



## DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** February 4, 2021

**Record No.:** 2020-001229DRP  
**Project Address:** 73 Fountain Street  
**Permit Application:** 2020.0113.1721  
**Zoning:** RH-2 [Residential House, Two-Family]  
40-X Height and Bulk District  
**Block/Lot:** 6502 / 012  
**Project Sponsor:** George and Alice Vellanikaran  
111 Loblolly Circle  
Peachtree City, GA 30269  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve as Modified

### Project Description

The project proposes to construct a 3-story horizontal rear addition, third-story vertical expansion, and façade alterations to an existing three-story, one-family house.

### Site Description and Present Use

The site is a 25'-4" wide x 128' deep down sloping lot which has an existing 2-story over basement single-family house that was built in 1912 and rated as Category C –No Historic Resource present.

### Surrounding Properties and Neighborhood

The buildings on this block of Fountain Street are typically 2-story at the street single family residences at the street with front setbacks. The mid-block open space is well defined by a close alignment of the buildings' rear walls.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	October 8, 2019– November 9, 2020	11.9. 2020	2.4. 2021	87 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	January 15, 2021	January 15, 2021	20 days
Mailed Notice	20 days	January 15, 2021	January 15, 2021	20 days
Online Notice	20 days	January 15, 2021	January 15, 2021	20 days

## Public Comment

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

## Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 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 Requestor

Mike and Val McDonough resident of 69 Fountain Street adjacent property to the north.

## DR Requestors' Concerns and Proposed Alternatives

DR requestors are concerned that the proposed project:

1. Does not comply with the Residential Design Guidelines:  
“Articulate buildings to minimize impact on light and privacy”;  
“Design the scale of the building to be compatible with the height and depth of surrounding buildings.”  
and;  
“Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space”.

**Proposed alternatives:**

Reduce the extension to the rear 4'-10" at the second and third floor to align with neighbors' rear walls and remove the balcony at the third-floor. As a compromise area could be gained by expanding to the side toward the south.

See attached *Discretionary Review Application*, dated November 9, 2020.

**Project Sponsor's Response to DR Application**

The proposal has been revised to respond to the issue brought forth by the DR requestors.

See attached Response to Discretionary Review, dated January 20, 2021

**Department Review**

The Planning Department's review of this proposal confirms support for this Code-conforming project as it also conforms to the Residential Design Guidelines. The revised plans differ from the original 311 plans, by reducing the extent of the building at the rear, and expanding all three floor to fill in a 4'-2" wide space to the south against the neighboring building's blind side wall.

This is reflected in the attached drawings dated 1.20.2021.

The DR requestors and project sponsor have reached an agreement, but this proposed change would require public notice or the Planning Commission's action.

**Recommendation:** Take DR and Approve as Modified

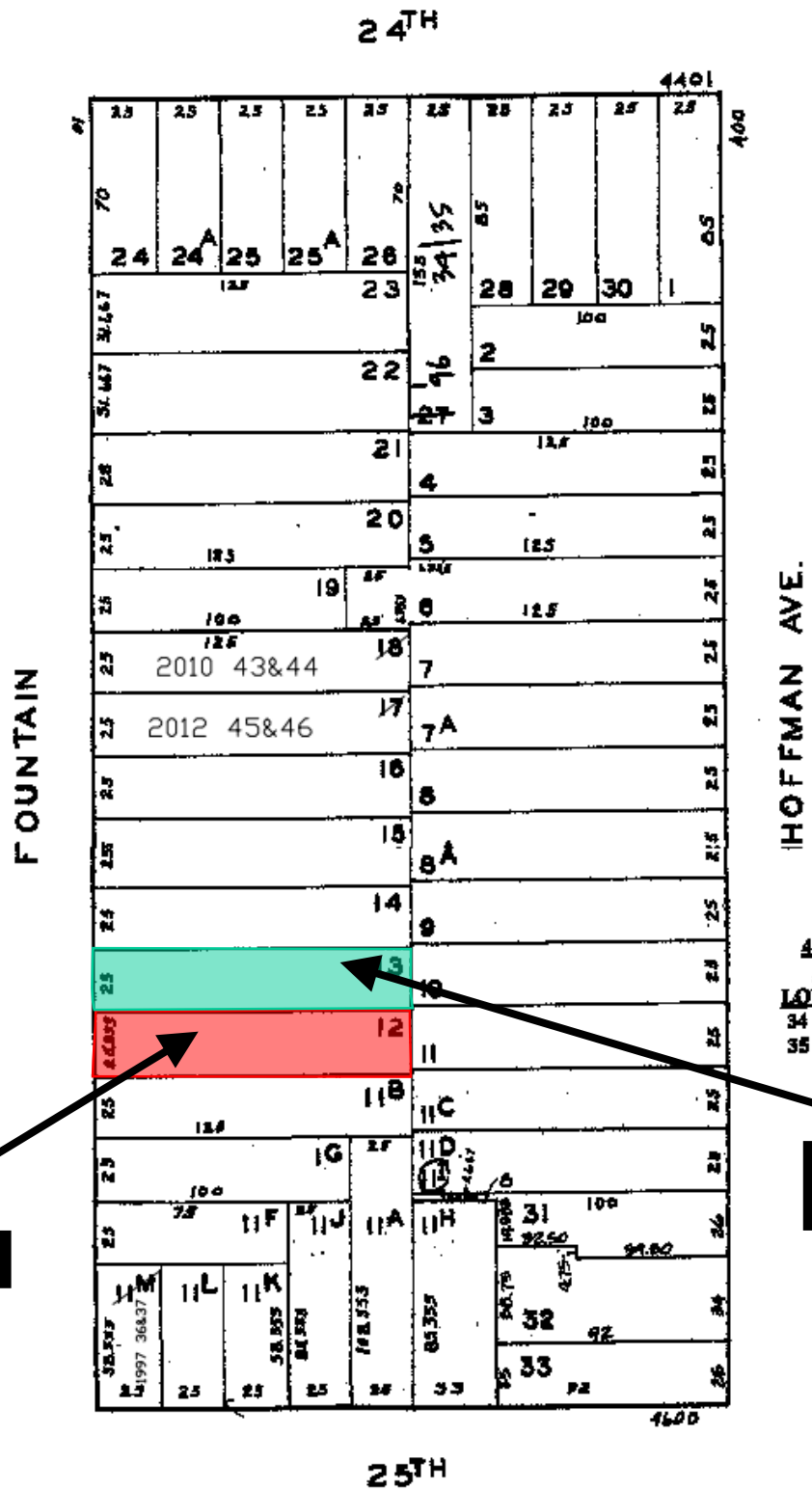
## **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
311 plans  
Revised plans dated 1.20.2021



# Exhibits

# Parcel Map



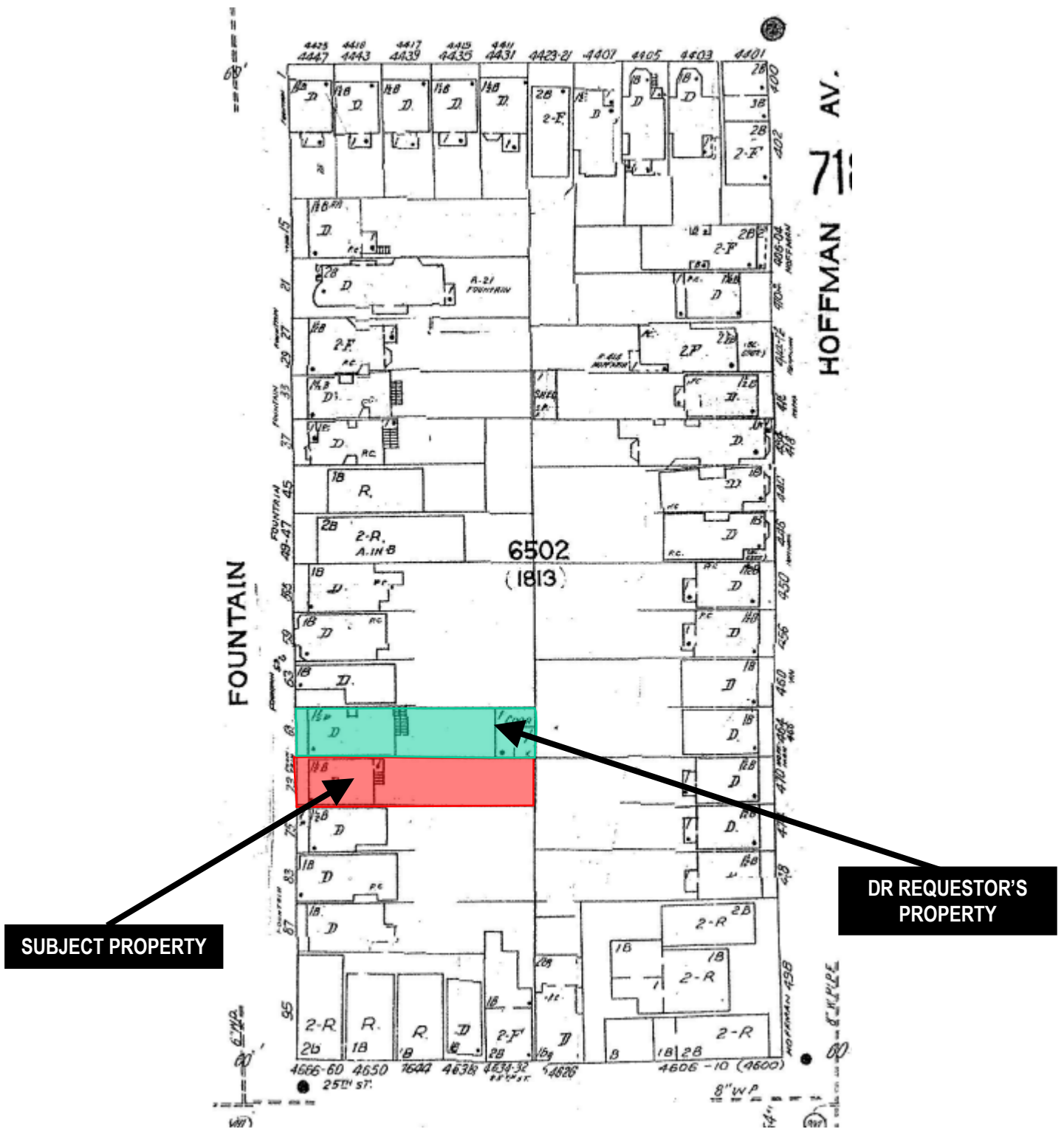
SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2020-001229DRP  
73 Fountain Street

# Sanborn Map\*

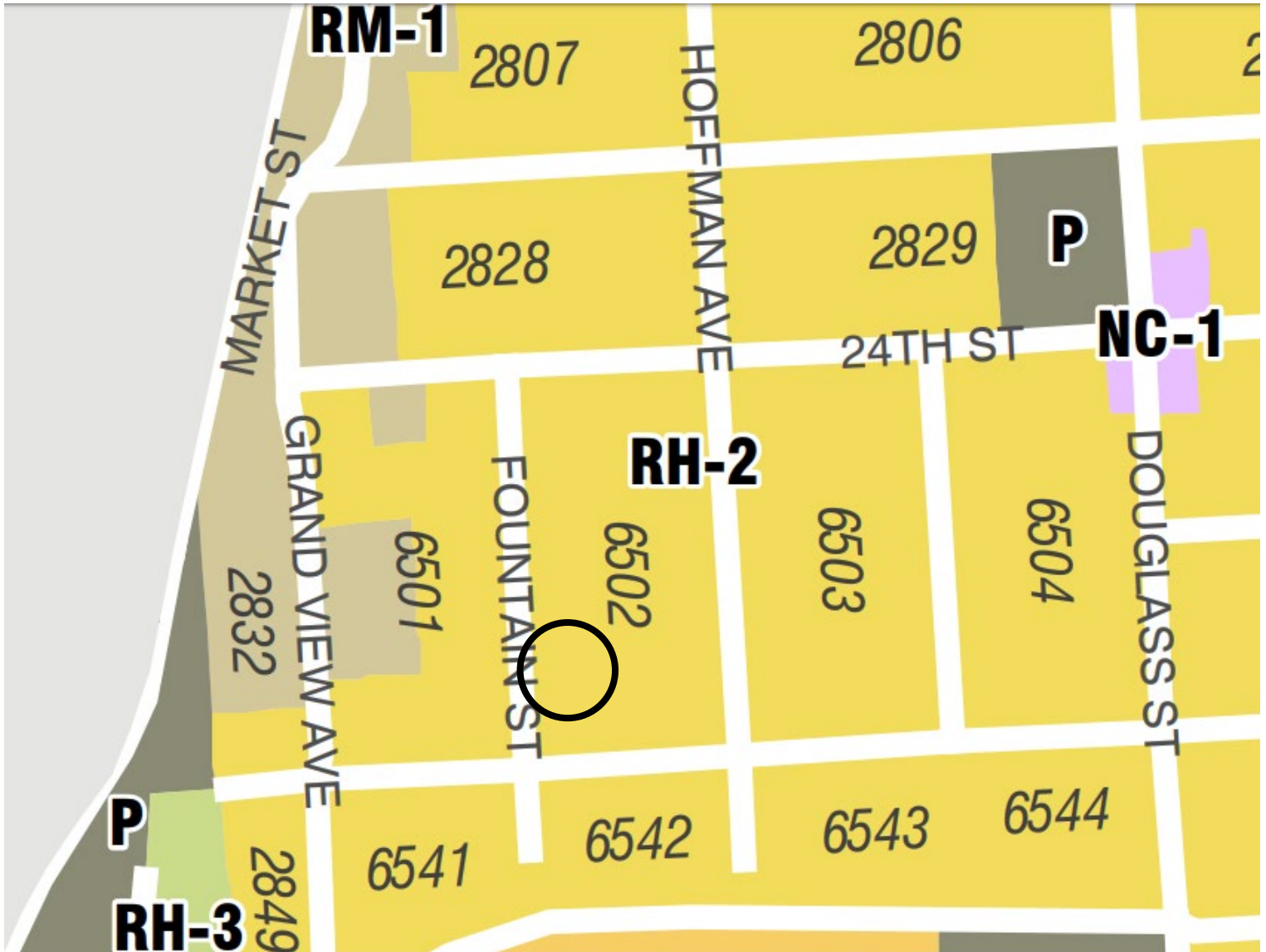


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2020-001229DRP  
73 Fountain Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2020-001229DRP  
73 Fountain Street

# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY

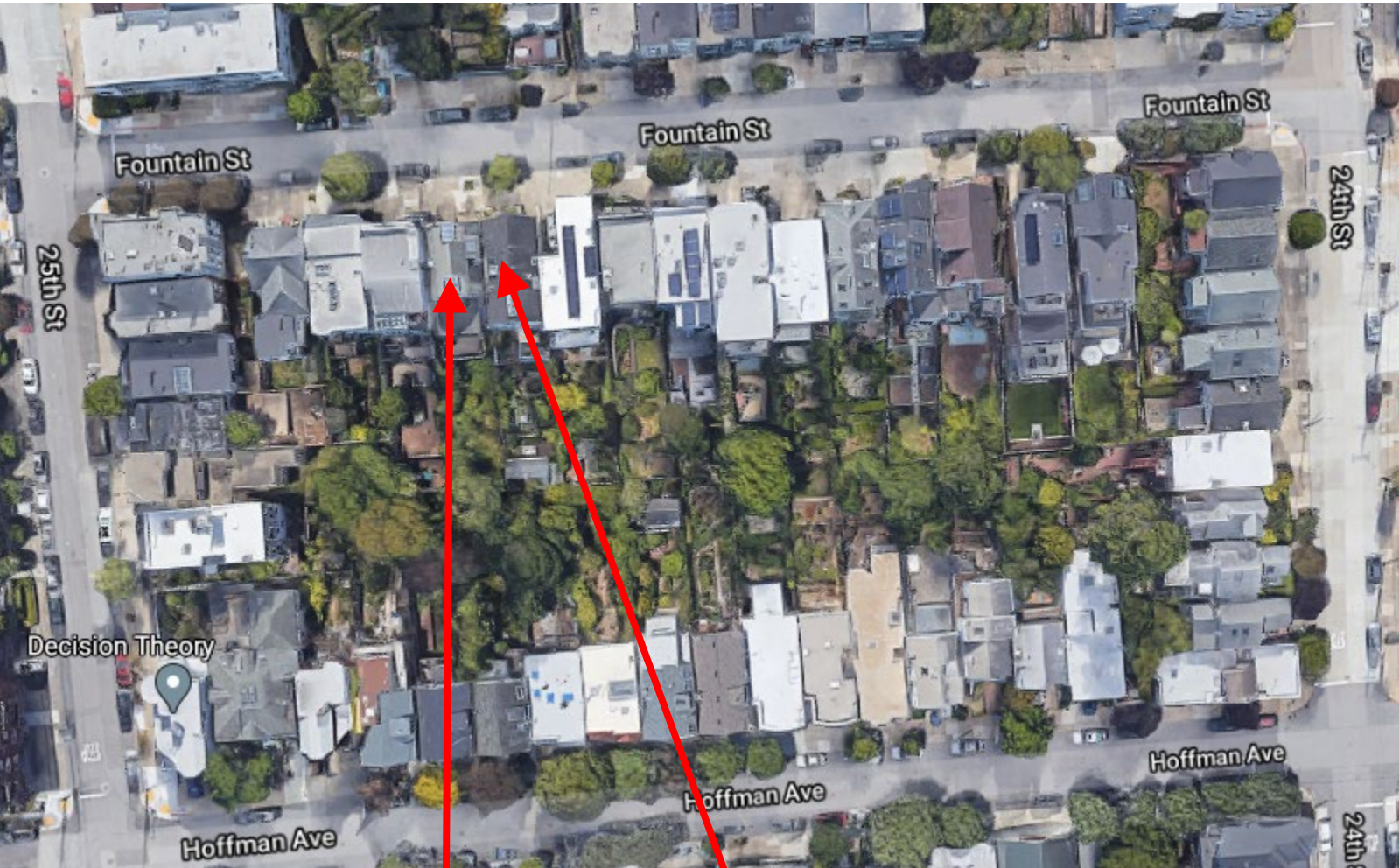
Decision Theory



Discretionary Review Hearing  
Case Number 2020-001229DRP  
73 Fountain Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



