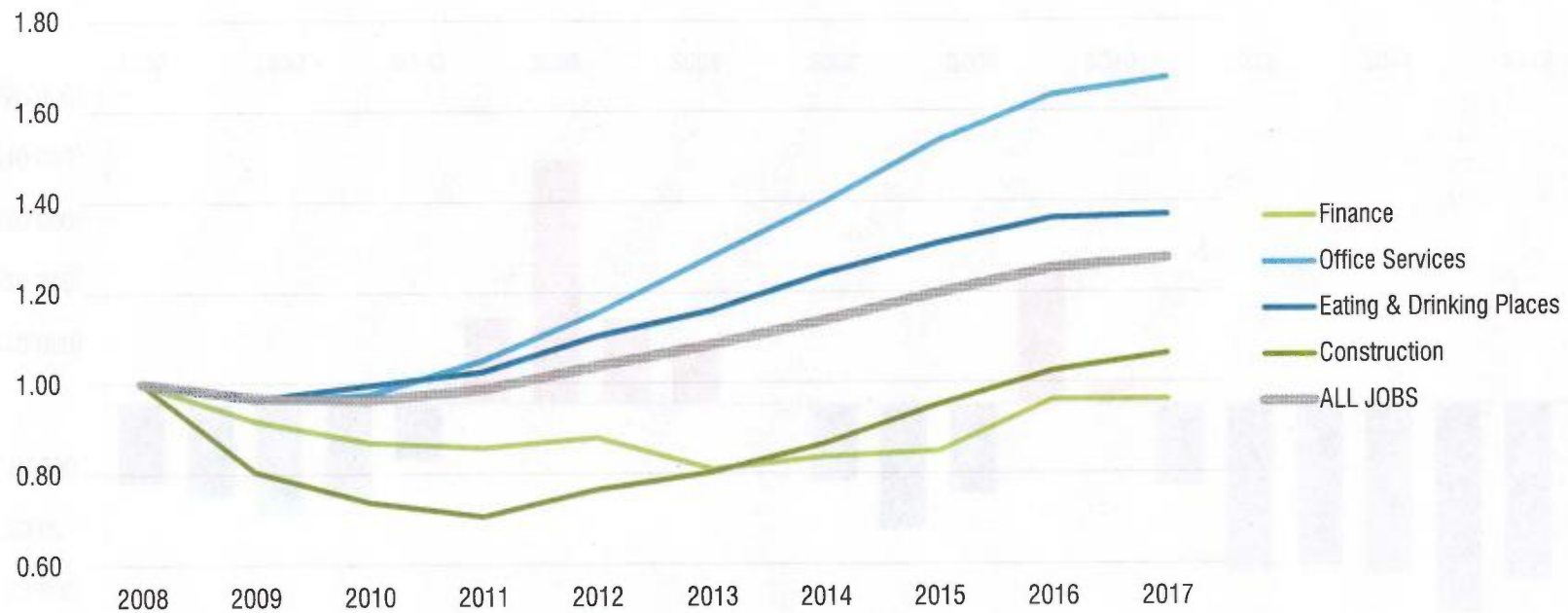
Job growth in San Francisco continues

Change in SF Employment Since 1996



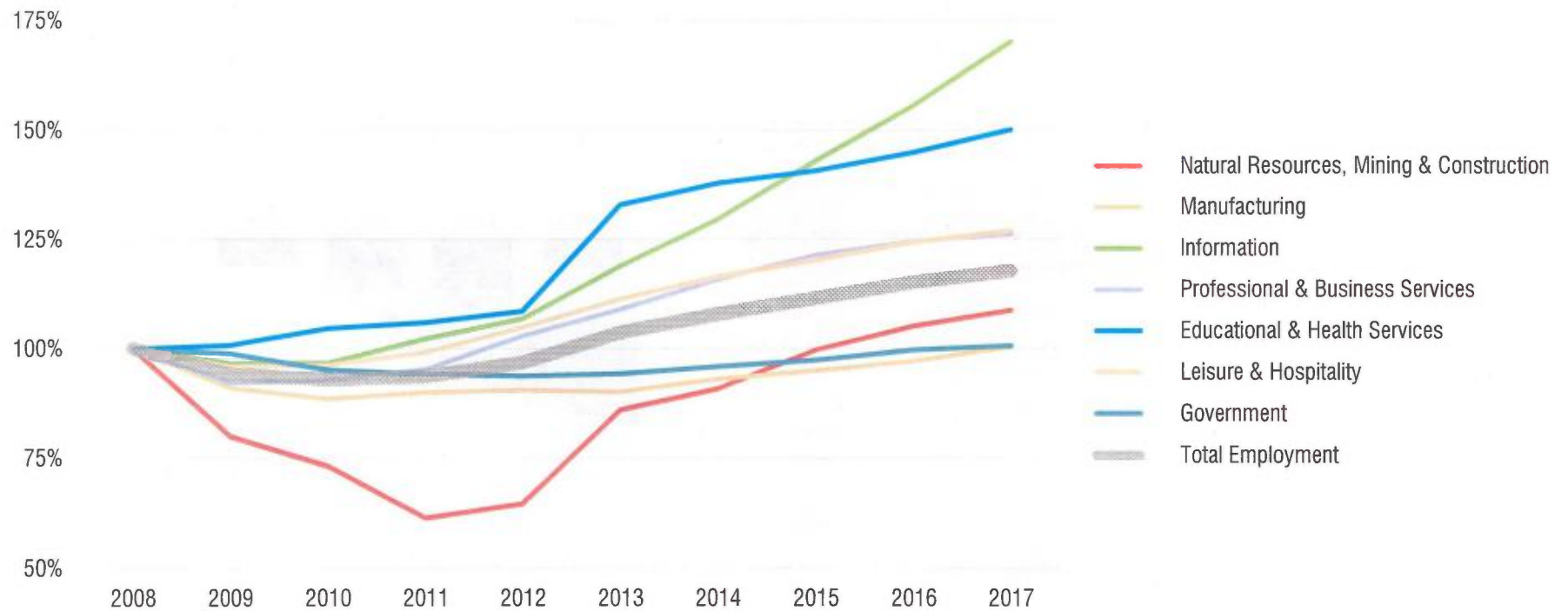
Job growth in San Francisco continues

San Francisco Job Growth by Industry, 2008-2017



But the makeup of the local economy is changing

Bay Area Employment, Change Since 2008, Selected Industries



But the makeup of the regional economy is changing

Construction Cost across US Cities 2017 - 2018



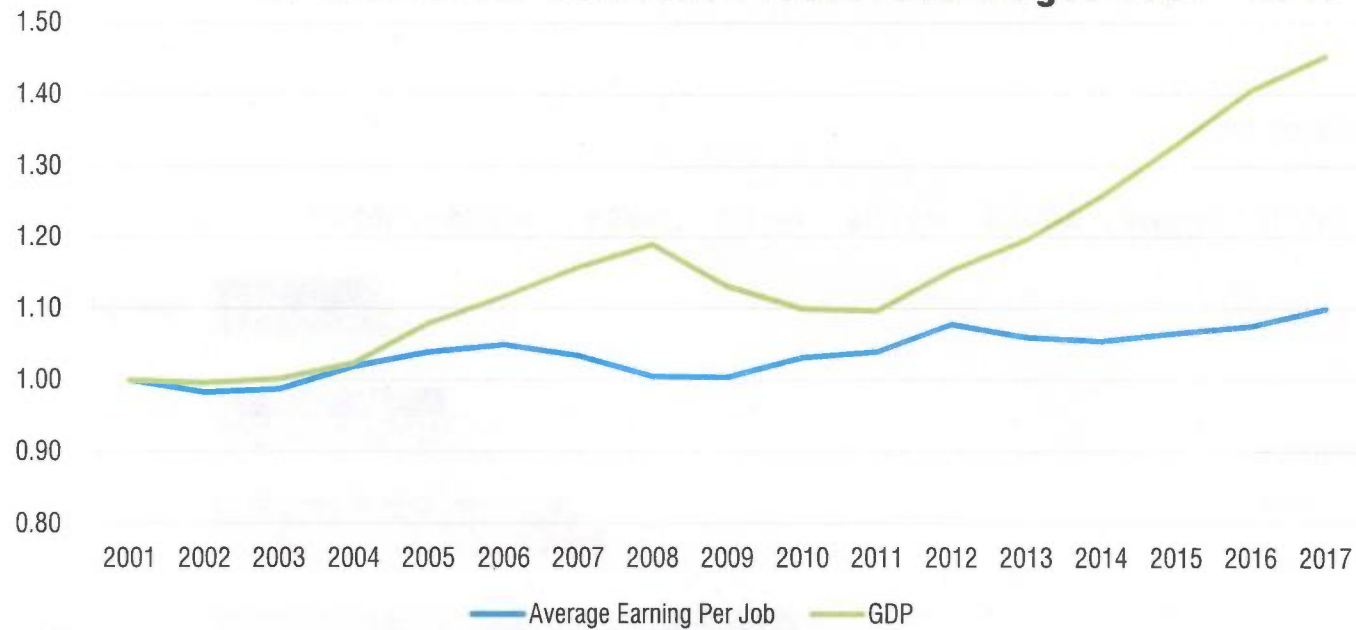
COMPARATIVE COST INDEX

City	July 2018	Annual % Change
Boston	21,789	3.81%
Chicago	22,055	6.79%
Denver	14,819	4.46%
Honolulu	24,048	-0.01%
Las Vegas	14,299	5.03%
Los Angeles	21,266	4.62%
New York	25,628	3.77%
Phoenix	14,795	6.44%
Portland	16,023	6.51%
San Francisco	26,038	6.08%
Seattle	17,525	5.23%
Washington, D.C.	20,660	3.90%

Source: Rider Levett Bucknall,
Q3 2018 Quarterly Construction Cost Report

And ever increasing construction costs are affecting project feasibility

SF MSA Gross Domestic Product and Wages 2001 - 2017



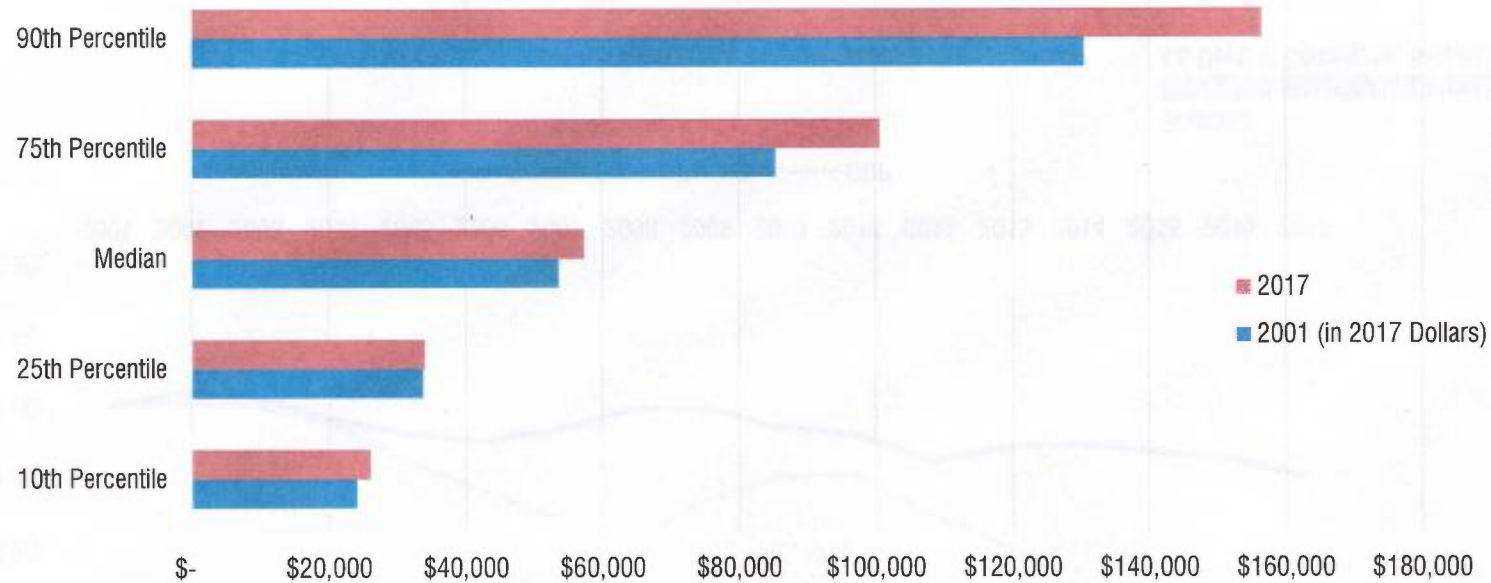
Sources:

<https://fred.stlouisfed.org/series/RGMP41860>

US Dept. of Commerce, Bureau of Economic Analysis

Regional GDP growth far outpaces average earnings

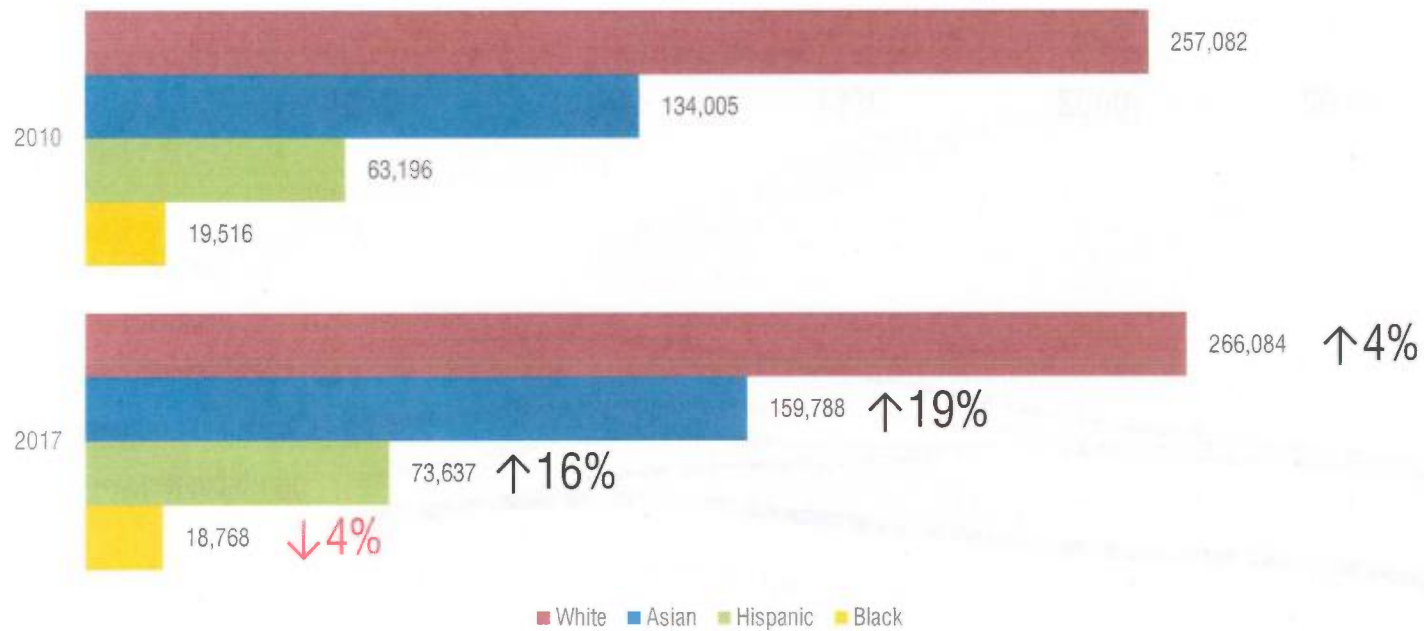
San Francisco MSA Annual Wages by Wage Group, 2001 - 2017



Source: Bureau of Labor Statistics

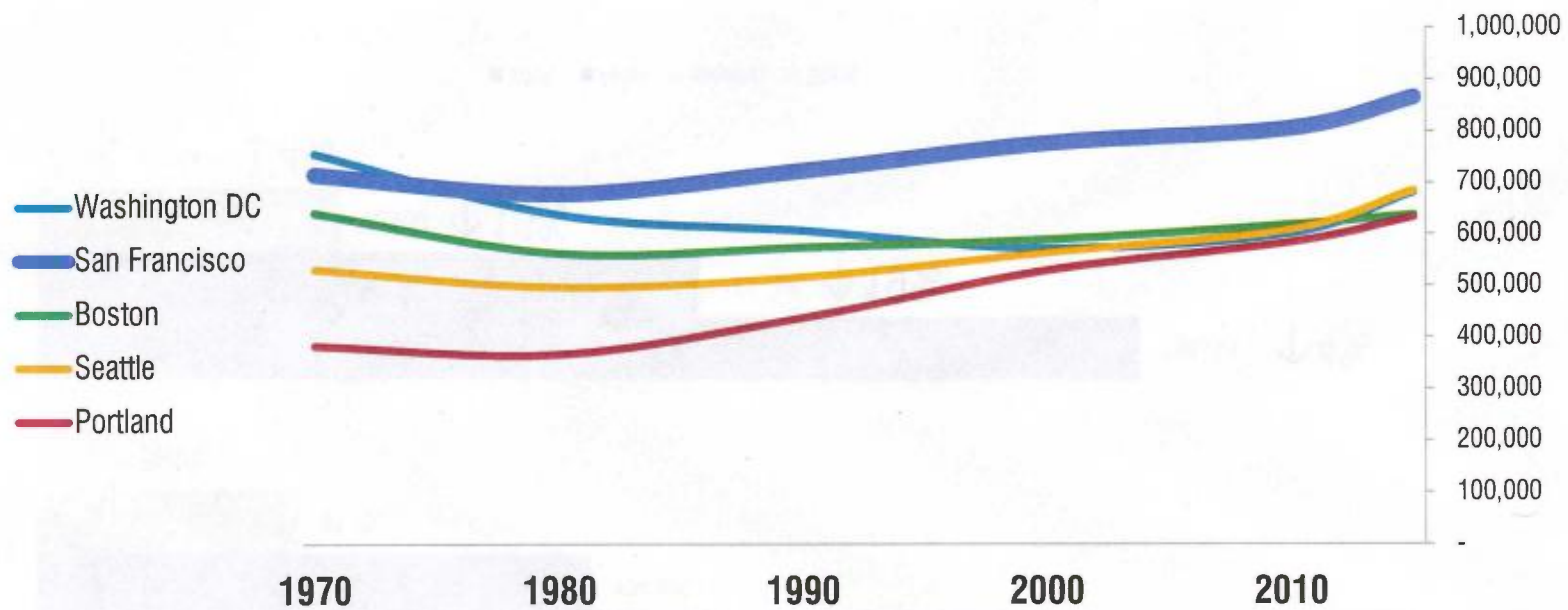
And not all are benefitting equally from the expanding economy

San Francisco Employed Residents by Race 2010-2017

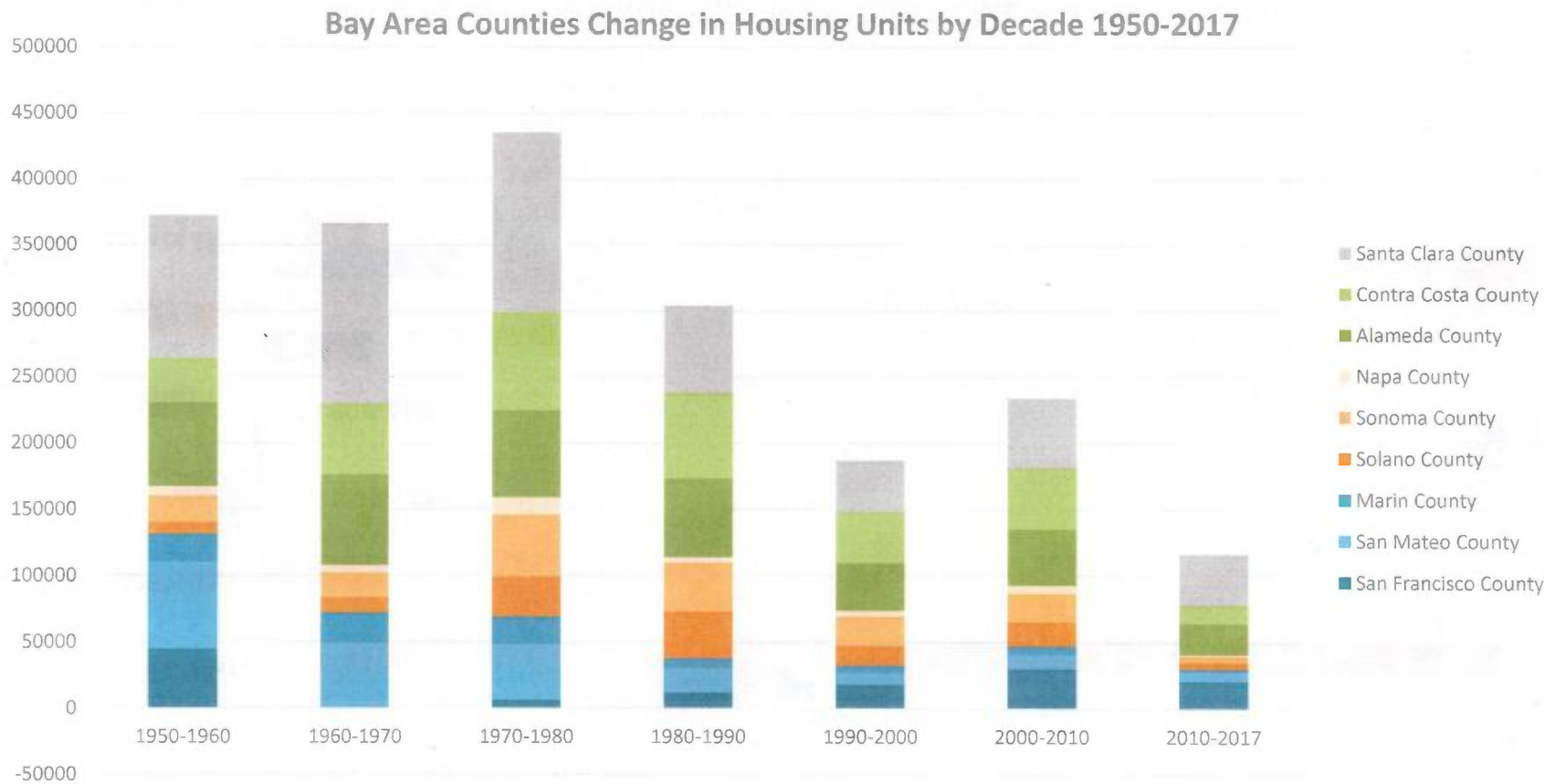


And not all are benefitting equally from the expanding economy

Population, 1970 - today



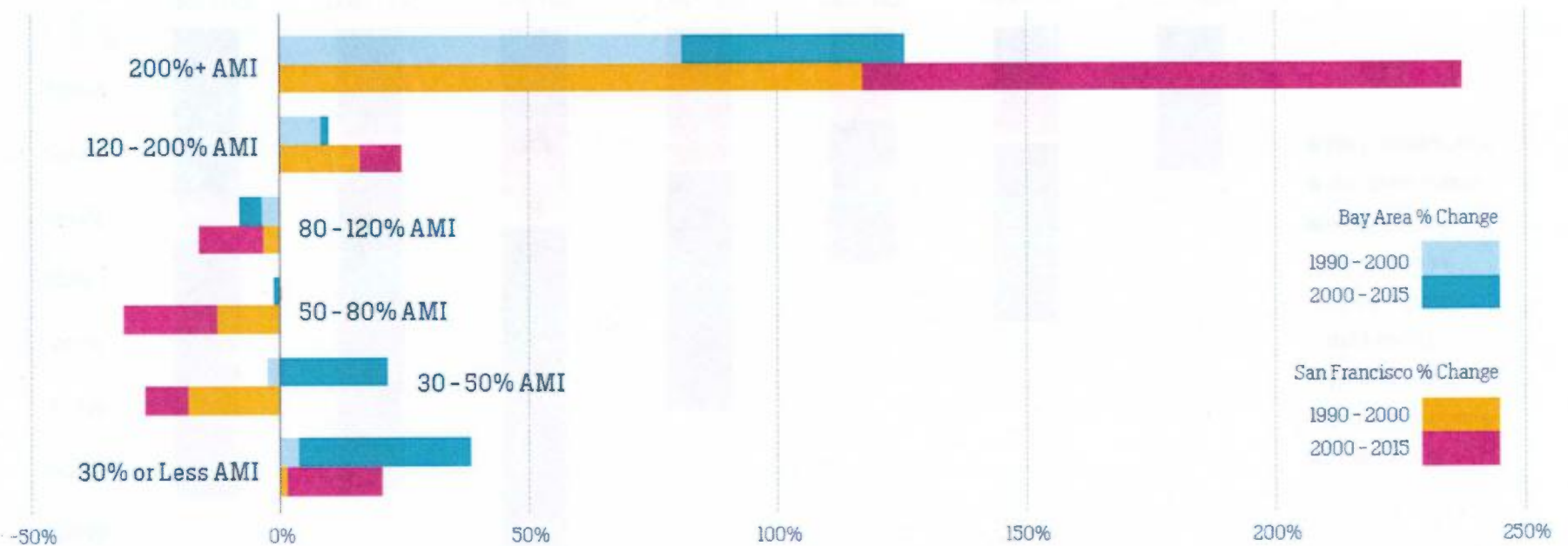
Population growth has returned to (many) US cities



