



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: May 13, 2021

Record No.: 2020-007734DRP-03
Project Address: 3441 Washington Street
Permit Applications: 2020.0807.1354
Zoning: RH-1 [Residential House-One Family]
40-X Height and Bulk District
Block/Lot: 0996 / 027
Project Sponsor: Stephen Sutro
1055 Post Street
San Francisco, CA 94109
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to construct a new 2-story horizontal addition to the east side of the existing two-story over basement single family house and a new 1-story vertical addition with roof terrace. The existing building is approximately 4,841 square feet in size and with the proposed project the building would be approximately 8,575 square feet in size. Full interior remodel associated in scope of work.

Site Description and Present Use

The site is a 42'-6" wide x 127'-8" deep lateral and up sloping lot containing an existing two-story over basement, single family house. The existing building is a Category 'A' – Historic resource built in 1909 and a part of the eligible Presidio Heights Historic District.

Surrounding Properties and Neighborhood

The buildings on this block of Washington Street range from 3- to 4-stories at the street face. The mid-block open space is defined by an inconsistent depth of buildings. The corner building is set back from the street and extends further in the rear yard while the DR requestor to the east is shallower next to the subject property.

Building Permit Notification

| Type | Required Period | Notification Dates | DR File Date | DR Hearing Date | Filing to Hearing Date |
|------------|-----------------|------------------------------------|----------------|-----------------|------------------------|
| 311 Notice | 30 days | February 23, 2021 – March 25, 2021 | March 25, 2021 | May 13, 2021 | 49 days |

Hearing Notification

| Type | Required Period | Required Notice Date | Actual Notice Date | Actual Period |
|---------------|-----------------|----------------------|--------------------|---------------|
| Posted Notice | 20 days | April 23, 2021 | April 23, 2021 | 20 days |
| Mailed Notice | 20 days | April 23, 2021 | April 17, 2021 | 20 days |
| Online Notice | 20 days | April 23, 2021 | April 17, 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 | 1 | 24 | 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:

Michael Kelly of 3406 Clay Street, resident of the property to the south of the proposed project.

DR requestor 2:

Kevin Chessen of 3445 Washington Street, resident of the adjacent property to the west of the proposed project.

DR requestor 3:

William Rothmann of 3408 Clay Street, resident of the property to the south of the proposed project.

DR Requestors' Concerns and Proposed Alternatives

All DR requestors are concerned that the proposed project:

1. misrepresents the extent of demolition;
2. misrepresents the front setback requirements
3. misrepresents the allowable height;
4. is not compatible with the historic significance of this building and district and;
5. the scale and roof decks affects the privacy of adjacent neighbors.

Proposed alternatives:

1. Remove the third-floor addition and roof deck;
2. retain the existing historic façade

See attached *Discretionary Review Applications*, dated March 25, 2021.

Project Sponsor's Response to DR Application

The proposal has been designed and reviewed by the Planning Department to be code compliant and conforms to the Residential Design Guidelines with respect to privacy. The Planning Department's staff has concluded the addition appropriately responds to the existing historic character. The DR requestors have not demonstrated any exceptional or extraordinary circumstances exist.

See attached Response to Discretionary Review, dated May 5, 2021

Department Review

The Planning Department confirms support for this Code-complying project. It is compatible with preservation criteria and it complies with the Residential Design Guidelines related to scale and privacy.

Specifically:

1. The scope of work and demolition calculations are not near any threshold of demolition under the applicable Planning Code section 317.
2. The front setback is compliant with Planning Code Section 132 which is based on the adjacent neighbor to the west since the front of the adjacent corner building fronts on Walnut Street. No new work is proposed within the front setback.
3. The proposed height is compliant with the height limit per Planning Code Section 261. The 311 plans

erroneously depicted the measurement of height which has been corrected and included as a revision to the plan set.

4. The preservation review of this confirms that **the** proposed alterations are consistent with the Secretary of the Interior Standards in that they will be minimally visible from the public-right-of-way, will not significantly remove or obscure original historic fabric, or cause the structure to no longer convey its significance within the surrounding historic district. Therefore, the project meets the Department’s checklist for a categorically exempt project from further CEQA review, and as such; did not require a Historic Resource Evaluation (HRE) or Response (HRER). The front of the building is being retained.
5. The front roof deck is set back 10’ from the front building wall and 5’ from the side building walls and is buffered by planters on three sides to be minimally intrusive to privacy. The scale of the addition maintains the scale of existing buildings at the street and the rear.

Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, dated May 5, 2021
311 plans
Revised elevations

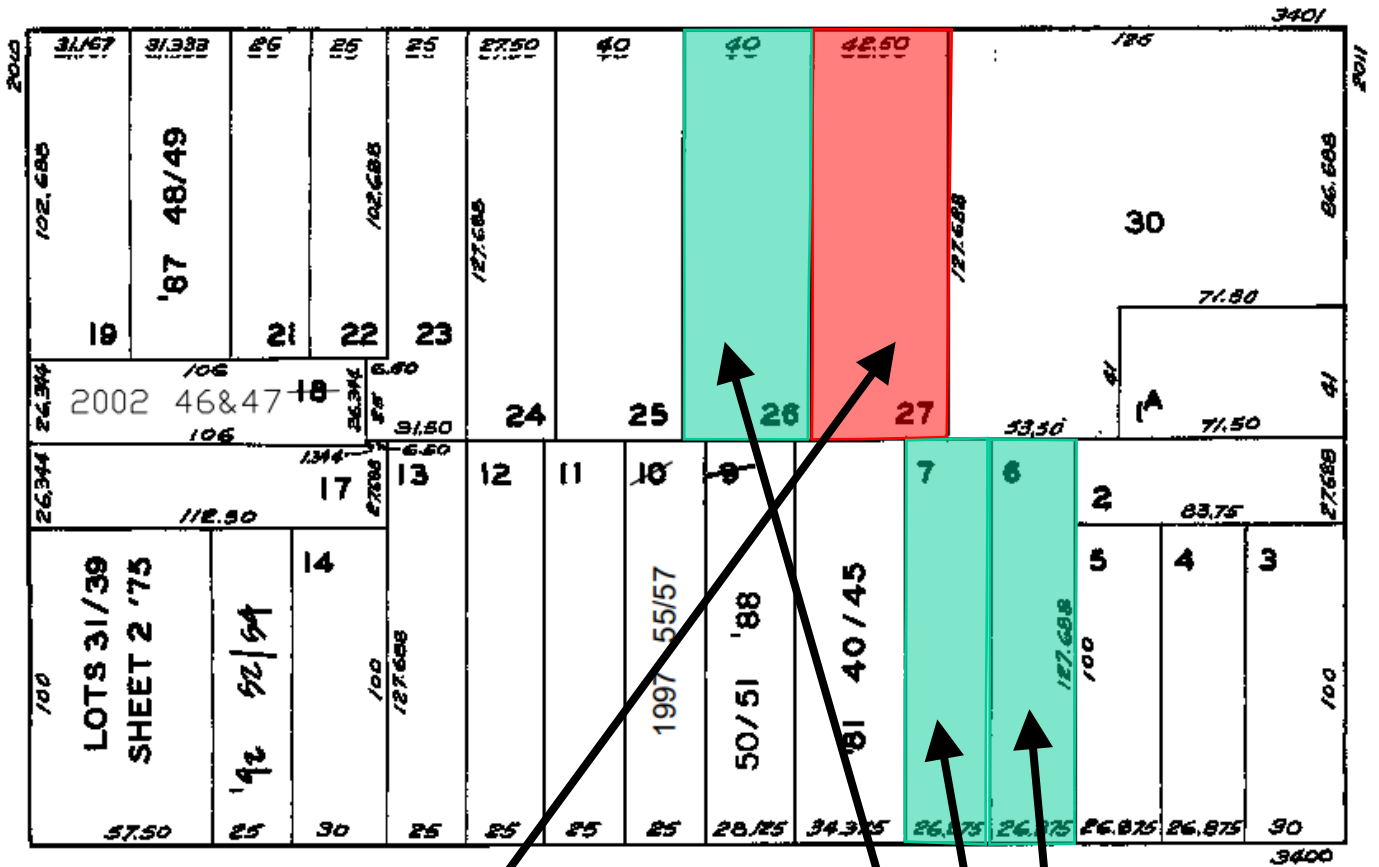
Exhibits

Parcel Map

WASHINGTON

LAUREL

WALNUT



SUBJECT PROPERTY

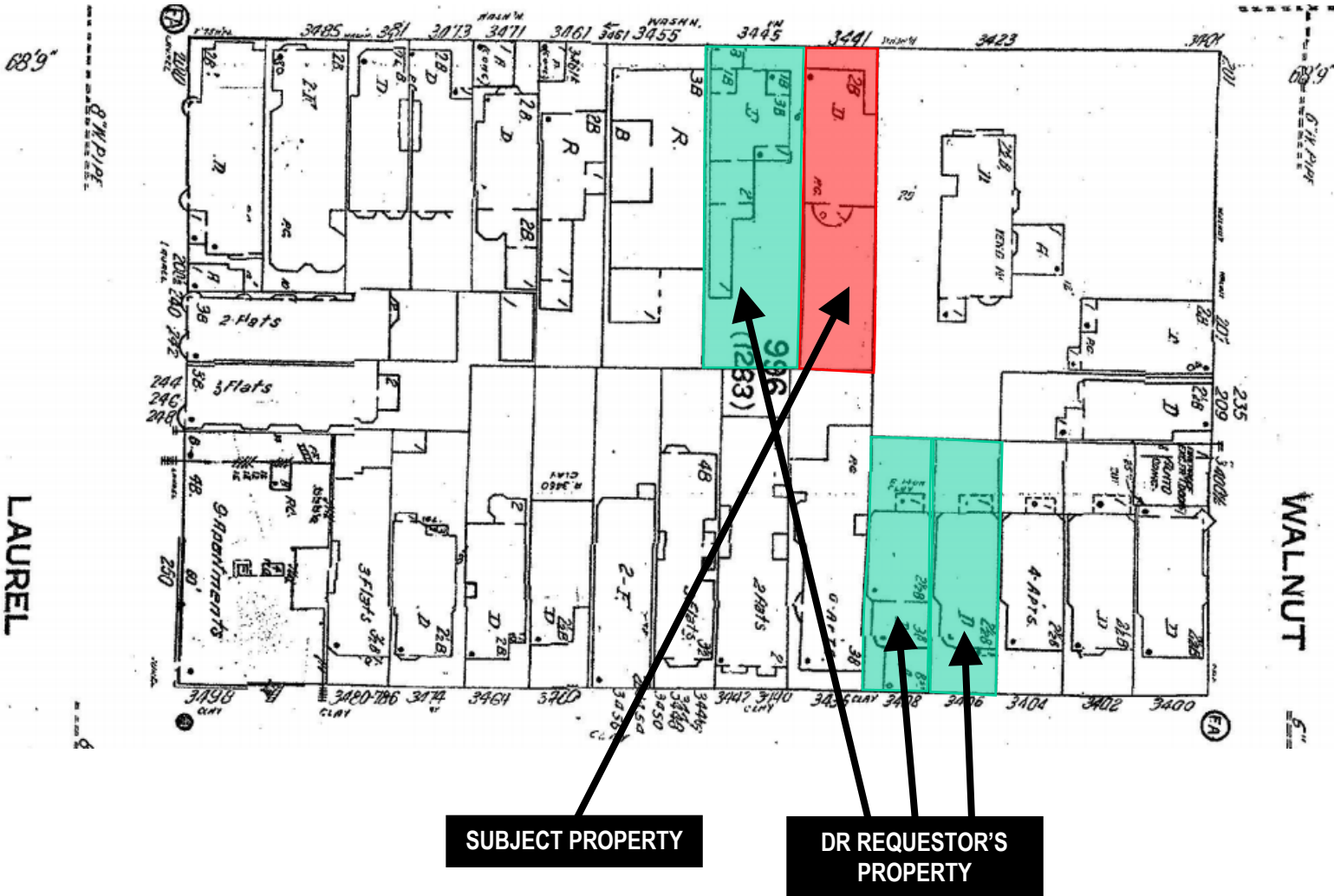
DR REQUESTOR'S PROPERTY

CLAY



Discretionary Review Hearing
 Case Number 2020-007734DRP-03
 3441 Washington Street