# Aerial Photo



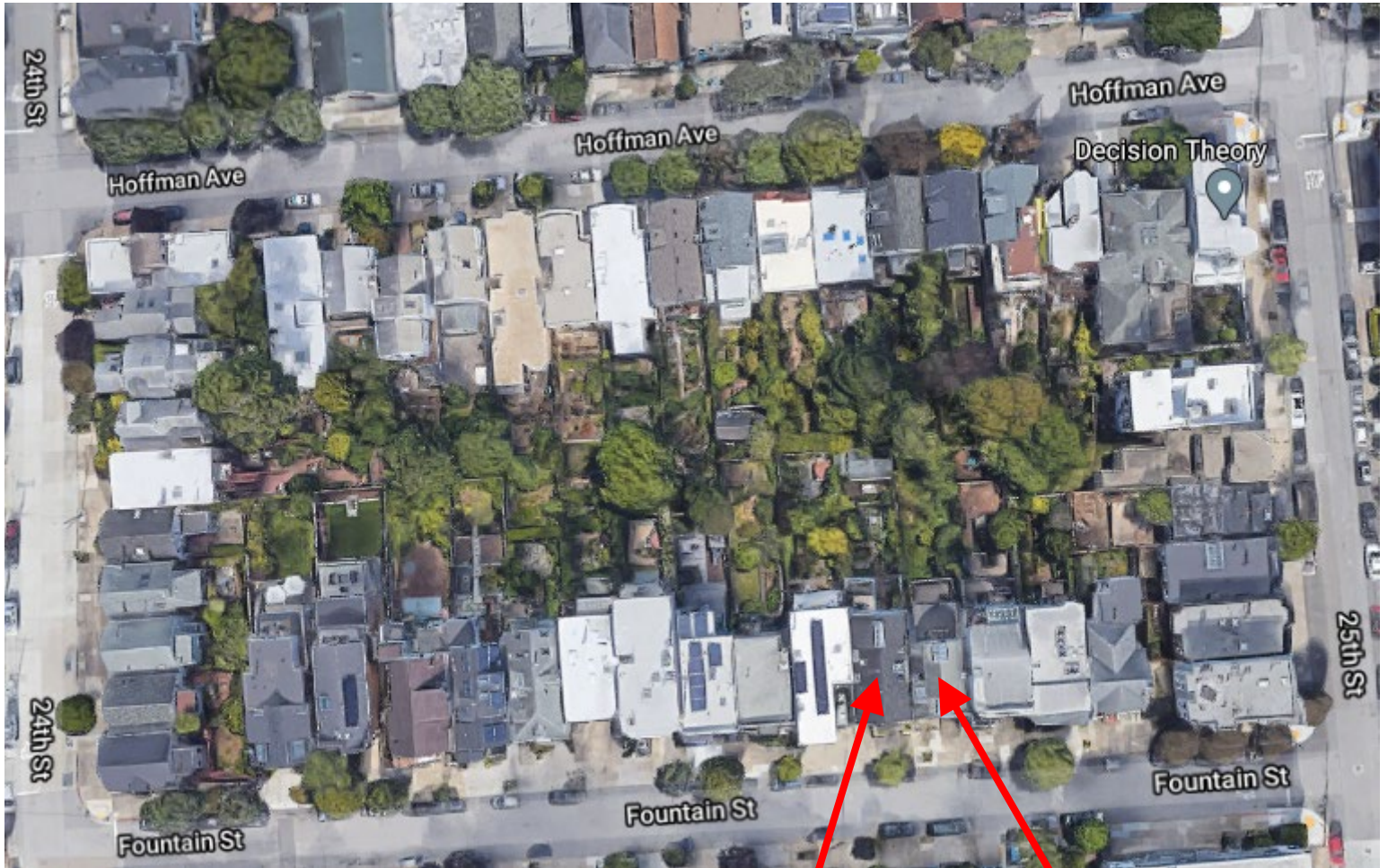
SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY





# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2020-001229DRP  
73 Fountain Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2020-001229DRP  
73 Fountain Street



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On January 13, 2020, Building Permit Application No. 2020.0113.1721 was filed for work at the Project Address below.

**Notice Date: 10/8/20**

**Expiration Date: 11/9/20**

### PROJECT INFORMATION

Project Address: **73 Fountain Street**  
Cross Streets: **25<sup>th</sup> Street**  
Block / Lot No.: 6502 / 012  
Zoning District(s): RH-2 / 40-X  
Record No.: **2020-001229PRJ**

### APPLICANT INFORMATION

Applicant: George & Alice Vellanikaran  
Address: 111 Loblolly Circle  
City, State: Peachtree City, GA 30269  
Telephone: (404) 259-7922  
Email: alicevellani@yahoo.com

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Single-Family Home	Single-Family Home
<input type="checkbox"/> Change of Use	Front Setback:	8 feet, 4 inches	No Change
<input checked="" type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	47 feet, 6 inches	52 feet, 10 inches
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	69 feet, 3 inches	64 feet, 5 inches
<input type="checkbox"/> Side Addition	Building Height:	25 feet, 11 inches at ridge	25 feet, 11 inches – flat roof
<input checked="" type="checkbox"/> Alteration	Number of Stories:	3	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	No Change

### PROJECT DESCRIPTION

The project proposes a 3-story rear addition and a vertical expansion of the 3<sup>rd</sup> floor of an existing 3-story single-family home. The project includes alterations to the front façade.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit [sfplanning.org/notices](https://www.sfplanning.org/notices) and search the Project Address listed above.

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

Planner: **Jeffrey Horn** Telephone: **628-652-7366** Email: **Jeffrey.Horn@sfgov.org**

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

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

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

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

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

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/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 (628) 652-1150.

### Environmental Review

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), or by calling (415) 554-5184.

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



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
73 FOUNTAIN ST		6502012
<b>Case No.</b>		<b>Permit No.</b>
2020-001229PRJ		202001131721
<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> Vertical and horizontal additions and Interior and exterior alterations to a single-family home.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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>Other</b> ____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide or</b> <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Jeffrey Horn</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 type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" 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 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: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <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  b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.



<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Building Permit	Jeffrey Horn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/27/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**





## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Mike and Val McDonough

Address: 69 Fountain Street

Email Address: mcd13067@gmail.com

Telephone: (415) 225-0891

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

Name: George & Alice Vellanikaran

Company/Organization:

Address: 111 Loblolly Circle, Peachtree City, GA 302

Email Address: alicevellani@yahoo.com

Telephone: 404-259-7922

### Property Information and Related Applications

Project Address: 73 Fountain Street

Block/Lot(s): 6502 / 012

Building Permit Application No(s): 2020-001229PRJ

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

As a result of the pre-application meeting, the applicant reduced the length of their rear addition from 8' to 5' due to neighbor concerns re: access to light and air. This solution does not solve our concerns re: access to light, air, and privacy. WE ARE STILL IN NEGOTIATIONS WITH THE OWNER. WE HAVE REACHED OUT TO A COMMUNITY BOARD, BUT DUE TO COVID, WE DID NOT RECEIVE THE NOTICE OF BUILDING PERMIT APPLICATION UNTIL WE RETURNED TO SF ON 10/26/20. I AM CONFIDENT WE CAN RESOLVE ISSUES WITH NEIGHBOR/OWNER BUT DEADLINE FOR DR IS TODAY

DISCRETIONARY REVIEW REQUEST

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

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

Section III Site Design in the Residential Design Guidelines states to place the building on its site so it responds to the placement of surrounding buildings. Specifically in the rear yard, it requires the building to minimize the impact on light and privacy to adjacent properties. Section IV Building Scale & Form, it requires the design height and depth of mid-block buildings to be compatible with existing building scale. It is our opinion the proposed addition violates both of these guidelines.

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

The rear extension approximately 4'-10" beyond the rear facade of 69 Fountain St. on both the 3rd and Main floors would violate the above guidelines. The property at 69 Fountain St. would have its southern exposure light and air blocked substantially. The property at 75 Fountain would have its access to air blocked by the addition. Privacy for both 69 and 75 Fountain would also be reduced due to the addition. The proposed windows at the basement level would look directly into the children's bedrooms on the 69 Fountain side.

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

3rd Floor  
Scale back the extent of the addition 4-10" to be in line with the neighbor's properties. Eliminate the balcony. As a compromise, gain square footage by expanding the right side of the addition to be in line with the property line shared with 75 Fountain. It has been confirmed there are no working windows that would be affected on the left side of 75 Fountain.

2nd Floor  
Scale back the extent of the addition 4-10" to be in line with the neighbor's properties. Deck would stay the same size but move back the same amount. As a compromise, gain square footage by expanding the right side of the addition to be in line with the property line shared with 75 Fountain. It has been confirmed there are no working windows that would be affected on the left side of 75 Fountain.

Basement  
As a compromise for square footage, extend the rear addition as far as is allowed by zoning on both the left and right sides. Please eliminate the side windows on the 69 Fountain side as they look directly into the children's bedroom.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Michael McDonough  
Signature

MICHAEL McDONOUGH  
Name (Printed)

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

(415) 225-0891  
Phone

mcd13067@gmail.com  
Email

For Department Use Only  
Application received by Planning Department:  
By: \_\_\_\_\_ Date: \_\_\_\_\_



## Photo 1 – 69/73 Fountain St

This photo was taken on 11/7/00 from the west looking east at 12p. The plans propose an extension on all three floors and a flat roof. In this photo, the existing structure on the middle floor is already casting a shadow on our ground lower floor. Extending the deck on the middle floor adding a deck on the lower floor and including a balcony on the upper floor will only add to the light and airflow issues. The proposed structure would significantly block both light and airflow to our property on all levels and make it feel as if our property is being swallowed up. We are negotiating currently with the owner.





## Photo 2 – 69/73 Fountain St

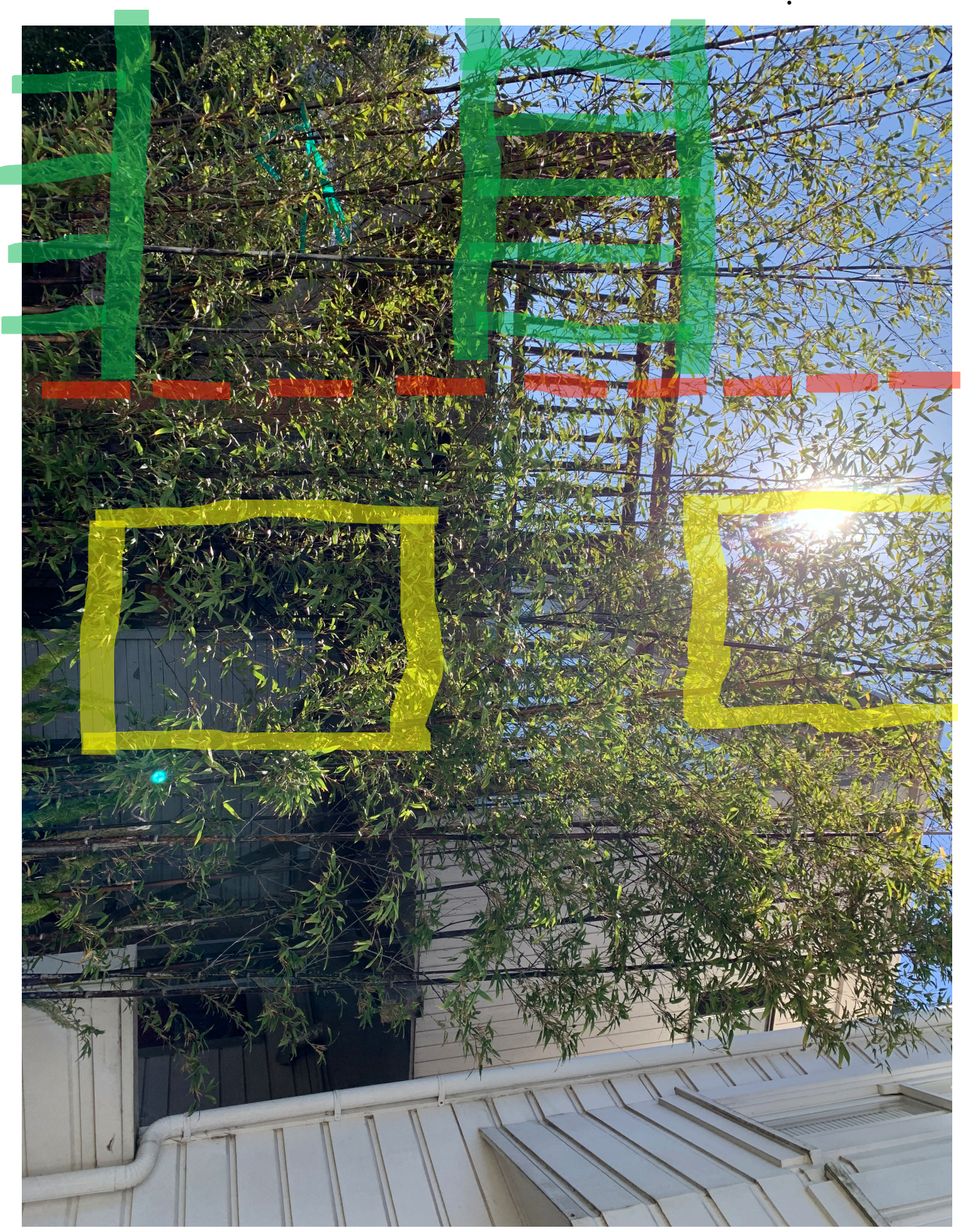
This photo was taken on 11/7/00. I have indicated the existing structure's shadow in red and the approximate proposed addition shadow in yellow. Essentially we are asking the new owner to build out only as far as every other property on the block, including their immediate neighbors





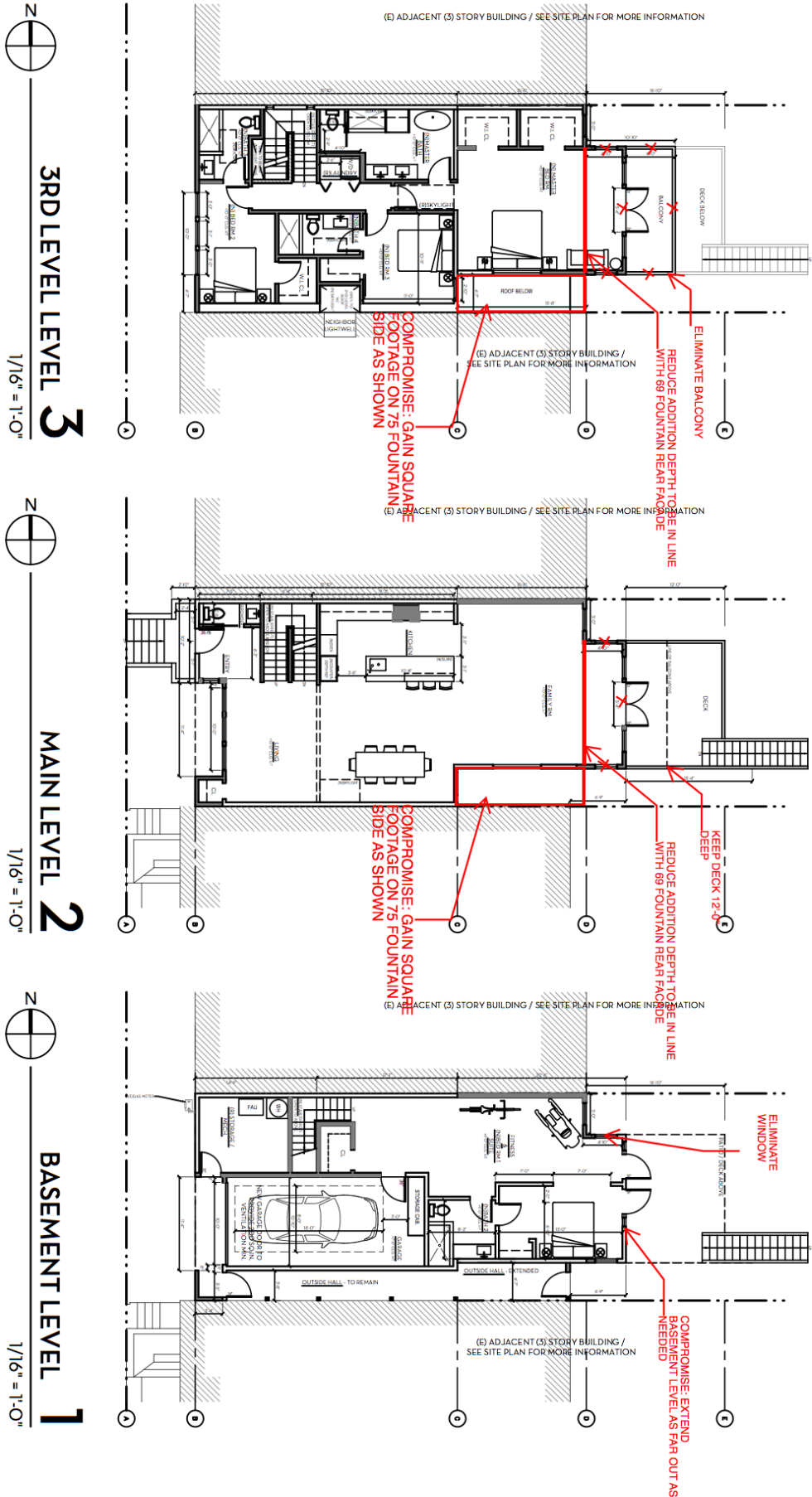
### Photo 3 – 69/73 Fountain St

This photo was taken on 11/7/00. This photo shows only the lower and middle floor of 73 Fountain St. The addition I've outlined in red is proposed to include the upper level. This proposed structure would block light and airflow to all our floors, both of our decks, and our garden. It would tower over our lower floor and our kids' bedrooms with windows proposed where I have indicated in yellow and two decks in green



