



## DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** April 15, 2021

**Record No.:** 2020-001578DRP-02  
**Project Address:** 17 Reed Street  
**Permit Applications:** 2020.0117.2255  
**Zoning:** RH-2 [Residential-House, Two Family]  
50-X Height and Bulk District  
**Block/Lot:** 0215/ 012A  
**Project Sponsor:** Song Gao  
61 Walter U Lum Place  
San Francisco, CACA 94133  
**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 505 square foot vertical addition to create a new second floor on an existing one-story over basement, 2-bedroom, 2-bath, single-family home. The project also includes an interior remodel of the existing basement and first floor and alterations to the front façade. The addition and remodel will result in a 4-bedroom, 3½ bath, 1,866 square foot single-family home. No off-street parking is proposed.

### Site Description and Present Use

The site is a 22'-1" wide x 50'-0" deep lateral and down sloping lot containing an existing one-story over basement, one-family home. The existing building is a Category 'C' – no historic resource - built in 1906.

### Surrounding Properties and Neighborhood

Reed street is a 17'-6" wide sloping street that runs north south. The buildings on Reed and the buildings that abut Reed Street are 3-stories. The rearyard of the subject property adjoins a well-defined but constrained mid-block open space defined by a consistent alignment of buildings.



## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	December 16, 2020– January 15, 2021	January 15, 2021	April 15, 2021	90 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	March 26, 2021	March 26, 2021	20 days
Mailed Notice	20 days	March 26, 2021	March 26, 2021	20 days
Online Notice	20 days	March 26, 2021	March 26, 2021	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	2	0
Neighborhood groups	0	0	0

## Environmental Review

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

## DR Requestors

DR Requestor #1: Kevin Fox of 1359 Washington resident of the property to the north.

DR Requestor #2: Aaron Stone of 44 Reed resident of the property across Reed Street to the east

## DR Requestors' Concerns and Proposed Alternatives

DR requestor #1: Is concerned that the project will impact the light to his apartment and open space



**Proposed alternatives:**

1. Reduce the footprint at the west and reduce the height by angling the roof

See attached *Discretionary Review Application*, dated January 15, 2021.

DR requestor #2: Is concerned that the project will impact privacy and light and will result in the elimination of what may be one of the few remaining earthquake shacks in Nob hill.

**Proposed alternatives:**

2. Set the addition back 10' from the front.
3. Keep the building form of the front
4. Reduce the size of the windows.

See attached *Discretionary Review Application*, dated January 14, 2021.

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

The proposal is designed as a modest addition to a modest house for a growing family. The design has been revised since the original 311 notification to:

1. lower the height of the addition by 2'-3" and;
2. modify the size and location of the windows at the front to reduce privacy impacts.

A pitched roof as suggested by the DR requestor would increase the overall massing rather than reduce it. This is not an earthquake cottage as the standard dimensions and logistics of transporting a cottage to this location and steep slope do not make sense.

See attached Response to Discretionary Review, dated February 2, 2021

**Department Review**

The Planning Department's review of this proposal confirms support for this project as it conforms to the Planning Code and the Residential Design Guidelines. Staff does not recognize any exceptional or extraordinary circumstances with the proposed addition.

The second story vertical addition is lower than surrounding buildings and therefore has an appropriate scale relationship with the 3-story context. The additional vertical massing is minimally more than the existing gabled roof; the rear wall is set behind the rear wall of the adjacent 3 ½ story building to its immediate south. The rear deck is set back 3'-0" from the side lot line with open railing.

Furthermore, the project sponsor has revised the design since the original 311 notification to:



1. lower the height of the addition by 2'-3" and;
2. modify the size and location of the windows at the front to reduce privacy impacts.

44 Reed Street enjoys full height windows across nearly the entirety of its front of its façade which serves its living room and dining area. By comparison, the windows proposed at 17 Reed are nominal. Furthermore, the properties do not directly face one another, but are slightly offset. Therefore, staff deems the privacy impacts to be minimal and within the range of normal expectations in this context.

Furthermore, it is worth noting the 1359 Washington is a corner building and a key lot which has an interior property line facing the rear yards of Leavenworth, so it has available access to light on four sides.

Intuitively the taller 3 ½ story building to the south already casts most of the shadow to adjacent properties. The additional massing from the proposed addition would not create an exceptional or extraordinary circumstance with respect to light to 44 Reed and 1359 Washington, considering the other taller building to the south on Reed street.

Preservation staff has determined this to be a 'C' - no historic resource present, therefore there is no justification to setting back the addition or otherwise preserving the existing form of the building. Earthquake shacks were built modularly with dimensions typically 10' wide x 14' deep and 14' wide x 14' to 18' deep. The Department's reservation staff review did not identify this as an earthquake shack.

Therefore, staff recommends not taking Discretionary Review and approving.

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

## Attachments:

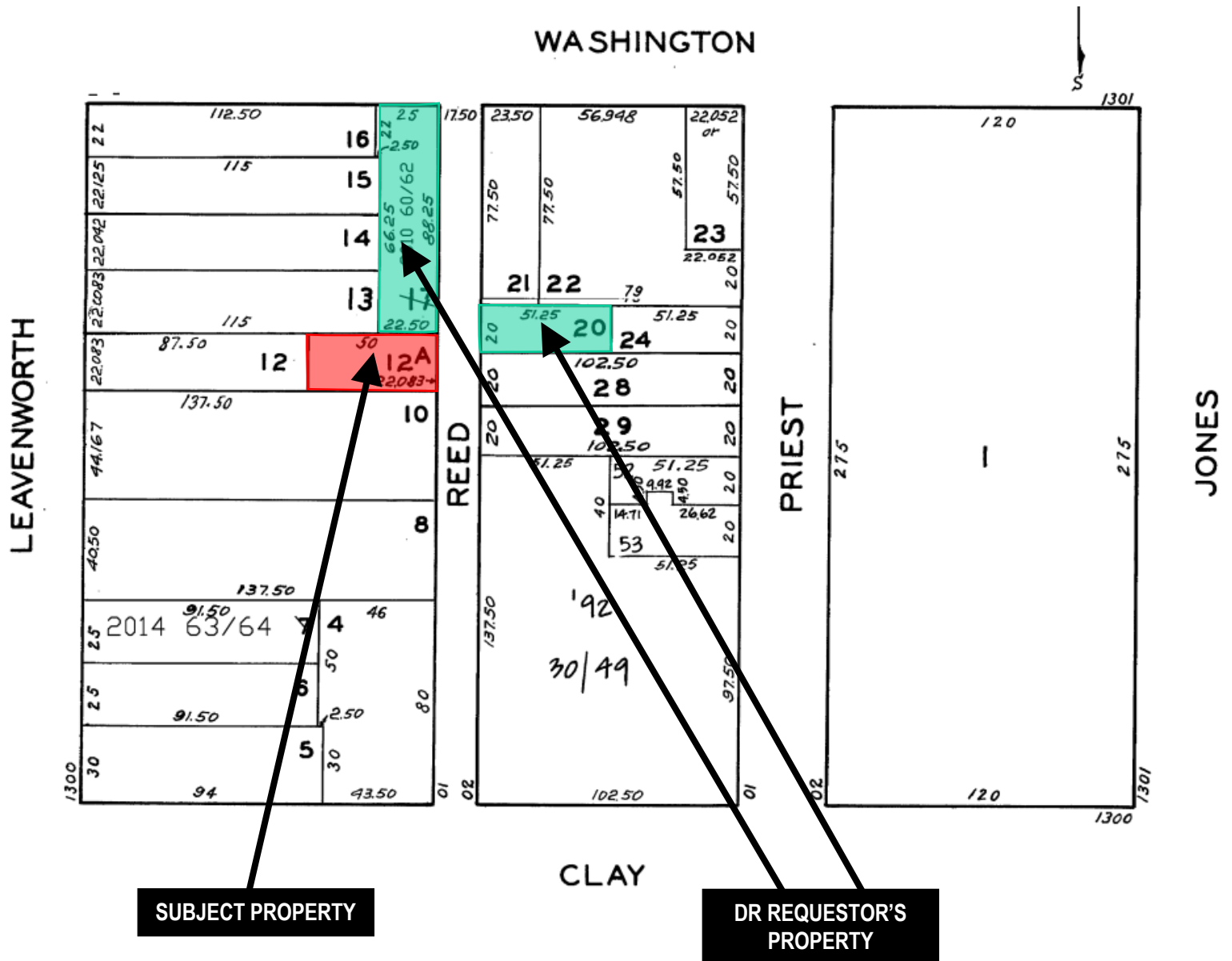
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Letters of opposition  
Response to DR Application, dated February 2, 2021  
311 plans  
Revised plans dated 2.1.2021



# Exhibits



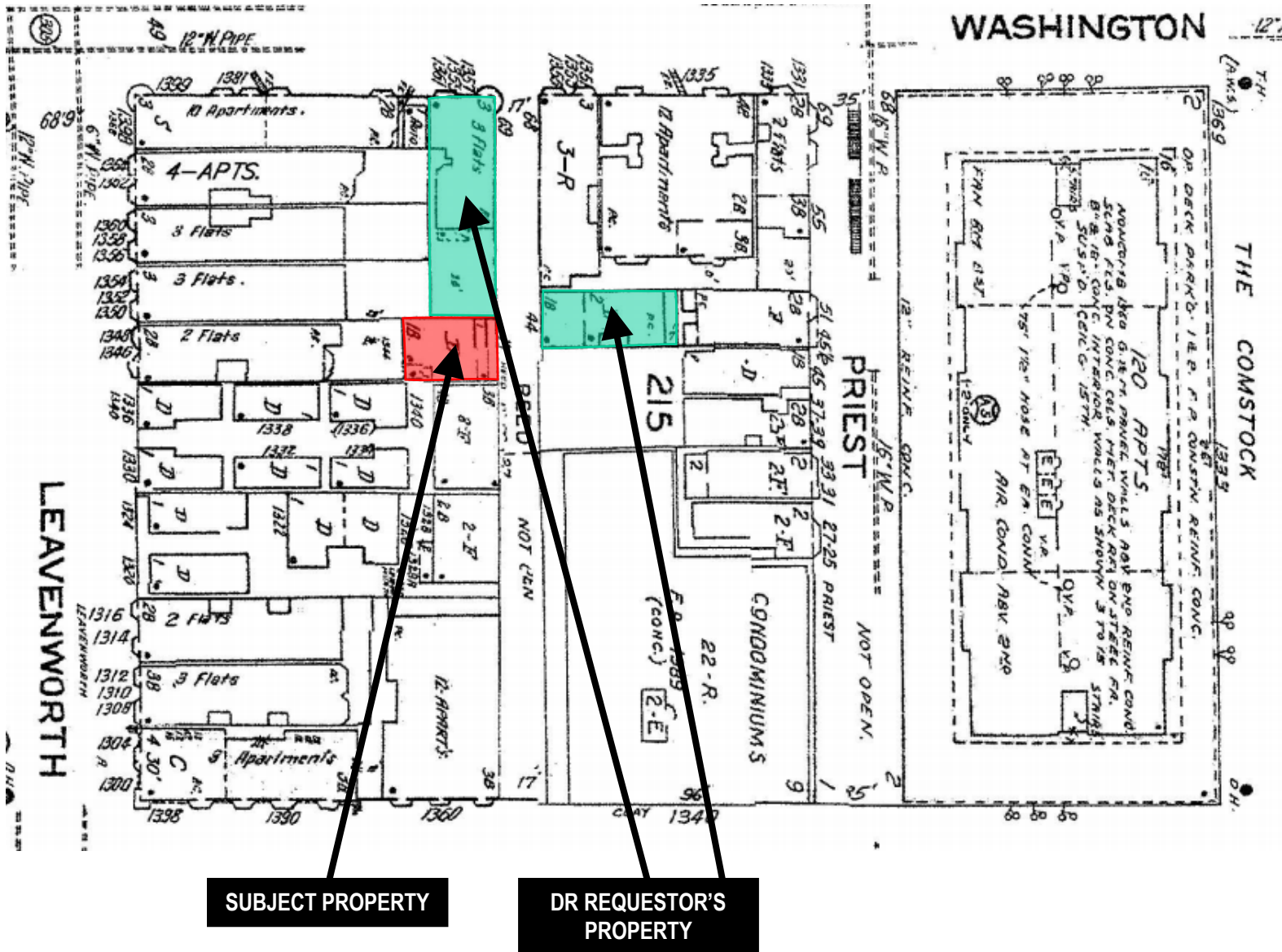
# Parcel Map



Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street



# Sanborn Map\*



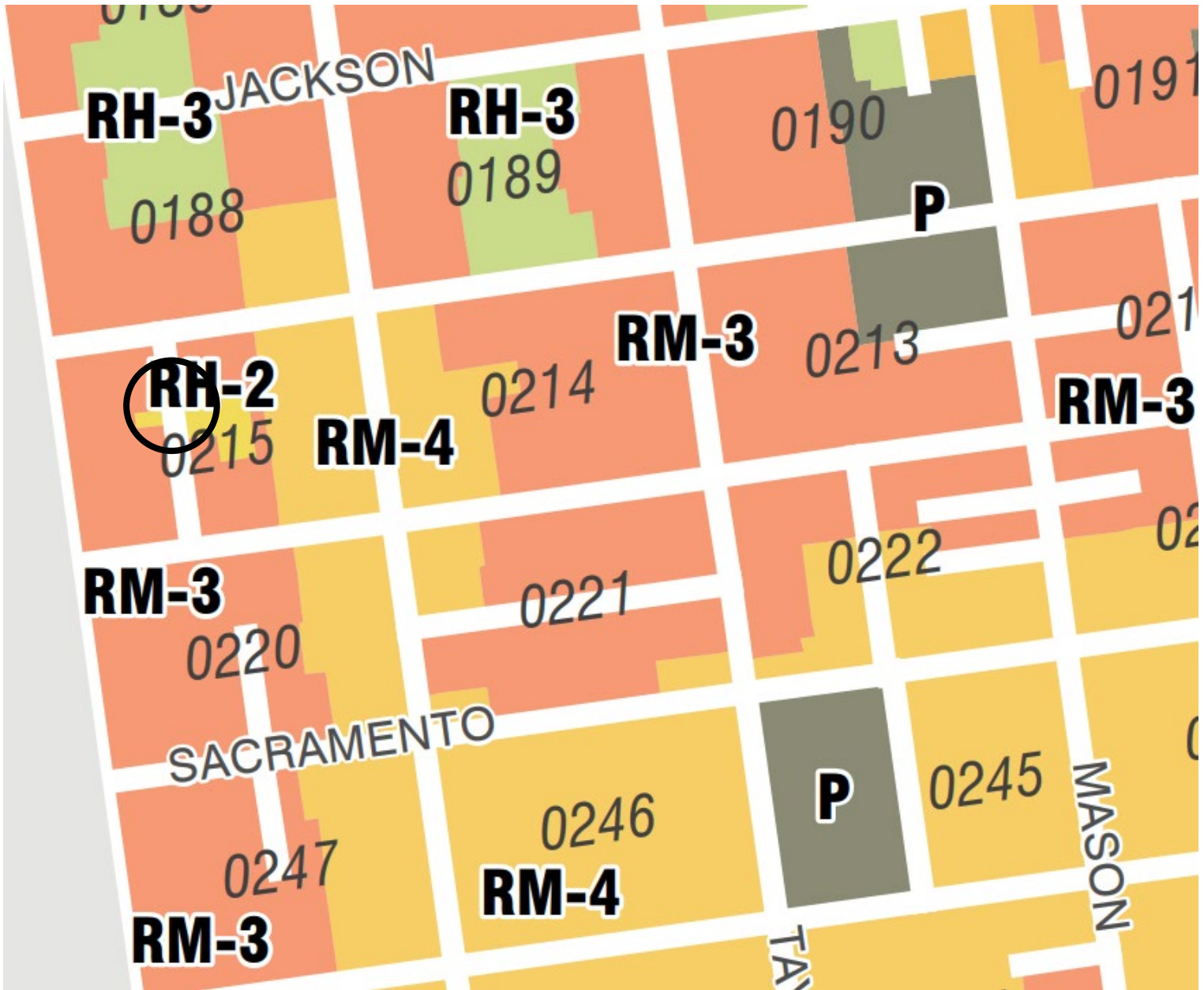
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street

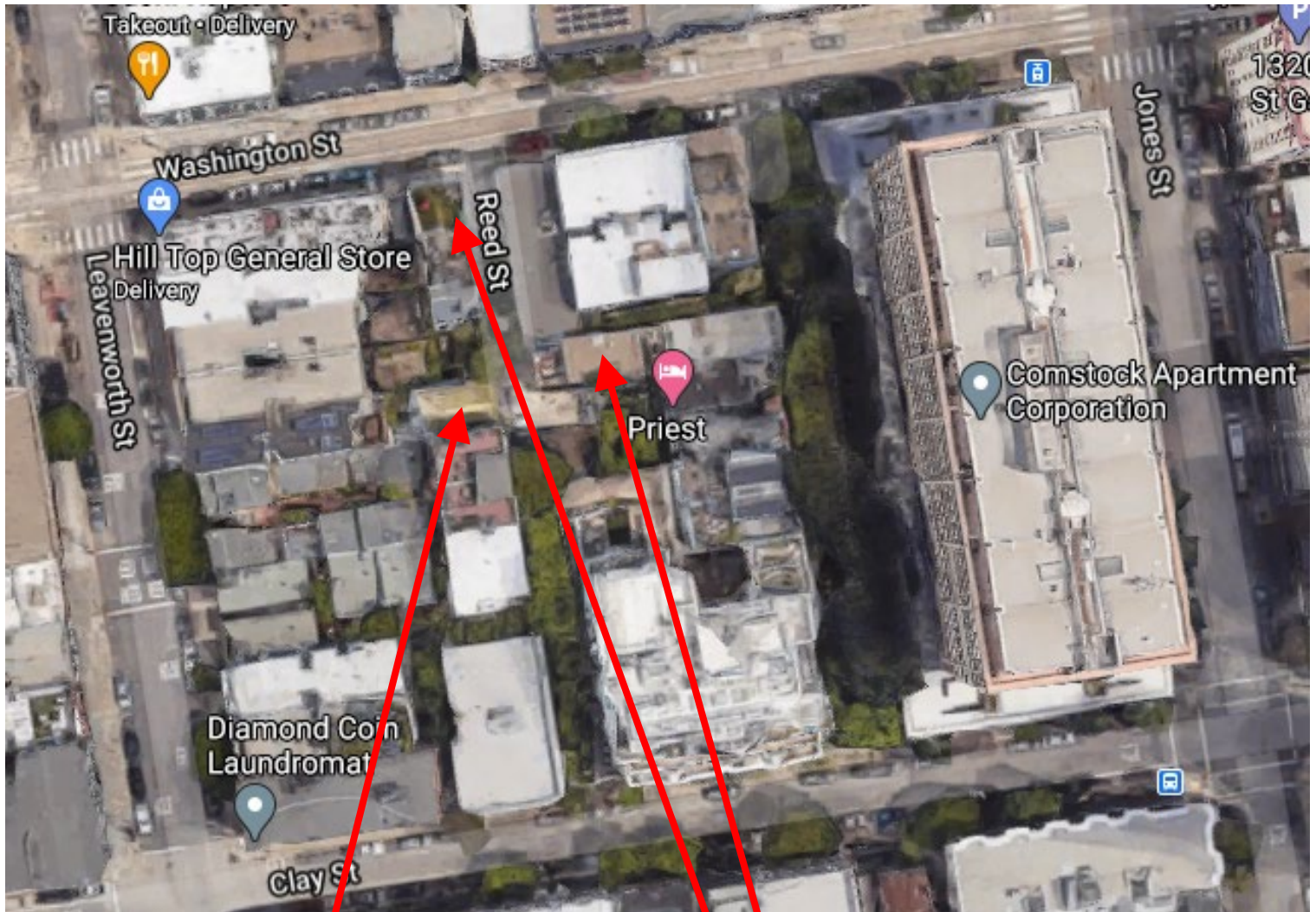


# Zoning Map





# Aerial Photo



**SUBJECT PROPERTY**

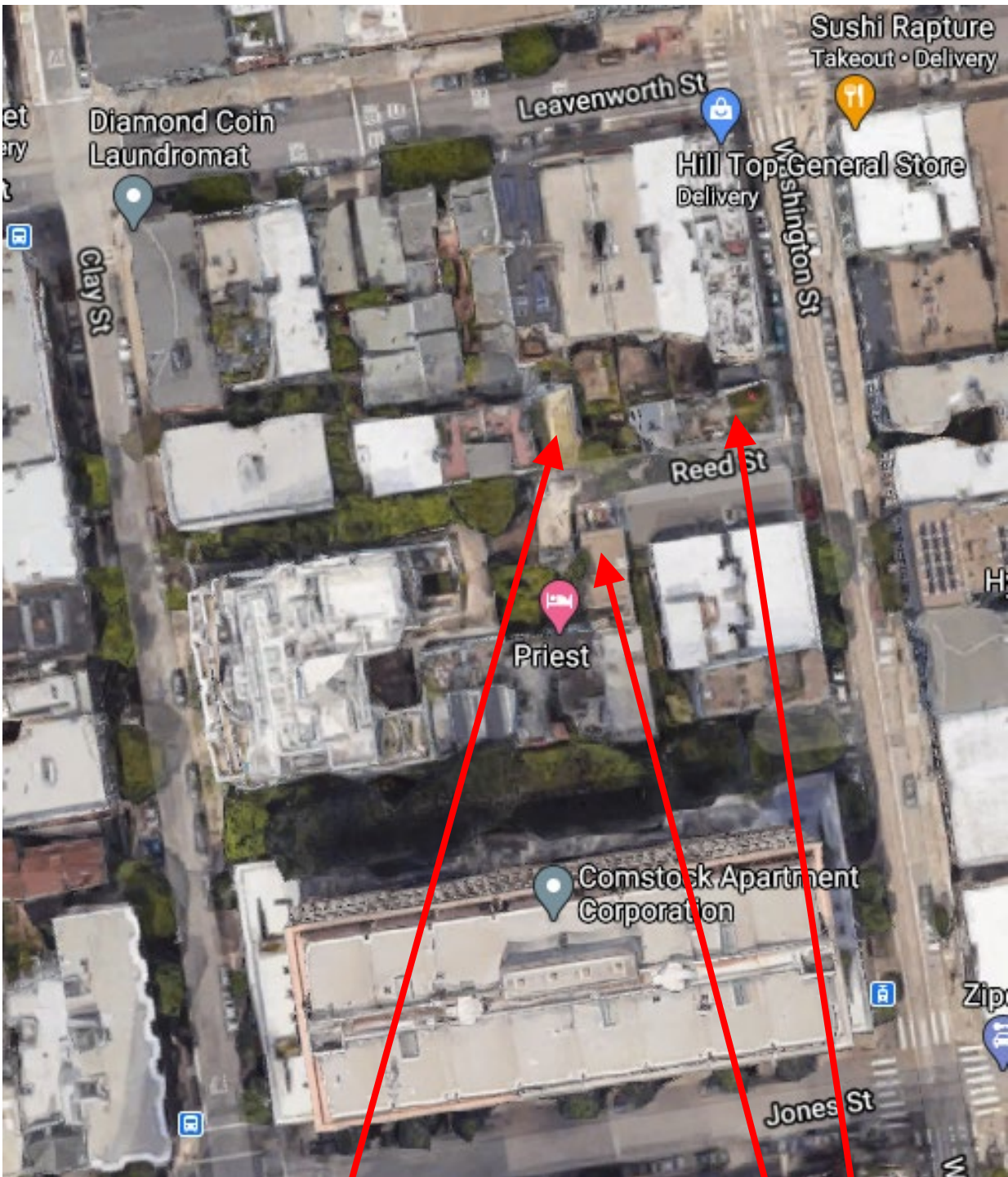
**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street



# Aerial Photo



**SUBJECT PROPERTY**

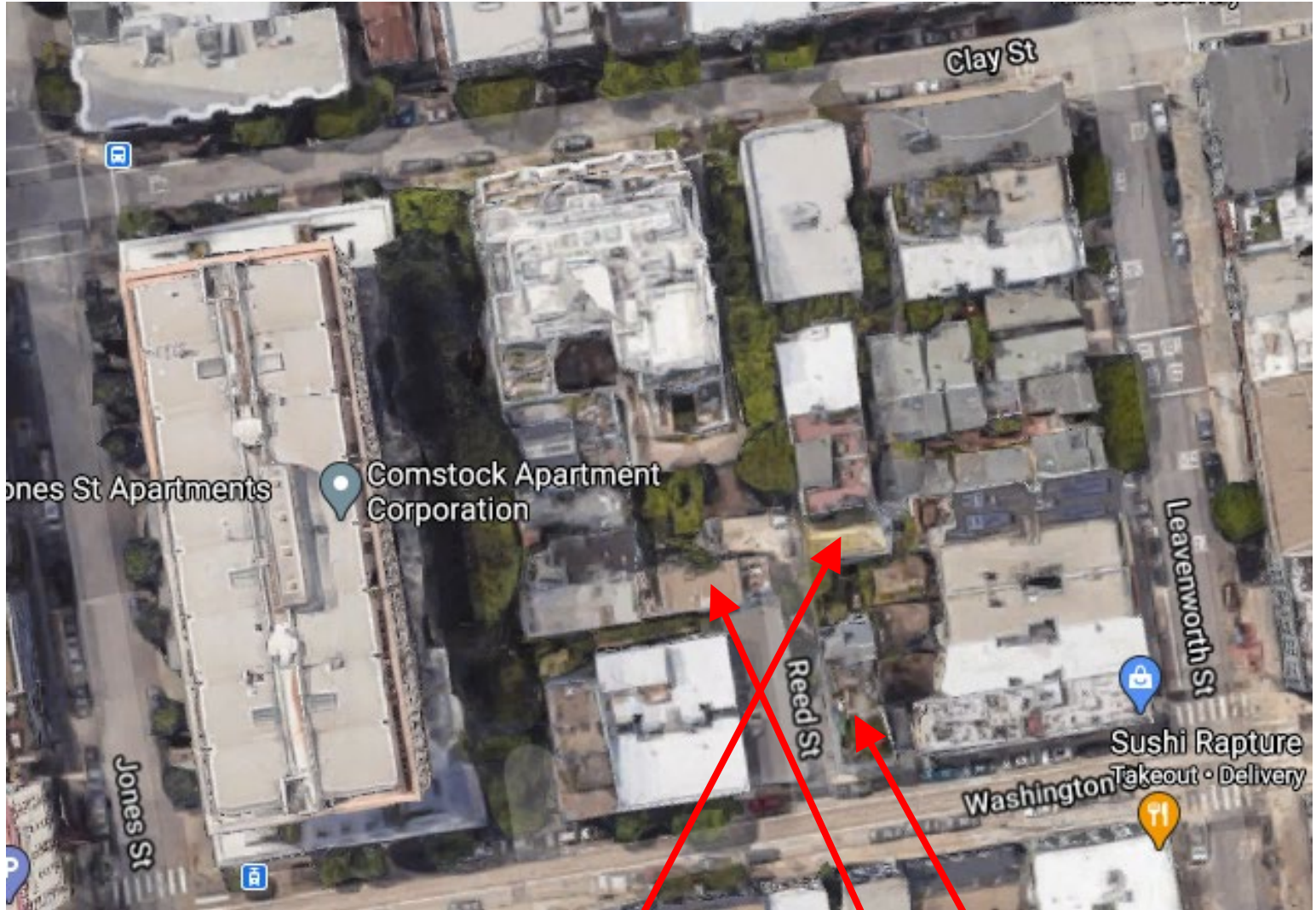
**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street



# Aerial Photo



SUBJECT PROPERTY

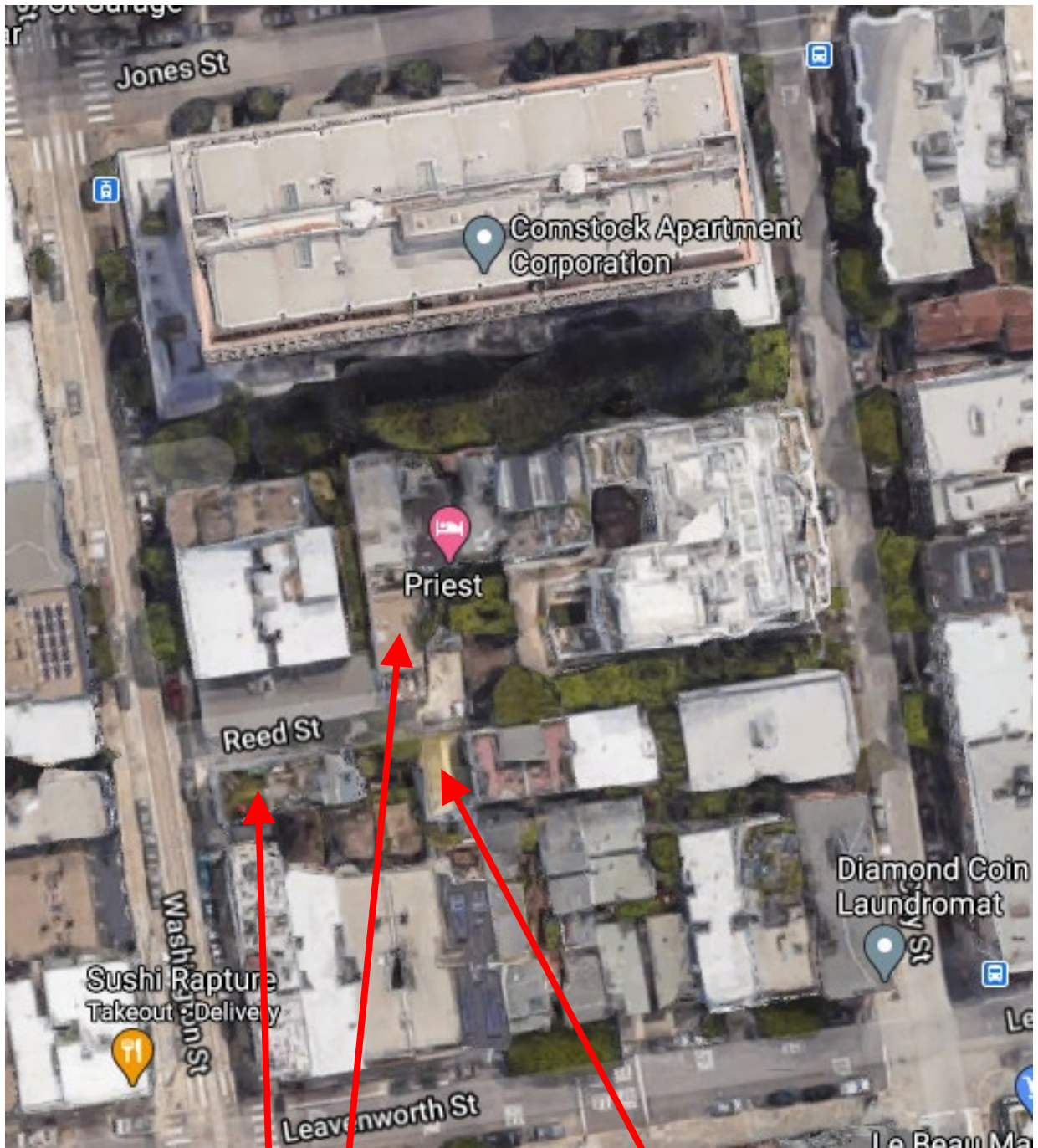
DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street



# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2020-001578DRP-02  
17 Reed Street





## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 31.1)

On **January 17, 2020**, Building Permit Application No. **202001172255** was filed for work at the Project Address below.