Regional housing production has declined, though SF production is increasing

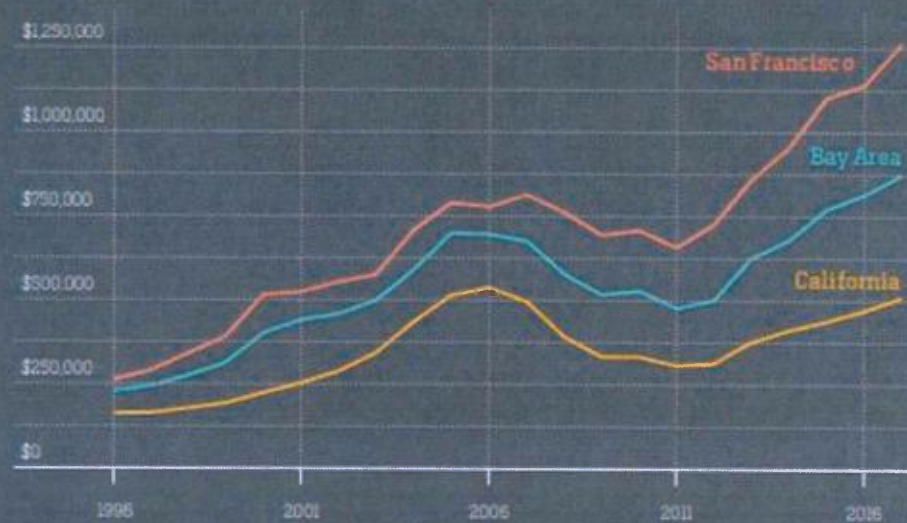
Cumulative Percent Change in Number of Households Since 1990 by Income Group in 2000 and 2015, San Francisco and Bay Area

Source: Decennial Census (2000 and 2010) and American Community Survey (2015) (IPUMS-USA)



SF and the Bay Area have seen a huge rate increase in high-income households

FIGURE 15.
Home Value Index for
San Francisco, Bay Area,
and California, 1996-2017



Home prices in SF and the Bay Area have soared since 2010

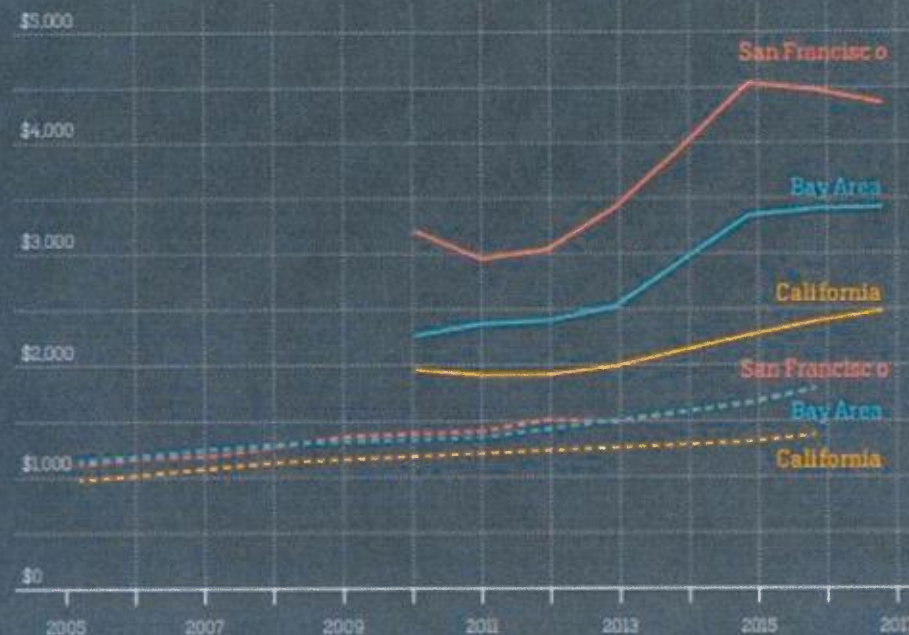
FIGURE 16
Median Rent and
Median Asking Rent for
San Francisco, Bay Area,
and California, 2005-2017

Asking Rent

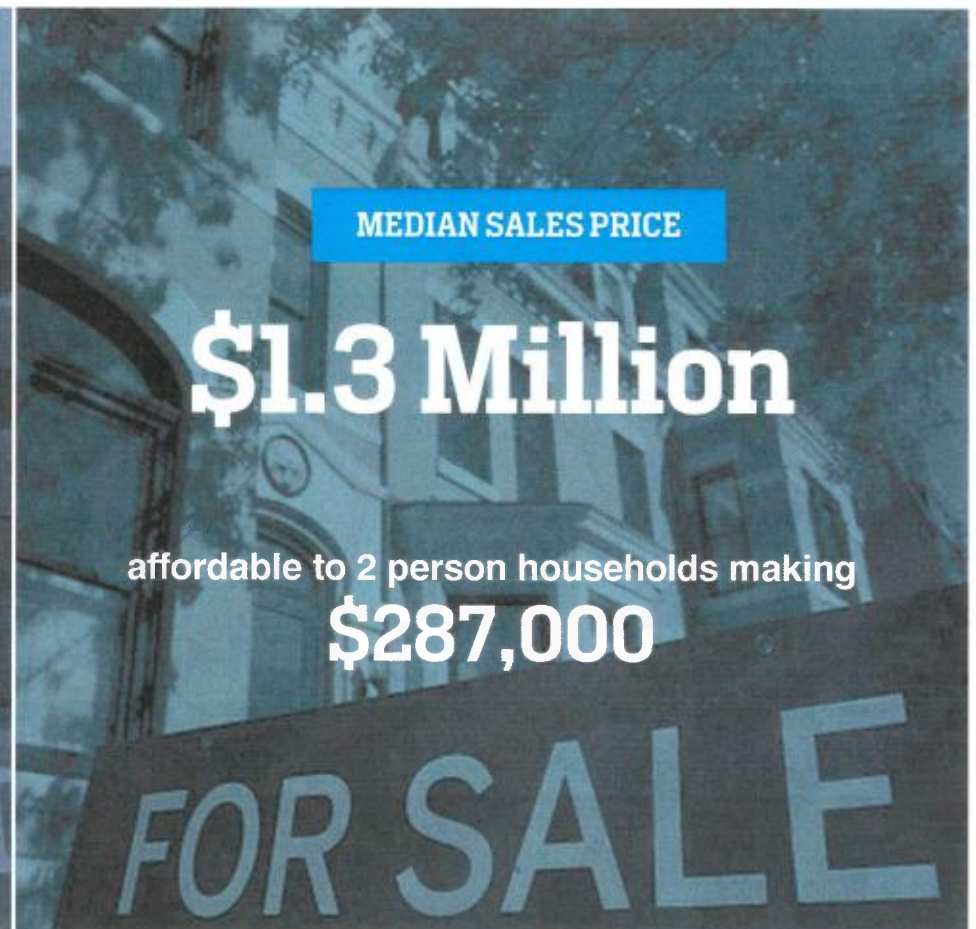
Median Rent

Source: Zillow (Median Asking Rent) and
 ACS (IPUMS-USA) (Median Rent)

NOTE: Median rent data available from
 the ACS for 2005 to 2016 and median
 asking rent available from Zillow for 2010
 to 2017. Median asking rents from Zillow
 do not include Santa Clara county, which
 is included in the 8-county median rents
 from the ACS.

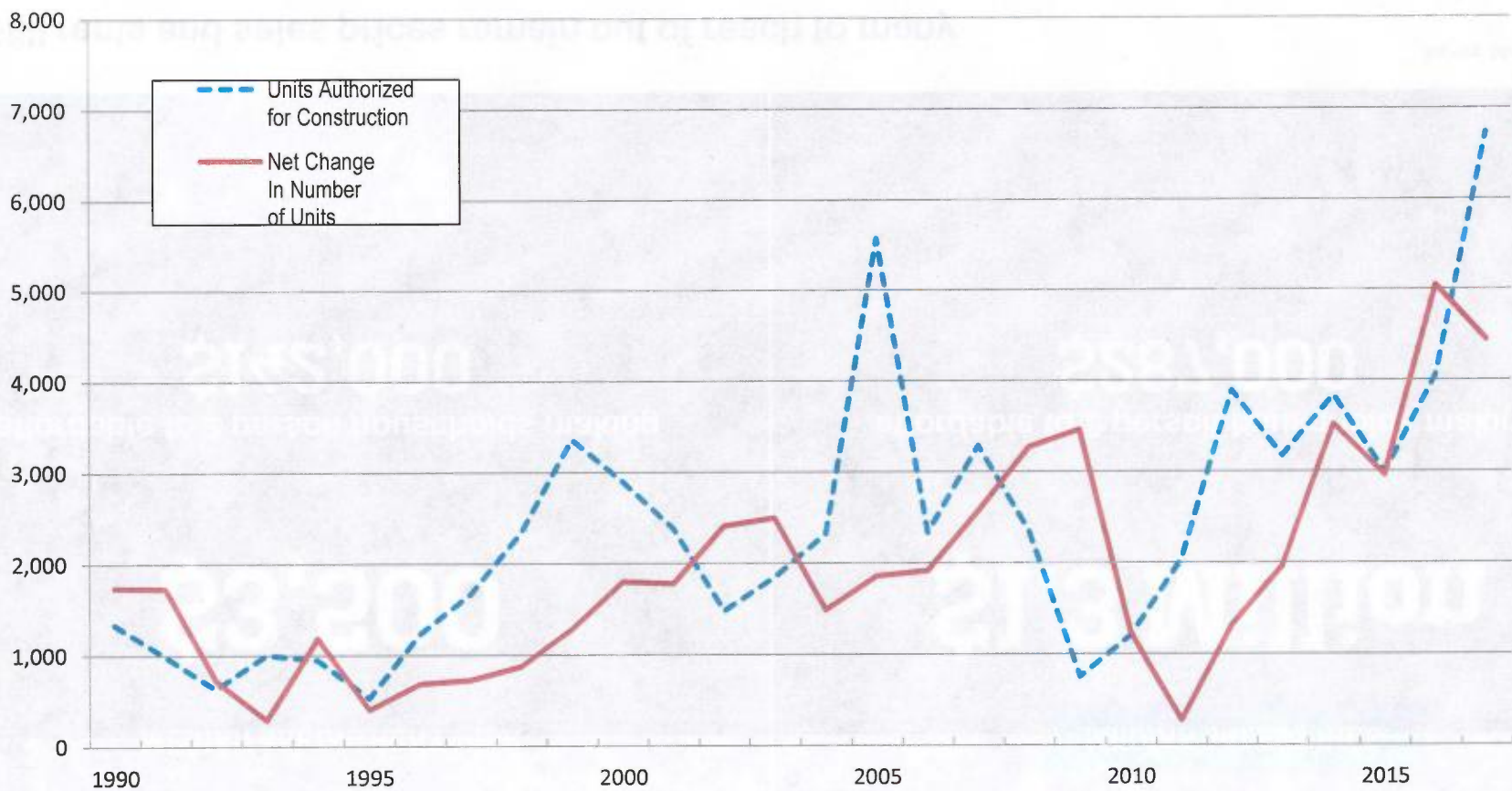


Rents in SF and the Bay Area have also risen dramatically, but have recently plateaued

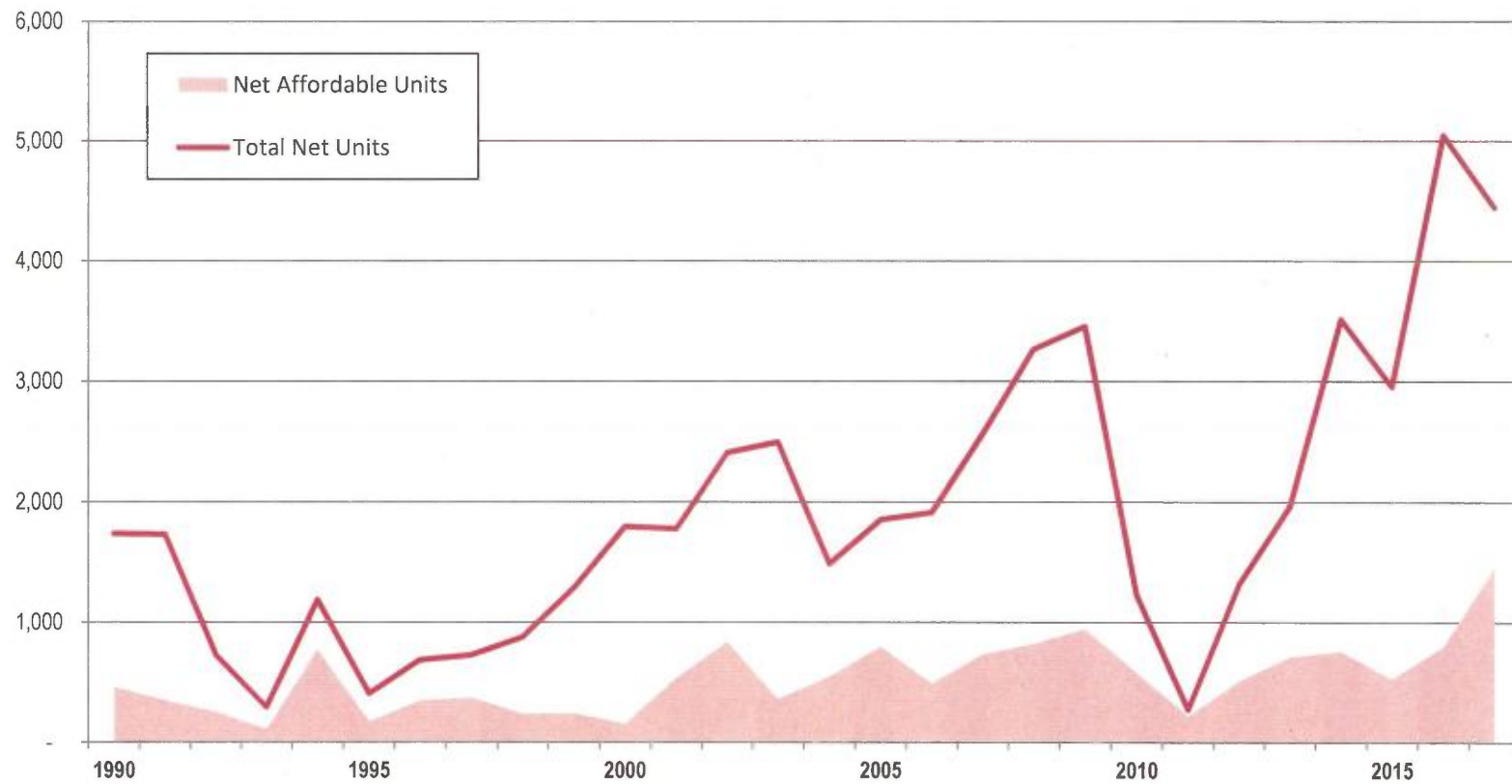


Still rents and sales prices remain out of reach to many

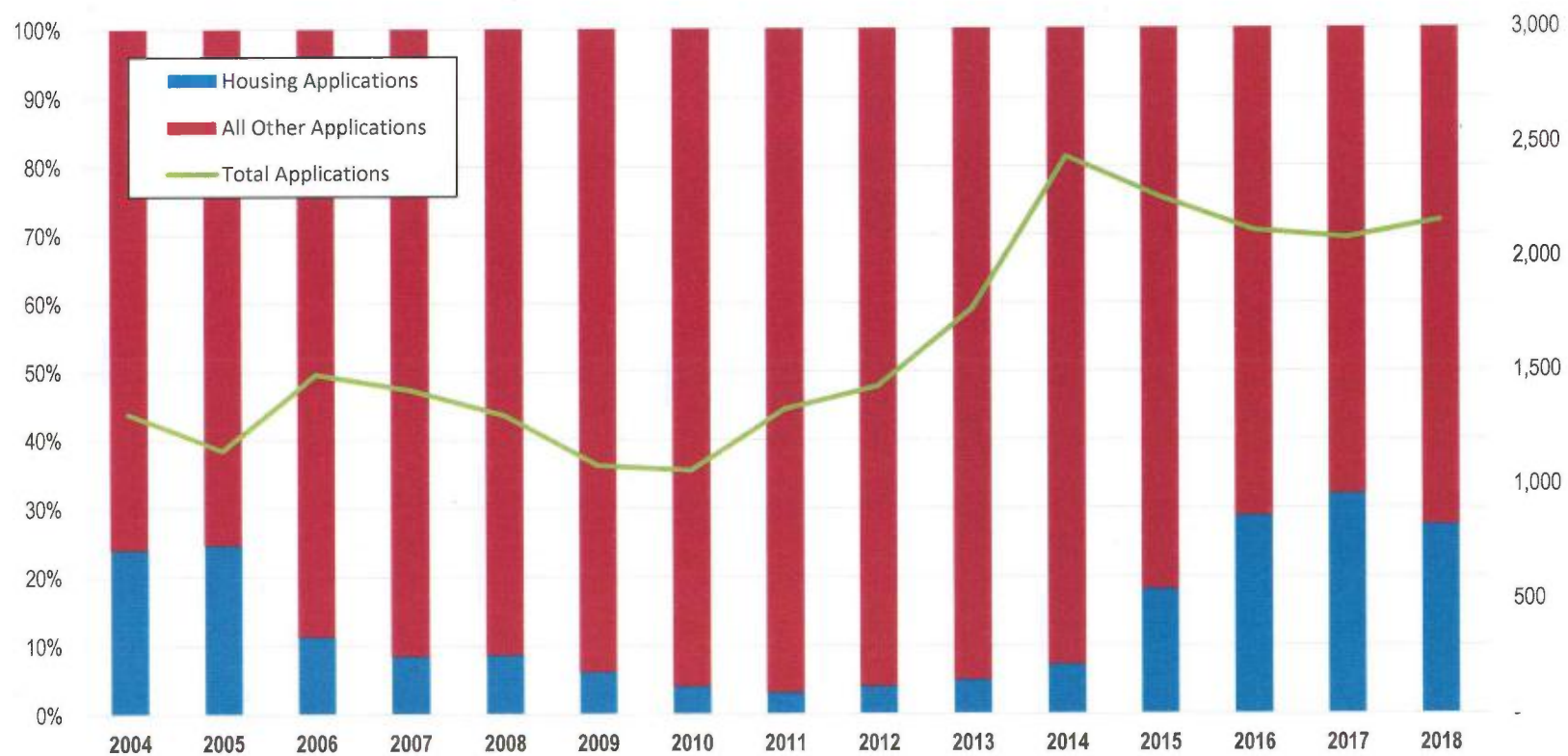
Sources: Zillow, MOHCD



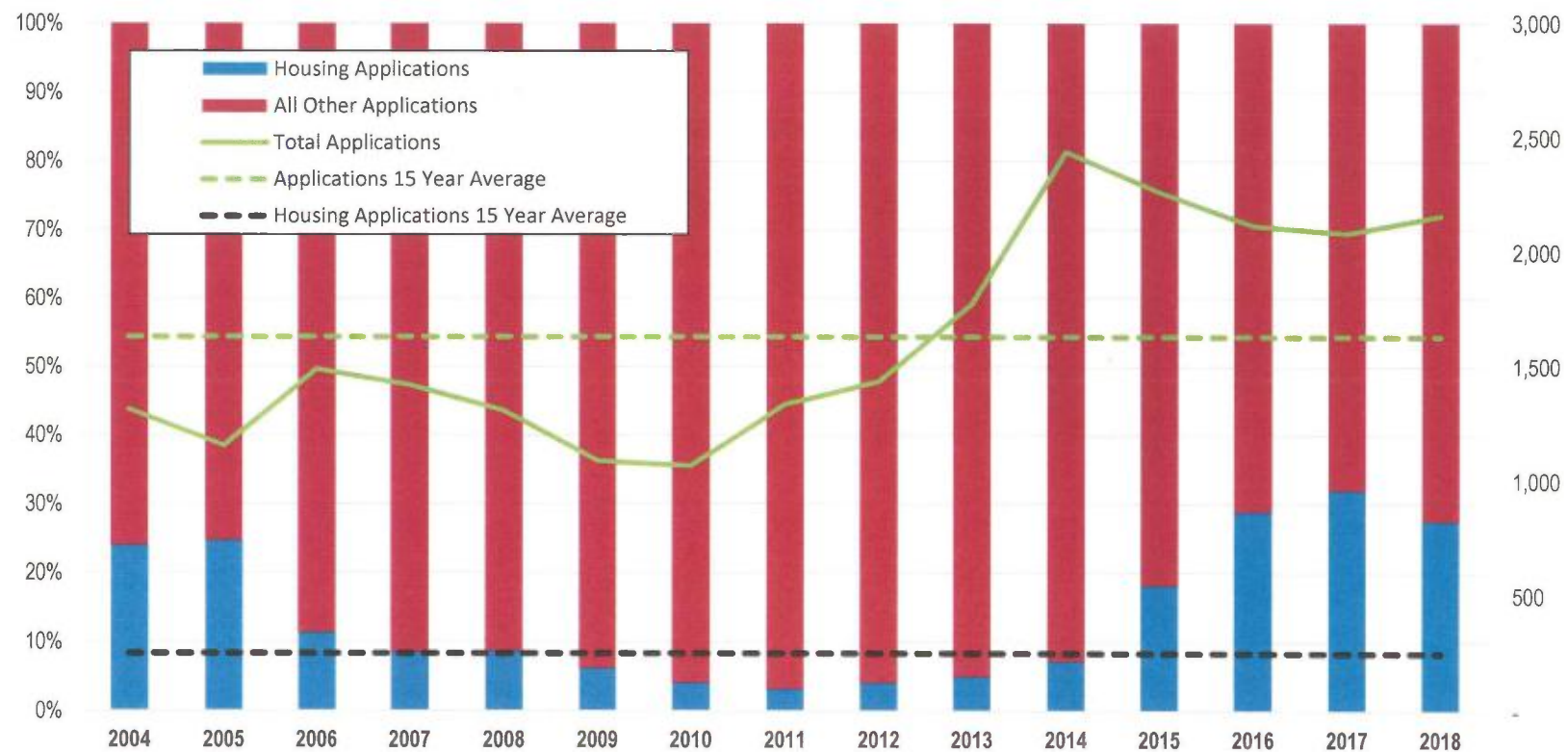
Housing Production Trend, 1990 - 2017



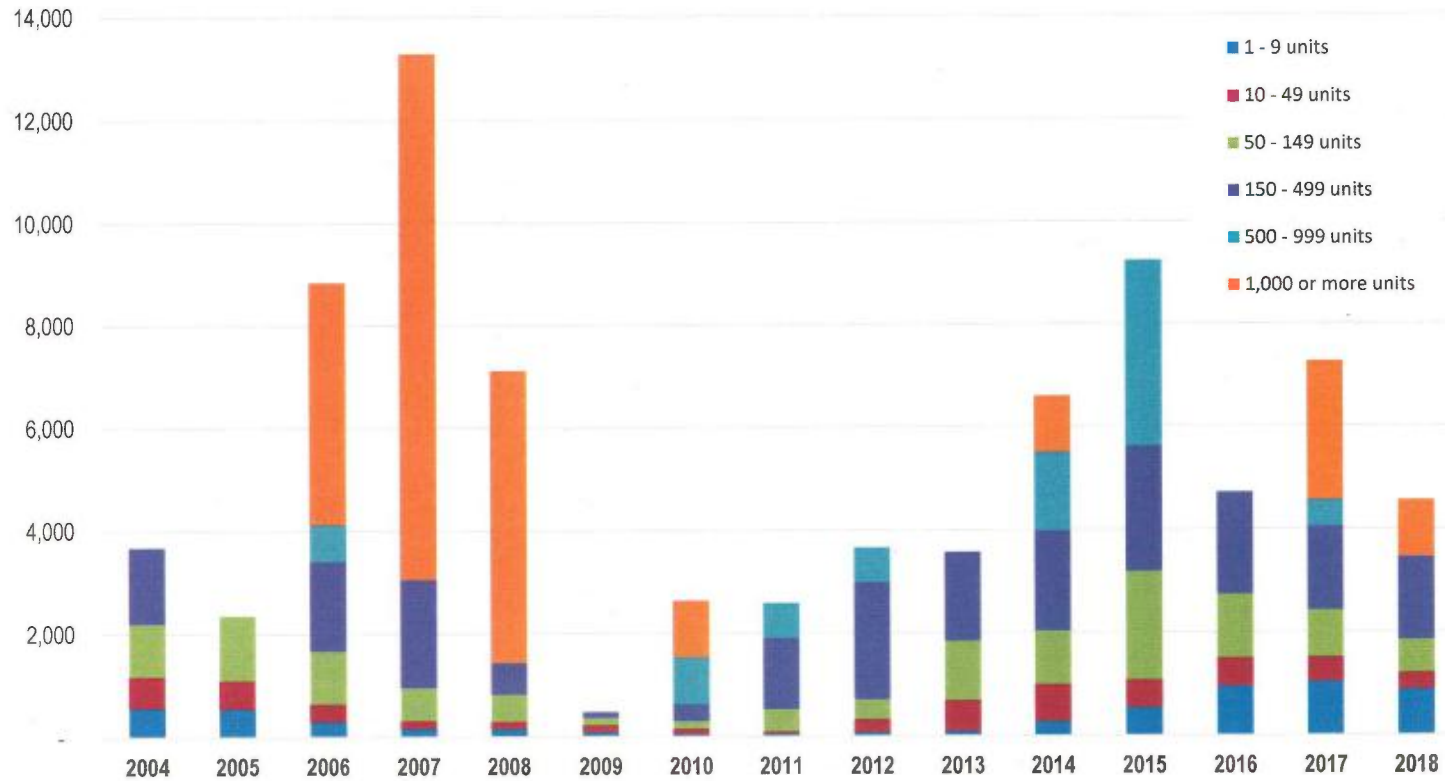
Affordable Housing and Total Housing Production Trend, 1990 - 2017