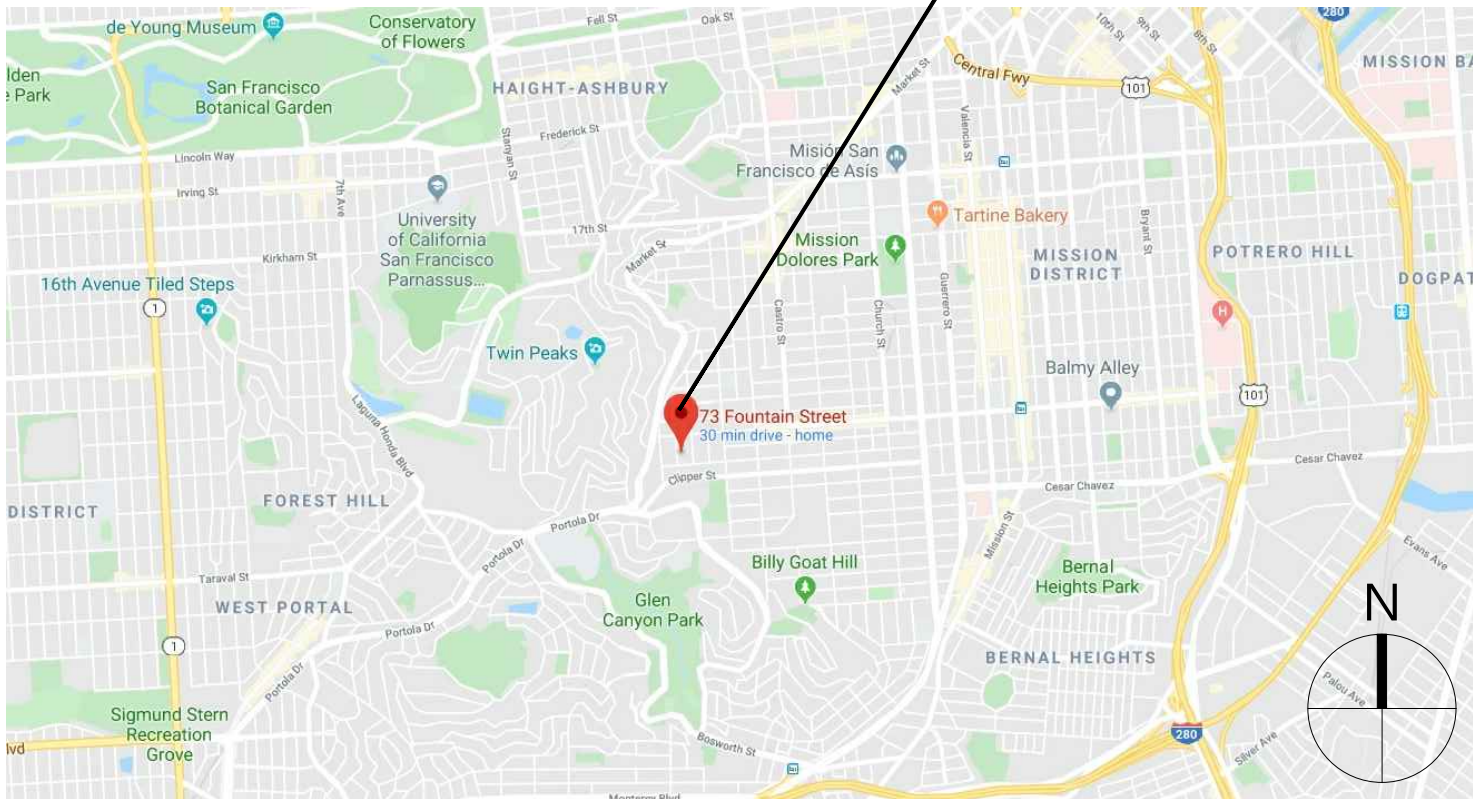


Proposed Changes to 73 Fountain St (Currently in negotiations with owner)





VICINITY MAP



PROJECT SITE

INFORMATION

PROJECT ADDRESS:	73 FOUNTAIN STREET SAN FRANCISCO, CA 94114
APN # ZONING (BLOCK / LOT) HISTORIC	O60-155-14 RH-2 6502 / O12 C
OCCUPANCY TYPE OF CONSTRUCTION	R-2 V
LOT AREA (E)	3,166 SF
BUILDING FOOTPRINT (E) LIVABLE RESIDENCE (E) GARAGE / STORAGE (E) DECKS & PATIO (E) FAR (E) FOOTPRINT	801 SF 1,695 SF 685 SF 261 SF 25%
BUILDING HEIGHT	± 25'-11" (NO CHANGE)
BUILDING FOOTPRINT (N) LIVABLE RESIDENCE (N) GARAGE / STORAGE (N) DECKS & PATIO (N) FAR (N) FOOTPRINT	1,034 SF 2,974 SF (630+1146+1198) 405 SF 472 SF 33%

SCOPE OF WORK

- RESIDENTIAL RENOVATION:
- 1,279 SF LIVABLE SPACE ADDITION:
    - 233 SF INCREASED FOOTPRINT
  - RAISE SLOPE OF DRIVE-WAY
  - VOLUNTEER SEISMIC UPGRADE TO FOUNDATION,
  - REPAIR & REPLACE GROUND PATIO AND BOTH UPPER LEVEL DECKS
  - RAISE SIDES ROOF TO ALIGN WITH (E) PEAK HEIGHT,
  - IMPROVEMENTS TO FRONT EXTERIOR ELEVATION,
    - (N) PORCH, WINDOWS & SIDING
  - CONDITION PARTIAL GROUND FLOOR FOR LIVABLE FAMILY & (N) BEDROOM
  - RENOVATE KITCHEN
  - NEW STAIR, OPEN TO ALL LEVELS
  - NEW BEDROOMS & (N) BATH & LAUNDRY ON TOP / 3rd LEVEL.
  - EXPAND FOOTPRINT / INCREASE LIVABLE AREA + 1,221 SF

GREEN BUILDING CODE REQUIREMENTS

1. RECYCLING:
  11. 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC SEC. 4.408.1.
  12. CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, PER CGC SEC. 4.408.2.
2. OPERATION AND MAINTENANCE MANUAL:
  - 2.1. BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC SEC. 4.410.1.
3. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
4. POLLUTANT CONTROL: DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC SEC. 4.504.1.
5. INTERIOR MOISTURE CONTROL: THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISABLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC SEC. 4.505.3.
6. ADHESIVE, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
10. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4
11. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
12. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.
13. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
14. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER CGBC, SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
15. EACH BATHROOM SHALL BE VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
  - a. FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC SEC. 4.506.1.
  - b. UNLESS FUNCTIONING AS A COMPONENT, OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
    - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF ± 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
    - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
16. PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.

DIRECTORY

OWNERS:	Alice Vellanikran 73 Fountain Street San Francisco, CA 94114 (404) 259-7922 alicevellani@yahoo.com
DESIGNER:	Life Space Studio Tawni Aaron 442A Stow Avenue, Oakland, CA 94606 (415)216-5984 LifeSpaceStudio@gmail.com
STRUCTURAL ENGINEER:	TBD
CONTRACTOR:	TBD

DRAWING INDEX - TO Planning

pl-O.O	BUILDING INFORMATION
pl-I.O	EXISTING & PROPOSED SITE PLANS
pl-I.1	EXISTING FLOOR PLANS
pl-I.2	PROPOSED FLOOR PLANS
pl-2.O	EXISTING & PROPOSED FRONT / WEST ELEVATIONS
pl-2.1	EXISTING & PROPOSED NORTH & EAST EXTERIOR ELEVATIONS / SECTION
pl-2.2	EXISTING & PROPOSED SOUTH EXTERIOR ELEVATIONS / SECTION

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL BUILDING CODES  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA ELECTRICAL CODE (CEC)  
2019 CALIFORNIA FIRE CODE (CFC)  
2019 CALIFORNIA ENERGY CODE  
2019 CALGREEN CODE

SYMBOLS

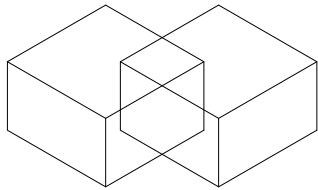
	COLUMN CENTERLINE	<b>BEDROOM</b>	
	SECTION NO. SHEET NO.		ROOM IDENTIFICATION NUMBER
	DETAIL NO. SHEET NO.		DOOR REFERENCE NUMBER
			WINDOW REFERENCE NUMBER
	CONTROL, WORK OR DATUM POINT		PARTITION TYPE REFERENCE
	CENTERLINE		SHEET NOTE REFERENCE
	ALIGN FINISH SURFACES		DOCUMENT REVISION NUMBER

ABBREVIATIONS

∠	ANGLE	EA	EACH	(N)	NEW
@	AT	EQ	EQUAL	NTS	NOT TO SCALE
⊕	CENTERLINE	(E)	EXISTING	P.LAM	PLASTIC LAMINATE
Ø	DIAMETER	FA	FIRE ALARM	PLY	PLYWOOD
AFF	ABOVE FINISH FLOOR	FDN	FOUNDATION	PT	POINT
AL	ALUMINUM	FIN	FINISH	REF	REFRIGERATOR
APP'D	APPROVED	FL	FLOOR	REQ	REQUIRED
ARCH	ARCHITECTURAL	FLUOR	FLOURESCENT	RM	ROOM
BLDG	BUILDING	FDN	FOUNDATION	R O	ROUGH OPENING
CJ	CEILING JOIST	FOS	FACE OF STUD	RR	ROOF RAFTER
CLG	CEILING	FT	FEET OR FOOT	S	SOUTH
CLR	CLEAR	FURR	FURRING	SCHED	SCHEDULE
COL	COLUMN	HDWD	HARDWOOD	SIM	SIMILAR
CONC	CONCRETE	HM	HOLLOW METAL	SSD	SEE STRUCTURAL
CONT	CONTINUOUS	HORIZ	HORIZONTAL	DWGS	DRAWINGS
DBL	DOUBLE	HR	HOUR	TYP	TYPICAL
DET	DETAIL	INSUL	INSULATION	UON	UNLESS OTHERWISE NOTED
DIA	DIAMETER	INT	INTERIOR	VIF	VERIFY IN FIELD
DN	DOWN	LAV	LAVATORY	W	WEST
DR	DOOR	MAX	MAXIMUM	W/	WITH
DS	DOWNSPOUT	MFR	MANUFACTURER	WH	WATER HEATER
DWG	DRAWING	MIN	MINIMUM		

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE 2016CBC AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL VERIFY IN SITE ALL INFORMATION PROVIDED IN THE DRAWINGS. DUE TO ACCESSIBILITY LIMITATIONS SOME ASSUMPTIONS WERE MADE. IF DISCREPANCIES OCCUR IT SHALL BE REPORTED TO THE DESIGNER.
3. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS, OR AS CLARIFIED BY DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
4. CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING SURFACES & MATERIALS DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL BRING TO THE ATTENTION OF DESIGNER FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INADEQUATE CONSTRUCTIONS, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
5. ALL WORK & MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST FEDERAL, STATE AND LOCAL CODES, LAWS & ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS & INTERPRETATIONS.



LifeSpaceStudio  
442A STOW AVENUE  
OAKLAND CA 94606  
LifeSpaceStudio@gmail.com

*Tawni Aaron*

IMPROVEMENTS TO:

73 FOUNTAIN STREET

SAN FRANCISCO, CA 94114

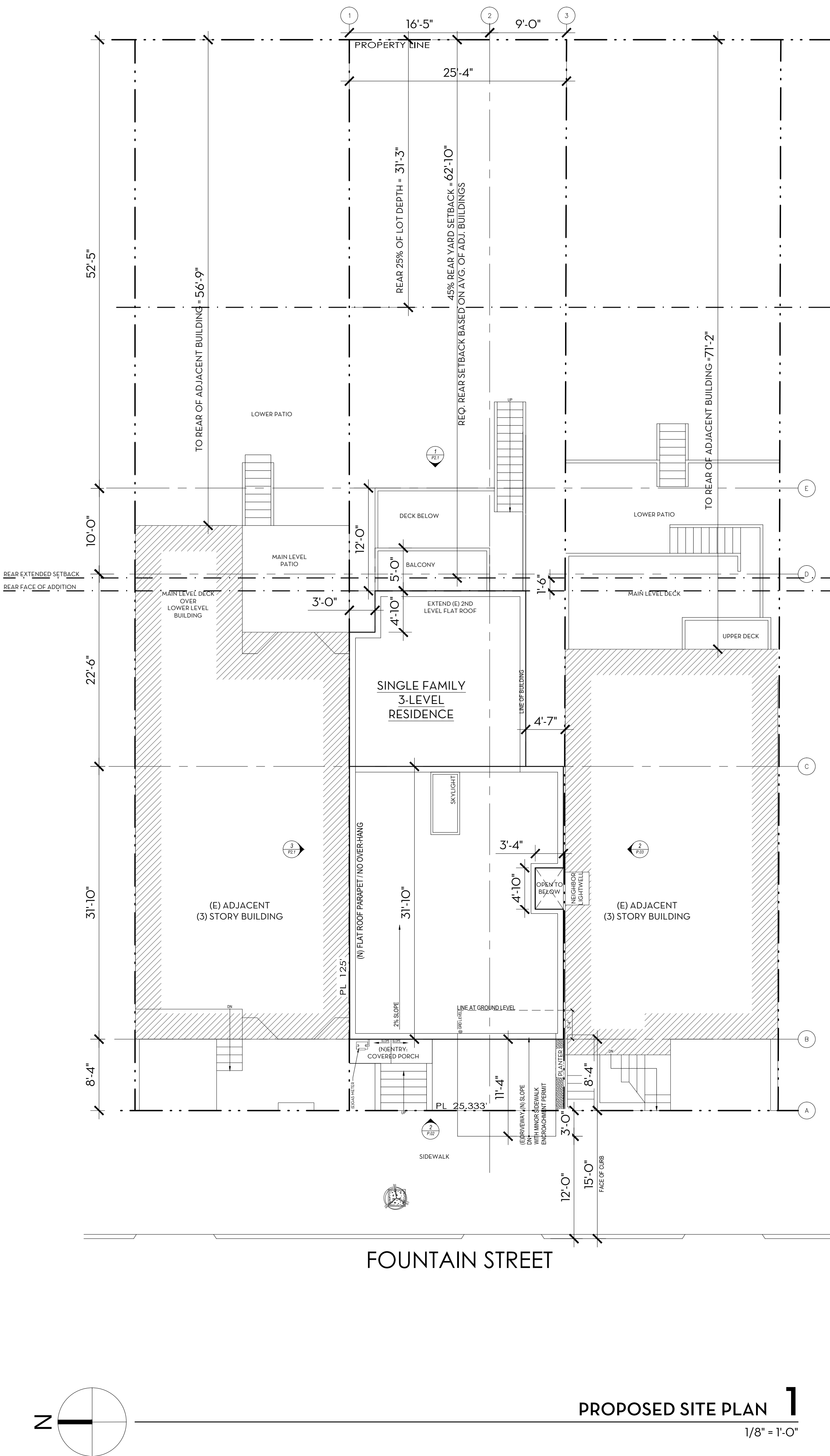
ISSUE	DATE
ISSUE TO SAN FRANCISCO PLANNING DEPARTMENT FOR APPROVAL	01/13/20

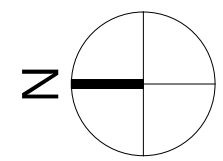
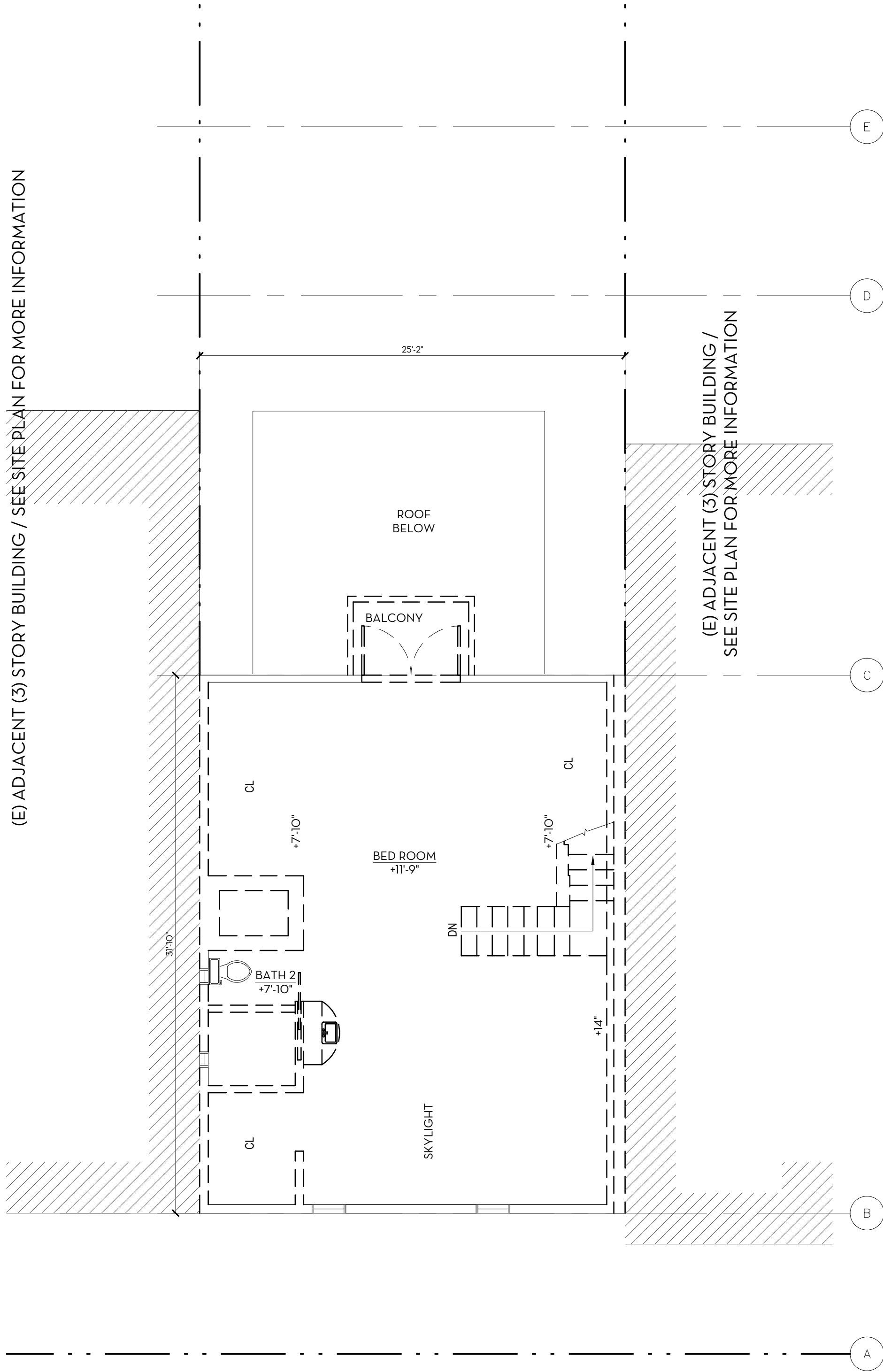
TITLE	SHEET NUMBER
BUILDING INFORMATION	

