



## DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** November 12, 2020

**Continued from October 15, 2020**

**Record No.:** 2020-000056DRP  
**Project Address:** 695 Rhode Island Street  
**Permit Applications:** 2019.1220.0232  
**Zoning:** RH-2 [Residential House-Two Family]  
40-X Height and Bulk District  
**Block/Lot:** 4031/ 004C  
**Project Sponsor:** Marc Dimalanta  
D-Scheme Studio  
228 8<sup>th</sup> Street  
San Francisco, CA 94103  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

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

### Project Description

The project proposes to construct a third-floor vertical addition, rear horizontal addition, and facade alterations including a new garage door and driveway of an existing two-story, two-unit residential building.

### Site Description and Present Use

The site is a 25' wide x 75'-0" deep lateral and down sloping lot containing an existing 2-story, two-family home. The existing building is a Category 'C' historic resource built in 1914.

### Surrounding Properties and Neighborhood

The buildings on this block of Rhode Island are predominantly 3-story buildings fronting the the street with flat roofs, that transition to 2-story buildings at 19<sup>th</sup> street. The adjacent 1-story building to the south is the anomaly to an otherwise consistent street scale. The mid-block open space is defined by buildings that extend deeper than the proposed project.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 22, 2020– August 21, 2020	8.21.2020	10.15.2020 to 11.12.2020	83 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 25, 2020	September 25, 2020	20 days
Mailed Notice	20 days	September 25, 2020	September 25, 2020	20 days
Online Notice	20 days	September 25, 2020	September 25, 2020	20 days

## Public Comment

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

## Environmental Review

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

## DR Requestors

Dan Feldman of 699A Rhode Island, resident of the property to the south of the proposed project.

## DR Requestor's Concerns and Proposed Alternatives

Is concerned that the proposed vertical addition is out of character and scale with the pattern of scale and massing at the street face.

### Proposed alternatives:

Restrict project to a remodel and deny the vertical addition.

See attached *Discretionary Review Application*, dated August 21, 2020.

## Project Sponsor's Response to DR Application

The proposal to upgrade this 2-unit building is code-complying and conforms to the Residential Design Guidelines related to the height and scale at the street, and privacy. The building depth is also compatible with existing context. Changes have been made to reduce the roof deck before and after the permit application was submitted.

See attached Response to Discretionary Review, dated September 18, 2020

## Department Review

The Planning Department's review of this proposal confirms support for this Code-conforming project as it conforms to the Residential Design Guidelines. This is not a demolition per PC Section 317.

The proposed 3<sup>rd</sup>-story vertical addition has a staggered setback of 15' and 10' is minimally visible and therefore retains the appropriate scale relationship with the predominant 3-story context. The proposed setback is a reasonable response to transition from the predominant pattern of three-story buildings on the street face to the one and two-story buildings to the immediate south.

The third-floor deck at the front is set back 3' from the front wall and partially blocked by the existing front parapet and the rear deck is set back 5' from between adjacent properties' side walls so as not to pose any discernable impacts to privacy.

The proposed rear addition extends no further than the adjacent neighboring buildings.

Staff deems there are no exceptional or extraordinary circumstances and recommends not taking Discretionary review

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

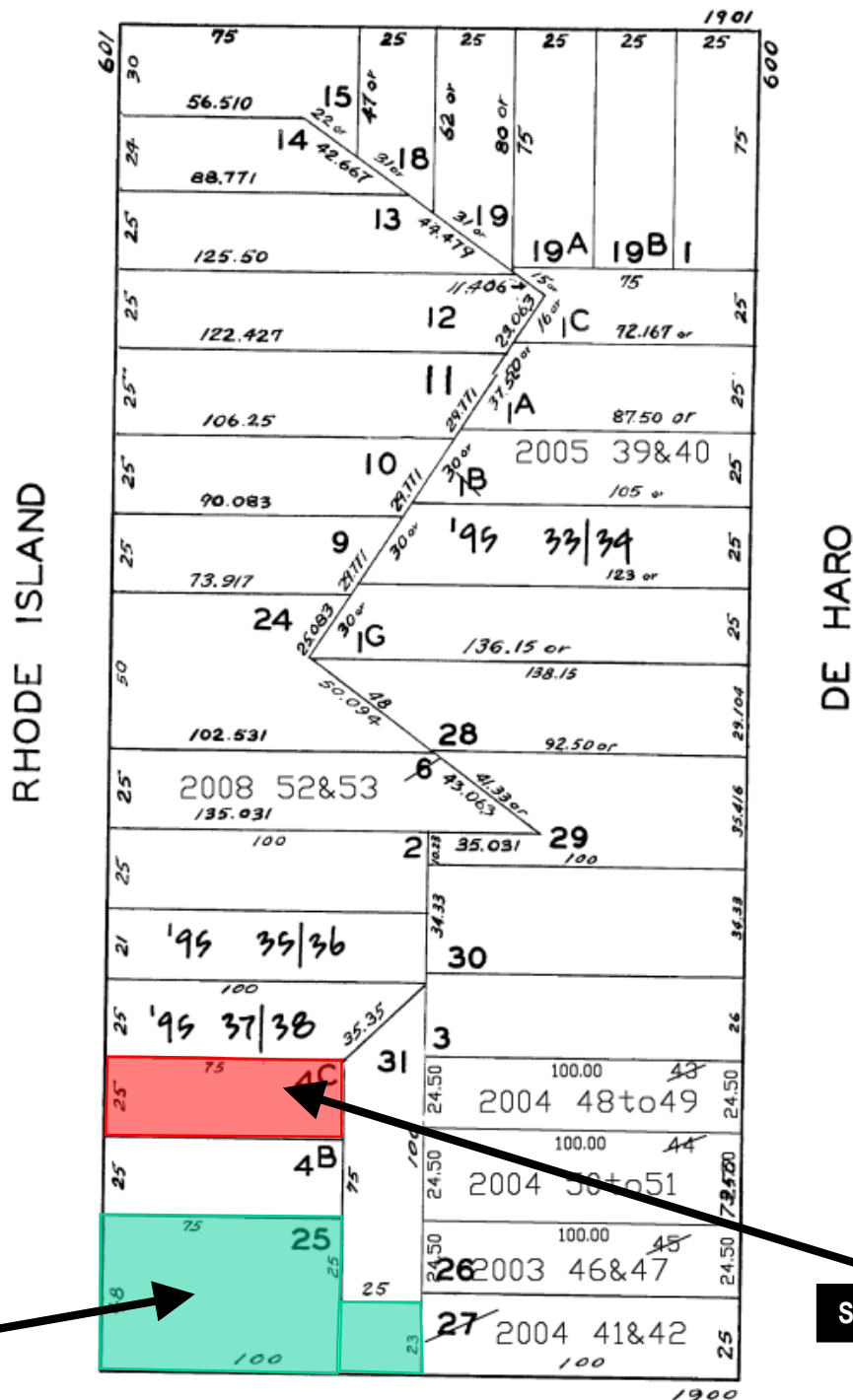
## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated September 18, 2020  
311 plans

# Exhibits

# Parcel Map

18TH



DR REQUESTOR'S  
PROPERTY

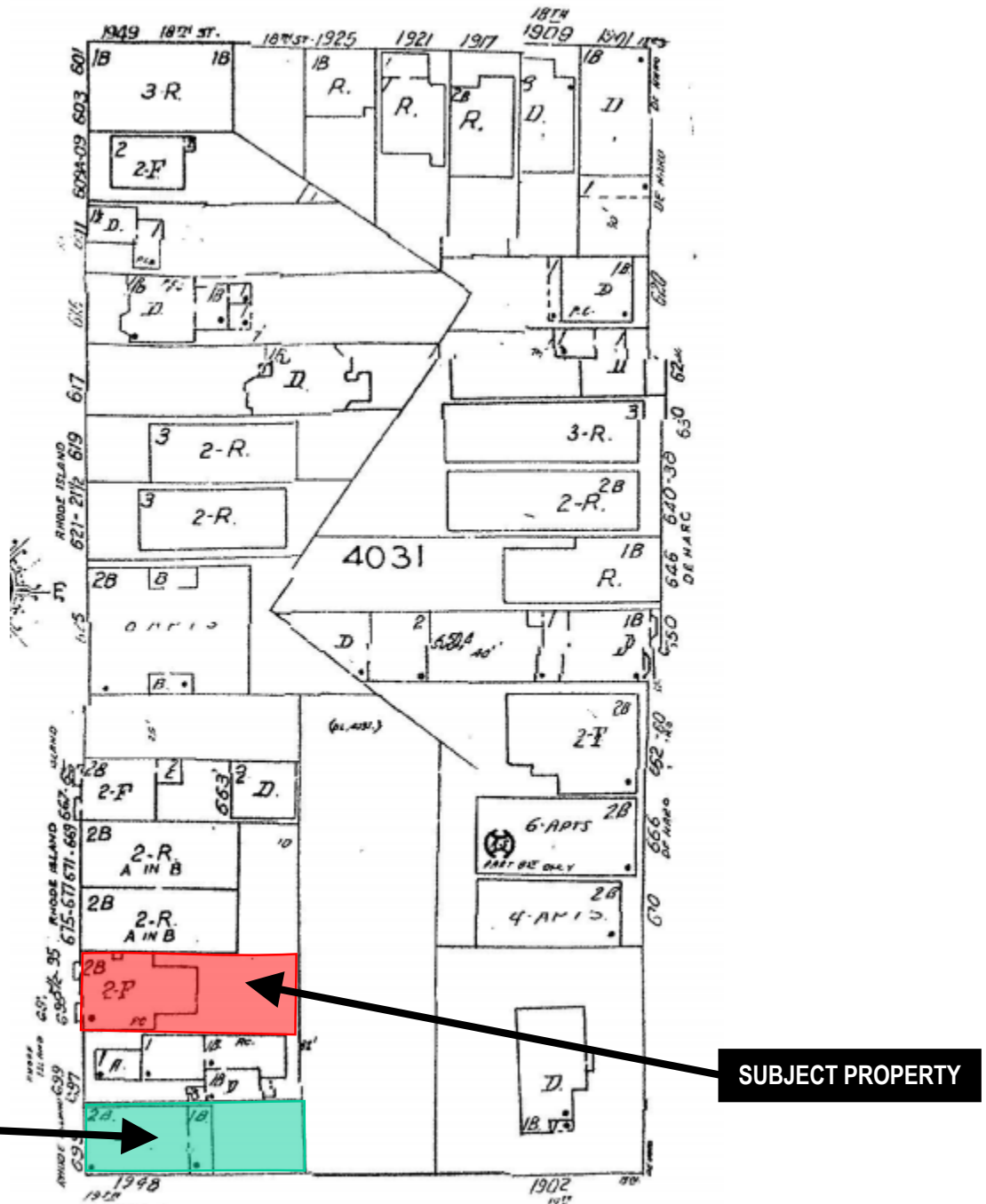
SUBJECT PROPERTY

19TH



Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street

# Sanborn Map\*

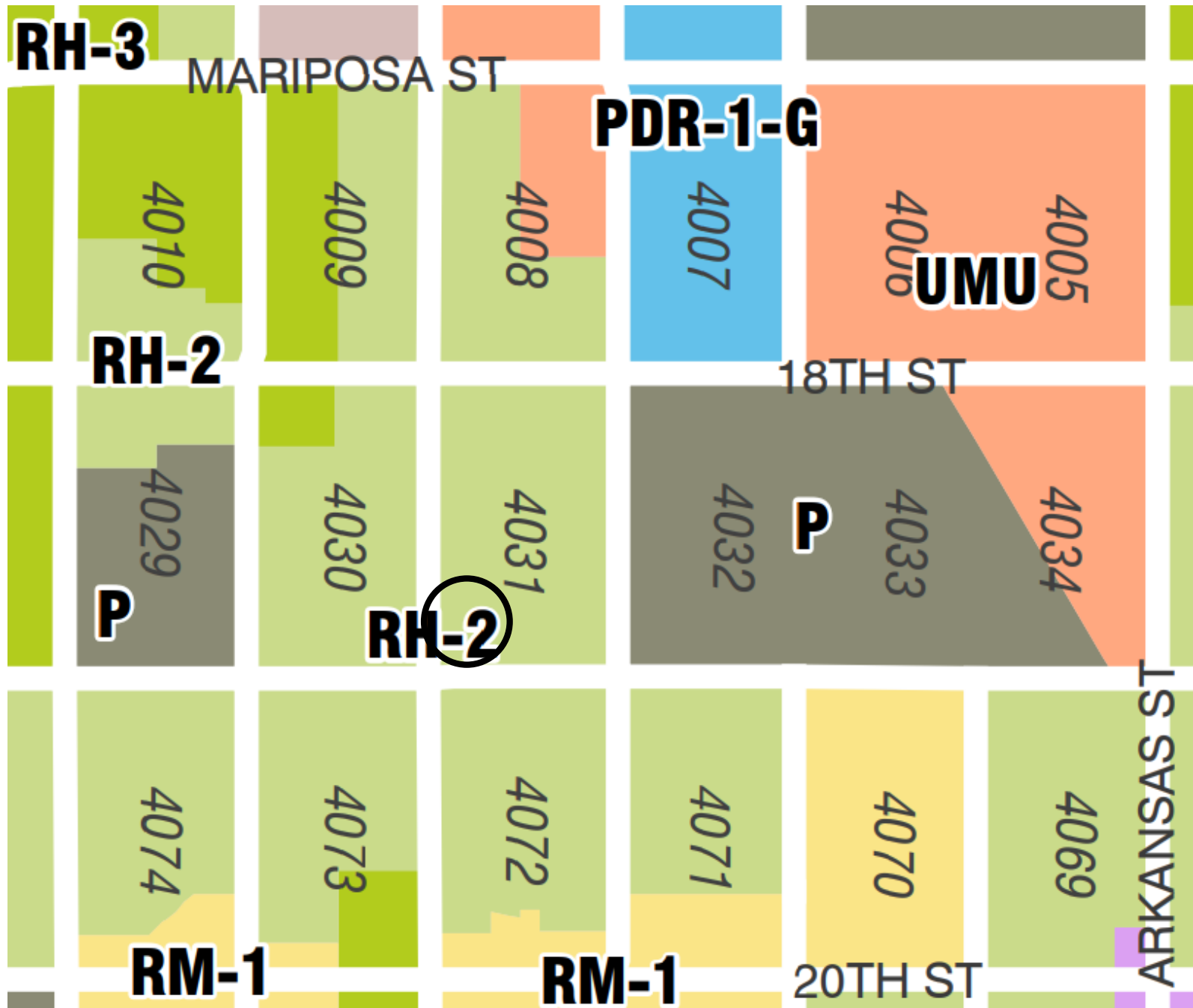


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street

# Aerial Photo



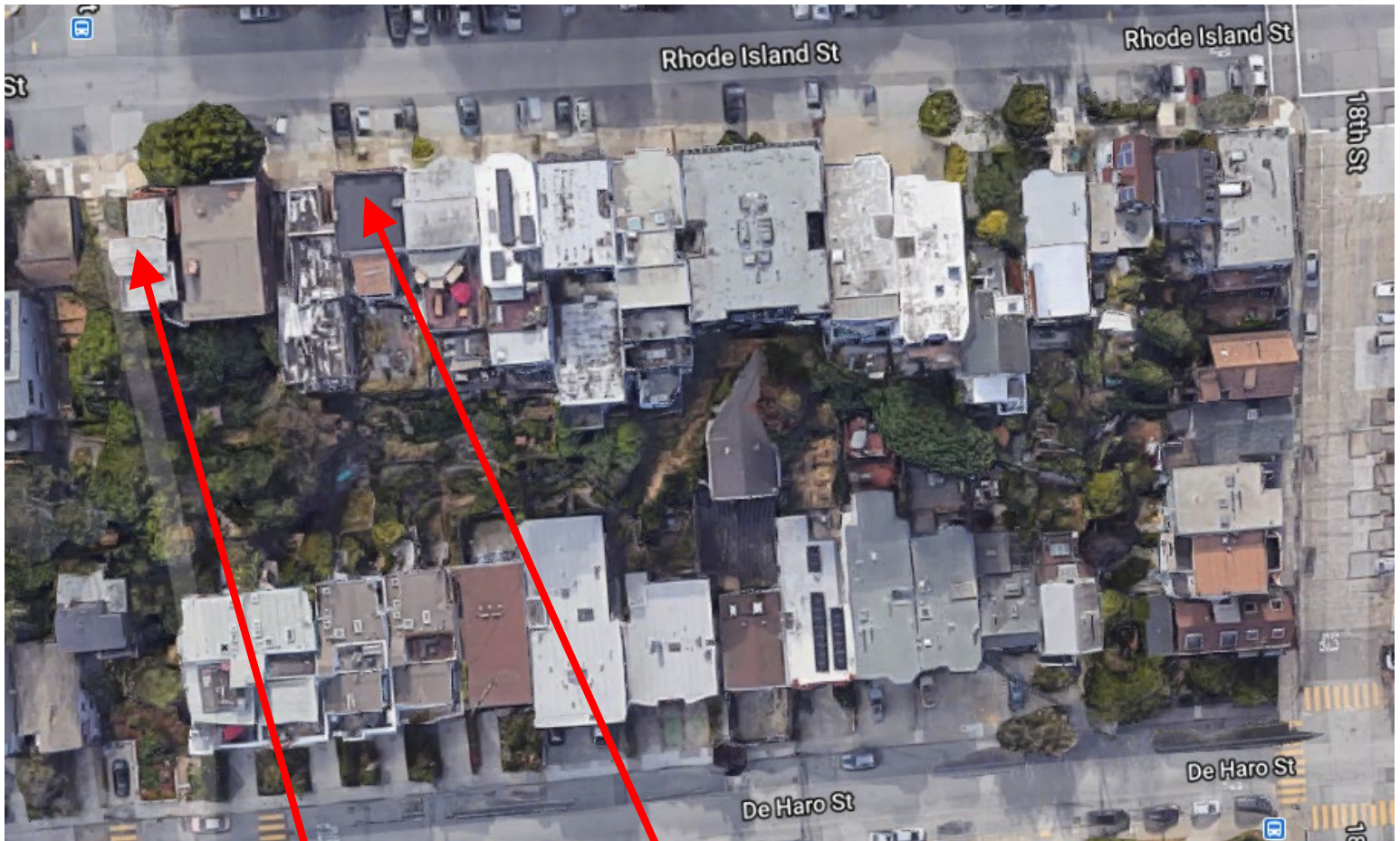
SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street

# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



# Aerial Photo



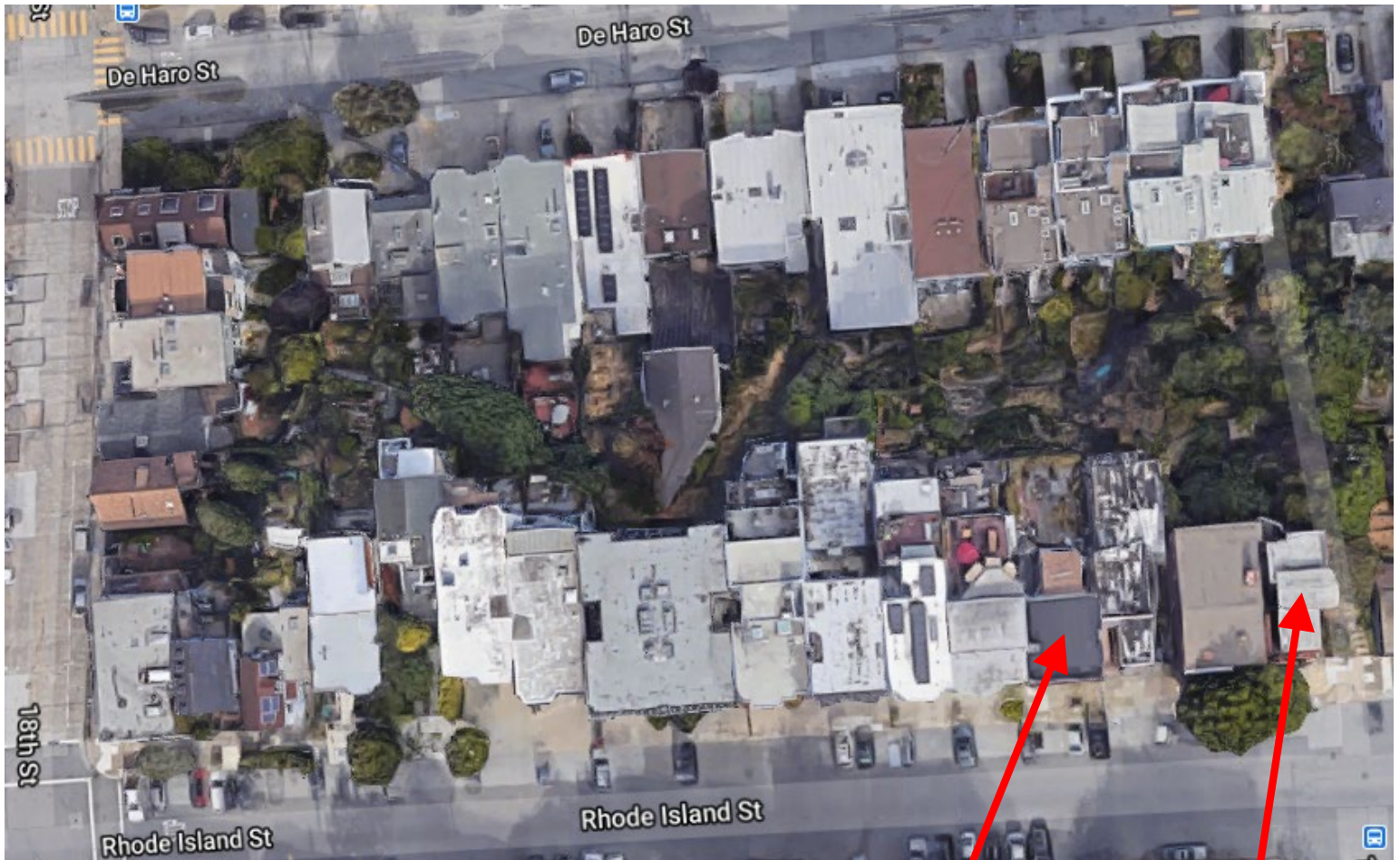
DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2020-000056DRP  
695 Rhode Island Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
695 RHODE ISLAND ST		4031004C
<b>Case No.</b>		<b>Permit No.</b>
2020-000056ENV		201912200232
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The project would remodel the existing two-story, two-unit residential building. The work includes adding a third floor, rear horizontal addition, and facade alterations including a new garage door and driveway.		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>Planning department staff archaeologist cleared the project with no effects on 3/2/2020.</p> <p>Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.</p>	

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

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

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

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

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

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

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  The project would remodel the existing two-story, two-unit residential building. The work includes adding a third floor, rear horizontal addition, and facade alterations including a new garage door and driveway.
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated 06/01/2020  b. Other (specify): Per signed PTR form dated 5/29/20 </div> <div style="width: 45%; text-align: right;"> <input checked="" type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Monica Giacomucci	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Monica Giacomucci  06/01/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Record No.:* 2020-000056ENV  
*Project Address:* 695 RHODE ISLAND ST  
*Zoning:* RH-2 RESIDENTIAL- HOUSE, TWO FAMILY Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 4031/004C  
*Staff Contact:* Monica Giacomucci - 415-575-8714  
Monica.Giacomucci@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PART I: HISTORIC RESOURCE EVALUATION

#### PROJECT SPONSOR SUBMITTAL:

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

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

#### BUILDINGS AND PROPERTY DESCRIPTION:

- **Neighborhood:** Potrero Hill
- **Date of Construction:** 1907
- **Construction Type:** Wood-Frame
- **Architect:** N/A
- **Builder:** Goebel-Collins Construction Co.
- **Stories:** 2
- **Roof Form:** Flat
- **Cladding:** Stucco
- **Primary Façade:** Rhode Island Street (West)
- **Visible Facades:** West

#### EXISTING PROPERTY PHOTOS:



Source: Google Maps, 2019

**PRE-EXISTING HISTORIC RATING / SURVEY**

- ☐ Category A – Known Historic Resource, per: N/A
- ☒ Category B – Age Eligible/Historic Status Unknown
- ☐ Category C – Not Age Eligible / No Historic Resource Present, per: N/A

**Adjacent or Nearby Historic Resources:** ☒ No ☐ Yes: \_\_\_\_\_

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

**Step A: Significance**

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

**Analysis:**

The building at 695 Rhode Island Street was constructed in 1907 as a one-story 22' by 25' cottage by the Goebel-Collins Construction Company for Frank Tisack. In 1927, the cottage was moved and replaced on the subject property and expanded by Colman O'Toole, a relative of then-owner Edmund O'Toole. This is likely when the second story was constructed and the existing Mediterranean Revival façade elements were added. The O'Toole family resided at the property from 1920 through 1983.

Per the material submitted by the project sponsor and information assessed from the Planning Department's files, the subject property does not appear historically or architecturally significant such that it would rise to a level of individual eligibility. No historic events (Criterion 1) or significant persons (Criterion 2) appear to be associated with the Subject Property. The building is a modest example of a period revival style with limited architectural detailing and is not significant under architecture (Criterion 3). Nor is the subject building a rare example of construction (Criterion 4). Archaeological assessment is outside the scope of this review. Additionally, the subject property does not appear to be part of a significant concentration of historically or aesthetically unified buildings such that it would rise to the level of an eligible historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

**CEQA HISTORIC RESOURCE DETERMINATION:**

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

**NEXT STEPS:**

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

**PART I: PRINCIPAL PRESERVATION PLANNER REVIEW**

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

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

**CC:** Monica Giacomucci, Preservation Planner  
Southeast Quadrant Team, Current Planning Division



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 20, 2019** Building Permit Application No. 201912200232 was filed for work at the Project Address below.

**Notice Date: July 22, 2020**

**Expiration Date: August 21, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>695 RHODE ISLAND ST</b>	Applicant:	<b>Marc Dimalanta, D-Scheme Studio</b>
Cross Street(s):	<b>19<sup>th</sup> Street</b>	Address:	<b>222 8th Street</b>
Block/Lot No.:	<b>4031 / 004C</b>	City, State:	<b>San Francisco, CA 94103</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>415-252-0888</b>
Record Number:	<b>2020-000056PRJ</b>	Email:	<b>m.dimalanta@dscheme.com</b>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	42 feet	56 feet
Rear Yard	36 feet	19 feet
Building Height	22 feet	33 feet
Number of Stories	2	3
Number of Dwelling Units	2	No Change
Number of Parking Spaces	0	2
PROJECT DESCRIPTION		
The Project includes the remodel of an existing 2,696 square foot, two-story, two-unit residential building. The building will be expanded by 1,599 square feet via a third-floor vertical addition, a rear horizontal addition, and façade alterations including a new garage and driveway.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

To view plans or related documents, visit [sf-planning.org/notices](https://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

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

Claire Feeney, 415-575-9174, [Claire.Feeney@sfgov.org](mailto:Claire.Feeney@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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

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

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

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

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

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

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

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

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

To: SF Planning Commission  
49 South Van Ness Street  
San Francisco, CA 94103-2479

Supplement to Discretionary Review Application for:  
695 Rhode Island Street, SF  
Building Permit Application No. 201912200232

Dear Members of the Planning Commission:

We have recently met with D-Scheme Studio Architects and their attorney Victor Marquez three times regarding the proposed remodel and vertical and depth additions to 695 Rhode Island Street.

After reviewing the plans and the proposed project in relation to the Building Scale section of the Residential Design Guidelines (p.23-25) and to the existing height pattern on the east side of Rhode Island on the 600 and 700 Blocks between 18<sup>th</sup>-20<sup>th</sup> Streets, we strongly hold that the answer to the first Building Scale question on page 60, "Is the building's height and depth compatible with the existing building scale at the street" has to be NO.

The proposed site at 695 Rhode Island is at the point where the height pattern facing the street changes from 3 story building fronts to 2 (current state of 695) and then 1 and 2 story building fronts respectively facing the street or 2 story fronts with an inhabited gable roof. The building immediately to the South of 695 Rhode Island (697 Rhode Island) is only 1 story above the street. Buildings to the North of 695 have the pattern of three story street **fronts that gradually transition** to 2 stories and then 1 story buildings going northward (619- 3 story; 617- 2 story + gable/attic (set back from street); 615 -1 story; 611- 1 + gable/attic; 609- 2 + gable/attic and 601- 1 story).

South of 695 going up the hill, the pattern is of 1 and 2 story building fronts facing the street. Moving South from 695 we have 697- 1 story; 699A\*- 2 story; 699B\*- 2 story; 701- 1 story; 713- 1 story, 719- 2 story; 725, 727- 2 story + gable/attic; 731- 1 story; 737, 741- 1 story + gable/attic; 743- 2 story; 747, 749- 2 story; 795- 2 story + gable/attic; 765, 767- 2 story + gable/attic; 773, 775- 2 story with pop-up 3<sup>rd</sup> story; 785- 3 story; 787- 3 story. Note that most of 19th Street heading east has been privatized, what is left is an 18 ft. wide landscaped space for a staircase so that the break between 699 and 701 is far less than a normal street width. From this frontage pattern we can see that from 697 to 749 there is a pattern of six 1 or 2 story house fronts. South of 749 there are two 2 story fronts with gables with attics. It is not until 775 that there is a third story pop-up addition and not until 785 that there are a full three stories at the street; there is a lower street pattern by one story South of 695 (including 695) than there is North of 695.

Normally a pop-up addition might be a suitable transition from a two story pattern to a three story pattern, but **considering that the building immediately adjacent to 695 to the south (697**

Rhode Island) is a **1 story building at the beginning of 1 and 2 story pattern of house fronts, having a new third story on 695 is too abrupt of a transition to the shorter pattern to the South** and is **incompatible with that of surrounding buildings**. Having 695 remain a 2 story building in relation to the street as it is now is the most appropriate height for the street pattern between 695 and northward to 749 Rhode Island.

In addition, NO house on that east block of Rhode Island St has a street-facing outdoor patio deck use area as is planned for the vertical addition of 695 Rhode Island, and this addition would again pose a drastic change from the design facade pattern and defined visual character of the rest of the street and would disrupt neighborhood character.

For these reasons, we the immediate neighbors would be adversely affected and request that the developer pursue the remodel project of 695 Rhode Island **but without the proposed vertical addition**.

Sincerely,

Dan Feldman. 699A Rhode Island St., San Francisco, CA 94107

[dfeldman@post.harvard.edu](mailto:dfeldman@post.harvard.edu)

415-531-4428

And immediate neighbors in the alliance:

Emily Roberson. 699 Rhode Island St.

Leonard Jung. 675 Rhode Island St. (immediately adjacent to project)

Lisa Wu. 675 Rhode Island St. (immediately adjacent to project)

James Ahn. 2004 19<sup>th</sup> St.

Ashley Cowart. 2004 19<sup>th</sup> St.

Jeff Trull. 2000 19<sup>th</sup> St.

Kit Morris. 666 Rhode Island St. #2

Garth Phillips. 666 Rhode Island St. #2

Lynelle Hanson. 666 Rhode Island St. #1

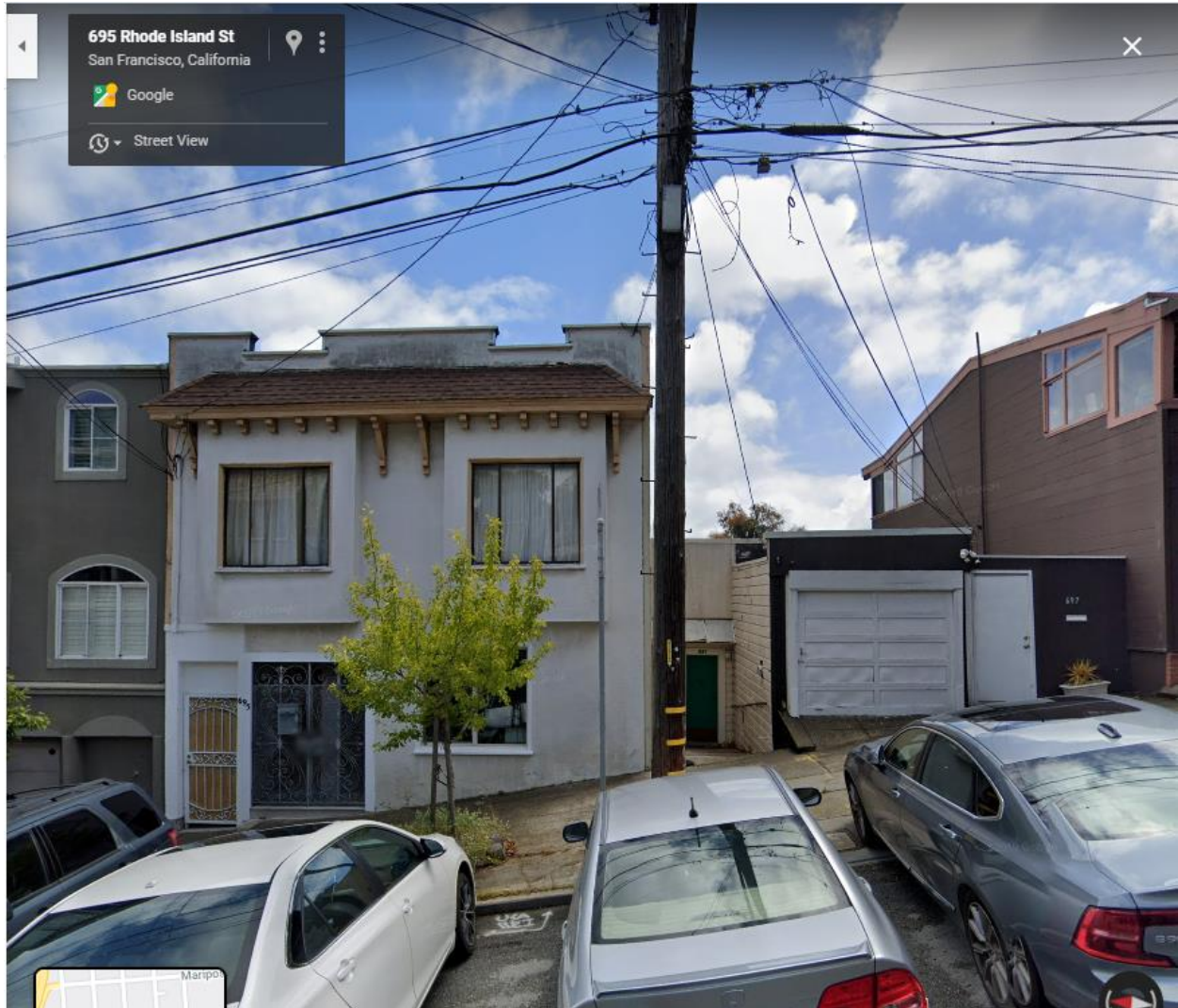
Jean Paul Weber. 666 Rhode Island St. #1

Amy Solliday. 677 Rhode Island St.

Kevin Solliday. 677 Rhode Island St.

\*699A and 699B are on one lot but are two separate structures that present as separate houses.

See street front photo below





# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: 695 Rhode Island Street

Zip Code: 94107

Building Permit Application(s): 2019-1220-0232

Record Number: 2020-000056DRP

Discretionary Review Coordinator: David Winslow

## Project Sponsor

Name: Marc Dimalanta / D-Scheme Studio (Architect)

Phone: (415) 252-0888

Email: m.dimalanta@dscheme.com

## Required Questions

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

Refer to attached pages.

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

Refer to attached pages.

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

Refer to attached pages.

## Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	2	2
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	0	2
Bedrooms	Lower Unit: 2 Upper Unit: 3	Lower Unit: 1 Upper Unit: 4
Height	23'-6"+/-	32'-10"
Building Depth	41'-7"	56'-3"
Rental Value (monthly)	Lower Unit: \$1,500	Lower Unit: \$3,000
Property Value	\$1.65m	\$2.8m

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

<b>Signature:</b> 	<b>Date:</b> 9/17/2020
<b>Printed Name:</b> <u>Charles Quach</u>	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

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



222 8th Street  
San Francisco, CA  
94103  
T: 415.252.0888  
F: 415.252.8388

**Project:** 695 Rhode Island Street  
San Francisco, CA 94107

**Building Permit No.:** 2019-1220-0232  
**Planning Record No.:** 2020-000056DRP

**RE:** Response to Discretionary Review

**Date:** September 17, 2020

Dear Planning Commissioners & Planning Dept. Discretionary Review Coordinator:

This letter is the Project Sponsor's and Property Owner's response to the issues raised by the Discretionary Review Applicants for 695 Rhode Island Street.

Response to Form Question 1)

The Property Owner & Design Team feel the proposed project should be approved and have designed a home that adheres to the City's Residential Design Guidelines, and horizontal and vertical addition requirements.

The current home, although charming, has significant outdated utilities (including power & plumbing), structural features, and its upkeep neglected.