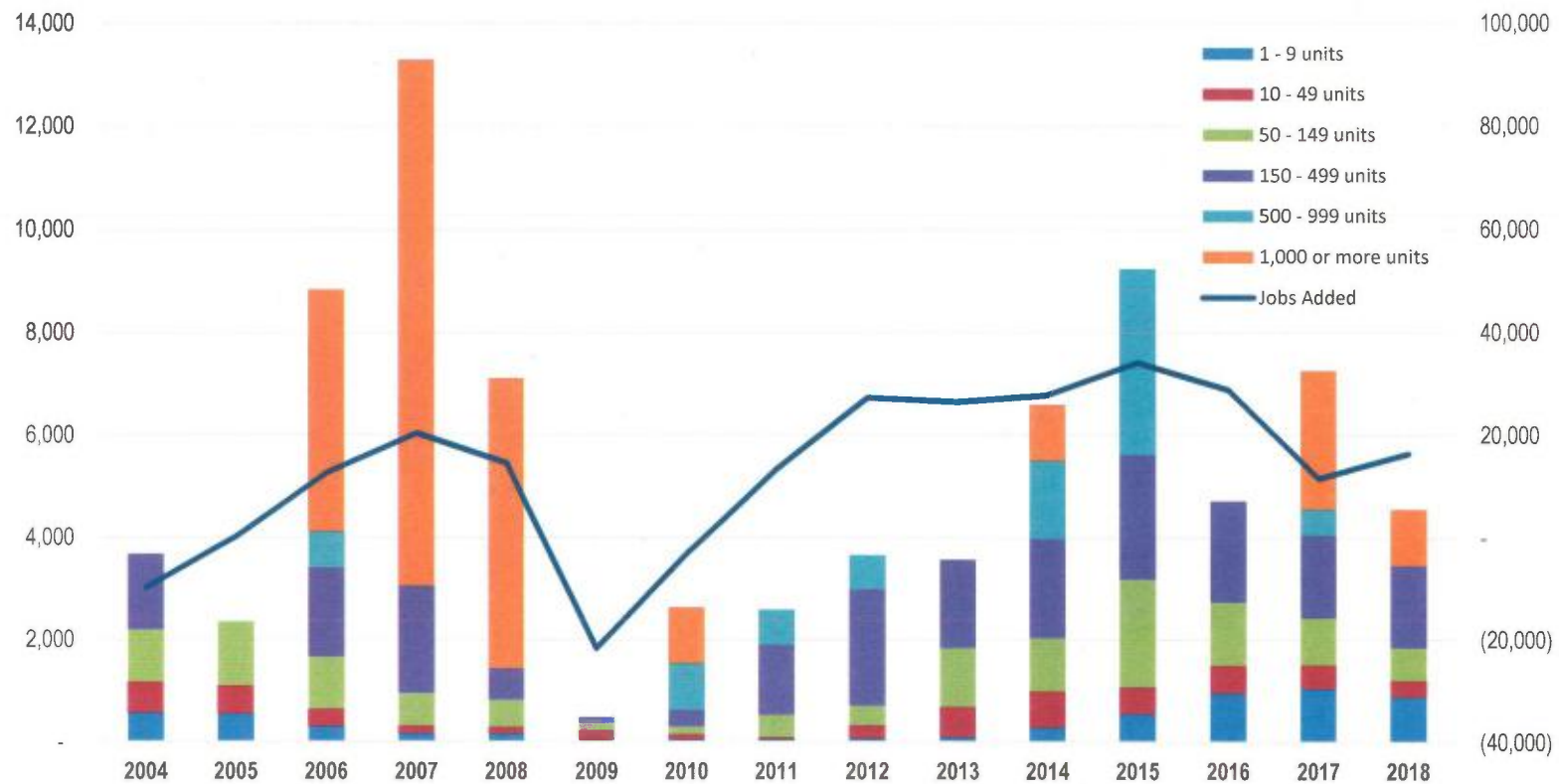
Planning Case Applications by Type, 2004 - 2018



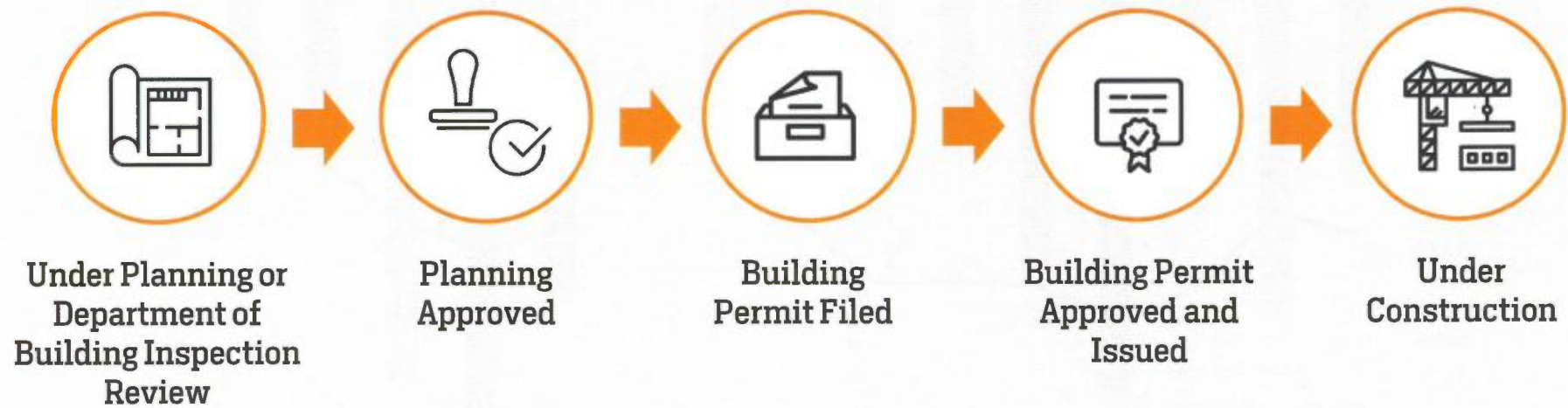
Planning Case Applications by Type, 2004 - 2018



Planning Case Applications by Project Units Size, 2004 - 2018



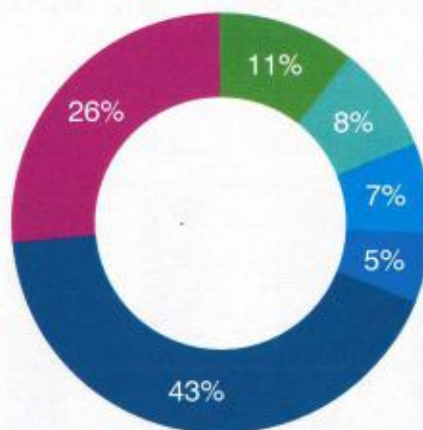
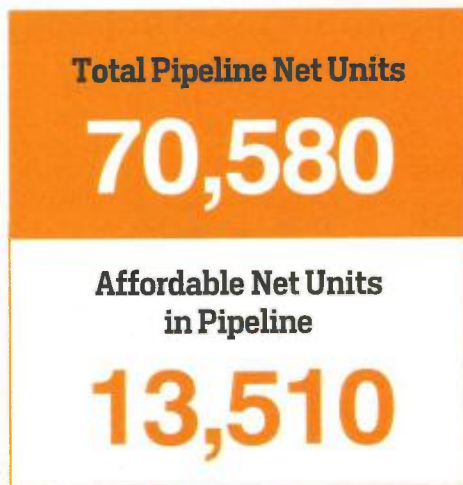
Planning Case Applications by Project Units Size and Jobs Added Trend, 2004 - 2018



Simplified Development Pipeline Stages



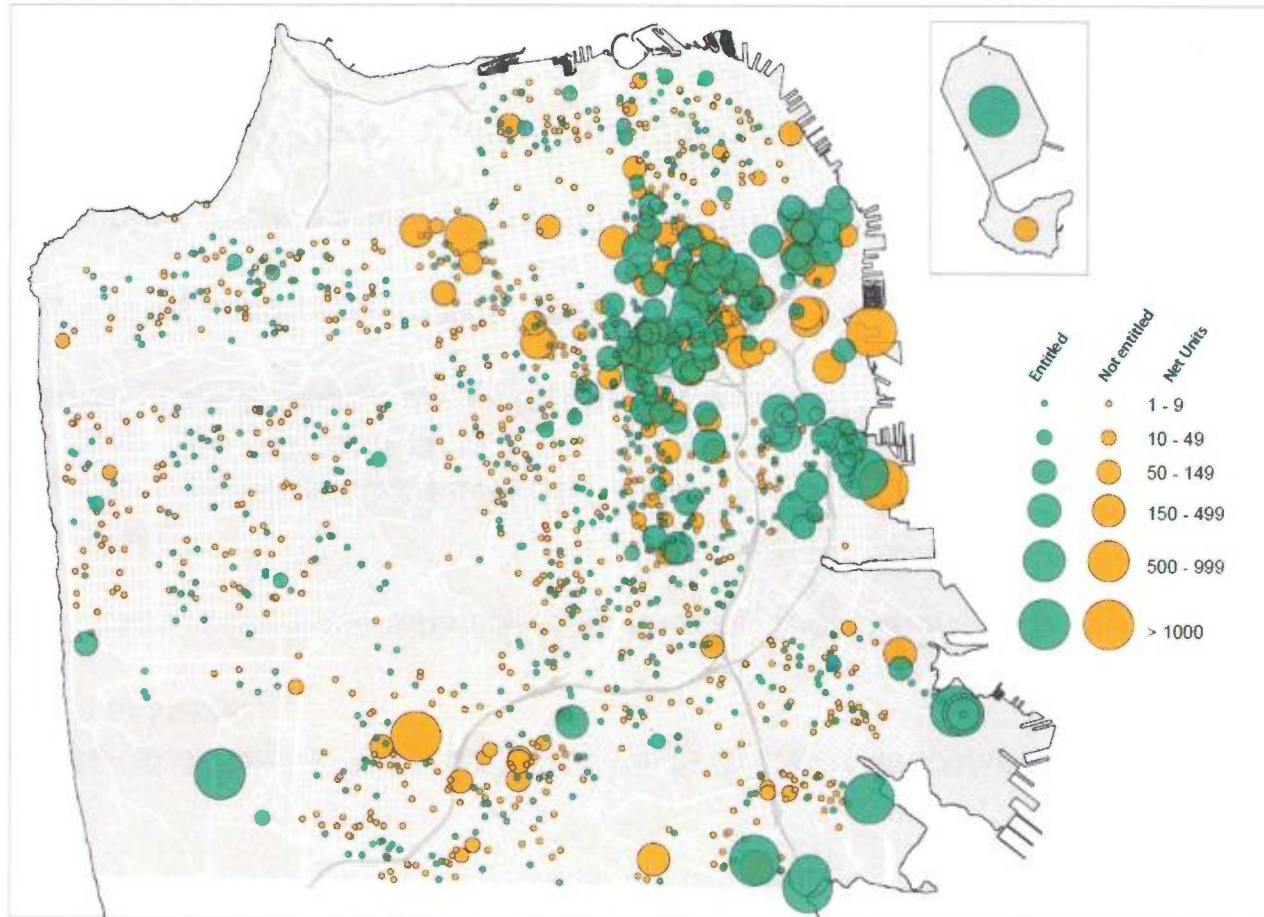
Pipeline and Completion Trends, Net Units 2007-2018 Q3



Entitled	Net Units
Under Construction	7,460
Building Permits Approved	5,870
Building Permits Filed	4,870
Building Permits Not Yet Filed	3,760
Major Multi-Phased Projects	29,990
Under Review	
Under Review	18,620



Housing Development Pipeline, 2018 Q3



Location of Residential Development Pipeline, 2018 Q3

Economy is holding steady; job growth and applications for housing projects continue but at slower rate

GDP growing faster than wages; higher housing costs overburden lower income households, especially Black and Latino

Major increase in construction costs dampening housing production

Wide range of projects:

10 major projects in pipeline to add over 35K units

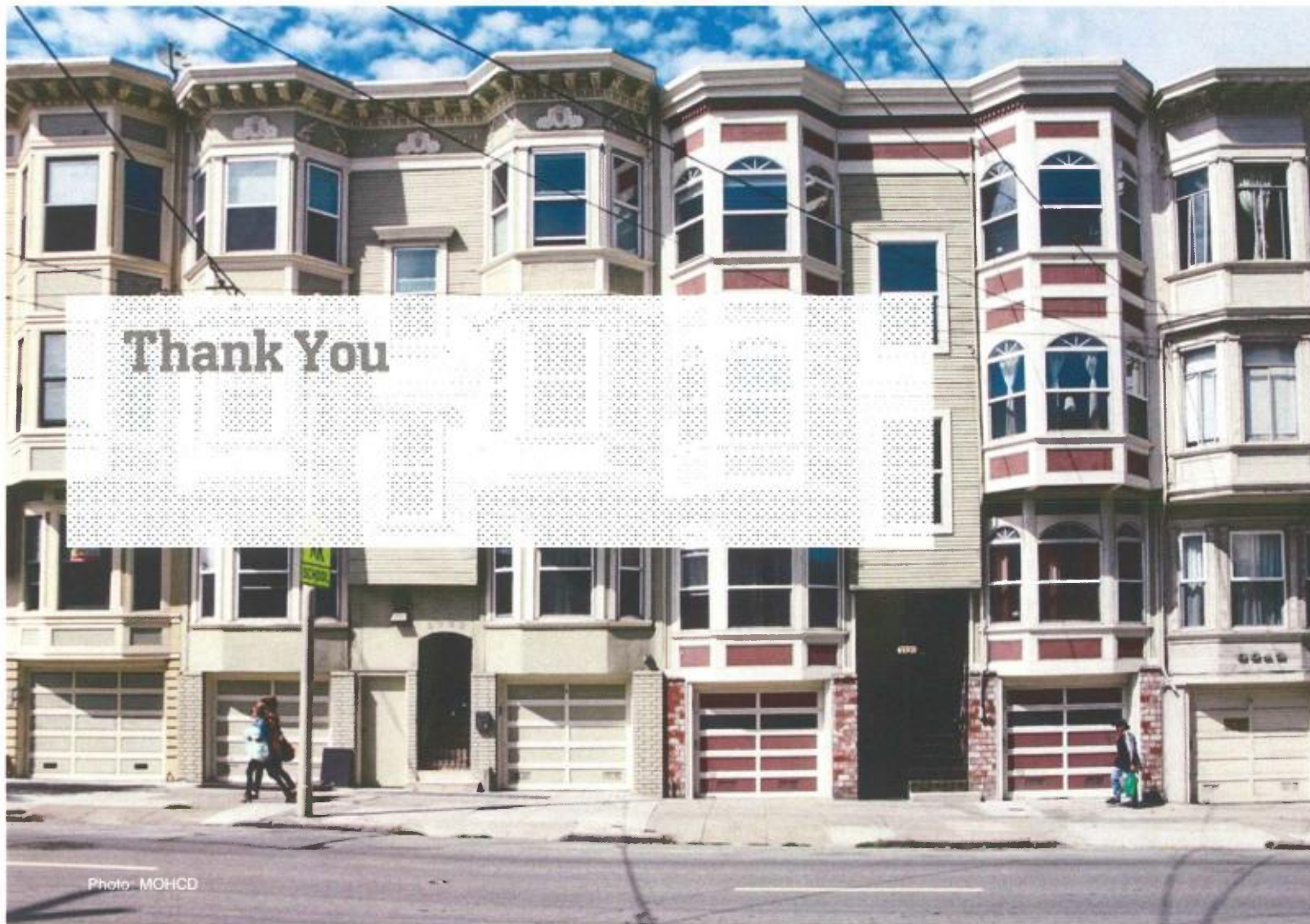
Very large projects are still coming in

Increase in small projects especially with ADUs since 2013

Record number of units in pipeline in 2018: 70,600

Above average number of units under construction in 2018: 7,500

Record number of affordable housing units built in 2017: 1,500



San Francisco
Planning

January 2019

Miriam.Chion@sfgov.org
Teresa.Ojeda@sfgov.org
Paolo.Ikezoe@sfgov.org

Photo: MOHCD

Received at CPC Hearing 1/17/19
C. May



LAWRENCE B. KARP CONSULTING ENGINEER

**APPEAL OF REINSTATED IMPROPER
CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
CONTINUED FOUNDATION & SIDEWALL DAMAGES
TO THE ARCHITECTURALLY & STRUCTURALLY UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED**

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES

SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 17, 2019

C&CSF Planning Commission
Rich Hillis, President
City Hall, Room 400
San Francisco, CA 94102

Subject: Appeal of Reinstated Improper
CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]
Brick Foundation & Sidewall Fenestration Damage
To the Architecturally and Structurally
Unique Historical Coxhead House at 2421 Green
Environmental Impact Report Required

Dear President Hillis and Members of the Commission:

This report supplements, with updated facts and further professional evaluation, the assessment of the intended building enlargement project at 2417 Green with respect to CEQA, State of California, and City of San Francisco design and construction requirements under the respective Building Codes as well as convention as reported to the Board of Supervisors on 1/9/18.

Recognizing the consistent failure of the developers of 2417 Green to acknowledge their historic environment with the serious effects of excavating into a hillside under a building, and the permissiveness of City Planning in their issuance of an improper Determination of Categorical Exemption contrary to CEQA prohibitions, the Board unanimously granted the appeal of the owner of the Coxhead House at 2421 Green on 1/9/18 and ordered return of the inappropriate document to the Planning Department. Instead of preparing the required CEQA document for review and public comments, the Planning Department chose to reissue the Determination.

What is bizarre about the reissue of the Determination, after the Board of Supervisors granted the appeal 11-0 ruling the Determination was contrary to CEQA (significant potential damages to a building proven to be a unique architectural resource) is that the Planning Department, knowing that they had no intention of complying with CEQA, and furthermore having received the information contained in the 1/9/18 engineering report for the Board of Supervisors that showed the permitted construction at 2417 Green (the "Project") encroached on the land and foundation of 2421 Green (the "Historic Resource"), never revoked their approval of the building permit for construction; instead they caused the Building Department to merely suspend the permit which means that it could be quickly activated in an instant without any correction of the construction approved on 2421 Green. The wrongfully reinstated Determination notes (page 2 ¶6): "*Building permits for excavation that were suspended pending CEQA compliance may also rely on this exemption.*" In short, by ignorance or corruption, the Planning Department always intended to allow illegal construction that would not only affect the stability of the foundation at 2421 Green, but would also allow construction over the property line to support the new foundation for the 2417 Green basement garage by attaching it to the 125 year old brick foundation of 2421 Green.

City Planning Approved & Continues Approving Permits Encroaching on a Neighbor

In addition to approving the project at 2417 Green that damages an historic resource entitled by the National Register of Historic Places by way of obliterating the windows on the major east elevation of 2421 Green and taking away the lateral and subjacent support of 125 year old brick foundation walls including anchoring new construction at 2417 Green to the foundation of 2421 Green, the Planning Department approved building permit issuance based on drawings which clearly show new construction on the uphill neighboring property at 2421 Green that is intended to support the enlarged basement at 2417 Green which stands today as it did on 1/9/18 when the Board of Supervisors repealed the Categorical Exemption that allowed the building permit to be issued.

Exhibit 1 shows this week's printouts of the permit records for Permit Application 2017.10.02.0114 (10/2/17). Control by City Planning. Checked 10/10/17 by CP Christopher May "Approved ... Garage excavation in basement level ... unchanged." Rubber stamped by Building Department (DBI) "Approved" (without comment), and then mechanically stamped by office of the director of building inspection for construction on 11/3/18. 2017.10.02.0114 is the operative building permit for the 2417 Green project; it was suspended on 10/20/17 which was and is a temporary act that can be set aside at any time but then finally approved on 11/3/18. It was NOT revoked after the Board of Supervisors reviewed the 12/30/17 architectural report and the 1/9/18 engineering report, and granted the appeal of the Determination of Categorical Exemption. The director of DBI should have been notified and the permit should have been revoked immediately upon the reversal by the Board of Supervisors, and a proper environmental review should have been performed. *Instead, the Determination was reissued.*

Exhibit 2 shows the title corner of the cover (Sheet S1.0, 4/15/17) for P/A 2017.10.02.0114 (10/2/17) as a revision to P/A 2017.05.11.6316 "Approved Planning Dept. Christopher May" 10/10/17 and rubber stamped approved by DBI (without comment) on 10/12/17 and "Approved" (mechanical stamp) by the director of building inspection on 11/3/18. P/A 2017.10.02.0114 is the basis for the current operative building permit, construction underway, for the 2417 Green project.

Exhibit 3 is Permit Application 2017.10.02.0114 (shorthand for application filed 10/2/17) as a revision to P/A 2017.05.11.6316 rubber stamped "Approved" by the director of DBI, 11/3/18. 2017.10.02.0114 is the current operative building permit (construction underway) for 2417 Green.

Exhibit 4 are excerpts from the permit drawings for P/A 2017.10.02.0114, each and every one approved by City Planning, original signatures all by Christopher May and then all the drawings were mechanically stamped "Approved" by the director of DBI. The stamps on the drawings show that *only* City Planning reviewed and approved the drawings with DBI then rubber stamping them *without even initialing them in the stamp block* provided by intake. DBI abrogated their responsibility for policing engineering to City Planning. The California Department of Consumer Affairs has no record of Christopher May being licensed now or ever as a professional engineer or as an architect.

The drawings, intent crystal clear, show that support for the new excavation for construction of an underground garage at 2417 Green crosses the property line for the purpose of fastening to the 125 year old brick foundations of the historic Coxhead House at 2421 Green to provide support for 2417 Green. The notes in red are those annotated by the undersigned. The approved construction is illegal under the California and San Francisco building codes, and California law. The fact that this is the only way the 2417 project can be built is immaterial, the owner should have envisioned and commissioned a design that was not intrusive upon the neighboring historic building.

The Proposed Construction is Illegal Under California Codes

Exhibit 5 is a section of the 2016 California Building and San Francisco Building Code §1803.5.7 entitled “Excavation Near Foundations.” Building code violation is negligence *per se*. This code section has been ignored by City Planning in their approval of the project on 10/10/17, and with reliance on City Planning approval was DBI rubber stamped “Approved” 11/3/18. Law requires:

§1803.5.7. “Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means acceptable to the building official.”

Exhibit 6 are sections from the 2016 City & County of San Francisco Building Code: §3307 “Protection of Adjoining Property” incorporating Civil Code §832 (duty to maintain lateral and subjacent support). Exhibit 4 shows excerpts of drawings by owner/developer/engineer Durkin submitted for permit; none of the drawings has any specifications or details for protecting, underpinning and shoring or bracing the neighbor’s building as required by 2016 SFBC §3307 “Protection of Adjoining Property” incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and Exhibit 5, CBC & SFBC §1803.5.7 “Excavation near foundations.” Details on Sheet S4.1 (Exhibit 4) show the proposed foundation for 2417 Green encroaching into the neighboring property by being anchored past the property line into the foundation for 2421 Green (illegal construction occurring directly on neighboring property).

The Proposed Construction is Illegal Under CEQA

Exhibit 7 are summarized portions of the California Environmental Quality Act (CEQA), which was enacted more than 35 years ago to protect the environment which includes historic places and their surroundings. The CEQA regulations City Planning ignores are:

14 Cal Code Regs §15300.2[c]: “Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”

14 Cal Code Regs §15300.2[f]: “Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” (Emphasis added.)

14 Cal Code Regs §15064.5[b][1]: “Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” (Emphasis added.)

The 2417 Green project and the historic 2421 Green Coxhead House both have zero setback distances from the property line between them. City Planning has approved blocking of the 2421 Green window wall and crossing the property line to construct support for 2417 Green.