pl-O.O



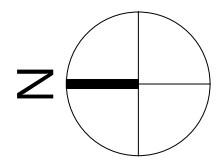
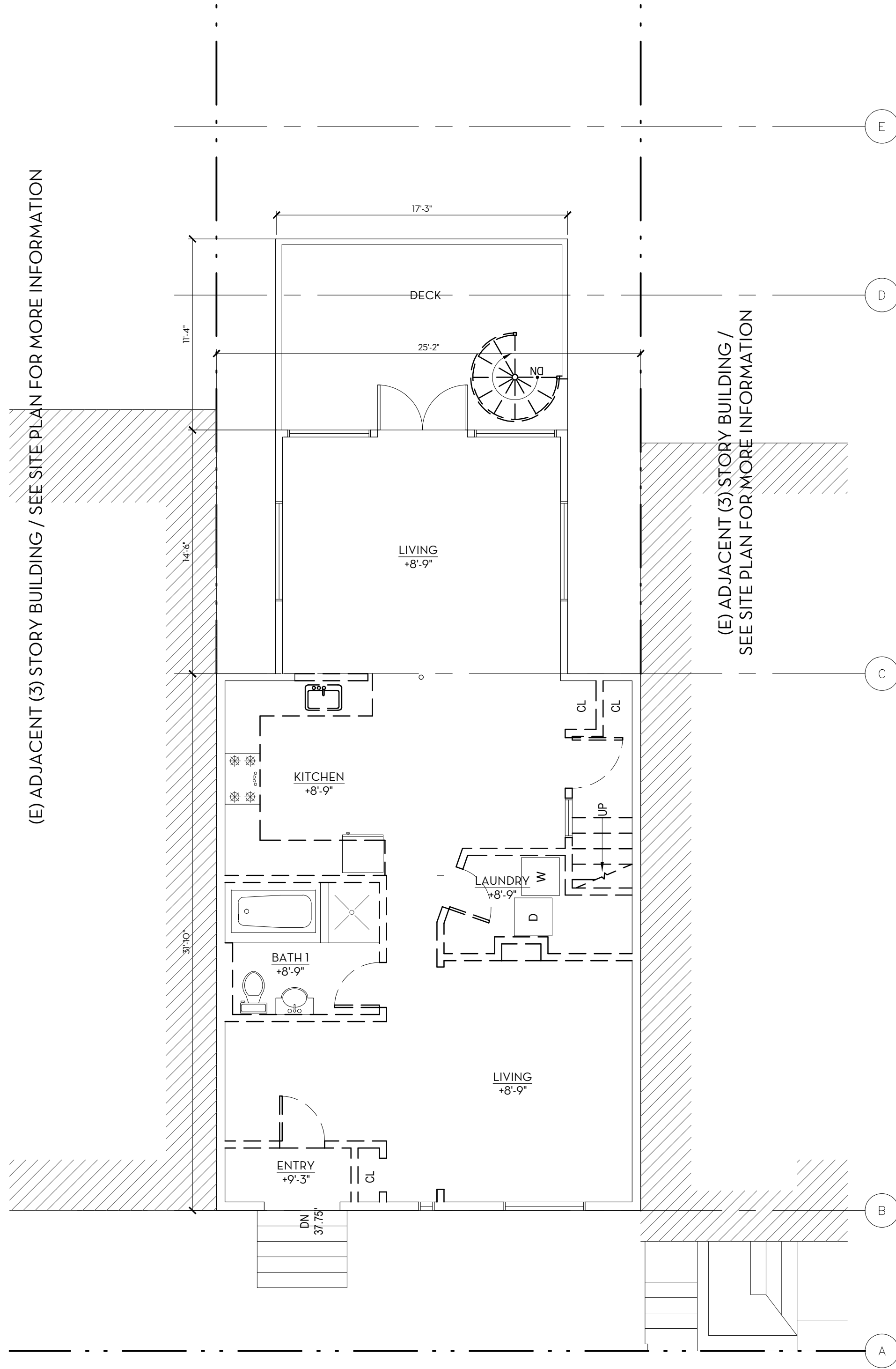
THIS SITE PLAN WAS NOT PREPARED BY A PROFESSIONAL SURVEYOR. THE PROPERTY LINE INFORMATION WAS OBTAINED FROM THE ASSESSOR'S MAP, AND THE RELATIVE LOCATION OF BUILDINGS AND SETBACKS TO THE PROPERTY LINES WERE FIELD MEASURED. DO NOT USE THIS DRAWING FOR EXACT DISTANCES, ACREAGE OR BEARING.





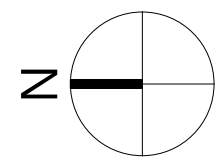
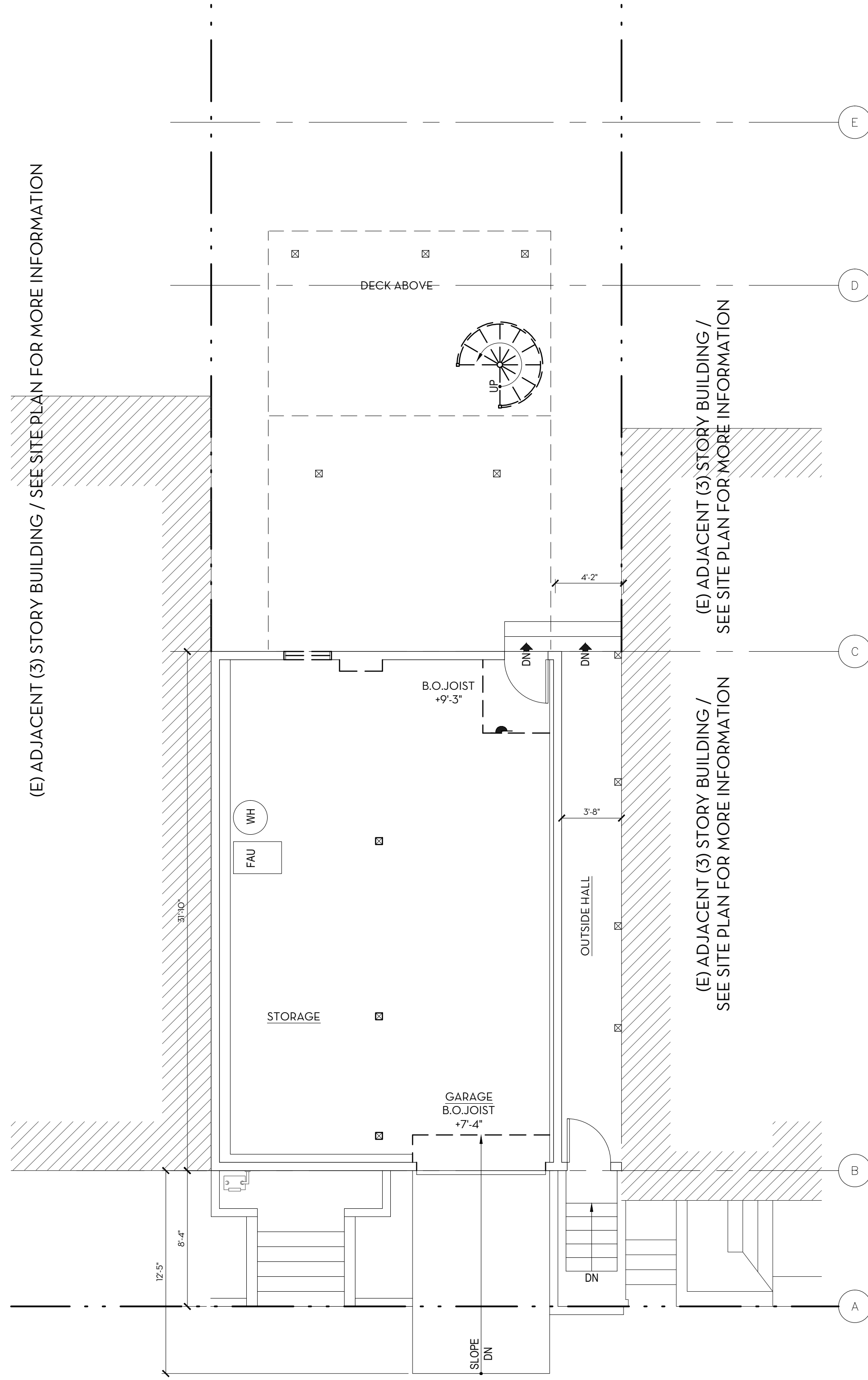
TOP / 3RD LEVEL

3/16" = 1'-0"



MAIN 2ND LEVEL

3/16" = 1'-0"

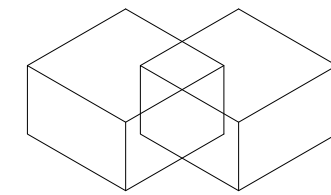


BASEMENT LEVEL

3/16" = 1'-0"

### WALL LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN



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442A STOW AVENUE  
OAKLAND CA 94606  
LifeSpaceStudio@gmail.com

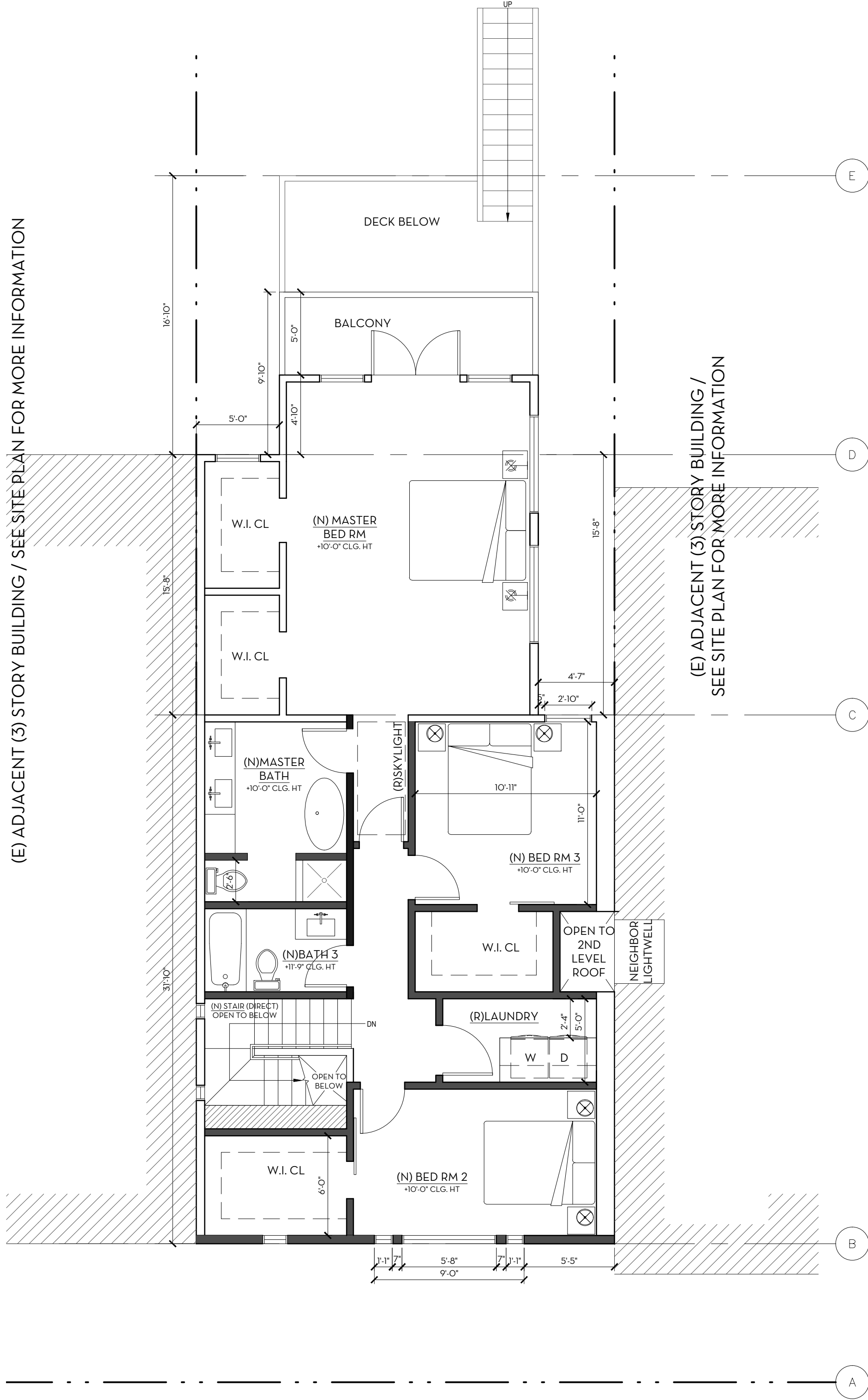
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IMPROVEMENTS TO:  
**73 FOUNTAIN STREET**  
SAN FRANCISCO, CA 94114

ISSUE TO: SAN FRANCISCO PLANNING DEPARTMENT FOR APPROVAL  
DATE: 01/13/20

TITLE: EXISTING FLOOR PLANS  
SHEET NUMBER

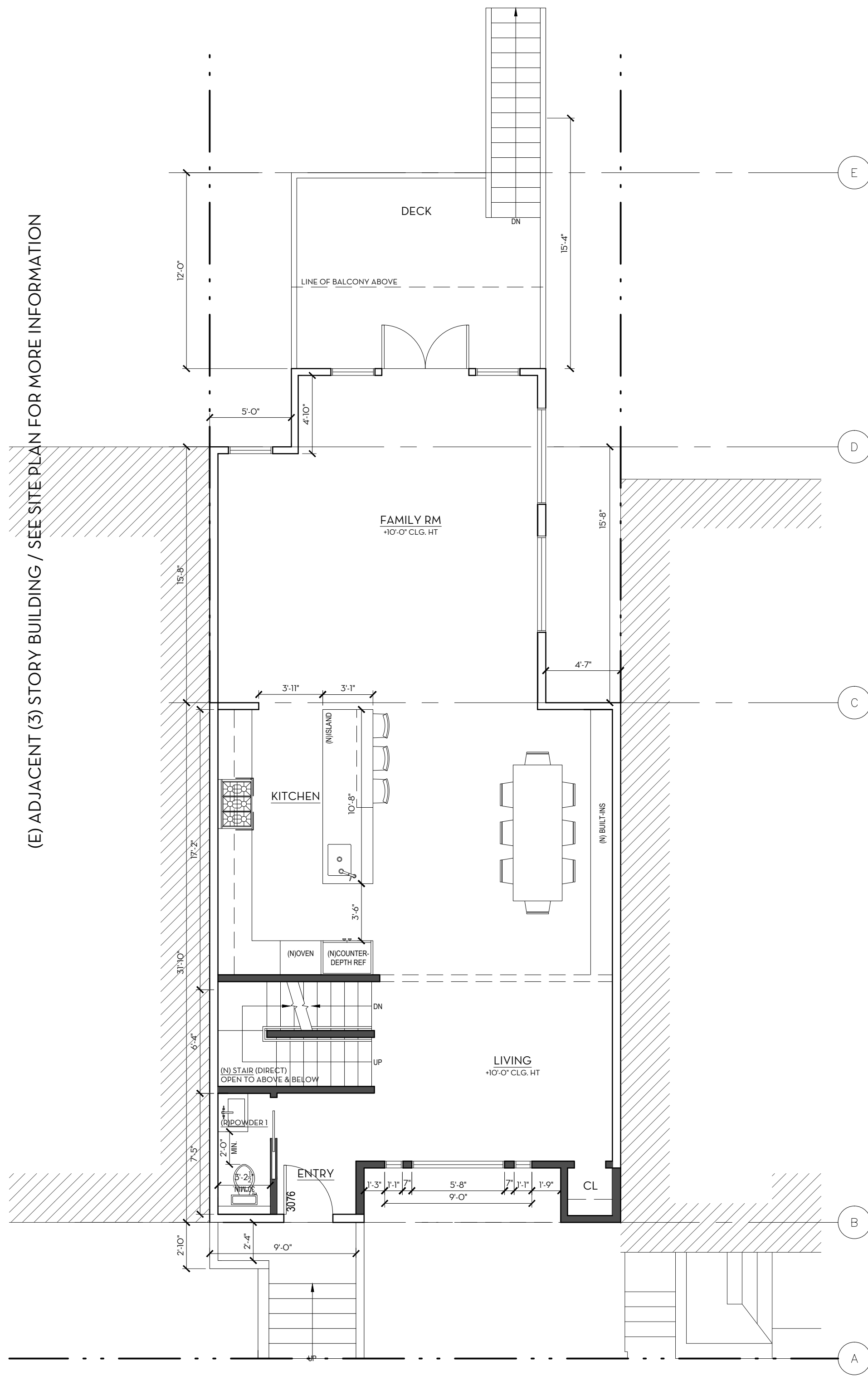
(E) ADJACENT (3) STORY BUILDING / SEE SITE PLAN FOR MORE INFORMATION



TOP / 3RD LEVEL

3/16" = 1'-0"

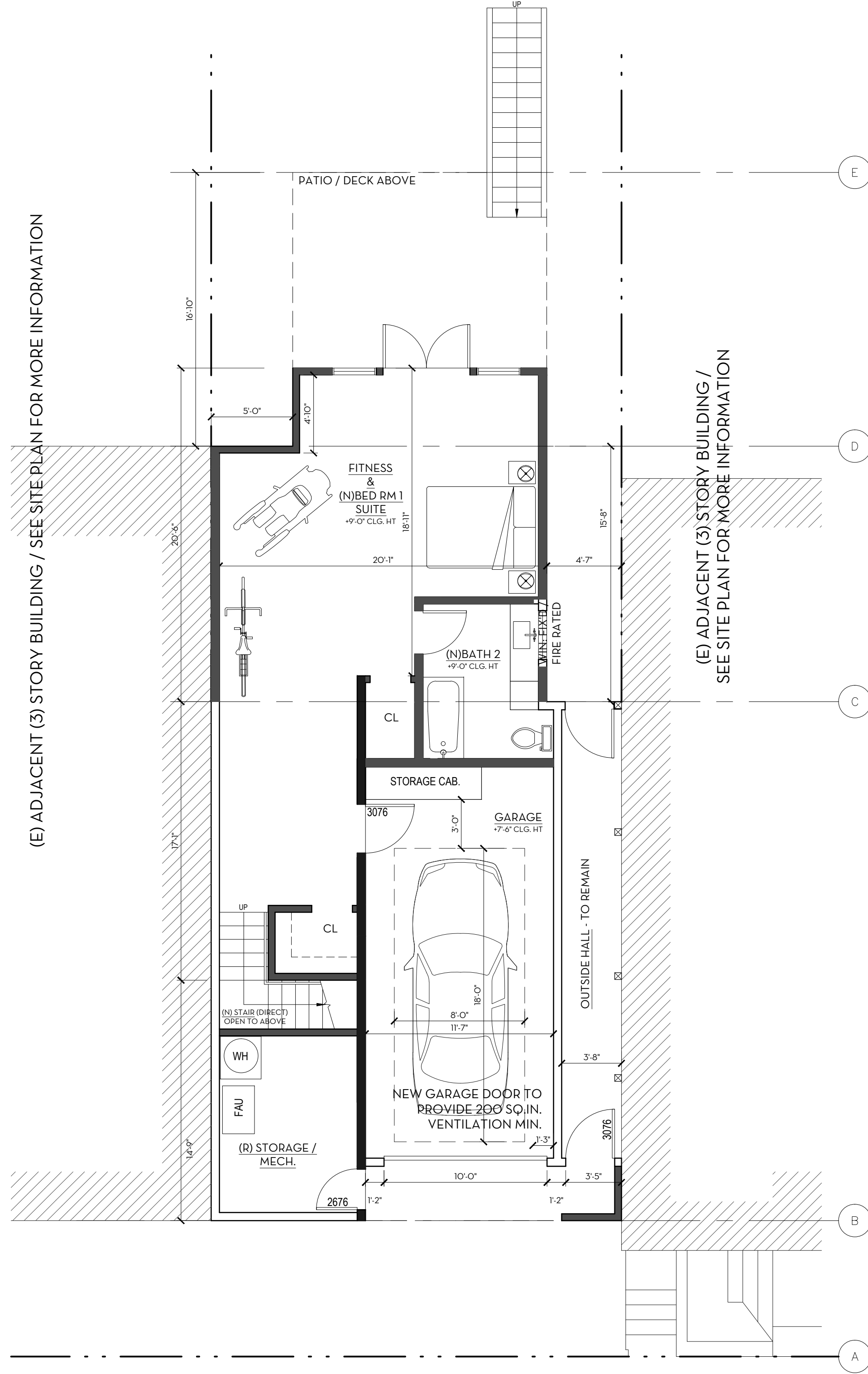
(E) ADJACENT (3) STORY BUILDING / SEE SITE PLAN FOR MORE INFORMATION



MAIN 2ND LEVEL

3/16" = 1'-0"