Sanborn Map*

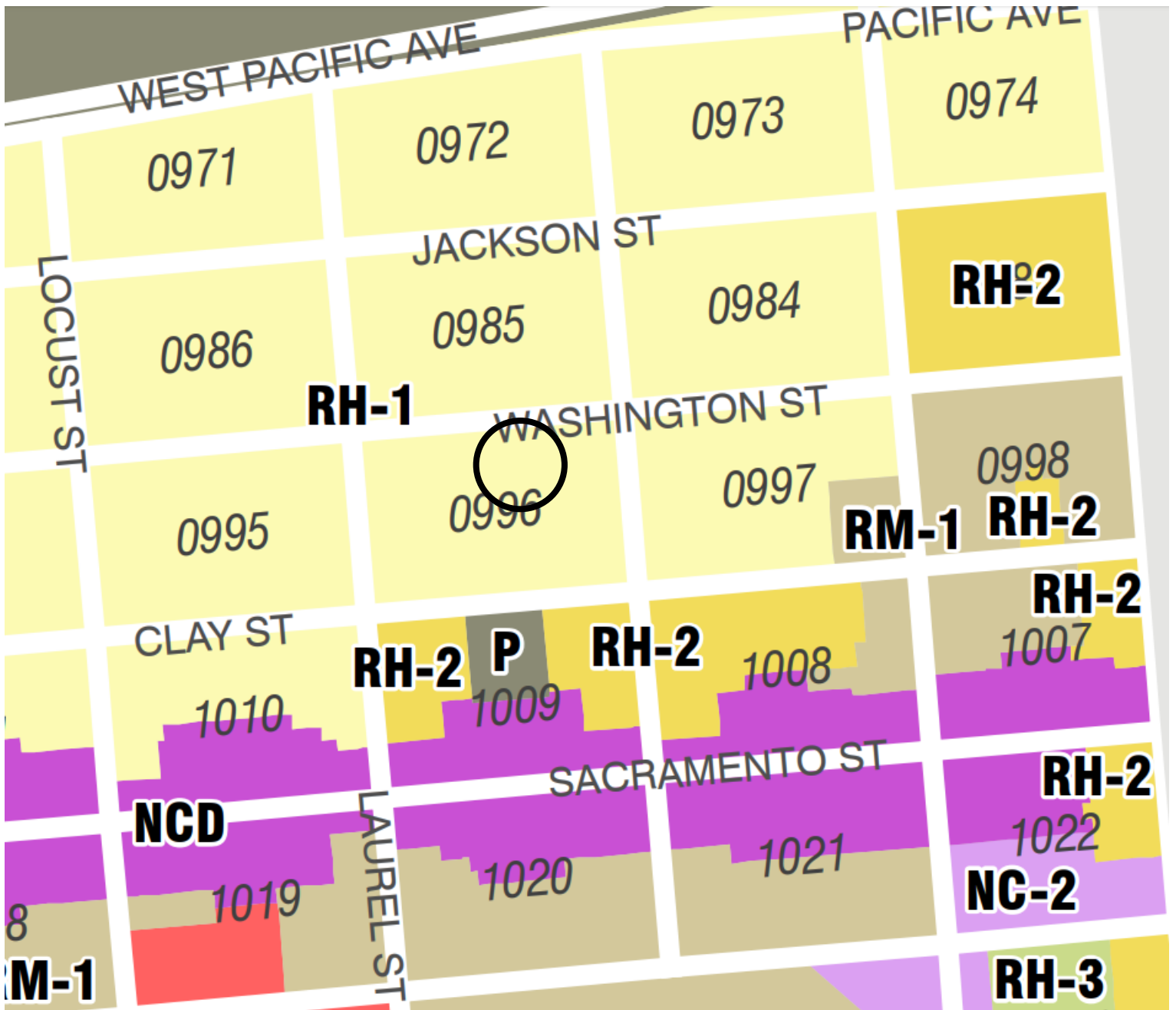


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

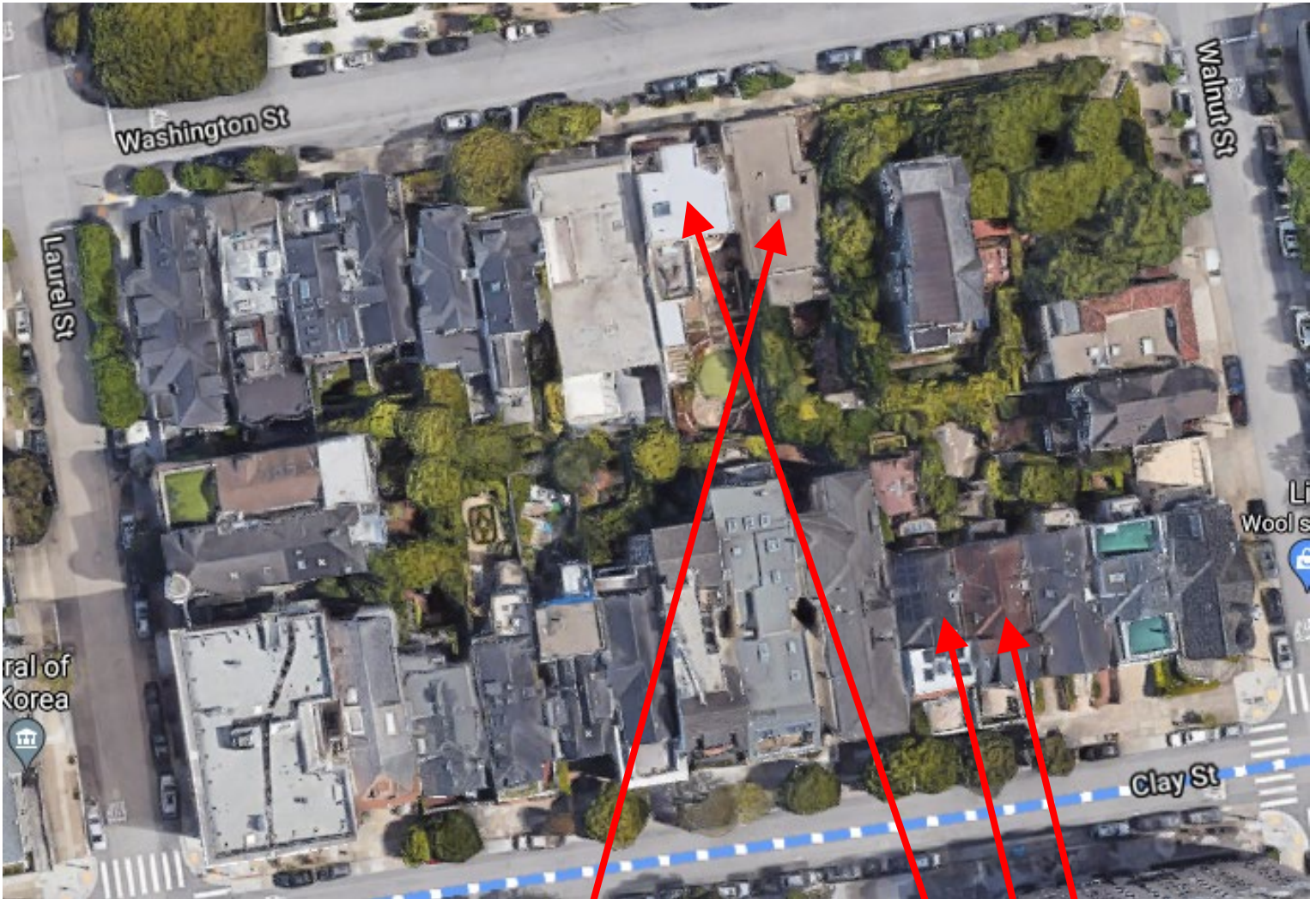


Discretionary Review Hearing
Case Number 2020-007734DRP-03
3441 Washington Street

Zoning Map



Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2020-007734DRP-03
3441 Washington Street

Aerial Photo



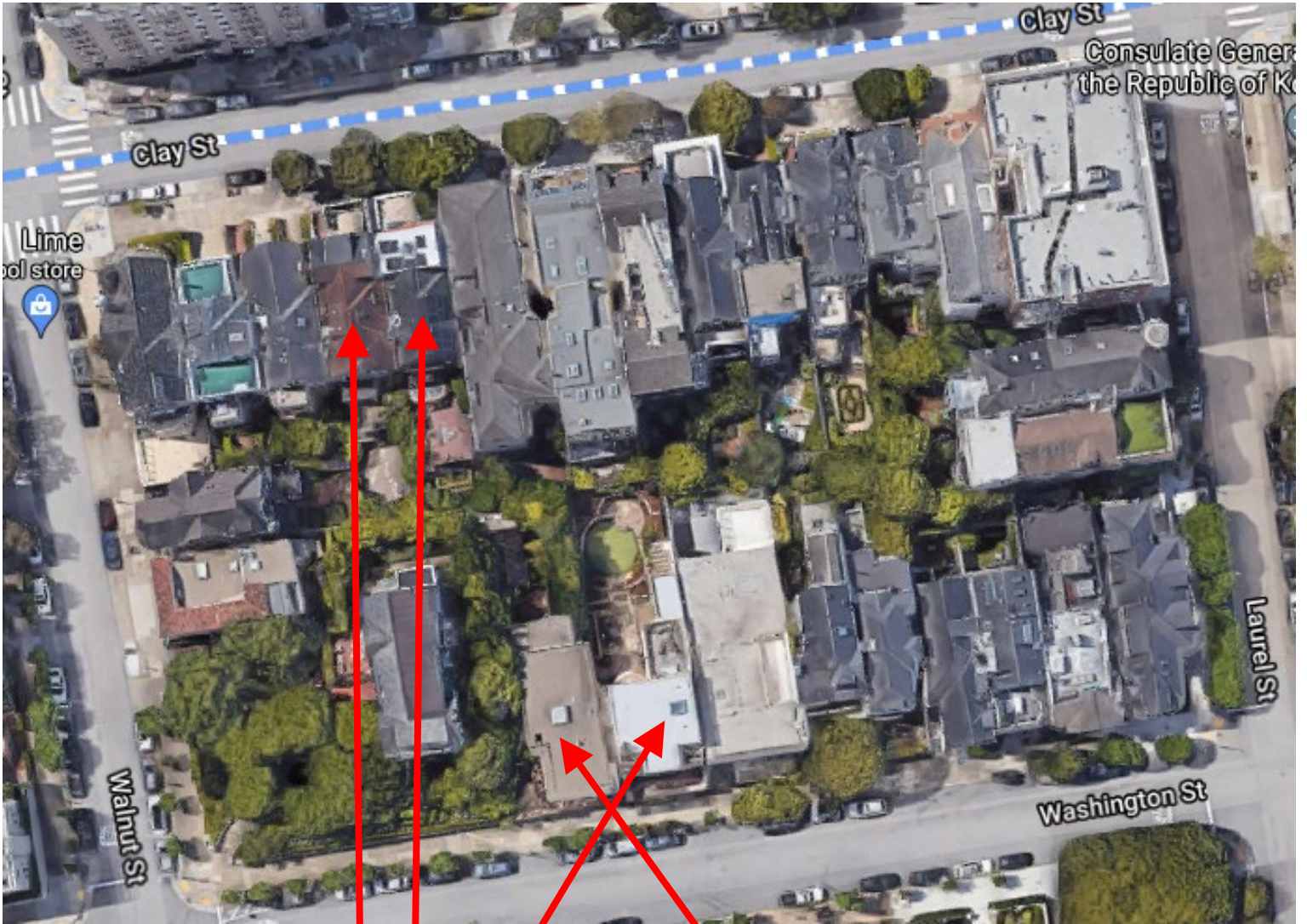
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2020-007734DRP-03
3441 Washington Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2020-007734DRP-03
3441 Washington Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2020-007734DRP-03
3441 Washington Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2020-007734DRP-03
3441 Washington Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **8/7/2020**, Building Permit Application No. **202008071354** was filed for work at the Project Address below.

Notice Date: 2/23/21 Expiration Date: 3/25/21

PROJECT INFORMATION

Project Address: **3441 WASHINGTON ST**
Cross Streets: **Walnut and Laurel Streets**
Block / Lot No.: **0996 / 027**
Zoning District(s): **RH-1 / 40-X**
Record No.: **2020-007734PRJ**

APPLICANT INFORMATION

Applicant: **Stephen Sutro**
Address: **1055 Post Street**
City, State: **San Francisco, CA 94109**
Telephone: **(415) 810-3877**
Email: **ssutro@sutroarchitects.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: | 12 ft (East) | None |
| <input type="checkbox"/> New Construction | Building Depth: | 70 feet | No Change |
| <input type="checkbox"/> Façade Alteration(s) | Rear Yard: | 50 feet | No Change |
| <input checked="" type="checkbox"/> Side Addition | Building Height: | 40 feet | 40 feet maximum (at grade) |
| <input type="checkbox"/> Alteration | Number of Stories: | 2-over-basement | 3-over-basement |
| <input type="checkbox"/> Front Addition | Number of Dwelling Units | 1 | No Change |
| <input checked="" type="checkbox"/> Vertical Addition | Number of Parking Spaces | 1 | 2 |

PROJECT DESCRIPTION

The project includes excavation to create additional living space in the basement, a vertical addition and rooftop terrace, and a horizontal addition to the east which will create approximately 3,250 square feet of additional gross floor area. The project also includes new decking and landscaping in the rear yard. The vertical addition has a proposed set back of 15 feet from each of the front façade's stepped massing and is no greater than 40 feet in height above the grade which it will be built upon. The horizontal addition is approximately 35 feet set back from the public-right-of-way and will be differentiated but compatible with existing structure and surrounding historic district's materials, massing, and design details.