Excavation for the proposed basement and underground garage at 2417 Green cannot be accomplished without construction on 2421 Green because the intended excavation will compromise the lateral and subjacent support (required by California Civil Code §832 to be maintained) for the existing Coxhead House at 2421 Green. This building withstood the 1906 earthquake and fire without damage; now it is threatened by a neighbor who intends to construct an unreasonably large building at 2417 Green undermining below and looming above windows of the Coxhead House.

To further Planning Department's approval of damaging and substandard illegal construction, where they have been given the lead to approve by the Department of Building Inspection, City Planning has now reissued their Determination of Categorical Exemption in gross violation of CEQA. None of the various excuses they give for insisting on their determination has any validity. The design for construction that City Planning has approved for 2417 Green will cause extensive damage to the physical and historic nature of 2421 Green with its impairment of the stability of its existing 125 year old brick wythe wall foundations that now properly support the Coxhead House.

Summary

There is no procedure available to the developer of 2417 Green to build the underground portion of the proposed project at 2417 Green without obtaining the written permission of the owner of the Coxhead House at 2421 Green to enter and construct foundation underpinning and shoring on property adjacent to the project, which will not happen. The changes to the historic Coxhead House, both to its foundation and its major window wall superstructure, will be significant and adverse, and are not allowed under CEQA. The developer has sought to circumvent the building codes by not obtaining a land survey and avoiding a geotechnical exploration of the site. The resubmittal of a wrongful Determination of Categorical Exemption is nothing but another ruse to develop 2417 Green without compliance with CEQA and the building codes.

Yours truly,

Lawrence B. Karp



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 1/13/2019 9:12:48 AM

Application Number: 201710020114

Form Number: 8

Address(es): 0560 1028 10 2417 GREEN ST

Description: TO COMPLY NOV201708032, ADMINISTRATIVE PERMIT TO FACILITATE DCP REVIEW, REVISION TO PA#201705116316, DELETE FREESTANDING RETAINING WALL AT REAR YARD. NO WORK UNDER THIS PERMIT. N/A MAHER ORDINANCE

Cost: \$1.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/2/2017	TRIAGE	
10/2/2017	FILING	
10/2/2017	FILED	
11/3/2017	APPROVED	
11/3/2017	ISSUED	
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number: 1012620

Name: PATRICK DURKIN

Company Name: DURKIN INC.

Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	10/2/17	10/2/17			10/2/17	HAJNAL STEVEN	OK TO PROCESS BY
2	INTAKE	10/2/17	10/2/17			10/2/17	CHUNG JANCE	
3	CP-ZOC	10/10/17	10/10/17			10/10/17	MAY CHRISTOPHER	Approved: Revision to BPA # 201705116316 to remove freestanding concrete retaining wall in rear yard. Garage excavation in basement level and raised planing beds in rear yard unchanged.
4	BLDG	10/12/17	10/12/17			10/12/17	YU CYRIL	APPROVED.
5	HEALTH	10/13/17	10/13/17			10/31/17		approved by M. Zalay
6	CPB	11/3/17	11/3/17			11/3/17	CHUNG JANCE	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Permit Details Report



Report Date: 1/13/2019 10:02:59 AM

Application Number: 201705116316

Form Number: 8

Address(es): 0560 /028 /0 2417 GREEN ST

Description: PARTIAL DETERIOATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WALL AT BACKYARD

Cost: \$100,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/11/2017	TRIAGE	
5/11/2017	FILING	
5/11/2017	FILED	
5/18/2017	APPROVED	
5/18/2017	ISSUED	
9/28/2017	SUSPEND	department of city planning review required
12/11/2017	REINSTATED	permit reinstated see pa 201710020114
12/20/2017	SUSPEND	Suspended per DCP letter dated 12/20/2017. O'Riordan

Contact Details:

Contractor Details:

License Number: 1012620

Name: PATRICK DURKIN

Company Name: DURKIN INC.

Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	5/11/17	5/11/17			5/11/17	PANGELINAN MARIANNE	
2	BLDG	5/11/17	5/11/17			5/11/17	YU CYRIL	
3	CPB	5/18/17	5/18/17			5/18/17	CHEUNG WAI FONG	5/18/17: SAFETY PERMIT RECEIVED. WF

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/13/2017	Robert Power	START WORK	SITE VERIFICATION

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	reinforcing steel
0			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
0			24C	CONCRETE CONSTRUCTION	
0			23	OTHERS AS RECOMMENDED BY PROFESSIONAL OF RECORD	geotech of record to observe excavation @ start of EA cut
0			24A	FOUNDATIONS	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

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Permit Details Report

Report Date: 1/13/2019 9:22:34 AM

Application Number: 201804277607

Form Number: 8

Address(es): 0560 /028 /0 2417 GREEN ST

Description: Temporary shoring comply w/nov 201727021, to shore up remaing center brick facade

Cost: \$500.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/27/2018	TRIAGE	
4/27/2018	FILING	
4/27/2018	FILED	
5/8/2018	APPROVED	
5/8/2018	ISSUED	
11/14/2018	COMPLETE	4294094 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: 1012620

Name: PATRICK DURKIN

Company Name: DURKIN INC.

Address: 1055 ASHBURY ST * SAN FRANCISCO CA 94117-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CES	4/27/18	4/27/18			4/27/18	SCHROEDER CHRISTOPHER	
2	BID-INSP	4/27/18	4/27/18			4/27/18	MCHUGH KEVIN	
3	INTAKE	4/27/18	4/27/18			4/27/18	SAPHONIA COLLINS	
4	BLDG	4/27/18	4/27/18			4/27/18	YU CYRIL	
5	CPB	5/8/18	5/8/18			5/8/18	YU ZHANG REN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
11/14/2018	PM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
11/14/2018	Kevin Birmingham	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	10/10/2018	SHAJNAL	24F	OTHERS	temporary shoring of (E) brick wall
0	10/10/2018	SHAJNAL	21A	SHORING	

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers



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You selected:

Address: 2417 GREEN ST Block/Lot: 0560 / 028

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
20160427807	0560	028	2417	GREEN ST		COMPLETE	11/14/2018
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136376	0560	028	2417	GREEN ST		FILED	12/13/2017
14831527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704286244	0560	028	2417	GREEN ST		FILED	04/28/2017
201704113854	0560	028	2417	GREEN ST		ISSUED	04/11/2017
200902192408	0560	028	2417	GREEN ST		ISSUED	02/19/2009
200707066100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
200706224914	0560	028	2417	GREEN ST		ISSUED	06/22/2007
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

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You selected:

Address: 2417 GREEN ST Block/Lot: 0560 / 028

Please select among the following links, the type of permit for which to view address information:

Electrical Permits Plumbing Permits Building Permits Complaints

(Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Active	Div	Block	Lot	Street #	Street Name
201693553		09/21/2016	N	BD	0560	028	2417	GREEN ST
201693411		09/20/2016	N	BD	0560	028	2417	GREEN ST
201688531		08/28/2016	N	BD	0560	028	2417	GREEN ST
2016930371		01/09/2016	N	BD	0560	028	2417	GREEN ST
201727261		12/21/2017	N	BD	0560	028	2417	GREEN ST
201727021		12/20/2017	Y	CES	0560	028	2417	GREEN ST
201724852		12/12/2017	Y	CES	0560	028	2417	GREEN ST
201708032		09/27/2017	N	BD	0560	028	2417	GREEN ST

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Below is a list of all agents for the selected permit, along with their roles on the project.

Permit Number: 201710020114

Info		Agent Name			
Info	DURKIN INC.	PATRICK DURKIN	CONTRACTOR	10/26/2017	
	CHRISTOPHER DURKIN P.E.	CHRISTOPHER DURKIN	ENGINEER	10/22/2017	
1					

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FRMG	FRAMING
FS	FAR SIDE
F.N.	FINISH SURFACE
FTG	FOOTING
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GLB	GLUED-LAMINATED BEAM
HGR	HANGER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
I	MOMENT OF INERTIA
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JT	JOINT
JST	JOIST
KD	KILN DRIED
LB	POUND
LG	LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LS	LAG SCREW
LSH	LONG SLOTTED HOLE
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE

SSTL	STAINLESS STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
THRD	THREADED
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TS	TUBE STEEL
TW	THICKNESS OF WEB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/IN	WITHIN
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE SECTION
WS	WOOD SCREW
WP	WORK POINT
WHS	WELDED HEADED STUDS
WWF	WELDED WIRE FABRIC

LEGEND

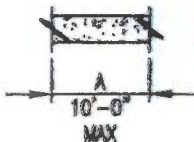
NO UNDERPINNING



INDICATES (E) CONCRETE WALL



INDICATES (N) CONCRETE WALL



INDICATES EXCAVATION SEQUENCE AND MAXIMUM WIDTH OF EXCAVATION, SEE GEOTECHNICAL INVESTIGATION REPORT

Christopher May 10/10/17
Approved Planning Dept. Christopher May

Cynthia Yu, DBI
OCT 12 2017

COMPLY w/ NOV 201708032
ADMINISTRATIVE PERMIT TO FACILITATE
DCP REVIEW - REVISION TO BPA
201705116316. NO WORK UNDER
THIS PERMIT

SCOPE OF WORK

GARAGE EXPANSION, PARTIAL DETERIORATED
BASEMENT WALL AND FOUNDATION REPLACEMENT
WITH NEW LANDSCAPING SITE WALL AT BACKYARD.

BUILDING INFORMATION:

TYPE OF CONSTRUCTION: 5B
NUMBER OF STORIES: 3 STORIES + 1 BASEMENT
USE OF BUILDING: SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION: R-3

APPROVED
Dept. of Building Inspection
NOV 03 2017
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

GENERAL NOTES
ABBREVIATIONS
LEGEND

DATE 04/15/2017
SCALE NONE
DRAWN C.D.
JOB 2017.501.00
SHEET
S1.0
OF - SHEETS

2417 GREEN STREET, S.F.
2417 GREEN STREET, S.F.
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028



APPROVED
Dept. of Building Insp.

NOV 8 2017

NOV 03 2017

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER

APPROVAL NUMBER

201708032 - BPA#

TOM C. HUI, E

DIRECTOR

TOM C. HUI, E

DIRECTOR

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DCP
FEE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED 10/2/17	PLUMBING RECEIPT NO.	(1) STREET ADDRESS OF JOB 2417 GREEN ST	BLACK & BLUE 0560/028
PERMIT NO. 1443345	ISSUED 10-2-17	(2A) ESTIMATED COST OF JOB \$1	(2B) PERMITS COST \$11
		DATE 10/12/17	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. VS	(5A) NO. OF STORIES OF OCCUPANCY 4	(6A) NO. OF BASEMENTS AND CELLARS 1	(7A) PRESENT USE SFD	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS 1
----------------------------	---------------------------------------	--	-------------------------	-------------------------	---------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. VS	(5) NO. OF STORIES OF OCCUPANCY 4	(6) NO. OF BASEMENTS AND CELLARS 1	(7) PROPOSED USE (LEGAL USE) SFD	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS 1
---------------------------	--------------------------------------	---------------------------------------	-------------------------------------	------------------------	--------------------------------

(10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	---	---	---	---------------------------------------	---	-------------------------------------	---

(14) GENERAL CONTRACTOR DURKIN INC 655 KERRY ST	ADDRESS 2P	PHONE 94117	CALIF. LIC. NO. 915.682-4649	EXPIRATION DATE 10/26/20
--	---------------	----------------	---------------------------------	-----------------------------

(15) OWNER/LESSEE (CROSS OUT ONE) 2417 GREEN ST LLC	ADDRESS 2P	PHONE (FOR CONTACT BY DEPT.)
--	---------------	------------------------------

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

COMPLY w/ NOV 201708032 ADMINISTRATIVE PERMIT
TO FACILITATE DCP REVIEW ~~RE~~ REVISION TO BPA#
201705116316 NO WORK UNDER THIS PERMIT. DELETE REVISIONS
PERMITS WALL AT REAR YARD.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	sq. ft.
(21) WILL SIDEWALK OVER SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

(24) ARCHITECT (DESIGN-OR CONSTRUCTION C) CARLOTTA E DUKIN	ADDRESS C710A	CALIF. CERTIFICATE NO. EX-1000
---	------------------	-----------------------------------

(25) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
--	---------

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6' to any lot containing more than 250 sq. ft. See San 205, California Penal Code.

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

Grades shown on drawings accompanying this application are assumed to be correct. If actual grades are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of building walls and footings must be submitted to the Department for approval.

ANY DISPUTATION REQUIRED HEREON OR BY CODE MAY BE APPEALED.

WORKERS MUST BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE MECHANICAL AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

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

In buildings, all building materials must have a clearance of not less than two inches from all electrical wires or equipment.

DESIGN APPROPRIATE BY:
☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☐ ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

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

In conformity with the provisions of Section 2600 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (i) or (ii) designated below, or shall indicate item (iii), (iv), or (v), whichever is applicable. If however item (i) is checked, then (iv) must be checked as well. Mark the appropriate method of compliance below.

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

(i) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(ii) I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier: SAFETY FUND

Policy Number: 915770

(iii) The cost of the work to be done is \$100 or less.

(iv) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2600 of the Labor Code, that the permit herein issued for work for which I am insured.


(v) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent

OFFICE COPY

Date:

CONDITIONS AND STIPULATIONS

REFER TO:	 <p><i>[Signature]</i> Cym Yu, DBI OCT 12 2017</p>	<p>DATE: 10/2/17</p> <p>REASON: BID - OK TO PROCESS</p>
	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED: REVISION TO SFA # 2017-05-116316 TO REMOVE FREE-STANDING CONCRETE RETAINING WALL IN REAR YARD. EXCAVATION OF GARAGE IN BASEMENT LEVEL AND RAISED PLANTING BED IN REAR YARD</p> <p><i>[Signature]</i> 10/10/17</p> <p>UNCHANGED.</p>	<p>DATE:</p> <p>REASON:</p>
	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p>	<p>DATE:</p> <p>REASON:</p>
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p>	<p>DATE:</p> <p>REASON:</p>
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p>	<p>DATE:</p> <p>REASON:</p>
	CITY ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p>	<p>DATE:</p> <p>REASON:</p>
	BUREAU OF ENGINEERING	NOTIFIED MR.
<input checked="" type="checkbox"/>	<p>Accepted by the San Francisco Department of Public Health under the San Francisco Department of Public Health Order with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Public Health Ordinance.</p> <p><i>[Signature]</i> 10/31/2017</p>	<p>DATE:</p> <p>REASON:</p>
	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p>	<p>DATE:</p> <p>REASON:</p>
	REDEVELOPMENT AGENCY	NOTIFIED MR.
<input type="checkbox"/>	<p>APPROVED:</p> <p><i>[Signature]</i></p>	<p>DATE:</p> <p>REASON:</p>
	HOUSING INSPECTION DIVISION	NOTIFIED MR.

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

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT



MAY 18 2017

Tom C. H.

State Industrial Safety Permit
The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work checked below.

- ☒ Construction of structures or equipment which are 5 feet or deeper and into which a person is required to descend.
- ☐ The construction of new building, structure, framework, or scaffolding more than 3 stories high or the equivalent height (Sec. 6).
- ☐ The demolition of any building, structure, framework, or scaffold, more than 3 stories high or the equivalent height (Sec. 6).

Bldg. FORM 348

APPLICATION NUMBER 2017051-1316

OFFICIAL NUMBER 711280

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIREDFORM 8 ☒ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS 5/30/17

DO NOT WRITE ABOVE THIS LINE

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

DATE FILED MAY 18 2017	PLANS RECEIPT NO.	(1) STREET ADDRESS OF JOB 2417 GREEN STREET	BLOCK/LOT 0560/028
PERMIT NO. 1425887	ISSUED 5-18-17	(2) ESTIMATED COST OF JOB \$50,000	(3) NUMBER OF SHEETS 100K
		DATE 5/11/17	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(A) TYPE OF CONSTR. SB	(B) NO. OF STORIES OF OCCUPANCY 3	(C) NO. OF HANDICAPED AND CELLARS 1	(D) PRESENT USE SINGLE FAMILY DWELLING
(E) OCCUP. CLASS R-3			
(F) NO. OF BUILDING UNITS 1			
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(1) TYPE OF CONSTR. SB	(2) NO. OF STORIES OF OCCUPANCY 3	(3) NO. OF HANDICAPED AND CELLARS 1	(4) PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELLING
(5) OCCUP. CLASS R-3			
(6) NO. OF BUILDING UNITS 1			
(7) IS ANY HIGHWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(8) WILL STREET SPACE BE USED FOR CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(9) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(11) GENERAL CONTRACTOR TBD			
(12) OWNER - LICENSE (OWNER-OUT-OF-STATE) 2417 GREEN STREET LLC			
(13) WRITE UP DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) GARAGE EXPANSION PARTIAL DETERIORATED BASEMENT WALL AND FOUNDATION REPLACEMENT WITH NEW LANDSCAPING SITE WORK AT BACK YARD			

ADDITIONAL INFORMATION

(14) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT ON STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) IF (14) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(16) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) IF (16) IS YES, STATE NEW AREA FLOOR AREA	SQ. FT.
(18) WILL SIDEWALK OPEN SIDE-DRIVEWAY SPACE BE IMPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(19) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) ANY OTHER EXISTING BLDG ON LOT (IF YES, SHOW ON LOT PLAN)	(21) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(22) ARCHITECT OR ENGINEER (DESIGN BY CONSTRUCTION C) CHRISTOPHER F. DURKIN				(23) ADDRESS C71069		
(24) CONSTRUCTION LICENSE (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LICENSE, ENTER "UNKNOWN")						

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction is to be closer than 6'6" to any use comprising more than 700 sq. ft. See Sec. 240, California Penal Code.

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

Owner shall not allow any work to be done on the job until the permit is posted. If actual grade lines are not shown on drawings, correct drawings showing correct grade lines, cuts and fills, and complete details of existing walls and such features must be submitted to the department for approval.

ANY INFORMATION OBTAINED FROM OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, PLUMBING OR MECHANICAL INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (14), (15), (16), (17), (18), (19), (20), (21).

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

In drawings, all building materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:

- ☐ OWNER
☐ ARCHITECT
☐ LICENSEE
☐ ENGINEER
☐ CONTRACTOR

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

BUILDING PERMIT CLAUSE. The permit(s) by completion of the permit, approval is hereby and held to be the City and County of San Francisco and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to release the claims of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 2605 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (a) or (b) designated below, or shall indicate item (a), (b), or (c), whichever is applicable. If however item (c) is checked, item (a) must be checked as well. Shall the appropriate method of compliance below.

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

- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 2605 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain worker's compensation insurance, as required by Section 2605 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier: STATE FUND
Policy Number: 113-4-4
- The cost of the work to be done is \$200 or less.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 2605 of the Labor Code, that the permit holder applicant for shall be deemed to have.
- I certify as the owner for the permit for the owner that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.



APPROVED
Dept. of Building Insp

APR 11 2017

Tom C. Hill
DIRECTOR

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER
APPROVAL NUMBER

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☒ OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

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

DO NOT WRITE ABOVE THIS LINE

EXPIRED	FILED FOR PRODUCTION	(1) STREET ADDRESS OF JOB	BLOCK & LOT
1422107	APR 11 2017	2417 GREEN ST	0560 1028
PERMIT NO.	ISSUED	(3) ESTIMATED COST OF JOB	(4) PERMITTED COST
		\$100	41,000
			12 DEC 4/11/17

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1) TYPE OF CONSTR.	(2) NO. OF STORIES OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PRESENT USE	(5) OCCUP. CLASS	(6) NO. OF UNITS
5	3	1	RESIDENTIAL SFD	R2	1
(7) TYPE OF CONSTR.	(8) NO. OF STORIES OF OCCUPANCY	(9) NO. OF BASEMENTS AND CELLARS	(10) PROPOSED USE	(11) OCCUP. CLASS	(12) NO. OF UNITS
5	3		RESIDENTIAL SFD	R2	1
(13) IS AUTO REENTRY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(14) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(16) GENERAL CONTRACTOR	ADDRESS	CITY	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
DURKIN INC	434 EUCALYPTUS AVE	94118	415 407 0486	161 2620	4/30/18
(17) OWNER - LESSOR (PRINT OUT NAME)	ADDRESS	CITY	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
2417 GREEN ST LLC	434 EUCALYPTUS AVE	94118	415 407 0486		

(18) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

EXISTING DEMOLITION TO DETERMINE EXISTING
FOOTING DEPTHS / REPAIR / PATCH BACK IN KIND
(AT ISOLATED LOCATIONS ONLY)

ADDITIONAL INFORMATION

(19) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(21) DOES THIS ALTERATION CREATE OVERHANG OR BALCONY EXTENDING TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) IF (21) IS YES, STATE NEW OVERHANG FLAT AREA	SQ. FT.
(23) WILL SIDEWALK OVERHANG EXISTING SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(25) ANY OTHER EXISTING SLAB ON LOT OF YES, SHOW ON PLAN	(26) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(27) ARCHITECT OR ENGINEER (DESIGN)	CONSTRUCTION	ADDRESS	CALIF. CONTRACTOR NO.			
(28) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")						
ADDRESS						

IMPORTANT NOTICES

No change shall be made to the character of the occupancy or use without first obtaining a Building Permit. Subsequent to change. See San Francisco Building Code and San Francisco Planning Code.

No portion of building or structure or existing shall during construction be to be above than 6'6" in any one extending more than 200 feet. See San 306, California Penal Code.

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


Under this no change in character accompanying this application are assumed to be correct. If actual grade does not match the owner or owner's drawings, showing correct grade lines, and the site, and complete details of existing conditions and soil conditions must be submitted to this department for approval.

ANY CONSTRUCTION WORKER UNDER 18 YEARS OF AGE MAY BE EMPLOYED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING ON PERMIT OF OCCUPANCY GRANTED, UNDER REGULATION.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKING ON PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE VARIOUS AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANY OF THE FOLLOWING: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) 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CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  Howard Zee, DBI APR 11 2017 BUILDING INSPECTOR, DEPT. OF BLDG. INF.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <i>n.o.</i> DEPARTMENT OF CITY PLANNING BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

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

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

You selected:

Address: 2417 GREEN ST Block/Lot: 0560 / 028

Please select among the following links, the type of permit for which to view address information:

[Electrical Permits](#) [Plumbing Permits](#) [Building Permits](#) [Complaints](#)

(Building permits matching the selected address.)

Permit #	Block	Lot	Street #	Street Name	Unit	Current Stage	Stage Date
201710020114	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201705116316	0560	028	2417	GREEN ST		SUSPEND	12/20/2017
201712136376	0560	028	2417	GREEN ST		FILED	12/13/2017
M831527	0560	028	2417	GREEN ST		ISSUED	09/13/2017
201704285244	0560	028	2417	GREEN ST		FILED	04/28/2017
201704113654	0560	028	2417	GREEN ST		ISSUED	04/11/2017
200902192408	0560	028	2417	GREEN ST		ISSUED	02/19/2009
200707066100	0560	028	2417	GREEN ST		EXPIRED	05/01/2008
200706224914	0560	028	2417	GREEN ST		ISSUED	06/22/2007
8600460	0560	028	2417	GREEN ST		COMPLETE	04/11/1986
8206745	0560	028	2417	GREEN ST		COMPLETE	03/04/1983

[Online Permit and Complaint Tracking home page.](#)**Technical Support for Online Services**If you need help or have a question about this service, please visit our [FAQ area](#).

[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2017

ASEMENT



2417 GREEN STREET, LLC
2417 GREEN STREET
SAN FRANCISCO, CA
BLOCK 0560 / LOT 028

APPROVED
Dept. of Building Insp.

NOV 03 2017

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Cyril Yu, DBI

OCT 12 2017

Christopher May 10/10/17
Approved Planning Dept. Christopher May

(E) TRANSVERSE SECTION
(N) TRANSVERSE SECTION
(N) LANDSCAPING SITE WALL

DATE 05/05/2017

SCALE 1/4"=1'-0"

DRAWN C.D.

JOB 2017.501.00

SHEET

S4.1

OF - SHEETS

NOTE:
1.

WHERE EXCAVATION SHORING IS NECESSARY, A SHORING PERMIT MUST BE PROVIDED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION PRIOR TO EXCAVATION. NOTIFY ADJOINING PROPERTY OWNER IN WRITING OF PROPOSED EXCAVATION AS REQUIRED BY LAW, SECTION 832 CML CODE, STATE OF CALIFORNIA. ALL SHORING TO BE SUPERVISED BY REGISTERED ENGINEER INCLUDING SEQUENCE OF OPERATION.

GARAGE

PL

APPROVE
Dept. of Building Insp.