(E) ADJACENT (3) STORY BUILDING / SEE SITE PLAN FOR MORE INFORMATION



BASEMENT LEVEL

3/16" = 1'-0"

WALL LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS

IMPROVEMENTS TO:

73 FOUNTAIN STREET

SAN FRANCISCO, CA 94114

ISSUE TO: SAN FRANCISCO PLANNING DEPARTMENT FOR APPROVAL

DATE: 01/13/20

TITLE: PROPOSED FLOOR PLANS

SHEET NUMBER

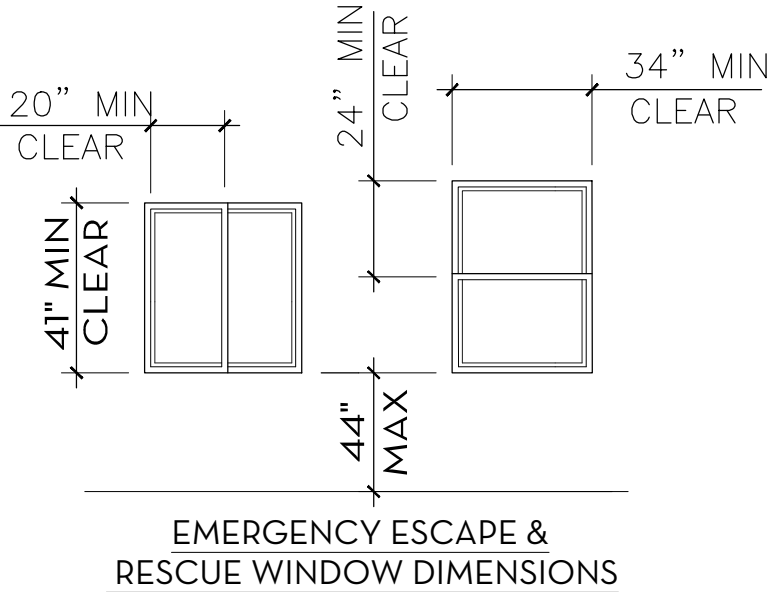
WINDOWS REQUIREMENTS

EMERGENCY ESCAPE WINDOWS  
IN BEDROOMS PROVIDE OPERABLE ESCAPE WINDOWS (AT LEAST ONE IN EACH BEDROOM) MEETING ALL OF THE FOLLOWING:

- A NET CLEAR OPEN-ABLE AREA NOT LESS THAN 5.7 SF
- A MINIMUM CLEAR OPENING HEIGHT OF 24".
- A MINIMUM CLEAR OPENING WIDTH OF 20"
- A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.

NATURAL LIGHT AND VENTILATION REQUIREMENTS  
EACH HABITABLE ROOM (EXCLUDES HALLWAYS, BATHROOMS, AND LAUNDRY ROOMS) IS REQUIRED TO HAVE:

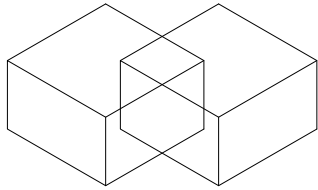
- NATURAL LIGHT (WINDOWS OR SKYLIGHTS) SIZED TO A MINIMUM OF 8% OF THE FLOOR AREA OF THE ROOM
- VENTILATION (OPEN-ABLE PORTION OF WINDOW OR SKYLIGHT) SIZED TO A MINIMUM OF 4% OF THE FLOOR AREA.



- SAFETY GLAZING-WINDOWS
- GLAZING LESS THAN 60" ABOVE THE DRAIN INLET IN HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS SHALL BE TEMPERED.
  - GLAZING IN FIXED OR OPEN-ABLE PANELS ADJACENT TO A DOOR, WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE, SHALL BE TEMPERED.
  - GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE SHALL TEMPERED.
  - GLAZING IN INDIVIDUAL FIXED OR OPERABLE WINDOWS SHALL BE SAFETY TYPE IF THE WINDOW IN QUESTION MEETS ALL OF THE FOLLOWING CONDITIONS:
    - THE EXPOSED AREA OF THE INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
    - THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
    - THE EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
    - THERE ARE ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

* ALL REPLACEMENT WINDOWS TO BE ENERGY STAR: NC, SC, S. U-FACTOR: 0.3, S HEAT GAIN CO-EF: 0.19					
SYM.	CONDITION	TYPE	SIZE	ROOM NAME	REMARKS
1					-
2					-
3					-
4					-
5					-
6					-
7					-
8					-
9					-
10					-
11					-
12					-
13					-
14					-
15					-
16					-
17					-
18					-
19					-
20					-
21					-
22					-

(N) DOOR SCHEDULE					
SYM.	CONDITION	TYPE	SIZE	ROOM NAME	REMARKS
1					
2					
3					
4					
5					
6					
7					



LifeSpaceStudio  
442A STOW AVENUE  
OAKLAND CA 94606  
LifeSpaceStudio@gmail.com

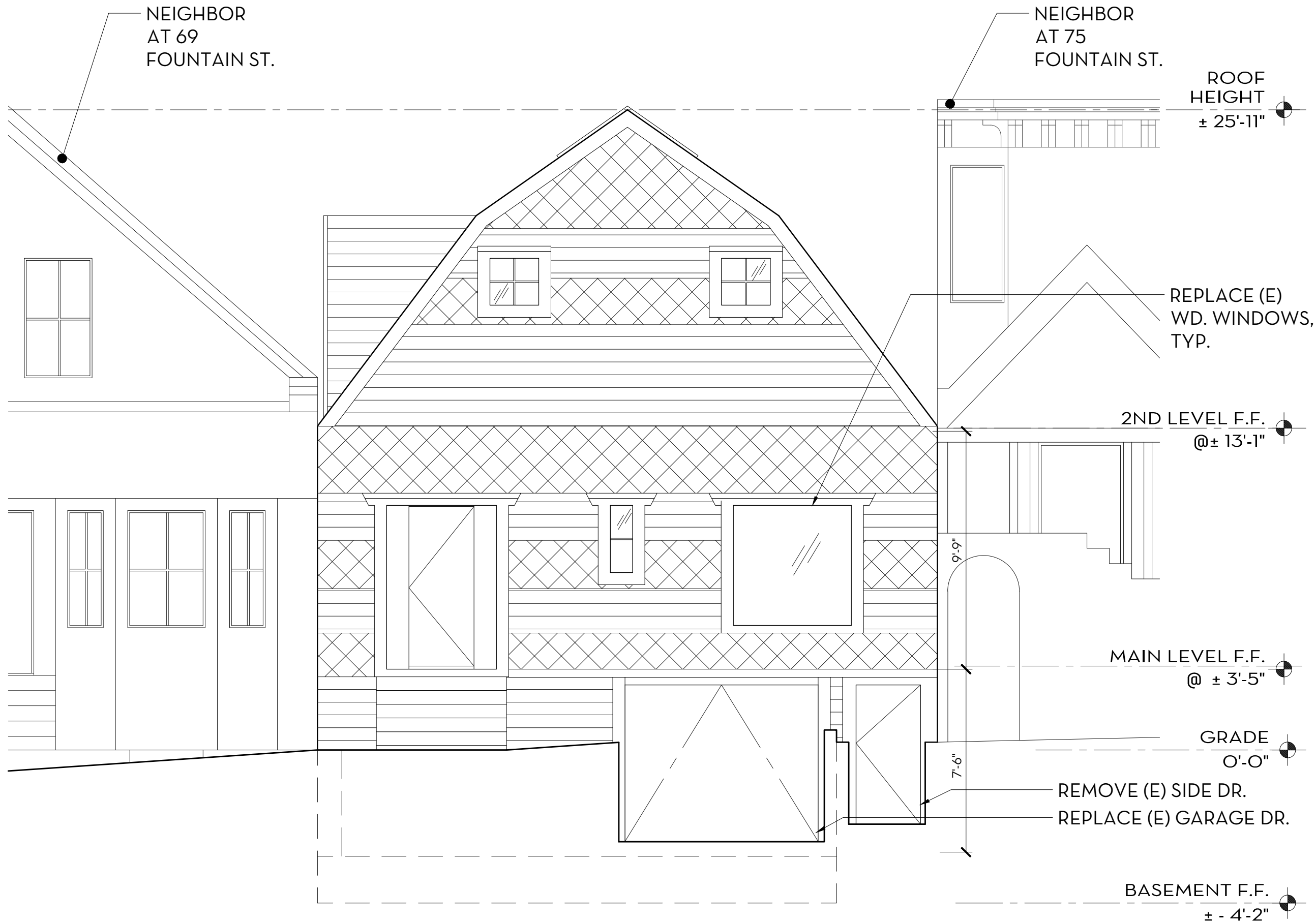
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IMPROVEMENTS TO:  
  
73 FOUNTAIN STREET  
  
SAN FRANCISCO, CA 94114

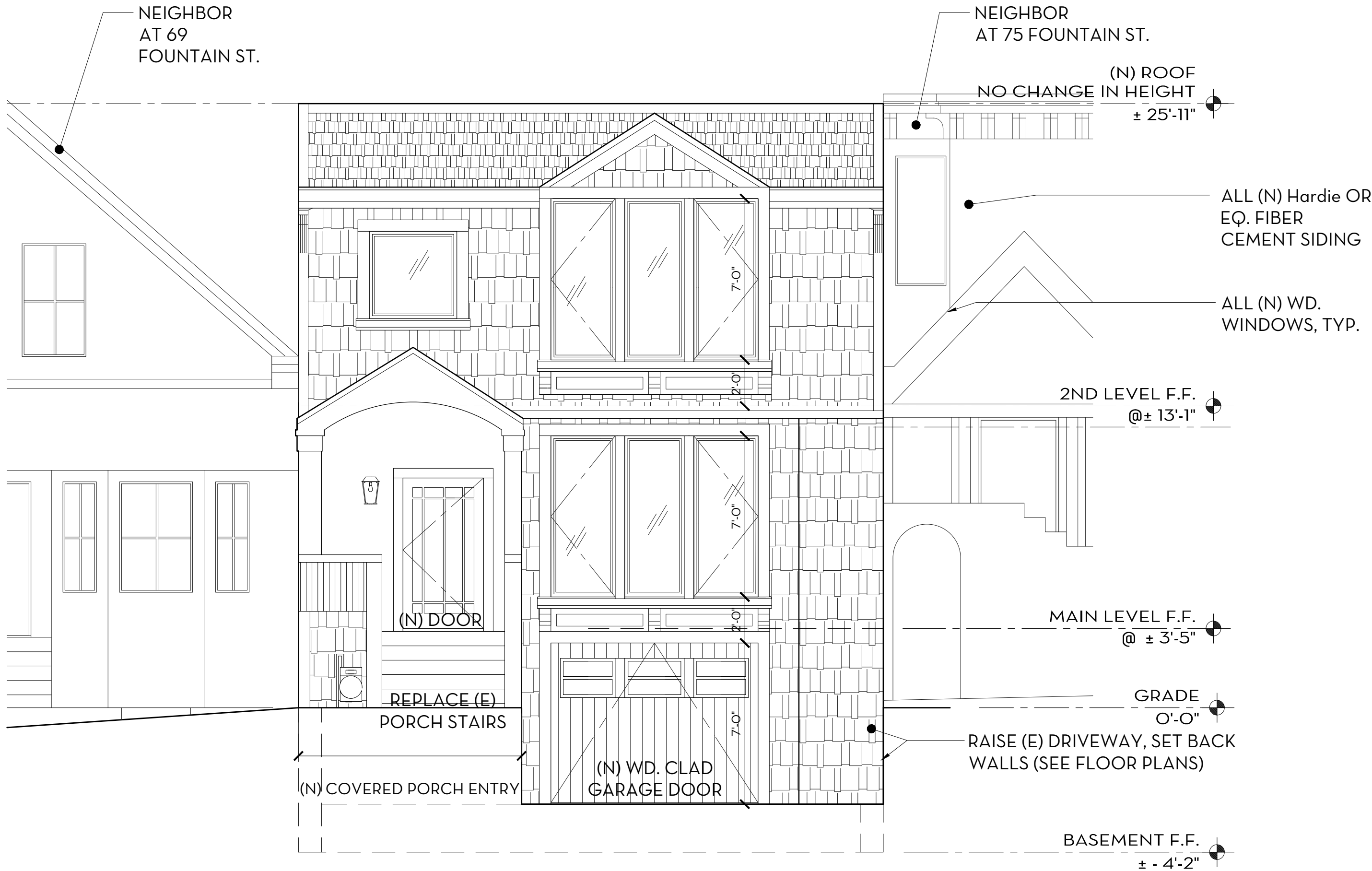
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DATE: 01/13/20

TITLE: EXISTING & PROPOSED FRONT / WEST EXTERIOR ELEVATIONS  
SHEET NUMBER: 1

pl-2.0



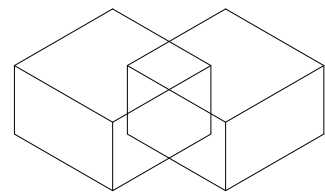
EXISTING



PROPOSED

EXISTING & PROPOSED FRONT / WEST EXTERIOR ELEVATIONS

1/4" = 1'-0"

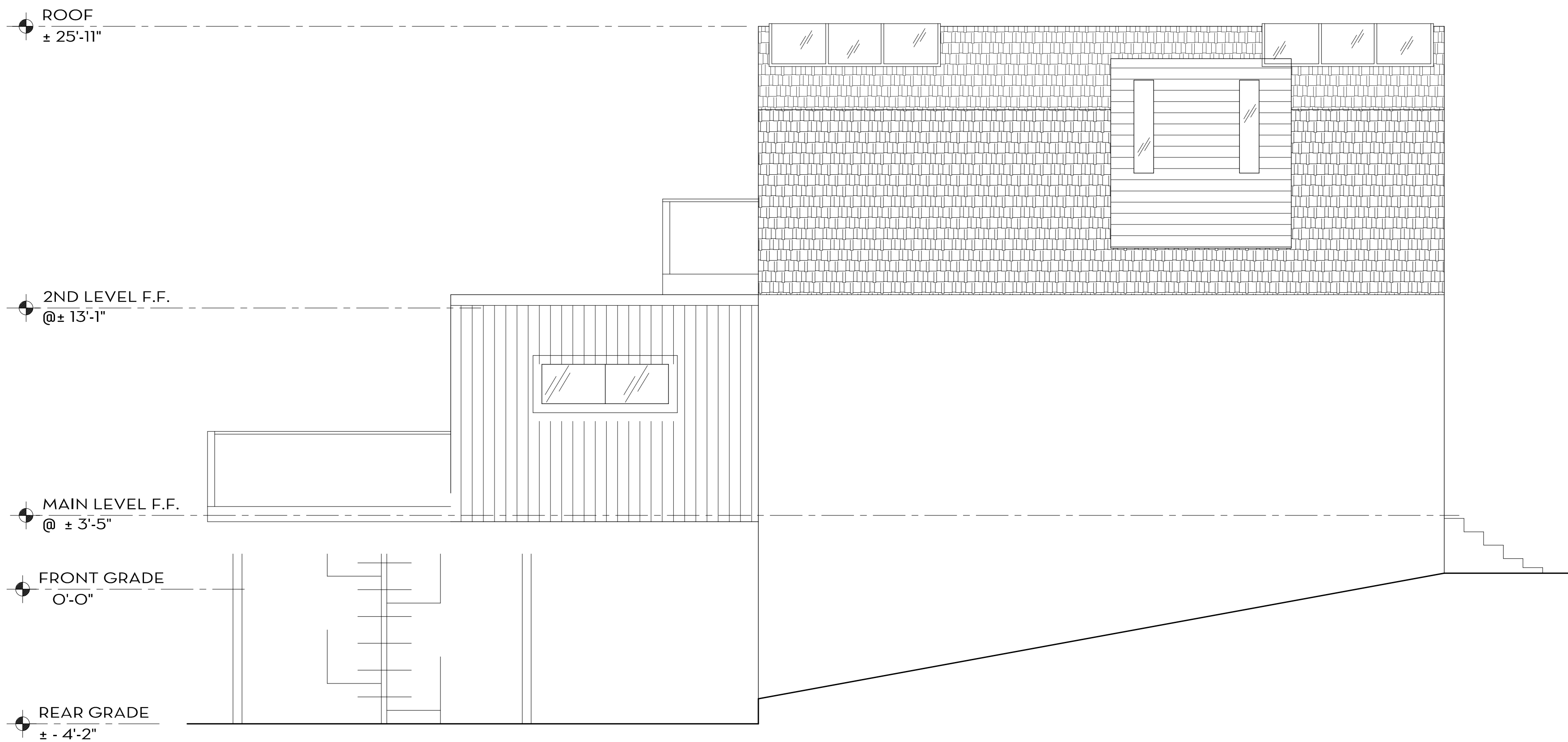


LifeSpaceStudio  
442A STOW AVENUE  
OAKLAND CA 94606  
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*Tami Oa*