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

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

For more information, please contact Planning Department staff:

Planner: **Katherine Wilborn** Telephone: **628-652-7355** Email: **Katherine.Wilborn@sfgov.org**

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550

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

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

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

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

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

To file a DR Application, you must:

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

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

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

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

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

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

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



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|---|---|--|
| Project Address | | Block/Lot(s) |
| 3441 WASHINGTON ST | | 0996027 |
| Case No. | | Permit No. |
| 2020-007734ENV | | 202008071354 |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| <p>Project description for Planning Department approval.</p> <p>The project proposes a new 2-story horizontal addition to the east side of the existing two-story over basement building and a new 1-story vertical addition with roof terrace. The existing building is approximately 4,841 square feet in size and with the proposed project the building would be approximately 8,575 square feet in size. Full interior remodel associated in scope of work.</p> | | |

STEP 1: EXEMPTION TYPE

| | |
|--|---|
| The project has been determined to be exempt under the California Environmental Quality Act (CEQA). | |
| <input checked="" type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. |
| <input type="checkbox"/> | Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/> | <p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p> |
| <input type="checkbox"/> | Other _____ |
| <input type="checkbox"/> | Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY |

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

| | |
|---|---|
| <input type="checkbox"/> | <p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p> |
| <input checked="" type="checkbox"/> | <p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p> |
| <input type="checkbox"/> | <p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p> |
| <input checked="" type="checkbox"/> | <p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p> |
| <input type="checkbox"/> | <p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p> |
| <input checked="" type="checkbox"/> | <p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p> |
| <input type="checkbox"/> | <p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p> |
| <p>Comments and Planner Signature (optional): Don Lewis</p> <p>Planning department staff archeologist cleared the project with no effects on 12/16/2020.</p> <p>The San Francisco Department of Public Health granted a waiver from the requirements of Article 22A on 7/27/2020.</p> <p>A preliminary geotechnical report was prepared by Romig Engineers (dated 6/8/2020). The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.</p> | |

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

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

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

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

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

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

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

| | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect. | |
| | Project Approval Action: Building Permit | Signature: Katherine Wilborn |
| | If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | 01/26/2021 |
| | Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. | |

Step 5: #9 Work Comopatile With a Historic District Analysis

The proposed project has a setback of 15'-0" from visible facade walls and will not be visible, or minimally visible, from the public right of way. The visible facade and character defining features (such as the window surrounds and retaining wall at the Washington Street facade) that the property exhibits will remain intact.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

| |
|-------------------------------|
| Modified Project Description: |
|-------------------------------|

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

| | |
|--|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination. | |
| Planner Name: | Date: |
| | |



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Michael Kelly

Address: 3406 Clay Street, San Francisco, CA 94118

Email Address: c/o shoshana@zfplaw.com

Telephone: (415) 956-8100

Information on the Owner of the Property Being Developed

Name: Abhay Parekh and Kadambari Parekh

Company/Organization:

Address: 3441 Washington Street, San Francisco, CA 94118

Email Address: c/o ttunny@reubenlaw.com

Telephone: (415) 567-9000

Property Information and Related Applications

Project Address: 3441 Washington Street, San Francisco CA 94118

Block/Lot(s): 0996/027

Building Permit Application No(s): 202008071354

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.

No changes resulting from discussions with planning staff.

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.

There are errors in the plans, including but not limited to, the demolition calculations (Planning Code § 317); front setback requirements (Planning Code § 132); allowable height limits (Planning Code § 270); and a horizontal rear addition. The Project also seeks to alter the facade on a historic home. The massing and design is not in keeping with neighborhood character.

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

The Project seeks large additions around a historic home in the recognized Presidio Heights Historic District. It also seeks to alter the facade. No HRE has been performed to assess the significance of the Project on historic preservation. Some of these alterations will be visible from the public right of way, and all will degrade the district historic. The oversized scale and massing of the Project affects neighboring homes and the roof deck presents privacy concerns to adjacent neighbors.

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?

Removal of the proposed third floor addition and roof deck, and removal of changes to the existing historic facade.

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.

Shoshana Raphael Digitally signed by Shoshana Raphael
Date: 2021.03.24 10:04:25 -07'00'

Signature

Shoshana Raphael

Name (Printed)

Attorney

(415) 956-8100

shoshana@zfplaw.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

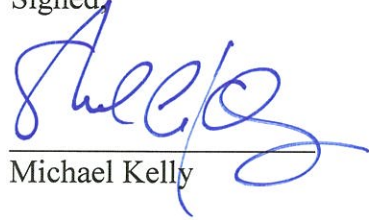
By: _____

Date: _____

March 23, 2021

I, Michael Kelly, hereby authorize Zacks, Freedman & Patterson, PC, including but not limited to Ryan J. Patterson, Esq. and Shoshana Raphael, Esq., to file a request for Discretionary Review of Building Permit Application No. 202008071354 (3441 Washington Street) on my behalf.

Signed,

 3/23/21

Michael Kelly



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Email Address: _____

Address: _____

Telephone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Email Address: _____

Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

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

DISCRETIONARY REVIEW REQUEST

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

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

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

K. Closser
Signature

Name (Printed)

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

415 786-5220
Phone

Email

For Department Use Only
Application received by Planning Department:

By: _____

Date: _____



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: William Rothmann

Address: 3408 Clay Street, San Francisco, CA 94118

Email Address: billrothmann@aol.com

Telephone: (415) 806-0574

Information on the Owner of the Property Being Developed

Name: Abhay Parekh and Kadambari Parekh

Company/Organization:

Address: 3441 Washington Street, San Francisco, CA 94118

Email Address: c/o ttunny@reubenlaw.com

Telephone: (415) 567-9000

Property Information and Related Applications

Project Address: 3441 Washington Street, San Francisco CA 94118

Block/Lot(s): 0996/027

Building Permit Application No(s): 202008071354

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

| PRIOR ACTION | YES | NO |
|---|-------------------------------------|-------------------------------------|
| Have you discussed this project with the permit applicant? | | <input checked="" type="checkbox"/> |
| Did you discuss the project with the Planning Department permit review planner? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
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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.

No changes resulting from discussions with planning staff.

DISCRETIONARY REVIEW REQUEST

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

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There are errors in the plans, including but not limited to, the demolition calculations (Planning Code § 317); front setback requirements (Planning Code § 132); allowable height limits (Planning Code § 270); and a horizontal rear addition. The Project also seeks to alter the facade on a historic home. The massing and design is not in keeping with neighborhood character.

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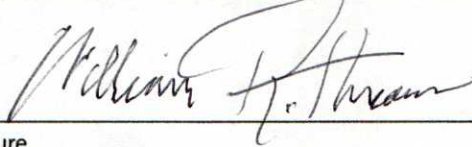
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Removal of the proposed third floor addition and roof deck, and removal of changes to the existing historic facade.

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.



Signature

William Rothmann

Name (Printed)

Requestor

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

(415) 806-0574

Phone

billrothmann@aol.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

601 Montgomery Street, Suite 400
San Francisco, California 94111
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

May 5, 2021

VIA E-MAIL

President Joel Koppel and Commissioners
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2017-011977DRP
Discretionary Review Requestor's Brief

Dear President Koppel and Commissioners:

Our office represents DR Requestor Michael Kelly. In addition to Mr. Kelly and two other DR Requestors, this DR Request has received overwhelming support from neighboring Presidio Heights residents. These neighbors respectfully and collectively request the Planning Commission grant this DR request to further evaluate the project's impacts to historic resources and to require modification to ensure consistency with the Planning Code and Residential Design Guidelines.

The proposed project imposes exceptional and extraordinary impacts on the Presidio Heights Historic District and violates the Planning Code and Residential Design Guidelines:

1. No Historic Resource Evaluation was conducted to properly analyze impacts to historic resources.
2. The proposed design is inconsistent with the Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit because the design mocks, rather than complements, the existing historic architecture.
3. The proposed design would significantly adversely impact the character-defining features of the Presidio Heights Historic District and the historic home adjacent to the project.
4. The project exceeds the height limit and is not code-compliant.

5. The project does not comply with the Residential Design Guidelines due to a lack of side setbacks, reduced front setback, and excessive massing that will block light to the adjacent homes and violates neighbors' privacy.

1. No Historic Resource Evaluation was conducted

The proposed project is listed as a "Category A" Historic Resource. Preservation Bulletin 16 states that Category A properties shall be presumed to be a historic resource unless there is a preponderance of evidence demonstrating otherwise. All available evidence, such as the property's location within the core of the California Register-eligible Presidio Heights Historic District and rating in a 1975 Planning Department Survey of the property, establishes a presumption that the existing house is a historic resource. Preservation Bulletin 16 therefore requires further evaluation of the property as a historic resource.

Preservation Bulletin 16 states that a Historic Resource Evaluation (HRE) is typically necessary to determine whether the property meets the criteria for listing in the California Register of Historical Resources. The HRE also forms the basis to understand and analyze whether a proposed project will cause a substantial adverse change to the historic character of the resource. A site-specific HRE that documents the character-defining features of the existing resource is critical to determine whether a particular project adequately protects a historic resource.

No HRE was completed for this project, and the Planning Department did not thoroughly analyze the project's impacts to historic resources. The Planning Department provided a two-sentence analysis in a document entitled "Work Comopatible [sic] With a Historic District Analysis." This analysis merely states that the project will not have impacts to a historic resource because it will "not be visible, or minimally visible, from the public right of way." The Department's vague conclusion that the project is not visible (or, perhaps, just minimally visible) is demonstrably false. This project nearly doubles the square footage of the existing residence, adds an additional floor, and will clearly be visible from the public right of way along Washington Street. The Planning Department's unsubstantiated conclusion does not adequately evaluate the project impacts, and these impacts cannot be properly analyzed without an HRE. The analysis also does not evaluate at all whether the property is a contributor to the Presidio

Heights Historic District or analyze the adverse impact to adjacent properties, such as the historic home with gardens and site walls located next door at 4301 Washington – a major contributor to the District. The Planning Department did not meaningfully investigate the impacts, and its evaluation is simply inadequate.

The Project Sponsor's consultants sought to avoid completing an HRE before an application was even submitted. The consultants emailed the Planning Department inquiring whether one was required and later declared that the "fee is pretty expensive" for a historic consultant. They told the planner that the Project Sponsors "don't want to spend the extra cost." Eventually, it appears the Planning Department capitulated, and no HRE was completed. However, without a site-specific HRE to properly document the historic value and character-defining features of the existing home, potential impacts cannot be adequately analyzed. Approval of the project is therefore premature. The Planning Commission must grant this DR request to ensure that an HRE is completed, and the historic impacts of the project are properly evaluated.

2. The proposed design is inconsistent with the Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.

According to the 1976 Planning Department Survey, the existing residence includes "very unusual, very fine" Mission Revival architecture. The residence scored a 4 out of 5 rating for the richness and excellence of the detailing and decoration. The existing residence is, at minimum, a building with historic and architectural merit, as well as an important contributor to the Presidio Heights Historic District.

The Residential Design Guidelines include specific guidelines for alterations to residential buildings that may have historic or architectural merit. The purpose of these guidelines is to ensure that the character-defining features of a historic building are maintained and continue to convey a sense of time and place. These guidelines state that the materials, detailing, and form of any addition must be compatible with the historic building. However, such addition should be clearly distinguished from the original building so it can be understood as a more recent change. In addition, Standard 9 of the Secretary of the Interior Standards for Rehabilitation states that "new work shall be differentiated from the old and shall be compatible

with the massing, size, scale, and architectural features to protect the historic integrity of the property.”

The proposed addition utilizes the same general style but lacks any of the detailing and decoration of the original historic architectural design as required by the special Residential Guidelines and Secretary of the Interior Standards. The project appears as a poor photocopy that lacks the same quality as the original, which only degrades the overall visual aesthetic of the remaining residence. This type of low-quality design does not blend with the original architecture, nor does it contrast with the original architecture to distinguish it from the remaining historic features as required. The design mocks, rather than complements, the historic quality of the residence and the neighborhood. The proposed addition almost doubles the size of the existing residence, which completely alters the historic massing, size, and scale of the original residence. The Planning Commission must grant this DR request to require modifications to the design that are consistent with the Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit.

3. The project would significantly and adversely impact the historic Presidio Heights Neighborhood and historic home adjacent to the project.

This project would have drastic impacts on the California Register-eligible Presidio Heights Historic District, including the adjacent historic home. The Presidio Heights Historic District is a small area with a substantial number of the homes constructed between 1905 and 1925 with a superior level of craftsmanship, designed by numerous Master San Francisco architects. Presidio Heights was singled out in the 1968 Junior League survey for containing “a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city.” The character-defining features of the Presidio Heights District include the overall superior level of architectural details and the use of high-quality materials; gable and hip roofs as predominant roof forms; typically two- to three-stories in height above a raised basement; and frequent use of front and side setbacks with associated garden and/or site walls.