NOV 03 2017

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Cyril Yu,

OCT 12:

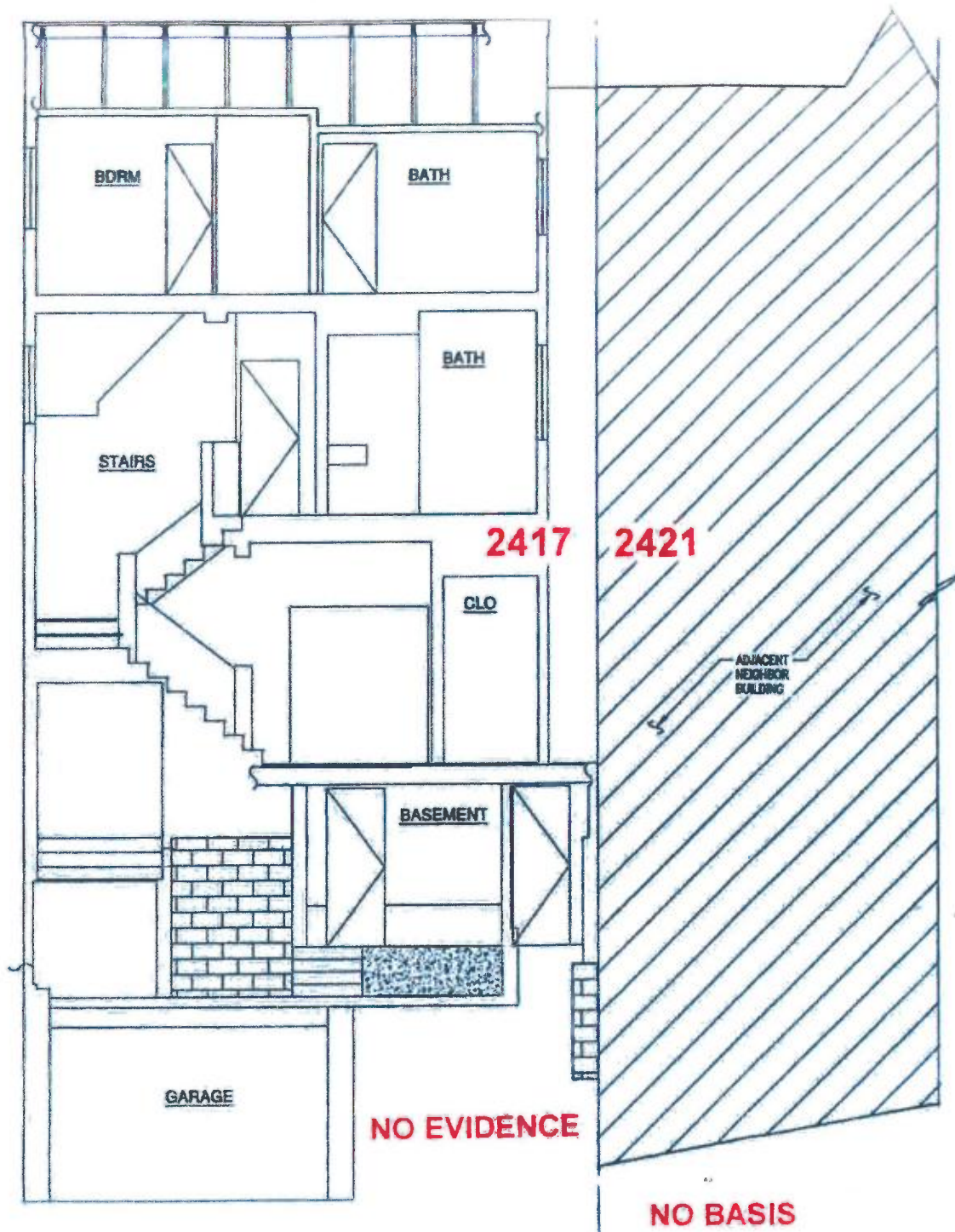
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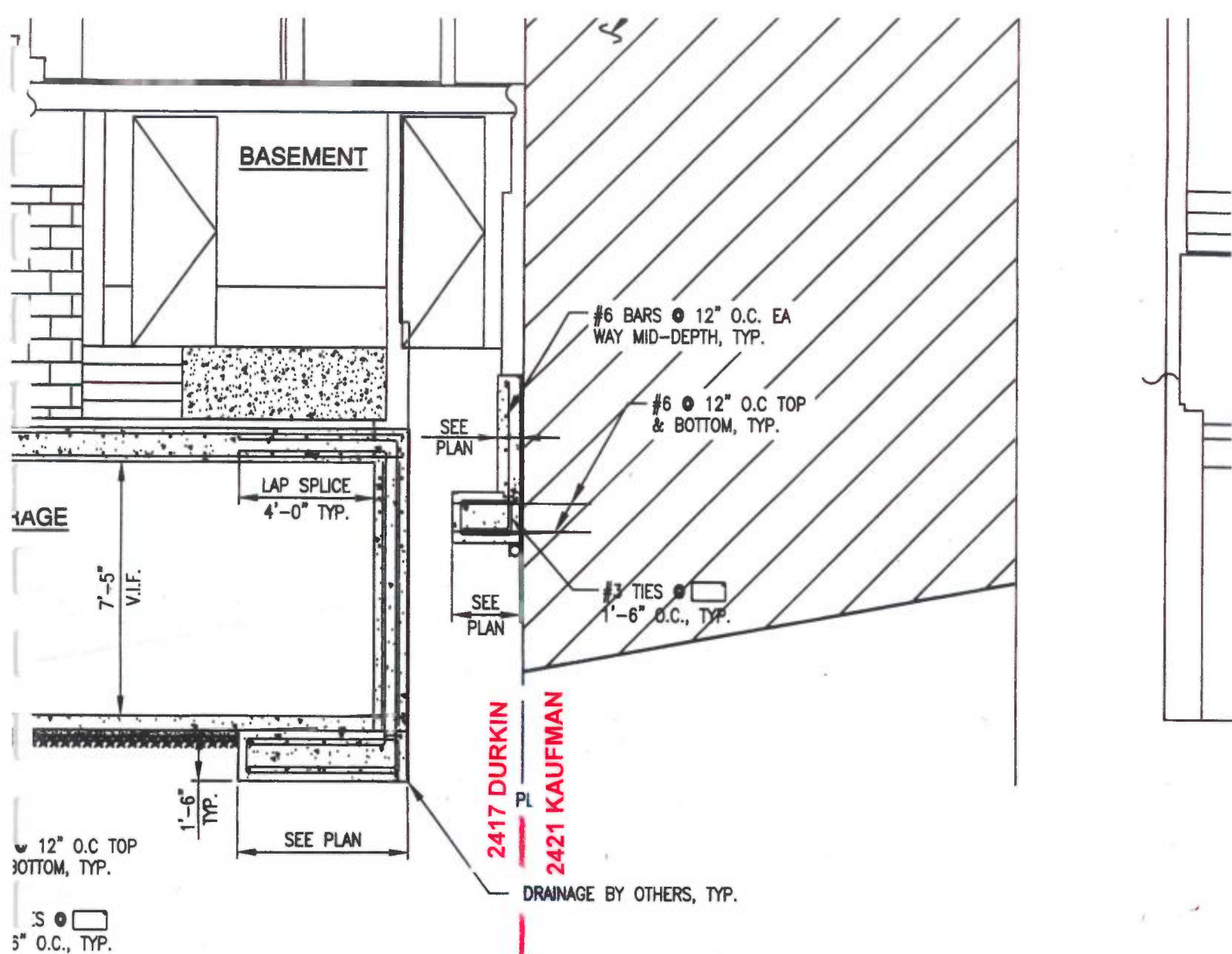
(E) TRANSVERSE
SECTION

Christopher M 10/10/17
Approved Planning Dept. Christopher M

NOTE:

1. WHERE EXCAVATION SHORING IS NECESSARY, A SHORING PERMIT MUST BE PROVIDED AND APPROVED BY THE DEPARTMENT OF BUILDING INSPECTION PRIOR TO EXCAVATION. NOTIFY ADJOINING PROPERTY OWNER IN WRITING OF PROPOSED EXCAVATION AS REQUIRED BY LAW, SECTION 832 CIVIL CODE, STATE OF CALIFORNIA. ALL SHORING TO BE SUPERVISED BY REGISTERED ENGINEER INCLUDING SEQUENCE OF OPERATION.





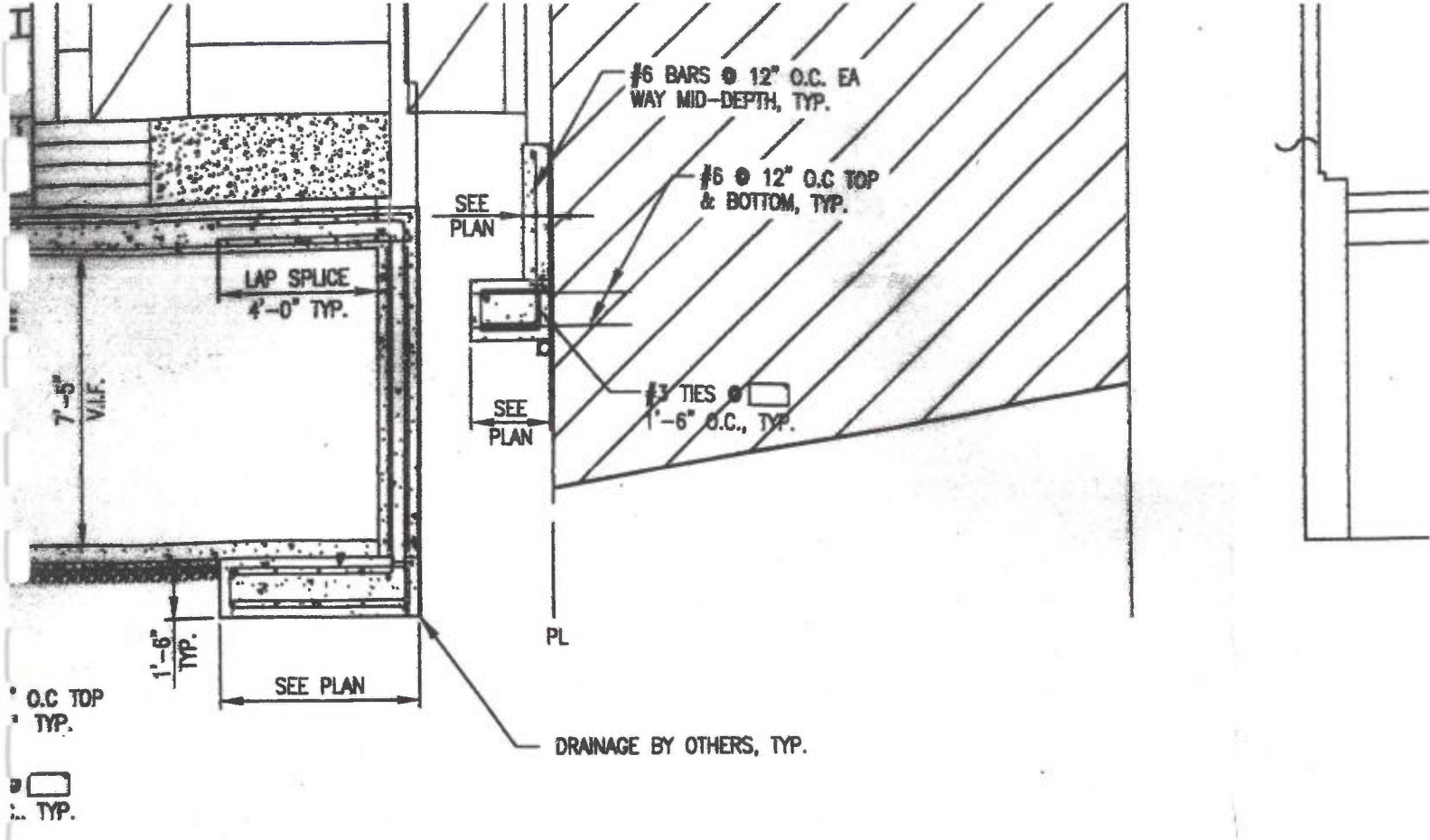
ILLEGAL CONSTRUCTION BY 2417 ON 2421 GREEN

**SUPPORT OF 2417 SHOWN DEPENDENT
ON 2421 GREEN FOUNDATION**

- NO UNDERMINING OF 2421 FOUNDATION ALLOWED**
- NO UNDERPINNING OF 2421 BUILDING PERMITTED**
- EXCAVATING UNDER 2421 GREEN PROHIBITED**

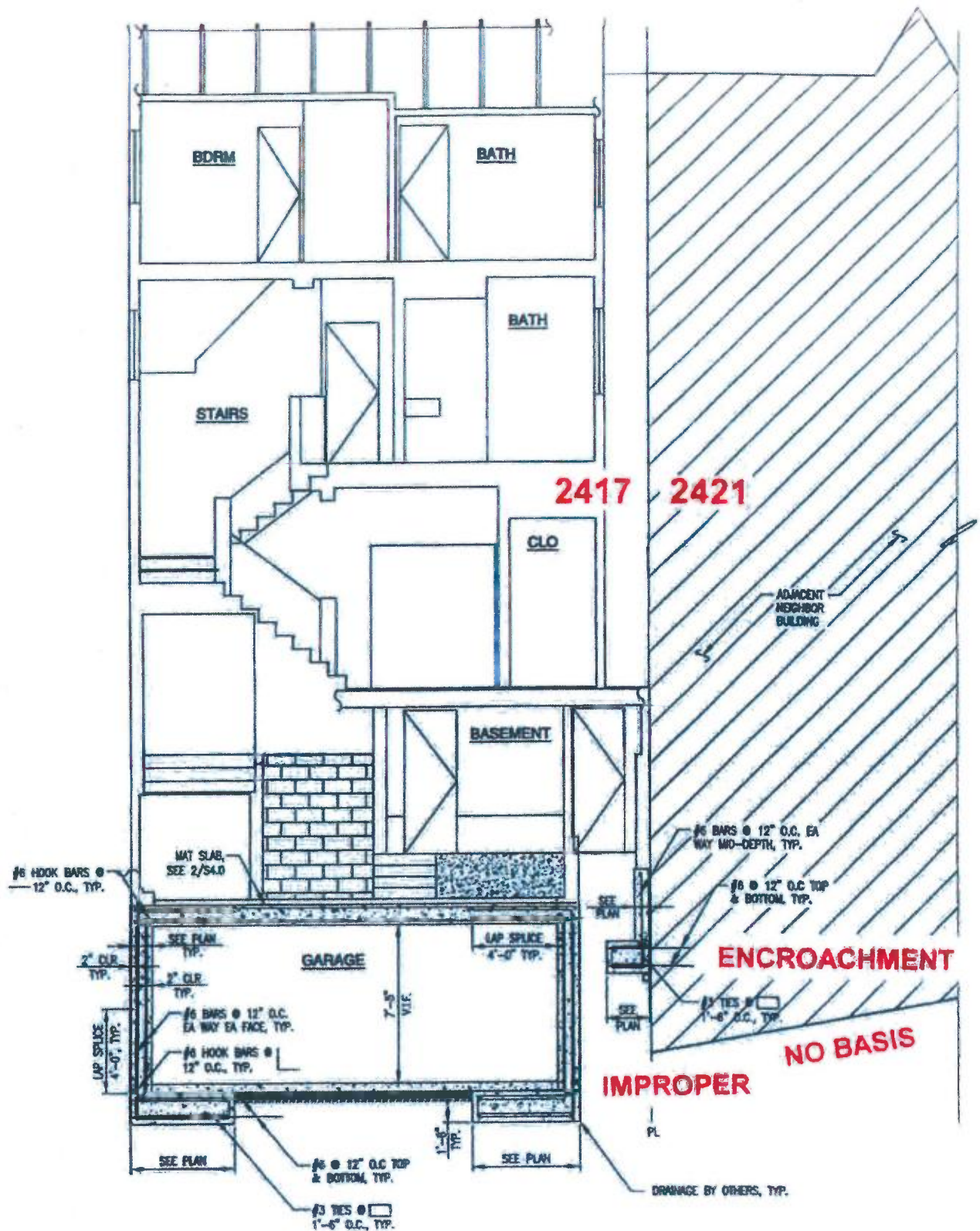
**2 (N) TRANSVERSE
SECTION**



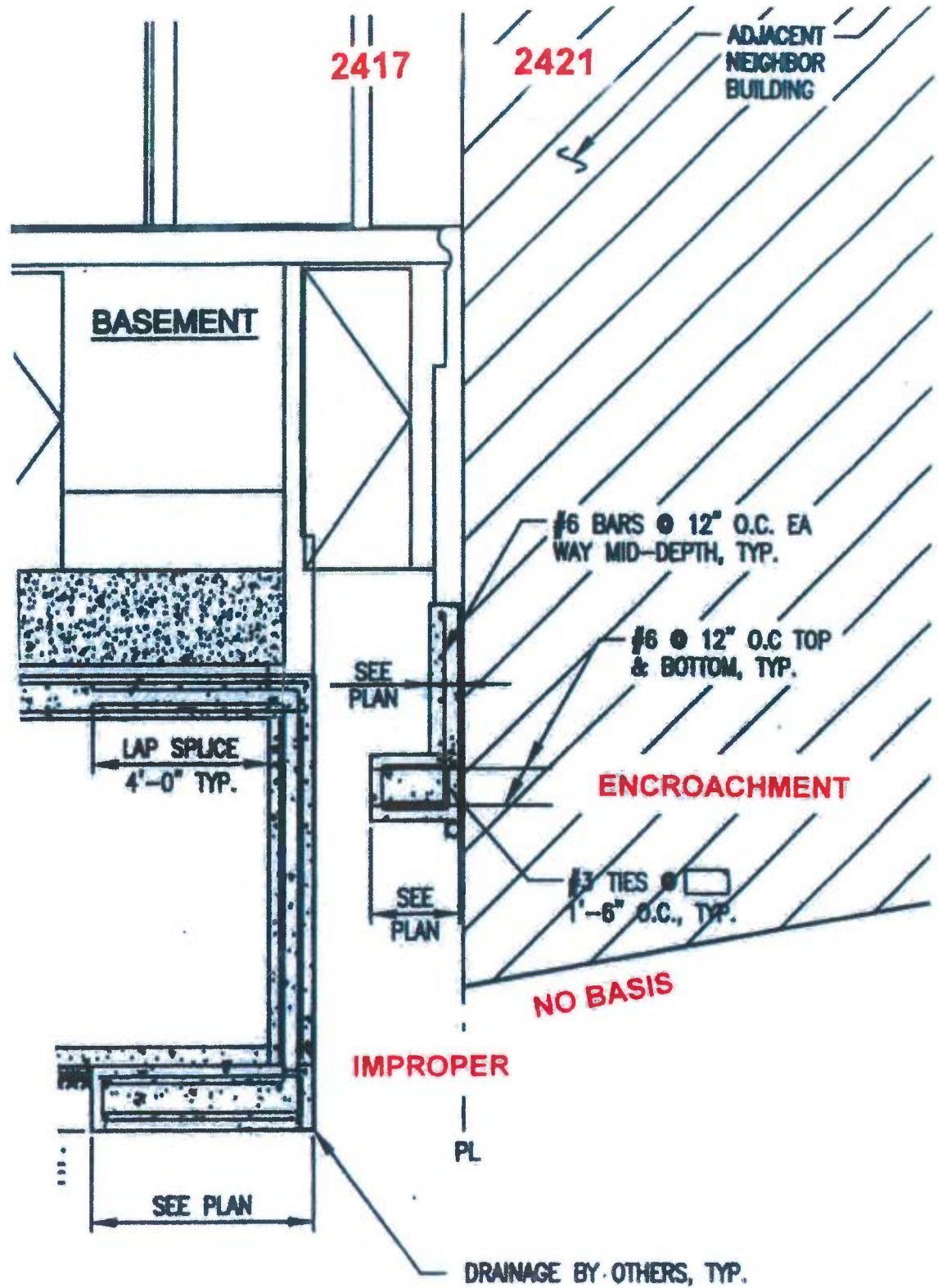


2 (N) TRANSVERSE SECTION

RECEIVED
OCT 02 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR
ACCEPTED IMAGING



DRAINAGE BY OTHERS.



IMPORTANT NOTICE

Act now to keep your code up-to-date.
The purchase of this code includes a
free subscription for all State-issued
supplements and errata. To receive
these important updates through
2019, you **MUST** register online
www.iccsafe.org/CAL16

2016 CALIFORNIA BUILDING CODE

CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2, VOLUME 2 OF 2

Based on the 2015 International Building Code®

2016 California Historical Building Code, Title 24, Part 8

2016 California Existing Building Code, Title 24, Part 10

Based on the 2015 International Existing Building Code®

California Building Standards Commission



Effective January 1, 2017

**For Errata and Supplement effective
dates see the History Note Appendix**

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μ m), determined in accordance with ASTM D422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion index greater than 20, determined in accordance with ASTM D4829.

1803.5.4 Ground-water table. A subsurface soil investigation shall be performed to determine whether the existing ground-water table is above or within 5 feet (1524 mm) below the elevation of the lowest floor level where such floor is located below the finished ground level adjacent to the foundation.

Exception: A subsurface soil investigation to determine the location of the ground-water table shall not be required where waterproofing is provided in accordance with Section 1805.

1803.5.5 Deep foundations. Where deep foundations will be used, a geotechnical investigation shall be conducted and shall include all of the following, unless sufficient data upon which to base the design and installation is otherwise available:

1. Recommended deep foundation types and installed capacities.
2. Recommended center-to-center spacing of deep foundation elements.
3. Driving criteria.
4. Installation procedures.
5. Field inspection and reporting procedures (to include procedures for verification of the installed bearing capacity where required).
6. Load test requirements.
7. Suitability of deep foundation materials for the intended environment.
8. Designation of bearing stratum or strata.
9. Reductions for group action, where necessary.

1803.5.6 Rock strata. Where subsurface explorations at the project site indicate variations in the structure of rock upon which foundations are to be constructed, a sufficient number of borings shall be drilled to sufficient depths to assess the competency of the rock and its load-bearing capacity.

1803.5.7 Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the

structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means acceptable to the building official.

1803.5.8 Compacted fill material. Where shallow foundations will bear on compacted fill material more than 12 inches (305 mm) in depth, a geotechnical investigation shall be conducted and shall include all of the following:

1. Specifications for the preparation of the site prior to placement of compacted fill material.
2. Specifications for material to be used as compacted fill.
3. Test methods to be used to determine the maximum dry density and optimum moisture content of the material to be used as compacted fill.
4. Maximum allowable thickness of each lift of compacted fill material.
5. Field test method for determining the in-place dry density of the compacted fill.
6. Minimum acceptable in-place dry density expressed as a percentage of the maximum dry density determined in accordance with Item 3.
7. Number and frequency of field tests required to determine compliance with Item 6.

1803.5.9 Controlled low-strength material (CLSM). Where shallow foundations will bear on controlled low-strength material (CLSM), a geotechnical investigation shall be conducted and shall include all of the following:

1. Specifications for the preparation of the site prior to placement of the CLSM.
2. Specifications for the CLSM.
3. Laboratory or field test method(s) to be used to determine the compressive strength or bearing capacity of the CLSM.
4. Test methods for determining the acceptance of the CLSM in the field.
5. Number and frequency of field tests required to determine compliance with Item 4.

1803.5.10 Alternate setback and clearance. Where setbacks or clearances other than those required in Section 1806.7 are desired, the building official shall be permitted to require a geotechnical investigation by a registered design professional to demonstrate that the intent of Section 1806.7 would be satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

1803.5.11 Seismic Design Categories C through F. For structures assigned to Seismic Design Category C, D, E or

PROPOSED SAN FRANCISCO BUILDING CODE AMENDMENTS 2016 Edition

Chapter 1 SCOPE AND ADMINISTRATION

Division I CALIFORNIA ADMINISTRATION

No San Francisco Building Code Amendments.

Division II SCOPE AND ADMINISTRATION

See Chapter 1A for the Administration provisions of the San Francisco Building Code.

Chapter 1A SAN FRANCISCO ADMINISTRATION

The City and County of San Francisco adopts the following Chapter 1A for the purpose of administration of the ~~2013~~ **2016** San Francisco Building Code. Certain specific administrative and general code provisions as adopted by various state agencies may be found in Chapter 1, Divisions I and II of this code.

SECTION 101A – TITLE, SCOPE AND GENERAL

101A.1 Title. These regulations shall be known as the “~~2013~~ **2016** San Francisco Building Code,” may be cited as such and will be referred to herein as “this code.” ~~The 2013~~ **The 2016** San Francisco Building Code amends the ~~2013~~ **2016** California Building Code and the ~~2013~~ **2016** California Residential Code which is Part 2 & 2.5 respectively of the 12 parts of the official compilation and publication of the adoption amendment and repeal of the building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code and California Residential Code incorporates by adoption the ~~2012~~ **2015**

created by Building Code Section 106A.4.1.3; provided, however, that, until the special inspection reports required by Building Code Section 1704.2.4 are submitted to and approved by the Department, the phase of construction subsequent to the phase or element for which the report was completed cannot commence.

1705.22 Add the following section:

1705.22 Crane Safety. No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Building Official.

Chapter 17A

SPECIAL INSPECTIONS AND TESTS

No San Francisco Building Code Amendments

Chapter 18

SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 18A

SOILS AND FOUNDATIONS

No San Francisco Building Code Amendments

Chapter 19

CONCRETE

No San Francisco Building Code Amendments

Chapter 19A

CONCRETE

No San Francisco Building Code Amendments

3302.4 Fencing. Provide for the enclosing, fencing, and boarding up or by fire watch or other means of preventing access to the site by unauthorized persons when work is not in progress.