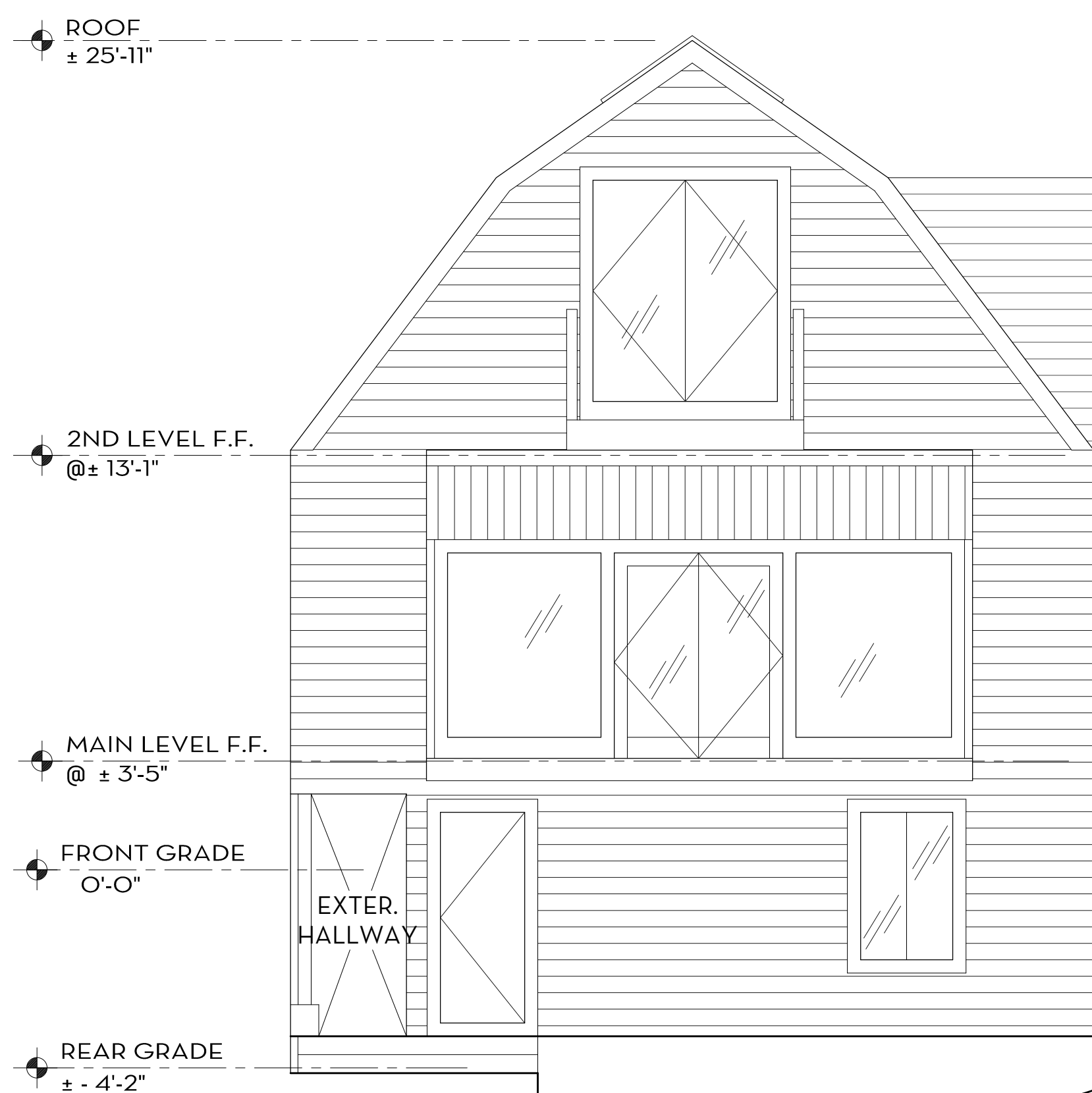
IMPROVEMENTS TO:  
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SAN FRANCISCO, CA 94114

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DATE: 01/13/20

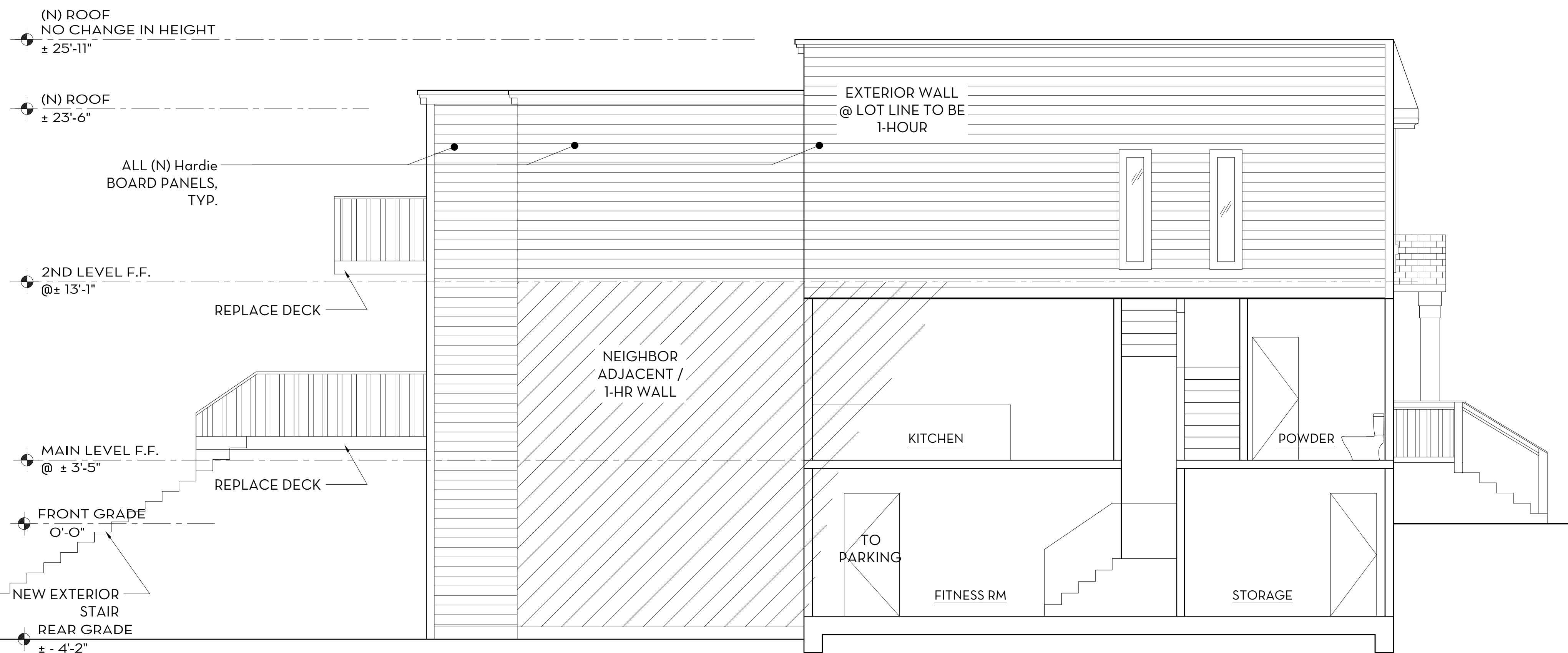
TITLE: EXISTING & PROPOSED NORTH & EAST EXTERIOR ELEVATIONS  
SHEET NUMBER: pl-2.1



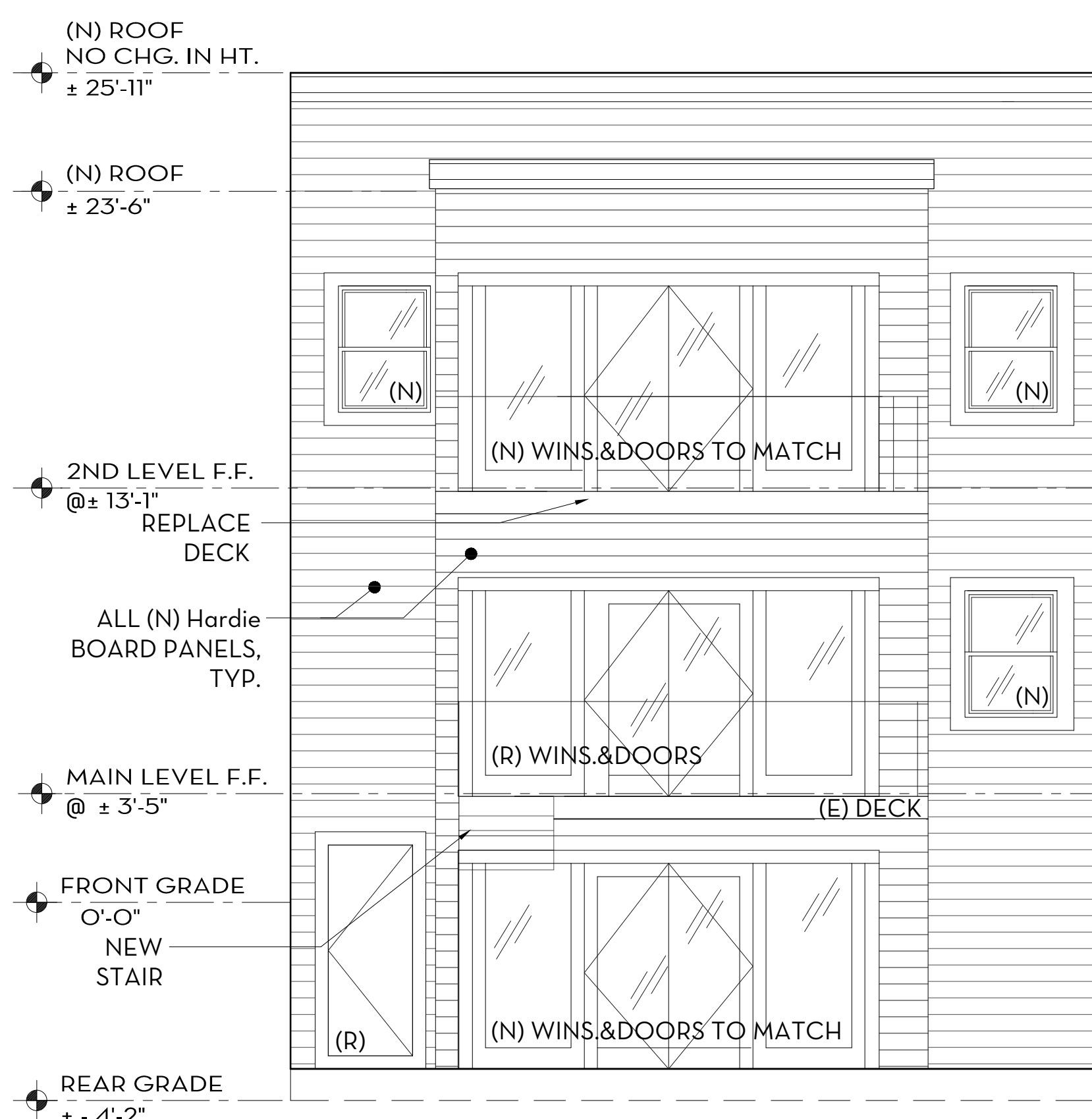
EXISTING NORTH EXTERIOR ELEVATION **4**  
1/8" = 1'-0"



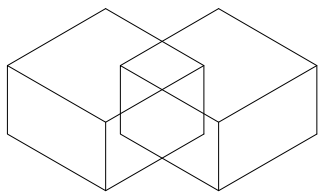
EXISTING EAST EXTER. ELEVATION **2**  
1/8" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION / SECTION **3**  
1/8" = 1'-0"



PROPOSED EAST EXTER. ELEVATION **1**  
1/8" = 1'-0"



LifeSpaceStudio

442A STOW AVENUE  
OAKLAND CA 94606  
LifeSpaceStudio@gmail.com

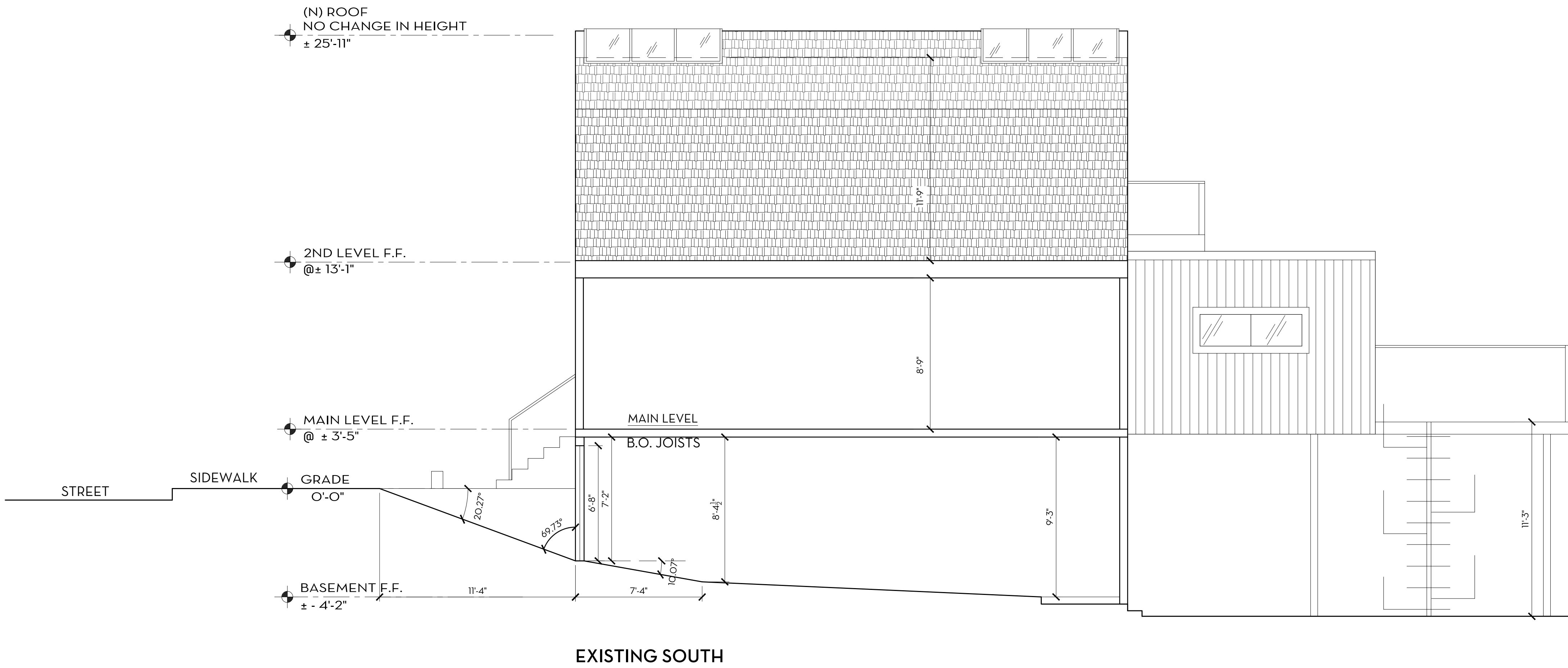
*Jami Oar*

IMPROVEMENTS TO:  
73 FOUNTAIN STREET  
SAN FRANCISCO, CA 94114

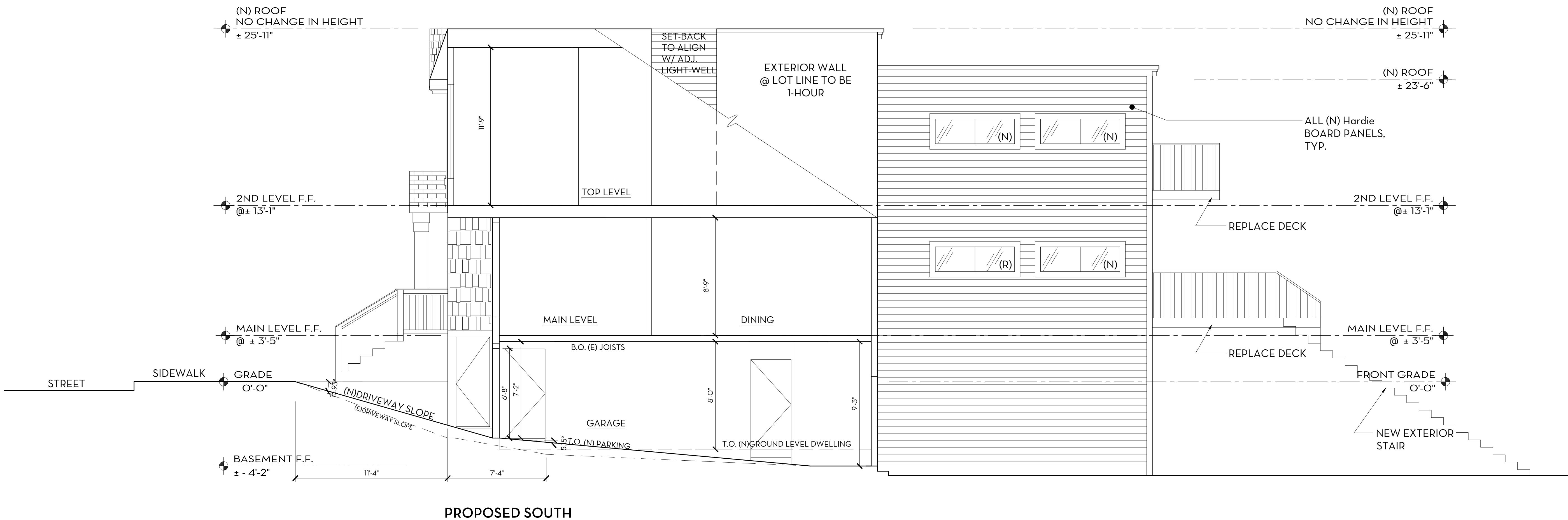
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SAN FRANCISCO 01/13/20  
PLANNING DEPARTMENT  
FOR APPROVAL

TITLE SHEET NUMBER  
EXISTING & PROPOSED  
EXTERIOR ELEVATIONS  
& SECTIONS

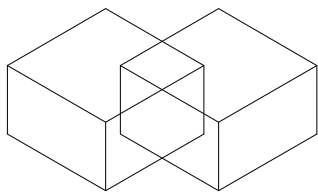
pl-2.2



EXISTING SOUTH ELEVATION / SECTION 1  
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION / SECTION 2  
1/4" = 1'-0"