In the Special Guidelines for Alterations to Buildings of Potential Historic or

Architectural Merit, a core design principle is to ensure that the character-defining features of an historic building are maintained. As explained above, the project's poor attempt to copy the existing fine architectural details mocks, rather than respects, these character-defining features of the historic District. The special guidelines also specifically protect a properties overall form and relationship to adjacent buildings. The slope of this site and addition of a floor gives the project the appearance of a massive four-story structure that does not fit in with the character-defining two- to three-stories of the District. The lack of side setbacks is inconsistent with the character-defining feature of front and side setbacks with associated garden. The building disregards both its location and orientation on the site, its relationship to adjacent buildings, and its overall form. In other words, this project is completely inconsistent with all the character-defining features that make this neighborhood a California Register-eligible district.

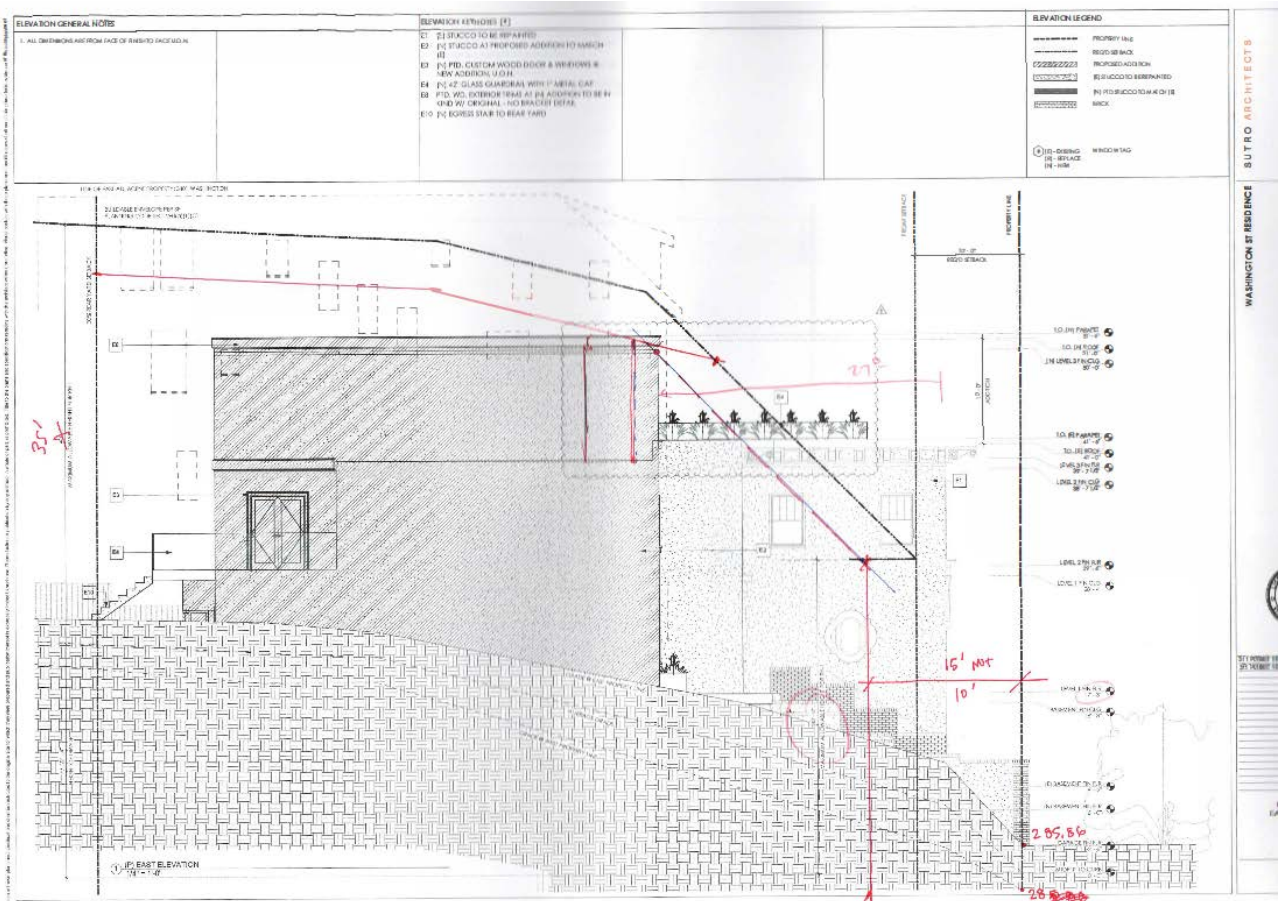
The lack of side setbacks and massing of additional floor have particular, adverse impacts on the adjacent historic property at 3401 Washington. This property exemplifies the character-defining feature of side setbacks with associated garden that is distinctive of the Presidio Heights neighborhood. The DCP 1976 Survey found the relationship between the residence at 3401 Washington and its surroundings is a key characteristic that earned a 4 out of 5 rating. Expanding the building to the property line would fill half the existing open space, disrupting a greenbelt with a blank, windowless, three-story wall. The Planning Department recognized that "there is a pattern of side setbacks in the immediate area" but ultimately stated that "the Zoning District does not require such setbacks." Regardless of whether the setbacks are required in the Zoning District, such setbacks are necessary to adequately protect the character-defining orientation of the site and its relationship to adjacent buildings that are core features of the Presidio Heights District and 3401 Washington specifically. The increased height and massing of the addition will also block public views and create shadows over the residence and garden at 3401 Washington. The impacts of the project will therefore detract from the historic visual quality of this residence and adversely impact the character-defining features of the Presidio Heights District.

4. The project exceeds the height limit.

Planning Code Section 261(c) limits the height of a structure to 30 feet at the front setback line, with the height limit increasing at a 45° angle until reaching the overall height limit

for a property. The front setback for the RH-1 Zoning District is defined in Planning Code §132 as the average of the adjacent neighbors, up to a maximum front setback of 15 feet.

The submitted plans do not calculate the front setback correctly and, as a result, the project exceeds the Planning Code height limit. The adjacent property to the east (3401 Washington) has a front setback of approximately 35 feet, and the adjacent property to the west (3445 Washington) has a front setback of approximately 10 feet. The average setback between the adjacent neighbors is therefore 22.5 feet. Because the average is greater than 15 feet, the Planning Code limits the required setback to 15 feet. The proposed plans show the front setback as 10 feet – 5 feet less than the required setback. The plans calculate the diagonal height limit based upon the incorrect front setback of 10 feet, not 15 feet, and as a result overcalculate the required height limit. As shown in the diagram of the Proposed East Elevation (below), the correct height limit is drawn in red and the vertical addition encroaches on this diagonal height limitation by approximately 2 feet. The project is therefore inconsistent with the Planning Code.



5. **The Project does not comply with the Residential Design Guidelines, will block light to adjacent properties, and will violate neighbors' privacy.**

Planning Code Section 101 states that a main purpose of the code is to “provide adequate light, air, privacy and convenience of access to property.” In addition, the Residential Guidelines articulate expectations regarding the character of the built environment and are intended to protect that neighborhood character that goes beyond mere numerical requirements. These guidelines protect side spacing, the light and space of adjacent properties, and overall neighborhood context. Such Guidelines include:

- **Guideline:** Respect the existing pattern of side spacing. . . Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project.
- **Guideline:** When considering the immediate context of a project, the concern is how the proposed project relates to the adjacent buildings.
- **Guideline:** Articulate the building to minimize impacts on light and privacy to adjacent properties.

As explained above, the project expands the existing building to the property line, eliminating half the existing side spacing despite the fact the Planning Department recognized that “there is a pattern of side setbacks in the immediate area.” Regardless of whether a particular numerical setback is required in the Planning Code, the Residential Design Guidelines require projects to respect existing patterns of side spacing. The lot is over 42 feet wide, much wider than the average lot in San Francisco, and the existing structure is already approximately 30 feet wide. Eliminating the existing side setback is therefore unnecessary, as the lot can accommodate a reasonable addition without sacrificing the existing pattern of side spacing that is specifically protected in the Residential Guidelines. The structure is also excessively large, nearly doubling the square footage with a boxy addition that lacks articulation. The addition creates a new floor (effectively a fourth story if acknowledging the above-grade basement level) in a neighborhood of two- and three-story residences. The project’s lack of side setbacks and large addition fails to

consider the immediate context of the project in relation to the adjacent buildings as required by the Residential Design Guidelines.

The lack of setbacks and large addition will also adversely impact the light and privacy of the adjacent residences. The proposed project will cast a large blocky shadow over neighboring properties and allow a direct line of sight into the neighboring homes and yards. This issue is only exacerbated by the lack of side setbacks. The project is therefore inconsistent with the Planning Code and Residential Design Guidelines with respect to protecting adequate light, air, and privacy for neighboring properties.

Conclusion

The project's adverse impacts to historic resources must be properly evaluated with an HRE. The Planning Department did not properly analyze the project's impacts and incorrectly concluded that the project will not be visible from a public right of way. The project's poor architectural design will detract from the historic quality of the remaining original residence, inconsistent with the Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit. The lack of side setbacks, large fourth floor addition, and lack of articulation are inconsistent with the character defining features of the Presidio Heights Historic District and the adjacent historic structure at 4301 Washington in particular. In addition to detracting from the historic resources of Presidio Heights, the lack of setbacks and large addition are also inconsistent with the Residential Design Guidelines and will adversely impact the light and privacy of adjacent homes.

The Planning Commission should therefore take DR and eliminate the proposed vertical and horizontal additions in order to protect historic resources and the neighborhood context.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson

April 29, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am writing this letter because I am concerned with the proposed renovation project at 3441 Washington Street. My family's home, 3408 Clay Street, is adjacent to the south of this project. I was brought home from the Children's Hospital to this home and lived there for the first eighteen years of my life. My father still resides there and I plan to live there again. Ever since I was a child I cherished the feeling of our Presidio Heights neighborhood and I am concerned that this project will change it for the worse.

I speculate that the current owners of 3441 Washington do not plan using this renovation as a home for their family to live in but are instead seeking to maximize property value in order to turn a big profit. This project proposes a monstrous top floor addition utilizing questionable elevation data. The result will most certainly be an eyesore to the neighborhood causing visual obstruction as well as an imposing size and a shadowy, congested feel to an otherwise beautiful part of the city.

San Francisco is a changing landscape and moving forward through strange times will require us all to participate in shaping our city. Approving this renovation which will add a blight to this historic neighborhood and encourage owners to use San Francisco real estate as assets instead of as homes to be lived in. It will change for the worse the feeling and character of the only place I call home.

I strongly urge the rejection of this proposed project as presented.

Sincerely,



Michael Rothmann, PhD.

3408 CLAY ST.
SF CA 94118

April 21, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

Also, the Project's proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10' front setback that increases the allowable height limit on a sloping lot. This is unfounded, and when the height limit is calculated at the appropriate 15' setback, the Project exceeds the allowable height limit.

We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

Paul J. Arigel

Address:

3214 Jackson St
SF 94118

May 3, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am the immediate neighbor to the south of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street which we believe to be neo-Edwardian. Rather than enhance the original design, the Project detracts from it. The Project does not match existing architectural style by poorly replicating existing decorative elements. Additions need not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

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2. The Project is not code-compliant and exceeds the allowable height limit.
3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to and shadowing adjacent homes, as well as creating privacy concerns for nearby neighbors.
7. My husband is disabled and home most of the time. This will present a significant intrusion into our lives.

Sincerely,

A handwritten signature in cursive script that reads "Renee Rothmann". The signature is written in black ink and is positioned above the typed name.

Name: Renee Rothmann

Address: 3408 Clay Street, San Francisco CA 94118

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

Also, the Project's proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10' front setback that increases the allowable height limit on a sloping lot. This is unfounded, and when the height limit is calculated at the appropriate 15' setback, the Project exceeds the allowable height limit.

We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

Subendy

Address:

3401 Chay St # 205

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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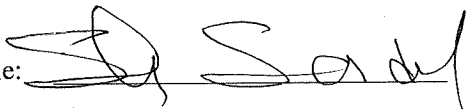
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Sincerely,

Name: 

Address: 3401 Clay St

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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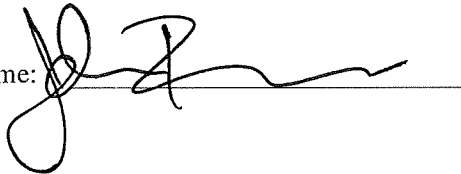
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Sincerely,

Name:

A handwritten signature in black ink, appearing to be "J. Z.", written over a horizontal line.