**Notice Date: 12/16/20      Expiration Date: 1/15/21**

### PROJECT INFORMATION

Project Address: **17 REED ST**  
Cross Streets: **Washington Street**  
Block / Lot No.: **0215 / 012A**  
Zoning District(s): **RH-2 / 50-X**  
Record No.: **2020-001578PRJ**

### APPLICANT INFORMATION

Applicant: **Song Gao**  
Address: **61 Walter U Lum Place**  
City, State: **San Francisco, CA 94108**  
Telephone: **(415) 351-9882**  
Email: **Info.arcusarchitecture@gmail.com**

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	None	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input type="checkbox"/> New Construction	Building Depth:	35 feet (basement and 1 <sup>st</sup> floor)	27 feet, 6 inches (proposed 2 <sup>nd</sup> floor)
<input checked="" type="checkbox"/> Façade Alteration(s)	Rear Yard:	15 feet	22 feet 6 inches to addition
<input type="checkbox"/> Side Addition	Building Height:	15 feet 6 inches to top of roof ridge	21 feet 9 inches to top of flat roof
<input type="checkbox"/> Alteration	Number of Stories:	One story over basement	Two stories over basement
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	No Change
<b>PROJECT DESCRIPTION</b> <p>The project includes the construction of a 505 square foot vertical addition to create a new second floor on an existing one-story over basement, 2-bedroom, 2-bath, single-family home. The project also includes an interior remodel of the existing basement and first floor and alterations to the front façade. The addition and remodel will result in a 4-bedroom, 3½ bath, 1,866 square foot single-family home. The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>			

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

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

Planner: **Linda Ajello Hoagland**      Telephone: **628-652-7320**      Email: **Linda.AjelloHoagland@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/dr-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 Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
17 REED ST		0215012A
<b>Case No.</b>		<b>Permit No.</b>
2020-001578PRJ		202001172255
<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> Add 505 s.F. Additional flr on (e) 2-story single family house, including 2 (n) bedrooms and 1 (n) bathroom. Interior remodel at (e) 1st flr and basement, add 1 (e) powder room. **maher n/a**		

### 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 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>
<b>Comments and Planner Signature (optional):</b>          	



**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 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 type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input 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 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 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):
<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 type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input 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 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>	

**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	<b>Signature:</b> Linda Ajello Hoagland
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/03/2020
	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:**





# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION

### Discretionary Review Requestor's Information

Name: Aaron Stone

Address: **44 Reed Street**

Email Address: a.stone415@yahoo.com

Telephone:

415 716-0899

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

Name: Ying Zheng and Tianshi ZHU

Company/Organization:

Address: **17 Reed Street San Francisco, CA 94109**

Email Address:

Telephone: **415 260-7455**

### Property Information and Related Applications

Project Address: 17 Reed Street

Block/Lot(s): **0215/012A**

Building Permit Application No(s): **202001172255**

### 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.		

N/A



## DISCRETIONARY REVIEW REQUEST

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

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

Please see Attachment A.

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.

Please see Attachment A.

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?

Please see Attachment A.



# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Deborah Holley  
Signature

Deborah Holley  
Name (Printed)

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

415389-9329  
Phone

deborah@holleyconsulting.com  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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



## ATTACHMENT A

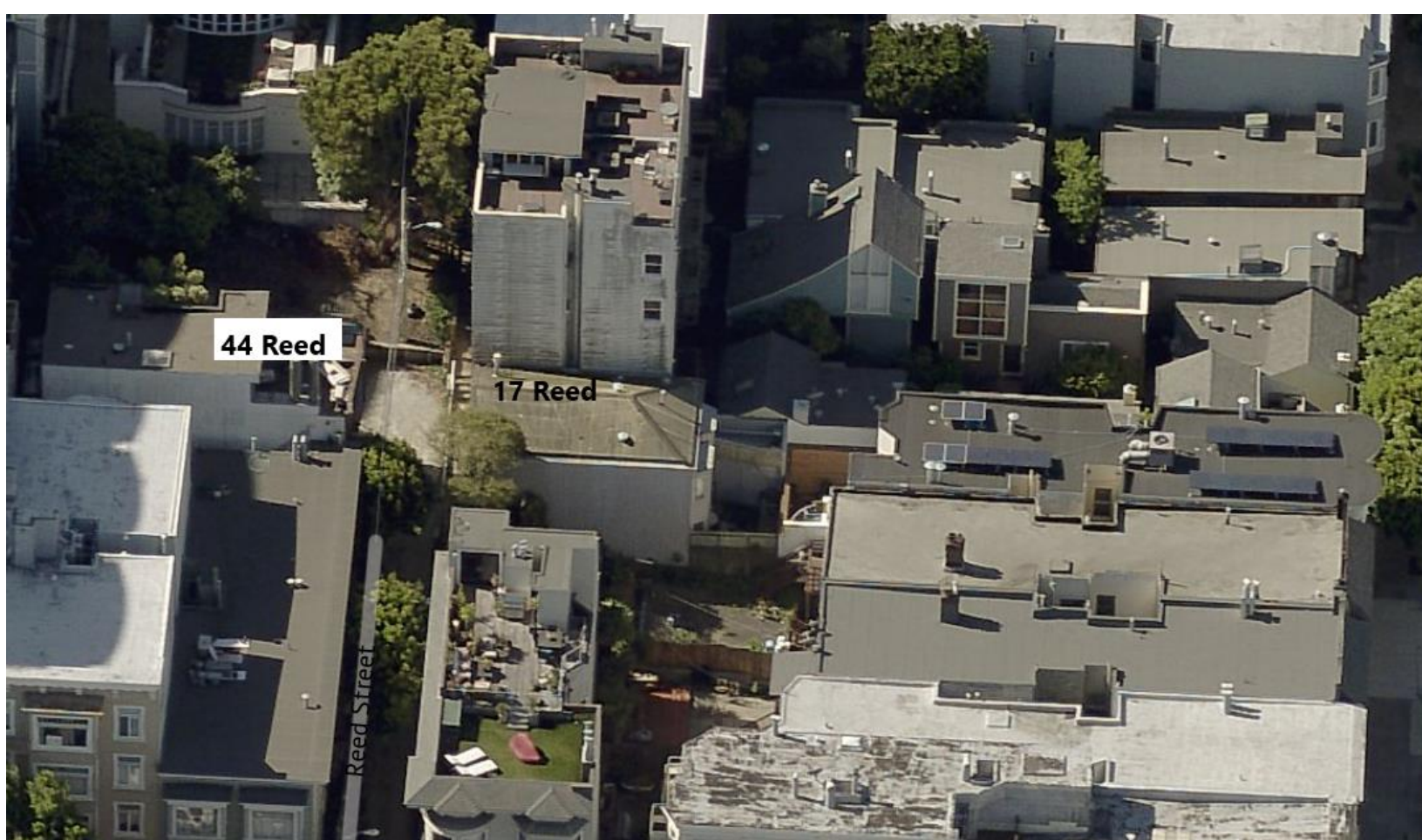
### 17 REED STREET DISCRETIONARY REVIEW APPLICATION

#### I. INTRODUCTION AND SUMMARY

This Discretionary Review Application was prepared by Deborah Holley, Planning Consultant, on behalf of Aaron Stone, the owner of 44 Reed Street.

**Project Site and DR Requestor's Home.** The existing home at 17 Reed Street appears to be a 1906 earthquake shack. It may be one of the only, if not the only remaining earthquake shack on Nob Hill.

The DR requestor, Aaron Stone, lives across the alley from the project site at 44 Reed Street. *Figure 1* below is an aerial photograph that shows the relationship between the properties. As shown in *Figure 1*, Reed Street is a narrow alley that measures 17.5' in width at its widest point.



**Figure 1. Aerial Photograph showing the project site at 17 Reed and the DR Requestor at 44 Reed Street**

**Proposed Project.** As shown in *Figures 1 and 2*, 17 Reed is a one-unit two-story home with one-story on the Reed Street side and two stories at the rear. The house has two bedrooms and two bathrooms. The project sponsors propose to add a 505-square-foot vertical addition and to slightly increase the first floor by 39 square feet from 606 to 645 square feet. No changes are proposed to the 716 square-foot basement area. The current 1,322 square-foot home would increase by 41 percent to 1,866 square feet. The proposed front façade is shown in *Figure 3*.





Figure 2. 17 Reed Street Existing Front Façade



Figure 3. 17 Red Street Proposed Front Facade

**Lack of Responsiveness from Project Sponsor.** We have tried to reach out to the project sponsors in recent weeks to follow-up on the one meeting that we had with them via Zoom on October 13, 2020 in order to discuss potential compromises that would address the concerns we expressed during our one meeting. Unfortunately, the owner wrote back saying that because my client had not responded to one email, they assumed that he was no longer opposed to the project. (Please see attached communications in *Exhibit 1.*) We wrote

6



back two times after that follow-up email and the emails have gone unanswered. This left us no option for getting our concerns addressed, but to file for Discretionary Review.

**Reasons for Discretionary Review Request.** Here are the four key reasons why the Planning Commission should take Discretionary Review of this project and why extraordinary circumstances exist that require such review:

- A. The project conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs).**
- B. The project would have significant adverse privacy impacts on the DR requestor at 44 Reed Street.**
- C. The project would significantly reduce natural light to the DR requestor’s home at 44 Reed Street.**
- D. The project essentially eliminates what may be one of the few remaining earthquake shacks on Nob Hill.**

**II. RESPONSES TO THE FOUR QUESTIONS IN THE DISCRETIONARY REVIEW APPLICATION FORM**

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

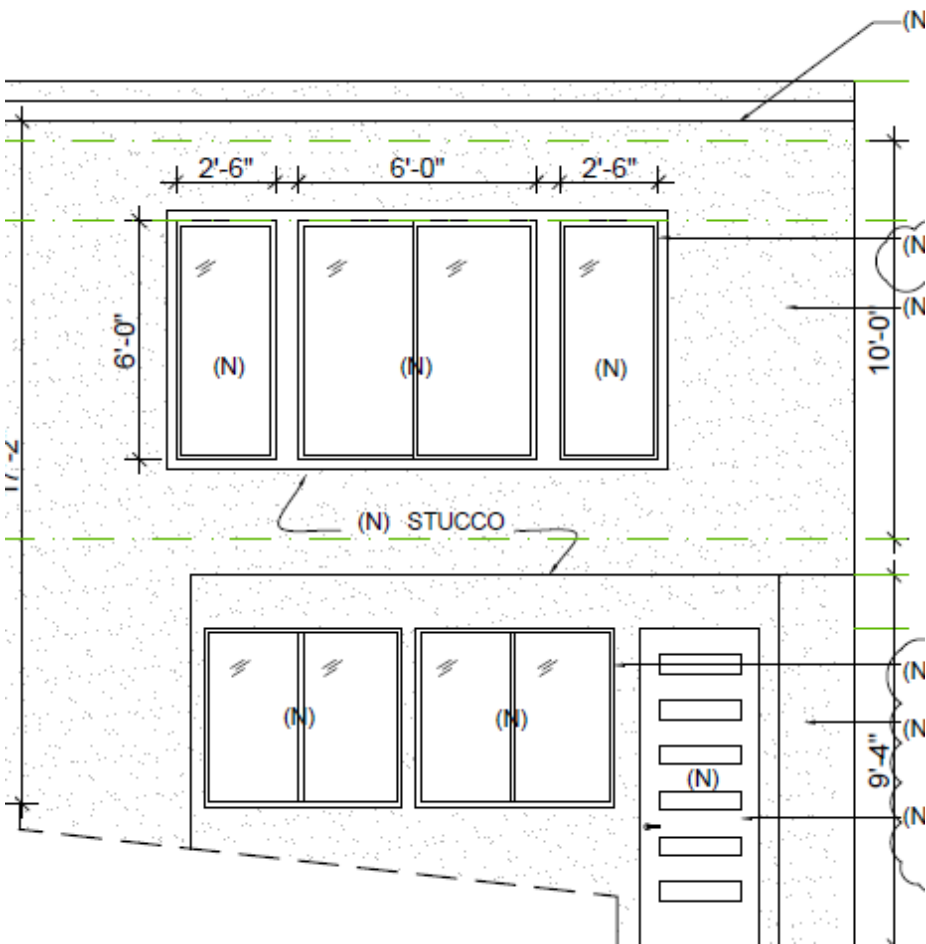
**A. The project conflicts with these key elements of the San Francisco Residential Design Guidelines.**

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

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

**B. The project would have significant privacy impacts on the DR requestor at 44 Reed Street.**

The proposed new front façade adds an additional story and large windows that would have sight lines directly into Mr. Stone’s living room. Although the properties are across the alley from one another, the distance is just +/-17’. As shown in **Figure 3** above, and **Figure 4**, below, large windows would be added to the new front façade and vertical addition. The bank of windows, measuring 6’ high and 11’ across, would look directly into Mr. Stone’s living room. **Figure 5** below is taken from Mr. Stone’s living room facing the project site, which is where he spends the majority of his time. The proposed vertical addition is represented by the red line superimposed on the photograph and follows the line of the story poles erected by the project sponsor.



**Figure 4. Proposed Front Façade with large windows**



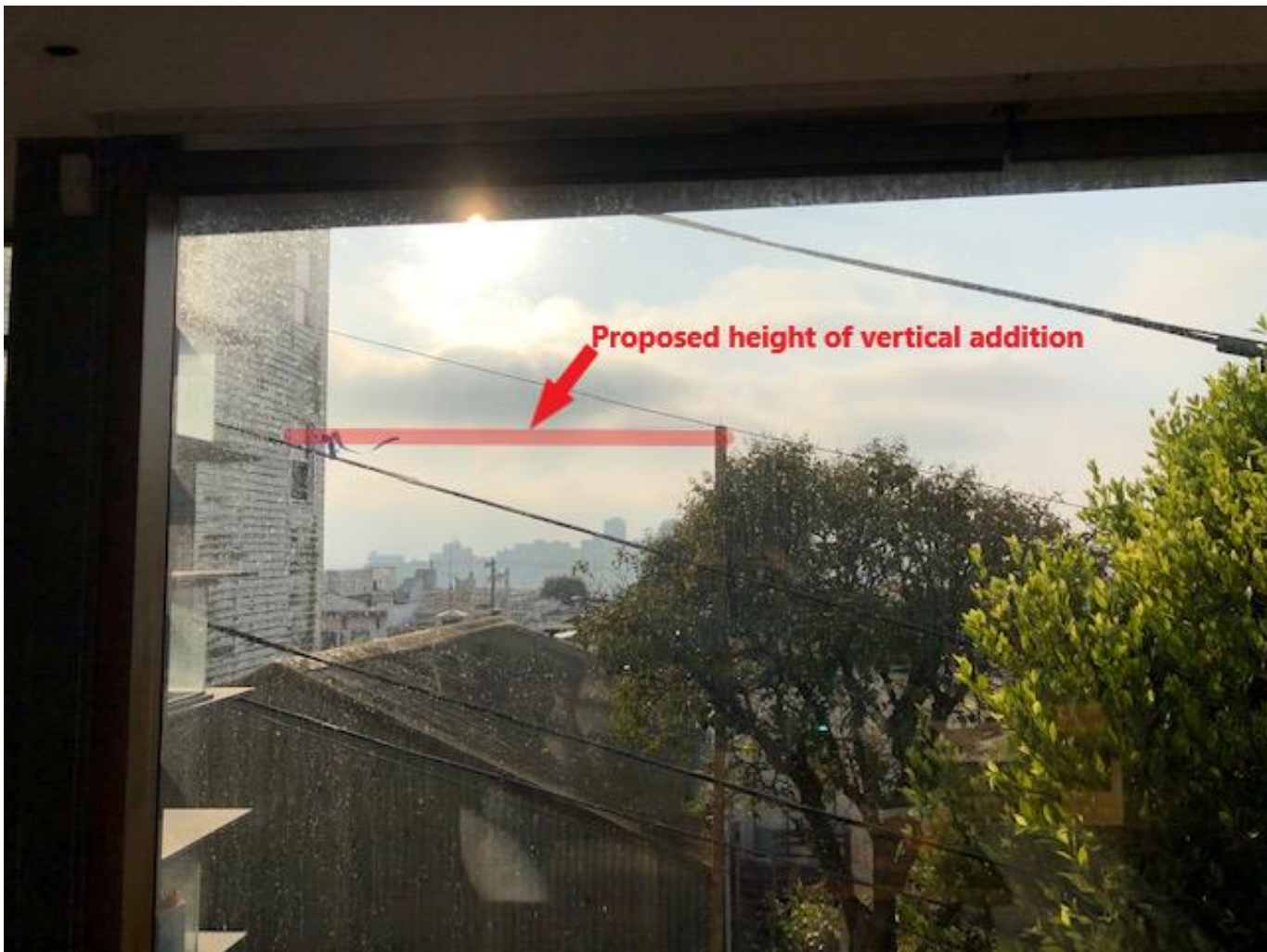


Figure 5. Proposed vertical addition to 17 Reed Street – Photograph from Mr. Stone’s Living Room

*C. The project would significantly reduce natural light to the DR requestor’s home at 44 Reed Street.*

The proposed vertical addition depicted in **Figure 5** a photograph taken from Mr. Stone’s living room window, would substantially reduce sunlight from the west to Mr. Stone’s front window. As shown in **Figure 6**, the floor plan showing the living room, this window is the main source of light to Mr. Stone’s living room.

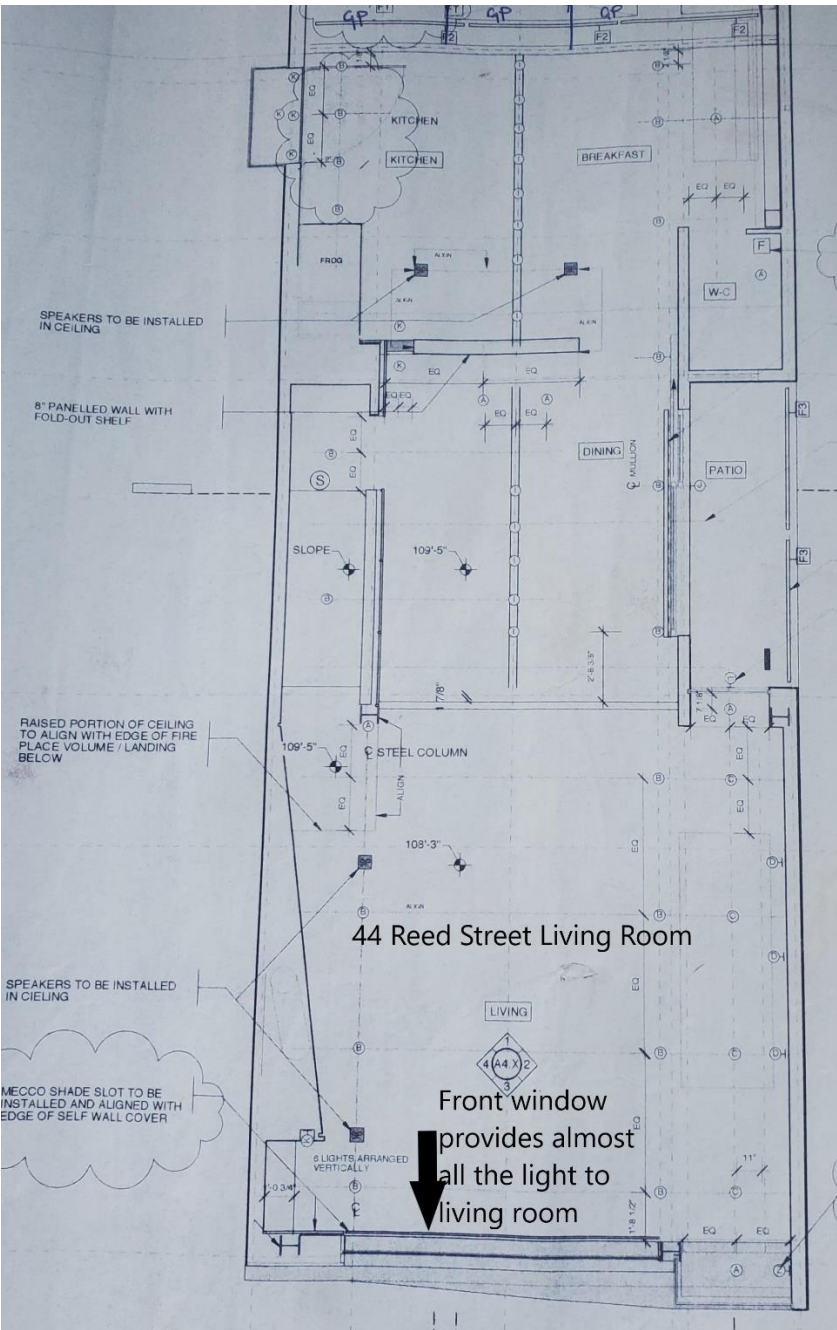


Figure 6. DR Requestor’s living room floor plan



***D. The project essentially eliminates what may be one of the few remaining earthquake shacks on Nob Hill.***

The existing home at 17 Reed Street appears to contain the characteristics of an earthquake shack including its form and age. It may be one of the only, if not the only remaining earthquake shack on Nob Hill. Earthquake shacks are continually threatened by demolition and proposed new construction projects and we would like to see it preserved.

The Historic Resources Assessment (HRA) issued by the Planning Department (January 6, 2019) states that “The subject property was erected during the reconstruction period in Nob Hill following the 1906 Earthquake and Fire, but there appears to be no significant association such that the subject property would be eligible for individual listing on the NRHP or CRHR. Prior to the 1906 Earthquake and Fire, Reed Street was home to numerous single-family dwellings and flats. According to historic maps, 17 Reed Street appears to be one of only a few single-family dwellings constructed on Reed Street in the years immediately following the 1906 fire. Although it is notable that the building is a continuation of the pre-1906 single-family residences found on Reed Street, it is a modest vernacular style cottage that is not a distinctive example of a property type. In addition, the building has been heavily modified in recent years.”

The HRA does not state specifically what distinguishes 17 Reed from the many earthquake shacks erected on various sites around the city after the 1906 earthquake. We argue that the building is very likely an earthquake shack and that the project should be re-designed to preserve the front façade and iconic shape as others have done throughout San Francisco. See for example, ***Figures 7 and 8*** below are photographs of other earthquake shacks in San Francisco. The earthquake shack located at 1227 24th Avenue – San Francisco Landmark #171.



**Figure 7. 1906 Earthquake shack being moved in 1907**



**Figure 8. 1227 24th Avenue – San Francisco Landmark #171**

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

As discussed above, the project would adversely impact Mr. Stone’s privacy and light. At least one other neighbor, Kevin Fox who resides adjacent and to and north of the project site at 1359 Washington Street, would be adversely impacted by the vertical addition. For these reasons, the project would be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16)

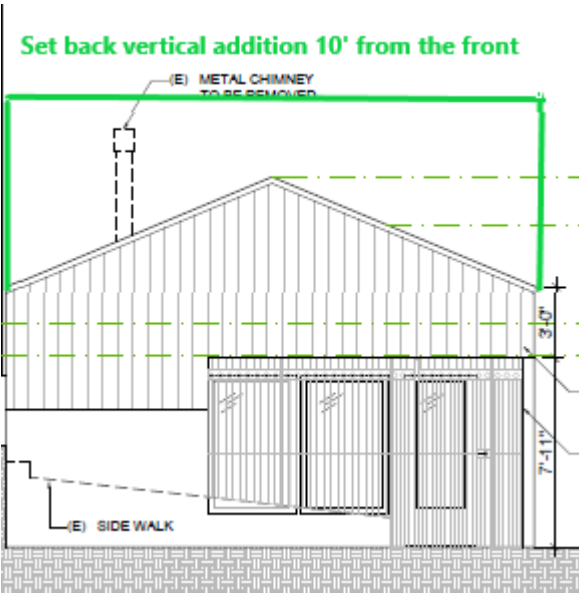


**Question 3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?**

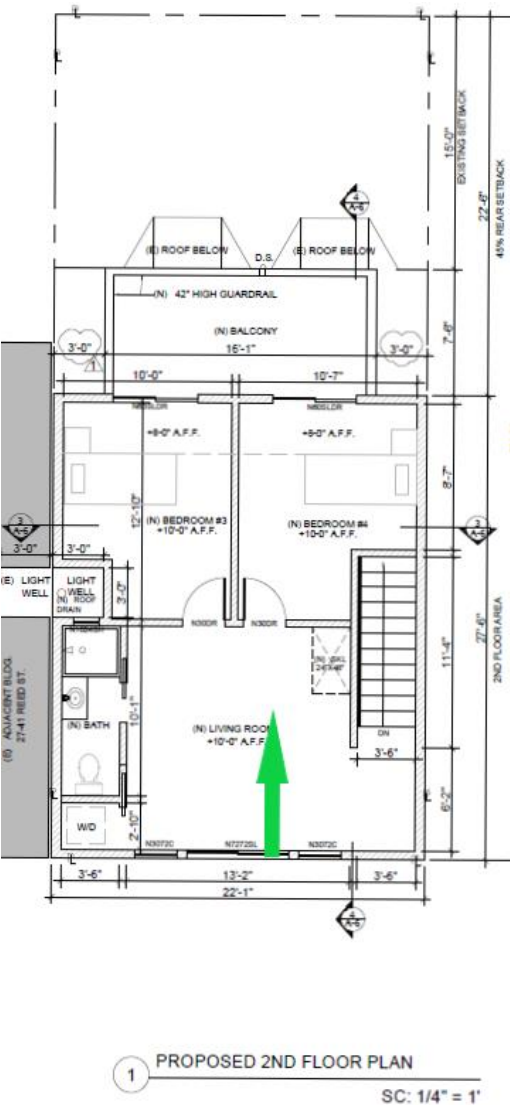
The project needs to be revised to reduce the light and privacy impacts on Mr. Stone and, meet the standards outlined in the RDGs as discussed above, and preserve the iconic shape of the earthquake shack as other have done in San Francisco. Not a single change has been made to the project in response to Mr. Stone’s concerns conveyed during the one meeting we had with the project sponsors. We request that the Planning Commission require that project be revised as follows:

The vertical addition should be set back ten feet from the alley – see **Figures 8 and 9** below -- and the windows on the added story should be reduced in size to preserve Mr. Stone’s privacy and reduce light impacts. The rear deck could be reduced or eliminated to provide additional interior space lost by the setback and or/additional excavation could be provided at the basement level to allow for added square footage.

If sensitively designed, the earthquake shack form could be preserved as well by keeping the form of the front façade and setting the second story ten feet from the alley.



**Figure 8. Revised front façade with setback**



**Figure 9. Revised vertical addition with setback**



**EXHIBIT 1**  
**EMAIL COMMUNICATIONS WITH PROJECT SPONSOR**



**From:** [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com)  
**To:** "Tianshi Zhu"  
**Cc:** "song gao"; "Aaron Stone"; "Ajello Hoagland, Linda (CPC)"  
**Subject:** RE: 17 Reed Street Meeting Follow-up  
**Date:** Wednesday, January 6, 2021 3:17:00 PM

---

Hi Tianshi,

I am following up on my email below hoping for a response.

Also, please let me know if you would like a copy of Aaron's plans to confirm your mode assumptions.

Thank you and Happy New Year,  
Deborah

---

**From:** [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com) <[deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com)>  
**Sent:** Monday, December 28, 2020 3:35 PM  
**To:** 'Tianshi Zhu' <[zhutianshirea@gmail.com](mailto:zhutianshirea@gmail.com)>  
**Cc:** 'song gao' <[song.gao.design@gmail.com](mailto:song.gao.design@gmail.com)>; 'Aaron Stone' <[a.stone415@yahoo.com](mailto:a.stone415@yahoo.com)>; 'Ajello Hoagland, Linda (CPC)' <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
**Subject:** RE: 17 Reed Street Meeting Follow-up

Hi Tianshi,

Happy holidays to also and thank you for responding to my email. I am sorry for the delayed response, I took a break from my work inbox for the holiday.

Regrettably, I did not see the email that you sent to Aaron in October. Aaron retained me to represent him on this project because he is extremely busy with work. Given his responsibilities and schedule, it's possible that your email was overlooked. Please include me in all future correspondence about this project so that nothing is missed.

Please know that the concerns that Aaron expressed during our meeting are as relevant today as they were during our meeting, and even more so now that the process has progressed without modifications to address his concerns.

We very much appreciate that you took the effort to create a 3D model and of course that you were willing to meet with us after you held the original September 1 Pre-Application Meeting that Aaron was unable to attend.

We would appreciate seeing the 3D images of the project from various vantage points. Can you send those to us?

Perhaps we could have another Zoom meeting next week to discuss the project and potential modifications you could make to address the privacy and light issues?

My schedule is quite flexible next week.

Thank you,  
Deborah

---

**From:** Tianshi Zhu <[zhutianshirea@gmail.com](mailto:zhutianshirea@gmail.com)>



**Sent:** Friday, December 25, 2020 6:27 PM

**To:** [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com)

**Cc:** song gao <[song.gao.design@gmail.com](mailto:song.gao.design@gmail.com)>; Aaron Stone <[a.stone415@yahoo.com](mailto:a.stone415@yahoo.com)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>

**Subject:** Re: 17 Reed Street Meeting Follow-up

Hi Deborah,

I assume Aaron didn't forward my follow up email to you, but I was asking him on October 14th if he could provide some information about his own house, and if he would be willing to share some of the cost for the 3d modeling and shadow study. But I never heard back from him since then. It's been two and half months. We can only assume that he is not concerned about the project anymore. We can't and the planning department can't wait for him forever. Regardless, we still made a 3D model, on my own cost.

In addition, we had a neighbors' meeting on September 1st. But we held another one just for him on October 1st because he was not available on Sep. 1st, and set up a second one with you and him on October 13th. We are doing everything that is reasonable and everything we can to accommodate your concerns.

I hope this would make you feel better. Happy holidays.

Thanks,  
Tianshi

On Thu, Dec 24, 2020 at 8:22 AM <[deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com)> wrote:

Dear Tainshi and Sunny,

I am following up on the meeting my client, Aaron Stone, and I had with you on October 13, 2020. At that meeting we conveyed our concerns regarding privacy due to the addition of the large windows proposed on the front façade, and the light impacts due the vertical addition. At that meeting you had said that you would keep us posted and send us any updated plan sets as well as provide a shadow study. That did not happen.

We expected that you would have been back in touch with us with a shadow study and potential plan modifications to address our privacy and light issues before finalizing your plans. We are disappointed that you did not do so.

Of course, the 311 Neighborhood Notification has recently been mailed. Can you identify any changes that were made to the plans to address our concerns that we may have missed? Or are the 311 plan essentially the same as the previous iteration without any modifications?

I understand that you have reached out to Aaron for a copy of the plans for his home so that you can prepare a shadow study, which we appreciate. He plans to send these to you this evening. When do you expect to complete the study?