The proposed project fits within the broader neighborhood context, per the City's Residential Design Guidelines, Pg. 23 - Chapter 4 - Building Scale & Form, by having 3 stories over a basement level. This feature is similar to the immediately adjacent Northern Neighbor & D.R. Applicant (675/677 Rhode Island Street) and similar to over 70% of the 3-story residences on the same side of Rhode Island Street (i.e. looking south to north: 675/677 Rhode Island Street (D.R. Applicant), 669/699/671 Rhode Island Street, 663 Rhode Island Street, 657/659 Rhode Island Street, 625 Rhode Island Street, 621/623 Rhode Island Street, & 619/619A Rhode Island Street).

Moreover, the immediately adjacent Southern Neighbor (697 Rhode Island Street) - a 1-story residence with a flat roof over basement level - is an anomaly and does not represent the overall neighborhood or street character. This is evidenced by the next Southern Neighbor (699 Rhode Island Street & D.R. Applicant) which rises 2.5 stories above street level. Adjacent to this Southern Neighbor (699 Rhode Island Street & D.R. Applicant) is a significant gap between houses where 19th Street intersects with Rhode Island Street, and the street character changes to 1-story residences with gabled roofs until the peak of the hill.

Most importantly, the 1-story Southern Neighbor (697 Rhode Island Street) is out of character due to the unique window easement, specific and customized to this address only, recorded with the County Assessor-Recorder, between the previous Owner of 697 Rhode Island Street and the Owners of 699 Rhode Island Street (& D.R. Applicant). Please refer to the attached certified copy of the document.

The proposed project is also consistent with the height of the existing building scale at the street, per the City's Residential Design Guidelines, Pg. 24 & 25 - Chapter 4 - Building Scale & Form. Please note the proposed vertical addition is significantly setback at both the front and rear. The visibility of the proposed upper most floor is limited at street view, similar to the next Southern Neighbor's (699 Rhode Island Street & D.R. Applicant) top-most floor.



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94103  
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**Project:** 695 Rhode Island Street  
San Francisco, CA 94107

**Building Permit No.:** 2019-1220-0232  
**Planning Record No.:** 2020-000056DRP

**RE:** Response to Discretionary Review

**Date:** September 17, 2020

In addition, the proposed project's depth is also compatible with the existing street scale, per the City's Residential Design Guidelines, Pg. 24 & 25 - Chapter 4 - Building Scale & Form, by having the proposed rear horizontal addition setback significantly from the rear property line. The proposed rear horizontal addition is also less deep than the 2 immediate adjacent neighbors - the Northern Neighbor (675/677 Rhode Island Street & D.R. Applicant) and Southern Neighbor (697 Rhode Island Street).

Response to Form Question 2)

The Property Owner & Design Team met numerous times or attempted to meet with Neighbors, most of which are signatories to this Discretionary Review Request. The correspondence and meetings occurred from April to December 2019. Please refer to the attached Summary of Neighborhood Outreach.

Several changes were made in response to the Neighbor's concerns, both before and after the Building Permit was submitted to the City.

The design changes include:

To address the concerns of the far Southern Neighbor - 699 Rhode Island Street:

- \* On Proposed South (Side) Exterior Elevation, added painted striped design for neighbor's visual interest.

To address the concerns of the Northern Neighbor - 675 Rhode Island Street, as communicated through the Planning Department:

The North (Side) & East (Rear) Exterior Elevations were extensively modified, to provide increased privacy and additional light and air for the Northern Neighbor who resides at the top-most floor.

- \* Reduced 2nd Floor Rear Deck to be offset 5'-0" from the North (side) property line.
- \* Reduced 3rd Floor Rear Deck to be offset 5'-0" from both North & South (sides) property lines.
- \* Added Neighbor at 675 Rhode Island Street to 3D Renderings and included their deck's views.

To address the concerns of the Neighbor West across the street - 2004 19th Street:

The West (Front) Exterior Elevation was modified, to address privacy and view concerns for the Western Neighbor who resides at the top-most floor.

- \* Reduced size of 3rd Floor Front Deck to be offset 3'-0" from the existing parapet.
- \* At 3rd Floor Front Deck, added opaque glass at guardrail.
- \* Changed exterior paint color (P-1) from dark brown to light blue-gray throughout project, including at proposed 3rd Floor.
- \* Added Neighbor at 2004 19th Street to 3D Renderings per their request, and included their 3 decks' views.



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**Project:** 695 Rhode Island Street  
San Francisco, CA 94107

**Building Permit No.:** 2019-1220-0232  
**Planning Record No.:** 2020-000056DRP

**RE:** Response to Discretionary Review

**Date:** September 17, 2020

To address the concerns of the D.R. Applicants regarding the absence of street-facing outdoor decks on Rhode Island:

We would like to note this issue was not mentioned during the numerous Neighbor Outreach meetings.

Please note: there are numerous residences on Rhode Island Street that have street-facing outdoor decks, balconies, and yards, such as the following:

on the same side of the street as the Subject Property (looking right to left):

699 Rhode Island Street (& D.R. Applicant) (deck) & 625 Rhode Island Street (balconies), and

on the opposite side of the street as the Subject Property (looking left to right):

2004 19<sup>th</sup> Street (Upper Unit & D.R. Applicant) (numerous decks), 666 Rhode Island Street (D.R. Applicant) (balcony), 655 Kansas Street (exterior façade facing Rhode Island Street) (numerous balconies), 638 Rhode Island Street (front deck), 630/632 Rhode Island Street (front deck), 624/626 Rhode Island Street) (numerous front decks).

## Response to Form Question 3)

The proposed project will not have an adverse effect on the surrounding neighbors and their properties. The proposed horizontal and vertical addition of 695 Rhode Island Street is designed per the City's Residential Guidelines, was modified in response to the Neighbor's concerns, and is tailored to the needs of the Property Owners.

The Property Owners are a recently married couple that purchased the existing residence at 695 Rhode Island Street in Fall 2018, and plan to live here with their extended family for many decades. The Owner is a long-time resident of San Francisco. He has attended public schools in San Francisco, attended public university in nearby Berkeley, and continues to work in San Francisco. The Owner has lived in this neighborhood of Potrero Hill for over a decade. His family has strong roots here in San Francisco and in this specific neighborhood. Both he & his wife would like to continue to live in this neighborhood in their dream home.

Sincerely,

Marc Dimalanta  
Architect & Firm Principal  
D-Scheme Studio

Charles Quach  
Property Owner of  
695 Rhode Island Street

September 15, 2020

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

RE: 695 Rhode Island Street renovation project

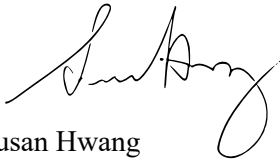
Dear SF Planning Commissioners:

We live at 692 De Haro Street and are the direct eastern neighbor of the proposed residential addition at 695 Rhode Island Street.

We are writing this letter to offer our support for this project. We have spoken to the owners and know about their plans to remodel this fixer-upper and that they plan to live in this house for many years to come. We also welcome them as our immediate neighbor.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Hwang', with a large, stylized loop at the end.

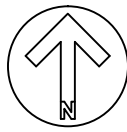
Susan Hwang

**SUBJECT PROPERTY:  
695 RHODE ISLAND STREET**



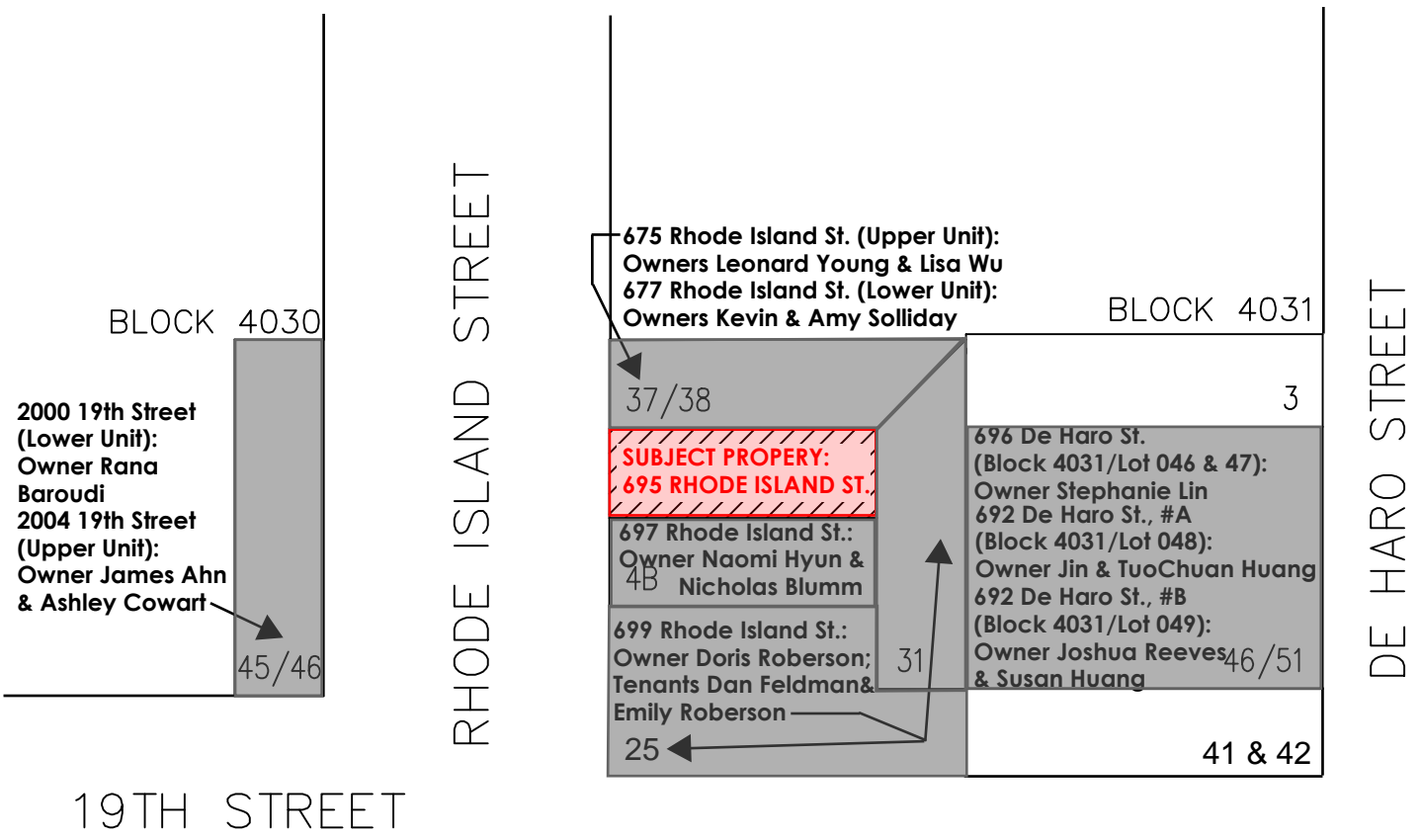
1221 Harrison Street, Suite 18  
San Francisco, CA 94103-4449  
(415) 391-4775

BLOCK 4031  
LOT 4C  
  
San Francisco, CA



JOB NO:	DATE: 190322
403104CT	DRAWN: DC
	CHECKED: DC

PRE-  
APPLICATION  
AREA MAP



**DIAGRAM:  
LOCATION OF ADJACENT NEIGHBORS**

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

**RESPONSE TO DISCRETIONARY REVIEW**



**VIEW LOOKING NORTH ON RHODE ISLAND ST.**

**NORTHERN NEIGHBORS:  
675/677 RHODE ISLAND ST.,  
669/699/671 RHODE ISLAND ST.,  
663 RHODE ISLAND ST.,  
657/659 RHODE ISLAND ST., &  
625 RHODE ISLAND ST.  
(LOOKING FROM RIGHT TO LEFT)**



**RESPONSE TO DISCRETIONARY REVIEW**



**SUBJECT  
PROPERTY**

**ADJACENT PROPERTY:  
SOUTHERN NEIGHBOR:  
697 RHODE ISLAND ST.**

**ADJACENT PROPERTY:  
FURTHER SOUTHERN NEIGHBOR:  
699 RHODE ISLAND ST.**

**RESPONSE TO DISCRETIONARY REVIEW**

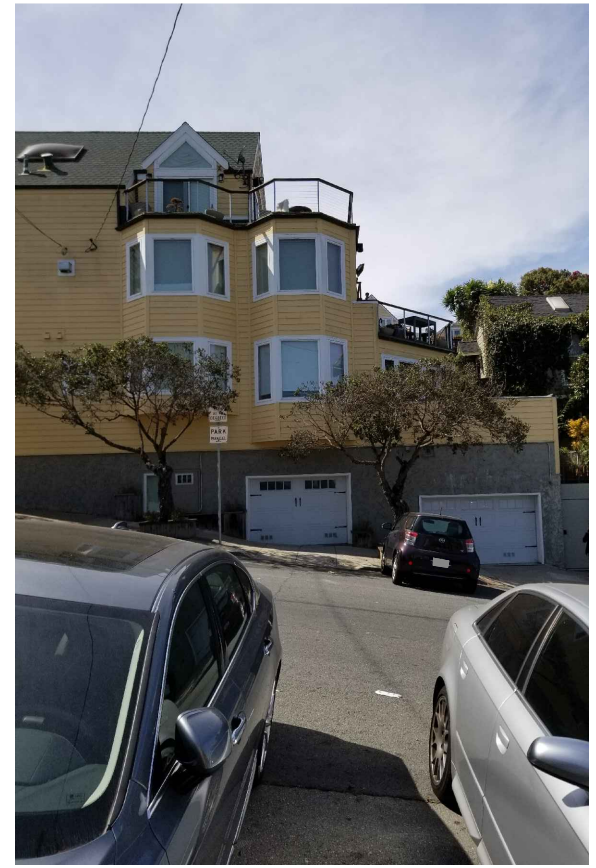
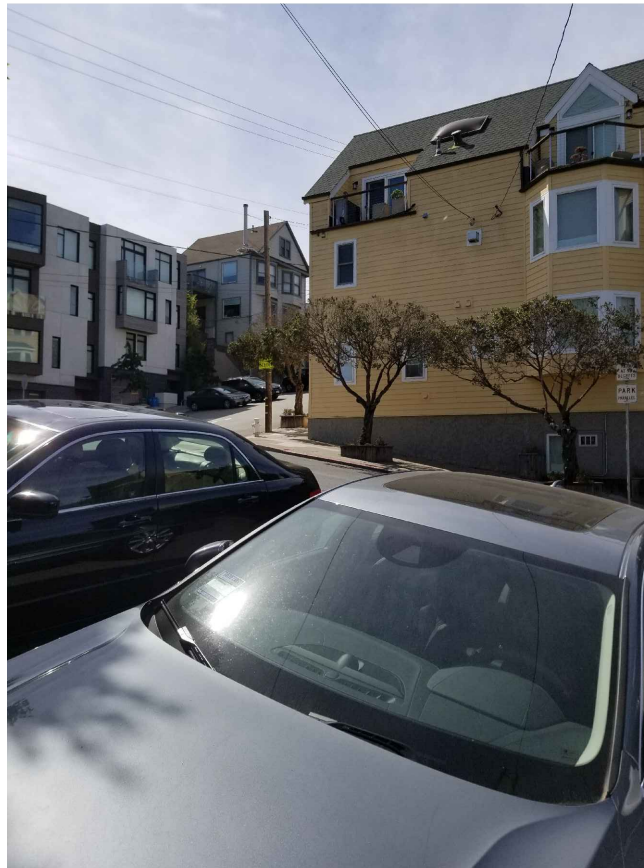
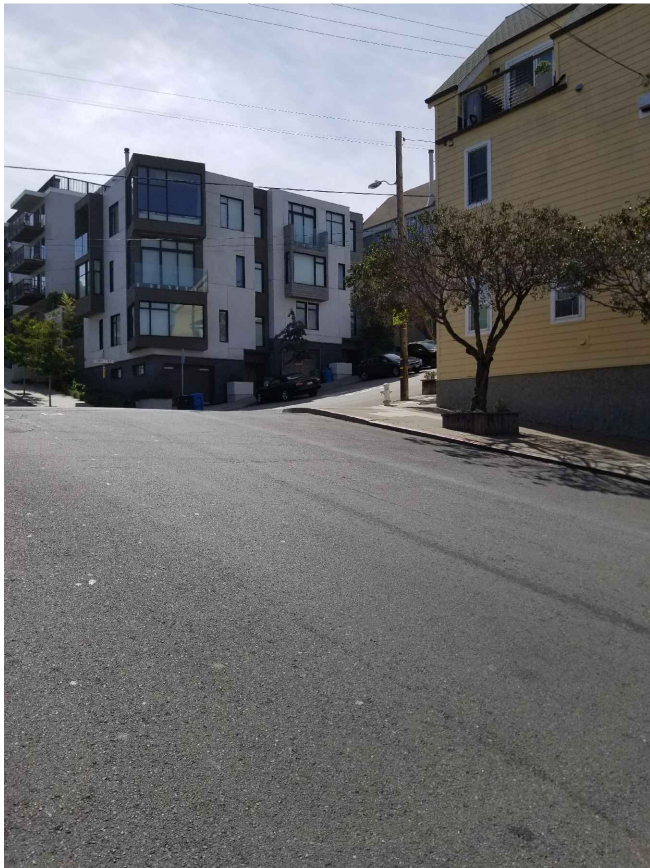


**ADJACENT PROPERTY: FURTHER SOUTHERN NEIGHBOR:  
699 RHODE ISLAND ST.**



**CLOSEUP VIEW**

RESPONSE TO DISCRETIONARY REVIEW



BUILDING ACROSS ST. FROM SUBJECT PROPERTY: 2000/2004 19TH ST. (BLOCK 4030/LOTS 45 & 46)

RESPONSE TO DISCRETIONARY REVIEW



**BUILDING ACROSS ST. FROM SUBJECT PROPERTY:  
2000/2004 19TH ST. (BLOCK 4030/LOTS 45 & 46)  
VIEW FROM 19TH STREET**



**BUILDING ACROSS ST. FROM SUBJECT PROPERTY:  
2000/2004 19TH ST. (BLOCK 4030/LOTS 45 & 46)  
VIEW FROM RHODE ISLAND STREET**



222 8th Street  
San Francisco, CA  
94103  
T: 415.252.0888  
F: 415.252.8388

To:	<b>Planner</b>	From:	Marc Dimalanta / Jennifer Fong
Company:	<b>City of San Francisco Planning Department</b>	Company:	D-Scheme Studio 222 8th Street San Francisco, CA 94103
Address:	1650 Mission Street, Suite 400 San Francisco, CA 94103	Project Name:	<b>695 RHODE ISLAND STREET</b>
Phone:	(415) 558-6378 Main Ofc.	Date:	December 19, 2019.
		Re:	<b>Summary of Neighborhood Outreach</b>

**PROJECT: 695 RHODE ISLAND STREET**

**RE: Summary of Neighborhood Outreach**

Below is a summary of the recent neighborhood outreach efforts/discussions for 695 Rhode Island Street, as of today 12/19/2019, for your reference. Please note: Some of the information below was provided by the Project Sponsor.