SECTION 3303 – DEMOLITION

3303.1 Add new sections as follows:

3303.1.1 Buildings other than Type V. The demolition of structures of Types I, II, III and IV construction greater than two stories or 25 feet (7.62 m) in height shall comply with the requirements of this section.

The requirements of this section shall also apply to the demolition of post-tensioned and pre-tensioned concrete structures.

3303.1.2 Required plans. Prior to approval of an application for a demolition permit, two sets of detailed plans shall be submitted for approval, showing the following:

1. The sequence of operation floor by floor, prepared by a registered civil engineer or licensed architect.
2. The location of standpipes.
3. The location and details of protective canopies.
4. The location of truck crane during operation.
5. Any necessary fence or barricade with lights.
6. Any floor or wall left standing.
7. The schedule of the days when the demolition will be done, i.e., on weekdays or on Sundays.

3303.4 Replace this section with the following:

3303.4 Vacant Lot. When a building is demolished, the permittee must remove all debris and remove all parts of the structure above grade except those parts that are necessary to provide support for the adjoining property.

3303.8 Add a new section as follows:

3303.8 Special inspection. A registered civil engineer or licensed architect shall supervise the demolition work in accordance with rules and regulations adopted by the Building Official pursuant to Section 104A.2.1 to assure the work is proceeding in a safe manner and shall submit written progress reports to the Department in accordance with Section 1704.2.4.

SECTION 3304 – SITE WORK

3304.1 Add a second paragraph as follows:

The City and County of San Francisco adopts Appendix J for the purpose of regulating excavation and grading.

3304.1 Add a third paragraph as follows:

Temporary wood shoring and forms. All wood used for temporary shoring, lagging or forms that will be backfilled against or otherwise left permanently in place below grade shall be treated wood as defined in Section 2302.

SECTION 3306 – PROTECTION OF PEDESTRIANS

3306.10 Add a section as follows:

3306.10 Chutes. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations that are more than 20 feet (6.096 m) above the point where the removal of material is effected. Such chutes shall be completely enclosed. They shall not extend in an unbroken line for more than 25 feet (7.62 m) vertically but shall be equipped at intervals of 25 feet (7.62 m) or less with substantial stops or offsets to prevent descending material from attaining dangerous speeds.

The bottom of each chute shall be equipped with a gate or stop with a suitable means for closing or regulating the flow of material.

Chutes, floors, stairways and other places affected shall be watered sufficiently to keep down the dust.

3306.11 Add a section as follows:

3306.11 Falling debris. Wood or other construction materials shall not be allowed to fall in large pieces onto an upper floor. Bulky materials, such as beams and columns, shall be lowered and not allowed to fall.

3306.12 Add a section as follows:

3306.12 Structure stability. In buildings of wood frame construction, the supporting structure shall not be removed until the parts of the structure being supported have been removed.

In buildings with basements, the first floor construction shall not be removed until the basement walls are braced to prevent overturning, or an analysis acceptable to the Building Official is submitted which shows the walls to be stable without bracing.

SECTION 3307 – PROTECTION OF ADJOINING PROPERTY

3307.1 Insert a note at the end of this section as follows:

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights, and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to

be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Note: Other requirements for protection of adjacent property of adjacent and depth to which protection is requested are defined by **California Civil Code Section 832**, and is reprinted herein for convenience.

Section 832. Each coterminous owner is entitled to the lateral and subjacent support which his land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.
2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.
3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.
4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.

SECTION 3311 – STANDPIPES

3311.2 Replace this section and title with the following:

3311.2 Buildings being demolished-Fire Safety During Demolition Where a building is being demolished and a standpipe exists within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the fire department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being

CEQA

The California Environmental Quality Act

Title 14. California Code of Regulations
**Chapter 3. Guidelines for Implementation of the
California Environmental Quality Act**

Article 19. Categorical Exemptions

Sections 15300 to 15333

15300. Categorical Exemptions

Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

In response to that mandate, the Secretary for Resources has found that the following classes of projects listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.1. Relation to Ministerial Projects

Section 21080 of the Public Resources Code exempts from the application of CEQA those projects over which public agencies exercise only ministerial authority. Since ministerial projects are already exempt, categorical exemptions should be applied only where a project is not ministerial under a public agency's statutes and ordinances. The inclusion of activities which may be ministerial within the classes and examples contained in this article shall not be construed as a finding by the Secretary for Resources that such an activity is discretionary.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.2. Exceptions

(a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings,

or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d 190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464

Discussion: In *McQueen v. Mid-Peninsula Regional Open Space* (1988) 202 Cal. App. 3d 1136, the court reiterated that categorical exemptions are construed strictly, shall not be unreasonably expanded beyond their terms, and may not be used where there is substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

Public Resources Code Section 21084 provides several additional exceptions to the use of categorical exemptions. Pursuant to that statute, none of the following may qualify as a categorical exemption: (1) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources within a scenic highway (this does not apply to improvements which are required as mitigation for a project for which a negative declaration or EIR has previously been adopted or certified); (2) a project located on a site included on any list compiled pursuant to Government Code section 65962.5 (hazardous and toxic waste sites, etc.); and (3) a project which may cause a substantial adverse change in the significance of a historical resource.

15300.3. Revisions to List of Categorical Exemptions

A public agency may, at any time, request that a new class of categorical exemptions be added, or an existing one amended or deleted. This request must be made in writing to the Office of Planning and Research and shall contain detailed information to support the request. The granting of such request shall be by amendment to these Guidelines.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15300.4. Application By Public Agencies

Each public agency shall, in the course of establishing its own procedures, list those specific activities which fall within each of the exempt classes, subject to the qualification that these lists must be consistent with both the letter and the intent expressed in the classes. Public agencies may omit from their implementing procedures classes and examples that do not apply to their activities, but they may not require EIRs for projects described in the classes and examples in this article except under the provisions of Section 15300.2.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15301. Existing Facilities

WESTLAW California Code of Regulations

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§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

14 CA ADC § 15064.5

BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations [Currentness](#)

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 5. Preliminary Review of Projects and Conduct of Initial Study

14 CCR § 15064.5

§ 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

(A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

(B) Is associated with the lives of persons important in our past;

(C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

(2) The significance of an historical resource is materially impaired when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical

resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

(4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

(5) When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of environmental documents.

(c) CEQA applies to effects on archaeological sites.

(1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subdivision (a).

(2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and this section, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

(3) If an archaeological site does not meet the criteria defined in subdivision (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

(4) If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission." Action implementing such an agreement is exempt from:

(1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).

(2) The requirements of CEQA and the Coastal Act.

(e) In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

(B) If the coroner determines the remains to be Native American:

1. The coroner shall contact the Native American Heritage Commission within 24 hours.

2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or

(2) Where the following conditions occur, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.

(B) The descendant identified fails to make a recommendation; or

(C) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(f) As part of the objectives, criteria, and procedures required by Section 21082 of the Public Resources Code, a lead agency should make provisions for historical or unique archaeological resources accidentally discovered during construction. These provisions should include an immediate evaluation of the find by a qualified archaeologist. If the find is determined to be an historical or unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation should be available. Work could continue on other parts of the building site while historical or unique archaeological resource mitigation takes place.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21083.2, 21084 and 21084.1, Public Resources Code; and Citizens for Responsible Development in West Hollywood v. City of West Hollywood (1995) 39 Cal.App.4th 490.

HISTORY

1. New section filed 10-26-98; operative 10-26-98 pursuant to Public Resources Code section 21087 (Register 98, No. 44).

2. Change without regulatory effect amending subsections (c)(1), (c)(3), (d) and (e)(1)(B)2.-3. and amending Note filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

This database is current through 12/22/17 Register 2017, No. 51

14 CCR § 15064.5, 14 CA ADC § 15064.5

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California Environmental Quality Act (CEQA)

CEQA Basics

The **California Environmental Quality Act (CEQA)**, [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodes/Regulations?guid=195DAAA704248111D5BCD2831C6D67126f&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodes/Regulations?guid=195DAAA704248111D5BCD2831C6D67126f&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)) has a number of functions; two major functions are described here. One is to provide decision makers with information about the environmental impacts of projects prior to granting approval. The second is to allow the public to comment on the impacts of projects in their community. Through the comment process, citizens can help projects avoid and minimize impacts by developing project alternatives and mitigation measures.

Just because significant environmental impacts are identified, CEQA does not require that projects be denied. That decision to approve or deny is left to elected officials or appointed decision makers. It is important for concerned citizens to participate in the CEQA comment process if they want to play a role. Without public participation, decision makers will find it difficult determining what a tolerable or intolerable environmental impact looks like in their community.

Local governments with a permit approval (cities, counties, special districts) are referred to in CEQA as "Lead Agencies" and are tasked under CEQA with carrying out the environmental impact analysis. Once a lead agency has acted, the citizen or other entity must turn to the courts to determine the adequacy of the CEQA document.

Historical resources (buildings, structures, or archeological resources) are considered part of the environment and are subject to review under CEQA. Please contact the OHP if you have questions about how to participate in the CEQA process or how to identify and evaluate historical resources during an environmental impact analysis.

CEQA is encoded in Sections 21000 et seq. of the Public Resources Code (PRC) with Guidelines for implementation codified in the [California Code of Regulations \(CCR\), Title 14, Chapter 3, Sections 15000 et seq.](#) (<http://resources.ca.gov/cga/policies/prc.html>). requires state and local public agencies to identify the environmental impacts of proposed discretionary activities or projects, determine if the impacts will be significant, and identify alternatives and mitigation measures that will substantially reduce or eliminate significant impacts to the environment. State owned properties are subject to the provisions of [Public Resources Code Section 5024 and 5024.5](#). (<https://www.sos.ca.gov/sites/default/files/public%20resources%20code%205024.pdf>).

Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines.

CEQA Guidelines ([https://www.westlaw.com/calregs/browse/home/california/california-code-of-regulations?](https://www.westlaw.com/calregs/browse/home/california/california-code-of-regulations?view=fullText&resultListSize=20&contextData=/calregs/california-code-of-regulations/california-code-of-regulations-topics/ceqa-guidelines)
guid=95DAAA70D48811D5B02683C676C108F&originalDocument=documentid8&transitionType=Default&contextData=/sr.Default/

Public Resources Code Section 21083.2-21084.1 ([http://www.dir.ca.gov/databases/pwrules/pwrules_0000021083_2.htm#21083.2-21084.1](#))

[Public Resources Code Section 5024](#) [L.L./pages/1071/files/public%20resources%20code%205024.pdf](#)

CEQA Process Flowchart (././pages/1071/files/ceqa flow chart.pdf)

AB52 Tribal Cultural Resources and CEQA

Office of Planning and Research Technical Advisory - AB52 and Tribal Cultural Resources in CEQA (<http://na.hc.ca.gov/wp-content/uploads/2017/06/Technical-Advisory-AB-52-and-Tribal-Cultural-Resources-in-CEQA.pdf>)

Office of Planning and Research - Tribal Cultural Resources and CEQA (https://www.opr.ca.gov/s_ab52.php)

CEOA Appendix G Checklist with AB 52 Changes (http://opr.ca.gov/docs/Appendix_G_AB_52_Update_2016.pdf)

Native American Heritage Commission - The Basics of Protecting Tribal Cultural Resources Under AB 52 (<http://nahc.ca.gov/2017/04/the-basics-of-protecting-tribal-cultural-resources-under-ab-52-the-california-environmental-quality-act-ceqa-a-training-for-tribes-orientations/>)

CEQA Q & A

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[What is the California Register and what does it have to do with CEQA? \(page id=21724\)](#)

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CEQA Case Studies

The California Office of Historic Preservation comments on CEQA documents as an authority on historic and cultural resources. The publications below use case studies taken from environmental documents produced in California to help environmental analysts and lead agencies understand historical and cultural resource identification and evaluation.

[Volume I: How to Identify and Evaluate Historic and Cultural Landscapes](#)

[\(../pages/1071/files/ceqa%20significant%20impacts%20cultural%20landscapes%20vi.pdf\)](#)

[Volume II: Consider the Whole Action: How to Avoid Segmenting](#) [\(../pages/1071/files/ceqa%20how%20to%20avoid%20segmenting%20cs%20v-ii.pdf\)](#)

[Volume III: Using Discretion to Identify Historic Resources](#) [\(../pages/1071/files/ceqa%20case%20studies%20-%20identification.pdf\)](#)

[Volume IV: Infill Development Projects: Understanding Impacts to Historical Resources](#) [\(../pages/1071/files/iv%20urban%20infill.pdf\)](#)

[Volume V: Understanding Identification of Historical Resources](#) [\(../pages/1071/files/v%20understanding%20identification.pdf\)](#)

[Volume VI: Understanding the 50-year Threshold](#) [\(../pages/1071/files/vi Understanding the 50-year Threshold.pdf\)](#)

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Carol L. Karp
Architect A.I.A.

Received at CPC Hearing

C. May

1/17/19

January 14, 2019

C&CSF Planning Commission
Rich Hillis, President
Commission Chambers, City Hall, Room 400
San Francisco, CA 94102

Subject: Appeal of CEQA Categorical Exemption (Resubmitted 6/22/18)
Proposed Contiguous & Interference Construction
2417 Green Street Project [Block 560 - Lot 028]

RE: Coxhead House, 2421 Green Street
Planned Significant Impact to Historic Architectural Resource

Dear President Hollis & Commission Members:

On 1/9/18 the Board of Supervisors granted appeal of the CEQA Categorical Exemption issued 5/16/17 allowing intrusive excavation to undermine foundations and enlarging superstructure to block windows, and returned the project to Planning for proper environmental review (still circumvented). Substantial evidence was submitted to the Board attesting to the significant adverse impact and irreparable harm from the project, if implemented, would cause to Ernest Albert Coxhead's own residence, designed and built 1892-1893. Included was my report of 12/30/17 (*attached*) summarizing the National Register.

I was co-author (with Kathryn Shaffer AIA) of the nomination of the Coxhead House to the National Park Service's placement in the National Register of Historic Places, full document submitted to the SF Planning Department 11/17/17, including Nancy Pelosi's letter. The Coxhead House's qualification for inclusion in the Register has its architecture as its basis; that architecture consists of the appearance of the building, its site and environment, and its history. CEQA, 14 Cal Code Regs §15300.2(f), does not permit a categorical exemption for an activity that interferes with an historical resource. Obliteration of architectural fenestration and view of the major elevation is severe damage. The project's approval by Planning, resulting in issuance of the current-in-place building permits, is why the Board of Supervisors unanimously granted appeal of the determination of categorical exemption, now wrongfully reinstated.

The Coxhead house is not merely an historical resource; it is a unique architectural resource of the San Francisco Bay Area. Architecture does not begin or stop at the property line; architecture is concerned with the relationships among components with emphasis on their externally visible properties. Site planning is a vital part of architecture because building systems are viewed in context with integration of their surroundings, which in CEQA "E" means "Environmental". Architects are trained and experienced in their profession and if qualified in California they are licensed to practice architecture. The Business & Professions Code defines "qualification" as "licensure". None of the persons in the Planning Department signing the determination of Categorical Exemption, which emphasizes the 2417 project but ignores its environment, is listed with the Department of Consumer Affairs as an architect. Their opinions about the Coxhead House's functional architecture are excuses to avoid the required Environmental Impact Report.

Yours truly,

Carol L. Karp

Carol L. Karp



Carol L. Karp
Architect A.I.A.

December 30, 2017

C&CSF Board of Supervisors
London Breed, President
City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]

RE: Coxhead House
2421 Green Street
Threatened Historic Resource

Subject: Contiguous Proposed Construction
2417 Green Street, San Francisco

Dear President Breed & Supervisors:

This correspondence concerns the negative impact that the subject project will have on the building at 2421 Green Street, which is immediately adjacent to the project site. This information is additional to the National Park Service's nomination for placement in the national register of historic places. Ernest Albert Coxhead's own residence, designed and built 1892-1893, has been declared eligible for listing with copies of the final draft nomination papers being part of the appeal lodged with the San Francisco Planning Department 11/17/17 which includes a letter of support from House Minority Leader Nancy Pelosi.

The Coxhead house is renowned as the forefather of the "First Bay Tradition" of architecture which began in San Francisco at the end of the 19th century. Coxhead, as most of his following architects (e.g. Bernard Maybeck, Julia Morgan) who emigrated to California, utilized their training to adopt and integrate their designs with the use of native and locally made materials such as redwood, red cedar shingles, and brick. Coxhead's house manifests unique roof profiles and sidewall fenestration predicated on emphasizing views from the house and views of the house that have been punctuated with Cotswald detailing. Subsequent Second Bay and Third Bay Traditions were derivatives that followed.

As covered in our nomination papers, the Shingle Style exterior of the house is an exemplary expression of adaption of Coxhead's classical training with local features and materials into a new California architectural style. Coxhead recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West. Promoters of the project at 2417 Green, which is intended to enlarge the adjacent house, believe the views are not important. Views from the Coxhead house, which the fenestration was carefully designed around, are reciprocated by views from the house; everything viewed has viewers that can see the Coxhead House.

The building is a unique solution for a house on a typical narrow lot in San Francisco's Pacific Heights and Cow Hollow. It is urban in character in the front and a relaxed freestanding house in the country at the rear. The entry portico and staircase that join the building with the street leads one to a classical style front door that provides an articulated entry into the residence. Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay Area. The building is so significant to American architecture that the seminal book on this subject lists two houses by architects (Frank Lloyd Wright and Ernest Albert Coxhead) that were designed and built for themselves.

The nomination papers have extensive photographic coverage of the exterior of the house including drone imagery of the environment surrounding the 2417 project. The Coxhead house is threatened by the contiguous development and the developers have questioned the historic value of the Coxhead House even though it is officially historic. As the nomination papers do not have copies of the unusual published coverage of the house due to copyright, I am attaching copies of the chapters from the major books that prominently cover the Coxhead House, as well as the letter of support by San Francisco's congresswoman and my letter with résumé to the owner, who has allowed the nomination, as follows:

1. "Shingle Style - Innovation and Tradition in American Architecture 1874 to 1982", author Leland Roth, photographer Bret Morgan, Norfleet Abrams 1999.
2. "Bay Area Style - Houses of the San Francisco Bay Region, author David Weingarten, photographer Alan Weintraub, Rizzoli 2004.
3. "On the Edge of the World - Four Architects in San Francisco at the Turn of the Century", author Richard Longstreth, MIT Press 1983.
4. Letter from Rep. Nancy Pelosi to California Office of Historic Preservation, 2017.
5. Letter with résumé from Carol Karp AIA to owner of the Coxhead House, 2017.

According to the architectural drawings submitted to the City by the developer of 2417 Green, the project increases the existing envelope of the building which will obliterate views to and from 2421 Green which will profoundly affect the historic nature of the building. According to the engineering drawings submitted to the City by the developer of 2417 Green Street, the project has no provisions for protecting the 125 year old historic brick foundations, that survived the 1906 Earthquake intact, from damage from loss of lateral and subjacent support due to the planned excavations. There is no survey or geotechnical investigation or any provisions to protect the historic resource. The project is certainly not entitled to a CEQA Categorical Exemption and an Environmental Impact Report should be prepared under CEQA regulations.

Yours truly,

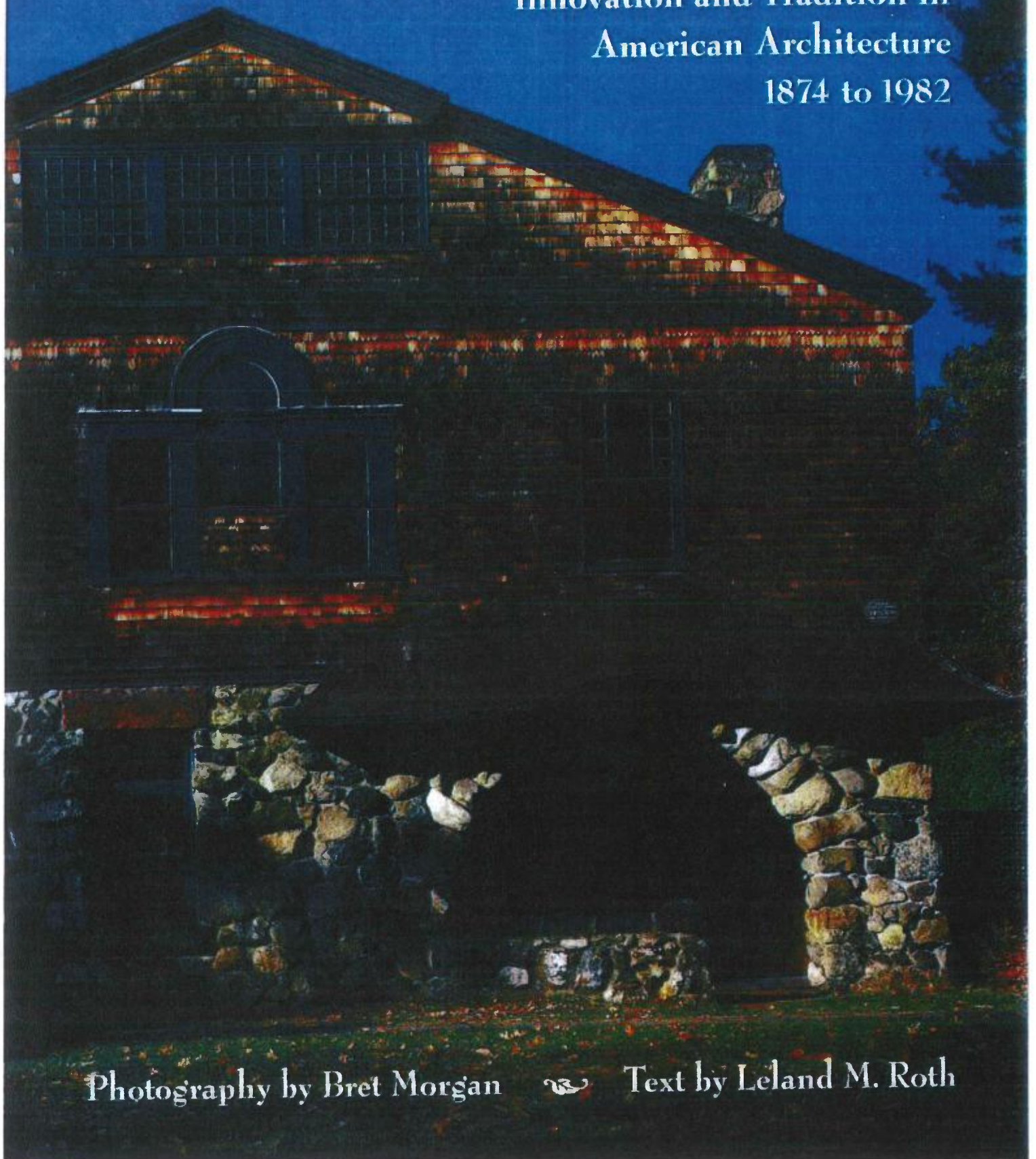



Carol L. Karp



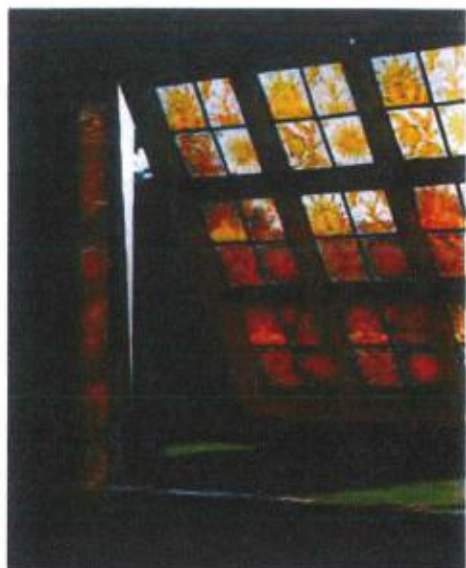
SHINGLE STYLES

Innovation and Tradition in
American Architecture
1874 to 1982



Photography by Bret Morgan  Text by Leland M. Roth

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SHINGLE STYLES

Innovation and Tradition in
American Architecture
1874 to 1982



PHOTOGRAPHY BY BRET MORGAN

TEXT BY LELAND M. ROTH

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FRANK LLOYD WRIGHT HOME AND STUDIO

Oak Park, Illinois, 1889–1914



The living room, inglenook, and hallway are broadly connected yet individuated spaces.