Thank you,  
Deborah



**Holley Consulting**

**[www.holleyconsulting.com](http://www.holleyconsulting.com)**

**[deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com)**

220 Montgomery Street Suite 2100 San Francisco CA 94104

415 389-9329 office

415 609-9329 mobile



**From:** [Sanjay Dani](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Aaron Stone](#); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Opposing proposed doubling of 17 Reed elevation  
**Date:** Wednesday, February 17, 2021 4:50:21 PM

---

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

Dear Mr. Winslow,

I am writing to express my serious concern opposing the proposed project at 17 Reed that essentially doubles their street elevation from my perspective.

I have lived at 45 Priest Street since purchasing in 2003. My rear frontage is adjacent to 44 Reed's and is directly across from 17 Reed. Reed is a narrow alley with buildings that are close to one another.

The prior owners of 17 Reed Street, who also owned 44 Reed until selling both properties in 2017, remodeled them extensively after purchasing in late 90s and early 2000s. They acquired 17 Reed, a single story, former earthquake shack dating back to 1906, to protect the views of their primary residence 44 Reed and for use as an in-laws unit. The joint remodel entailed extensive excavation for adding basements and as such impacted all mid-block neighbors for a few years. They acquired neighbors' consent for the joint remodel by explicitly agreeing to keep the street elevation of 17 Reed unchanged.

Like 37/39 Priest, my property is a double lot with the Reed frontage lots serving as rear yards. These are the only double lots in this mid-block area because the former owners acquired Reed frontage lots to preserve western views of their primary residence.

The proposal of new owners of 17 Reed seeks to disrupt the delicate, mid-block equilibrium of enjoying own views without disrupting those of neighbors immediately to the east and south east. Nob Hill crests at the end of the pedestrian Priest alley.

The proposed change to 17 Reed elevation will block the view from my rear yard and bottom floors. It will impact 37/37 Priest similarly, if not more. Bottom floors of 51 Priest and the Montaire Building may also be impacted.

If this project were to be green signaled, many of us may choose to build out to the maximum of our zoned elevations in order to gain lost views by adding a floor. That in turn will disrupt the mid-block balance by impacting the views of several apartments in the Comstock building that abuts on Priest street.

For these reasons, I support our neighbors Aaron Stone at 44 Reed and Kevin Fox at 1359 Washington Street in their efforts to bring this project to the Planning Commission.

The project needs to be modified in a way that will preserve all neighbors' privacy and



sunlight.

I hope that the new owner will respect their neighbors and modify their design to respect and be considerate of those around them.

I am also concerned about how the project would be constructed without blocking access to neighbors on Reed Street, given the narrow and short alley which provides the only emergency vehicle access for us and some of our neighbors.

I understand that property owners have a right to increase the value and size of their property but they must balance that with the needs of their neighbors for privacy and sunlight. The new owners' desire for a bigger home should not occur at their neighbors' expense.

We support the objections and changes to the plans that our neighbors are requesting and hope that our new neighbors will revise their plans as Mr. Stone and Mr. Fox have requested.

Thank you for your time,

Sanjay Dani

415-217-9400



**From:** [roylatka@gmail.com](mailto:roylatka@gmail.com)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#); "[Aaron Stone](#)"; [deborah@holleyconsulting.com](mailto:deborah@holleyconsulting.com)  
**Subject:** 17 Reed St Project  
**Date:** Thursday, February 18, 2021 11:18:39 AM

---

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

February 17, 2021

Dear Mr. Winslow,

I am writing to express my concern and that of my tenants about the project proposed for 17 Reed Street, San Francisco.

I have owned the six-unit, rent controlled, complex at the top end of Reed St. since 1986. My property is a through block site from Leavenworth St. to Reed St. with four buildings on the site. Reed St is our major service street for tenants even though all six unit's addresses are denoted on Leavenworth. I reside at 1328 Leavenworth St which is a three story, two-unit apartment building which abuts Reed at the highest elevation on Reed and my property.

Reed Street was a charming SF alley when I bought my property in 1986. It is a very steep, narrow City Street neglected by the City with rough broken pavement. On one side is a dangerous timber side curb, a dangerous sidewalk with illegal brick/concrete steps with no guard rail and a leaking sewer main running under the sidewalk/steps. On the other side is an unusable, narrow, broken and dangerous sidewalk with unmaintained trees that have been reduced in number in recent years due to lack of City pruning and high winds known for whistling up the Alley. Most buildings on Reed are on the street property lines and adjacent to each other with no side yards except the two buildings near the top that front on Priest St. and have back yards facing on the top of Reed. Reed Street has become an eye sore and liability to the city and upper Reed has become an occasional hangout for the homeless and the drug users. That is the entrance point that we use and many of my tenants use to access their homes.

Reed Street, although dangerous to drive up and especially dangerous to back down, is still used daily to access garage/parking spaces by the two upper properties, maintenance services supporting the buildings, mail and package delivery and tenants moving furniture and belonging in and out of their units.

The prior owner of 17 and 44 Reed Street simultaneously made extensive heavy construction additions and renovations of the two sites over several years of construction. Their work followed the massive work building the Montaire condo project that removed the forested hilltop above my property and dug a huge pit for construction of the underground parking of the Montaire. The work on both projects was done with no regard for us or our neighbors on



Reed with regard to noise, dust, inconvenience, loss of use and possible toxic debris. And, MOST IMPORTANTLY, DID NOT REPAIR DAMAGE DONE TO THE PAVEMENT, SIDEWALKS, LANDSCAPING OR UTILITIES ON REED ST!! They remain in the same damaged condition to this day and the "Conditional Use" approved for the Montaire required landscaping, irrigation and maintenance of the upper section of Reed that has been neglected and ignored for at least the last 10 years.

The new owners of the building at 17 Reed want more space and there are challenges associated with this, primarily the impacts on the adjacent neighbors in this unique neighborhood along what was a picturesque alley.

I support our neighbors Aaron Stone at 44 Reed and Kevin Fox at 1359 Washington Street in their efforts to bring this project to the Planning Commission. The project needs to be reviewed and modified in a way that will:

1. preserve their neighbors' privacy and sunlight,
2. preserve our access and security during construction,
3. secure our right to peaceful enjoyment of our residency
4. and must make the physical improvements to Reed St that have been long neglected.
5. This includes repaving, new sidewalks on both sides, code complaint steps and landings as needed, replacement of the street trees that have been lost or damaged and adequate street lighting to improve pedestrian safety and deter drug users.
6. Reed St also needs to conform to SF Fire Department standards for access during a building fire or medical emergency in any of the units facing Reed without alternative access.
7. AND, FINALLY RESOLVE THE CITY'S OUTSTANDING CONFLICTING CODE INTERPRETATIONS PREVENTING THE COMPLETION OF THE GARAGE CONSTRUCTION ADJACENT TO 44 REED.

I understand that property owners have a right to increase the value and size of their property but they must balance that with the needs of their neighbors for privacy and sunlight. The new owners' desire for a bigger home should not occur at their neighbors' expense with more construction related damage to Reed.

We support the objections and changes to the plans that our neighbors are requesting. This is a major project affecting the lives, safety, peaceful enjoyment and security for all residents and tenants on Reed. This project deserves a Planning Commission Review as Mr. Stone and Mr. Fox have requested and mitigation of the challenges raised in this letter.

Thank you for your consideration:

Roy Latka, CA Architect, Retired and Owner/Neighbor at 1328 Leavenworth

St.












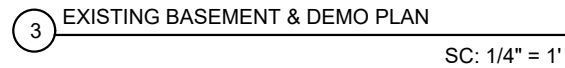
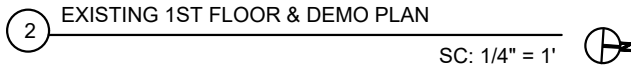
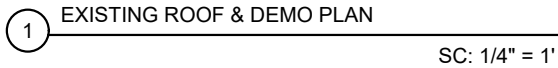




## LEGEND

	(E) WALL
	WALL TO BE DEMOLISHED
	NEW WALL

 (E) WALL  
 WALL TO BE DEMOLISHED  
 NEW WALL



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Project Title:

17 REED ST.  
SAN FRANCISCO, CA

**Consultants:**

**JOB NO. 2019043**

Date: 01/17/2020

Checked By: \_\_\_\_\_

Drawn By **SG**

## ISSUANCES &amp; REVISIONS:

[illegible]

Stamp:

Sheet Title

## EXISTING FLOOR PLAN

Sheet No.

**A-1**





ARCHITECTURE  
+ PLANNING  
61 Walter U Lum Pl  
3/F San Francisco  
94108-1801 CA  
U S A  
(415) 391-3313  
(Fax) 391-3849

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Project Title:

HOUSE ADDITION

17 REED ST.  
SAN FRANCISCO, CA

Consultants:

JOB NO. 2019043

Date: 01/17/2020  
Checked By:  
Drawn By: SG

ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS

Stamp:

*Sign*

Sheet Title

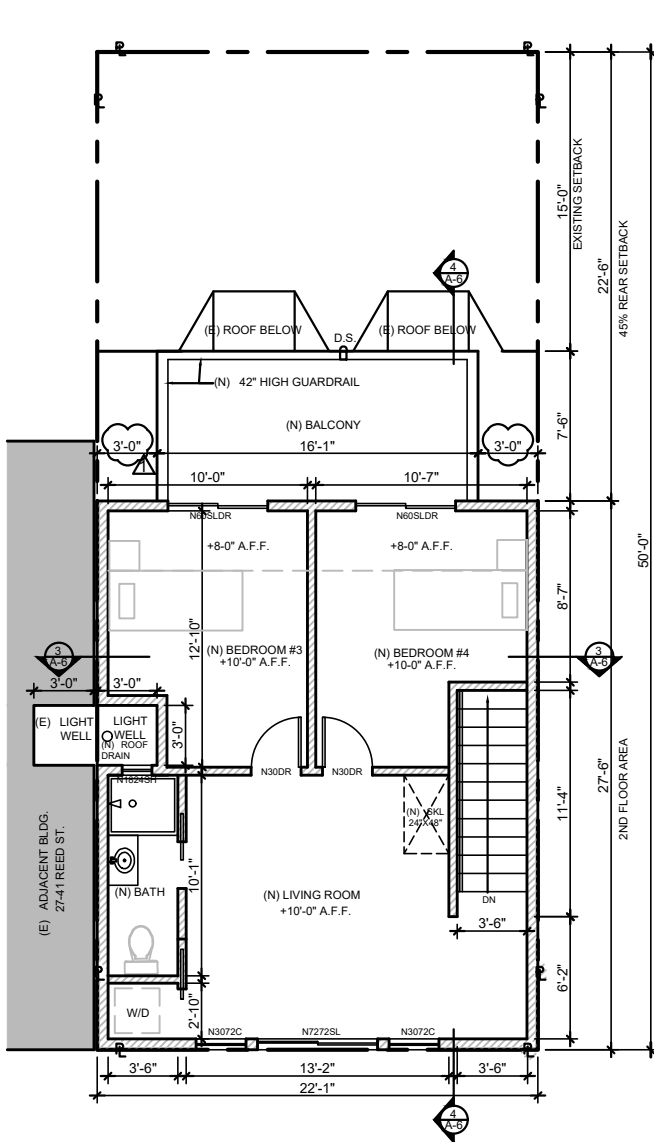
PROPOSED  
FLOOR PLAN

Sheet No.

A-2.0

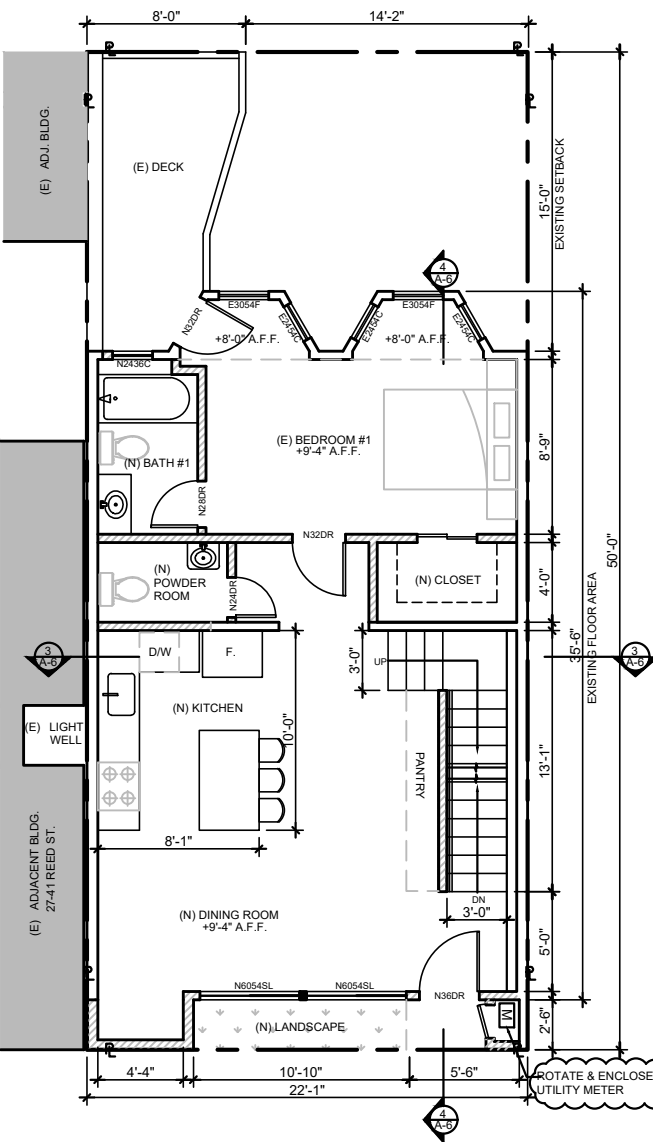
LEGEND

- (E) WALL
- WALL TO BE DEMOLISHED
- NEW WALL



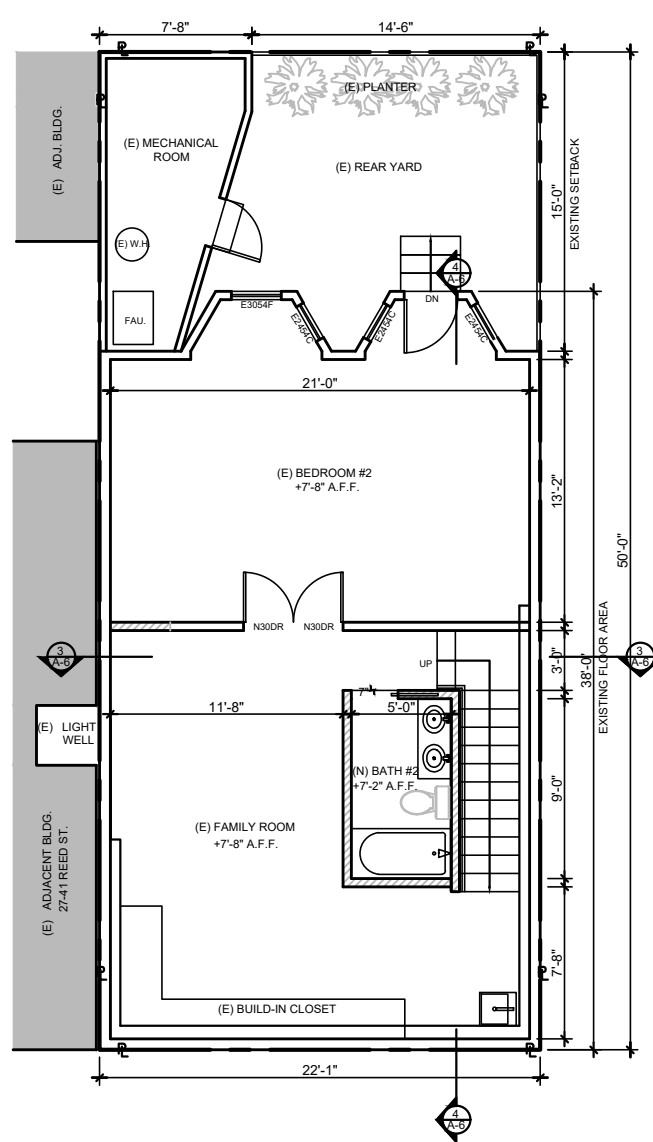
1 PROPOSED 2ND FLOOR PLAN

SC: 1/4" = 1'



2 PROPOSED 1ST FLOOR PLAN

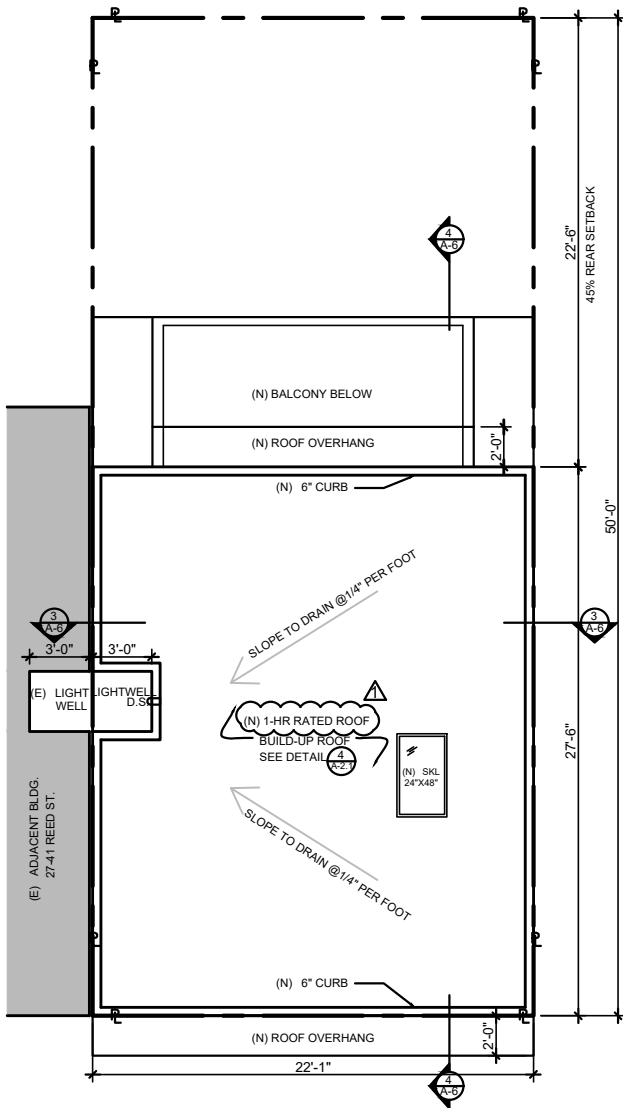
SC: 1/4" = 1'



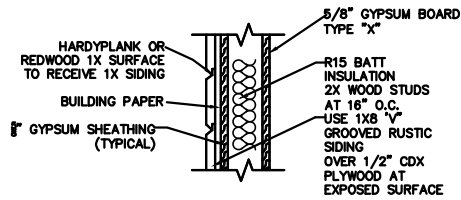
3 PROPOSED BASEMENT FLOOR PLAN

SC: 1/4" = 1'

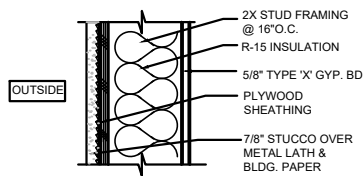




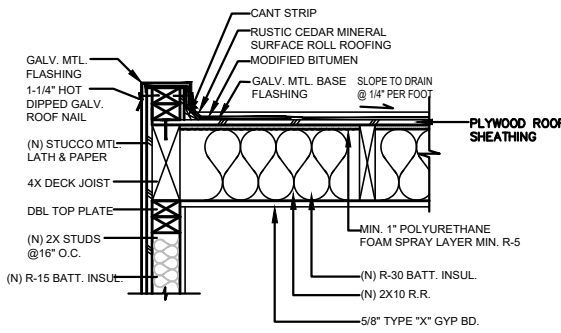
1 PROPOSED ROOF PLAN  
SC: 1/4" = 1'



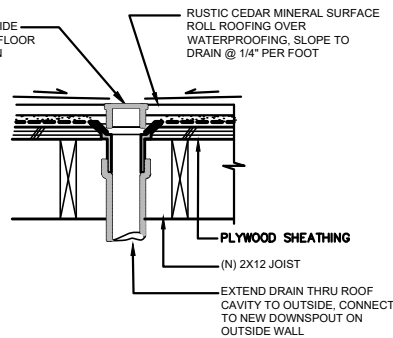
2 1-HR WALL AT PROPERTY LINE DETAIL  
SC: N.T.S.



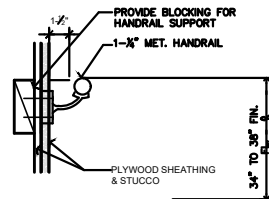
3 STUCCO WALL DETAIL  
SC: N.T.S.



4 1-HR RATED ROOF ASSEMBLY DETAIL  
SC: N.T.S.

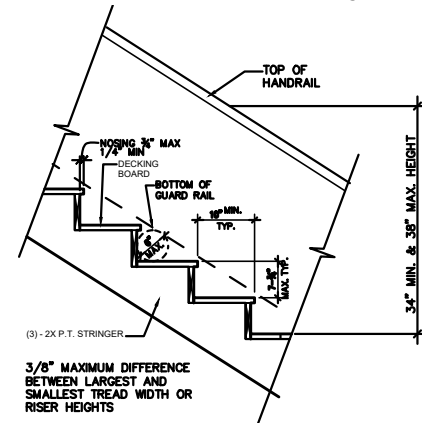


5 ROOF DRAIN DETAIL  
SC: N.T.S.

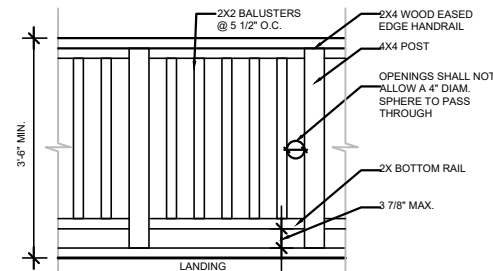


THE CIRCULAR CROSS SECTION OF HANDRAILS SHALL HAVE A DIAM.  $\geq 1\frac{1}{2}"$  &  $\leq 2"$ , OR SHALL PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS SHALL RETURN TO THE WALL, GUARD OR WALKING SURFACE. HAND RAIL SHALL BE INSTALLED MIN. 34" & MAX. 38" ABOVE THE NOSING OF TREADS.

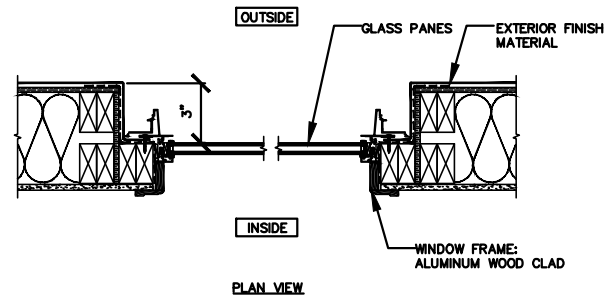
6 HANDRAIL DETAIL  
SC: N.T.S.



7 INTERIOR STAIR DETAIL  
SC: N.T.S.



8 GUARDRAIL DETAIL  
SC: N.T.S.



9 RECESSED EXTERIOR WINDOW DETAIL  
SC: N.T.S.



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(Fax) 391-3849

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Project Title:  
**HOUSE ADDITION**

**17 REED ST.  
SAN FRANCISCO, CA**

Consultants:

JOB NO. 2019043

Date: 01/17/2020  
Checked By:  
Drawn By: SG

ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS

Stamp:

*Signature*

Sheet Title  
**PROPOSED  
ROOF PLAN  
+ DETAILS**

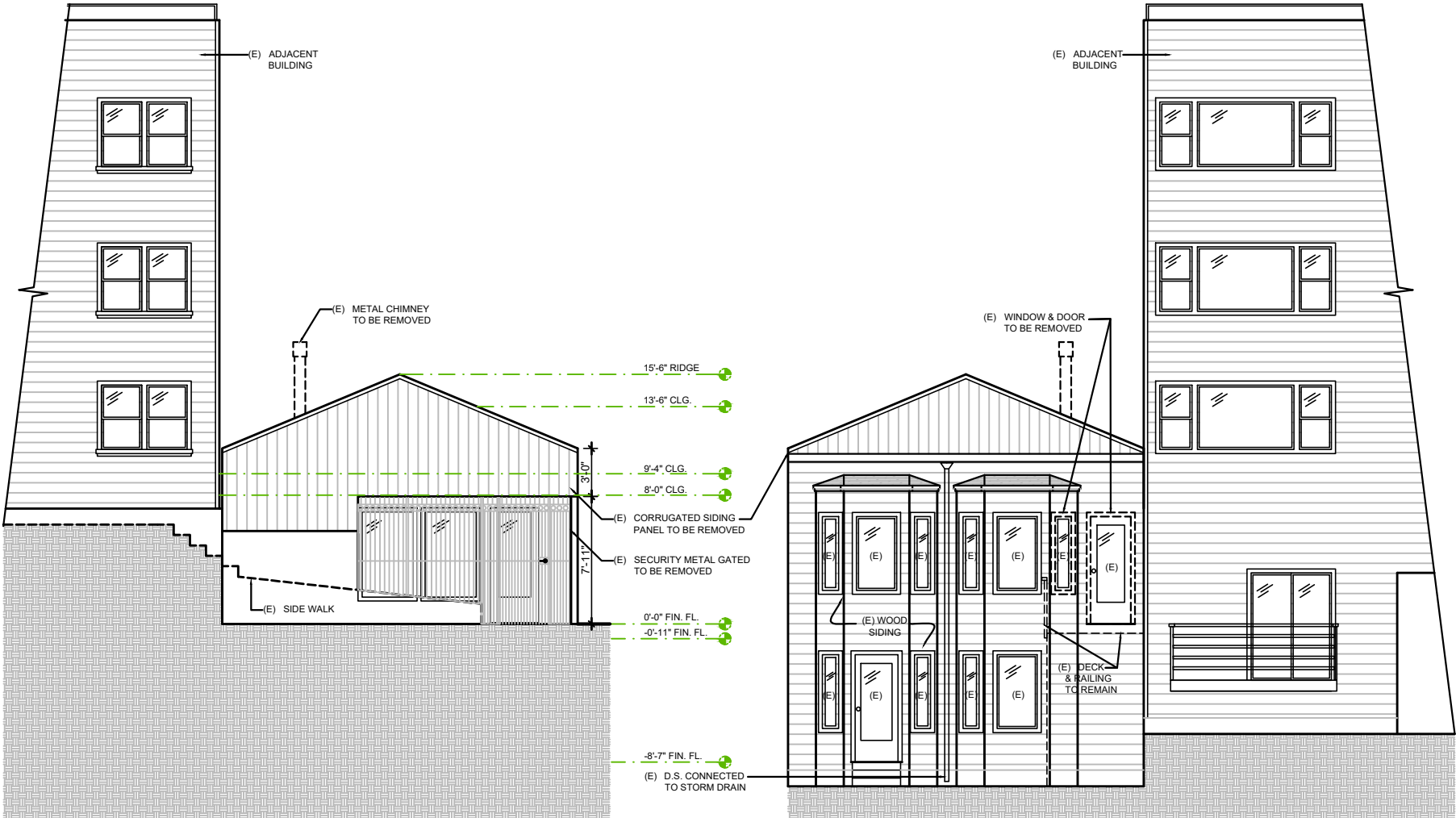
Sheet No.

**A-2.1**



SHEET NOTE

ALL EXISTING WINDOWS ARE WHITE VINYL FRAMED



1 EXISTING EAST ELEVATION  
SC: 1/4" = 1'

2 EXISTING WEST ELEVATION  
SC: 1/4" = 1'



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ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS

Stamp:

*Sign*

Sheet Title  
**EXISTING  
ELEVATIONS**

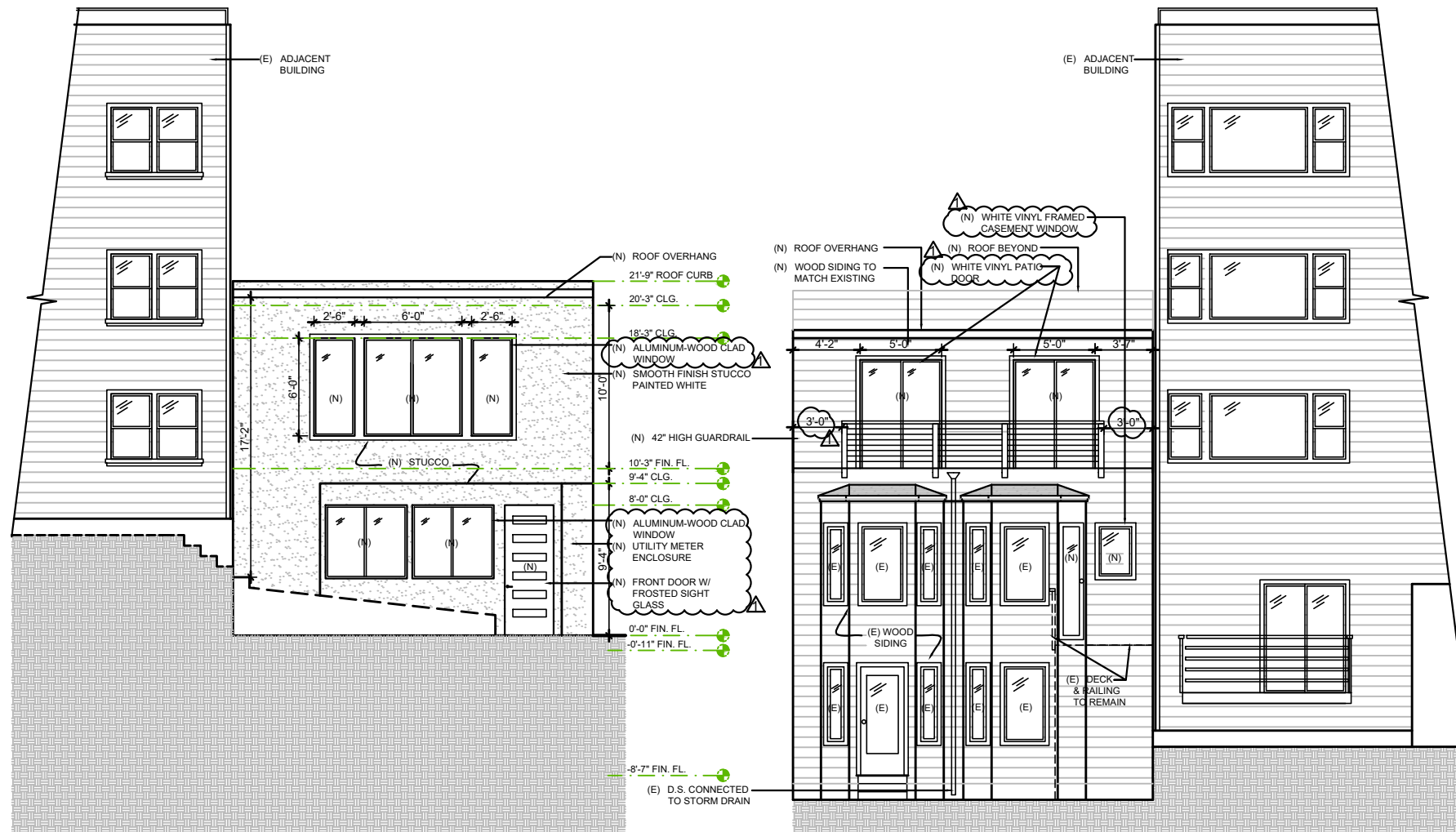
Sheet No.