Please also refer to the attached map diagram showing the location of the neighbors noted below.

**Neighbor North of Subject Property:**  
**(Located to left of Subject Property)**

**Owners of 675 Rhode Island Street (Upper Unit): Leonard Jung & Lisa Wu**  
**Owners of 677 Rhode Island Street (Lower Unit): Kevin & Amy Solliday**

- 06/09/2019 Project Sponsor met in person with Kevin Solliday (Owner of 677 Rhode Island Street) in person at Subject Property to present proposed project.
- 06/03/2019 Project Sponsor contacted both Owners of 675 & 677 Rhode Island Street to notify of proposed project.
- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Leonard Jung & Lisa Wu (Owners of 675 Rhode Island Street) did not attend.  
Kevin & Amy Solliday (Owners of 677 Rhode Island Street) did not attend.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

**Neighbor East of Subject Property:**  
**(Vacant Lot located at rear of Subject Property)**

**Owner of Vacant Lot (Block 4031 / Lot 31): Doris Roberson**

**[The Owner of the Vacant Lot is the same Owner of 699 Rhode Island Street (Neighbor 2 houses South of Subject Property). The Tenants of 699 Rhode Island Street are Dan Feldman & Emily Roberson. Please refer to additional entry below.]**

- 12/04/2019 Project Sponsor discussed comments with D-Scheme Studio.
- 11/30/2019 Dan Feldman sent a list of comments.
- 11/15/2019 2<sup>nd</sup> Pre-Application Meeting with Neighbors:  
Tenants Dan Feldman & Emily Roberson attended.
- 11/12/2019 Project Sponsor confirmed Fri., 11/15/2019 meeting.
- 11/12/2019 Dan Feldman requested to move meeting to Fri., 11/15/2019.
- 11/11/2019 Project Sponsor confirmed Wed., 11/03/2019 meeting.
- 11/08/2019 Dan Feldman responded and requested to meet Wed. 11/03/2019.
- 11/06/2019 Dan Feldman responded to Community Liaison Victor Martinez call to schedule another meeting to review the subject property's proposed drawings.

[Continued on the Next Page]



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94103  
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- 08/21/2019 Architect Alan Martinez reviewed proposed subject property's proposed drawings.
- 08/19/2019 D-Scheme Studio sent copy of proposed subject property's proposed drawings to Dan Feldman's Architect – Alan Martinez, per Project Sponsor's direction. Project Sponsor noted he was traveling and apologized for the delay in response.
- 07/27/2019 Dan Feldman requested copy of proposed subject property's proposed drawings be sent to his Architect Alan Martinez.
- 07/26/2019 Dan Feldman reviewed proposed subject property's proposed drawings.
- 07/25/2019 D-Scheme Studio sent copy of proposed subject property's proposed drawings.
- 07/24/2019 Dan Feldman requested copy of proposed subject property's proposed drawings.
- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Dan Feldman attended.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

**Neighbor Farther East of Subject Property:**

**(Located at rear of Vacant Lot behind Subject Property)**

**Owner of 696 De Haro Street (Block 4031 / Lot 046 & 47): Stephanie Lin**

- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Stephanie Lin did not attend.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

**Neighbor Farther East of Subject Property:**

**Owners of 692 De Haro Street, #B (Block 4031 / Lot 049): Joshua Reeves & Susan Hwang**

- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Joshua Reeves & Susan Hwang did not attend.
- 04/18/2019 Project Sponsor corresponded with Susan Hwang by phone to discuss subject property's proposed project.
- 04/18/2019 Susan Hwang notified Project Sponsor that she could not attend 1st Pre-Application Meeting.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.
- 01/29/2019 Project Sponsor met in person with Susan Hwang to discuss subject property's proposed project.

**Neighbor South of Subject Property:**

**(Located to right of Subject Property)**

**Non-residing Owner of 697 Rhode Island Street: Naomi Hyun & Nicholas Blumm**

- 11/15/2019 2<sup>nd</sup> Pre-Application Meeting with Neighbors:  
Naomi Hyun attended.
- 08/09/2019 Naomi Hyun reviewed proposed subject property's proposed drawings.
- 07/26/2019 Naomi Hyun reviewed proposed subject property's proposed drawings.
- 07/25/2019 D-Scheme Studio sent copy of proposed subject property's proposed drawings.
- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Naomi Hyun attended.
- 04/24/2019 Project Sponsor met with Naomi Hyun in person to discuss subject property's proposed drawings.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

[Continued on Next Page]



222 8th Street  
San Francisco, CA  
94103  
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F: 415.252.8388

**Neighbor Further South of Subject Property:**

**(Located to 2 houses to the right of Subject Property)**

**Owner of 699 Rhode Island Street: Doris Roberson**

**Tenants of 699 Rhode Island Street: Dan Feldman & Emily Roberson**

**[The Owner of 699 Rhode Island Street is the same Owner of the Vacant Lot at rear of Subject Property. Please refer to additional entry above.]**

- 12/04/2019 Project Sponsor discussed comments with D-Scheme Studio.
- 11/30/2019 Dan Feldman sent a list of comments.
- 11/15/2019 2<sup>nd</sup> Pre-Application Meeting with Neighbors:  
Tenants Dan Feldman & Emily Roberson attended.
- 11/12/2019 Project Sponsor confirmed Fri., 11/15/2019 meeting.
- 11/12/2019 Dan Feldman requested to move meeting to Fri., 11/15/2019.
- 11/11/2019 Project Sponsor confirmed Wed., 11/03/2019 meeting.
- 11/08/2019 Dan Feldman responded and requested to meet Wed. 11/03/2019.
- 11/06/2019 Dan Feldman responded to Community Liaison Victor Martinez call to schedule another meeting to review the subject property's proposed drawings.
- 08/21/2019 Architect Alan Martinez reviewed proposed subject property's proposed drawings.
- 08/19/2019 D-Scheme Studio sent copy of proposed subject property's proposed drawings to Dan Feldman's Architect – Alan Martinez, per Project Sponsor's direction. Project Sponsor noted he was traveling and apologized for the delay in response.
- 07/27/2019 Dan Feldman requested copy of proposed subject property's proposed drawings be sent to his Architect Alan Martinez.
- 07/26/2019 Dan Feldman reviewed proposed subject property's proposed drawings.
- 07/25/2019 D-Scheme Studio sent copy of proposed subject property's proposed drawings.
- 07/24/2019 Dan Feldman requested copy of proposed subject property's proposed drawings.
- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Dan Feldman attended.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

**Neighbor West of Subject Property:**

**(Located across the street from Subject Property)**

**Owner of 2000 19<sup>th</sup> Street (Lower Unit): Rana Baroudi**

**Owner of 2004 19<sup>th</sup> Street (Upper Unit): James Ahn & Ashley Cowart**

- 11/15/2019 2<sup>nd</sup> Pre-Application Meeting with Neighbors:  
James Ahn & Ashley Cowart (Owner of 2004 19<sup>th</sup> Street) attended.
- 04/25/2019 1<sup>st</sup> Pre-Application Meeting with Neighbors:  
Rana Baroudi (Owner of 2000 19<sup>th</sup> Street) did not attend.  
James Ahn & Ashley Cowart (Owner of 2004 19<sup>th</sup> Street) attended.
- 07/25/2019 D-Scheme's email was returned, due to invalid email given.
- 07/25/2019 D-Scheme Studio sent copy of proposed subject property's proposed drawings.
- 04/09/2019 Project Sponsor sent Pre-Application Meeting Notification Mailings.

[Continued on Next Page]

# CERTIFIED COPY

SAN FRANCISCO, CA RECORDER'S OFFICE  
Bruce Jamison, Recorder  
DOC- F038135

WHEN RECORDED MAIL TO  
Doris B.W. Roberson  
699 Rhode Island Street  
San Francisco, CA 94107

Tuesday, December 10, 1991 11:35:37am  
Rec 18.00 --- Ps 16.00  
StP 15.00 --- Mic 1.00  
Ttx 32.50 --- Amt 82.50  
TOTAL -> \$82.50  
REEL F518 IMAGE 0538

APN 4031-25, 31 - Dominant Tenem  
APN 4031-4B - Servient Tenement

## GRANT OF VIEW EASEMENT APPURTENANT AGREEMENT

The undersigned grantors declare:

Documentary transfer tax is \$<sup>x</sup> 32.50

( X ) Computed on full value of property conveyed, or  
( ) Computed on full value less value of  
liens and encumbrances remaining at  
time of sale.

( ) Unincorporated area ( ) City of  
Tax Parcel No.

This agreement made this 20 day of NOVEMBER,  
1991, by and between Patrick Gleeson and Joan Jeanrenaud,  
husband and wife, hereinafter referred to as "Grantors", and  
Doris B. W. Roberson, a single woman, and Emily Brin Roberson, a  
married woman, as her separate property, joint tenants,  
hereinafter referred to as "Grantee".

WHEREAS, Grantors are the owners of certain real  
property commonly known as 697 Rhode Island Street, in the City  
and County of San Francisco, State of California, hereinafter  
referred to as the "Servient Tenement" or as 697 Rhode Island  
Street, and described as follows:

COMMENCING AT A POINT on the Easterly line of Rhode  
Island Street, distant thereon 25 feet Northerly from  
the Northerly line of 19th Street, as said street  
existed prior to vacation of a portion thereof by San  
Francisco City and County Resolution No. 16761, a  
certified copy thereof being filed June 19, 1956,  
Series No. 83211; running thence Northerly and along  
said line of Rhode Island Street 25 feet; thence at a

  
  
dbw  
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1 right angle Easterly 75 feet; thence at a right angle  
2 Southerly 25 feet; thence at a right angle Westerly 75  
3 feet to the point of commencement

4 Being a part of Potrero Nuevo Block No. 162.

5 APN Block 4031, Lot 4B,

6 and Grantors propose to build a new structure on said Servient  
7 Tenement.

8 WHEREAS, Grantee is the owner of certain real property  
9 commonly known as 699 Rhode Island Street, in the City and  
10 County of San Francisco, State of California, hereinafter  
11 referred to as the "Dominant Tenement", or as 699 Rhode Island  
12 Street, and described as follows:

13 APN Block 4031, Lot 25:

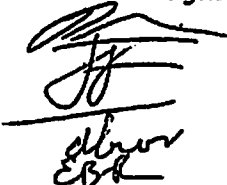
## 14 PARCEL I:

15 BEGINNING at the point of intersection of the easterly  
16 line of Rhode Island Street with the northerly line of  
17 19th Street, as said 19th Street existed prior to the  
18 vacation of portions thereof by Resolution No. 16761  
19 adopted by the Board of Supervisors on June 4, 1956;  
20 running thence northerly along said line of Rhode  
21 Island Street 25 feet; thence at a right angle easterly  
22 75 feet; thence at a right angle southerly 25 feet to  
23 the former northerly line of 19th Street; and thence  
24 westerly along said former line of 19th Street 75 feet  
25 to the point of beginning.

26 Being a portion of POTRERO NUEVO BLOCK NO. 162.

## 27 PARCEL II:

28 Beginning at the point of intersection of the easterly  
line of Rhode Island Street with the northerly line of  
19th Street, as said 19th Street existed prior to the  
vacation of portions thereof by Resolution No. 16761,  
adopted by the Board of Supervisors on June 4, 1956;  
running thence easterly along said former northerly  
line of 19th Street 100 feet; thence at a right angle  
southerly 23 feet; thence at a right angle westerly 100  
feet to the easterly line of Rhode Island Street;  
thence at a right angle northerly along said easterly  
line of Rhode Island Street 23 feet to the point of  
beginning.

  
J. J. Brown  
EBR

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Being a portion of 19th Street vacated by Resolution No. 16761, adopted by the Board of Supervisors on June 4, 1956.

APN Block 4031, Lot 31:

BEGINNING at a point on the northerly line of 19th Street, as said Street existed prior to the vacation of portions thereof by Resolution No. 16761 adopted by the Board of Supervisors on June 4, 1956, distant thereon 75 feet easterly from the easterly line of Rhode Island Street; running thence easterly along said former line of 19th Street 25 feet; thence at a right angle northerly 100 feet; thence at a right angle westerly 25 feet; thence at a right angle southerly 100 feet to the point of beginning.

BEING a portion of Potrero Nuevo Block No. 162.

EXCEPTING THEREFROM that portion thereof conveyed to Elyse A. Lyons by Deed recorded February 24, 1964 in Book A721, page 771, Official Records, and more particularly described as follows:

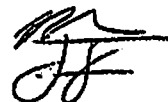
BEGINNING at a point which is perpendicularly distant 75 feet easterly from the easterly line of Rhode Island Street and also perpendicularly distant 75 feet northerly from the northerly line of 19th Street, as said 19th Street existed prior to the vacation of portions thereof by Resolution No. 16761 adopted by the Board of Supervisors on June 4, 1956; running thence northerly and parallel with the easterly line of Rhode Island Street 25 feet; thence at a right angle easterly 25 feet; thence southwesterly in a direct line to the point of beginning.

BEING a portion of Potrero Nuevo Block No. 162.

WHEREAS, Grantee desires to acquire certain rights in the Servient Tenement;

NOW, THEREFORE, it is agreed as follows:

1. (a) In consideration of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00), receipt of which is hereby acknowledged by Grantors, Grantors hereby grant to Grantee an easement as hereinafter described.

  
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(b) Grantors warrant to Grantees that there is no lien or other encumbrance on the Servient Tenement which is senior to this grant of easement.

2. The easement granted herein is appurtenant to the Dominant Tenement.

3. The easement granted herein is a view easement.


4. The drawings, including all dimensions and scale as shown, which are attached to this Agreement and marked Drawings A, B, and C, are incorporated herein and are an integral part of the Agreement. All measurements, dimensions and scale referred to below are intended by the parties to conform to said drawings. Said drawings are an accurate description of Grantors' proposed structure at 697 Rhode Island Street, subject to such revision and modification as are within the limitations of the view easement granted herein.

5. The intent of said view easement is as follows:

(a) To preserve completely all views out of the eastfacing windows of the top floor of 699 Rhode Island Street.

(b) To preserve substantial portions of the views out of the northfacing windows of 699 Rhode Island Street.

(c) To allow all but two of the existing northfacing windows at 699 Rhode Island Street to be retained without obstruction by any structure to be constructed at 697 Rhode Island Street. One window

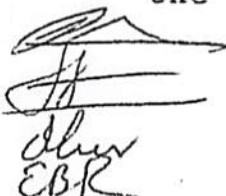
  
P.B.R.

which will be blocked is the northfacing smaller window farther from the street in the kitchen of 699 Rhode Island. This window (consisting of a larger rectangular pane and a smaller trapezoidal pane immediately above it) is indicated as window A on the accompanying drawing C which is an integral part of the easement document.

The second window which will be blocked with respect to view but not with respect to function is the central northfacing groundfloor bathroom window at 699 Rhode Island. On any structure constructed at 697 Rhode Island Street, such structure will provide this window with a code-approved lightwell for natural light and ventilation. The lightwell is indicated on the accompanying drawing C which is an integral part of the easement document.

6. The view easement granted herein is located so that as to the view from the living room windows of the existing structure on the Dominant Tenement (699 Rhode Island Street):

(a) Except as noted below, no part of any structure on the Servient Tenement (697 Rhode Island Street) shall extend farther eastward than the plane of the east facing living room windows at 699 Rhode Island Street, unless it is at least 18' 6" feet lower than the bottom sill of said windows; so that the view

  
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1 facing eastward from the living room windows at 699  
2 Rhode Island Street shall be totally unobstructed by  
3 any structure at 697 Rhode Island Street. An  
4 ornamental iron railing of a maximum height of 3' 6"  
5 shall be allowed provided (i) that it does not exceed  
6 by more than 5% the minimum allowable dimensions for  
7 such railing, therefore providing an open design and  
8 (ii) that no portion of the railing shall be closer  
9 than 14 feet to the existing structure at 699 Rhode  
10 Island Street.

11 (b) Except as noted below, no part of any  
12 structure at 697 Rhode Island Street shall extend both  
13 eastward of the westmost (inner) edge of the north  
14 facing living room windows at 699 Rhode Island Street  
15 and upward farther than the top of the bottom sill of  
16 the said north facing living room windows.

17 1) Eaves and downspouts of such diameter and  
18 other dimensions shall visually intrude no more  
19 than the sum of such intrusions by such devices on  
20 the structures now existing at 610 Rhode Island  
21 Street and at 699 Rhode Island Street divided by 2  
22 and they shall be of such design as to minimize  
23 any visual interference with the views at 699  
24 Rhode Island Street.

25 2) The rear wall of the top floor of any  
26 structure at 697 Rhode Island Street shall be

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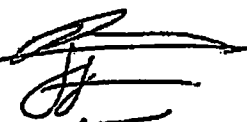
1 allowed to extend forward (that is eastward)  
2 from the westmost (rear) edge of the existing  
3 living room windows at 699 Rhode Island  
4 Street provided that:

5 1) it shall not extend eastward beyond  
6 said westmost (inner) edge at that point  
7 nearest the property line dividing 697 and  
8 699 Rhode Island Street, and

9 ii) no part of any structure shall fall  
10 within an area bounded by a line drawn in the  
11 horizontal plane from the westmost (inner)  
12 edge of the existing living room windows  
13 along the property line and a line drawn from  
14 said westmost edge and extending in the  
15 horizontal plane no less than 63.5 degrees  
16 counterclockwise (therefore generally  
17 northeastward), as said line is set forth on  
18 attached drawing B at line "A", and

19 iii) the above notwithstanding, no part  
20 of the rear wall of the top floor of the  
21 proposed structure shall extend farther  
22 eastward than 37 feet from the property line.

23 Therefore the views from the northfacing  
24 windows at 699 Rhode Island Street shall be  
25 completely unobstructed to the east and northeast  
26 and substantially unobstructed to the north,

27   
28 *other*  
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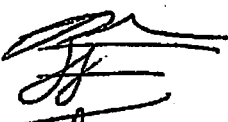
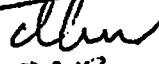
1 except that the rearmost side windows will have a  
2 partial obstruction northward as described above  
3 and indicated on the drawings.