Address:

4/28/21

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name: Adam Cole

Address: 3401 Clay St., No. 405
SF, CA 94118

25-year resident in this
neighborhood

April 21, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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Sincerely,

Name:



Address: 3442 Clay Street

F William Hauschildt

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
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Sincerely,

Name: Billy Keller
bkeller@pankow.com

Address: 114 WALNUT ST, SF, CA 94118

I WORK FOR A GENERAL CONTRACTOR, CHARLES PANKOW BLDG, WE ALWAYS HAVE STRICT GUIDELINES TO WORK FOR THE CITY WHEN IT COMES TO COMMERCIAL BLDGS IN THE CITY. I HAVE RENOVATED MULTIPLE PROJECTS THAT REQUIRE HISTORICAL PRESERVATION, AND I EXPECT THE SAME TO BE APPLIED FOR RESIDENTIAL HOMES, ESPECIALLY ONES IN THE PRESIDIO HISTORIC HEIGHTS AREA. I ALSO WORRY ABOUT FOOT TRAFFIC, PROPER SAFETY, AND SHUT DOWNS OF STREETS. NUMEROUS PROJECTS ARE HAPPENING IN THE NEIGHBORHOOD WITHOUT DPW STREET CLOSURES FOR WORKING ON THESE HOMES (I.E. 3455 WASHINGTON ST). I EXPECT PLANNING, SFOBI, ETC TO DO THEIR DUE DILIGENCE PRIOR TO RELEASING THIS BUILDING PERMIT (AKA SITE PERMIT).

Page 2

TAMMIS, Billy

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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Sincerely,

Name: Carson Ley IT
et al

Address: 3401 Washington ST.

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

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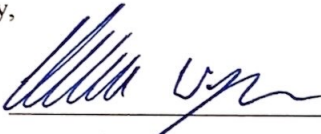
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Sincerely,

Name:



CHARLES WYMAN

Address:

3446 CLAY ST.
SF, CA 94118

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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Sincerely,

Name:

Handia E. Lagana

Address:

304 Walnut St. Apt. 2
SF. CA 94118

WILLIAM ROTHMANN

3408 CLAY STREET

SAN FRANCISCO CA 94118

415.806.0574

May 3, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am the closest neighbor to the south of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street which I believe to be neo-classical Edwardian. Rather than enhance the original design, the Project detracts from it. The Project does not match the existing architectural style by poorly replicating existing decorative elements. Additions need not mimic styles from the past, but should implement contextually appropriate styling.

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WILLIAM ROTHMANN

3408 CLAY STREET

SAN FRANCISCO CA 94118

415.806.0574

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5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to and shadowing the adjacent homes, as well as creating privacy concerns for nearby neighbors.
7. I am disabled and am at home most of the time and this will present a significant intrusion into my life.

Sincerely,



5-3-21

William Rothmann

Address: 3408 Clay Street

LAINÉ BUCKINGHAM
3408 CLAY STREET
SAN FRANCISCO CA 94118

May 5, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

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LAINÉ BUCKINGHAM
3408 CLAY STREET
SAN FRANCISCO CA 94118

3. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
4. The Project is not code-compliant and exceeds the allowable height limit.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural imitation of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to and shadowing the adjacent homes, as well as creating privacy concerns for nearby neighbors.
7. We are at home most of the time and this will present a significant intrusion into our lives. Loss of privacy from windows looking into ours (and vice versa) is not to be underestimated.

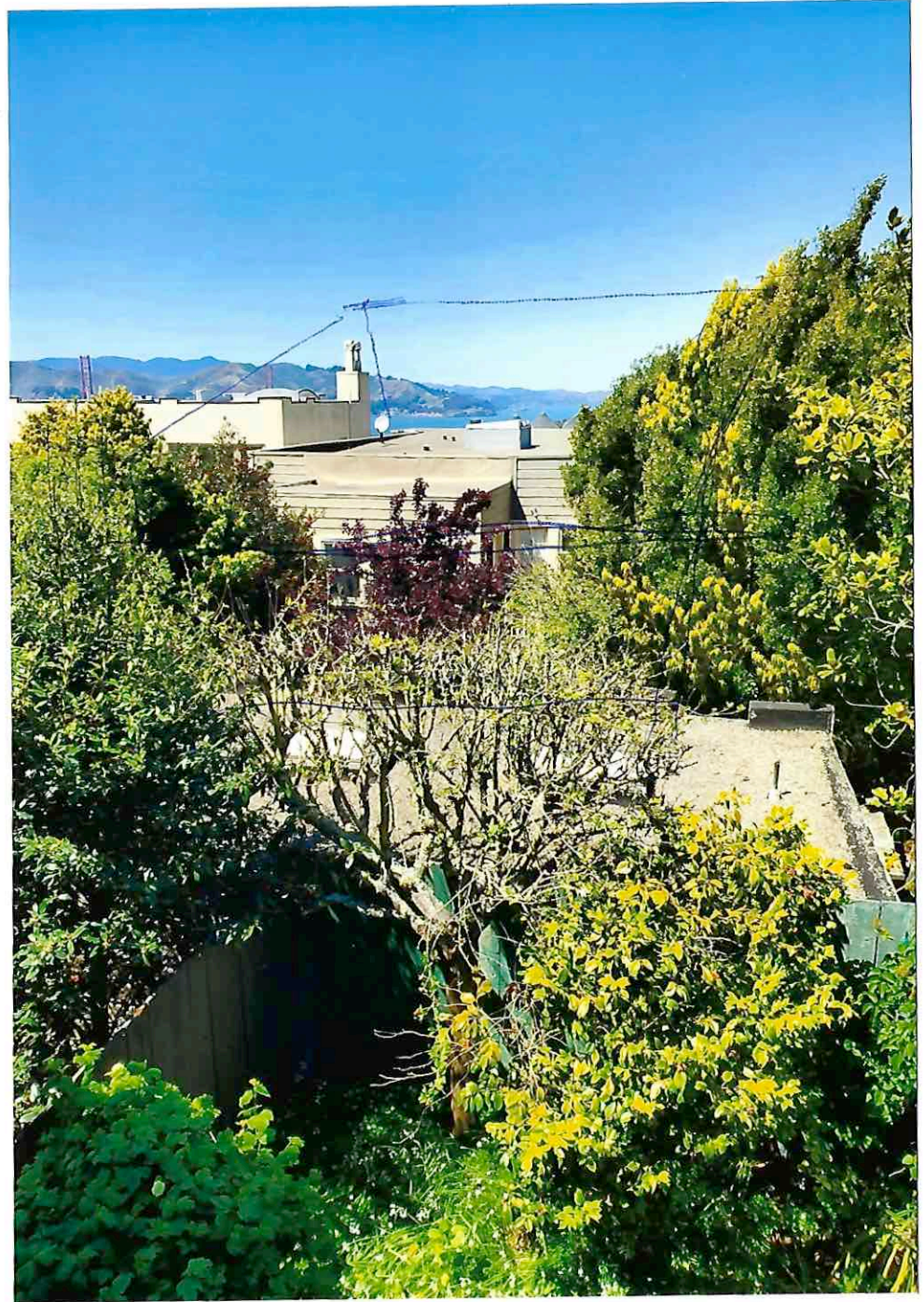
Please help us keep the neighborhood as healthy and viable as it is now.

Sincerely,



Laine Buckingham

Address: 3408 Clay Street, San Francisco CA 94118



April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

Also, the Project's proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10' front setback that increases the allowable height limit on a sloping lot. This is unfounded, and when the height limit is calculated at the appropriate 15' setback, the Project exceeds the allowable height limit.

We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

Hyunam Kim

Address:

28 304 Walnut St.
SF 94118

1050 N. Point St.
SF. 94109

April 21, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the “Project”). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site’s historic importance or the Project’s effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.


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We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project’s impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name: KEVIN CHESSEON


Address: 3445 Washington St
SF CA 94118

May 4, 2021

Dear Mr. Winslow,

My objections to the current plan for 3441 Washington Street are regarding the historical nature of the property and the district.

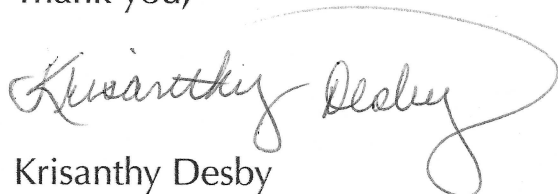
When I saw the plans, I was dismayed. An handsome, elegant home is being stretched out of shape, not only as a property, but as part of a neighborhood. Why someone would ruin a home and an entire block in a historic district is a mystery to me.

Among the things I love about San Francisco are the flavor of the various neighborhoods and its commitment to preserving a rich architectural heritage. The designation of this area as a historic district, with the rarity of homes that pre-date the earthquake in 1906 was one of the things that attracted me. I insisted that we raise our family here rather than in the suburbs.

As I mentioned in a note to San Francisco Planning, I am a transplant from Los Angeles. Throughout my life, homes were regularly torn down or expanded so far beyond their original envelope that the houses are unrecognizable; in fact, entire historic neighborhoods were razed. No amount of objections from neighborhood groups made any impact. I was happy that San Francisco was different. I hope that is still true.

I trust that you will consider the project's architecture and its place in the overall neighborhood when making your decision.

Thank you,

A handwritten signature in cursive script that reads "Krisanthi Desby". The signature is written in dark ink and is enclosed within a faint, hand-drawn oval shape.

Krisanthi Desby
3404 Clay Street
San Francisco

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

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We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name: Lisa Paul

Address: 3474 Clay St
SF, CA
94118

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

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We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:



Address:

3435 Carey St 94118

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

Also, the Project's proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10' front setback that increases the allowable height limit on a sloping lot. This is unfounded, and when the height limit is calculated at the appropriate 15' setback, the Project exceeds the allowable height limit.

We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

Margie Kare

Address:

3435 Clay St #3
SF CA 94118

May 4, 2021

Dear Mr. Winslow,

The proposal for 3441 Washington Street, as written now, will allow the owners to see straight into my family room, the most-used room in my house. I will lose a great deal of privacy throughout the day and evening.

You may ask, why don't I simply close my curtains? The reason is that the majority of the light we get in this house comes from that room. Ours is a north-facing house, with almost no light coming in from the east or west. On the south side, directly across the street from us, is an 8-story apartment building which blocks our sunlight most mornings throughout the year except for a few weeks in the summer. The project in its current form will block some of the light we get to the north as well.

I hope that you will take my objections into consideration when reviewing the plan.

Thank you,

M. Rangaswami

Madhavan Rangaswami
3404 Clay Street
San Francisco

Michael Garza
3436 Clay Street #6
San Francisco, CA 94118

April 21, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the “Project”). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site’s historic importance or the Project’s effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

Also, the Project’s proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10’ front setback that increases the allowable height limit on a sloping lot. This is unfounded, and when the height limit is calculated at the appropriate 15’ setback, the Project exceeds the allowable height limit.

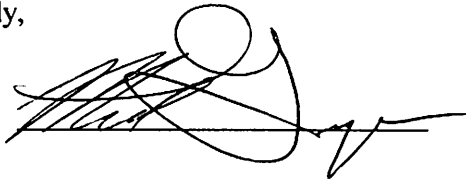
We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project’s impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.

2. The Project is not code-compliant and exceeds the allowable height limit.
3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Address:

3436 Clay Street

May 4, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am an adjacent neighbor living directly behind the proposed project at 3441 Washington Street (the "Project"). I have lived here more than thirty years. The Project is an example of real estate greed run amok. It creates a gross oversized dwelling on a too-small lot. The developers of the Project have applied for permits for a massive remodel within the Presidio Heights Historic District but no Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it.

The developers of the Project seek to reap a huge profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms that the house has done nicely without for a hundred years. Redundant uses include a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. This all for two people with no minor children or others living in the house!

As currently designed, the Project is not code compliant, as the proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10' front setback that increases the allowable height limit on a sloping lot. When the height limit is calculated at the appropriate 15' setback, the Project exceeds the allowable height limit.

The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context. Your approval of an over-sized horizontal and vertical addition will set a destructive precedent leading to the degradation of the Presidio Heights Historic District.

Sincerely,

Name: 

Address: 3406 clay Street

Name: 

Address: 3406 Clay Street

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

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We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

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6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

Robert Stuck

Address:

3401 Clay #605
SF CA 94118

April 23, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

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We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

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6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name: Thomas H. Odden
THOMAS H. ODDEN

Address: 306 LAUREL ST.
SAN FRANCISCO, CA 94118

April 26, 2021

April 21, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

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We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name: 

Address: 3436 Clay Street #1

May 3, 2021

President Joel Koppel
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: 3441 Washington Street
Case No. 2020-007734DRP, 2020-007734DRP-02, and 2020-007734DRP-03
Discretionary Review Hearing Date: May 13, 2021

Dear President Koppel and Commissioners:

I am a neighbor of the proposed project at 3441 Washington Street (the "Project"). The developers of the Project have applied for permits for a massive new addition and remodel within the Presidio Heights Historic District. No Historic Resource Report has been performed to evaluate the Project site's historic importance or the Project's effect on the historic district or historic homes near it. The proposed Project is far too large for the lot, out of character with the historic neighborhood, does not meet the Residential Design Guidelines, and is not code-compliant.

The Project does not take into account the historic context of the existing home at 3441 Washington Street. Rather than enhance the original design, the Project detracts from it. The Project mocks the existing architectural style by poorly replicating existing decorative elements. Additions should not mimic styles from the past, but should implement contextually appropriate styling.

It is clear that the developers of the Project are attempting to maximize profit by unnecessarily maximizing the size, without regard to neighborhood context. The Project proposes multiple rooms with redundant uses: a media room, family room, living room, library, and penthouse lounge and office. This is in addition to six bedrooms, seven bathrooms, and shower room. These are not needed, but merely inserted to justify increasing square footage.