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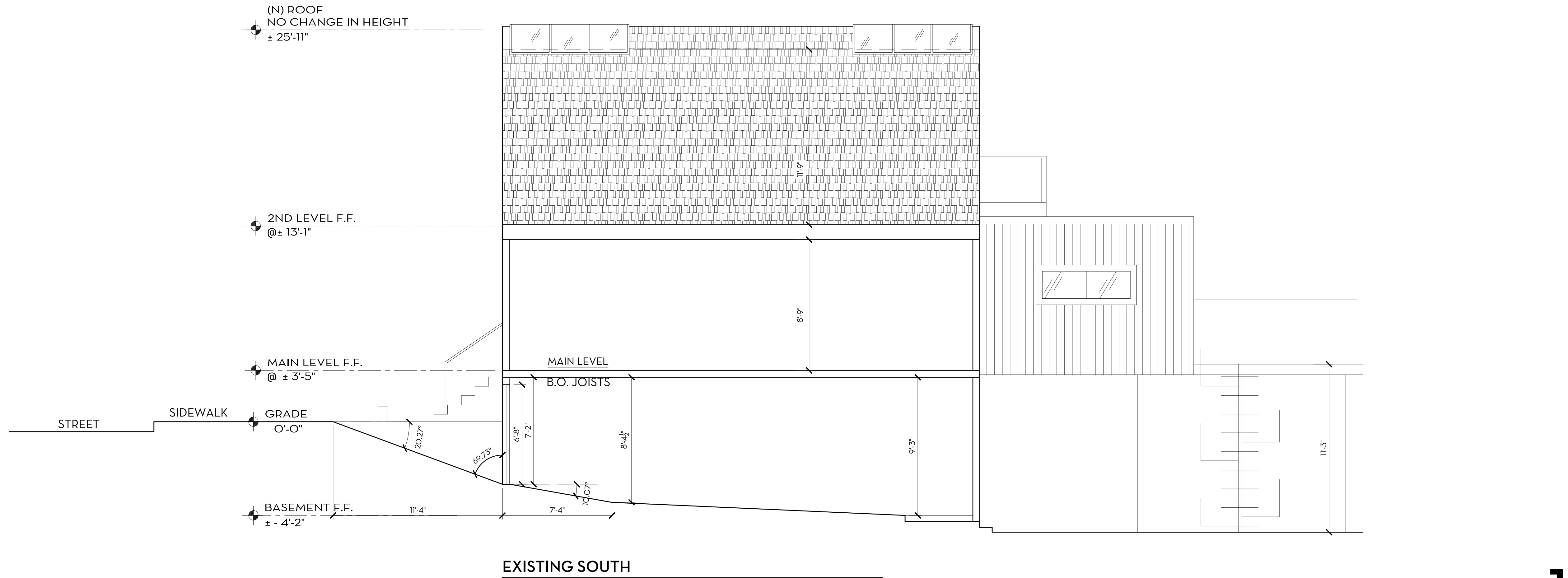
IMPROVEMENTS TO:  
**73 FOUNTAIN STREET**  
SAN FRANCISCO, CA 94114

PRE-APPLICATION MEETING  
12/27/19

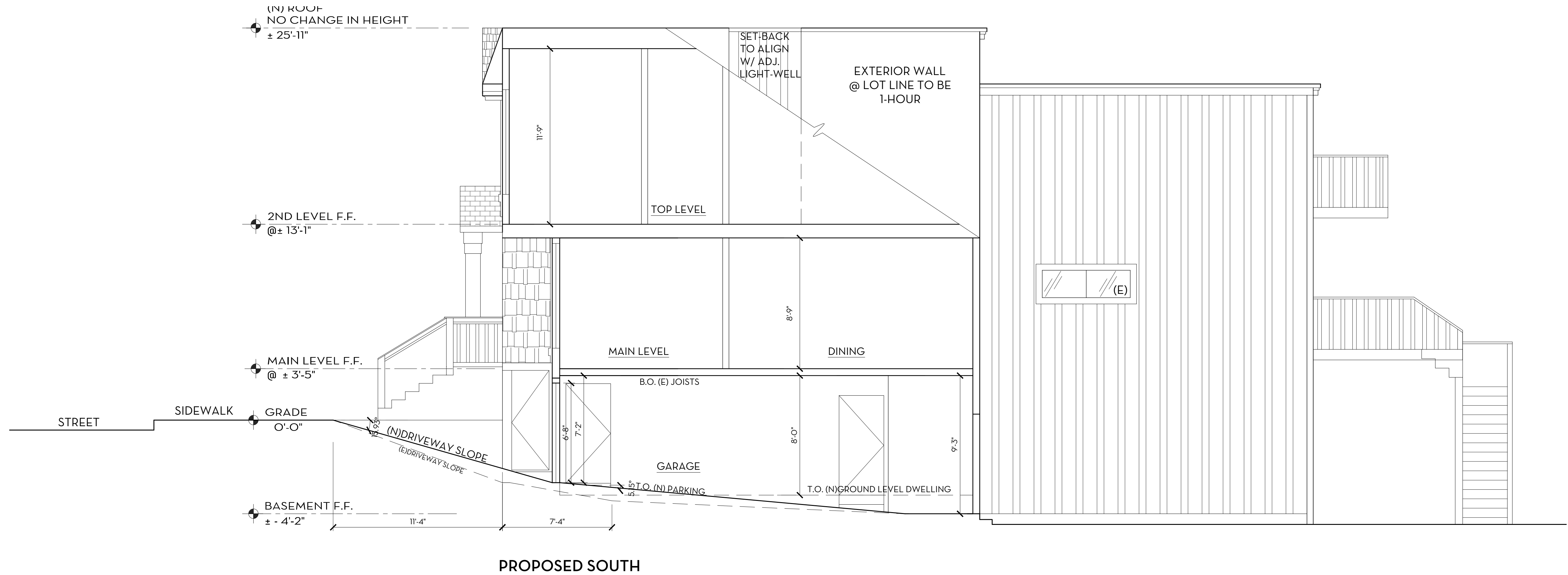
TITLE SHEET NUMBER

EXISTING & PROPOSED  
EXTERIOR ELEVATIONS  
& SECTIONS

P3.0



EXISTING SOUTH ELEVATION / SECTION **1**  
1/4" = 1'-0"

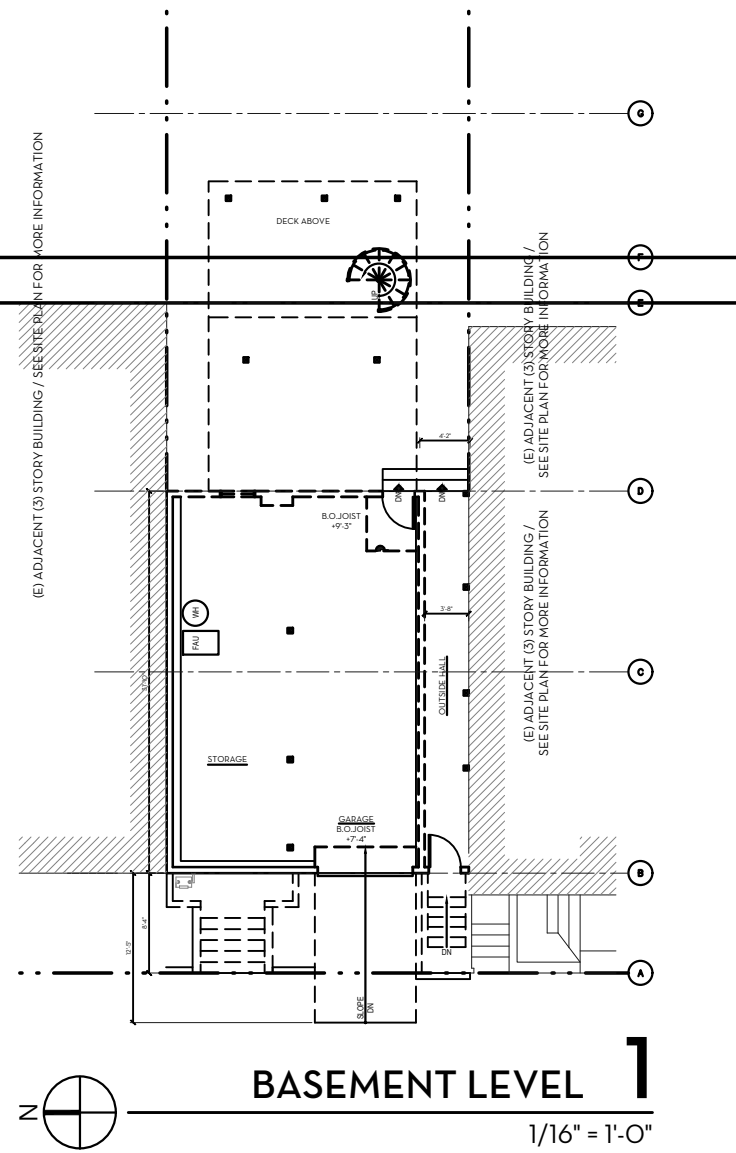
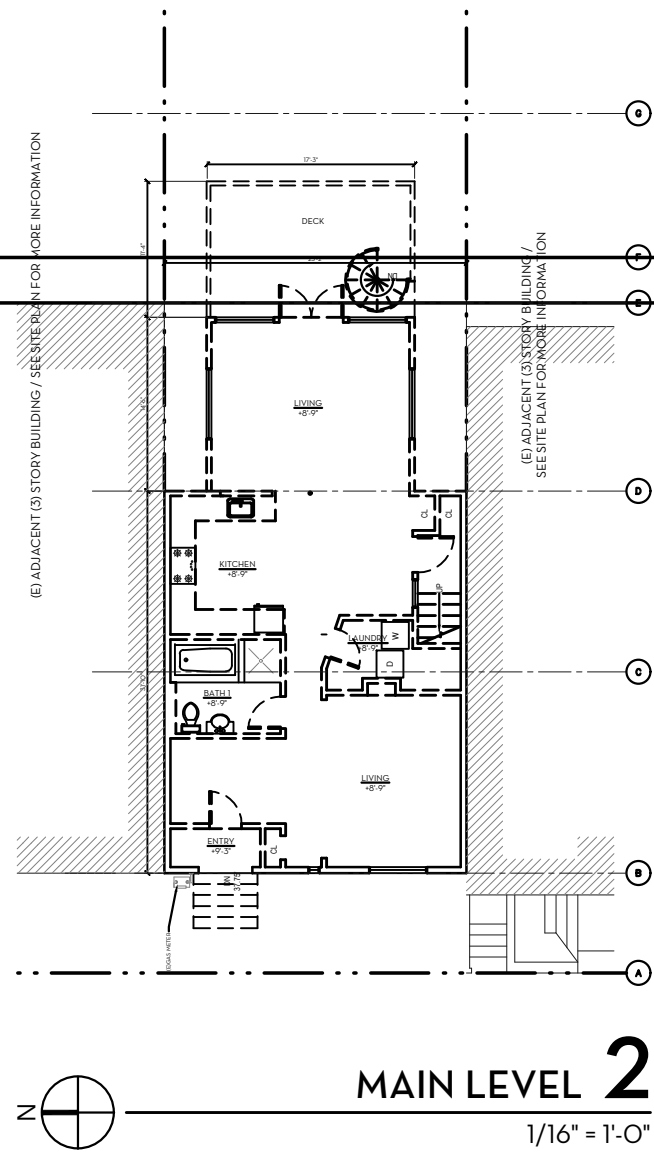
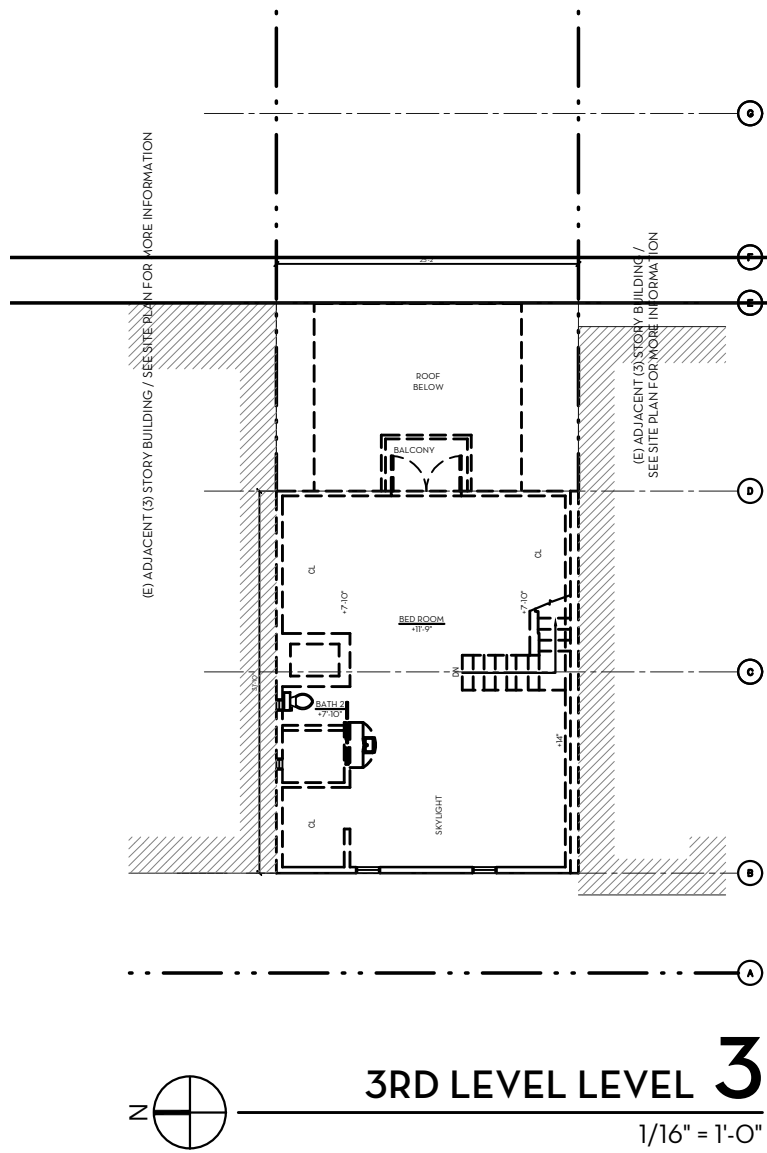


PROPOSED SOUTH ELEVATION / SECTION **2**  
1/4" = 1'-0"

THIS SITE PLAN WAS NOT PREPARED BY A PROFESSIONAL SURVEYOR. THE PROPERTY LINE INFORMATION WAS OBTAINED FROM THE ASSESSOR'S MAP, AND THE RELATIVE LOCATION OF BUILDINGS AND SETBACKS TO THE PROPERTY LINES WERE FIELD MEASURED. DO NOT USE THIS DRAWING FOR EXACT DISTANCES, ACRES OR BEARING.

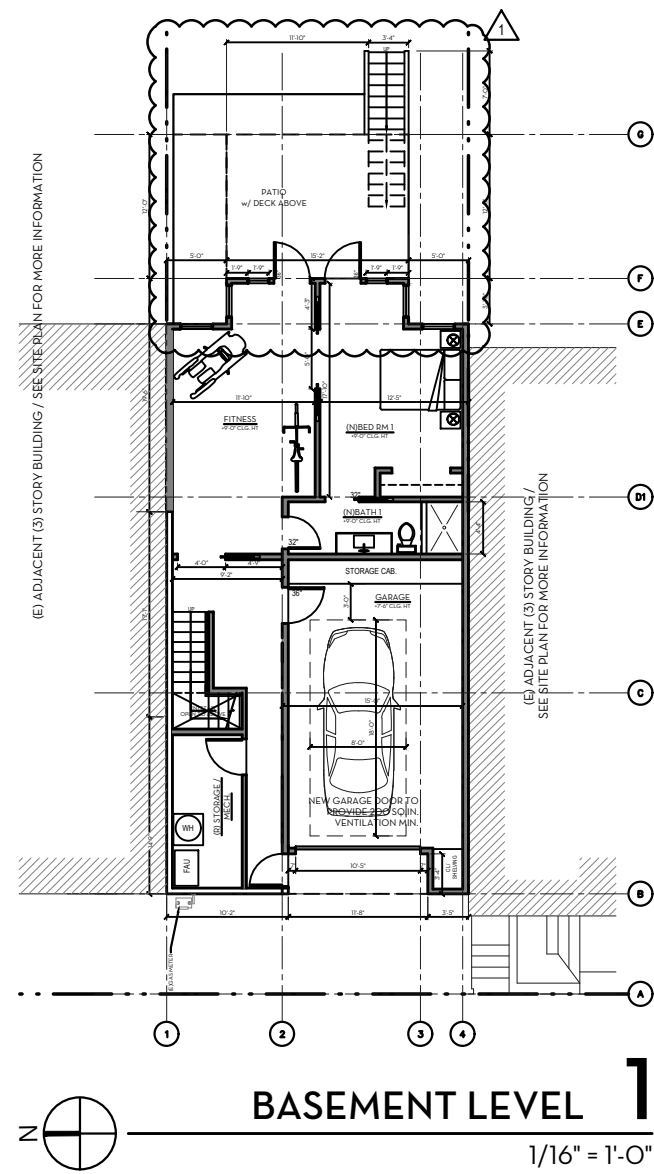
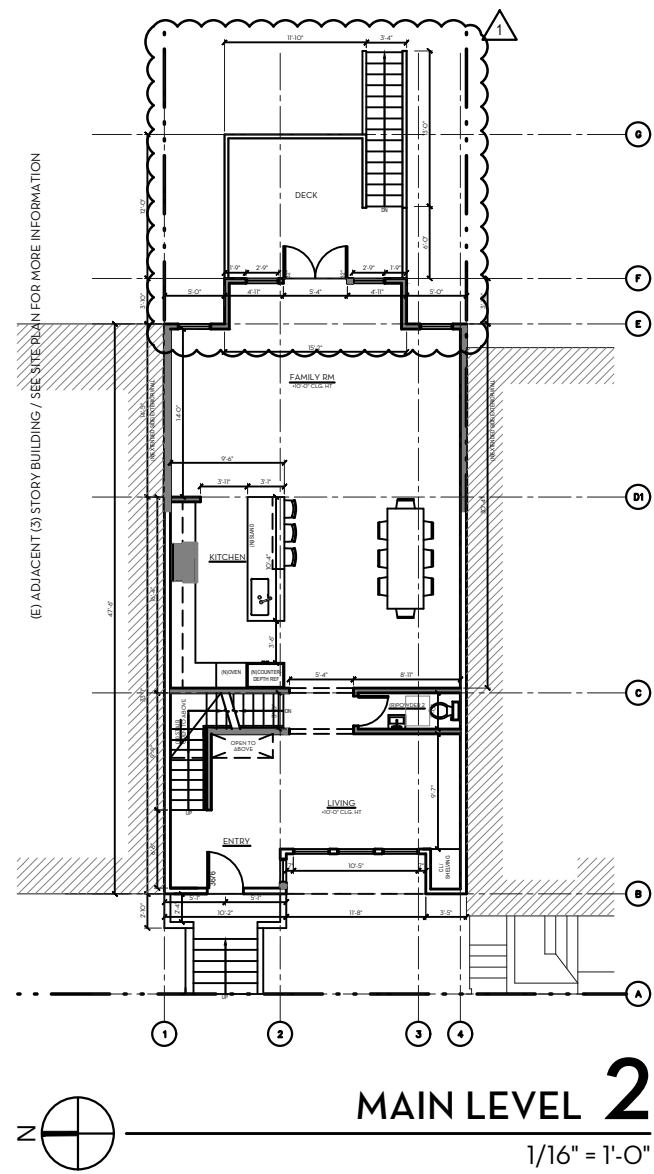
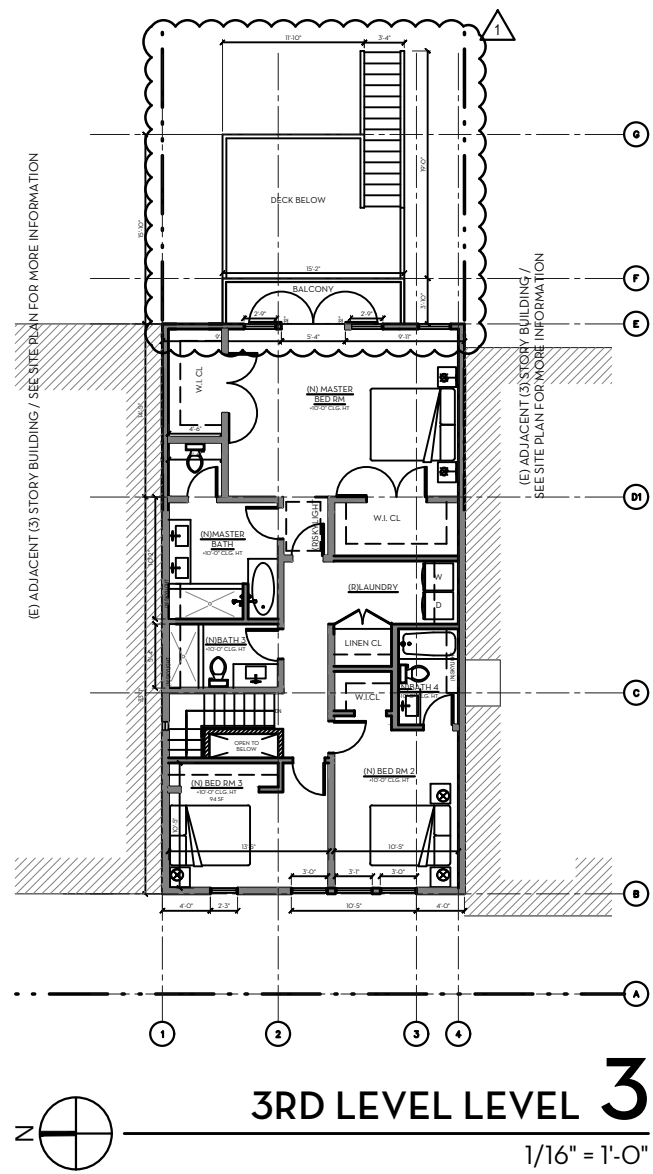