4 7. The view easement granted herein is located so  
5 that as to the view from the kitchen windows of the existing  
6 structure on the Dominant Tenement (699 Rhode Island Street):

7 (a) No part of the structure at 697 Rhode Island  
8 Street shall extend farther westward than the plane of  
9 the west facing kitchen windows at 699 Rhode Island  
10 Street. Therefore the view facing westward from the  
11 kitchen windows at 699 Rhode Island Street shall be  
12 totally unobstructed by the structure at 697 Rhode  
13 Island Street.

14 (b) With the exceptions noted, no part of the  
15 structure shall extend both westward from the eastward  
16 edge of the unblocked northfacing windows as indicated  
17 on the accompanying drawings and upward farther than  
18 the top of the bottom sill of the northfacing kitchen  
19 windows at 699 Rhode Island Street.

20 1) The 2-paned eastmost and northfacing  
21 kitchen window, indicated as window A on the  
22 accompanying drawings which are an integral part  
23 of this easement, will be blocked by the proposed  
24 structure. Grantors agree to give Grantee  
25 adequate notice to permit Grantee to remove the  
26 windows to be block and to seal the wall.

27   
28   
EBR

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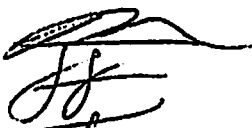
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2) An ornamental iron railing of a maximum height of 3' 6" shall be allowed provided (i) that it does not exceed the minimum allowable dimensions for such a railing, therefore providing an open design and (ii) that no portion of the railing shall be closer than 15 feet to the existing structure at 699 Rhode Island Street.

3) Eaves and downspouts of such diameter and dimensions as such devices shall visually intrude no more than the sums of such intrusions by such devices at 610 Rhode Island Street and at 699 Rhode Island Street divided by 2.

8. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party to be charged.

9. In the event of any controversy, claim or dispute relating to this instrument or the breach thereof, such controversy, claim or dispute will be resolved by binding arbitration pursuant to Sections 1280 et seq. of the Code of Civil Procedure and not by litigation in Court. The prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

  
dhr  
EBR

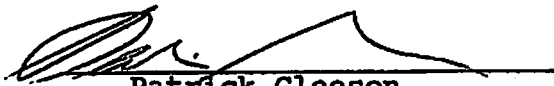
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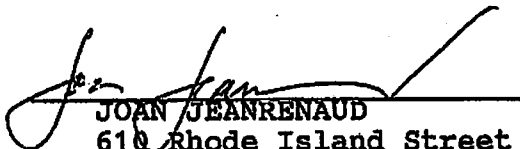
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10. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto. The parties understand and agree that Grantors personally have no control over and no personal responsibility for any impairment of the subject easement by any owner successor to either or both of them, or by any person not a party to or otherwise bound by Grantors' grant of the subject appurtenant view easement.

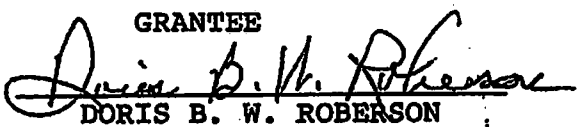
IN WITNESS, the parties hereto have executed this instrument the day and year first above written.

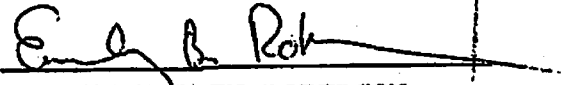
## GRANTORS

  
Patrick Gleeson  
610 Rhode Island Street  
San Francisco, CA 94107

  
JOAN JEANRENAUD  
610 Rhode Island Street  
San Francisco, CA 94107

## GRANTEE

  
DORIS B. W. ROBERSON  
699 Rhode Island Street  
San Francisco, CA 94107

  
EMILY BRIN ROBERSON  
2439-C Jefferson  
Berkeley, CA 94703

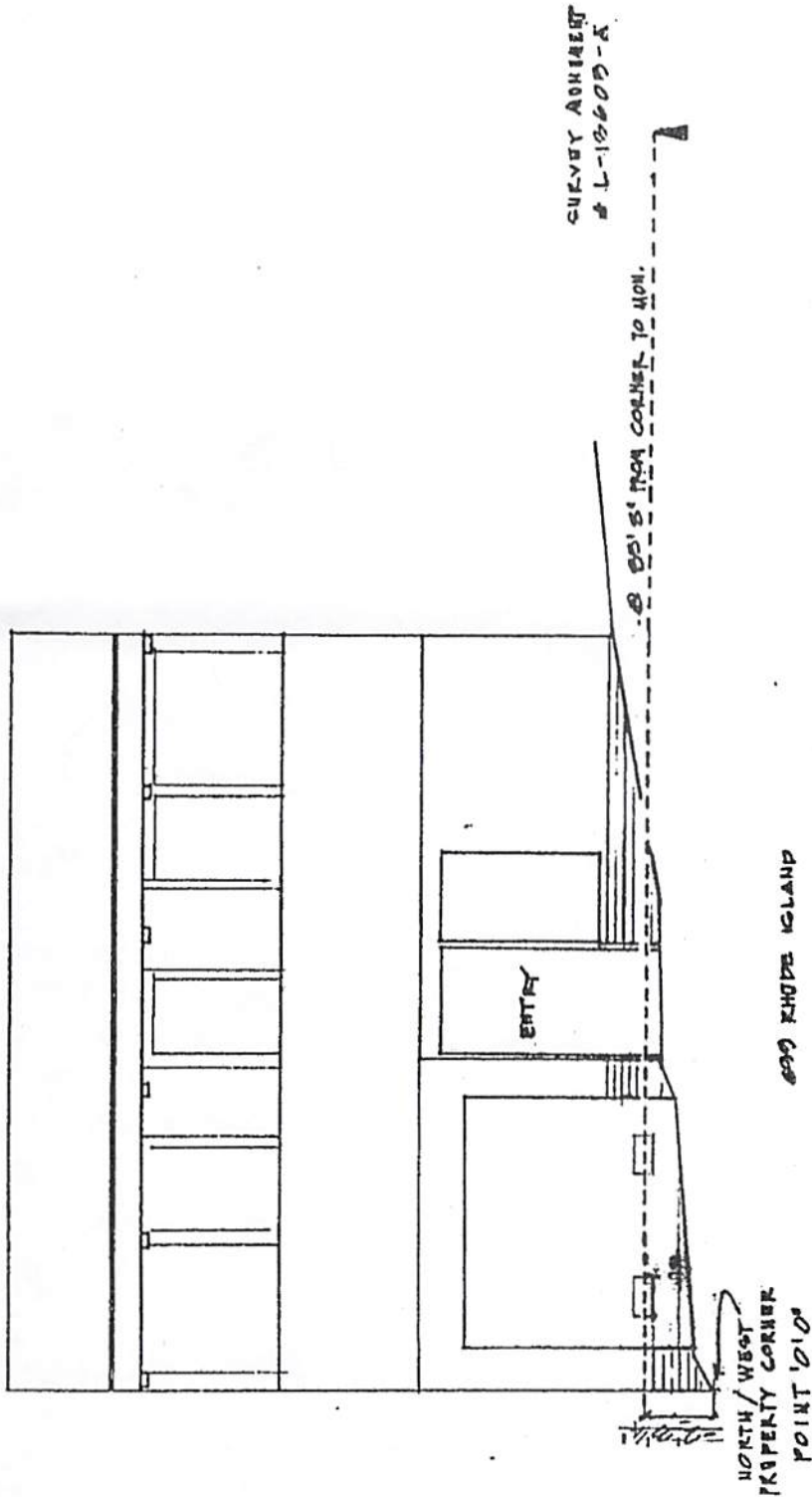
NOTARIAL ACKNOWLEDGEMENT)

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F038135

OCT - 1991

*[Signature]*  
*[Signature]*  
EAK



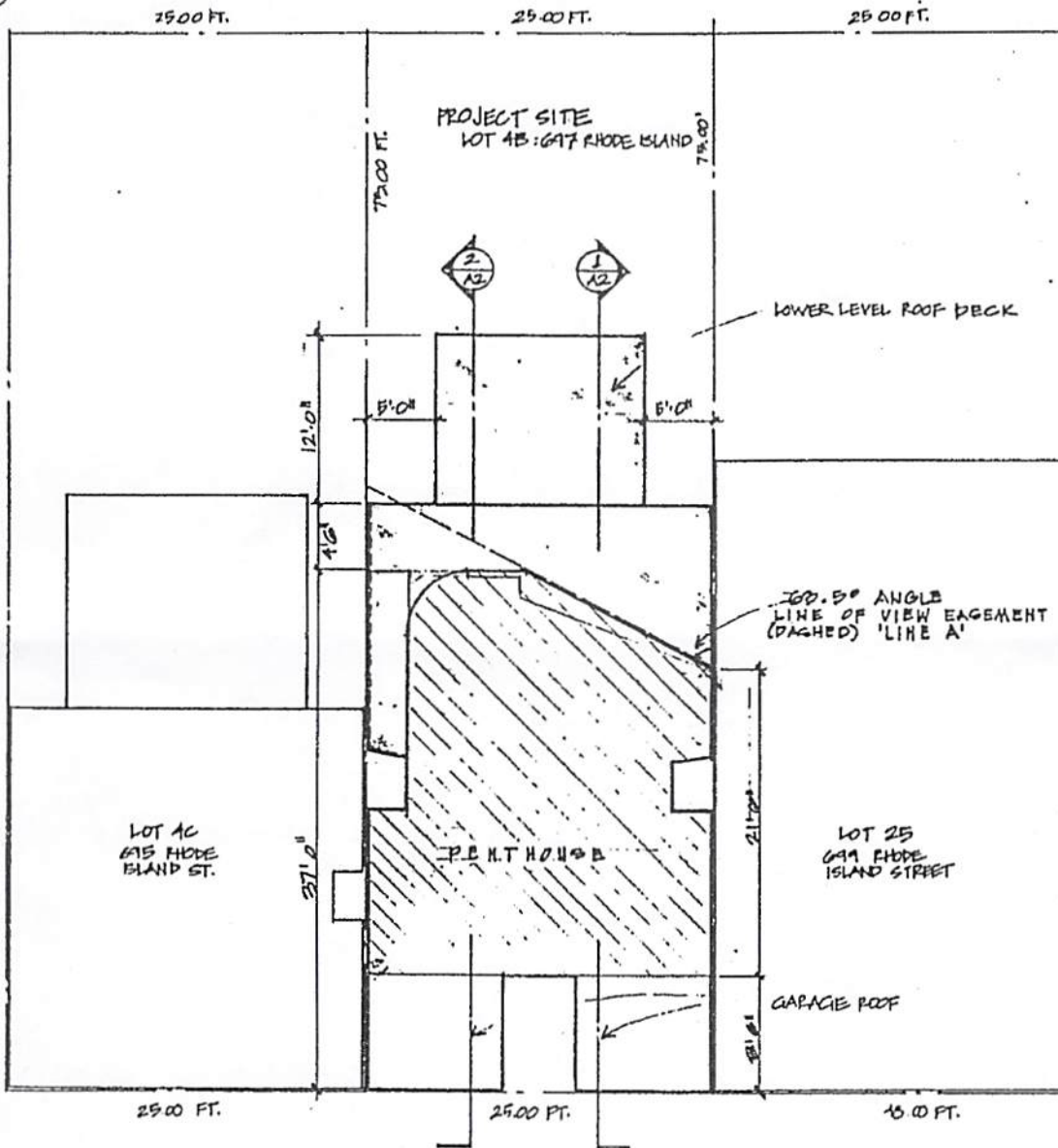
SCALE  $\frac{1}{4}" = 1'0"$   
DRAWING A LOCATED PLOD IN REFERENCE TO SURVEY MON.

SCALE:  
67 % OF ORIGINAL

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F038135

*Handwritten signature/initials*



DRAWING - B

RHODE ISLAND STREET

SITE AND ROOF PLAN

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

SCALE:

67 % OF ORIGINAL

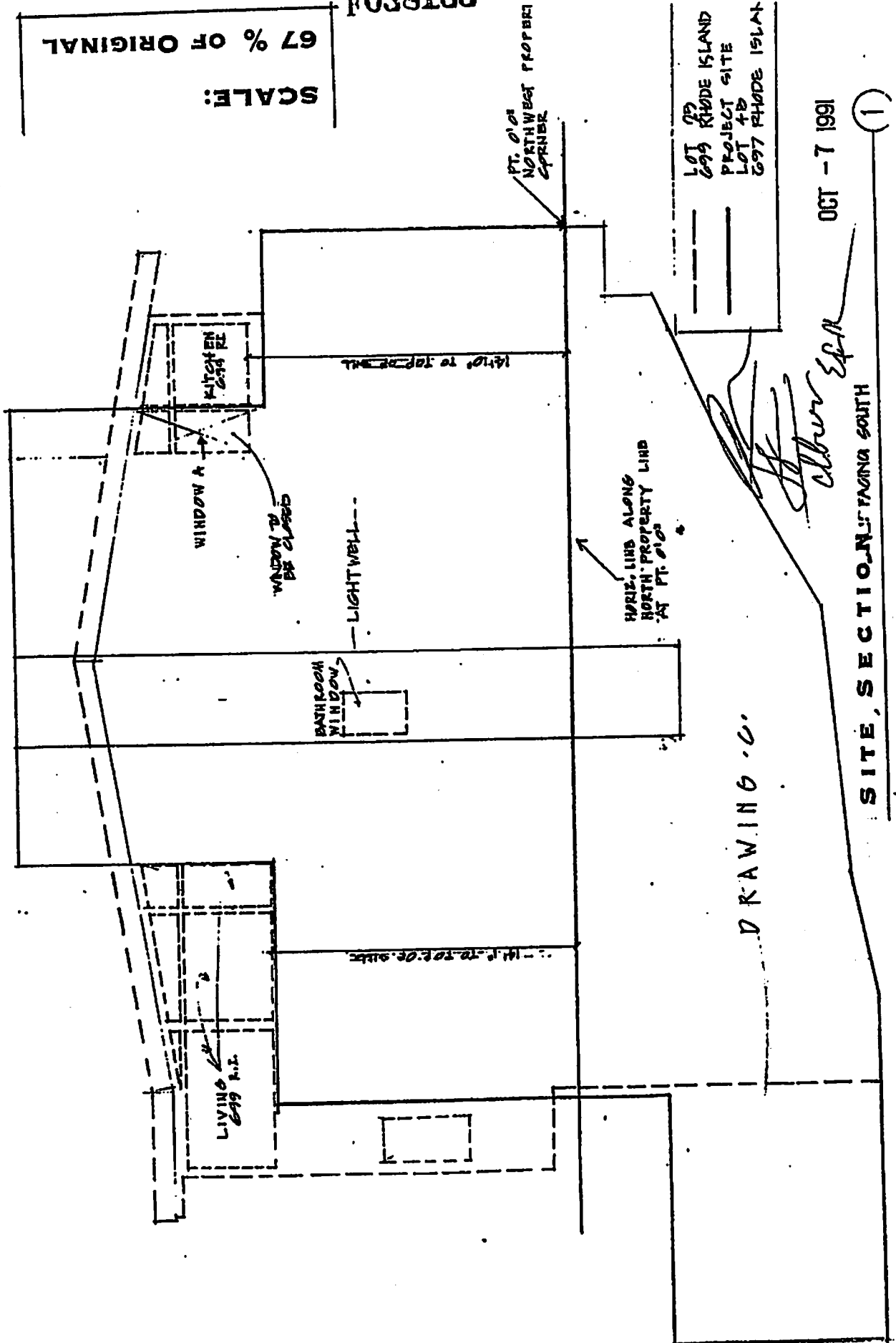
OCT - 7 1991

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F038135

SCALE:  
67 % OF ORIGINAL



STATE OF CALIFORNIA

CITY & COUNTY OF SAN FRANCISCO

ss. }

**F038135**

On this 20th day of November, in the year 19 91,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
PATRICK GLEESON and JOAN JEANRENAUD

OFFICIAL SEAL

**RUTH E. ELOBY**

NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ALAMEDA COUNTY



My Commission Expires June 19, 1992

(or proved to me on the basis of satisfactory evidence) to be the persons whose names  
are subscribed to the within instrument, and acknowledged to me that they  
executed it.

WITNESS my hand and official seal.

*Ruth E. Eloby*  
Notary Public in and for said State.

STATE OF CALIFORNIA  
CITY & } ss.

COUNTY OF SAN FRANCISCO

F038135

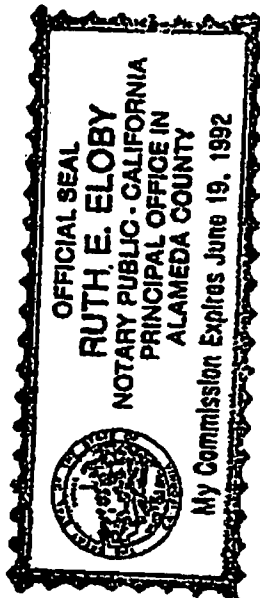
On this 20th day of November, in the year 1991,  
before me, the undersigned, a Notary Public in and for said State, personally appeared

DORIS B. W. ROBERSON

(or proved to me on the basis of satisfactory evidence) to be the person, whose name is subscribed to the within instrument, and acknowledged to me that s/he executed it.

WITNESS my hand and official seal.

ACKNOWLEDGMENT—General—Notaritis Form 233CA—Rev. 5-82  
©1982 WOLCOTT'S, INC. (prea class 8-2)



*[Signature]*  
Notary Public in and for said State

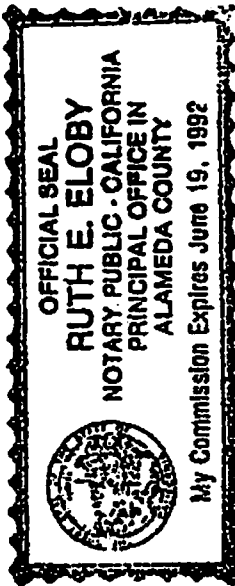
STATE OF CALIFORNIA

COUNTY OF ALAMEDA

F038135

ss.

On this 21st day of November, in the year 19 91,  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
EMILY BRIN ROBERSON



\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person \_\_\_\_\_ whose name \_\_\_\_\_  
is \_\_\_\_\_ subscribed to the within instrument, and acknowledged to me that s/he \_\_\_\_\_  
executed it.

WITNESS my hand and official seal.

*Ruth E. Eloby*  
Notary Public in and for said State.