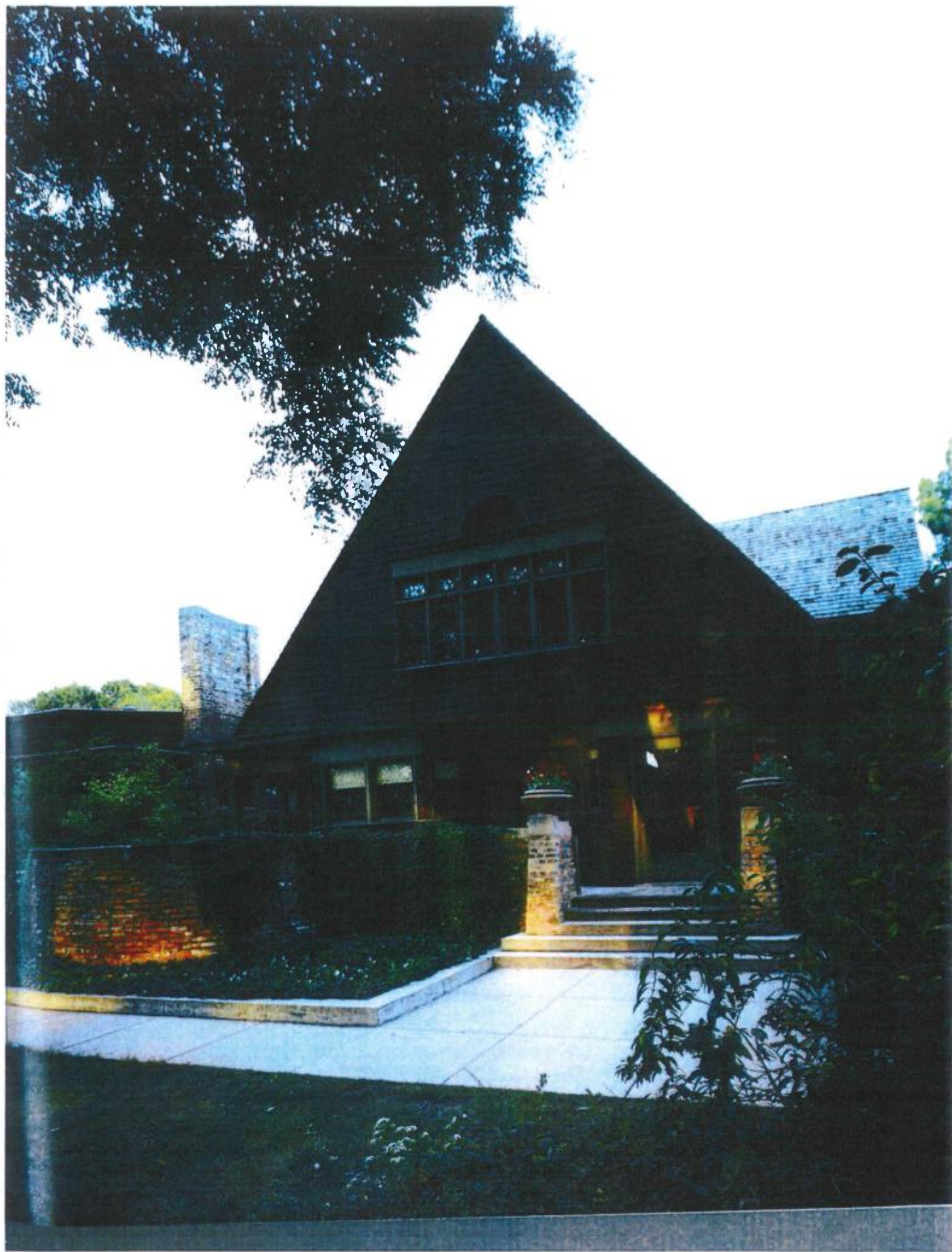
Vincent Scully's now-classic study, *The Shingle Style: Architectural Theory and Design from Richardson to the Origins of Wright*, concludes with a discussion of Frank Lloyd Wright. It gives Wright's house in Oak Park a place of honor, marking the end of the inventive freedom of the 1870s and 1880s and at the same time announcing the beginning of what would become Wright's Prairie Houses in the early twentieth century.

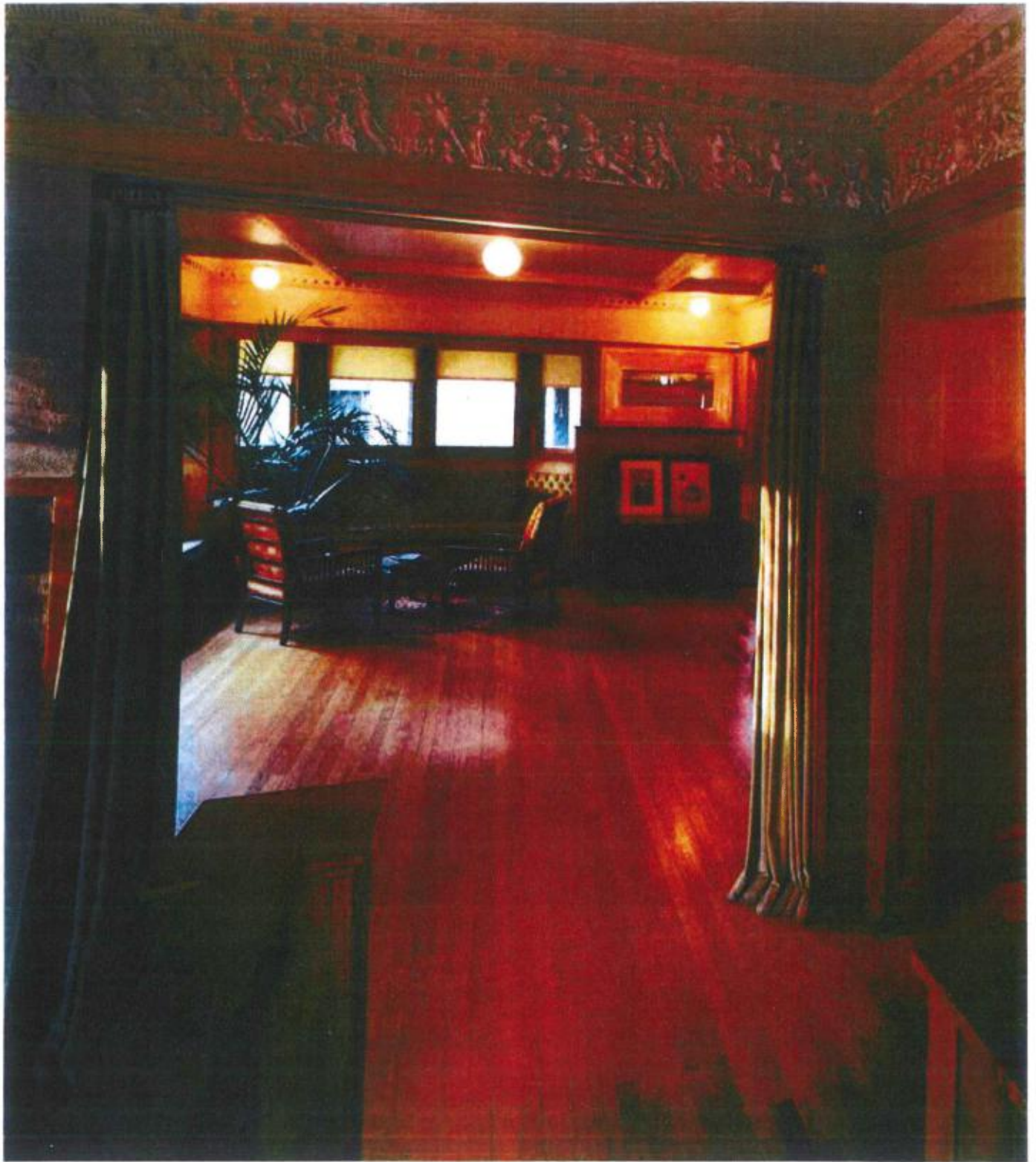
Wright says nothing in his *Autobiography* about any consideration of Japanese art or architecture in the office of his first employer, Joseph Lyman Silsbee, which Wright entered during 1887. Silsbee, however, was the close boyhood friend and later brother-in-law of Ernest Fennelosa, who was then becoming the foremost American authority on Japanese art and culture. Regardless of the origins of the Japanese influence, clearly Wright was inspired, for in his own house he opened up the rooms to one another, like a Japanese house with the sliding screens pushed back, and he employed a continuous upper molding, running around each room, like the Japanese *kamoi* rail, linking the rooms together.

The most obvious influence on Wright was the East Coast Shingle Style, then being introduced in Chicago by Silsbee, a recent transplant from Syracuse and Buffalo, New York. Silsbee's houses of this period were largely Shingle Style designs, similar to those of eastern architects John Calvin Stevens, McKim, Mead & White, and Lamb & Rich. Silsbee came to the attention of developer J. L. Cochran, who was about to lay out a model suburban community to be called Edgewood, about six miles north of the heart of Chicago. In 1887 he engaged Silsbee to design the houses for this community. Wright, just months in Silsbee's employ, executed a perspective drawing of Cochran's own house from Silsbee's design. Like Bruce Price's houses for Pierre Lorillard in the New York suburb Tuxedo Park, the Edgewood houses were to be relatively small and compact. As in the case of Price, Silsbee was inspired to devise simple dramatic forms in which large dramatic triangular gables predominated.

Wright was aware, too, of the boldly triangular shingled houses being built in Austin, a new suburb just west of Chicago and immediately east of Oak Park, where he lived. Rare photographs survive of the earliest buildings

OPPOSITE: Perhaps the ultimate expression of the dominant front gable first seen in Richardson's Watts Sherman house.





Wright achieved a unique synthesis of the classical and oriental influences that pervaded Shingle Style design.



there—boldly massed broad-gabled shingled designs by Frederick Schock (fig. 26). A brief mention of Schock in Wright's *Autobiography* suggests that Wright knew these buildings as well. But the most obvious models for Wright's house in Oak Park were Price's shingled houses at Tuxedo Park (fig. 4). Their simple design program encouraged bold, simple, dramatic forms composed of large triangular gables with long sweeping roof lines. One of these houses in particular seems to have been the inspiration for Wright's design: the Chandler house. Its dramatic gable appeared as a linear photoengraving, together with a plan, in *Building* (September 1886).

The changes that Wright made in moving beyond his apparent models anticipate the direction his work would take in the next two decades. As Neil Levine notes in writing about Wright's dramatically abstract Oak Park house, it is the "projection of an image" of what a house could be, at once familiar and yet strikingly simple, and outside the limits proscribed by conventional types. Indeed, Wright comments in the *Autobiography* that his neighbors were perplexed and asked if the design "were Seaside or Colonial."

Wright's first significant innovation was placing his house not on a light framed porch but on a solid elevated terrace, enclosed by a continuous masonry wall and gained by broad low stone stairs, making a far stronger connection to the earth. Wright used continuous surfaces of shingles throughout, on both the walls and long roof planes. He also enlarged and abstracted Price's near-Palladian window, making it a broad strip of windows illuminating his studio. The great overhang of the front gable portends the extended cantilevers of the eaves of Wright's subsequent Prairie Houses.

Wright's plan was a pinwheel of spaces arranged around a small central hearth sheltered within a diminutive inglenook. The round-arched fireplace, with its long tapered brick voussoirs, speaks of Wright's admiration for Richardson and Louis Sullivan. In the four corners of the living room ceiling, electric lighting fixtures are integrated into square-paneled flourishes of foliate ornament, recalling the similarly integrated ornament and lighting used by Sullivan in his Auditorium theater. The staircase in the adjoining entry stair-hall, incorporating a built-in seat and rising in gentle stages with many landings, exemplifies the Queen Anne house. And in the stair-hall, placed over the upper molding, is a continuous plaster frieze, a miniature near-replica of the imposing high relief sculpture of the great Altar of Zeus of Pergamon, whose classical reference is reinforced by the denticulated cornice in the living room.

What began as a compact cottage house was modified repeatedly by Wright to accommodate his family, and then to house his office and studio, so that its original simplicity has been somewhat obscured. Nonetheless, the dramatic west facade gable and the interconnected extruded spaces within still herald Wright's incipient early modernism.

ERNEST COXHEAD'S HOUSE

San Francisco, California, 1893



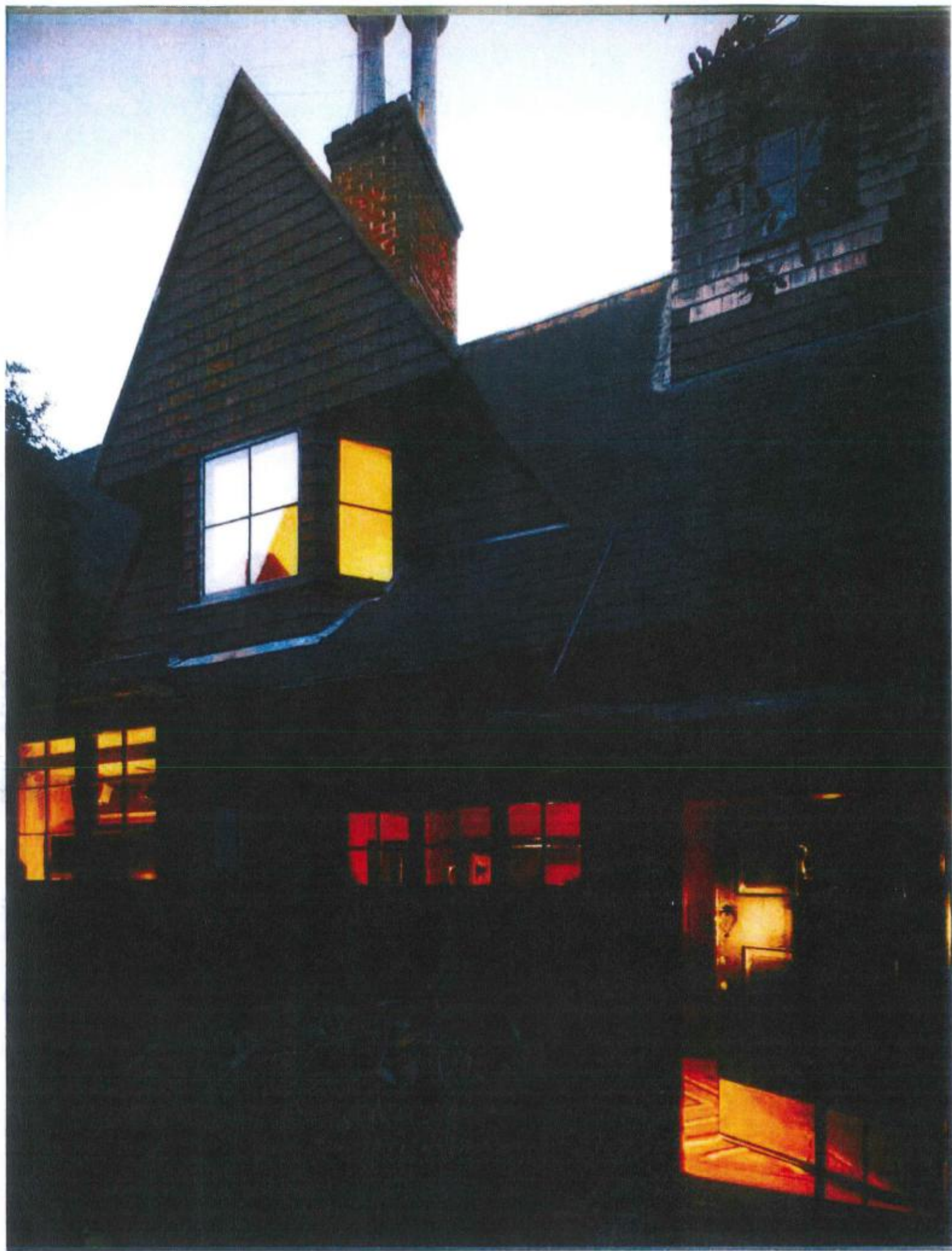
The fireplace at the rear of the long gallery.

Architecture "on the edge of the world" was what architectural historian Richard Longstreth called the work of several highly imaginative architects who moved to San Francisco at the turn of the last century. Almost at once that city was blessed with the inventive genius of five remarkable designers—Ernest Coxhead, Willis Polk, Bernard Maybeck, A. C. Schweinfurth, and A. Page Brown. All came from the East. Maybeck had worked in New York City in the office of Carrère & Hastings; and Brown for McKim, Mead & White.

Ernest Coxhead, however, came from much farther east. Born in 1863 in Eastbourne, Sussex, England, Coxhead had studied under an engineer and then at the Royal Academy and the Architectural Association in London. Thanks to his work and education Coxhead possessed a solid grounding in classical design, with its emphasis on clear expression of the building program and its emphasis on proportions, as well as a sound introduction to English medieval architecture, with its attention to detail. He was involved in the restoration of several centuries-old churches and seems to have developed some associations with the young leaders of the English Arts and Crafts movement in London. In 1886 he and his brother, Almeric, left Great Britain and headed west, crossing the American continent and settling first in Los Angeles, California. Why he made so decisive and dramatic a break from family and country may never be known, but he may have been given encouragement by the Episcopal Diocese in California. Between 1887 and 1898 he and Almeric, who managed their practice, designed most of southern California's new Episcopal churches and enjoyed a field of action far greater than would have been afforded them in England.

While in England Coxhead had been introduced to the American Shingle Style. Longstreth notes that a major exhibition of such American work was mounted by the Royal Institute of British Architects shortly before Coxhead left. One of Coxhead's early churches, All Saints in Pasadena, 1888–89, employed a fusion of English Arts and Crafts with the rounded, biomorphic forms made possible by shingle work. Other churches followed, but the building boom in Los Angeles ended in about 1889 as Coxhead was given commissions for three new Episcopal churches in the San Francisco Bay area.

OPPOSITE: *Winding flights of steps lead to the front door.*





ABOVE: *Eschewing symmetry and formality, Coxhead made his living room a collage of cozy corners.*

His first project in San Francisco, and perhaps his masterwork in church design, was the massive Church of St. John the Evangelist, 1890–91 (fig. 28). It was dynamited to prevent the spread of fire following the earthquake of 1906. Indebted to Richardson, it was based on a compact Greek cross plan but had a center dome capped by a broad squat square shingle-covered tower, vented by deep louvers that ran in continuous bands around the base of the pyramidal roof. The shingled roof surface also wrapped over the gable ends, fusing with the wall surfaces in a unique organic way. Although his other major urban churches were of masonry, Coxhead's smaller parish churches exploited shingles, which seemed to flow over the building surface, around corners, up and over doors and windows, and over gable ends, merging wall and roof into one plastic envelope.

By 1891 the Coxhead partnership began to receive commissions for small houses in San Francisco, such as that for James McGauley on Pacific Heights. For these Coxhead continued to use wood frame construction, and in the McGauley house he used an exposed half-timber frame, interrupted by a

broad brick chimney mass, and a tall, steep roof that prompted Longstreth to call the house a "transplanted English cottage." By 1893 Coxhead's house designs had become more abstracted, their geometric shapes emphasized by continuous coverings of shingles over the walls and roofs. Windows were grouped and placed strongly off-center at what appear to be odd locations but which actually reflect the pragmatic arrangements of the interiors. In some instances, the unusual character of these houses was dramatized by curiously overscaled details. Certainly, a contributing factor in Coxhead's distinctive work were the steeply pitched building sites he worked on, as in Pacific Heights, for the front facades of the houses would automatically be thrown off center by the incline of the street.

In 1891-92, adjacent to the McGauley house, Coxhead designed an extremely long and narrow house for himself and his brother. The narrow street facade, rising four stories, becomes almost a tower, while the entry side (reached by steps and a tunnel-like passage through the base retaining wall), stretches almost 94 feet, with the steep roof plane pulled deliberately low to

At the rear of the long gallery.

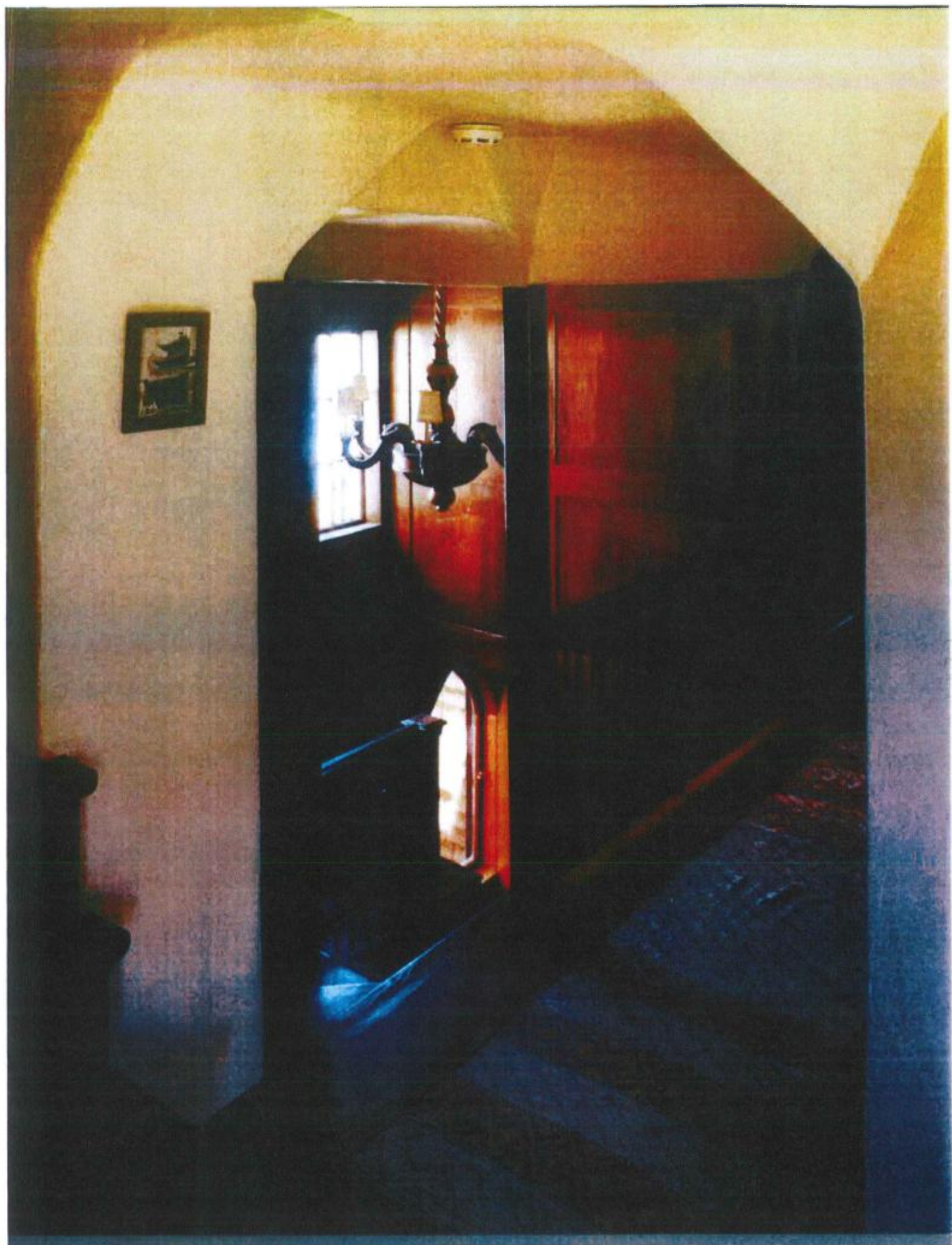


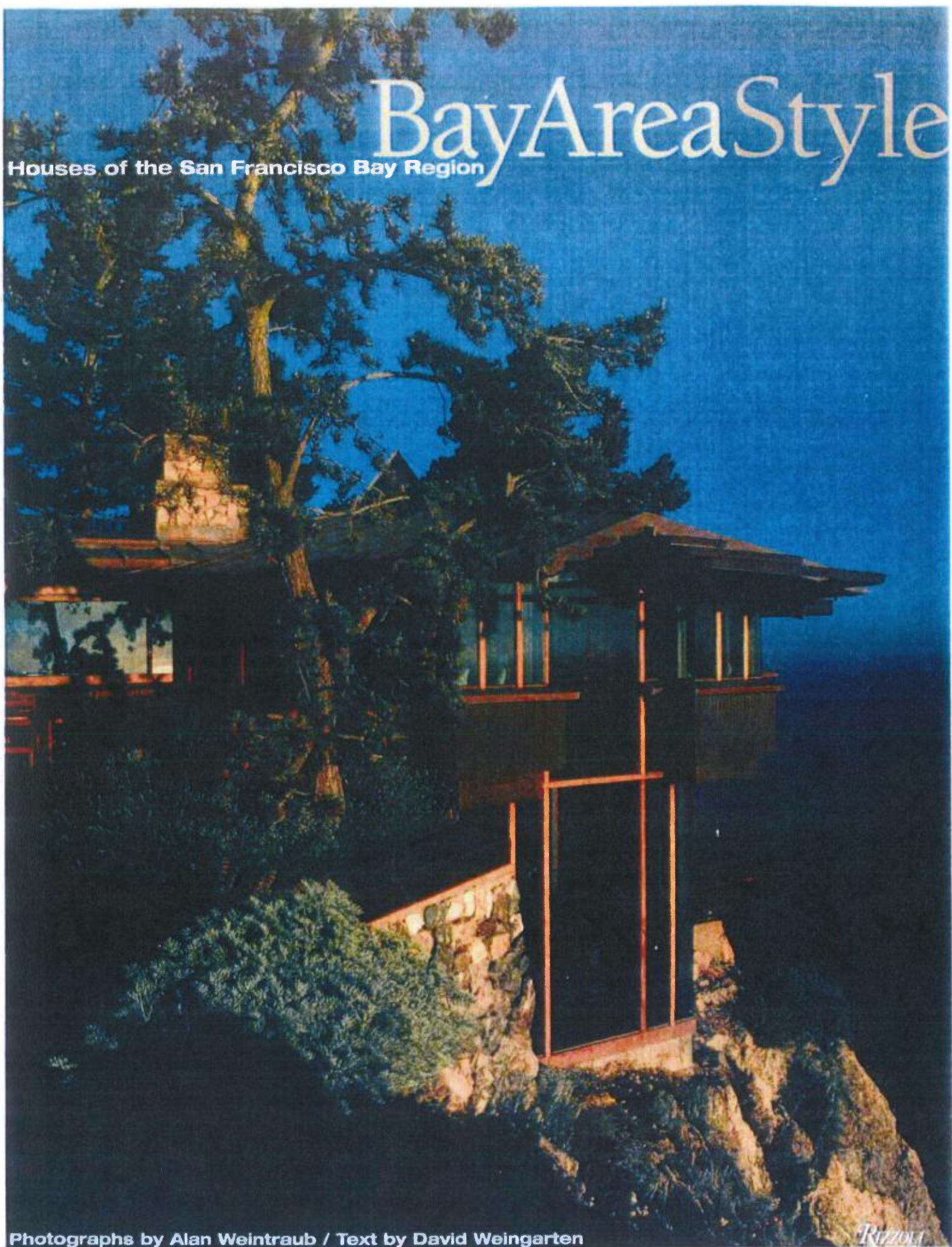


ABOVE: With the door closed, this corner of the bedroom becomes an intimate sitting area.