**A-3**



SHEET NOTE

ALL EXISTING WINDOWS ARE WHITE VINYL FRAMED



1 PROPOSED EAST ELEVATION  
SC: 1/4" = 1'

2 PROPOSED WEST ELEVATION  
SC: 1/4" = 1'



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ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS

Stamp:

SG

Sheet Title

PROPOSED  
ELEVATIONS

Sheet No.

A-4





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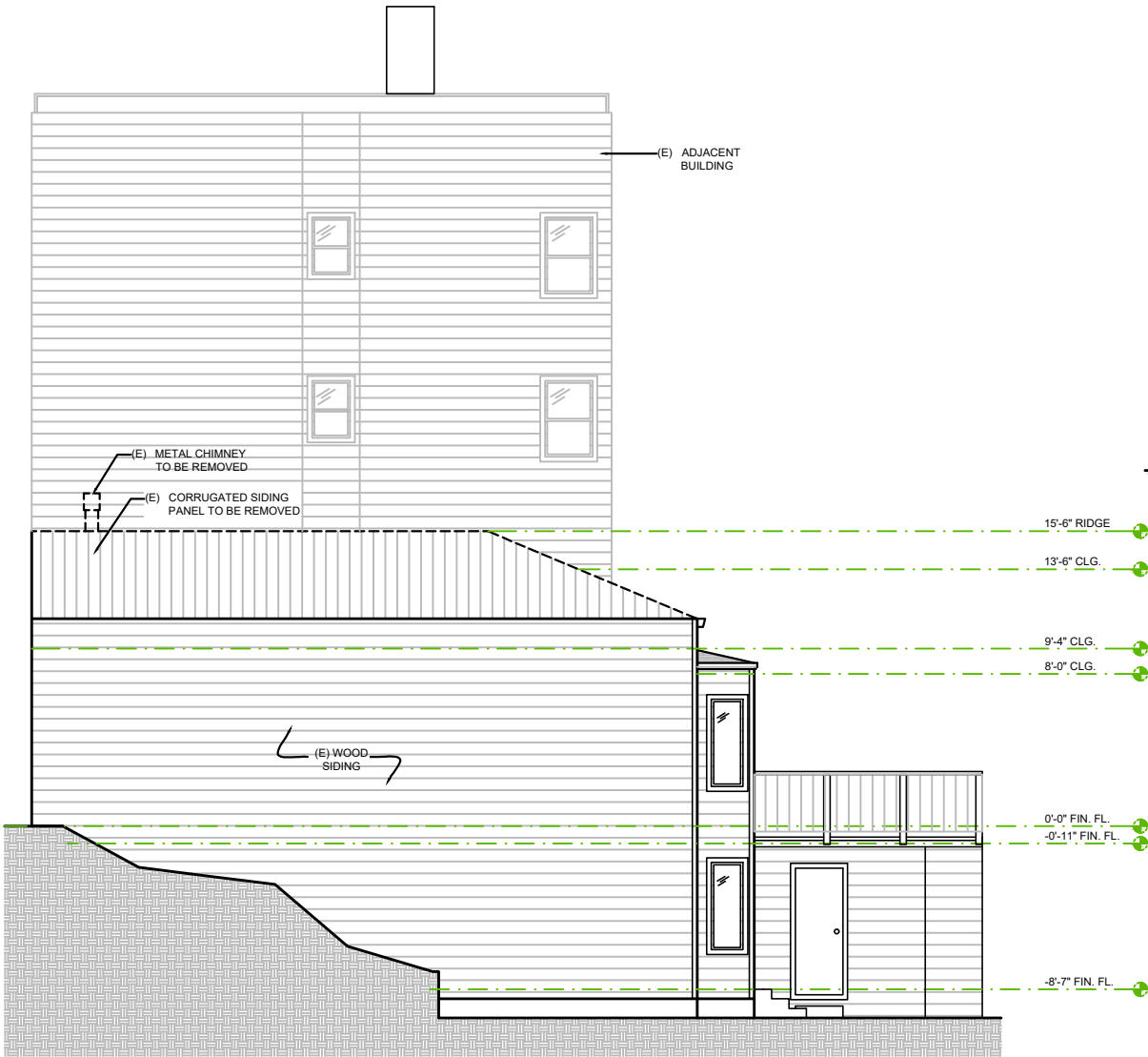
No.	Date	Description

Stamp:

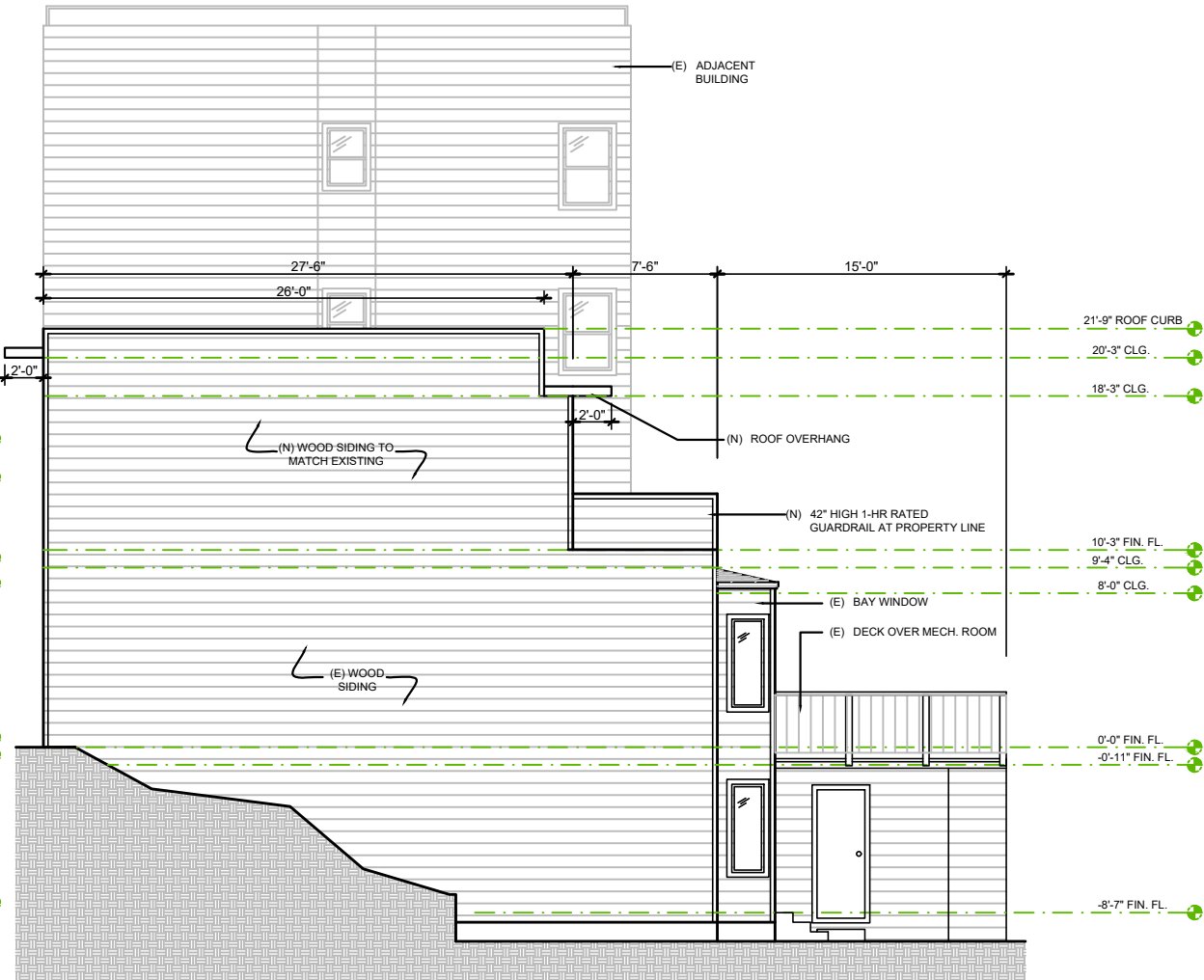
Sheet Title  
**EXISTING  
+ PROPOSED  
NORTH ELEVATIO**

Sheet No.

**A-5**



1 EXISTING NORTH ELEVATION  
SC: 1/4" = 1'



2 PROPOSED NORTH ELEVATION  
SC: 1/4" = 1'





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ISSUANCES & REVISIONS:

No.	Date	Description

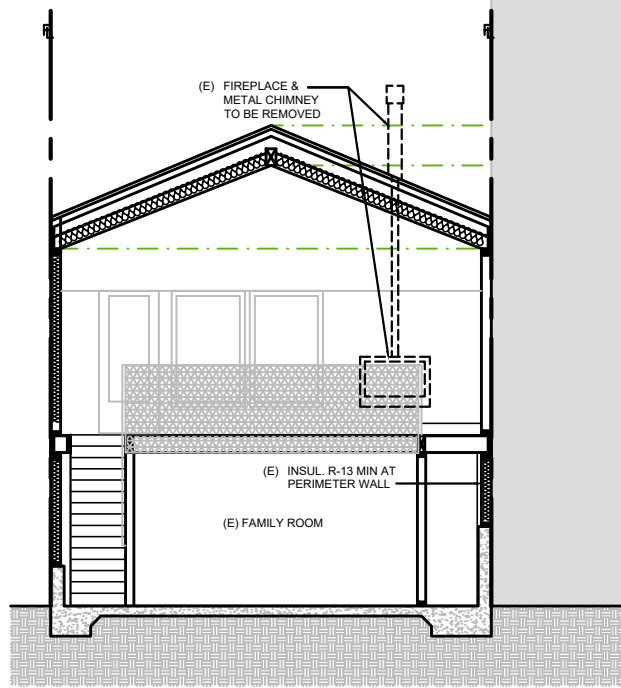
Stamp:

*Sign*

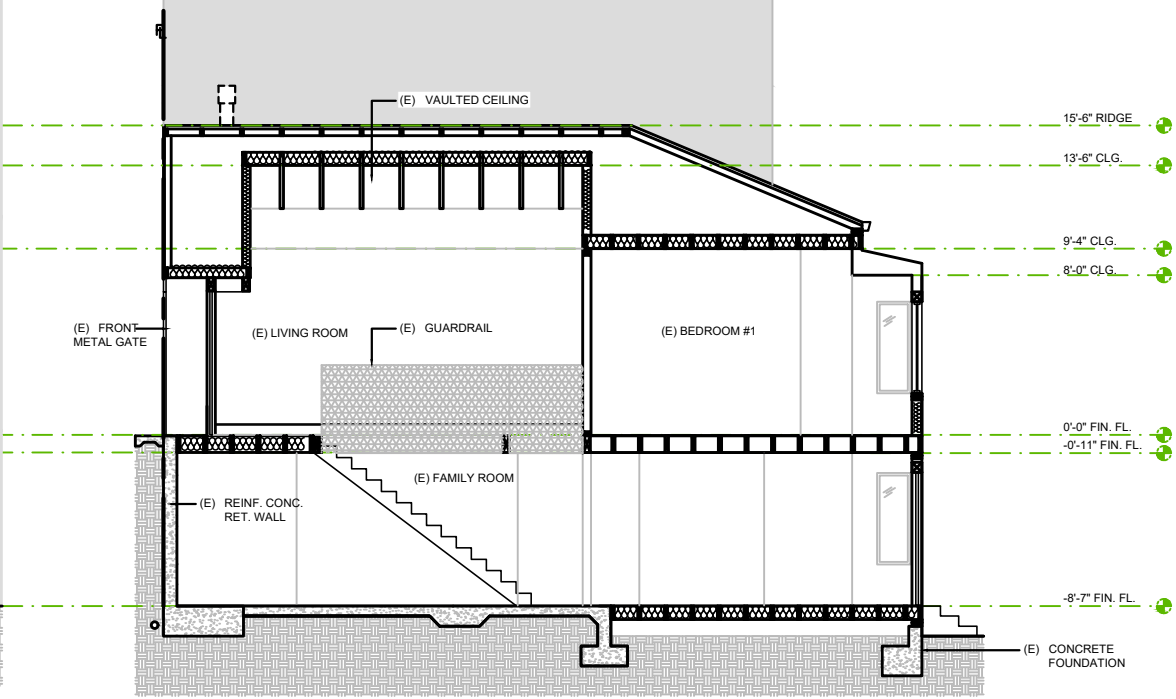
Sheet Title  
**EXISTING  
+ PROPOSED  
SECTIONS**

Sheet No.

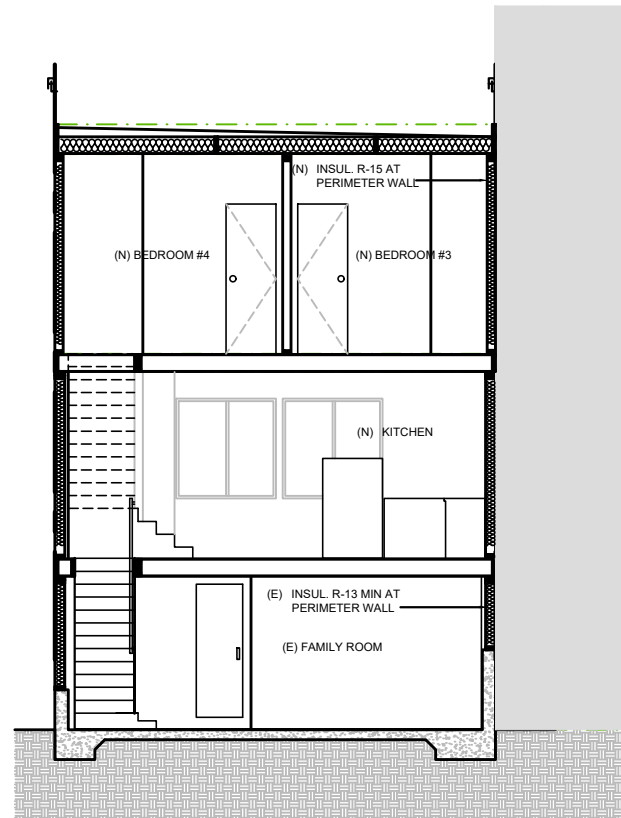
**A-6**



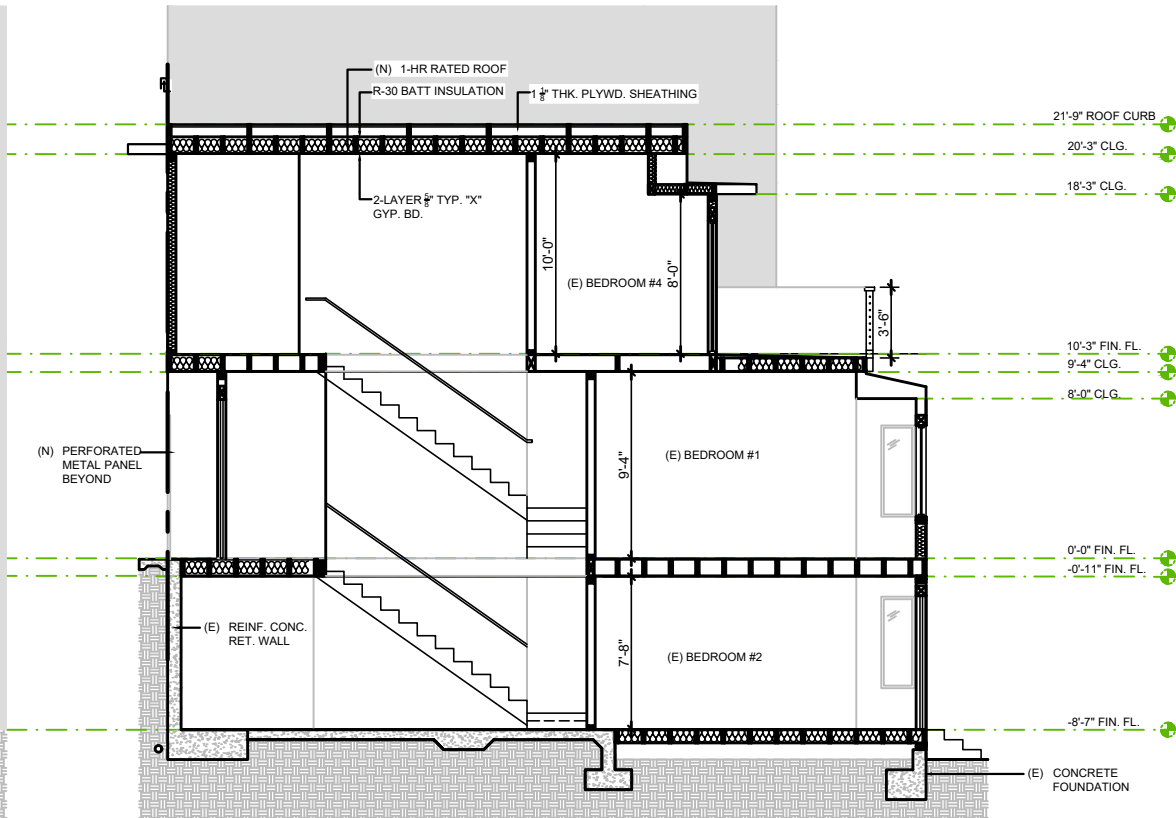
1 EXISTING LATERAL SECTION  
SC: 1/4" = 1'



2 EXISTING LONGITUDINAL SECTION  
SC: 1/4" = 1'



3 PROPOSED LATERAL SECTION  
SC: 1/4" = 1'



4 PROPOSED LONGITUDINAL SECTION  
SC: 1/4" = 1'



## **Index**

Discretionary Review Response Form

Attachment 1: Response Letter

Attachment 2: Updated Building Plans

Attachment 3: HRA Report

Attachment 4: 1948 historical Photo

Attachment 5: 3R Report

Attachment 6: Building Disclosure (Lot subdivision History)

Attachment 7: Record Building plan

Attachment 8: Zhu Family Photo





# RESPONSE TO DISCRETIONARY REVIEW

---

## Project Information

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

---

## Project Sponsor

Name:	Phone:
Email:	

---

## Required Questions

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

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

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

---



## Project Features

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

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

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

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

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



## 17 REED STREET DISCRETIONARY REVIEW RESPONSE LETTER

To whom It May Concern:

I feel the proposed project should be approved for the following reasons:

**Necessity:** The Zhu family bought the house in 2017. The house was used as a guest house by the owner of 17 and 44 Reed St since 2003. The house has corrugated plastic siding and roof, and lacks natural light. As the photos and floor plan show, the existing house has an 8ft long kitchenette without dishwasher, the fridge is under the counter, and the cooktop is very small. The existing bedrooms are separated by plywood panels instead of walls, without any doors and closets. The existing interior stair has 9-inch thread. The current living condition not only doesn't meet the building code, but is also substandard for human being, and could cause safety and health issues. Mr. and Mrs. Zhu recently had their second son. With a family growing, the existing 2-bedroom 2-bathroom house needs to be expanded and renovated to meet the family's need, and needs to provide a decent condition for two children.

Mr. and Mrs. Zhu are both working in San Francisco. The housing price is increasing every year. They cannot afford another house in San Francisco. The vertical expansion of 505 sq ft is reasonable to accommodate the growing family within their budget. Given the lot is only 1104 sq ft, the vertical expansion is the only option.

**Curb Appeal:** The existing house front elevation is composed of corrugated plastic and metal gate, which doesn't meet the residential design guideline and doesn't reflect the neighborhood character. The new frontage increases the curb appeal, therefore has a positive effect on the surrounding property value.

**Property History:** This house was originally built as a cottage at the front and Victorian style at the rear. The rear has a similar style to 1346-1348 Leavenworth building (Figure A). A historical photo was found in 1948, showing the house was cottage style with bay window. (See Attachment 4) The lot was originally part of the same lot as 1346-1348 Leavenworth St. The lot was subdivided later on. (See Attachment 6). The house had a few renovations in the past, see the attached 3R report (Attachment 5) and building plans on record ( Attachment 7). In 2001, Mr. Stoltz Christian purchased both 17 Reed St and 44 Reed St, and renovated 17 Reed St.



(Figure A)



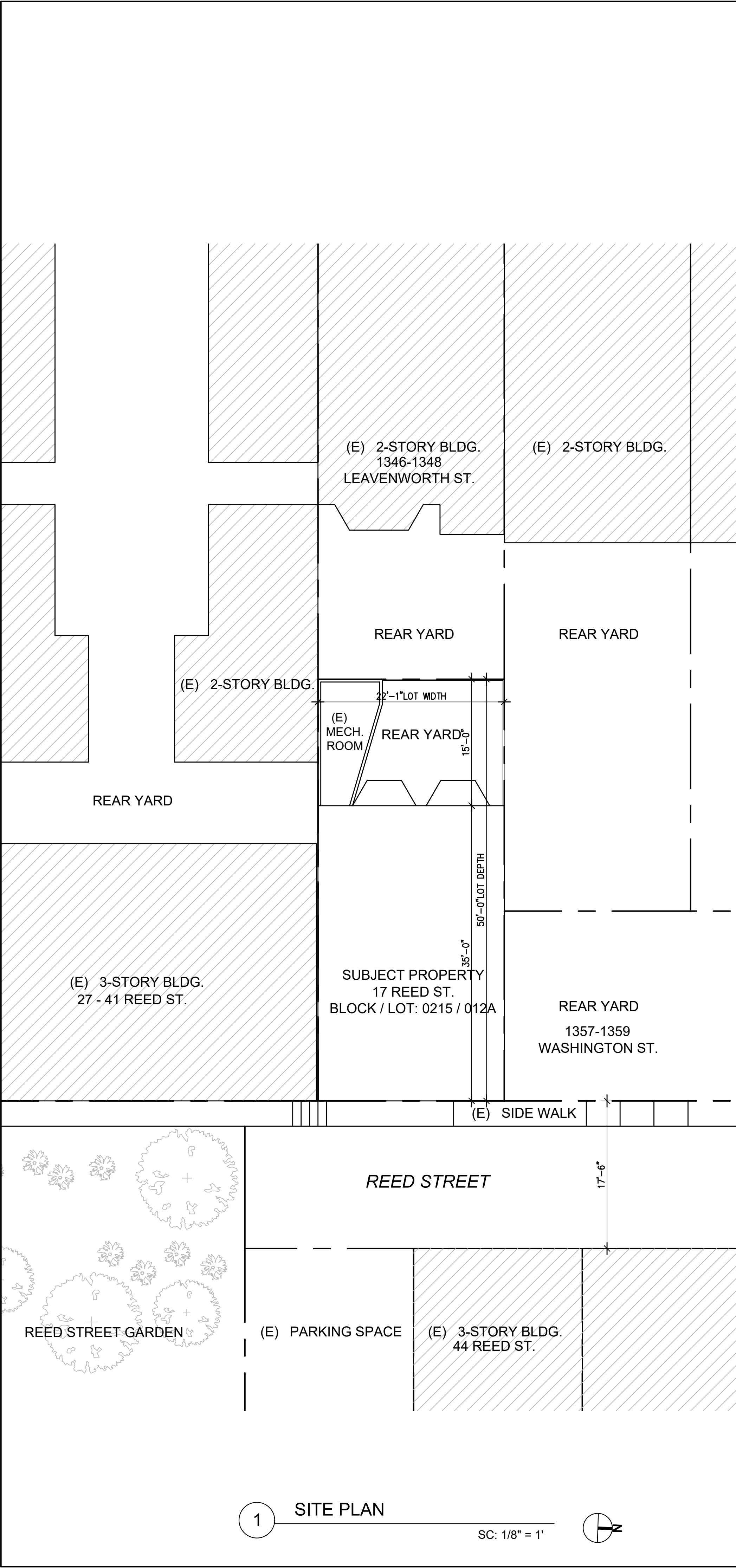
17 Reed St. is not an earthquake shack for the following reasons:

1. An earthquake shack is typically 10-14ft wide, 14-18ft long. 17 Reed St is a 22ft wide, 36ft long structure since it was built.
2. Reed St is a 17ft wide alley. A 22ft pre-fabricated structure like an earthquake shack could not be transported and placed on site through a 17ft wide alley. In addition, an earthquake shack could not be placed on a steep slope with shallow foundation.
3. Here is a link of the recognized earthquake shack in San Francisco: <https://www.outsidelands.org/shack-list.php>. As a designer, I helped design and pull a building permit to restore one of the earthquake shacks listed back in 2018. I'm familiar with earthquake shack prototype and structure.

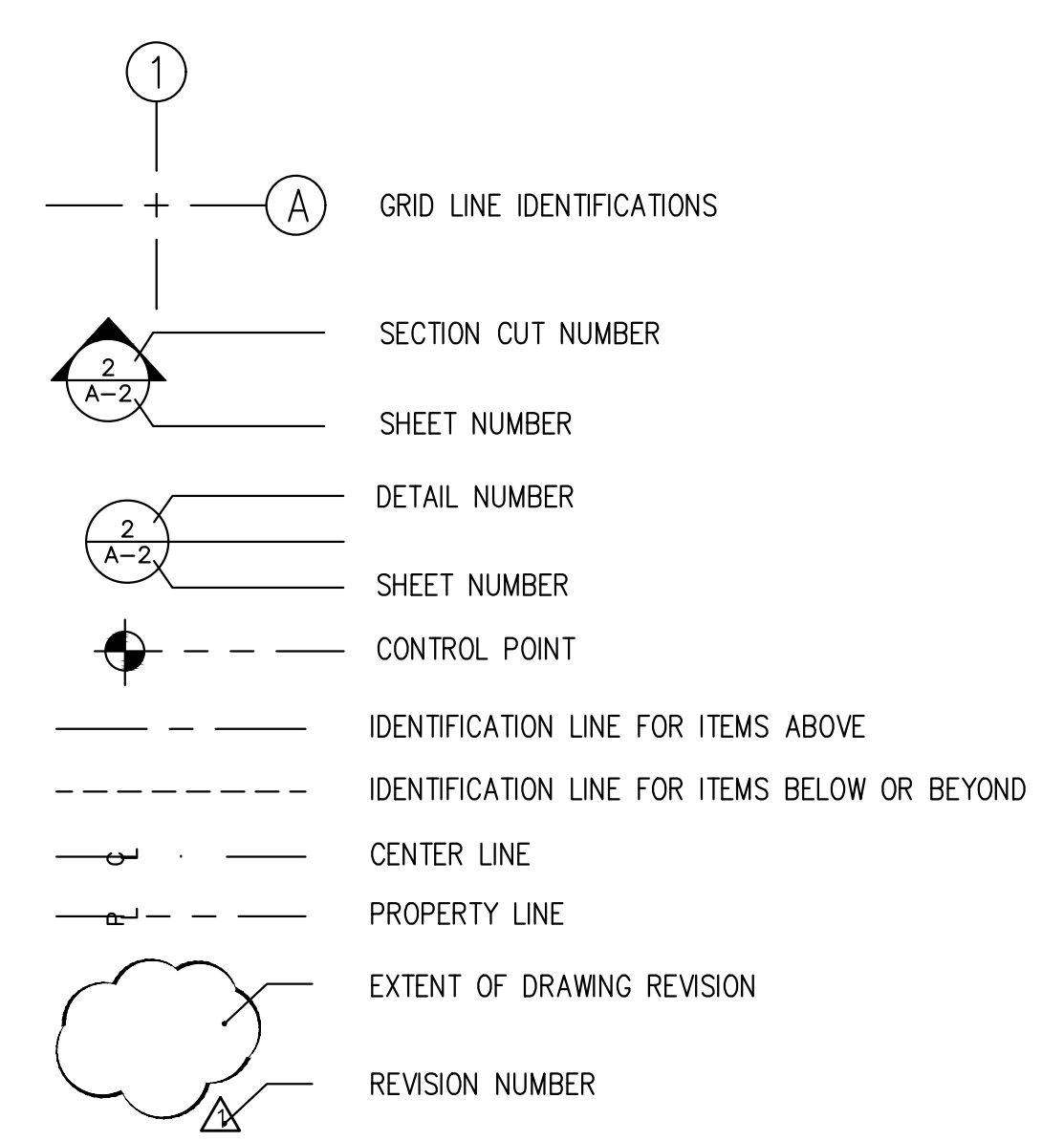
Sincerely,

Sunny Gao





SYMBOLS & LEGEND



GENERAL NOTES

1. ALLOWED CONSTRUCTION NOISE HOURS:  
MONDAY THROUGH SUNDAY: 7 AM - 8 PM.  
NO CONSTRUCTION NOISE ON HOLIDAYS
2. IF THE CONTRACTOR OBSERVE THAT THESE DRAWINGS AND SPECIFICATIONS ARE IN VARIANCE WITH THE CODES, HE SHALL NOTIFY THE ARCHITECTS AND ENGINEERS IN WRITING AT ONCE.
3. THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT AS REQUIRED FOR ALL WORK OR EXCAVATION AFFECTED BY DEMOLITION OR INTEGRATION OF ANY NEW WORK.
5. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT THAT TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS. ANY CONFLICTS OR OMISSIONS ETC. SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK. ANY CONFLICTS OR OMISSIONS ETC. SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
6. CONTRACTOR SHALL PROTECT PROPERTY AND ADJACENT PROPERTIES AND STRUCTURES AS REQUIRED, NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER ETC. AND SHALL PROVIDE AND MAINTAIN TEMPORARY CLOSURE WALLS, BARRICADE ETC. AS REQUIRED TO PROTECT THE PUBLIC DURING THE PERIOD OF CONSTRUCTION.
7. PROVIDE SMOKE ALARMS FOR ALL BEDROOMS & HALLWAYS; CARBON MONOXIDE DETECTOR TO HALLWAY, LOCATION AS SHOWN ON PLAN. ALL CO DETECTORS, SMOKE ALARMS INSTALLED IN NEW AREAS OF CONSTRUCTION SHALL BE 110V HARD-WIRED WITH BATTERY BACKUP. IN EXISTING AREAS, PROVIDE BATTERY OPERATED
8. ALL BEDROOM WINDOWS SHALL HAVE CLEAR MIN. 20"W, 24"H, TOTAL OF 5.7 SQ. FT. OPERABLE AREA & FINISH SILL HEIGHT 44" MAX.
9. PROVIDE 18" PLATFORM FOR WATER HEATER IN GARAGE, SEISMIC STRAPS FOR WATER HEATER AND FURNACE.

BUILDING INFORMATION

PROJECT ADDRESS: 17 REED ST. SAN FRANCISCO, CA 94109  
BLOCK / LOT: 0215 / 012A  
BUILDING TYPE: V-B W/O FIRE SPRINKLER SYSTEM  
ZONING: RH-2  
OCCUPANCY: R-3  
LOT AREA: 1104 S.F.  
ALLOWABLE HEIGHT: 40X

	EXISTING	PROPOSED
CONDITIONED INTERIOR AREA	606 SF 1ST FLOOR 716 SF BASEMENT TOTAL 1322 SF	505 SF 2ND FLOOR 645 SF 1ST FLOOR 716 SF BASEMENT TOTAL 1866 SF
STORY	2	3
UNIT #	1, SINGLE FAMILY HOUSE	1, SINGLE FAMILY HOUSE
BUILDING HEIGHT	15'-6" ABOVE SIDE WALK	19'-6" ABOVE SIDE WALK
REAR SETBACK	15' (30%)	22'-6" (45%)
ROOMS	2 BEDROOM 2 BATHRM.	4 BEDROOM 3.5 BATHRM.