## CERTIFIED COPY

This is a true certified copy of the record  
if it bears the seal, imprinted in purple ink  
of the Assessor-Recorder



AUG 24 2020

CARMEN CHU

ASSESSOR - RECORDER  
SAN FRANCISCO COUNTY CALIFORNIA  
BY

A handwritten signature in blue ink, appearing to read "Alan Fok", is written over a horizontal line.

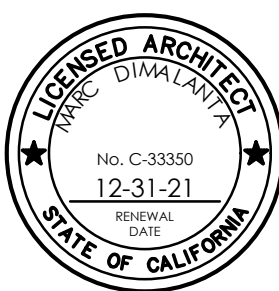
Alan Fok

[illegible][illegible]

695

BLOCK 4031 / LOT 004C

222 8TH STREET  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
WWW.DSCHEME.COM



Paula

[illegible]

SCALE:  
3/16" = 1'-0"



## EXISTING & DEMOLITION SITE PLAN

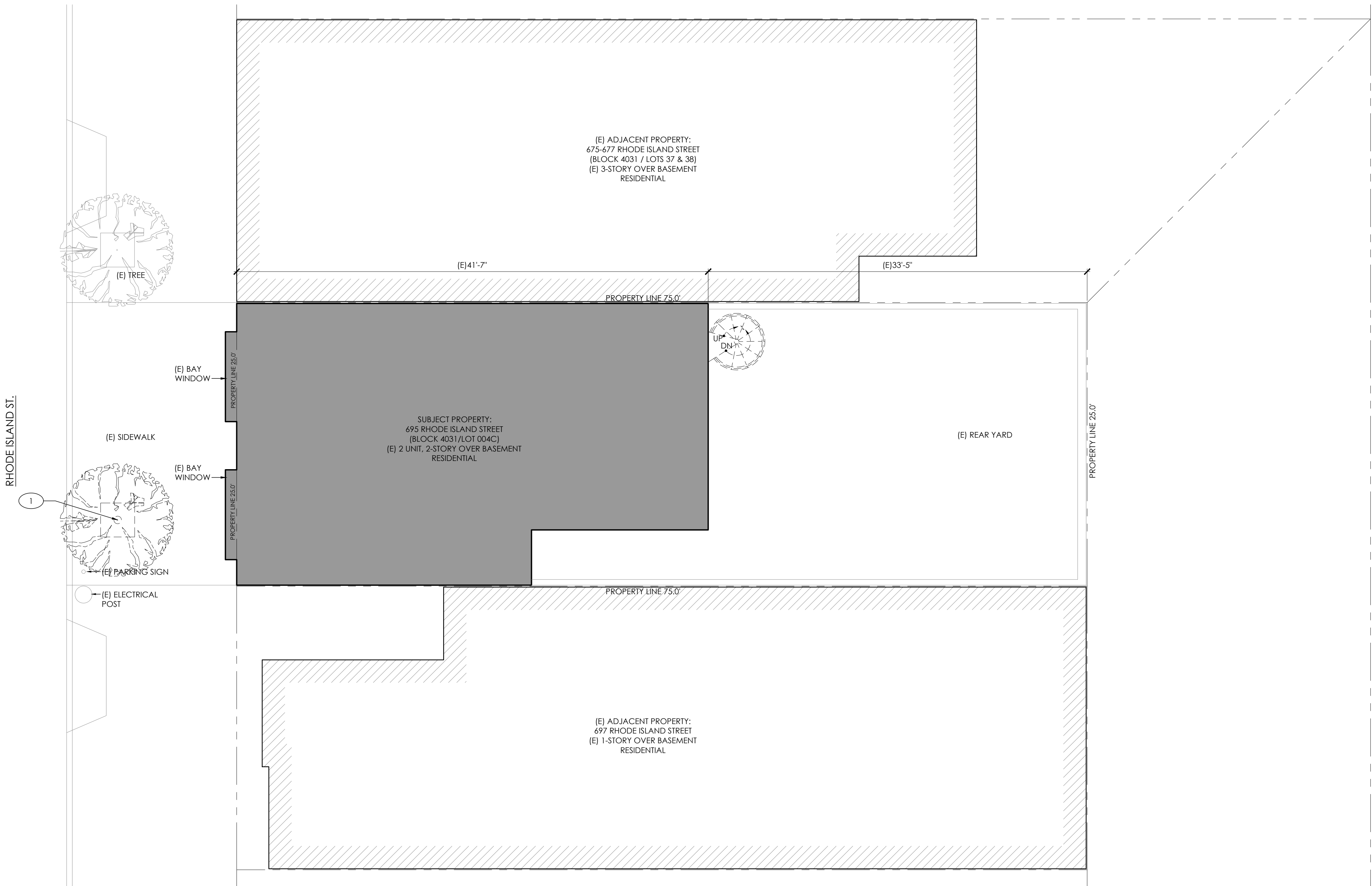
# A1.0

 EXISTING WALL TO REMAIN

 EXISTING WALL / ITEM TO BE REMOVED

2. GENERAL CONTRACTOR TO OBTAIN STREET IMPROVEMENT PERMIT FROM PUBLIC WORKS (PW) BUREAU OF STREETS AND MAPPING (BSM) FOR ANY SIDEWALK WORK.

1 (E) SIDEWALK TREE TO BE RELOCATED PER (N) WORK



 EXISTING WALL TO REMAIN  
 EXISTING WALL / ITEM TO BE REMOVED

1. EXISTING SITE PLAN DRAWINGS SHOWN ARE BASED ON EXISTING AS-BUILT DOCUMENTS AND ARE SHOWN FOR REFERENCE ONLY. ITEMS TO BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.
2. GENERAL CONTRACTOR TO OBTAIN STREET IMPROVEMENT PERMIT FROM PUBLIC WORKS (PW) BUREAU OF STREETS AND MAPPING (BSM) FOR ANY SIDEWALK WORK.

- 1 RELOCATED (E) STREET TREE PER OWNER'S REQUEST.
- 2 (N) SIDEWALK PLANTER.
- 3 (N) DRIVEWAY & (N) CURB CUT.

695

BLOCK 4031/ LOT 004C

222 8TH STREET  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
WWW.DSCHEME.COM



JOB NUMBER: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
JU / JF

DATE: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
02.08.2019 MD

SCALE: \_\_\_\_\_

10 5 2 1 0

N

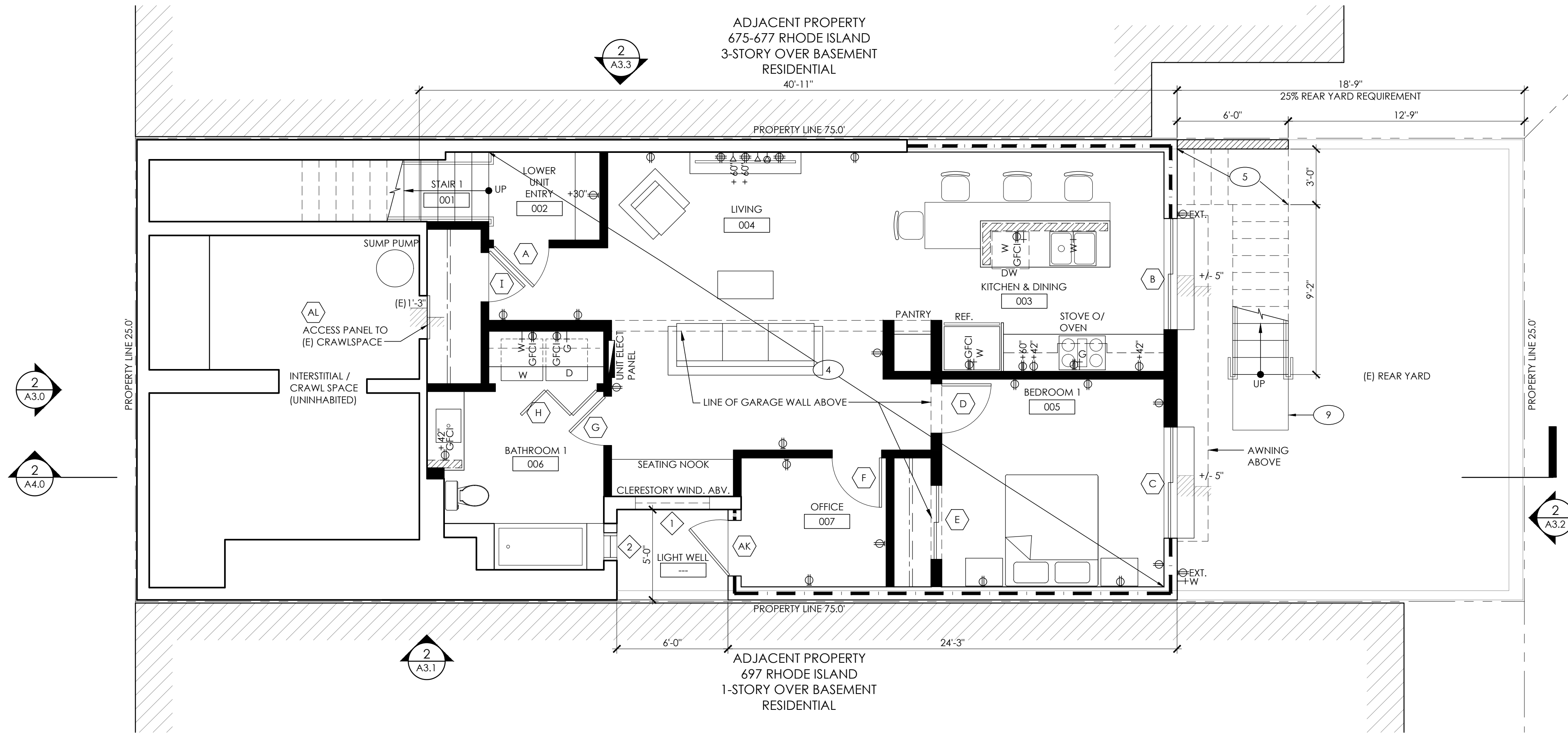
SHEET TITLE: \_\_\_\_\_

SHEET NUMBER:

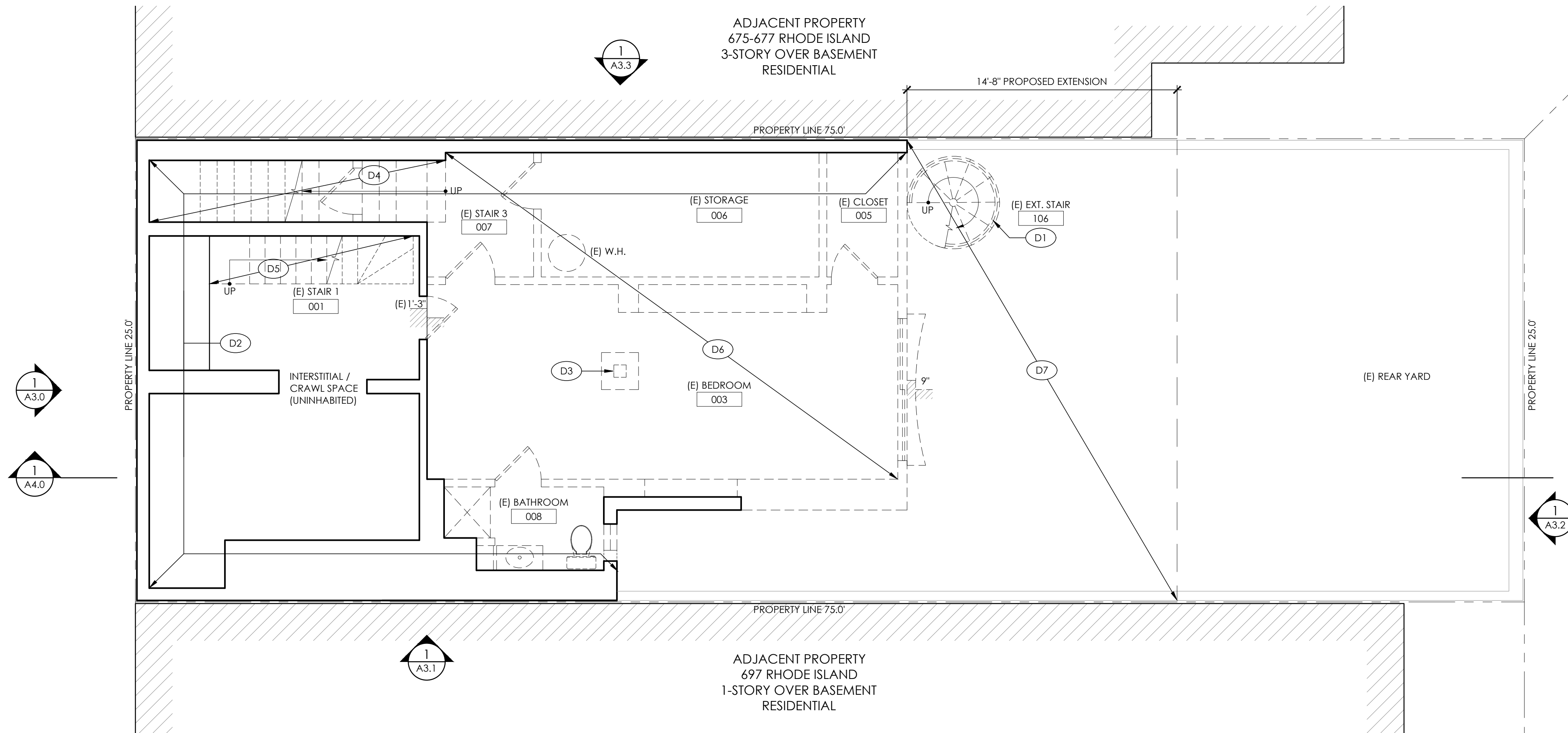
## A1.1



2 | PROPOSED GROUND FLOOR PLAN - 970 G.S.F.



1 | EXISTING & DEMOLITION GROUND FLOOR PLAN - (E) 957 G.S.F.



WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- 1-HR RATED WALL ASSEMBLY - INDICATES 1/2" THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.
- NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

SYMBOLS

- GROUNDING DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- GROUNDING FOUR-PLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- CAT VI DATA
- TELEPHONE JACK
- COAXIAL / T.V. / CABLE HOOK UP
- DEDICATED GROUND FAULT INTERRUPT
- CEILING MOUNTED EXTERIOR WITH COVER
- FLOOR-MOUNTED DATA OUTLET
- FLOOR-MOUNTED DUPLEX OUTLET
- FLOOR-MOUNTED COMBINATION DUPLEX AND DATA OUTLET
- CEILING-MOUNTED ELECTRICAL OUTLET
- WATER HOOKUP
- GAS HOOKUP
- TANKLESS WATER HEATER
- ELECTRICAL PANEL

FLOOR PLAN KEY NOTES

- NEW WATER METERS - QTY: 2. GENERAL CONTRACTOR TO CONFIRM SIZE OF WATER METERS.
- PROVIDE SLOPE AT EXTERIOR LANDINGS NOT TO EXCEED 2% PER CRC R311.3. EXTERIOR LANDING NOT TO BE MORE THAN 7.75' BELOW THE TOP OF THE DOOR THRESHOLD OF IN-SWINGING DOOR PER CRC R311.3.2.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD ON CEILING, AND 1/2" THK. TYPE X GYPSUM BOARD ON WALLS OF GARAGE (ON GARAGE SIDE) PER CRC TABLE R302.6.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD ON CEILING THROUGHOUT ENTIRE FLOOR OF UNIT.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD AT WALL UNDER STAIR.
- FULL-HEIGHT MIRROR.
- PROVIDE WALL BACKING FOR FUTURE BALLET BAR.
- UNDER-STAIR ACCESS PANEL W/ BLIND HARDWARE.
- CONCRETE LANDING AT BOTTOM OF STAIR.

GENERAL FINISH NOTES

- CONTRACTOR TO PROVIDE AND INSTALL GYPCRETE OVER SUBFLOOR FOR SOUND REDUCTION, TYPICAL.
- OWNER TO PROVIDE WALL AND FLOOR FINISHES; CONTRACTOR TO INSTALL. HARDWD. FLOOR W/ WOOD BASE AT LIVING, KITCHEN, HALLWAYS, AND LAUNDRY ROOMS, TYP. WALL AND FLOOR TILE AT POWDER AND BATHROOMS, TYP. CARPET OVER THICK PAD (FOR SOUND REDUCTION) W/ WOOD BASE AT BEDROOMS, TYPICAL.
- CONTRACTOR TO PROVIDE ACOUSTICAL INSULATION AT ALL POWDER ROOM, BATHRM., AND BEDROOM WALLS.

HVAC NOTES

- PROVIDE FORCED AIR/DUCTED HEATING SYSTEM FOR THE FOLLOWING ZONES: (2) SEPARATE ZONES PER FLOOR, TYPICAL. AT FIRST FLOOR (ENTRY LEVEL): (1) ZONE FOR COMMON LOBBY AREA, (1) ZONE FOR UNIT.
- GENERAL CONTRACTOR TO PRICE THE FOLLOWING AS A SEPARATE LINE ITEM: AIR CONDITIONING WITH (2) SEPARATE ZONES PER FLOOR, TYPICAL.

DEMOLITION PLAN KEY NOTES

- (D1) (E) EXTERIOR SPIRAL STAIR TO BE REMOVED.
- (D2) (E) RETAINING WALL TO REMAIN. CONFIRM WITH STRUCTURAL ENGINEER.
- (D3) (E) POST TO BE REMOVED.
- (D4) (E) STAIR TO BE REMOVED. PREPARE AREA TO RECEIVE (N) STAIR PER (N) WORK.
- (D5) (E) STAIR TO BE REMOVED.
- (D6) (E) SLAB ON GRADE TO REMAIN. PATCH AND REPAIR AS NECESSARY PER (N) WORK. REFER TO STRUCTURAL DRAWINGS.
- (D7) PREPARE AREA TO RECEIVE (N) SLAB ON GRADE PER (N) WORK. REFER TO STRUCTURAL DRAWINGS.

RESIDENTIAL REMODEL

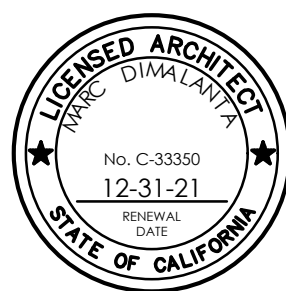
695

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Handwritten signature of the architect.