Also, the Project's proposed height exceeds the allowable height limit under the Planning Code. The Project Sponsor has unilaterally assumed a 10' front setback that increases the allowable height limit on a sloping lot. This is unfounded, and when the height limit is calculated at the appropriate 15' setback, the Project exceeds the allowable height limit.

We respectfully urge you to take discretionary review and deny the Project, for the following reasons:

1. The Project's impact on the historic home at 3441 Washington Street and the Presidio Heights Historic District has not been evaluated; there is no Historic Resource Evaluation.
2. The Project is not code-compliant and exceeds the allowable height limit.

3. The height, style, and size of the Project will alter the character of a historic neighborhood by disrupting the neighbor pattern and context.
4. Approval of an over-sized horizontal and vertical addition will set a destructive precedent for future developers, leading to the degradation of the Presidio Heights Historic District.
5. The Project does not comply with the Residential Design Guidelines with respect to neighborhood context due to a lack of side setbacks, inadequate front setback, and the inappropriate architectural mimicry of the original home.
6. The Project is excessively and unnecessarily large relative to the lot size, blocking light to the adjacent homes, as well as creating privacy concerns for nearby neighbors.

Sincerely,

Name:

Nancy Boas

Address:

3329 Washington St.
San Francisco Ca 94118

REUBEN, JUNIUS & ROSE, LLP

James A. Reuben
jreuben@reubenlaw.com

May 5, 2021

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

**Re: 3441 Washington Street – Building Permit Application No. 2020.08.07.1354
Planning Dept. Case No.: 2020-007734DRP
Hearing Date: May 13, 2021
Our File No.: 11683.01**

Dear President Koppel and Commissioners:

Our office is working with Kay and Abhay Parekh, owners and sponsors of the project at 3441 Washington Street (the “**Property**”). The Property is located in an RH-1 (Residential-House, One Family) Zoning District. The Parekh’s seek to expand their two-story over basement family home with a one-story vertical addition and a two-story horizontal addition on the east side (the “**Project**”) in a neighborhood noted for its large, elegant homes of similar or larger scale and massing. Architect Stephen Sutro has used the existing geography and siting and massing of neighbors to minimize any potential impacts on neighbors. The restraint of the addition avoids any historic resource impacts. Renderings of the Project are attached as **Exhibit A**.

Two of the Discretionary Review (“**DR**”) requesters own property to the rear of the Property (3406 Clay Street and 3408 Clay Street), far above the Property and to the east (the “**Clay Street DR Requesters**”). The homes are located 108 and 101 feet from the Project, respectively. The third DR requester is adjacent to the Property to the west at 3445 Washington Street (the “**Washington Street DR Requester**”). All three homes of the DR Requesters are four stories tall. The eastern neighbor has an enormous lot at over 13,000 square feet, leaving plenty of room for the east side addition. The east side addition is set back over 40 feet from the front property line, and the proposed third floor is over 30 feet from the front property line, leaving the Project largely not visible from the street.

The DR Requesters’ opposition to the Project is based on alleged historic resource impacts, claims that the Project violates the height limit, and fears pertaining to loss of privacy. The opposition is unfounded. Preservation Staff twice reviewed the Project and found no historic resource impacts given the Project is scarcely visible from the public right-of-way. The Project’s height has been reviewed by Staff and found to be code-compliant. Privacy impacts are non-

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existent given the distance of the DR Requesters from the Project and the Project's significant setbacks. Staff recommends approval of the Project as proposed.

For these reasons, no exceptional or extraordinary circumstances have been established that would justify taking discretionary review, and we respectfully request that the Planning Commission approve the Project as proposed.

I. PROJECT BACKGROUND

The Property is a large, 5,426 square-foot mid-block lot on the northern side of Washington Street between Walnut Street and Laurel Street. The Property slopes up from front to back and down from east to west.

The Property is in the Presidio Heights neighborhood, and within the California Register-eligible Presidio Heights historic district, which has a character-defining feature of large, frequently formal dwellings on large lots. (See Historic Resource Determination, **Exhibit B**).

The existing home is two stories over a basement (see **Exhibit A**). The Project proposes a new third floor with a terrace at the front, as well as a two-story horizontal addition on the east side, increasing the home's gross floor area from approximately 4,841 square feet to approximately 8,575 square feet. The Project is an attractive, appropriate, neighborhood-compatible addition that avoids any historic resource impacts.

II. THE STANDARD FOR DISCRETIONARY REVIEW HAS NOT BEEN MET

Discretionary review is a "special power of the Commission, outside of the normal building permit approval process. It is supposed to be used only when there are exceptional and extraordinary circumstances associated with the proposed project."¹ The discretionary review authority is based on Sec. 26(a) of the Business & Tax Regulations Code. Pursuant to the City Attorney's advice, it is a "sensitive discretion ... which must be exercised with the utmost restraint." Exceptional or extraordinary circumstances have been defined as complex topography, irregular lot configuration, unusual context, or other circumstances not addressed in the design standards.

As described in detail below, the DR Requestors have failed to establish any exceptional or extraordinary circumstances that are necessary for the Planning Commission to exercise its DR power. As such, the request for DR requests should be denied. The DR Requesters' concerns are addressed as follows.

¹ Planning Department publication for the Application Packet for Discretionary Review.

A. Historic Resource Concerns Are Unfounded

The DR Requesters express concern about the Project's impact on the historic character of the existing home and the California Register-eligible Presidio Heights historic district. These concerns are unfounded. Staff concluded that the Project has no impact on the district because it is scarcely visible from the public right-of-way. The proposed third floor is set back more than 30 feet from the front property line, and the east side addition is set back more than 40 feet from the front property line.

As to impacts on the existing home, Staff determined that the addition is appropriately differentiated from the existing design. In reviewing the initial design, Staff requested that public-facing windows be of wood or aluminum-clad wood in a double-hung configuration without the divided lite detailing that is present on the existing historic windows. These design changes were made and as a result the Project avoided any sense of false historicism. (See Plan Check Letter, **Exhibit C.**)

The DR Requesters have complained that additional historic review is needed, but that's simply not the case. The Project is too restrained to justify any additional study. Moreover, the Project's preservation consultant, Caitlin Hibma of Left Coast Architectural History, submitted a 45-page Historic Resource Determination that closely studied the Property and its history.

B. Building Height is Code-Compliant

The Property is in a 40-X height and bulk district, where residential buildings normally are limited to 35 feet in height. However, where the lot slopes up and increases in height more than 20 feet from front to back as is the case here, the height limit is 40 feet. (Plan. Code Sec. 261(b)(1)(A).) The 40-foot limit follows a horizontal line for 10 feet, and then runs parallel to the increase in grade. (Plan. Code Sec. 260(a)(1)(C).) The Project complies with these controls.

The DR Requesters argue that the height violates the Code because the required front setback is fifteen feet, but this argument is based on a Code section that does not apply. Staff has confirmed that the height complies with the Planning Code.

C. No Privacy Impacts

The DR Requesters allege unspecific privacy impacts, including impacts from decks, but no such impacts exist. The proposed addition is located over 100 feet from, and lower in height than, the Clay Street DR Requesters (see **Exhibit D**); thus, privacy impacts are a physical impossibility.

The addition is set back 5 feet from the shared property line with the Washington Street DR Requester, where a 3-foot minimum is required. The addition reduces the number of windows and amount of glazing facing the Washington Street DR Requester's property.

President Joel Koppel
San Francisco Planning Commission
May 5, 2021
Page 4 of 4

DR Requesters allege that the Project's "decks" will cause privacy impacts, but the Project proposes only one deck, and that is a third floor terrace at the front of the Property that is set back five feet from the west property line and fifteen feet from the front property line. The terrace does not provide any visibility into any neighboring yards or windows.

III. CONCLUSION

For all of the foregoing reasons, we submit that the DR Requesters have not identified any exceptional or extraordinary circumstances, and therefore respectfully request that the Planning Commission approve the Project as proposed. Thank you for your consideration. We look forward to presenting the Project to you on May 13.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



James A. Reuben

Enclosures

cc: Kathrin Moore, Vice President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner
David Winslow, Planning Department
Kay and Abhay Parekh
Stephen Sutro

EXHIBIT A



MASSING VIEW 01 - EXISTING VIEW FROM FRONT OF HOUSE



MASSING VIEW 01 - PROPOSED VIEW FROM FRONT OF HOUSE



MASSING VIEW 02 - EXISTING VIEW FROM WALNUT ST



MASSING VIEW 02 - PROPOSED VIEW FROM WALNUT ST

SUTRO ARCHITECTS

415.956.3445
sutroarchitects.com

915 Battery Street, First Floor San Francisco, CA 94111

WASHINGTON ST RESIDENCE
3441 WASHINGTON ST, SAN FRANCISCO, CA 94118

BLOCK 0996 LOT 027 | PROJECT NO. 2019.036

DATE: 05/05/21
RENDERINGS

EXHIBIT A

EXHIBIT B



HISTORIC RESOURCE DETERMINATION (HRE)

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to the California Environmental Quality Act (CEQA), public agencies must review the environmental impacts of proposed projects, including impacts to historic resources. This form provides additional information to assist the Department in analyzing whether a property qualifies as a historic resource under CEQA.

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A HISTORIC RESOURCE DETERMINATION?

The Supplemental Information for Historic Resource Determination provides additional information about a particular property or set of properties that is to be analyzed for historic resource impacts under the California Environmental Quality Act (CEQA). The information requested in this document helps Department staff determine whether a property is a historic resource under CEQA, and if required, the impacts of a proposed project to the historic resource.

WHEN IS A HISTORIC RESOURCE DETERMINATION NECESSARY?

CEQA law requires the Department to analyze a project's impact to any known or potential historical resource. Before the impact of a project can be analyzed, the Department must first determine whether the subject property qualifies as a historical resource. The material requested in this Supplemental Information for Historic Resource Determination provides

Department staff with the documentation for this analysis.

This Application must be submitted when:

1. The project involves an alteration to a structure constructed more than 45 years ago that exceeds the scope of the Categorical Exemption Determination form; or
2. The Department requests this information in order to determine whether a property is a Historic Resource (Category A) or not a Historic Resource (Category C).

Please consult the Property Information Map on the Department's website to determine whether a property has been identified as a CEQA historic resource.

For more information on the CEQA review processes, including the thresholds for full Historic Resource Evaluation review of projects, please refer to the Environmental Evaluation Screening Form found in the Project Application.

HOW DOES THE PROCESS WORK?

If required, the Supplemental Information for Historic Resource Determination must be submitted along with the Project Application. Once the application has been assigned to an Environmental Planner, the information in this document and project details will be forwarded to a Preservation Planner for historic resource review. The Preservation Planner will go through the material and prepare a report analyzing the property against the requirements in CEQA to determine if the building is a historic resource. Once completed, the final report is sent back to the Environmental Planner for other CEQA analysis (if applicable).

INSTRUCTIONS

Please refer to the Environmental Evaluation Screening Form for the instructions on what materials are required for complete CEQA analysis. The attached forms outline the materials that the Preservation Planner must have in order to evaluate whether a property or set of properties is a historic resource under CEQA.

All available resources must be researched and materials gathered from these sources that are relevant to the subject property must be submitted. The CEQA historic resource analysis will not begin until the Department determines that the material submitted is complete. For information on how to compile the required information, refer to the “How to Research a Property’s History” section of this document.

Please provide the following materials with this application:

- Photocopies: Copies are required to be submitted of all documentation used to complete this form, including copies of building permits and drawings, historic maps, and articles.
- Photographs: The application must be accompanied by unmounted photographs, large enough to show the nature of the property and the adjacent properties and area, but not over 11 X 17 inches.

All documents and other exhibits submitted with this application will be retained as part of the permanent public record in this case.

FEES

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder’s office and for monitoring compliance with any conditions of approval.

HOW TO RESEARCH A PROPERTY’S HISTORY

Below is an outline of items that should be researched along with local resources available to the public. Please be aware that the address or block/lot may have changed from the date of construction, so be sure to have all available addresses, block/lot before beginning research.

- A. Building Permit History. Start with a search for the full construction and permit history. The Department of Building Inspection (DBI) has copies of all building permits issued, often accompanied by architectural drawings. The original construction permit can tell when a property was built and what its original appearance was. Requests for permit history must be made in person at DBI, 1660 Mission Street, at the Customer Service Division. Please refer to [http://](#)

www.sfdbi.org/ for more information.