SCOPE OF WORK

1. ADD 505 SQ FT ADDITIONAL FLOOR ON EXISTING 2 STORY SINGLE FAMILY HOUSE, INCLUDING 2 NEW BEDROOMS AND 1 NEW BATHROOM
  2. INTERIOR REMODEL AT EXISTING 1ST FLOOR AND BASEMENT, ADD A NEW POWDER ROOM AT 1ST FLOOR
- \* EXISTING FURNACE AND WATER HEATER TO REMAIN

SCHEDULE OF DRAWINGS

- A-0.1: PROJECT INFO., SITE PLAN, SCHEDULE OF DRAWINGS, SCOPE OF WORK  
A-0.2: PHOTOS  
A-0.3: 3D RENDERING  
A-1: EXISTING FLOOR PLAN  
A-2: PROPOSED FLOOR PLAN  
A-2.1: PROPOSED ROOF PLAN & DETAILS  
A-3: EXISTING EAST & WEST ELEVATIONS  
A-4: PROPOSED EAST & WEST ELEVATIONS  
A-5: EXISTING & PROPOSED NORTH ELEVATION

CODE INFORMATION

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING AND SAN FRANCISCO CITY AMENDMENTS:  
2019 CALIFORNIA BUILDING CODE (CBC)  
2019 CALIFORNIA PLUMBING CODE (CPC)  
2019 CALIFORNIA MECHANICAL CODE (CMC)  
2019 CALIFORNIA ELECTRICAL CODE (CEC)  
2019 CALIFORNIA FIRE CODE (CFC)  
2019 CALIFORNIA RESIDENTIAL CODE (CRC)  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA GREEN BUILDING CODE

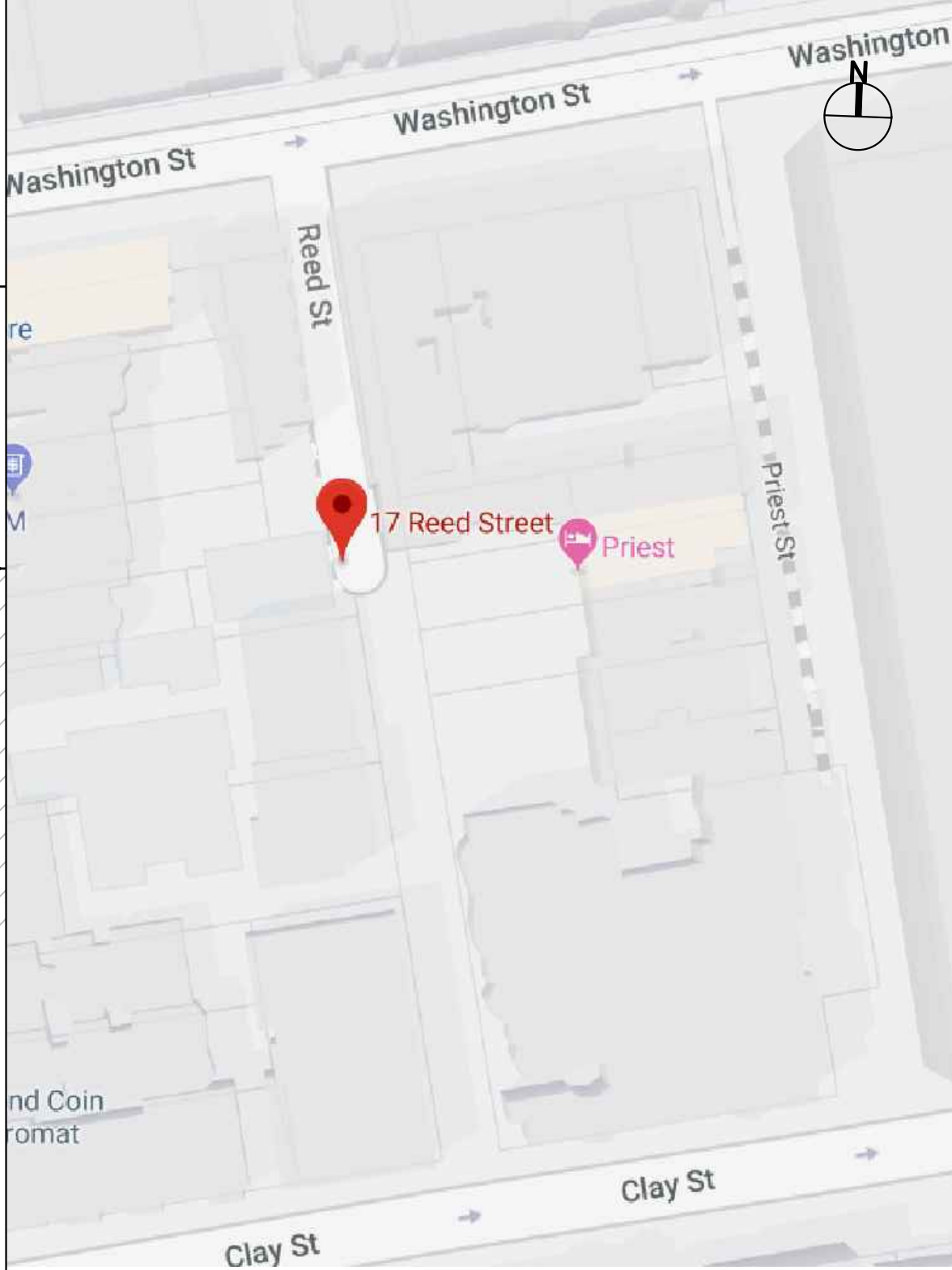
DIRECTORY

OWNER: TIANSHI ZHU  
TEL: 215-429-7379  
EMAIL: ZHUTIANSHIREA@GMAIL.COM

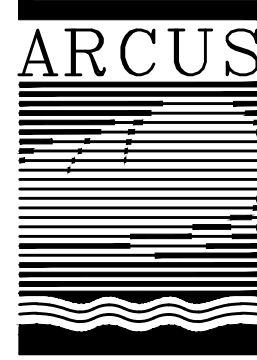
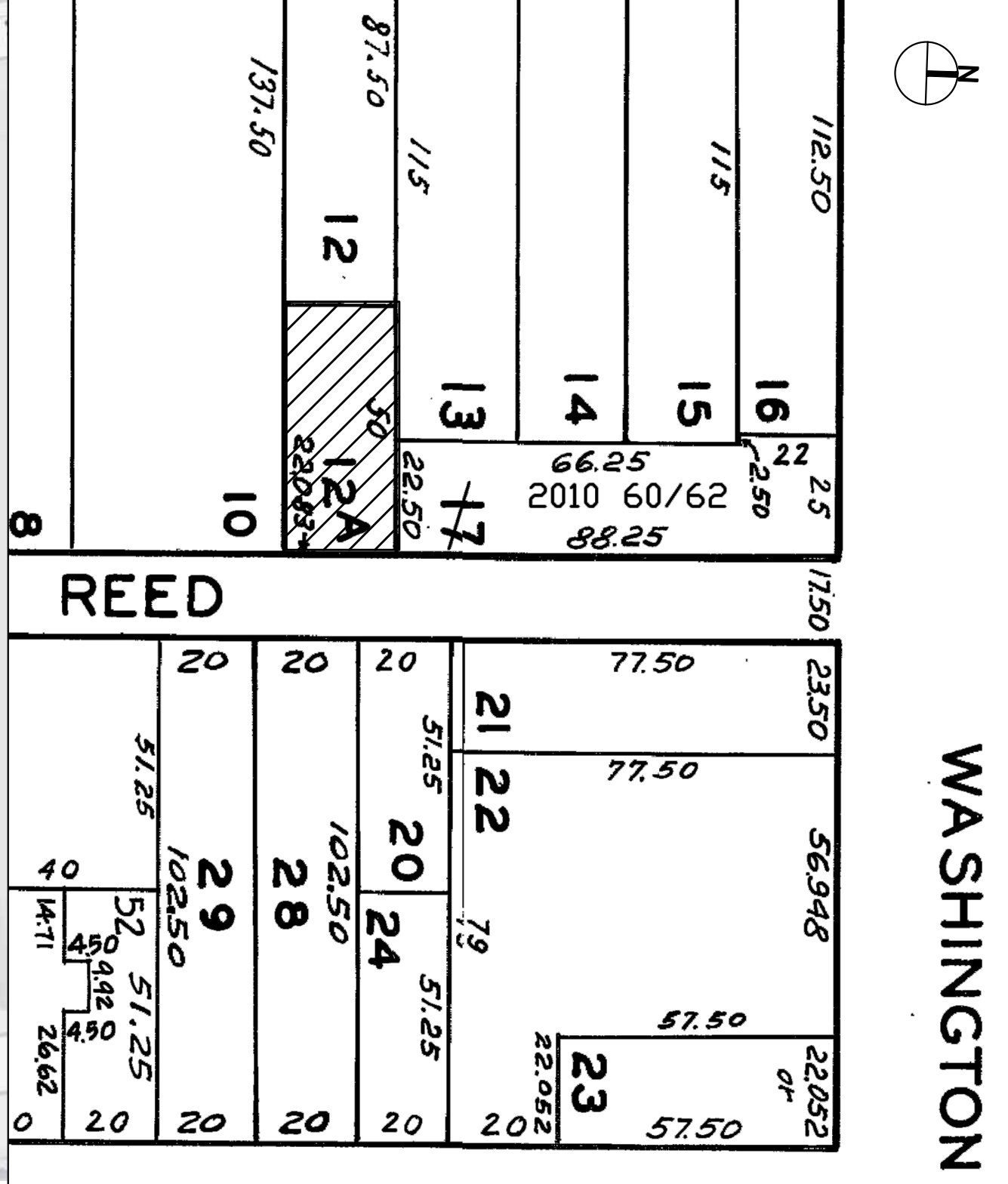
DESIGNER: ARCUS ARCHITECTURE & PLANNING  
CONTACT PERSON: SUNNY GAO  
TEL: 415-351-9882  
EMAIL: INFO.ARCUSARCHITECTURE@GMAIL.COM

CONTRACTOR: TBD

VICINITY MAP



KEY PLAN



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**SAN FRANCISCO, CA**

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ISSUANCES & REVISIONS:		
No.	Date	Description
1	10/30/20	PLN COMMENTS
2	02/01/21	PLN COMMENTS

Stamp:

Sheet Title

PROJ. INFO  
SCOPE OF WORK,  
SCHD. OF DWGS,  
SITE PLAN

Sheet No.

A-0.1





EXISTING FRONT ENTRY / STAIR TO BASEMENT



EXISTING BASEMENT



EXISTING KITCHEN



EXISTING BEDROOM AT 1ST FLOOR



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



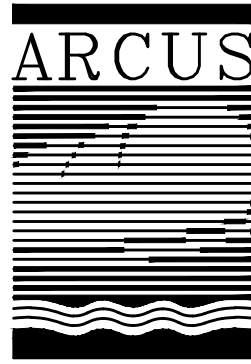
ADJACENT BUILDING FRONT ELEVATION



EXISTING REAR YARD



EXISTING MECHANICAL ROOM



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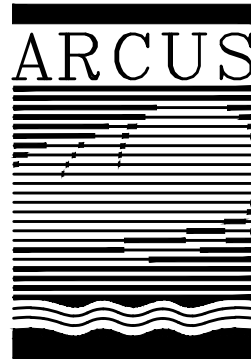
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*Sign*

Sheet Title  
**PHOTOS  
OF EXISTING  
HOUSE**

Sheet No.  
**A-0.2**





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No.	Date	Description
△	10/30/20	PLN COMMENTS
△	02/01/21	PLN COMMENTS

Stamp:

*SG*

Sheet Title  
3D RENDERING

Sheet No.  
A-0.3



PROPOSED FRONT VIEW

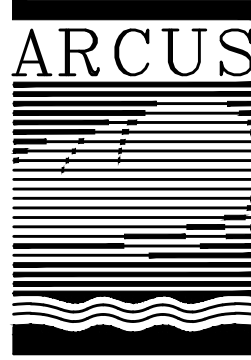


PROPOSED REAR VIEW



LEGEND

- (E) WALL
- WALL TO BE DEMOLISHED
- NEW WALL



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2	02/01/21	PLN COMMENTS

Stamp:

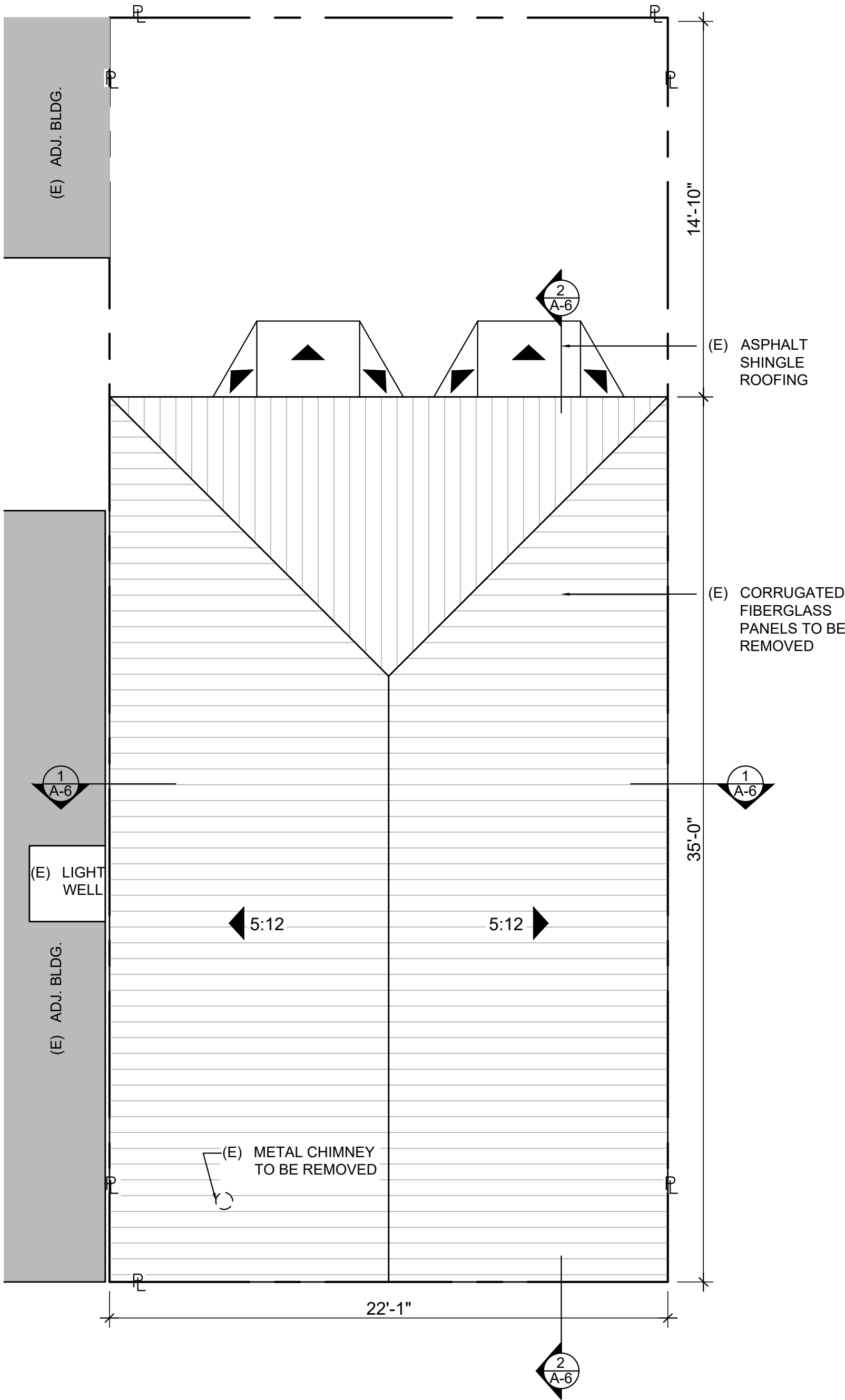
Soren

Sheet Title

EXISTING  
FLOOR PLAN

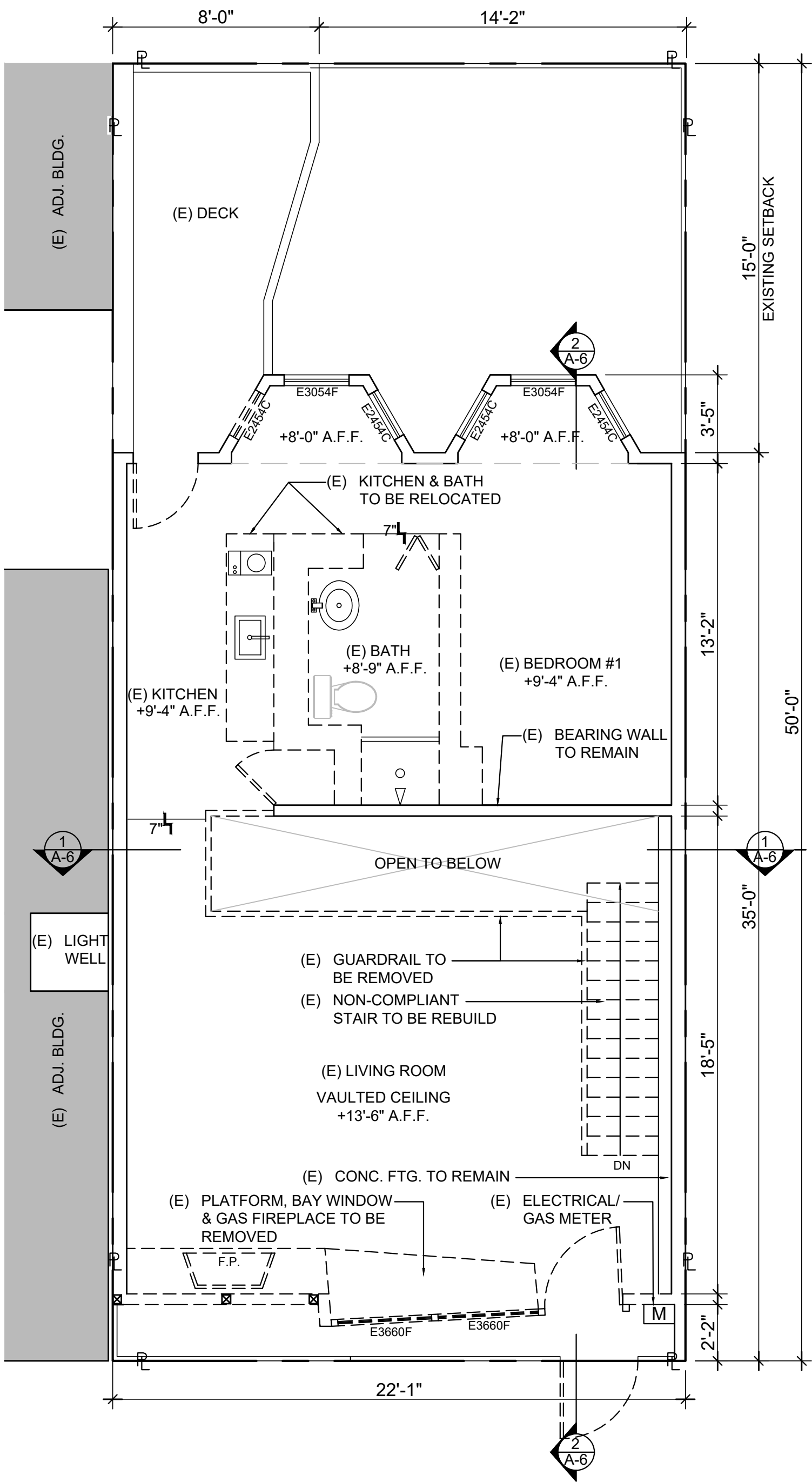
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A-1



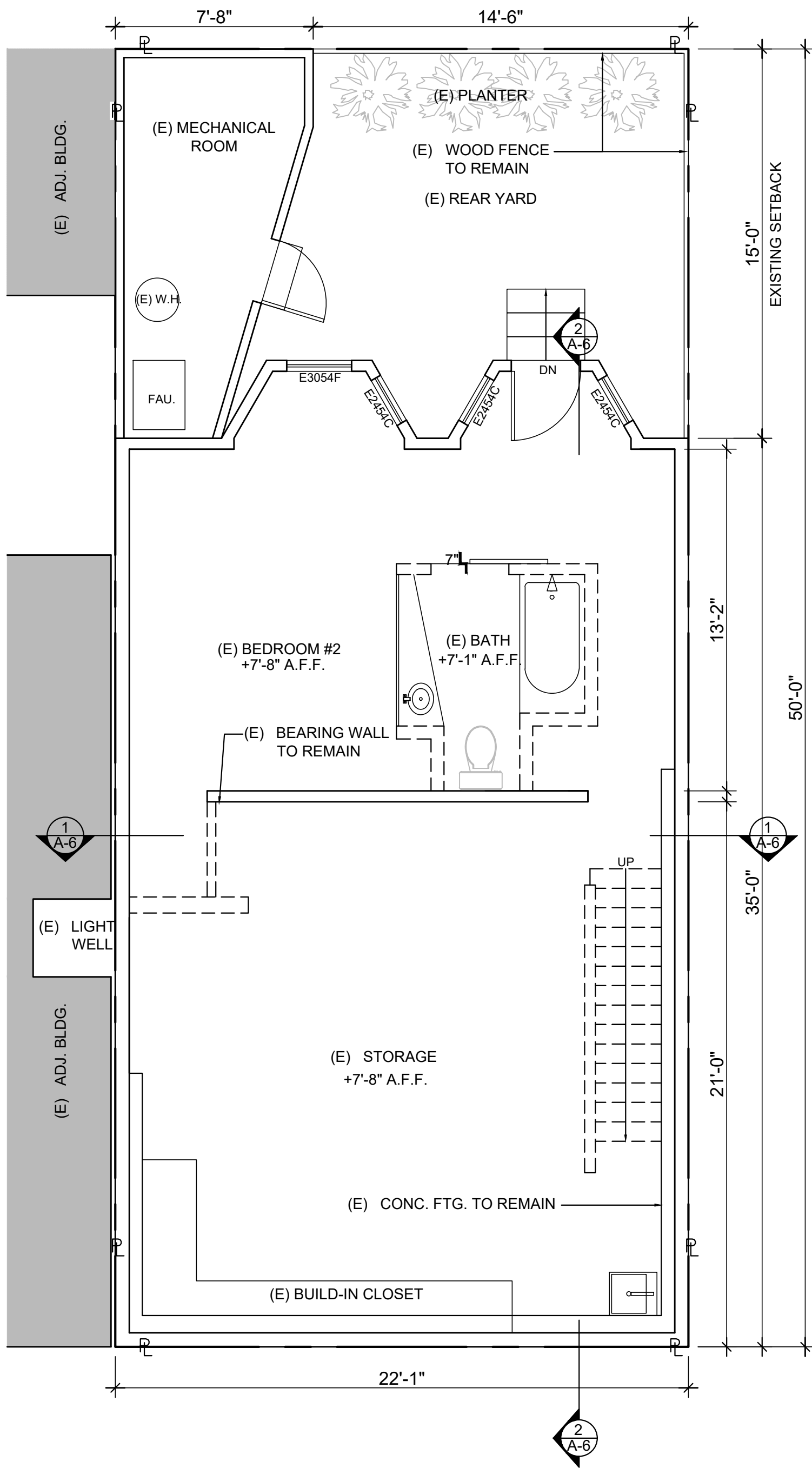
1 EXISTING ROOF & DEMO PLAN

SC: 1/4" = 1'



2 EXISTING 1ST FLOOR & DEMO PLAN

SC: 1/4" = 1'






3 EXISTING BASEMENT & DEMO PLAN




SC: 1/4" = 1'

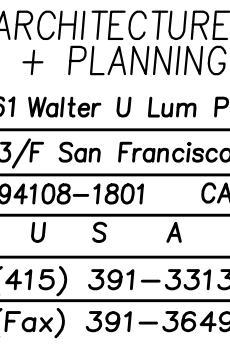


## LEGEND

	(E) WALL
	WALL TO BE DEMOLISHED
	NEW WALL

## LEGEND

	(E) WALL
	WALL TO BE DEMOLISHED
	NEW WALL



Project Title:

HOUSE ADDITION

17 REED ST.  
SAN FRANCISCO, CA

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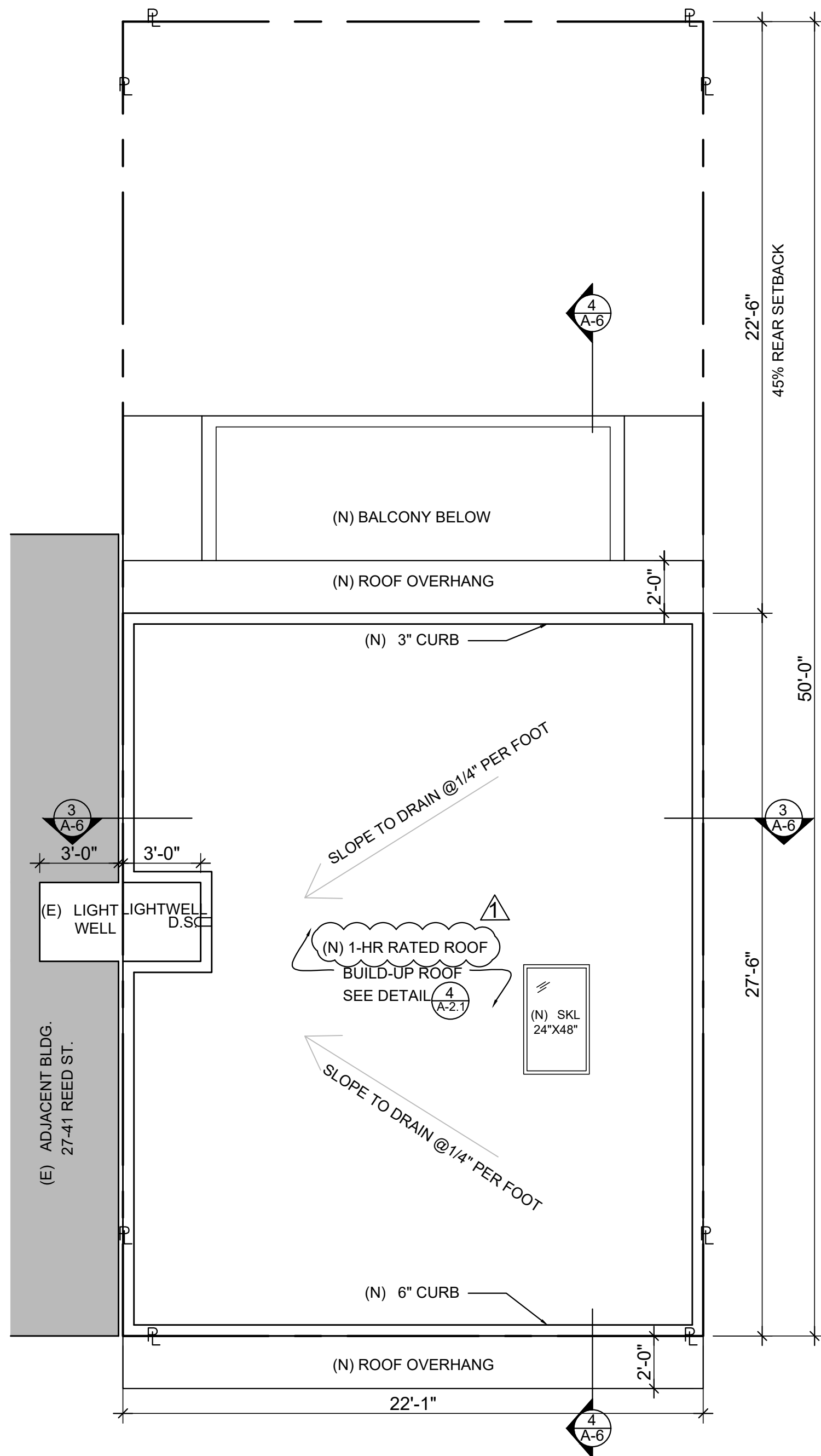
Consultants:



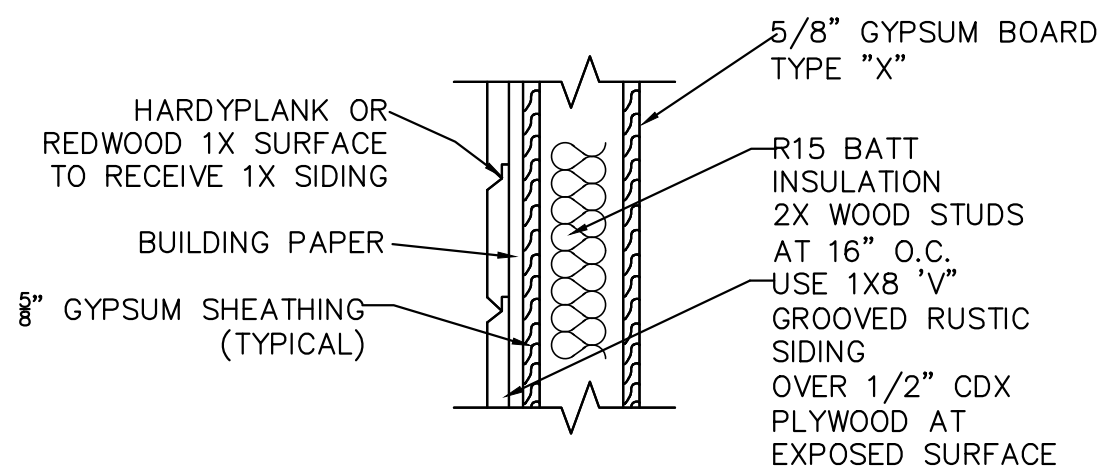
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**A-2.0**