12.13.2019	FOR BLDG PERMIT
06.12.2020	PLANNING NOPDR-01 RESPONSE

JOB NUMBER: DRAWN BY: JU / JF

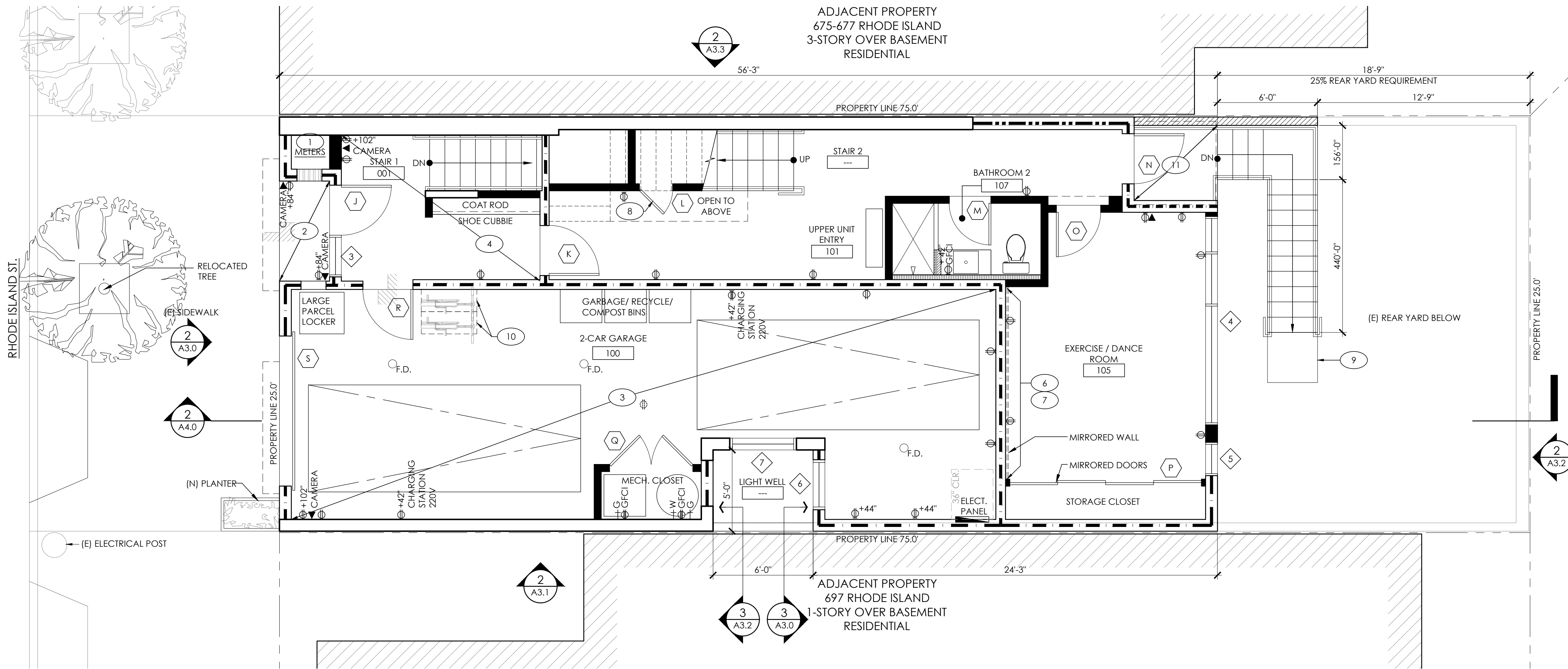
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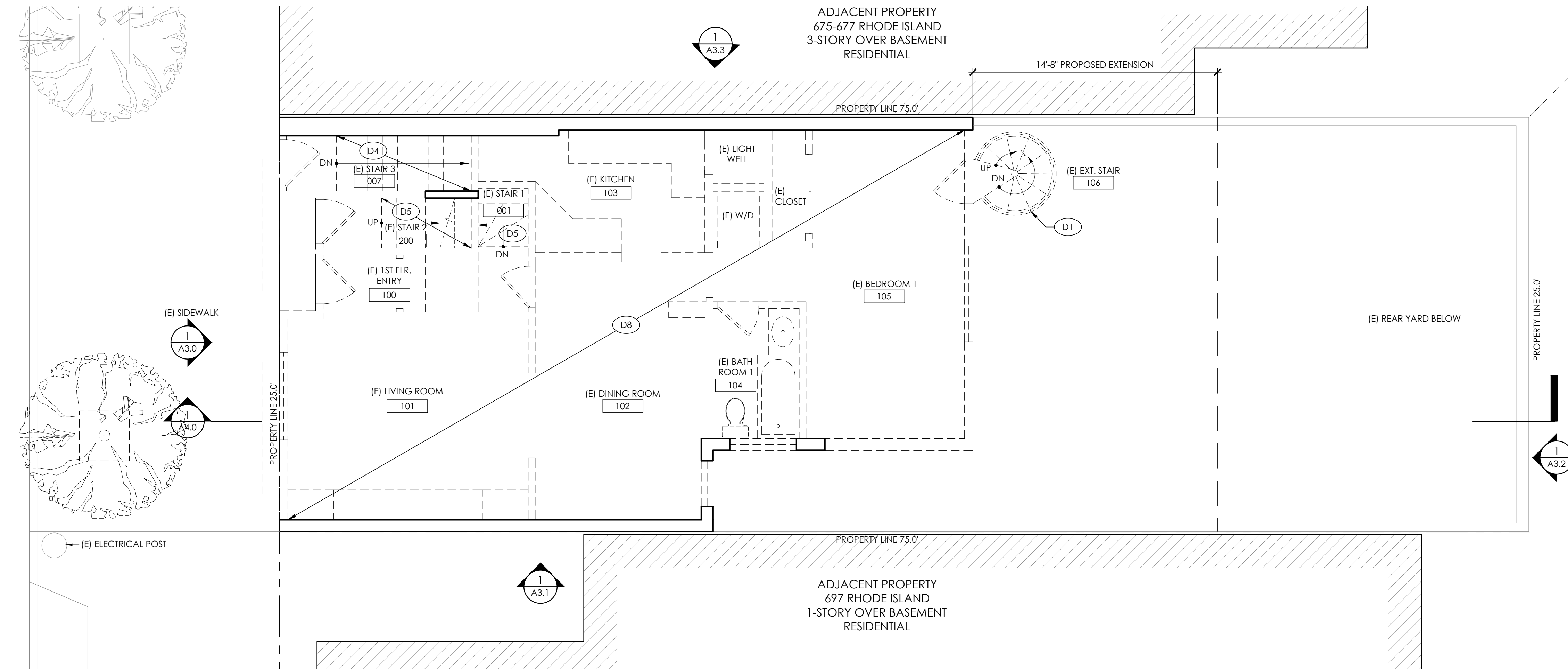
SHEET TITLE:  
EXISTING / DEMOLITION  
& PROPOSED  
GROUND FLOOR PLAN

SHEET NUMBER:

A2.0



2 | PROPOSED FIRST FLOOR PLAN - 714 G.S.F. (+ 611 G.S.F. GARAGE)  
1/4"=1'-0"



1 | EXISTING & DEMOLITION FIRST FLOOR PLAN - (E) 859 G.S.F.  
1/4"=1'-0"

## WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- 1-HR RATED WALL ASSEMBLY - INDICATES 1/2" THK. GYP. BD. MIN. AT STRUCTURES (BEARING WALLS) SUPPORTING FLOOR/CEILING ASSEMBLY USED FOR SEPARATION PER CRC TABLE R302.6.
- NEW NON-RATED INTERIOR PARTITION - TO UNDERSIDE OF FINISH CEILING

## SYMBOLS

- GROUNDING DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- GROUNDING FOUR-PLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
- CAT VI DATA
- TELEPHONE JACK
- COAXIAL / T.V. / CABLE HOOK UP
- DEDICATED GROUND FAULT INTERRUPT
- CEILING MOUNTED
- EXTERIOR WITH COVER
- FLOOR-MOUNTED DATA OUTLET
- FLOOR-MOUNTED DUPLEX OUTLET
- FLOOR-MOUNTED COMBINATION DUPLEX AND DATA OUTLET
- CEILING-MOUNTED ELECTRICAL OUTLET
- WATER HOOKUP
- GAS HOOKUP
- TANKLESS WATER HEATER
- ELECTRICAL PANEL

## FLOOR PLAN KEY NOTES

- NEW WATER METERS - QTY: 2. GENERAL CONTRACTOR TO CONFIRM SIZE OF WATER METERS.
- PROVIDE SLOPE AT EXTERIOR LANDINGS NOT TO EXCEED 2% PER CRC R311.3. EXTERIOR LANDING NOT TO BE MORE THAN 7.75" BELOW THE TOP OF THE DOOR THRESHOLD OF IN-SWINGING DOOR PER CRC R311.3.2.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD ON CEILING, AND 1/2" THK. TYPE X GYPSUM BOARD ON WALLS OF GARAGE (ON GARAGE SIDE) PER CRC TABLE R302.6.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD ON CEILING THROUGHOUT ENTIRE FLOOR OF UNIT.
- CONTRACTOR TO PROVIDE AND INSTALL 5/8" THK. TYPE X GYPSUM BOARD AT WALL UNDER STAIR.
- FULL-HEIGHT MIRROR.
- PROVIDE WALL BACKING FOR FUTURE BALLET BAR.
- UNDER-STAIR ACCESS PANEL W/ BLIND HARDWARE.
- CONCRETE LANDING AT BOTTOM OF STAIR.
- CLASS 1 BICYCLE PARKING SPACES. REFER TO SHEET A0.4 FOR ADDITIONAL INFORMATION.
- CANOPY ABOVE.

## GENERAL FINISH NOTES

- CONTRACTOR TO PROVIDE AND INSTALL GYPCRETE OVER SUBFLOOR FOR SOUND REDUCTION, TYPICAL.
- OWNER TO PROVIDE WALL AND FLOOR FINISHES; CONTRACTOR TO INSTALL. HARDWD. FLOOR W/ WOOD BASE AT LIVING, KITCHEN, HALLWAYS, AND LAUNDRY ROOMS. TYP. WALL AND FLOOR TILE AT POWDER AND BATHROOMS. TYP. CARPET OVER THICK PAD (FOR SOUND REDUCTION) W/ WOOD BASE AT BEDROOMS. TYPICAL.
- CONTRACTOR TO PROVIDE ACOUSTICAL INSULATION AT ALL POWDER ROOM, BATHRM., AND BEDROOM WALLS.

## HVAC NOTES

- PROVIDE FORCED AIR/DUCTED HEATING SYSTEM FOR THE FOLLOWING ZONES: (2) SEPARATE ZONES PER FLOOR, TYPICAL. AT FIRST FLOOR (ENTRY LEVEL): (1) ZONE FOR COMMON LOBBY AREA, (1) ZONE FOR UNIT.
- GENERAL CONTRACTOR TO PRICE THE FOLLOWING AS A SEPARATE LINE ITEM: AIR CONDITIONING WITH (2) SEPARATE ZONES PER FLOOR, TYPICAL.

## DEMOLITION PLAN KEY NOTES

- (D1) (E) EXTERIOR SPIRAL STAIR TO BE REMOVED.
- (D2) (E) RETAINING WALL TO REMAIN. CONFIRM WITH STRUCTURAL ENGINEER.
- (D3) (E) POST TO BE REMOVED.
- (D4) (E) STAIR TO BE REMOVED. PREPARE AREA TO RECEIVE (N) STAIR PER (N) WORK.
- (D5) (E) STAIR TO BE REMOVED.
- (D6) (E) SLAB ON GRADE TO REMAIN. PATCH AND REPAIR AS NECESSARY PER (N) WORK. REFER TO STRUCTURAL DRAWINGS.
- (D7) PREPARE AREA TO RECEIVE (N) SLAB ON GRADE PER (N) WORK. REFER TO STRUCTURAL DRAWINGS.
- (D8) (E) FLOOR TO REMAIN. PATCH AND REPAIR AS NECESSARY PER (N) WORK.

## RESIDENTIAL REMODEL

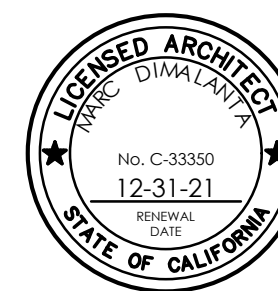
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*[Signature]*

12.13.2019	FOR BLDG PERMIT
06.12.2020	PLANNING NOPDR-01 RESPONSE

JOB NUMBER: DRAWN BY: JU / JF

DATE: 02.08.2019 CHECKED BY: MD

SCALE: 1/4" = 1'-0" 5 2 1 0 N

SHEET TITLE: EXISTING / DEMOLITION & PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:

A2.1





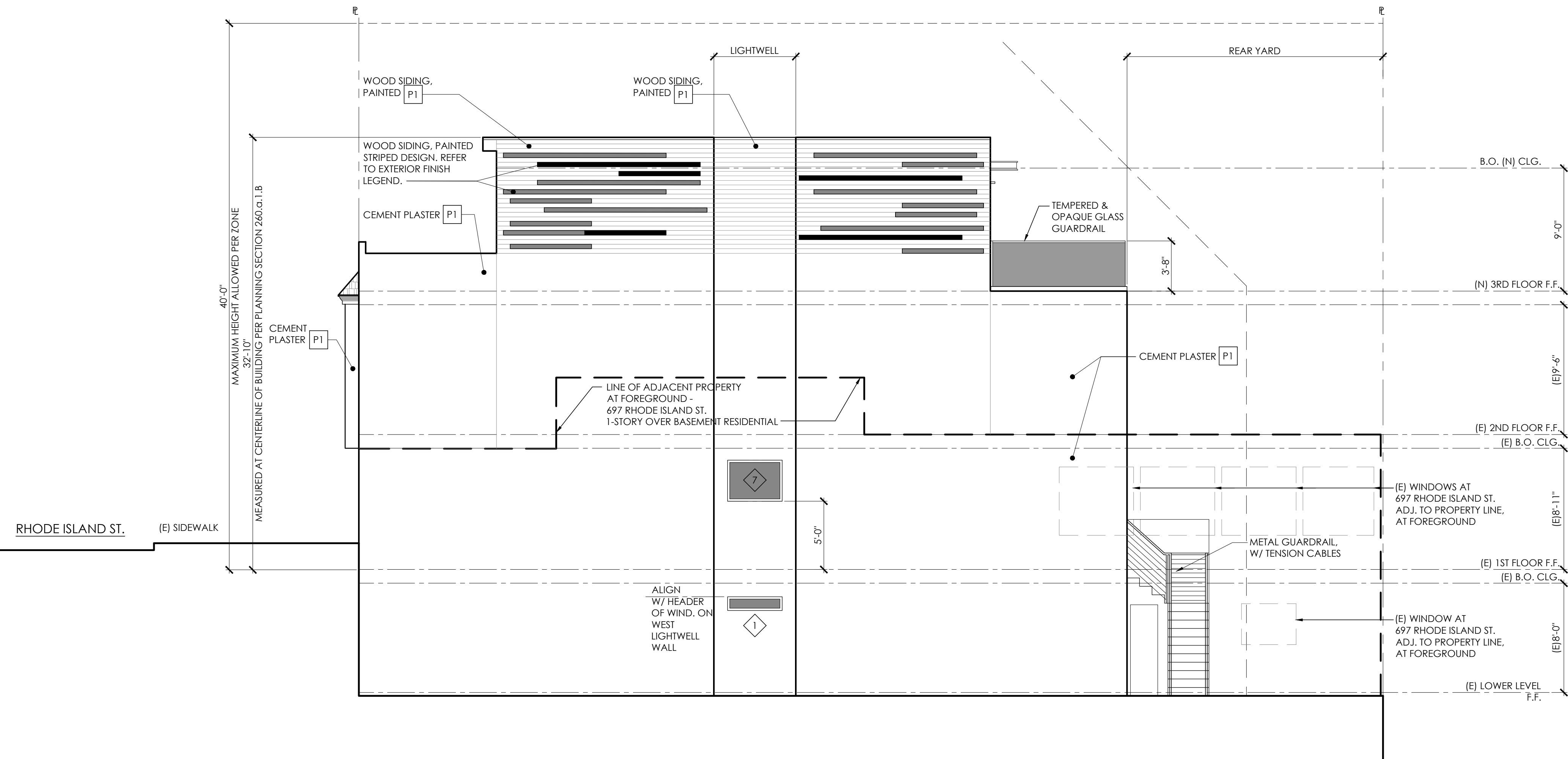
## A2.3



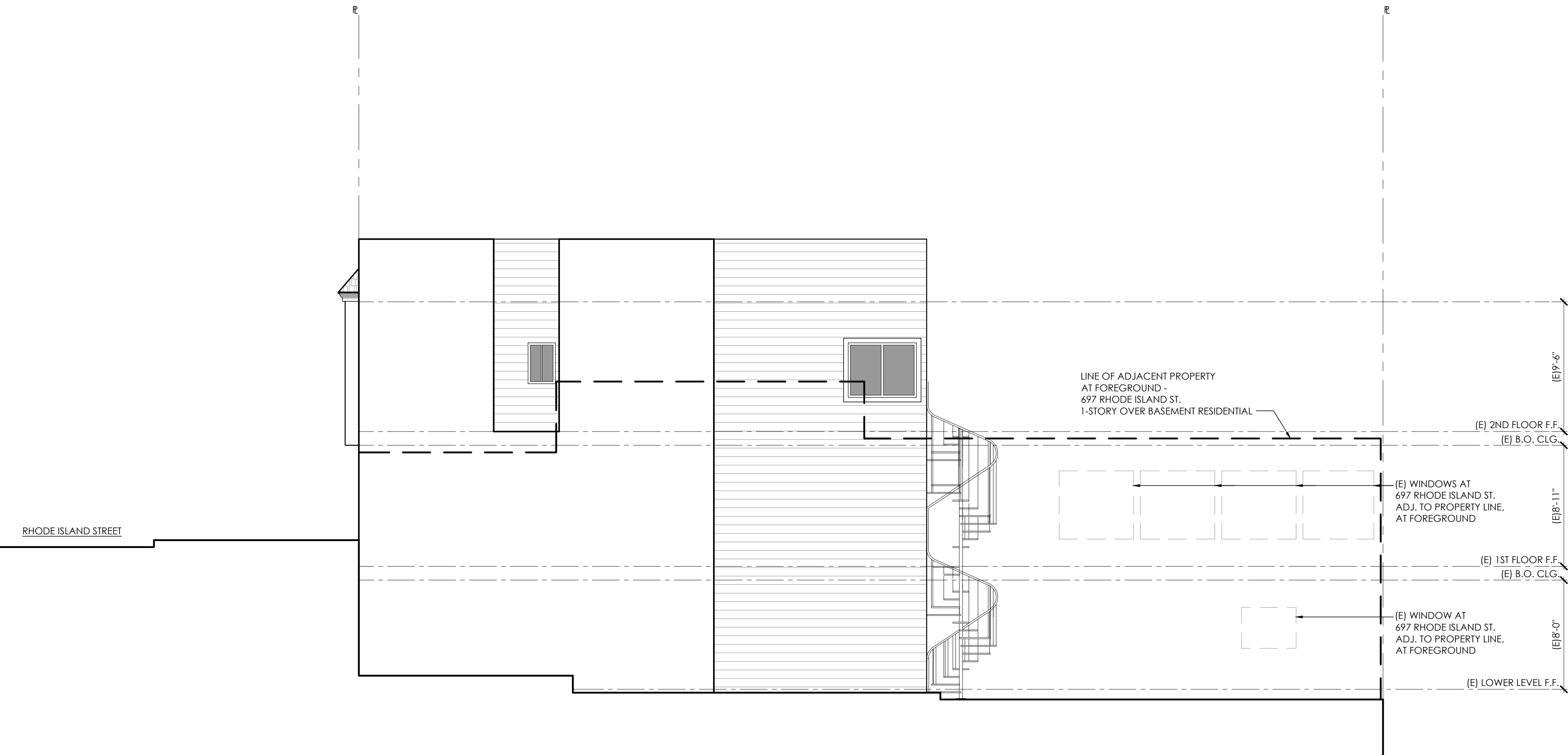
## A2.4



# A3.0



2 | PROPOSED EXTERIOR ELEVATION - SOUTH (SIDE)



1 | EXISTING / DEMOLITION EXTERIOR ELEVATION - SOUTH (SIDE)

ELEVATION GENERAL NOTES

A. EXISTING NEIGHBORING BUILDINGS, INCLUDING BUT NOT LIMITED TO FACADES AND WINDOW LOCATIONS, ARE PROVIDED FOR REFERENCE ONLY. ALL ITEMS SHOULD BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.