- B. Water Department Records. Now a part of the Public Utilities Commission, the original SF Water Department's records can indicate when a building was constructed if the original building permits are not available. These records show when a property was 'tapped' into the City's main water system and typically occurred close to the construction date. These records should be investigated for any property that was constructed prior to 1906. The Water Department Records are available at the Main Branch of the San Francisco Public Library located at 100 Larkin Street.
- C. Assessor-Recorder's Office. Used when researching the ownership history of a property, the Assessor-Recorder's Office has original deeds, sales records, and map books that show ownership history, records about owners, room counts, and building construction dates. Other data available at the Assessor-Recorder's Office include Map Books and Homestead Maps, both of which should be consulted for properties constructed prior to 1912. Research must be done in person at the Assessor-Recorder's Office located in City Hall, Room #190. For more information about the Assessor-Recorder's Office and the material located there, refer to <http://www.sfassessor.org>.
- D. San Francisco History Room. Located at the Main Branch of the Public Library, the San Francisco History Room has extensive records that are helpful when researching the history of an owner/occupant(s) of a property, the history of a neighborhood, and information on an architect or builder. The San Francisco Historical Photograph Collection is located within the History Room and may provide an early view of a building or street. The collection in the History Room is where historic newspapers, such as the Chronicle and the Examiner, can be researched, along with Our Society Blue Books, and various real estate circulars. The Library also publishes "How to Research a San Francisco Building" that lists all resources available as well as steps to take when researching a property. The Main Branch of the San Francisco Public Library is located at 100 Larkin Street and additional information on the SF History Room is available on the library's website. Please refer to <http://www.sfpl.org/>.
- E. Other Data at the Main Branch of San Francisco Public Library. There are two additional resources that should be consulted when researching a property's history - the City Directories and U.S. Census Records. These resources are useful for documenting a building's occupant history. For information on researching census records, refer to the Government Information Center division of the Library; the City Directories are a part of the General Collection. The Main Branch of the San Francisco Public Library is located at 100 Larkin Street and additional information on both Library sections are available on the library's website. Please refer to <http://www.sfpl.org/>.
- F. Other Research Collections. There are several other resources available for researching a property's history.
- The California Historical Society houses extensive collections of historic photographs, histories of peoples and neighborhoods in San Francisco. For more information about the Society and their library hours, please refer to <http://www.californiahistoricalsociety.org>.
 - The Environmental Design Library at UC Berkeley is one of the premier repositories for architecture, landscape architecture, regional and urban planning materials in the country. The collections include periodicals such as Architectural Record and Architect & Engineer, original architectural drawings by premier architects, and rare books. For more information on the Library and its hours, please refer to <http://www.lib.berkeley.edu/ENVI/>.
 - San Francisco Architectural Heritage is a local organization whose mission is "to preserve and enhance San Francisco's unique architectural and cultural identity." SF Heritage has a library collection that focuses on historic buildings and includes a variety of material including newspaper articles and architect biographies. For more information about SF Heritage, please refer to <http://www.sfheritage.org/>.

If required, this Supplemental Information for a Historic Resource Determination must be submitted along with the *Project Application*.



HISTORIC RESOURCE DETERMINATION (HRE)

SUPPLEMENTAL APPLICATION

Property Information

Project Address: _____ Block/Lot(s): _____

Date of Construction: _____ Architect or Builder: _____

Is property included in a historic survey? _____ Survey Name: _____ Survey Rating: _____
 Yes No

Designated Property: Article 10 or Article 11 CA Register National Register

Permit History Table

Please list out all building permit issued from the date of construction to present. Attach photocopies of each.

| Permit: | Date | Description of Work |
|---------|------|---------------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

Please describe any additional projects or information about a particular project(s) that is not included in this table:

Ownership History Table

Please list out all owners of the property from the date of construction to present

| Owner: | Date (to-from): | Name(s): | Occupation: |
|--------|-----------------|----------|-------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Please describe any additional owners or information about a particular owner(s) that is not included in this table:
See attachment (if more space is needed)

Occupant History Table

Please list out all occupants/tenants of the property from the date of construction to present.

| Occup. | Date (to-from): | Name(s): | Occupation: |
|--------|-----------------|----------|-------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Please describe any additional occupants or information about a particular occupant(s) that is not included in this table:
See attachment (if more space is needed)

Property/Architecture Description

Please provide a detailed narrative describing the existing building and any associated buildings on the property. Be sure to describe the architectural style and include descriptions of the non-visible portions of the building. Attach photographs of the building and property, including the rear facade.

Adjacent Properties/Neighborhood Description

Please provide a detailed narrative describing the adjacent buildings and the buildings on the subject block and the block directly across the street from the subject property. Be sure to describe the architectural styles. Attach photographs of all properties.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Permit History

Pre-1938 (from Sanborn maps, aerial images, current conditions) – Projecting square bay added at rear of second story, on top of rounded first story projecting bay. Sanborn maps show one-story rounded bay, but by the time of the 1938 aerial photo the squared projecting bay had been built on top.

Date unknown (from observation) - windows on right projecting portion of primary facade replaced. Appear to have been 4/1 double-hung wood sashes (based on 1976 photo and those present on east and west facades), replaced with 4/1 configuration casement sashes in vinyl or a clad fabrication. [Although the permit from 6/30/2000 appears to pertain to the rear structure and notes replacement of windows “in front of building,” the windows on the rear structure appear to be original, while those on the front facade of the house appear to have been replaced. It may be that the window replacement referred to on the permit was for the main house and occurred in 2000.]

Property History

The original building permit, dated 12 August 1909, indicates that the house at 3441 Washington Street was built that year. The house was designed by the architecture firm of MacDonald & Applegarth and built by Moses Fisher (more info below). From 1909 to 1944, the property consisted of two lots; numbers 27 and 28. The lots were sold together through subsequent ownership, until they were merged into one lot, number 27, in 1944.

The first owners and occupants of the house were Horace P. and Katherine M. Howard. The 1910 census, taken a year after the house was built, shows the Howard family living at the address. Horace Howard was 42 years old and worked as an office manager for a sugar refining company. The couple had a 6 year old daughter, Jean. The 1920 census shows similar information, though Horace was then a sales manager for the sugar company and the family employed a servant from Denmark. 1920 was the last year the Howard family owned and lived at 3441 Washington Street. During their period of ownership they built the brick garden wall that surrounds most of the backyard and performed plaster work on the house.

In 1920, the property was purchased by May E. Shaw, who took up residence in the house with her husband, Henry Shaw. Voter registration records list May as a housewife and Henry as a traveling salesman. They owned and lived at the property until 1935.

In 1935, May Shaw sold the property to Marie T. & Edward J. Dollard Jr. (Edward Dollard Jr.'s father and mother were Edward J. Dollard, Sr. and Mary T. Dollard and he had a sister named Marie T. Dollard, creating some confusion; however, it was Edward J. Dollard Jr. and wife Marie Teresa Dollard who owned 3441 Washington Street. Additionally, various records show Marie Teresa as Marie or Maria and, especially in later years, she appears to have gone only by Teresa.) City directories through the years indicate that Edward Dollard Jr.'s occupation varied. In 1936 he was listed as a chemist and the co-owner/proprietor of Dollard Hyde & Company, chemists. In 1940, he was listed as a salesman. In 1945, directories indicate he was serving in the Navy and his signature on a building permit confirms that he was a Lieutenant Commander in the U.S. Navy Reserves. In the 1950s and early 60s, he was the executive secretary of the Meat Jobbers Association of Northern California/Pacific Coast Meat Jobbers Association. By 1965, Edward J. Dollard, Jr. had died and Marie Teresa continued to lived at 3441 Washington Street until at least 1982, after which city directories are no longer available. Sales ledgers indicate that she owned the property until 1988. During the Dollards' period of ownership, they converted the small building at the rear of the lot into a recreation room for their children. Later, after Marie Teresa was widowed and was becoming elderly, a stairway lift was installed in the house.

In 1988, the property was purchased by Gary Raugh and Rebecca Schumacher, who both worked in the luxury real estate industry and appear to have purchased the property as a professional partnership. Just after purchasing

it, they remodeled the kitchen and a bathroom, and possibly other areas of the house, and added the garage under the northeast corner of the property. Just before selling the house in 1990, they had to undertake termite repairs.

In 1990, the property was sold to the Kerslake family, which owned it in trust for two years. Due to a lack of known surnames, biographical information on members of the Kerslake family are unknown. In 1992, the property was purchased by Donald W. Brown, who appears to have been an attorney. In 1995, he sold the property to Jennifer Caldwell and John H.N. Fisher, who were a senior producer at the Hewlett-Packard Media Technology Group and a general partner in Draper Associates Venture Capital, respectively.¹ It is possible that Caldwell and Fisher rented the house prior to purchasing it, as Jennifer Caldwell's name appears on a building permit from 2000, which performed work on the building at the rear of the lot to make it into an office. Due to lack of city directories after 1982, it is unknown if any of the owners since the Dollards lived in the house during their periods of ownership or who may have occupied the property otherwise. The current owners purchased the property in 2000.

Architects: MacDonald & Applegarth

The house at 3441 Washington Street was designed by the architecture firm of MacDonald & Applegarth. George A. Applegarth (1875-1972) was born in Oakland. His career started early with a six-year apprenticeship in the office of Wright & Sanders (George Sanders being his uncle). He was tutored by Bernard Maybeck and went on to study at the Ecole des Beaux Arts. While a student, he worked in the offices of prominent French architect Victor Laloux and the New York firm of Barney & Chapman. He received his diploma in 1906 and returned to San Francisco, where there was huge demand for architects and building tradesmen to rebuild the city after the 1906 earthquake and fires. Applegarth initially worked in the office of L.B. Dutton, then formed a partnership with fellow Ecole des Beaux Arts graduate Kenneth MacDonald Jr. in 1907.²

MacDonald (1880-1938) hailed from Kentucky and was the son of an architect. He studied at Vanderbilt University, the University of Pennsylvania, and, like Applegarth and so many others of his day, the Ecole des Beaux Arts. After his training in Paris, he worked in the atelier of Jean Pascal. On returning to the United States, MacDonald worked in the New York office of Richard Morris Hunt for a time, but was eventually drawn to San Francisco by the promise of copious post-quake construction projects. There, MacDonald and Applegarth teamed up to undertake the readily available design work. It is speculated that MacDonald was the marketing mastermind of the firm, while Applegarth did the majority of the actual design work.³

The MacDonald & Applegarth partnership was relatively short-lived, lasting from 1907 to 1912. Together the partners designed over thirty commercial buildings and numerous residences in San Francisco, including many elaborate high-style houses on, and adjacent to, the exclusive Presidio Terrace. Within the Terrace development alone, they designed numbers 3, 4, 5, 27, 30, and 34. Strongly influenced by their training in Paris, the pair designed many of their buildings in the Beaux Arts style. Their commercial projects in San Francisco included such buildings as the Tillman & Bendel Building at Market and Battery (1908), the Forrest Building on Market between 6th and 7th streets (1908), the White Garage and Office Building (1908), the Davis Schonwasser Building (1908), the Heineman office building (1909), the Lurline Baths at Bush and Larkin streets (1910), the MacDonough Building (1910), the Holbrook, Merrill & Stetson Building on Market Street (1910), and the Holbrook Building on Sutter Street (1912). MacDonald & Applegarth also designed a few San Francisco hotels such as the St. Marcius Hotel (1910) and Hotel San Marco (1911), and the Addler Sanitarium at Van Ness and Broadway (1911).⁴ In 1910 and 1911, MacDonald and Applegarth maintained a satellite office in San Diego to

1 *New York Times*, 18 Sept. 1994

2 David Parry, "Applegarth, George Adrian," via Encyclopedia of San Francisco; <http://www.sfhistoryencyclopedia.com/articles/a/applegarthGeorge.html>

3 McGrew, Patrick; *The Historic Houses of Presidio Terrace and The People Who Built Them* (San Francisco: Friends of the Presidio Terrace Association, 1995) 91.

4 *Architect & Engineer*, 1907-1912.

oversee two projects in that city; the Burnham & McMurtrie Hotel (1910), and the Edward T. Austin House (1911).⁵ In 1911, the firm also designed the Mission Revival style Hotel Casa Del Rey in Santa Cruz.⁶

Both architects designed their own homes in San Francisco. Applegarth's was located at 2775 Vallejo Street and was built in 1916. It exhibited strong Beaux Arts influence. Meanwhile, McDonald's 1911 home on Presidio Terrace was Mediterranean Revival in its aesthetics, suggesting that MacDonald's interest in the "progressive styles" had evolved away his foundation in Classical Beaux Arts design. The evolving differences between MacDonald and Applegarth's design philosophies may have been the reason for the dissolution of their partnership in 1912.⁷

Applegarth kept the firm's offices and his later career continued to be characterized by Beaux Arts style architecture. His independent works include the Spreckles Mansion at 2080 Washington Street (1912-1913), the Clift Hotel (1915), the Palace of the Legion of Honor (1916), and model planning for the new town of Moraga on the East Bay. He also became interested in the design of parking garages in the 1940s and 1950s and designed the at-the-time-revolutionary Downtown Center Garage. MacDonald went on to form other partnerships with his father and, later, engineer Maurice Couchot in San Francisco, but by the mid-1920s had relocated and took up practice in Los Angeles.⁸

Builder: Moses Fisher

Moses Fisher was proprietor of the M. Fisher Company, which was purported to be one of the largest residential contractors in the city around the time that 3441 Washington Street was built. Fisher appears to have been a speculative developer in addition to his actual construction work. He was known to have teamed frequently with architect Charles F. Whittelsey, but also worked with other architects, such as MacDonald & Applegarth, with whom he also built 27 Presidio Terrace. Fisher (with Whittelsey) built his own house at 3445 Washington Street (1909), just next door (west) to the subject property.⁹

Architectural Description

Site

The house at 3441 Washington Street sits on a rectangular lot on the south side of Washington Street, between Walnut and Laurel streets. It has 42.5 feet of frontage along Washington Street and the lot is 127.6 feet deep. The house has minimal setback from the sidewalk, with brick entry steps fronting the facade. There is a relatively large margin of space between the house and the neighboring house to the east, while a narrower margin exists between the house and the neighboring house to the west. The rear of the lot features a backyard that creates a margin between the house's rear facade and properties to the south. A small auxiliary building is located at the southeast corner of the lot.