OPPOSITE: The tiny staircase demonstrates Coxhead's skill in turning the exigencies of a narrow lot to picturesque advantage.

emphasize its horizontal extension. The narrow site gave rise to some unusual innovations, such as a long entrance corridor that Coxhead broadened a bit to evoke memories of an English long gallery. With two hearths introduced, this gallery divides itself into separate sitting areas. The rear area is especially pleasant. A bay window and French doors bring in abundant light even on gray, foggy days. At every turn the exigencies of the narrow site, and the low roof, are turned to advantage to produce unexpected nooks and cozy recesses. Dark wood, broadly and blockily detailed, dominates the interior spaces, further bringing down the scale. Although dark and encompassing, the rooms are opened up by broad window groupings, which once afforded panoramic views of San Francisco Bay. As neighboring buildings began to impinge on his views, Coxhead moved away, but his rustic aerie survives, an enchanted little world of domestic delight.





BayAreaStyle

Houses of the San Francisco Bay Region

Photographs by Alan Weintraub / Text by David Weingarten

Rizzoli

BayAreaStyle

Houses of the San Francisco Bay Region

Photographs by Alan Weintraub

Text by David Weingarten

RIZZOLI
NEW YORK

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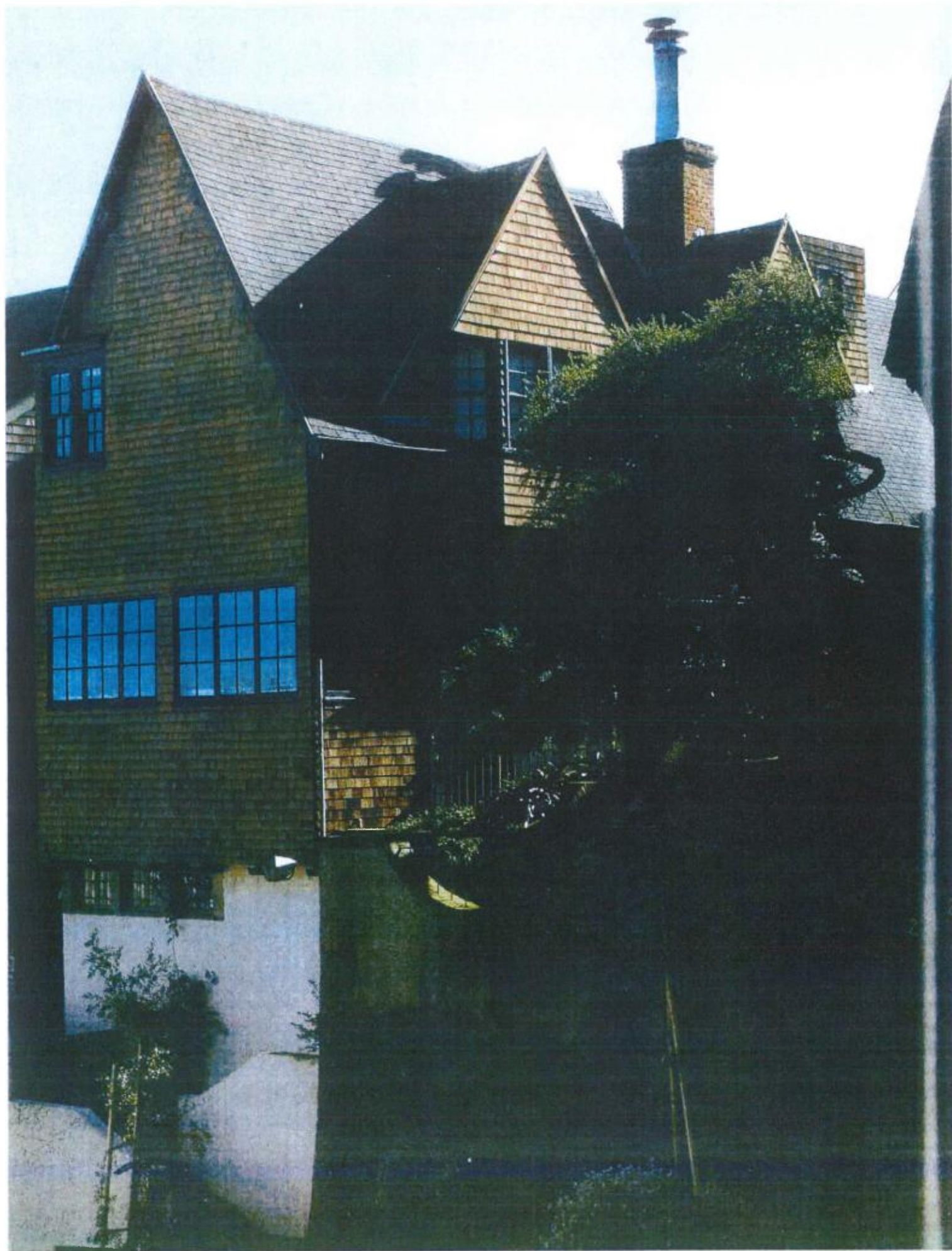
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Ernest Coxhead *Coxhead House* San Francisco 1893

Though less rustic (and spooky) than his friend Willis Polk's place, Ernest Coxhead's nearly contemporaneous Pacific Heights dwelling is similarly eccentric. The end of this house overhangs a tall concrete wall and, like Polk's, is a large, shingled bay with a steeply sloping pitched roof. A corner window without precedent (or sequel for that matter) is this street facade's most diverting feature.

The entire effect is of English Arts and Crafts without the stifling decorum. We can imagine how well this suited Coxhead, an Englishman transplanted to California.

It is the path through the house, though, wide and narrow, careering along the edges of some rooms, and through the middle of others — a kind of dark ride of the early Bay Region style — that is the singular achievement here. The historian John Beach, in *Bay Area Houses*,



describes it this way, "It is as if the house had been trimmed away, leaving only the circulation space. Then a step here and a landing there are extruded horizontally, expanded from a small space to a larger. By this curious process the stair sequence ceases to be simply an element of a larger building, but is transformed into the building itself." ■

OPPOSITE Street facade with shingled bay overhanging rough stucco wall.

ABOVE LEFT Path to front door.

ABOVE RIGHT Garden facade





OPPOSITE

Living room with large redwood fireplace surround, partially hidden high window to its right, and carefully finished redwood beam ceiling

ABOVE LEFT

Large fireplace by the front door opens to wide hall.

ABOVE RIGHT

Long redwood gallery leading from foyer to rear garden.



ABOVE LEFT
Dining room looking into
conservatory-like gallery



ABOVE MIDDLE
Bedroom with exposed beams
is open to the steep gable of the
roof

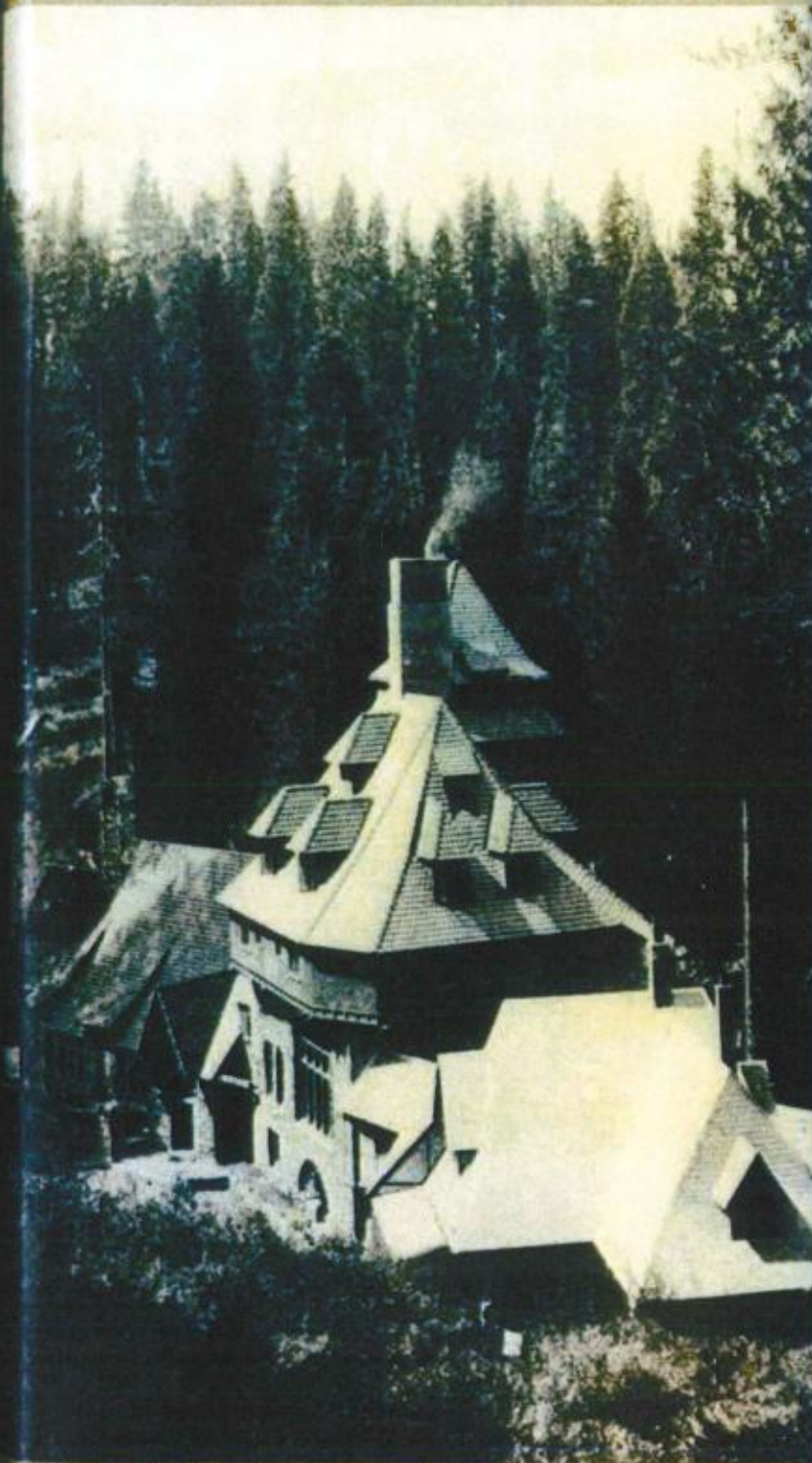


ABOVE RIGHT
Hall opens to two-story redwood
stairwell. Mysterious stair to third
floor spills into hall

OPPOSITE
Dining room with large windows to
the garden and built-in redwood
cabinets.



ON THE EDGE OF THE WORLD



Four Architects
in San Francisco
at the Turn
of the Century

RICHARD
LONGSTRETH

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1 Director of
University.

Coxhead began to receive commissions for small houses in Pacific Heights at about the time of Polk's first work on Russian Hill. Coxhead's earliest designs, such as that for friend James McGauley (1891), adhere to the prevailing pattern in their use of suburban imagery. McGauley's house is, in effect, a transplanted English cottage. By 1893 an important shift occurred in Coxhead's approach, evident in the adjacent residence built for himself and Almeric (Fig. 73). Like the Williams-Polk house, it exploits a difficult site to achieve a dramatic effect. The design is also a more sophisticated interpretation of English precedents than was McGauley's. The narrow street frontage is accentuated by a towerlike facade that has a taut, abstract quality. The bands of little windows set flush against the surface were probably inspired by recent London work of Shaw and others. However, the composition is more simplified and softened than English models, in keeping with the building's size and materials. The west elevation, facing McGauley's yard, with its dominant horizontality and rural character, contrasts with the facade and underscores the transition from public to private space. Expanses of shingled wall and roof surfaces, interrupted only by the simplest window articulation, extend from a pivotal clustering of elements grouped around the front door. The composition may well

73. Coxhead & Coxhead. Ernest and Almeric Coxhead house, 1893 (*left*), and James McGauley house, 1891–1892 (*right*). San Francisco. (Courtesy John Beach)



74. C

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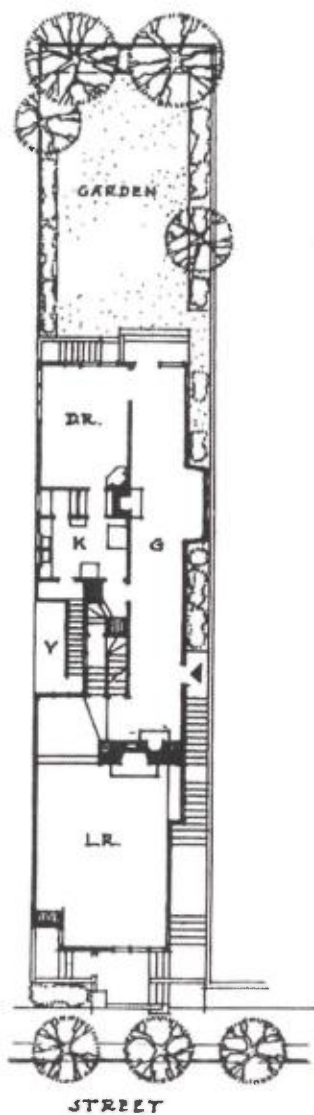
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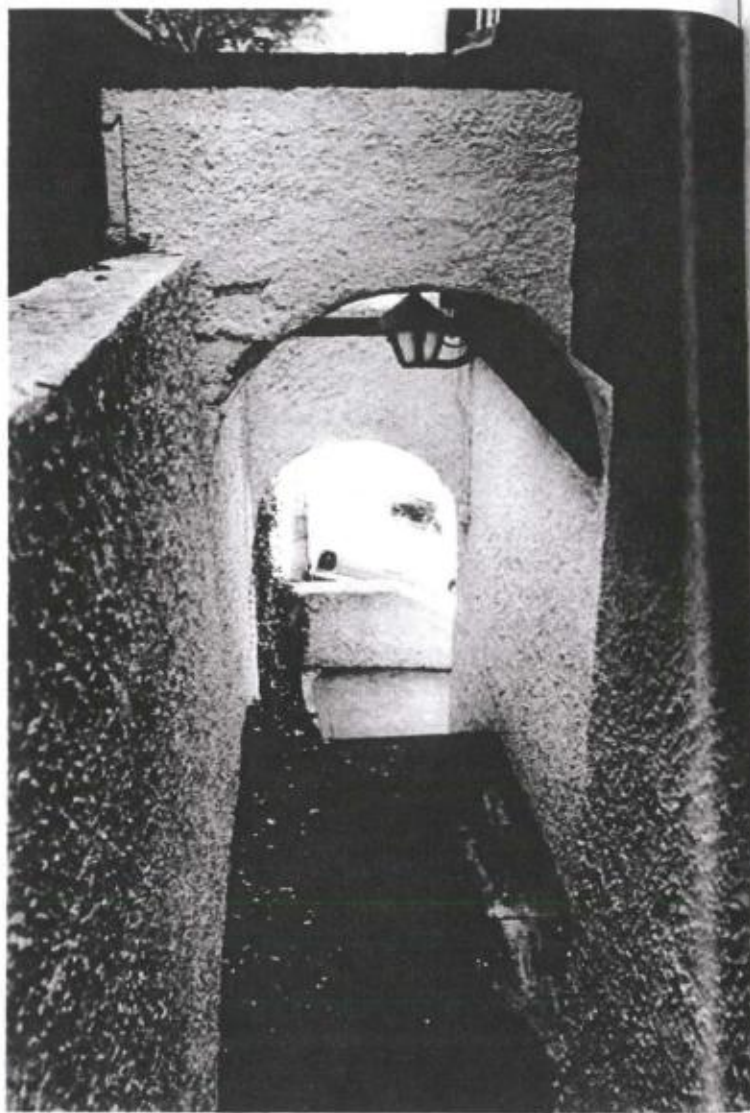
74. Coxhead house, rear view. (Courtesy John Beach)

have been inspired by Voysey's early projects, but Coxhead's version is more compact and mannered at its focal point and less regimented elsewhere.²⁰ Toward the rear, the house looks somewhat like a Surrey barn that has been remodeled in a straightforward way, lacking the studied poise of the street facade (Fig. 74). Front and rear are set in opposition, while the overriding simplicity of detail lends cohesiveness to the whole. Both the imagery and the studied casualness present in this design owe a major debt to English arts-and-crafts work, which became a guidepost for Coxhead's work during the next several years.²¹ But neither Coxhead nor Polk considered the Arts and Crafts Movement to be a discrete entity; instead they appear to have viewed it as a potent source for expression in rustic design—an updated equivalent of the Shingle Style—that was appropriate to the design of modest houses.

Coxhead's plans remained more American. In his own residence there is an ever-changing path up to and through the premises, inspired by Polk's work but developed in a different way. The entrance is reached by a series of winding steps and landings that become progressively constricted, with the final run wedged between a retaining wall and the basement, as if it were an alley in an Italian hill town



75. Coxhead house, plan.
(Drawn by Howard Moise)



76. Coxhead house, front steps. (Author)

(Figs. 75, 76). A transition occurs at the front door, spatially echoing the change in character between the front and rear portions of the house. Inside, the emphasis is wholly horizontal. The long gallery, the plan's one English component, is unlike its prototypes in that it generates a sense of continuity while dramatizing the site's narrow form through variations in space and light (Fig. 77). From the dark vestibule

the corridor that serves McGauley's windows or tion the spa in a circuit opposite the emphasis. and is made and beams corners, ar highest wi the far cor deck from of the Bay sequence mitigating

77. Coxhead house, interior.



the corridor gradually becomes brighter, expanding into a glazed bay that serves as a secondary sitting area, with a borrowed vista of McGauley's yard. The gallery brightens further at the end, where windows on two sides open into a secluded garden. In the other direction the space unfolds more rapidly, lapping down a broad turn of steps in a circuitous path to the living room. Although the stair is directly opposite the entrance, it is encased so as not to interrupt the horizontal emphasis. The living room is unusually large for a house of this size and is made even more expansive by grandly scaled redwood paneling and beams (Fig. 78). The living room windows are placed only at the corners, and each one is at a different height. Like a periscope, the highest window bank catches a segment of the McGauley house. At the far corner, the platform and attendant bench offer an observation deck from which to view houses across the street and catch glimpses of the Bay beyond. Paralleling the Williams-Polk house interiors, the sequence and manipulation of each zone imply an extension of space, mitigating the property's narrow confines.

77. Coxhead house, gallery. (Author)



steps. (Author)

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row form
& vestibule



78. Coxhead house, living room. (Author)

An equally unconventional solution is present in the Charles Murdock house around the corner, which Coxhead had designed several months earlier. A native of Boston, Murdock moved to California in 1855 and became a widely respected elder of the intellectual community. Murdock ran a small printing business; he considered bookmaking an art and was patronized by some of the region's most gifted writers. Among his friends were Bret Harte, Robert Louis Stevenson, John Muir, and William Keith. While active in the Unitarian church, he had been married by Joseph Worcester and frequently attended his services. Murdock was also an ardent supporter of the younger generation, including Bruce Porter, Gelett Burgess, and Coxhead. Since Murdock, like many of his friends, could not afford to spend much for his house, it was designed with about as much floor area as Coxhead's residence, and at an even lower cost.²²

The studied asymmetry of the facade recalls those of E. W. Godwin's well-known artists' houses in Chelsea from a decade earlier,



80. Houses in





Nancy Pelosi
Democratic Leader

August 7, 2017

State of California
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Attention: Julianne Polanco
State Historic Preservation Officer

Subject: Nomination for Listing
National Register of Historic Places

RE: Architect Ernest Coxhead's Residence & Studio, 1893
2421 Green Street, San Francisco, California

Dear Ms. Polanco:

It is with great enthusiasm that I write in support of the nomination of Ernest Coxhead's own house for listing in the National Register of Historic Places. I have had the pleasure of visiting Architect Coxhead's residence and studio located at the juncture of Cow Hollow and Pacific Heights. This area in California's 12th Congressional District which I represent in Congress. I take special pride in San Francisco's architectural treasures and recognize the Coxhead house as a first of an architectural tradition in the Bay Area. It happens to be in excellent original condition, including brickwork, having survived amazingly intact, the 1906 San Francisco earthquake and fire.

Designed and built before automobiles and never retrofitted with a garage, both the house entry and garden are quietly accessed from the street via a twisting stairway to the west side. The classical entry conceals an ingenious interior with a long glazed entrance gallery running from a high-ceilinged living room at the north to a dining area on the southern rear garden that shares an eastern property line with the garden of the 1867 Casebolt House, San Francisco Landmark No. 51.

The house is shingle style integrated with subtle Cotswold features that Coxhead brought to Northern California. The beautiful non-symmetrical exterior design that is fitted to the land and view was the beginning of what became the First Bay Area Tradition that evolved into Second and Third Bay Area Traditions taught at the University of California, Berkeley, and practiced by the most heralded Bay Area architects. The importance of the house to the evolution of local architecture cannot be overemphasized.

I believe the nomination papers are well done and the Ernest Coxhead's Residence & Studio should be included in the National register of Historic Places.

Thank you for your attention to the remarkable and still beautifully functioning personal home of Ernest Coxhead.

best regards,

Nancy Pelosi

Carol L. Karp
Architect A.I.A.

December 29, 2017

Philip Kaufman
2421 Green Street
San Francisco, CA 94123

Subject: Ernest Coxhead House
2421 Green Street, San Francisco
Historic Status

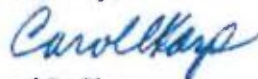
Dear Mr. Kaufman:

This correspondence memorializes our understanding for providing architectural research services for the residence Ernest Albert Coxhead designed and built for himself in 1892-1893 Green Street, San Francisco, which you have owned for about 30 years. Your consulting engineer, Lawrence Karp, had suggested to you in early 2017 that a colleague of ours, Kathryn Marsh Shaffer AIA Architect, prepare a nomination for inclusion of the Coxhead House in the National Park Service's Registry of Historic Places to be lodged with the California State Park's Office of Historic Preservation (OHP) in Sacramento. OHP relies on CEQA for protection of historic resources. Kathryn Shaffer was a distinguished architect, artist, and author, having both written and illustrated by hand the book "Houseboats of Sausalito - Aquatic Architecture of Sausalito" published by Schiffer in 2007. Kathryn had also been a student of Richard Longstreth, author of the book on American architecture "At the Edge of the World", a history of the four important architects that shaped California architecture at the turn of the century, published by MIT Press in 1983. On April 11th 2017 Longstreth gave the NPS written permission to use copyrighted material in the Coxhead nomination. Kathryn worked on the Coxhead House project and submitted drafts of the nomination to the OHP until she could no longer serve due to personal reasons. On August 28th 2017 Kathryn wrote an assignment of the nomination duties to my office.

I submitted a final draft of the nomination to OHP. On September 13th 2017, OHP advised us the Coxhead House was "clearly eligible" for inclusion in the National Registry of Historic Places. This eligibility gives the Coxhead House official historic status in the City & County of San Francisco pursuant to San Francisco Administrative Code §31.08(e)3. Sadly, Mrs. Shaffer passed away on October 2nd 2017.

My credentials include attending Vassar College as an undergraduate and in March 1970 I received the professional Bachelor of Architecture degree from the University of California, Berkeley. Subsequently, I studied at Harvard University's Graduate School of Design, Cambridge. I am licensed as an architect in California and Hawaii and I am a Member of the American Institute of Architects. I am a native of San Francisco and I have more than 40 years of local experience in design, construction, and historic preservation. As a public service, I have provided the nomination services to the California Park Services Office of Historic Preservation, and reports to the City & County of San Francisco's Planning Department and the Board of Supervisors, without compensation.

Yours truly,



Carol L. Karp