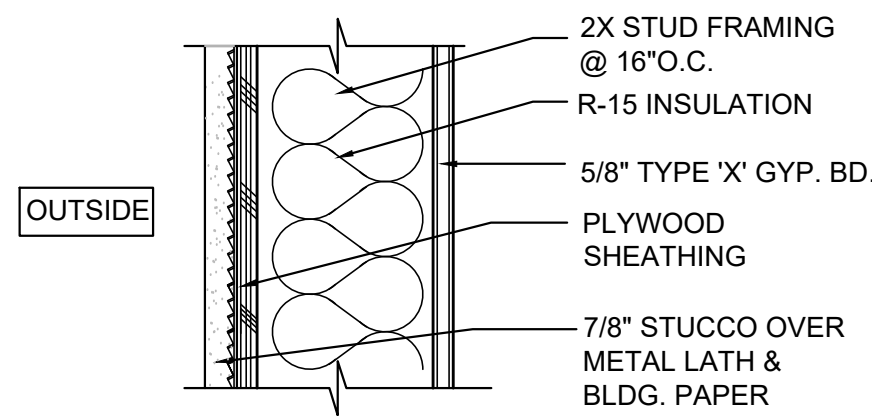




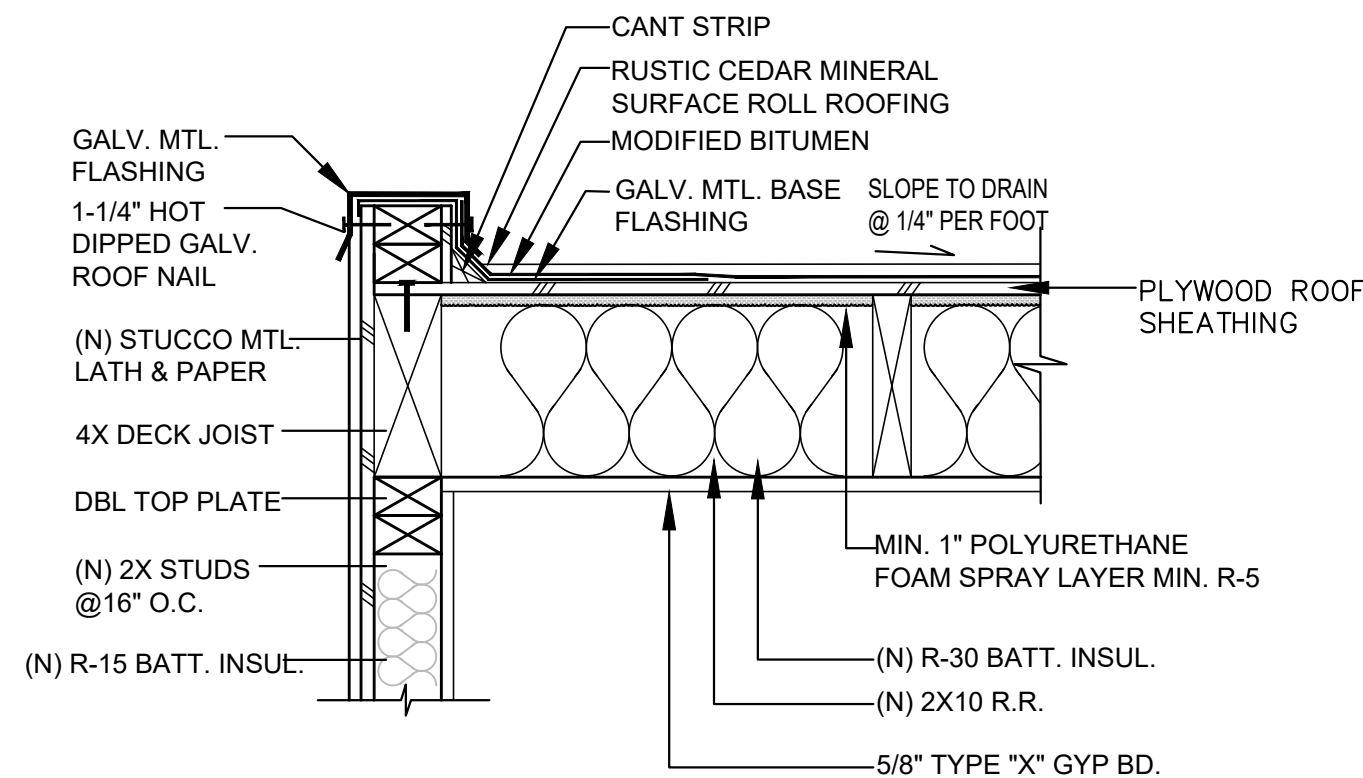
1 PROPOSED ROOF PLAN  
SC: 1/4" = 1'



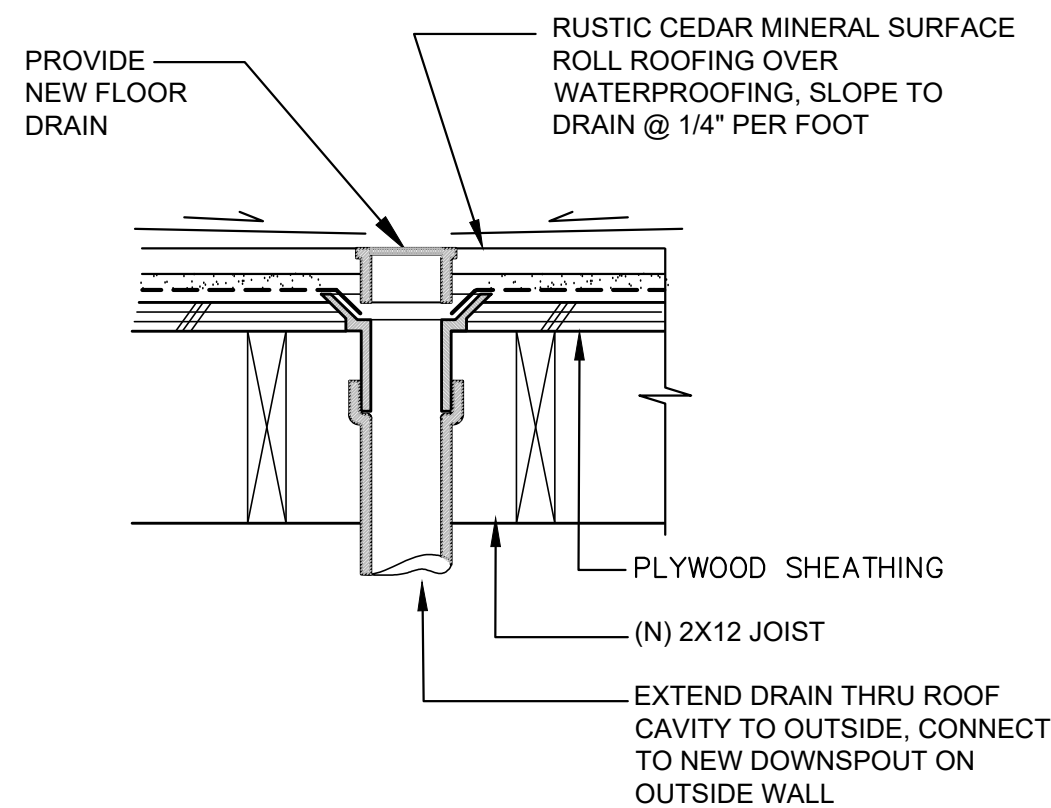
2 1-HR WALL AT PROPERTY LINE DETAIL  
SC: N.T.S.



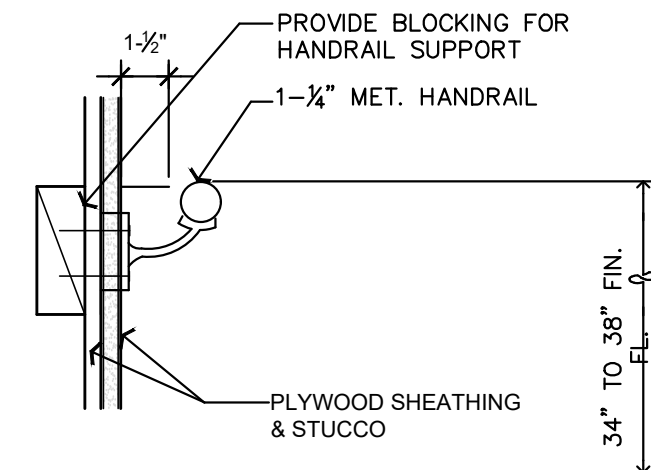
3 STUCCO WALL DETAIL  
SC: N.T.S.



4 1-HR RATED ROOF ASSEMBLY DETAIL  
SC: N.T.S.

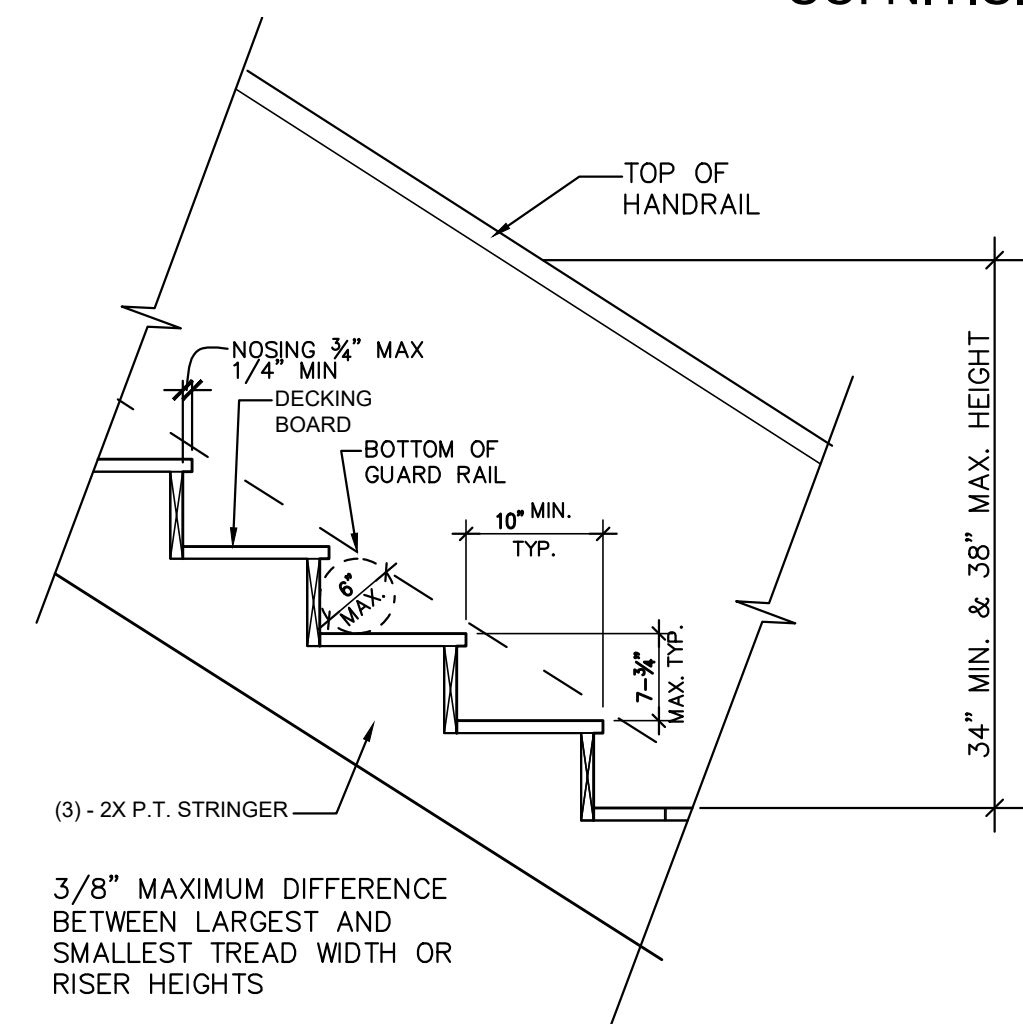


5 ROOF DRAIN DETAIL  
SC: N.T.S.

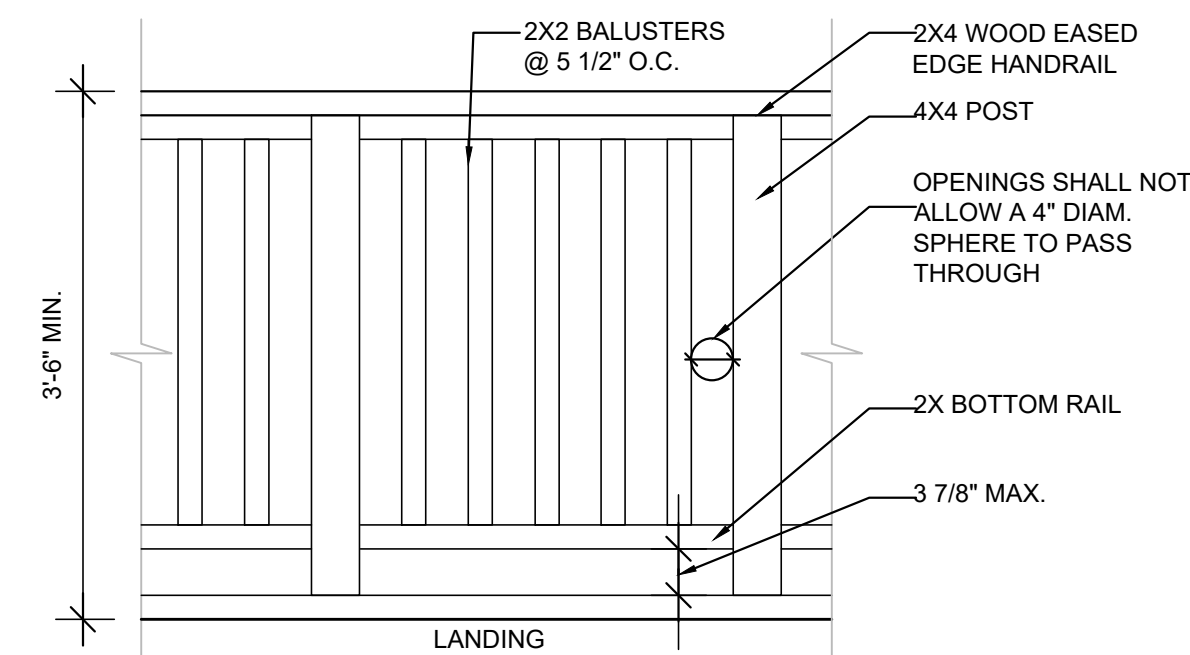


THE CIRCULAR CROSS SECTION OF HANDRAILS SHALL HAVE A DIAM. > 1 1/2" & < 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS SHALL RETURN TO THE WALL, GUARD OR WALKING SURFACE. HAND RAIL SHALL BE INSTALLED MIN. 34" & MAX. 38" ABOVE THE NOSING OF THREADS.

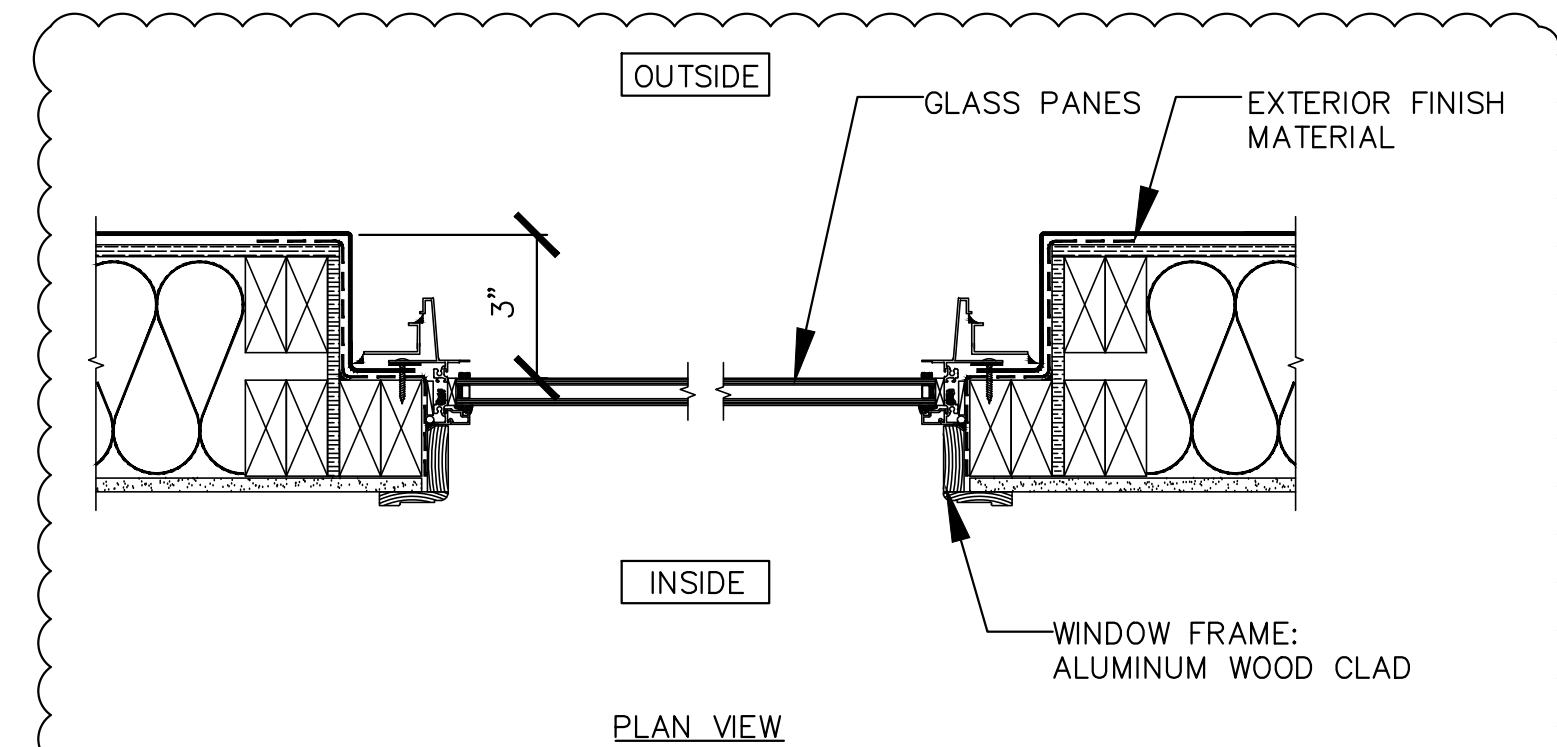
6 HANDRAIL DETAIL  
SC: N.T.S.



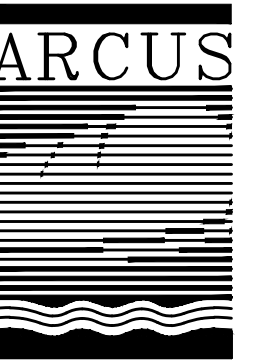
7 INTERIOR STAIR DETAIL  
SC: N.T.S.



8 GUARDRAIL DETAIL  
SC: N.T.S.



9 RECESSED EXTERIOR WINDOW DETAIL  
SC: N.T.S.



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+ PLANNING  
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3/F San Francisco  
94108-1801 CA  
U S A  
(415) 391-3313  
(Fax) 391-3649

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Project Title:  
**HOUSE ADDITION**  
  
17 REED ST.  
SAN FRANCISCO, CA  
  
Consultants:

JOB NO. 2019043

Date: 01/17/2020  
Checked By:  
Drawn By: SG

ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS
2	02/01/21	PLN COMMENTS

Stamp:

Signature

Sheet Title  
**PROPOSED  
ROOF PLAN  
+ DETAILS**

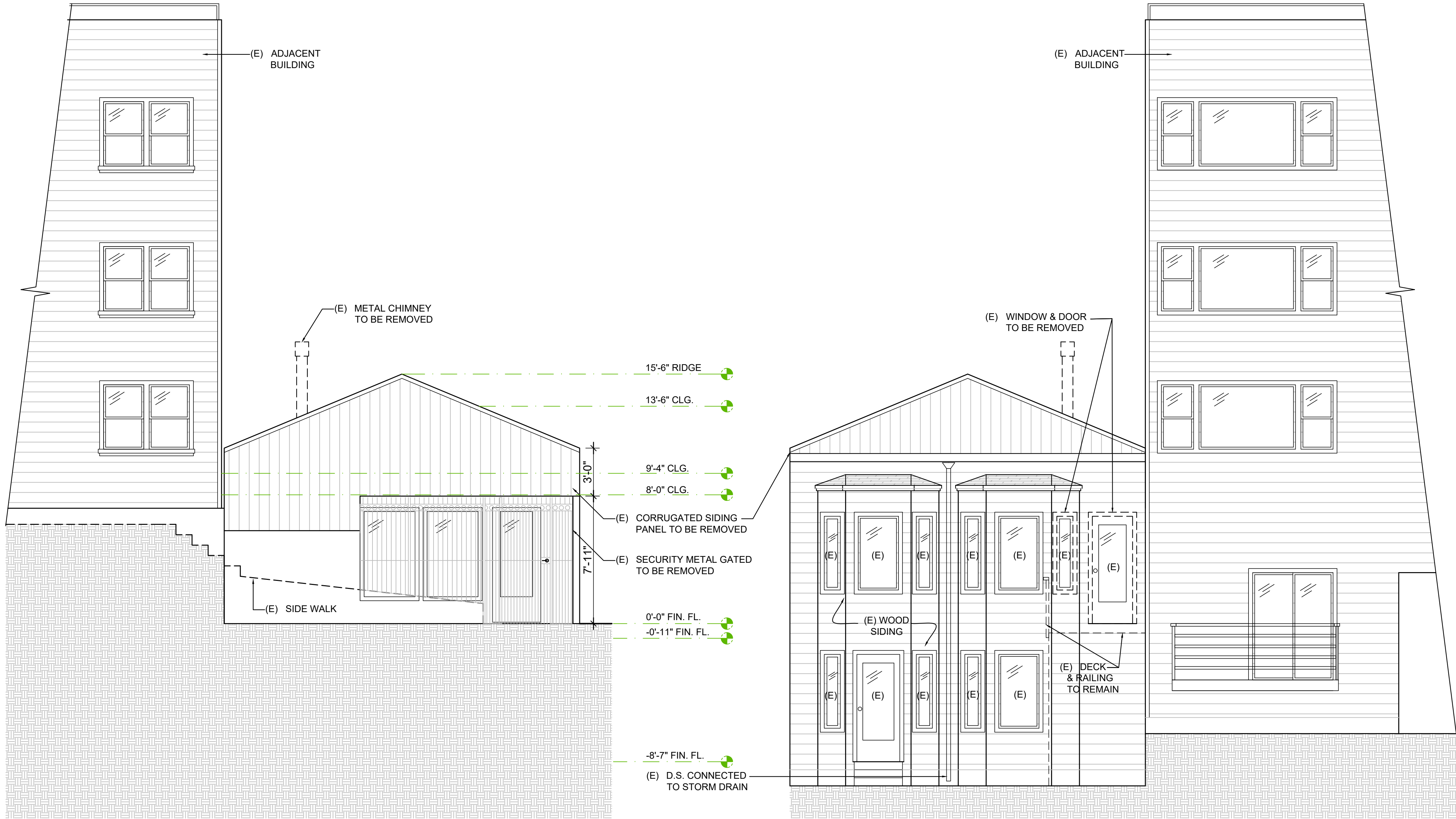
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**A-2.1**



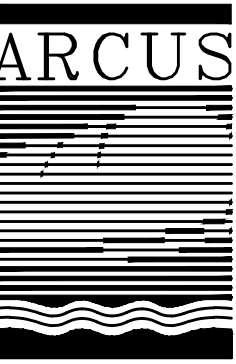
SHEET NOTE

ALL EXISTING WINDOWS ARE WHITE VINYL FRAMED



1 EXISTING EAST ELEVATION  
SC: 1/4" = 1'

2 EXISTING WEST ELEVATION  
SC: 1/4" = 1'



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Project Title:  
HOUSE ADDITION

17 REED ST.  
SAN FRANCISCO, CA

Consultants:

JOB NO. 2019043

Date: 01/17/2020  
Checked By:  
Drawn By SG

ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS
2	02/01/21	PLN COMMENTS

Stamp:

SG

Sheet Title  
EXISTING  
ELEVATIONS

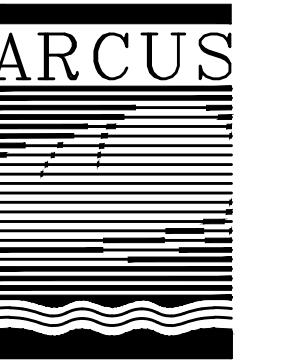
Sheet No.

A-3



SHEET NOTE

ALL EXISTING WINDOWS ARE WHITE VINYL FRAMED



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Project Title:

HOUSE ADDITION

17 REED ST.  
SAN FRANCISCO, CA

Consultants:

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Date: 01/17/2020  
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Drawn By SG

ISSUANCES & REVISIONS:

No.	Date	Description
1	10/30/20	PLN COMMENTS
2	02/01/21	PLN COMMENTS

Stamp:

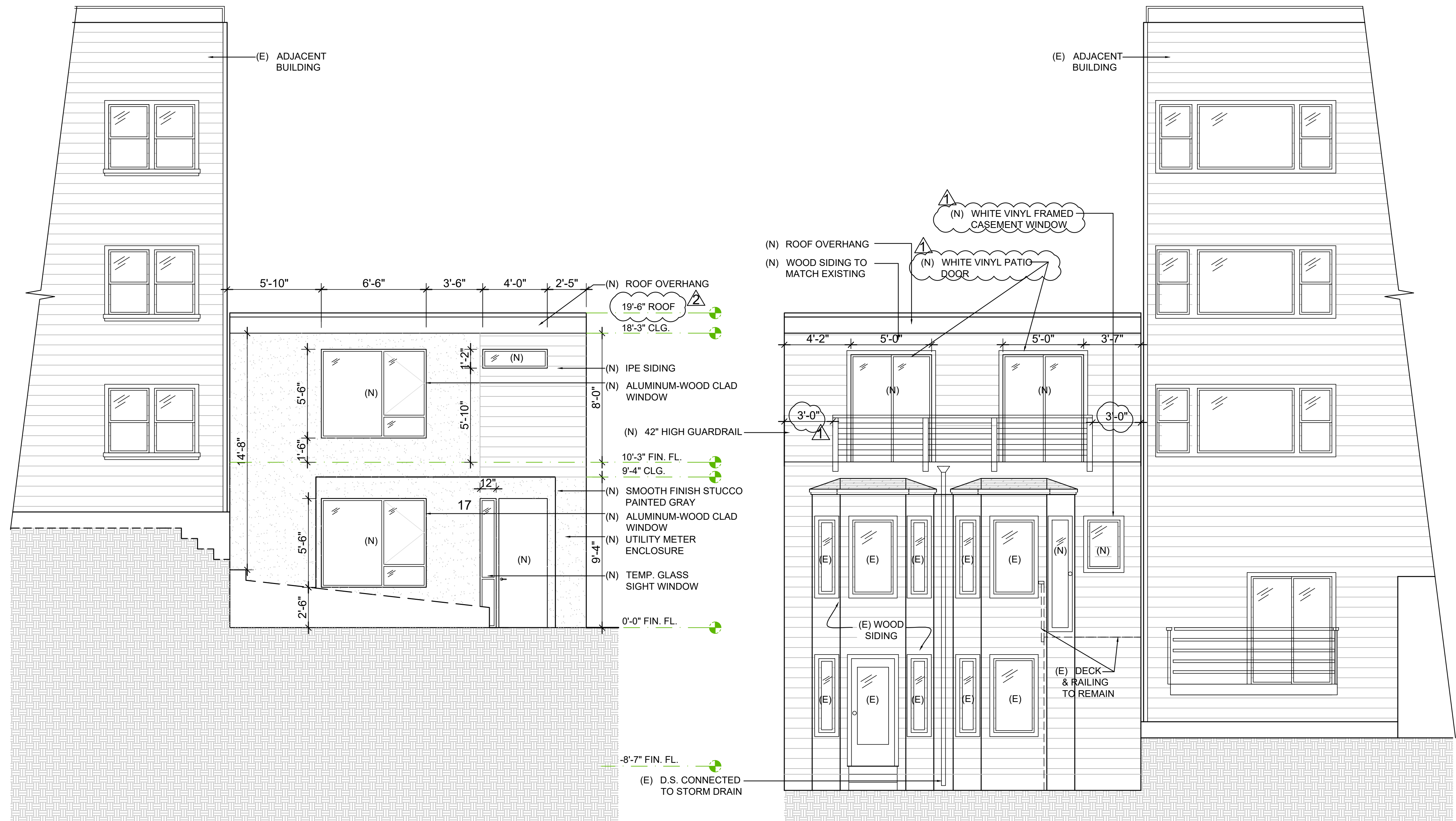
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Sheet Title

PROPOSED  
ELEVATIONS

Sheet No.

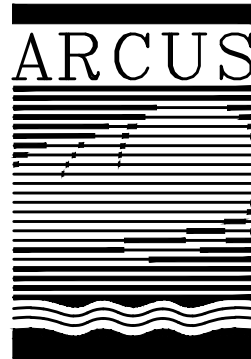
A-4



1 PROPOSED EAST ELEVATION  
SC: 1/4" = 1'

2 PROPOSED WEST ELEVATION  
SC: 1/4" = 1'





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Project Title:

HOUSE ADDITION

17 REED ST.  
SAN FRANCISCO, CA

Consultants:

JOB NO. 2019043

Date: 01/17/2020  
Checked By: SG  
Drawn By: SG

ISSUANCES & REVISIONS:

No.	Date	Description
1	02/01/21	PLN COMMENTS

Stamp:

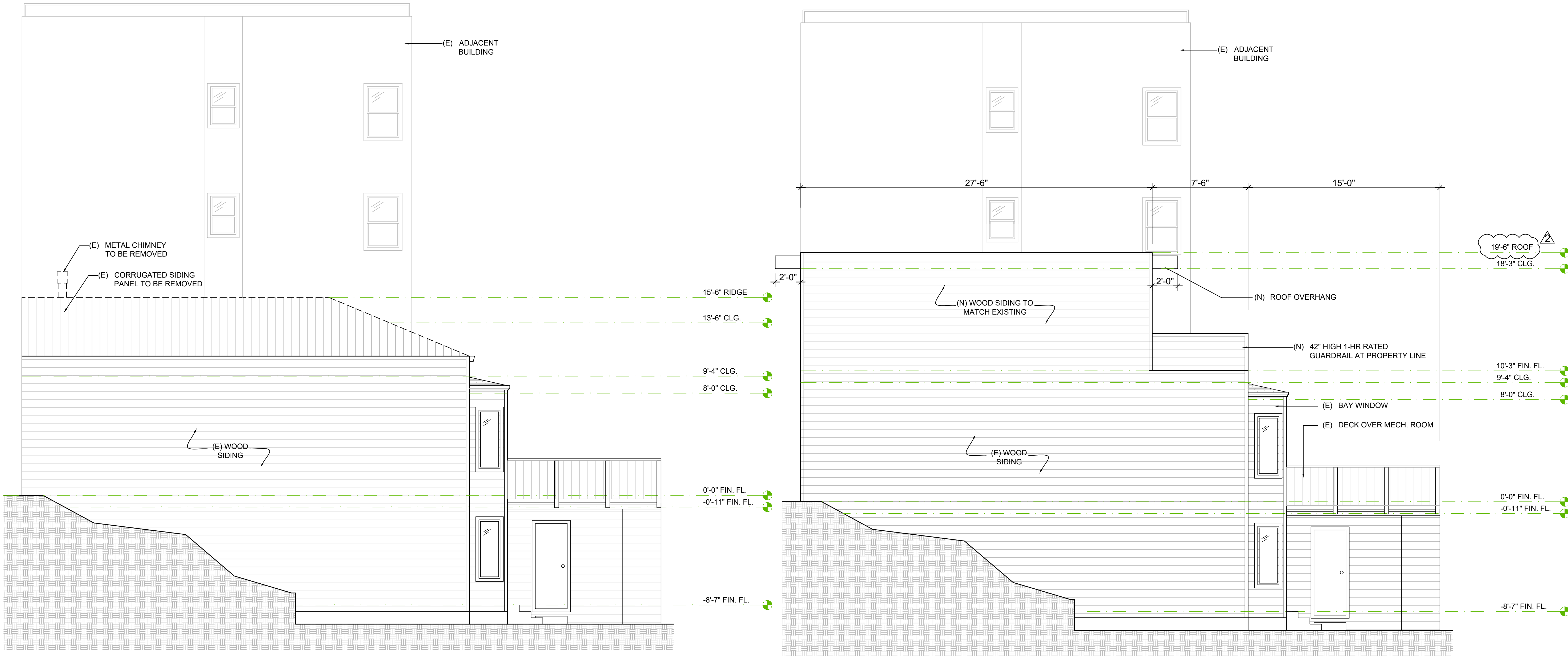
SG

Sheet Title

EXISTING  
+ PROPOSED  
NORTH ELEVATION

Sheet No.