PROPOSED EXTERIOR FINISHES



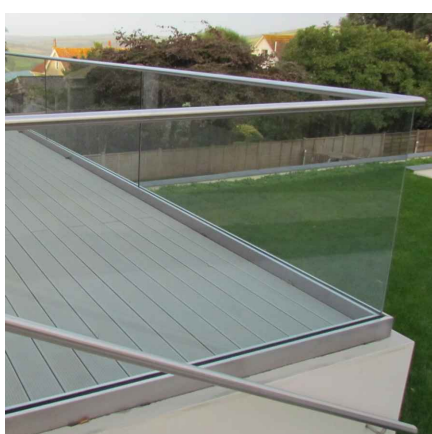
[P1] CEMENT PLASTER, SMOOTH FINISH



TEMPERED & OPAQUE GLASS GUARDRAIL



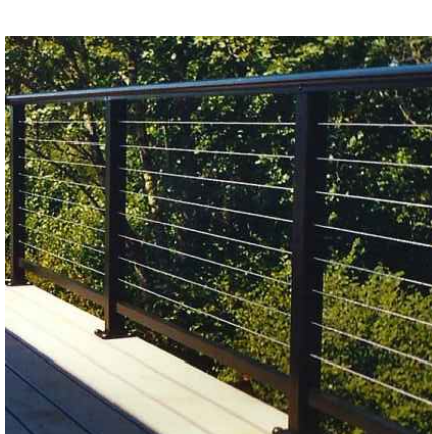
[P1] EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7043 WORLDLY GRAY.



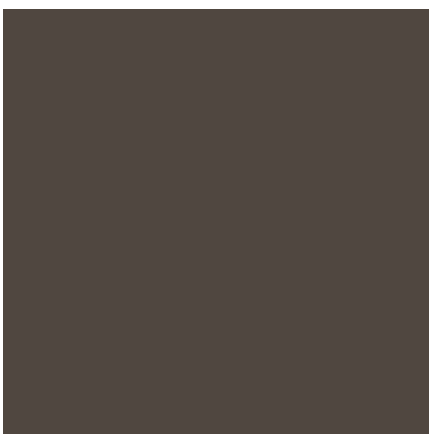
TEMPERED GLASS GUARDRAIL W/ CLEAR SILICONE BUTT JOINTS



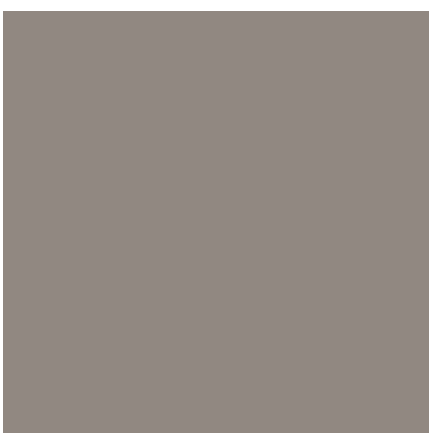
[P2] EXTERIOR PAINT: SHERWIN WILLIAMS, SW 9161 DUSTBLU



EXTERIOR METAL GUARDRAIL W/ TENSION CABLES



[P3] EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7020 BLACK FOX.



[P4] EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7018 DOVETAIL.

EXTERIOR FINISH LEGEND

GENERAL NOTE:  
1. REFER TO EXTERIOR PAINT SPECS. ABOVE.

- [P1]
- [P2]
- [P3]

RESIDENTIAL REMODEL

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*[Signature]*

12.13.2019	FOR BLDG PERMIT
06.12.2020	PLANNING NOPDR-01 RESPONSE

JOB NUMBER: DRAWN BY: JU / JF

DATE: 02.08.2019 CHECKED BY: MD

SCALE: 3/16" = 1'-0"

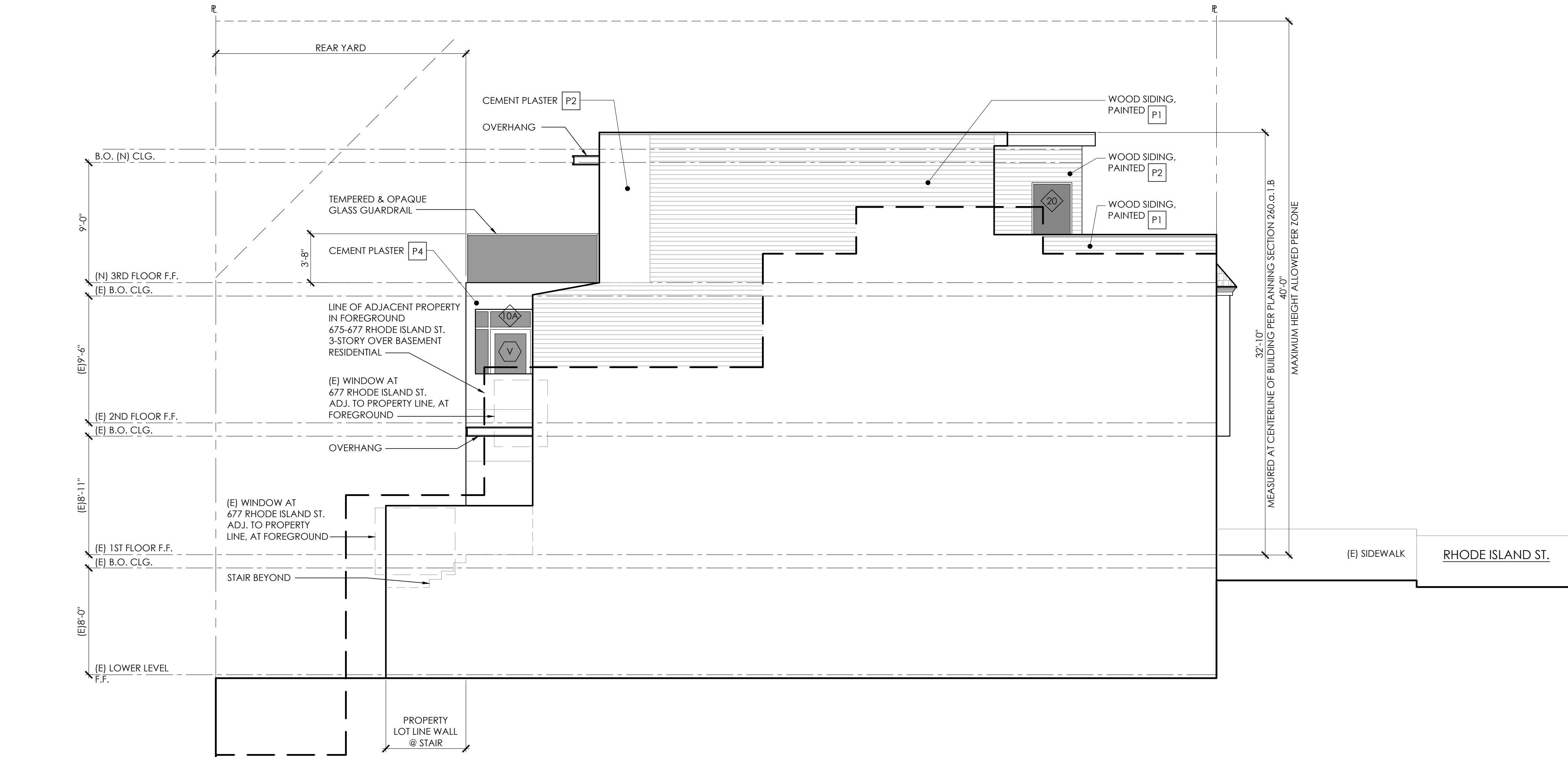
SHEET TITLE:  
EXISTING / DEMOLITION &  
PROPOSED EXTERIOR  
ELEVATIONS - SOUTH (SIDE)

SHEET NUMBER:

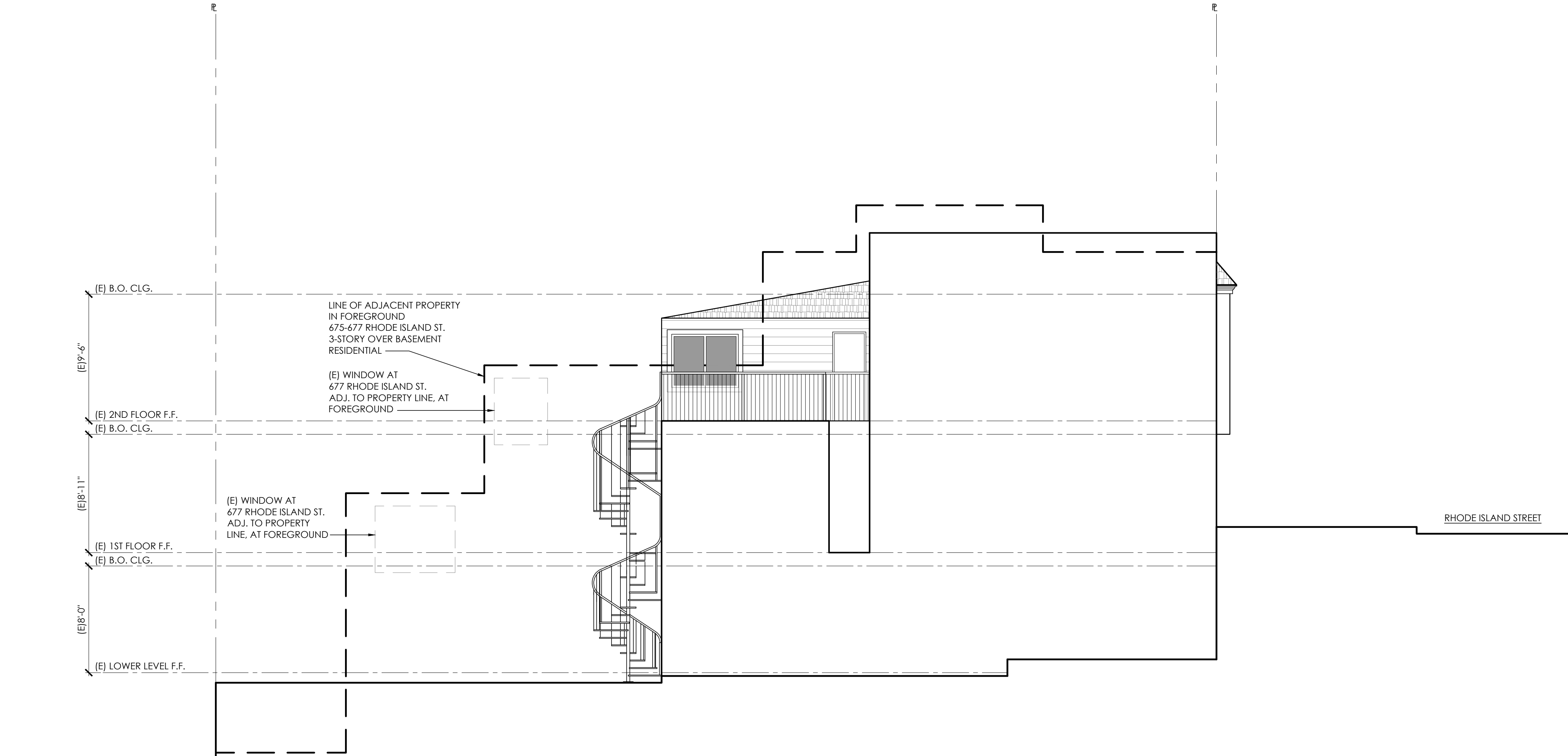
A3.1



## A3.2



2 | PROPOSED EXTERIOR ELEVATION - NORTH (SIDE)  
3/16"=1'-0"



1 | EXISTING / DEMOLITION EXTERIOR ELEVATION - NORTH (SIDE)  
3/16"=1'-0"

## ELEVATION GENERAL NOTES

A. EXISTING NEIGHBORING BUILDINGS, INCLUDING BUT NOT LIMITED TO FACADES AND WINDOW LOCATIONS, ARE PROVIDED FOR REFERENCE ONLY. ALL ITEMS SHOULD BE FIELD VERIFIED ON SITE PRIOR TO ANY WORK.

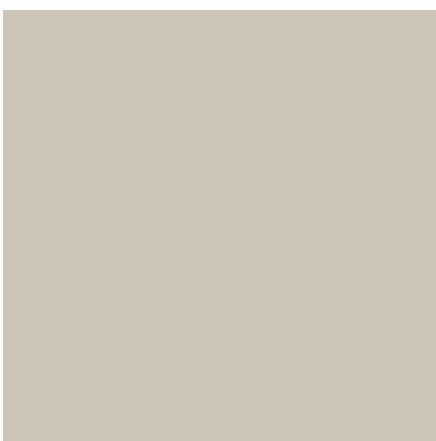
## PROPOSED EXTERIOR FINISHES



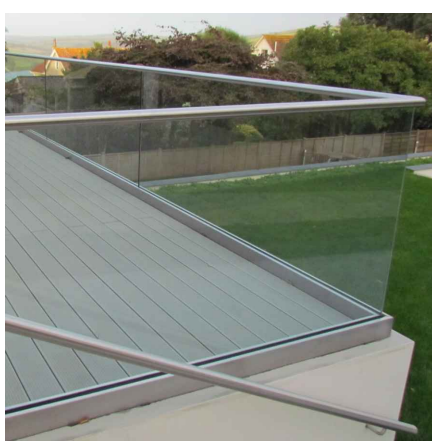
PL1 CEMENT PLASTER, SMOOTH FINISH



TEMPERED & OPAQUE GLASS GUARDRAIL



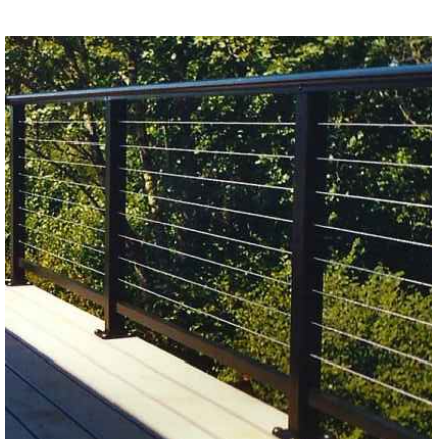
P1 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7043 WORLDLY GRAY.



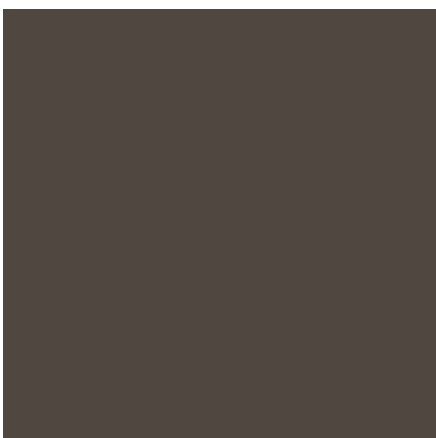
TEMPERED GLASS GUARDRAIL W/ CLEAR SILICONE BUTT JOINTS



P2 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 9161 DUSTBLU



EXTERIOR METAL GUARDRAIL W/ TENSION CABLES



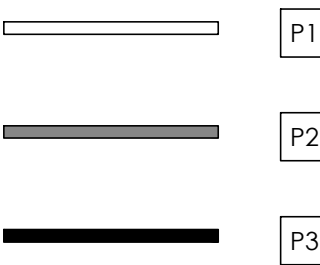
P3 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7020 BLACK FOX.



P4 EXTERIOR PAINT: SHERWIN WILLIAMS, SW 7018 DOVETAIL.

## EXTERIOR FINISH LEGEND

GENERAL NOTE:  
1. REFER TO EXTERIOR PAINT SPECS. ABOVE.



## RESIDENTIAL REMODEL

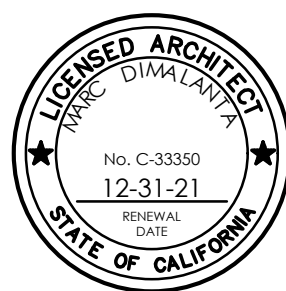
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12.13.2019	FOR BLDG PERMIT
06.12.2020	PLANNING NOPDR-01 RESPONSE

JOB NUMBER: DRAWN BY:  
JU / JF

DATE: 02.08.2019 CHECKED BY:  
MD

SCALE:  
3/16" = 1'-0"

SHEET TITLE:  
EXISTING / DEMOLITION &  
PROPOSED EXTERIOR  
ELEVATIONS - NORTH (SIDE)

SHEET NUMBER:

# A3.3

695

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JOB NUMBER:	DRAWN BY: JU / JF
DATE: 02.08.2019	CHECKED BY: MD
SCALE: 3/16" = 1'-0"	
SHEET TITLE:	

SHEET NUMBER:

## A4.0