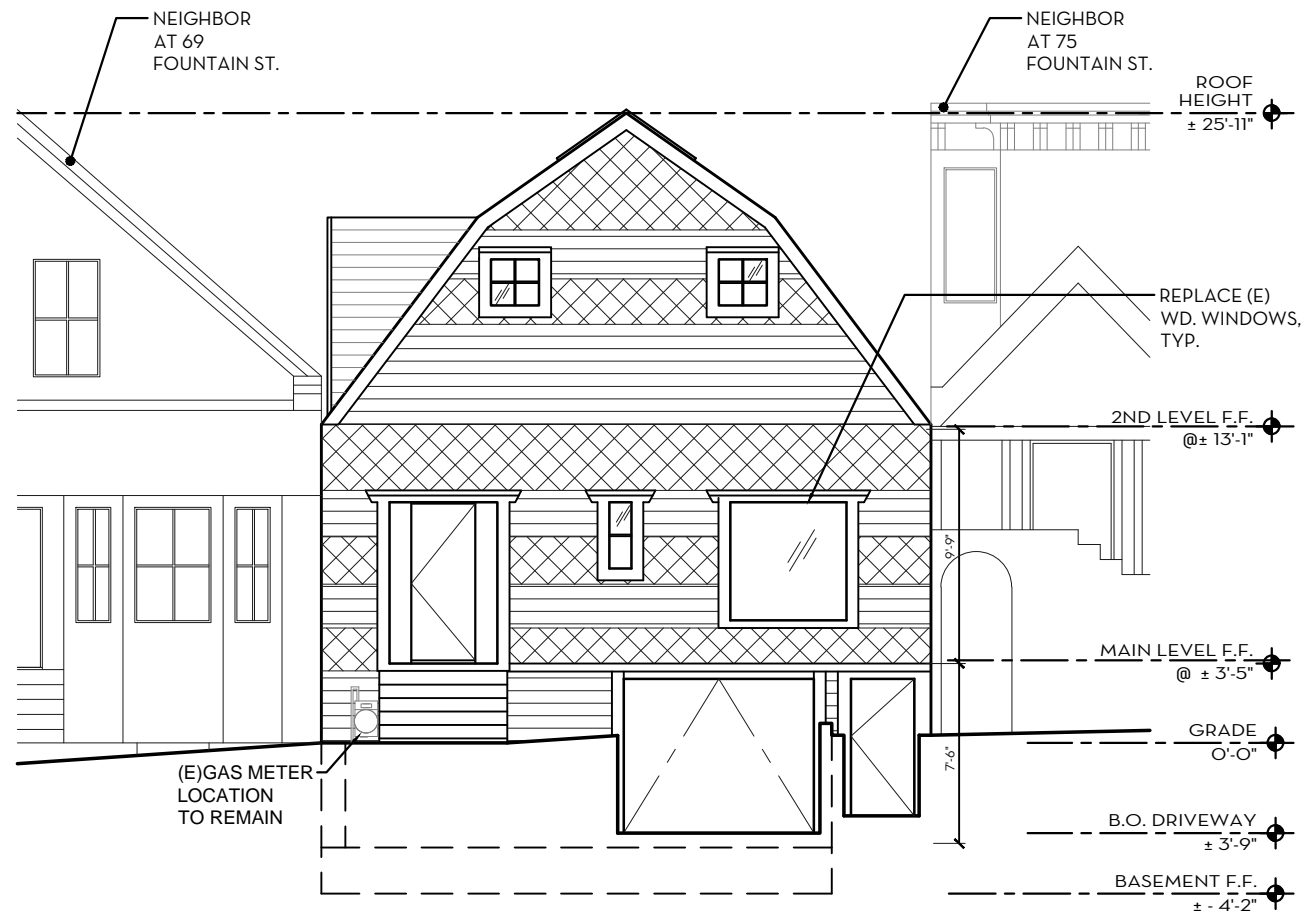
WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED



**WALL LEGEND**

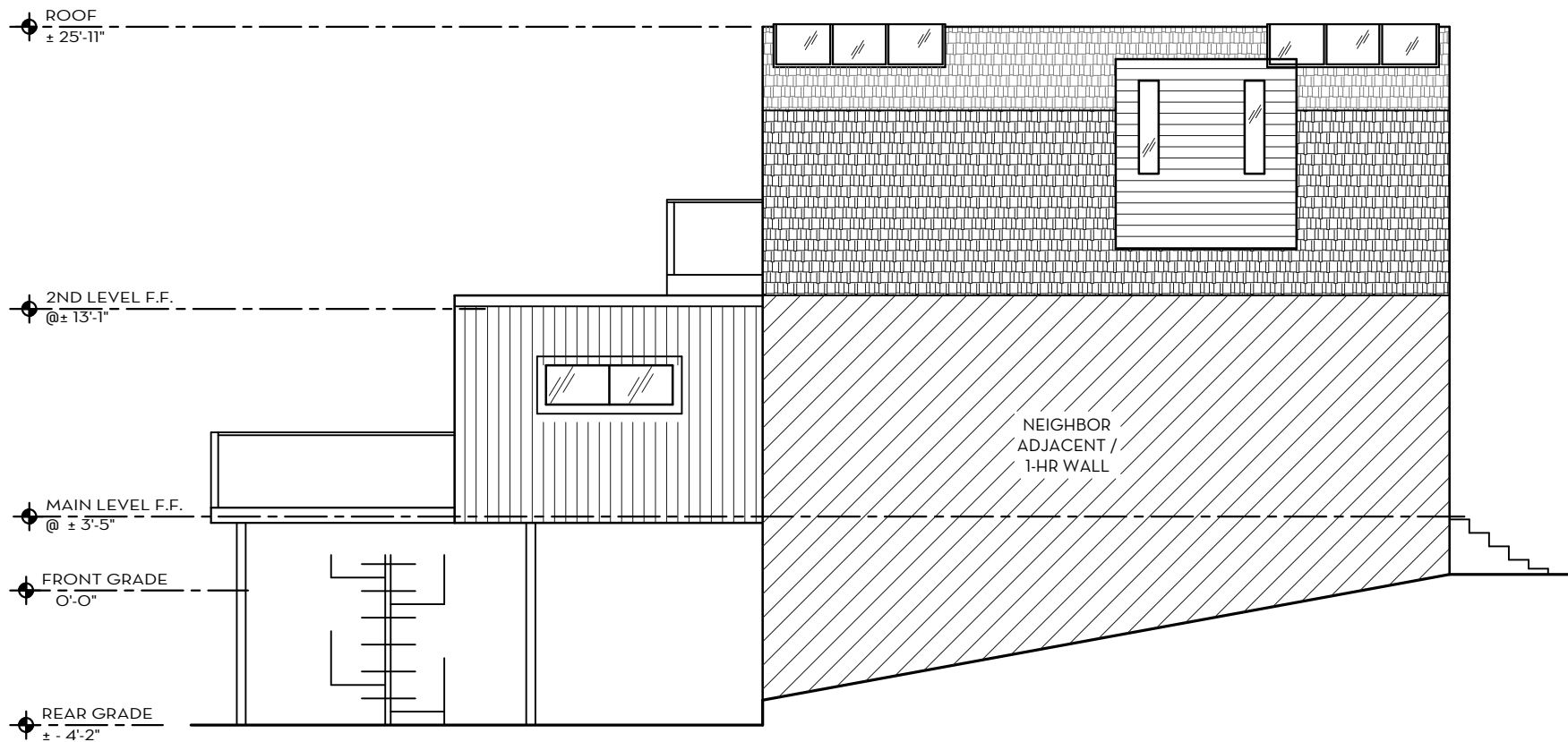
	EXISTING WALLS TO REMAIN
	NEW WALLS



EXISTING FRONT / WEST EXTERIOR ELEVATIONS **1**  
1/8" = 1'-0"

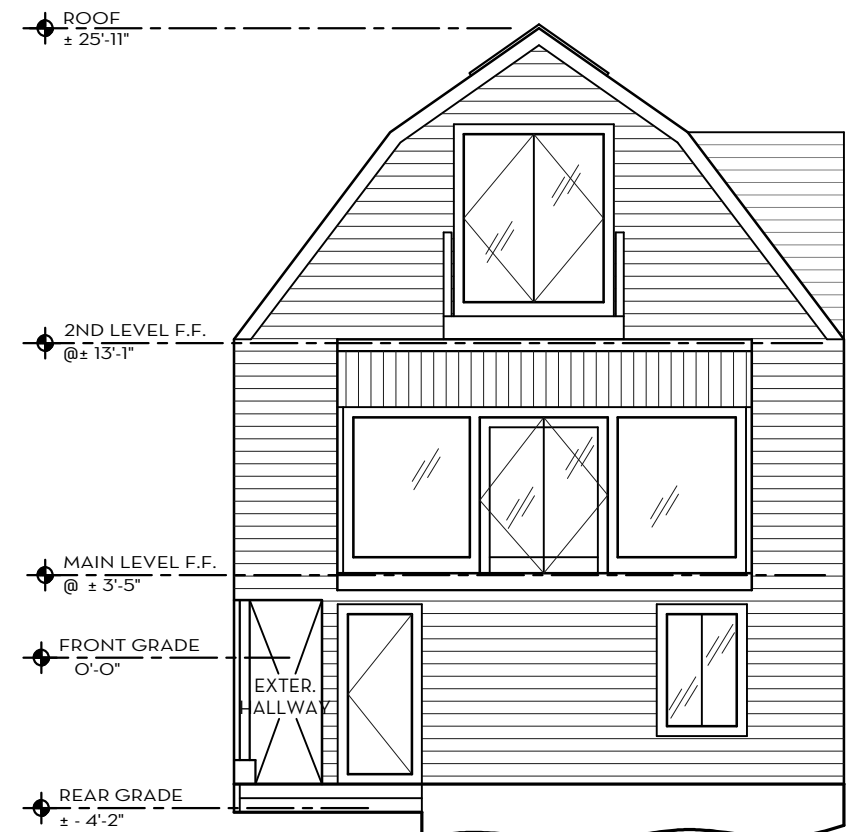


PROPOSED FRONT / WEST EXTERIOR ELEVATIONS **2**  
ALL NON-REFLECTIVE GLAZING TO BE RECESSED 4" FROM F.O. BUILDING, SEE 3/P2.2 FOR TYP. DETAIL.  
1/8" = 1'-0"



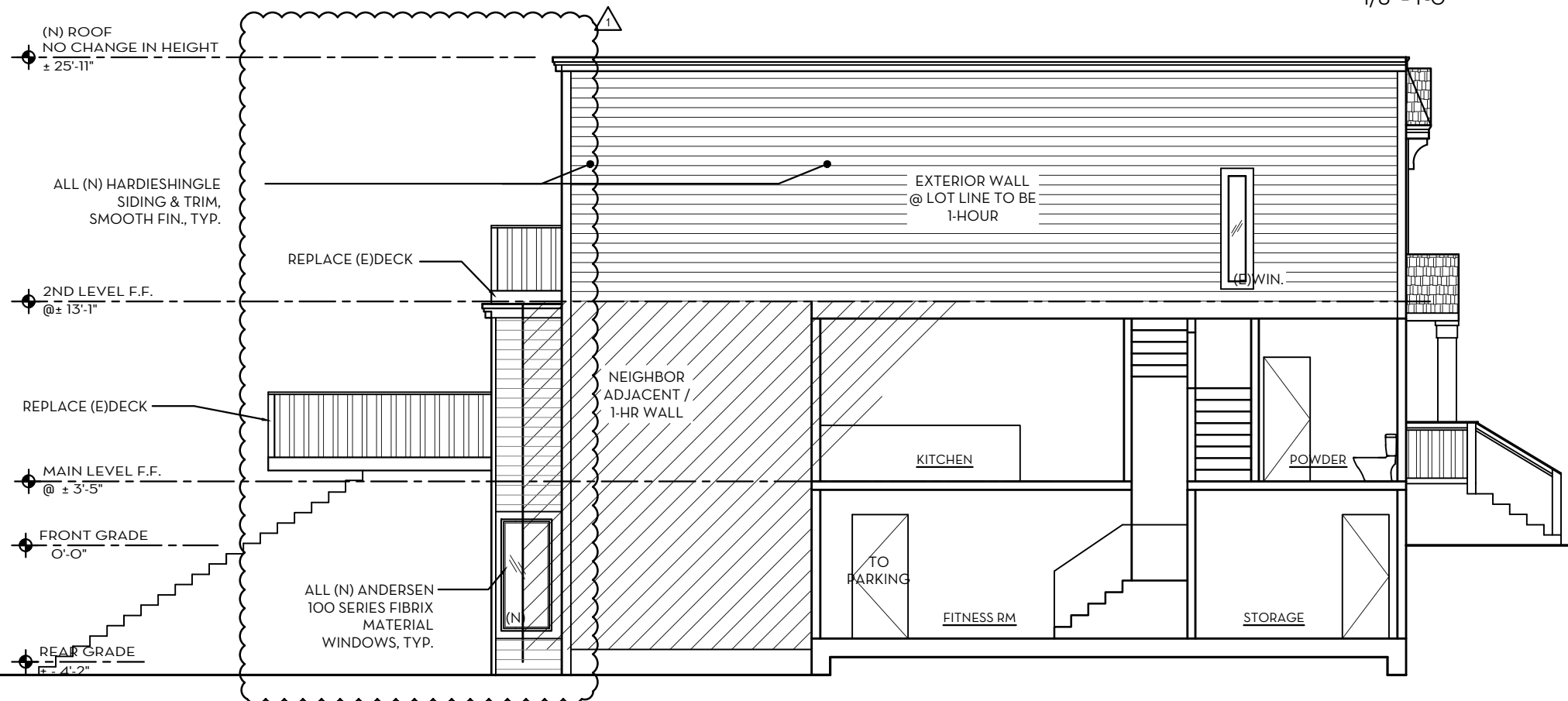
EXISTING NORTH ELEVATION 3

1/8" = 1'-0"



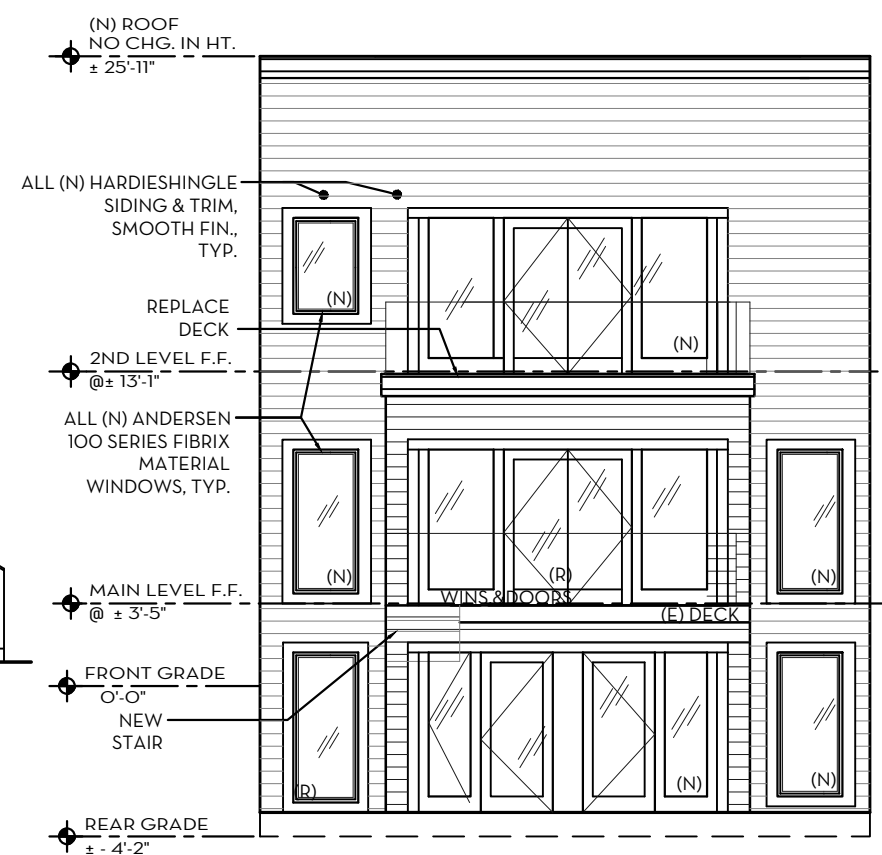
EXISTING EAST/REAR ELEVATION 1

1/8" = 1'-0"



PROPOSED NORTH ELEVATION 4

1/8" = 1'-0"



PROPOSED EAST/REAR ELEVATION 2

1/8" = 1'-0"