A-5



1 EXISTING NORTH ELEVATION  
SC: 1/4" = 1'

2 PROPOSED NORTH ELEVATION  
SC: 1/4" = 1'





## SAN FRANCISCO PLANNING DEPARTMENT

---

### HISTORIC RESOURCE ASSESSMENT

*Project Address:* 17 Reed Street  
*Case Number:* 2019-019732GEN  
*Date:* January 6, 2019  
*To:* Song Gao  
*From:* Pilar LaValley, Senior Preservation Planner, Planning Department  
Frances McMillen, Senior Planner, Planning Department

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The Historic Resource Assessment (HRA) provides preliminary feedback from the Planning Department regarding whether a property is eligible for listing on the National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHR) before any development applications are filed. This preliminary assessment provides property owners with information about the eligibility of their property in advance of the Citywide Cultural Resource Survey, which is a multi-year, phased effort, and in advance of preparation and submittal of a project application. This process shall only be undertaken at the request of a property owner, or their authorized agent, and is not required in advance of any future applications with the Department.

The HRA represents a preliminary assessment of the subject property's potential historical significance based on the information available at time of assessment and is not a formal determination pursuant to the California Environmental Quality Act (CEQA). This assessment is subject to change during evaluation of the property and surrounding neighborhood as part of the Citywide Cultural Resources Survey or if new information becomes available during subsequent review of a project application. In some cases, the assessment may be inconclusive pending additional information as part of a formal determination pursuant to CEQA.

**Please be advised that the HRA does not constitute an application for development with the Planning Department. This HRA does not represent a complete review of any proposed project, does not grant a project approval of any kind, does not exempt any subsequent project from review under the California Environmental Quality Act (CEQA), and does not supersede any required Planning Department approvals.**

You may contact Frances McMillen ([frances.mcmillen@sfgov.org](mailto:frances.mcmillen@sfgov.org)) with any questions you may have about this HRA or the HRA process.



## SITE DETAILS

<i>Address:</i>	17 Reed Street
<i>Block/ Lot(s):</i>	0215/012A
<i>Parcel Area:</i>	1104 sq. ft.
<i>Zoning District(s):</i>	RH-2 (Residential – House, Two-Family)
<i>Height/ Bulk District(s):</i>	50-X
<i>Plan Area:</i>	None
<i>Current Historic Resource Status:</i>	Category B
<i>Previous Survey(s):</i>	N/A

## PROPERTY DESCRIPTION/HISTORY

<i>Date of Construction:</i>	c. 1906
<i>Location on lot:</i>	Front
<i>Number of Structures on Lot:</i>	1, no ancillary structures present
<i>Architect/ Builder</i>	Unknown
<i>Architectural Style:</i>	Vernacular
<i>Building Description:</i>	The subject property is a wood frame, one-story single-family home clad in a mix of corrugated fiberglass, wood panels and vinyl siding. The building has a corrugated fiberglass front gable roof. The entrance is recessed beneath an overhang and consists of an aluminum storefront system. An iron gate extends the length of the overhang and the entrance. Fenestration consists of two fixed windows located to the left of the entrance. The house is built to the property line.
<i>Notable Owners/Residents</i>	None

## SURROUNDING NEIGHBORHOOD CONTEXT AND DESCRIPTION

<i>Subject Property architectural style is consistent with immediately surrounding properties</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The subject property does not share common features or architectural style with the surrounding buildings. The neighboring properties primarily consist of multi-story flats and apartment buildings with a range of construction dates from 1908 to 1991. The majority of the buildings were erected between 1908 and 1927.
<i>Subject Property is part of an architecturally cohesive block face</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The neighboring properties primarily consist of multi-story, multi-unit buildings constructed between 1908 and 1954. Adjacent buildings are a mix of masonry and wood frame structures clad primarily in horizontal wood siding and are a range of architectural styles.
<i>Subject Block has consistent dates of construction</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The subject property and its immediate neighbors were constructed between 1908 and 1954.



<i>Subject Block has extensive modification</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Modifications to the neighboring buildings on Reed Street constructed between 1908-1954 include replacement of original windows and some cladding material.
---	---

## HISTORIC RESOURCE ASSESSMENT

Individual	Historic District/ Context
Appears individually eligible for inclusion on National and/or California Register under one or more of the following Criteria:	Appears eligible for inclusion in a National and/or California Register eligible Historic District under one or more of the following Criteria:
Criterion A/1- Events: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion A/1- Events: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion B/2- Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion B/2- Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion C/3- Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion C/3- Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion D/4- Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion D/4- Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Potential Period of Significance: _____	Potential Period of Significance: _____
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor
<b>Historic Resource Assessment</b>	<b>Category C (No Historic Resource)</b>

**Appears Ineligible**

According to the information provided by the applicant and accessed by the Planning Department, the subject property does not appear eligible for individual listing in the NRHP or CRHR under any Criterion.

The subject property was erected during the reconstruction period in Nob Hill following the 1906 Earthquake and Fire, but there appears to be no significant association such that the subject property would be eligible for individual listing on the NRHP or CRHR. Prior to the 1906 Earthquake and Fire, Reed Street was home to numerous single-family dwellings and flats. According to historic maps, 17 Reed Street appears to be one of only a few single-family dwellings constructed on Reed Street in the years immediately following the 1906 fire. Although it is notable that the building is a continuation of the pre-1906 single-family residences found on Reed Street, it is a modest vernacular style cottage that is not a distinctive example of a property type. In addition, the building has been heavily modified in recent years.

The subject property is located on a small alley so the scale of it and immediately surrounding buildings differ from the structures on the primary streets. Therefore, the immediately surrounding area along Reed Street does not appear to possess the visual or thematic coherence or historic significance necessary to support the identification of a potentially NRHP- or CRHR-eligible historic district under any criteria.



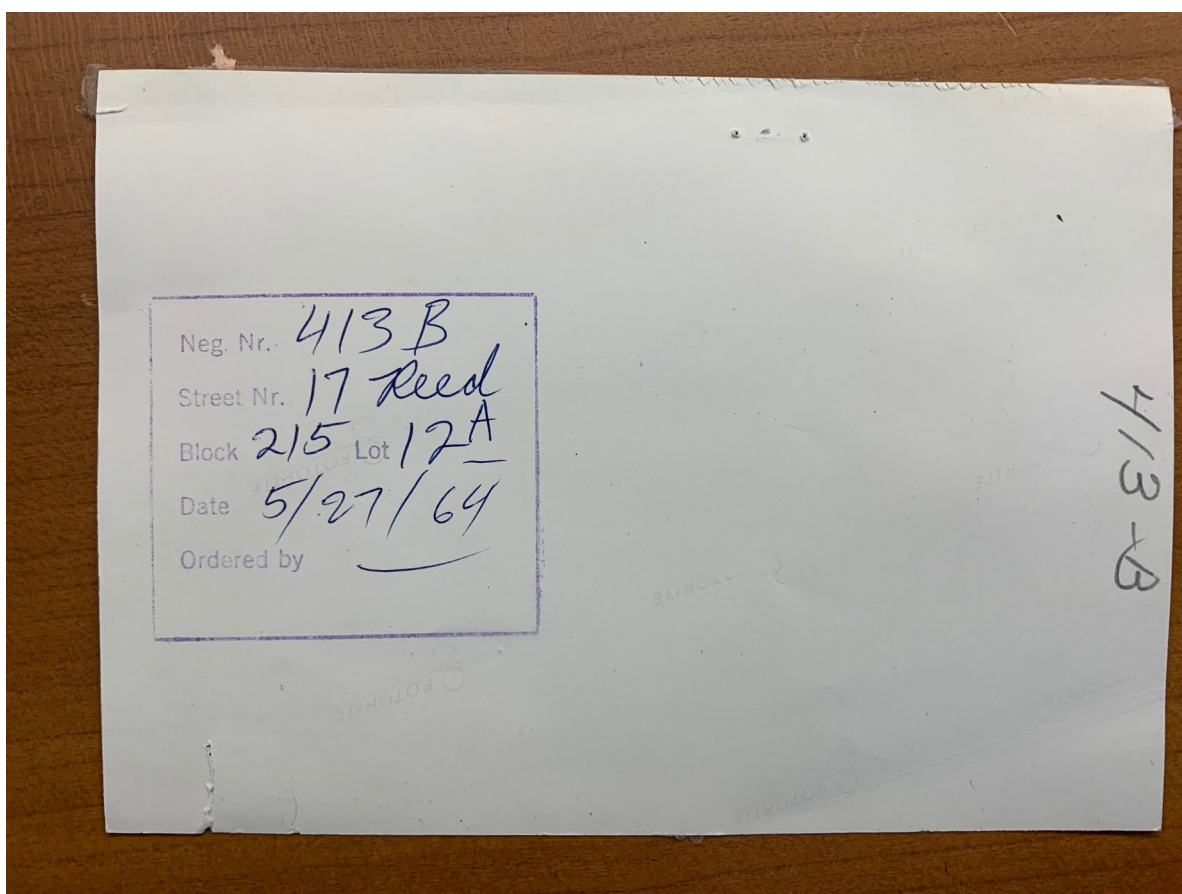
## WHAT DOES THIS MEAN

The assessment of the property provided herein will be reflected on the Department's Property Information Map and shall be referenced by Department staff during review of any subsequent project application. If the subject property appears eligible individually or is located within a historic district that appears eligible, then the property will be assumed to be a historic resource for purposes of Department review of project applications. If the subject property does not appear eligible individually and is not located within a historic district that appears eligible, then it would not be considered a historic resource. This preliminary assessment is subject to change during evaluation of the property and surrounding neighborhood as part of the Citywide Cultural Resources Survey or if new information becomes available during subsequent review of a project application.

## PHOTOGRAPH











## Report of Residential Building Record (3R)

(Housing Code Section 351(a))

**BEWARE:** This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

**Address of Building**     *17 REED ST*

**Block 0215**

**Lot 012A**

## Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING
- B. Is this building classified as a residential condominium? Yes No ✓
- C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ✓
2. Zoning district in which located: RH-2 3. Building Code Occupancy Classification: R-3
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ✓  
If Yes, what date? **The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.**
5. Building Construction Date (Completed Date): UNKNOWN
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:

<u>Application #</u>	<u>Permit #</u>	<u>Issue Date</u>	<u>Type of Work Done</u>	<u>Status</u>
111554	111554	Nov 13, 1922	NEW WINDOW & ALTER TWO ROOMS	N
111798	111798	Nov 20, 1922	PUTTING NEW ROOF ON COTTAGE, ASBESTOS SHINGLE SHEATHING	N
109471	102826	Nov 05, 1948	CEMENT FOUNDATION - RETAINING WALL	C
200303311060	995855	May 30, 2003	THIS PROJECT CONSISTS OF STRUCTURALLY IMPROVEMENT & REPAIR EXISTING SINGLE FAMILY RESIDENCE. REMODELING WORK IS RPOSED TO THE EXISTING INTERIOR, AS WELL AS THE FRONT FACADE AS REQUIRED FOR STRUCTURAL UPGRADE. LIMITED EXCAVATION BILL BE DONE TO REPLACE FOUNDATIONS AND RETAINING WALLS NEAR THE FRONT OF BUILDING	C
200310097012	1011789	Nov 25, 2003	THIS IS AN UPDATE TO APPLICATION #200303311060 OWNER REQUEST ADDITION EXCAVATION TO ENLARGE STORAGE ROOM & REQUEST VENTLESS COMBINATION WASHER/DRYER UNIT IN STORAGE ROOM. CONTRACTOR RECOMMENDS LOCATING DIRECT VENT FAN IN EXISTING ATTIC	C

- |   |     |    |   |
|---|-----|----|---|
| 8. A. Is there an active Franchise Tax Board Referral on file?                              | Yes | No | ✓ |
| B. Is this property currently under abatement proceedings for code violations?              | Yes | No | ✓ |
| 9. Number of residential structures on property? 1  |     |    |   |
| 10. A. Has an energy inspection been completed?   | Yes | No | ✓ |
| B. If yes, has a proof of compliance been issued?   | Yes | No | ✓ |
| 11. A. Is the building in the Mandatory Earthquake Retrofit of Wood-Frame Building Program? | Yes | No | ✓ |
| B. If yes, has the required upgrade work been completed?                                    | Yes | No |   |



**S.F. Association of Realtors Seller Disclosure**

**17 Reed**

**A.13.** The owner of the adjacent property to the immediate south of 44 Reed, 45 Priest Street, applied in 2005 for a variance to construct a 2-car garage along the property's Reed Street frontage. Current Seller of 44 Reed opposed the variance, but it was approved in 2006 (Case 2005.0607V). Owner of 45 Priest thereafter sought additional approvals from the City and County of San Francisco. Subsequently, building permits were issued and some construction work undertaken. According to City records, in 2006, owner of 45 Priest applied for a building permit "to erect a new detached private garage." (Application 200612059210). Again, according to online records, in early 2007, 45 Priest owner filed a building permit application "to construct stairs to second level of existing building in balcony area" based on the variance approval. (Application 200704058127) Based on City on-line records, neither permit was issued; both applications were cancelled in 2011 and then the applications were then "re-instated" in 2014, according to City records. As of April 28, 2017, City on-line records show both applications "on hold", as of 3/9/15, with a note that the Planning Department is "awaiting additional information." On February 15, 2017, the current assigned Planning Department planner, Claudine Asbagh (415-558-6377) advised Seller's representative that she had not heard from the applicant in a long time. Seller has not communicated to 45 Priest owner concerning his intent regarding construction of the 2-car garage for several years, so has no other information about status of 45 Priest plans.

**B.5.** There have been 2 break-ins at 44 Reed in 2006 and 2008. Seller is unaware of other specific criminal activity in vicinity.

**B.6.** There was some recent raccoon damage at 44 Reed. The damage has been taken care of and seller is not aware of any ongoing problems.

**C.1.** 17 Reed was extensively remodeled and upgraded approximately during the years 2003-2004. The scope of work included underground excavation, structural upgrades (including new or enhanced concrete foundations and a new concrete slab), upgraded framing, new floors, removal of some interior walls and increased ceiling height in living room, new windows, new roof, new siding on west facing exterior wall, rebuilt outside deck, new fences in backyard and in front of the house, new fireplace, new electrical, plumbing and heating systems, new appliances and plumbing fixtures, new landscaping in back yard.

**C.2.** One or more building permits were issued in 2003-4 period, and are shown in City records as being "complete." Seller does not have specific knowledge if every permit applied for was issued or about exactly what actions inspectors took.

**C.5.** See comments made throughout the other parts of Seller's disclosure package.

**C.9.** Downstairs bedroom toilet was repaired over approximately last year. Also, several years ago, water leaked into the upstairs bedroom ceiling and caused some paint damage, presumably as a result of water ingress via a vent on the roof during a storm.

**C.11.** 17 Reed was originally part of the same lot as 1346-48 Leavenworth, until that lot was subdivided. After the current owner of 17 Reed (Seller) purchased 17 Reed, it became aware that the sewer line from 17 Reed to the City sewer line in Leavenworth Street connects through 1346-48 Leavenworth. This

*MS. 02)*



occurred when the sewer line was cut on the 1346-48 Leavenworth property. (It was later repaired.) Specifically, the line from 17 Reed connects into the sewer line in the southeast corner of 1346-48 Leavenworth.

The owner of 1346-48 Leavenworth has previously indicated a willingness to grant an easement in favor of 17 Reed with regards to the sewer line from 17 Reed through that Leavenworth property. To date, such an easement has not been finalized and recorded.

Water line running up Reed Street isn't buried, Seller is unsure how old it is, whether it is in compliance with modern requirements and who is responsible to maintain it. It was recently damaged (and then repaired) after a tree on Reed Street fell onto the water line.

**D.3.** See A. 13 above.

#### **H. Other Material Facts or Defects**

1 - Walls to north, east and south, as well rear deck and fence to north, east and west are near (or on?) property lines. Undertaking repair/maintenance of wall/deck/fences on/near property lines could require permission of adjacent owner, to extent work requires access to adjacent property.

2 - Burglar Alarm system and Keyless Door Entry System: Might need maintenance/repair. Haven't used it in a long time.

3 - AV system and Ethernet wiring: house has a Crestron AV system with projector and retractable screen. The system is 10+ years old and Seller has not used it regularly. There also might be Ethernet wiring in place but it also is 10+ years old and Seller never used it but rather had a WiFi network installed in the house.

4 - The water line to 17 Reed seems to run next to the Reed Street sidewalk up from Washington Street. The water line is not buried. It was recently damaged and repaired after a tree on Reed Street fell onto the water line.

5 - In connection with 2003-4 renovations, handrail was installed along sidewalk in front of property; may have been required by City. Subsequently, hole was cut in handrail to facilitate pedestrian access. Handrail may have been further altered possibly to facilitate access to 45 Priest parking. Seller is unsure of current legal status of handrail.

*Mr. A. 87.6 04/28/17*  
*CDZ 4/28/17*



OFFICIAL COPY  
SAN FRANCISCO  
DEPARTMENT OF  
BUILDING INSPECTION

Contact the district building inspector at the start of work call 658-6086. For plumbing inspection scheduling call 658-6054, for electrical inspection scheduling call 658-6050. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require approval, state or separate permits.

This building must comply with the Residential Energy Conservation Ordinance before a final inspection approval can be issued for the work stated on this application.

PROVIDE SMOKE DETECTOR(S)  
PER SFBC SEC. 310.9.1

APPROVED  
DEPARTMENT OF BUILDING INSPECTION  
MAY 30 2003

FRANK Y. CHIU, DIRECTOR

SPECIAL INSPECTION  
REQUIRED PER SFBC  
SECTION 1701, SFBC '98

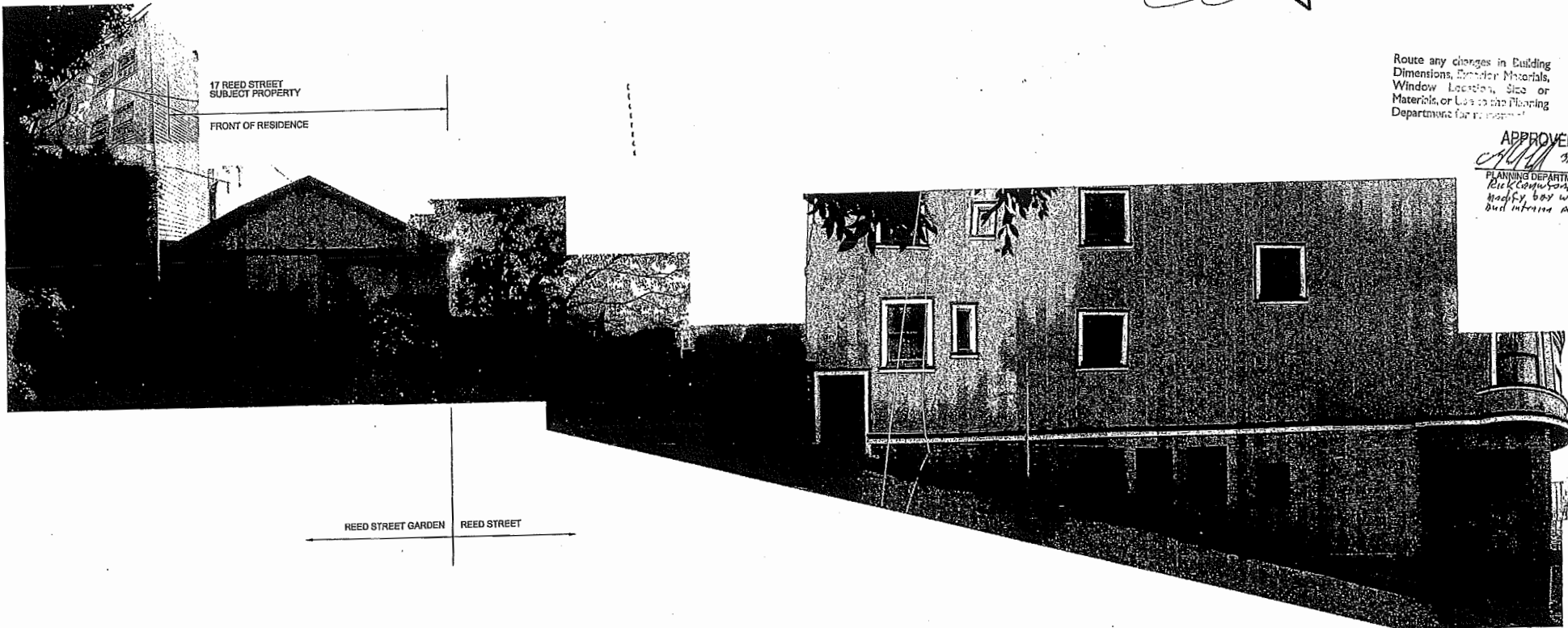
SPE APPROVED  
EX-10117 N.E.1

Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for review.

APPROVED  
PLANNING DEPARTMENT  
Rick Combs  
ready, bay window  
and interior remodel



PHOTO OF REED STREET  
SUBJECT PROPERTY



2003.03.31.1060

RECEIVED

MAR 31 2003

DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR ARCHITECTURAL  
DRAWING



NO. DATE  
REVISED  
DATE  
SCALE  
DRAWN BY  
CHECKED BY

COVER  
A-0.0

IANN STOLZ COTTAGE

17 REED ST, SAN FRANCISCO, CA 94109

KUTH RANIERI

340 BRYANT SAN FRANCISCO CA 94107  
TEL: 415 543 9235 FAX: 415 543 9237

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200303311060





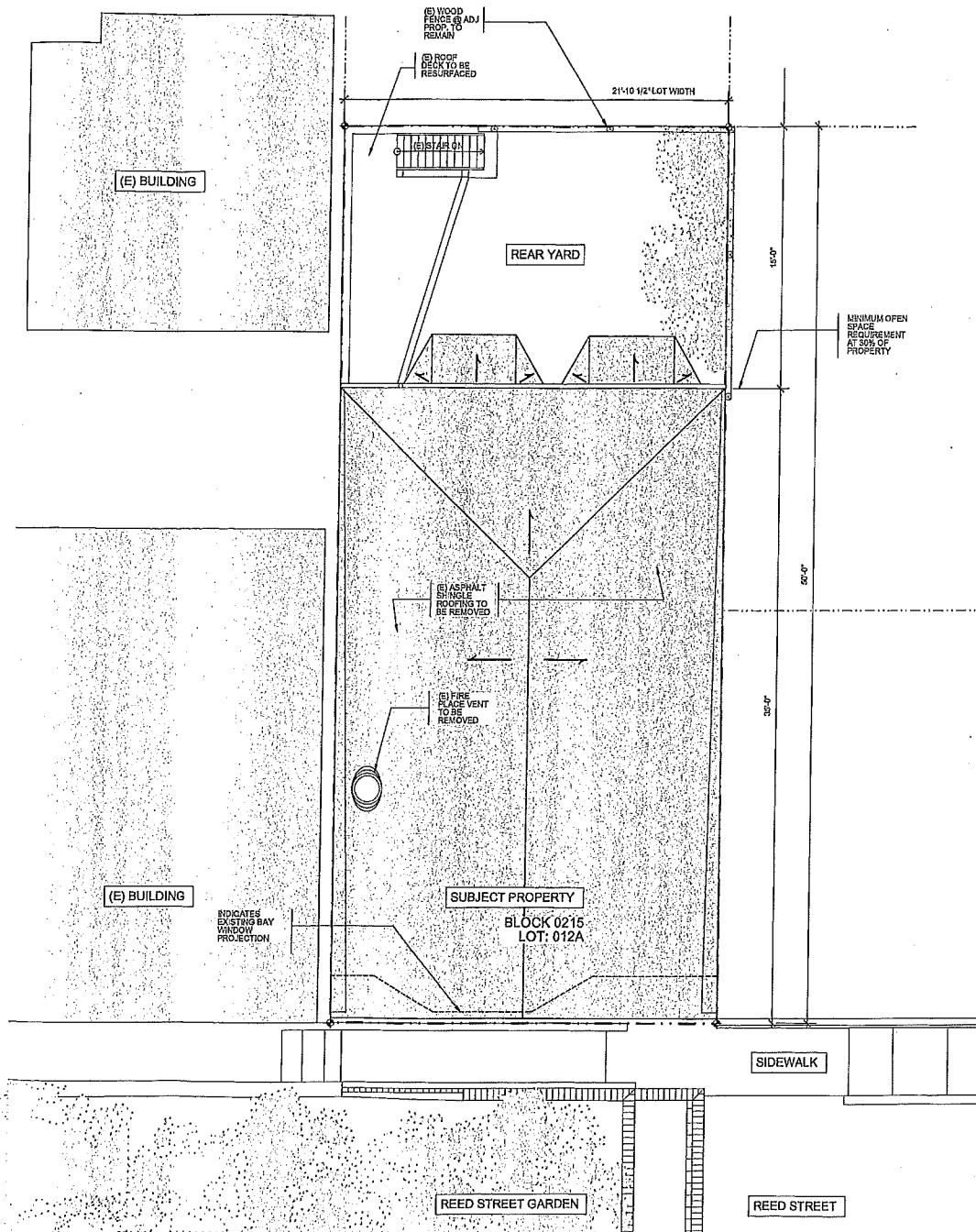




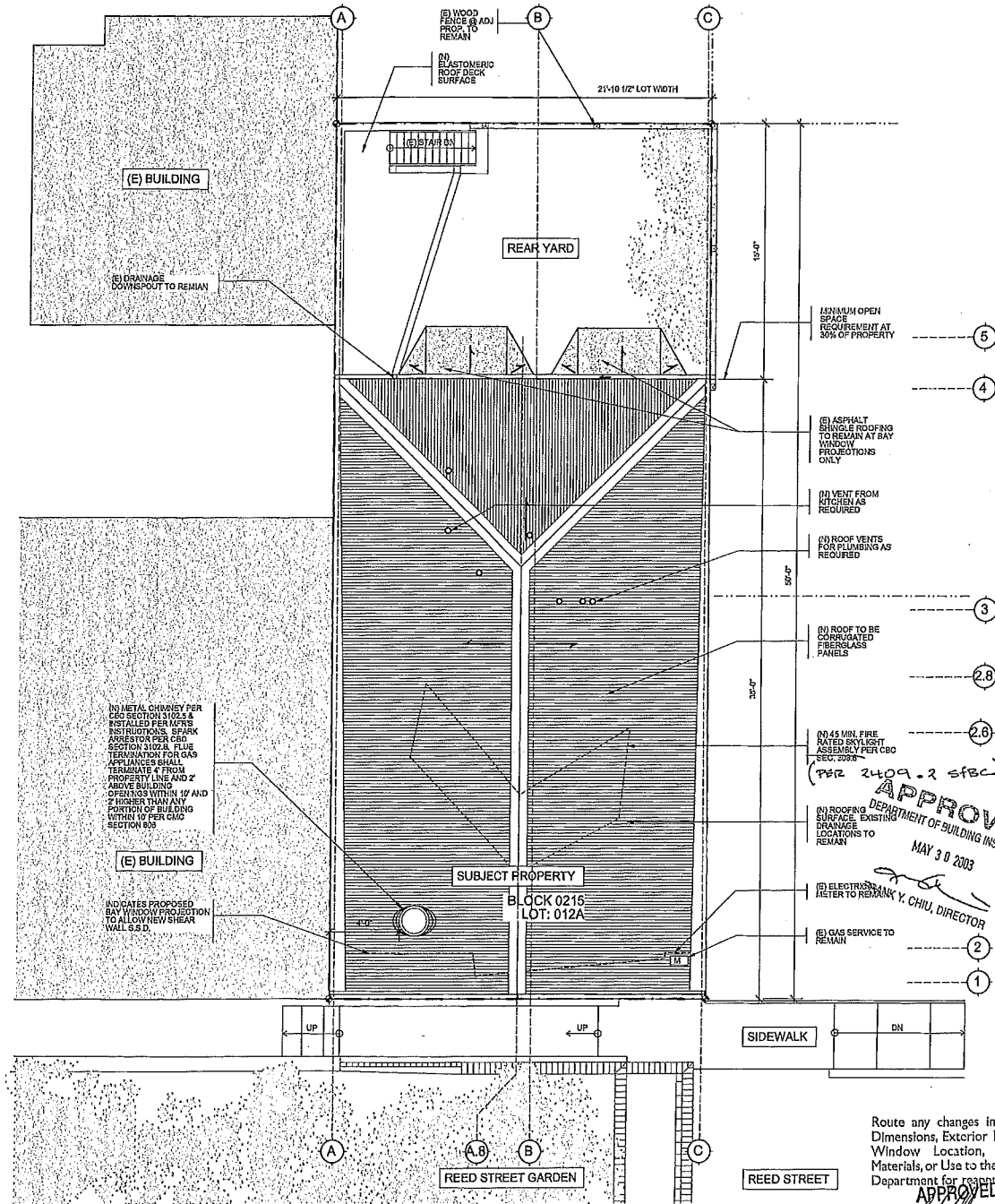
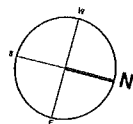




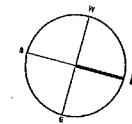




2  
A-1.1  
EXISTING SITE PLAN



1  
A-1.1  
PROPOSED SITE PLAN



PRE-CONSTRUCTION SITE  
MEETING REQUIRED BY  
DPW/BSM STREET INSPECTION  
Call (415) 554-7149 To Schedule

DPW/BSM SIGN OFF ON JOB CARD  
REQUIRED PRIOR TO DBI FINAL  
CALL 554-7149 TO SCHEDULE.

SUBJECT TO ALL CONDITIONS OF DPW/BSM:  
Order Number  
Minor Encroachment Permit  
Street Improvement Permit  
Special Sidewalk Permit  
Excavation Permit

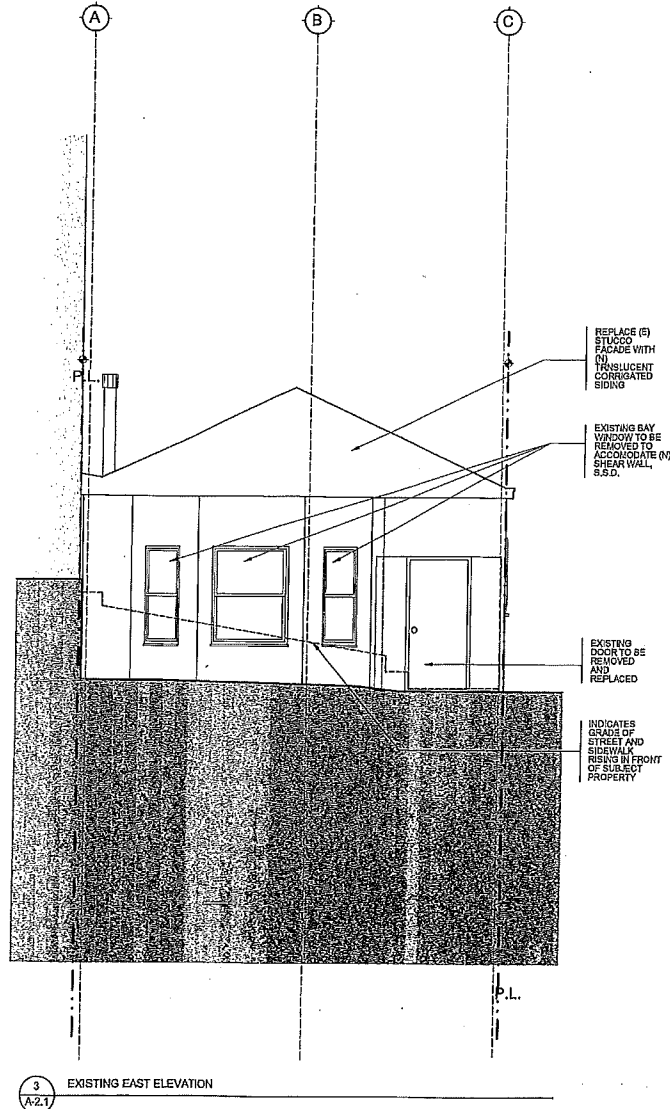
DPW/BSM SIGN OFF REQUIRED PRIOR  
TO DBI ISSUANCE OF CERTIFICATE OF  
TEMPORARY OCCUPANCY.

RECEIVED  
MAR 3 1 2003  
DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR MICROFILMING  
ACCEPT

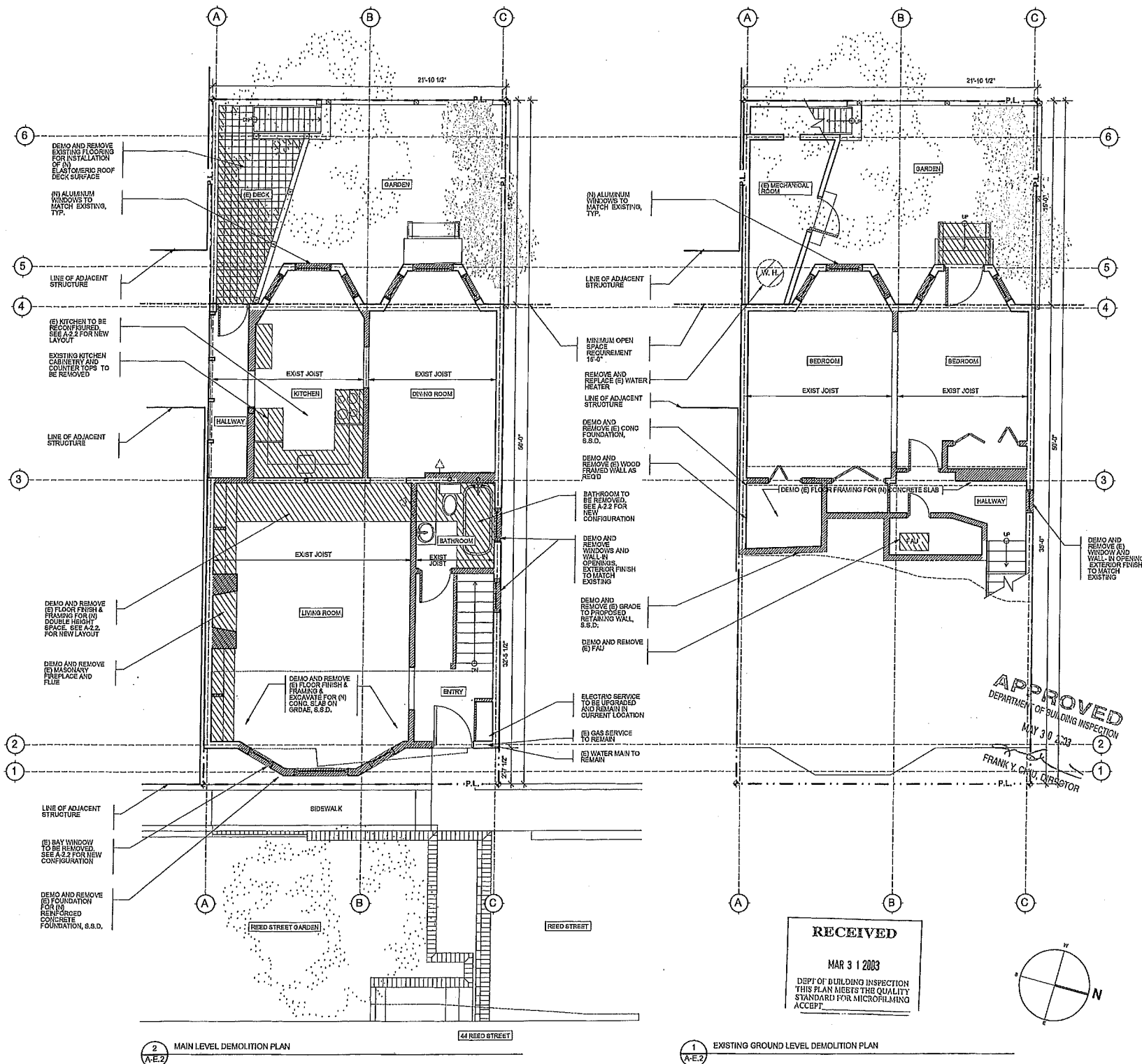
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K U T H R A N I E R I	
IANN STOLZ COTTAGE	
340 BRYANT SAN FRANCISCO CA 94107 TEL: 415 543 9235 FAX: 415 543 9237	17 REED ST, SAN FRANCISCO, CA 94109
APPROVED MAY 30 2003 DEPARTMENT OF BUILDING INSPECTION Y. CHIU, DIRECTOR	
APPROVED PLANNING DEPARTMENT R. K. [Signature]	
NO. DATE	DETAILS
REVISED	
PERMIT	
DATE 03.26.03	
SCALE 1/4" = 1'-0"	
DRAWN BY SC, JC	
JOB# 35-5023	
SHEET NUMBER	
A-1.1	





DEMOLITION LEGEND	
	DEMOLITION PARTITIONS/ WINDOWS
	DEMOLITION FURNITURE/ FIXTURES/ FINISHES
DEMOLITION NOTES	
1. GENERAL CONTRACTOR TO SAFELY SHORE AND BRACE ALL CONDITIONS WHERE EXISTING STRUCTURE IS BEING MODIFIED, REMOVED, OR REPLACED.	
2. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY CONDITION THAT WILL IMPACT THE FUNCTION OF THE BUILDING EITHER PERMANENTLY OR FOR THE DURATION OF CONSTRUCTION.	
3. CONTRACTOR RESPONSIBLE FOR RELOCATING ELECTRICAL AND MECHANICAL COMPONENTS IN ALL DEMOLISHED WALLS PER PLAN.	

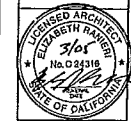


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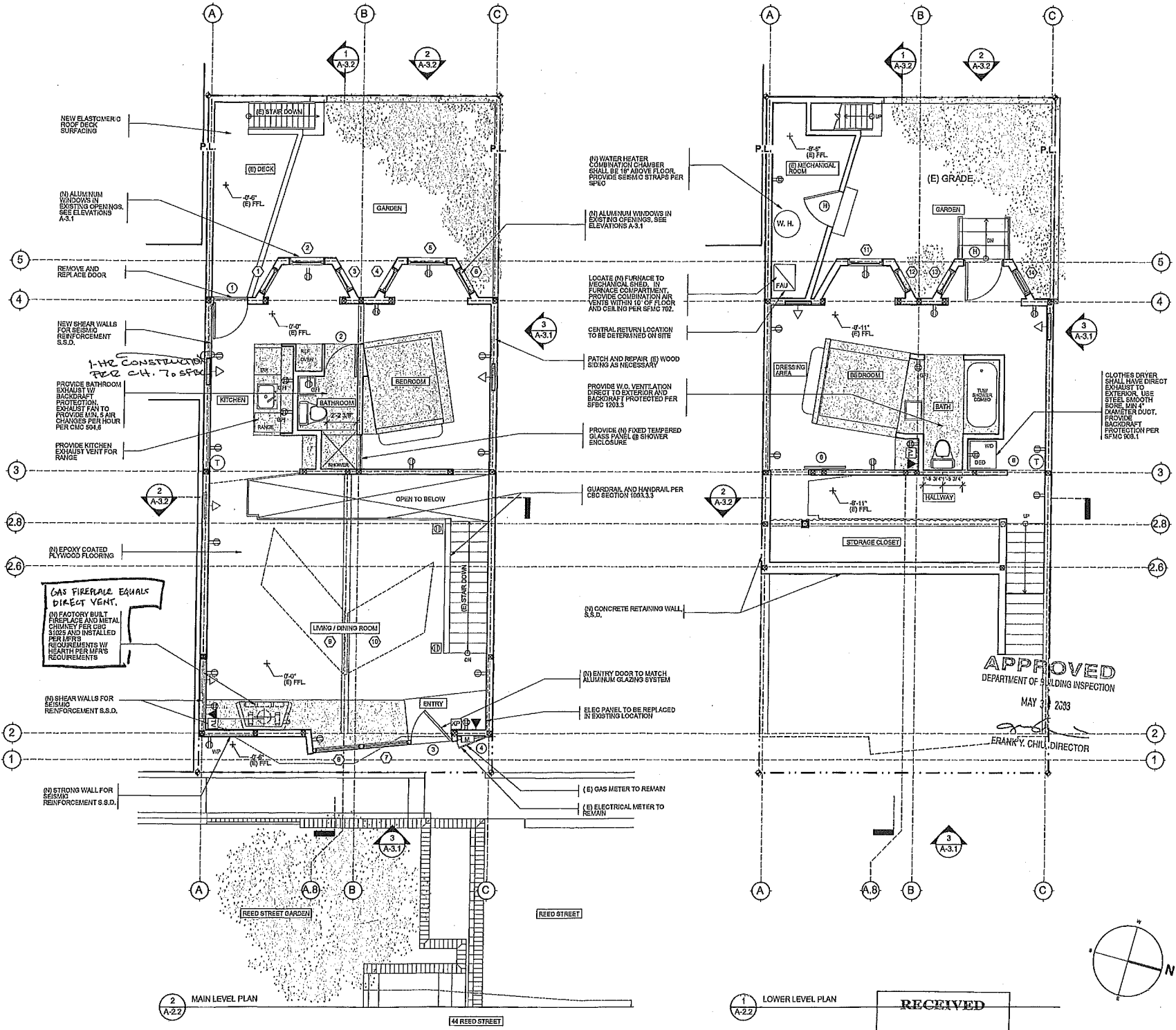


NO.	DATE	DETAILS
1	03.26.03	PERMIT
2	03.26.03	1/4" = 1'-0"
3	03.26.03	SC, JC
4	03.26.03	35-5023
DEMOLITION PERMITS		
A-2.1		



- GENERAL NOTES:**
1. PROVIDE FIRE AND SMOKE DAMPERS PER CBC SECTION 713.10 AND 713.11
  2. MECHANICAL AND NATURAL VENTILATION @ ALL HABITABLE ROOMS AND BATHROOMS PER CBC SECTION 1203.3. SEE PLANS AND ELEVATIONS FOR WINDOW OPENINGS & MECHANICAL VENTILATING SYSTEMS.
  3. FIRE SAFETY DURING CONSTRUCTION, ALTERATION, OR DEMOLITION OF THE BUILDING SHALL COMPLY WITH UFG ARTICLE 11 AND 87.
  4. PROVIDE HARDWIRED SMOKE DETECTORS W/ BATTERY BACKUP INSIDE BEDROOMS AND ADJACENT CORRIDOR.
  5. NO PLASTIC PLUMBING PIPE ALLOWED FOR DOMESTIC WATER SUPPLY AND SANITARY WASTE SYSTEM.
  6. WATER CLOSETS SHALL HAVE 1.8 GALLONS PER TANK PER FLUSH. SHOWER HEAD SHALL NOT EXCEED 2.5 GPM.
  7. TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCING OR THERMOSTATIC MIXING TYPE.
  8. OPENINGS AROUND ALL DUCTS TO BE FIRESTOPPED @ EA. FLOOR AND ANNULAR SPACE AROUND GAS VENTS AND NONCOMBUSTIBLE PIPING TO BE FILLED @ EA. FLOOR PER CBC SECTION 711.3.
  9. NEW ALARM SYSTEM TO BE MODIFIED TO INCORPORATE NEW DOORS AND WINDOWS. CONTRACTOR TO COORDINATE.
  10. (N) MECHANICAL SYSTEM, INCLUDING (N) FORCED AIR FURNACE, WATER HEATER, FORCED AIR RETURN, AND REGISTER(S), TO BE DESIGN-BUILD PER CURRENT CODE REQUIREMENTS. SEE FLOOR PLANS FOR NEW MECHANICAL WORK. CONTRACTOR TO COORDINATE.
  11. NEW HEATING THROUGHOUT TO BE DESIGN-BUILD IN FORCED AIR HEATING.
  12. ALL NEW WINDOWS TO BE CUSTOM, PAINTED WOOD WINDOWS TO MATCH EXISTING WITH 1" INSULATED, LOW-E GLASS.

- ELECTRICAL SYMBOL LEGEND FOR POWER LAYOUT:**
- ⊕ DUPLEX RECEPTACLE OUTLET
  - ⊕ GFI GROUND FAULT INTERRUPT DUPLEX RECEPTACLE OUTLET
  - ⊕ DED DEDICATED DUPLEX RECEPTACLE OUTLET
  - ⊕ WP DUPLEX GFI IN WEATHERPROOF WALL MOUNTED BOX
  - ⊕ QD QUADRUPLX RECEPTACLE OUTLET
  - ⊕ GFI GROUND FAULT INTERRUPT QUADRUPLX RECEPTACLE OUTLET
  - ⊕ FLOOR SINGLE RECEPTACLE OUTLET
  - ⊕ FLOOR DUPLEX RECEPTACLE OUTLET
  - ⊕ DUAL GANG TELEDATA PORT RECEPTACLE OUTLET
  - ⊕ T THERMOSTAT
  - ⊕ TV TELEVISION OUTLET
  - ⊕ KP ALARM KEYPAD
  - ⊕ J SINGLE GANG JUNCTION BOX
  - ⊕ FLSH FLUSH MOUNTED HEATING SUPPLY GRILLE TO BE INTEGRATED INTO WALL. SEE DETAILS AND ELEVATIONS FOR GRILLE DIMENSIONS AND PATTERN.
  - ⊕ FLSH FLUSH MOUNTED HEATING SUPPLY GRILLE TO BE INTEGRATED INTO CEILING. SEE DETAILS AND ELEVATIONS FOR GRILLE DIMENSIONS AND PATTERN.
  - ⊕ FORCED AIR RETURN
  - ⊕ HDBE HDBE RIB



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NO.	DATE	DETAILS
1	3.26.03	PERMIT
2	1/4" = 1'-0"	SCALE
3	SC, JC	DRAWN BY
4	35-5023	KEY
5		CHURNING MAIN
6		11 W/L PLANS

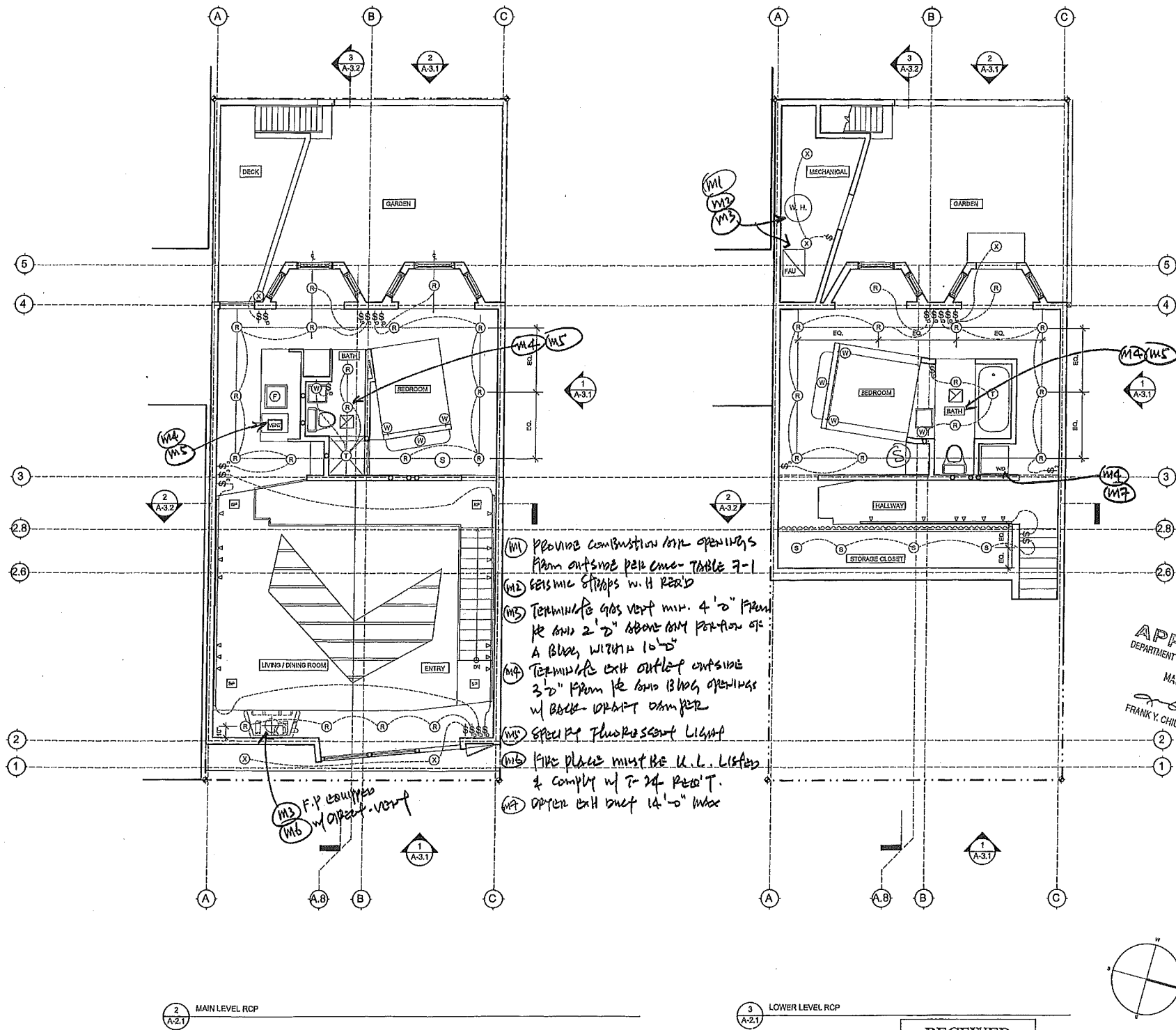
**A-2.2**



- GENERAL NOTES**
1. GYPSUM BOARD FINISH AT GROUND FLOOR AND MAIN LEVEL SHALL BE GYPSUM ASSO. LEVEL 4 FINISH.
  2. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND DETAILS.
  3. ALL DIMS. TO AND FROM NEW CONSTRUCTION ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
  4. THE CONSTRUCTION MANAGER SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.

**SYMBOL LEGEND FOR REFLECTED CEILING PLAN**

- (F) NEW FLUORESCENT LIGHT FIXTURE
- (T) NEW RECESSED LIGHT FIXTURE, WATER RESISTANT
- (R) NEW RECESSED LIGHT FIXTURE
- (S) NEW SURFACE MOUNTED LIGHT FIXTURE
- (W) NEW WALL MOUNTED LIGHT FIXTURE
- (X) NEW EXTERIOR GRADE LIGHT FIXTURE
- (X) EXHAUST FAN
- (S) SMOKE DETECTOR (ON MAIN POWER SUPPLY)
- (S) SPEAKER
- (S) SINGLE WALL MOUNTED SWITCH
- (S) THREE WAY WALL MOUNTED SWITCH
- (S) DIMMABLE WALL MOUNTED SWITCH
- (S) EXISTING SWITCH TO REMAIN
- (S) EXISTING RELOCATED SWITCH
- (T) TRACK LIGHT
- (V) VENTED HOOD FOR RANGE
- (O) PLUMBING VENT
- (X) VERTICAL DUCT



- (M1) PROVIDE COMBUSTION AIR OPENINGS FROM OUTSIDE PER CODE TABLE 7-1
- (M2) SEISMIC STRAPS W. H. REAR'D
- (M3) TERMINATE GAS VENT MIN. 4'-0" FROM RE AND 2'-0" ABOVE ANY PORTION OF A BLDG. WITHIN 10'-0"
- (M4) TERMINATE EXH. OUTLET OUTSIDE 3'-0" FROM RE AND BLDG. OPENINGS W. BACK-DRAFT DAMPER
- (M5) SPECIFY FLUORESCENT LIGHT
- (M6) FIRE PLACE MUST BE U.L. LISTED & COMPLY W. T-24 PERM'T.
- (M7) OPEN EXH. DUCT 14'-0" MAX

APPROVED  
DEPARTMENT OF BUILDING INSPECTION  
MAY 30 2003  
FRANK Y. CHIU, DIRECTOR

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MAR 31 2003  
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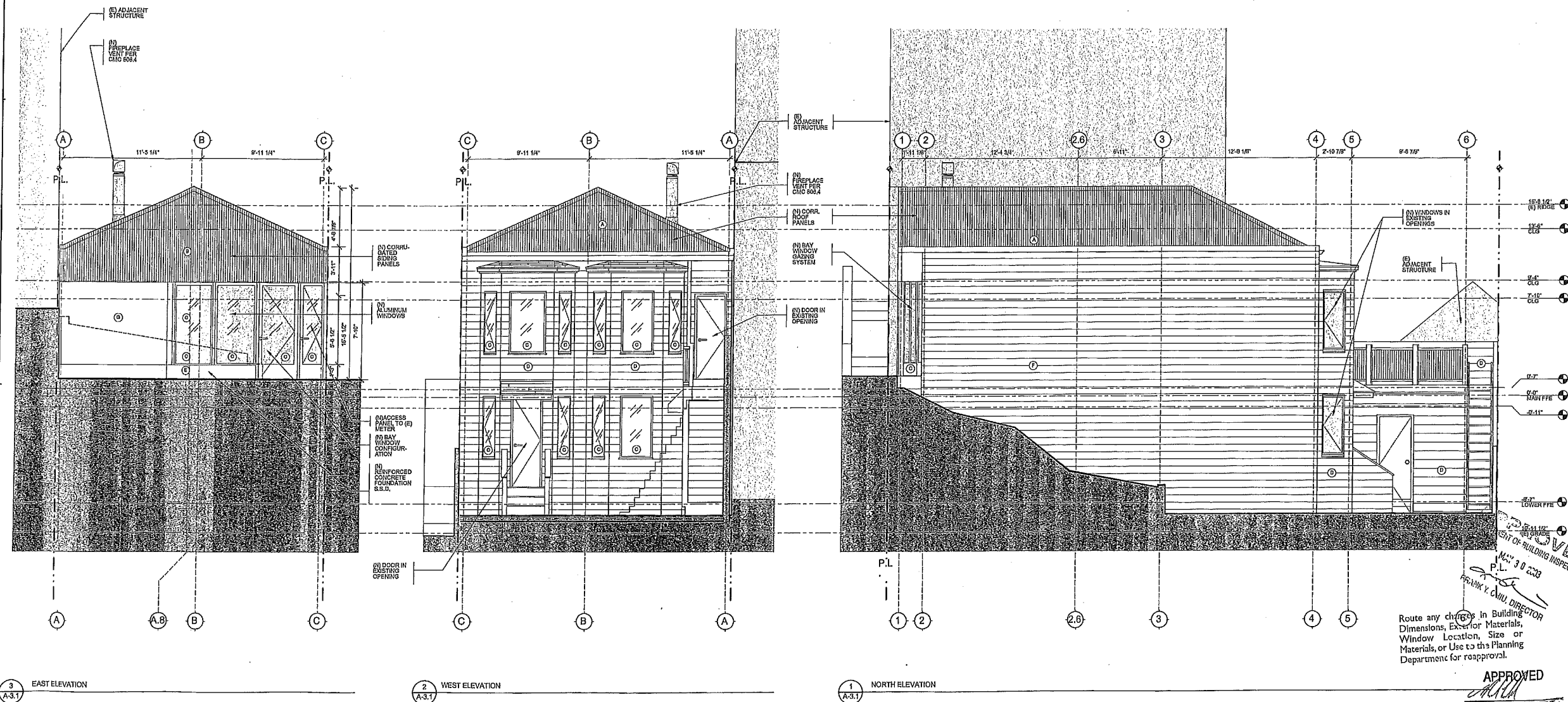
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NO.	DATE	DETAILS
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DRAWN BY	SC, JC	
CHECKED BY	SC, JC	
NO.	35-5023	
A-2.3		





FACADE MATERIALS LEGEND	
(A)	CORRUGATED FIBERGLASS ROOFING
(B)	CORRUGATED FIBERGLASS SIDING
(C)	ALUMINUM GLAZING SYSTEM
(D)	VINYL SIDING
(E)	REINFORCED CONCRETE
(F)	EXISTING WOOD SIDING
(G)	EXTERIOR GRADE SEALED PLYWOOD SHEATHING

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**K U T H R A N I E R I**

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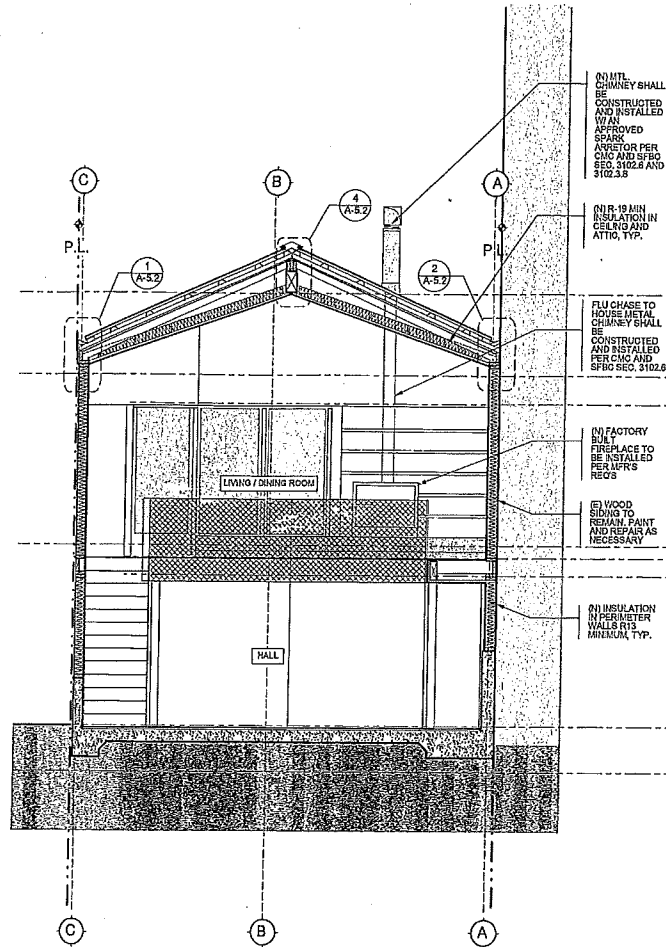
APPROVED  
PLANNING DEPARTMENT  
RICK CHAMBERLAIN

APPROVED  
FRANK K. CHIU, DIRECTOR  
MAR 30 2003

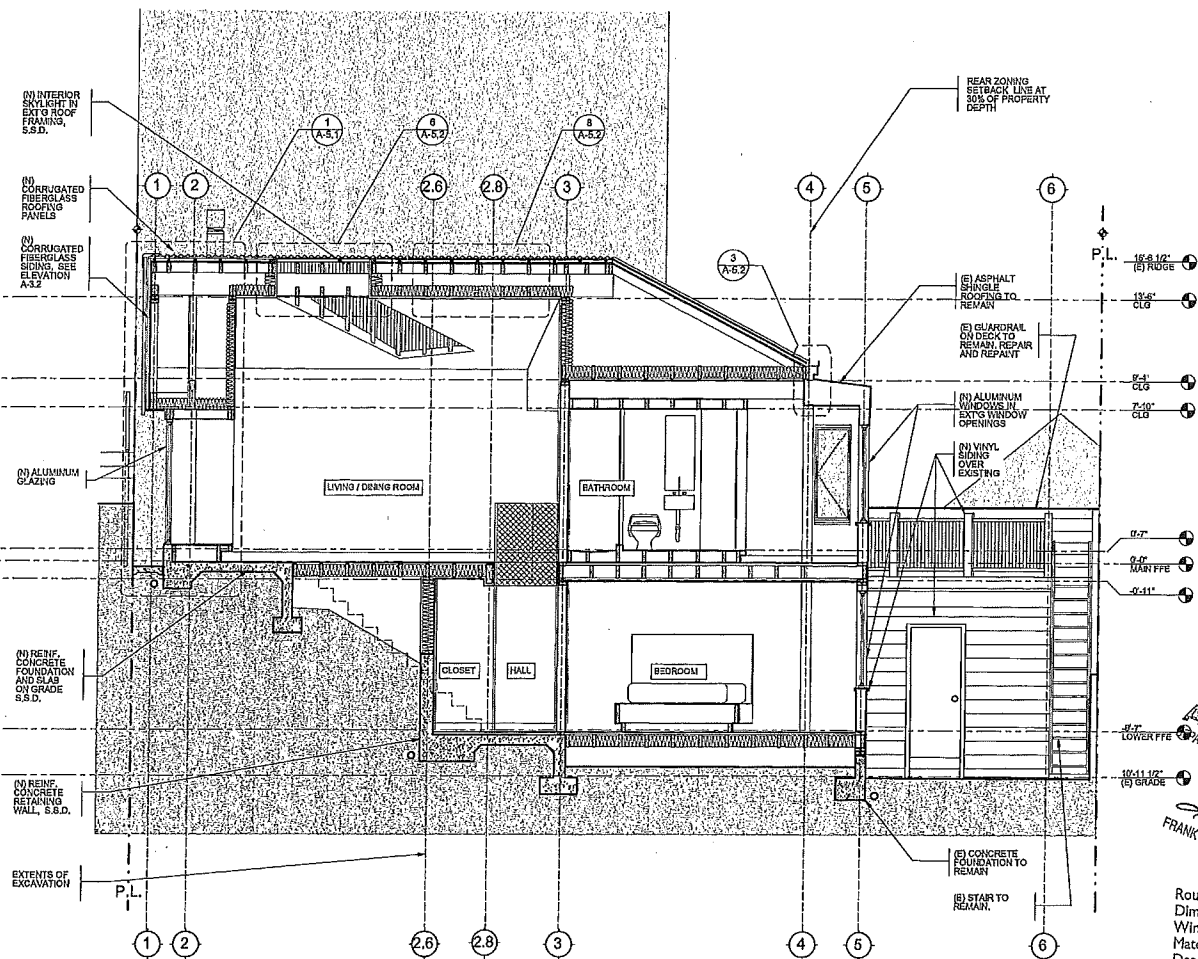
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111 VALLINOS  
A-3.1





2 LATERAL SECTION  
A-3.2



1 LONGITUDINAL SECTION  
A-3.2

APPROVED  
DEPARTMENT OF BUILDING INSPECTION  
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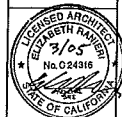
APPROVED  
PLANNING DEPARTMENT  
Rick Cannan

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