North Facade

The primary facade faces north onto Washington Street and features a wide flat wall plane projecting forward on the right and a recessed bay, containing the entrance, on the right. The facade is clad with heavily textured stucco. The lot is fronted by a stuccoed retaining wall with brick coping that incorporates a garage on the left side and entry steps on the right. The garage has a single-car opening with a paneled wood roll-up door, surrounded by flat trim with a peak at the top. The entry steps are brick and flanked by clinker brick pillars as they approach the house, then turn left to run parallel to the facade, wrap the house's northeast corner, then extend up to the recessed primary entrance.

5 Find a Grave, "George Adrian Applegarth," <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=101573253>

6 *Architect & Engineer*.

7 McGrew, 91.

8 Parry. McGrew, 91.

9 McGrew, 11.

The raised basement level of the facade features a gated tradesman's entrance at the left and a centered bank of three vinyl or clad sash casement windows higher up, each with four vertical lites over a large lower lite. The window is surrounded by a flower box and peaked trim, like that around the garage opening, at the top.

The first story features a centered bank of four of the same casement windows as on the basement level. The windows are topped by a Classical entablature that includes a thin foliate garland, a tall architrave scored to give the impression of wedge-shaped voussoir blocks, a frieze adorned with square blocks, and a projecting cornice decorated with a water leaf molding. The frieze and cornice project out at the ends and Corinthian pilasters/pendants extend down to flank the window. Though these elements appear as half-round pilasters at the top, the bottoms terminate in decorative corbels and do not rest on any other element, as a pilaster would.

The recessed bay at the left side of the first story features a quatrefoil window trimmed with heavy rope-like molding on the east-facing wall. The primary entrance, facing north, features a paneled wood door with four-lite glazing in the upper portion. It is topped by a Classical architrave identical to that over the first story windows described earlier.

The second story features a centered bank of four windows, like those on the first story, though slightly shorter. These windows are surrounded by very wide trim that is molded at the edges and features eared corners. The bottom of the trim meets the top of the first story cornice element.

The recessed bay at the left side of the first story features two four-over-one (vertical muntins), double-hung, wood sash windows on the east-facing wall. On the north-facing wall is a 12-lite, wood sash, casement window surrounded by wide, molded, eared trim like that is found on the second story window described earlier; however, the ears are more ornately shaped and there is a small plaster boss at the top center.

The facade, including the projecting right side, east-facing section of wall, and recessed left side, are topped by a dramatically projecting cornice that incorporates a paneled frieze, ornately carved scroll brackets, sculpted pendants hanging from the underside of the projecting cornice, and various bands of molded trim.

East & West Facades

The east and west facades both face neighboring houses and are not readily visible. Both are generally flat, clad with heavily textured stucco on the front portions and horizontal wood siding toward the rear. They appear to be fenestrated with no particular pattern or organization and windows that are visible include four-over-one (vertical muntins), double-hung, wood sashes, with simple sills and no trim. On the west facade, the prominent cornice at the roofline wraps the corner and extends a short way along the top of the facade. Otherwise, the rooflines of both facades are flat and unadorned.

South Facade

The rear facade faces south onto the backyard. It is two-stories high and clad with drop channel wood siding. The left side of the first story features a fully-glazed multi-lite wood door on the far left, with a rounded projecting bay to its right. The rounded bay is fenestrated with a continuous bank of 15-over-one, double-hung, wood sash windows that are separated by wide flat wood mullions. The right side of the first story is recessed and features another fully-glazed, multi-lite wood door near the center of the facade.

The second story features a squared projecting bay that sits atop the rounded bay. It has a bank of three one-over-one, double-hung, wood sash windows on its west-facing and south-facing walls. A fully-glazed, multi-lite wood door, flanked by windows is located on the east-facing wall and accesses an exterior deck on the right side of the second story. The deck has a wood railing and stairs that descend to the backyard from its right side. The right side of the second story features another fully-glazed, multi-lite wood door with a double-hung window to its right, which access the deck. The rear facade terminates in a flat unadorned roofline.

Auxiliary Building

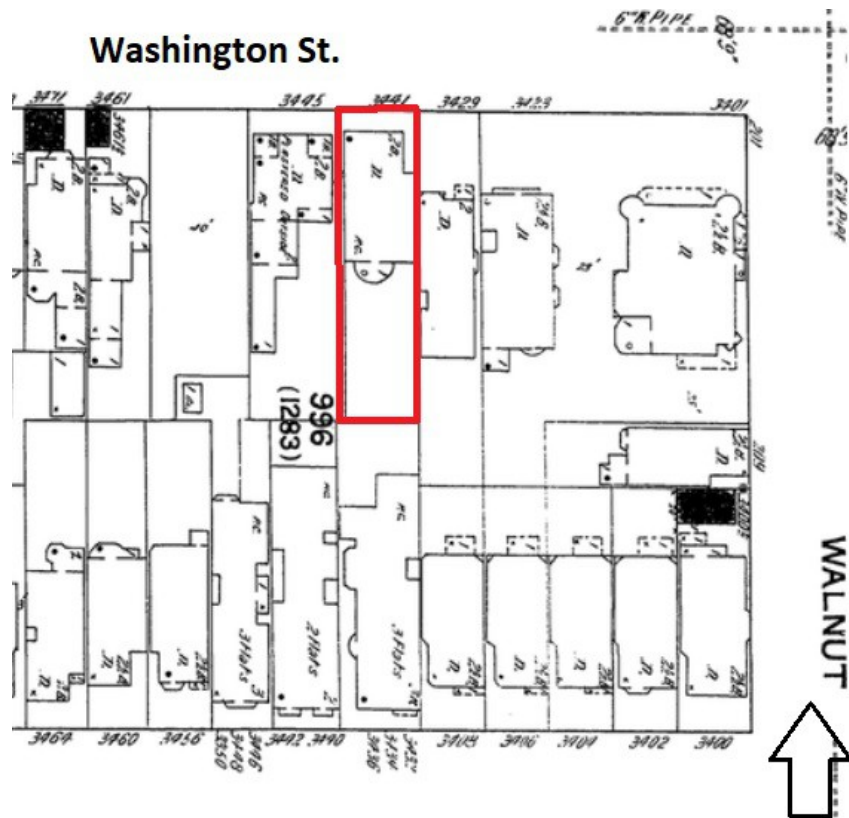
The small auxiliary building located at the rear southeast corner of the lot is one-story with a rectangular plan, flat roof, and channel drop wood siding. It has a paneled wood door with multi-lite glazing in the upper portion on the left side of the north facade and a pair of 12-over-1, double-hung, wood sash windows on the right side. Similar windows appear to be located on the west facade. The roofline features a tabbed and peaked parapet. The building has a concrete foundation and is elevated above the backyard, which is surrounded by a low brick planter wall that incorporates brick steps accessing the building.

Neighborhood Description

The property at 3441 Washington Street is located within the California Register-eligible Presidio Heights Historic District. The neighborhood has hilly terrain, which slopes down from east to west and from south to north in the vicinity of the property. Washington Street is an un-laned, two-way street with parallel parking along both curbs. The street is bordered by broad concrete sidewalks with street trees and property-specific plantings. The neighborhood is residential and characterized primarily by large single-family houses, with scattered apartment blocks. The single family houses are typically large in scale and of high architectural quality.

On the south block face of Washington Street, between Walnut and Laurel Streets there are ten properties (including the subject property) which have construction dates ranging from 1906 to 1910, with one outlier built in 1960. The opposing (north) block face includes eight buildings constructed between 1900 and 1957. Architectural styles present include Georgian, Classical Revival, First Bay Tradition, Colonial Revival, Tudor Revival, Mediterranean Revival, Pueblo Revival, and Second Bay Tradition. Some alterations are apparent, but most of the properties are intact and demonstrate good integrity.

Historic Images



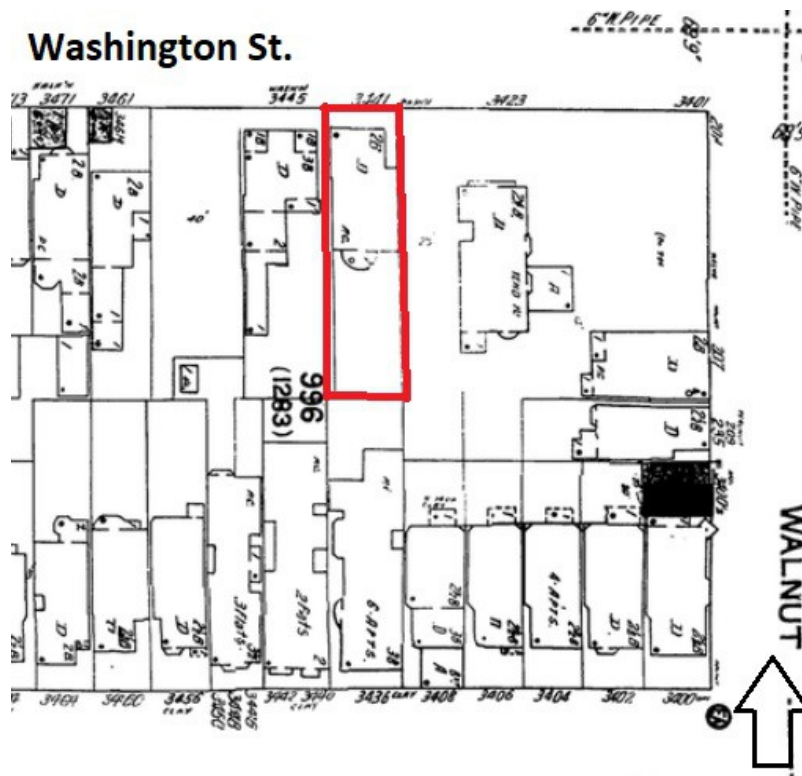
1913 Sanborn Fire Insurance Map.



1938 Aerial Photo. Arrow indicates subject property. (David Rumsey Map Collection)



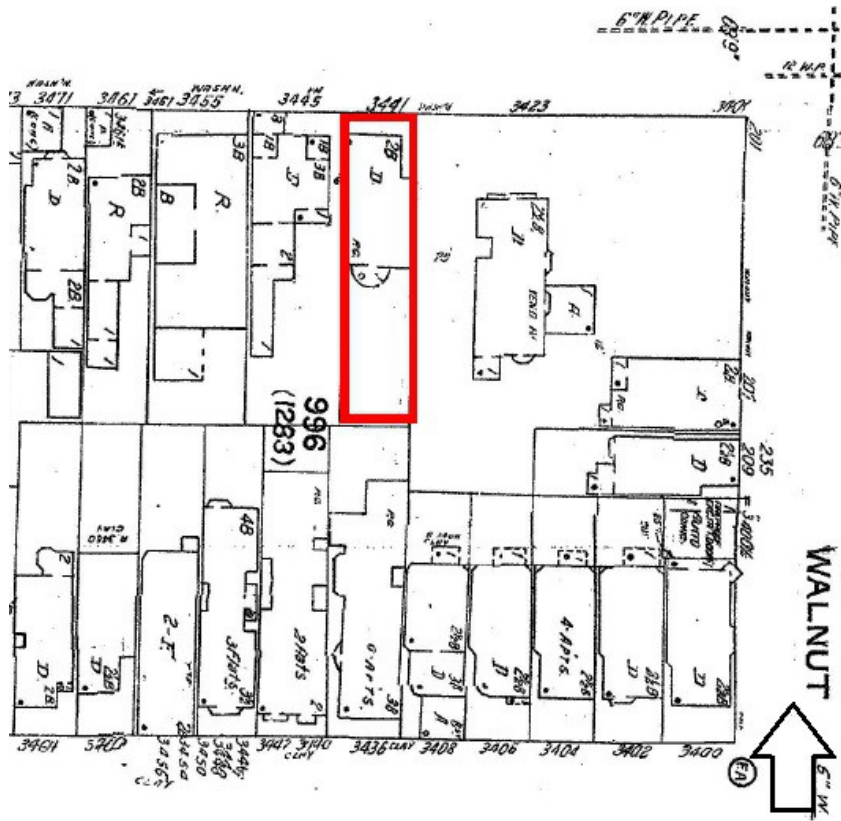
1948 Aerial Photo. Arrow indicates subject property. (David Rumsey Map Collection)



1950 Sanborn Map

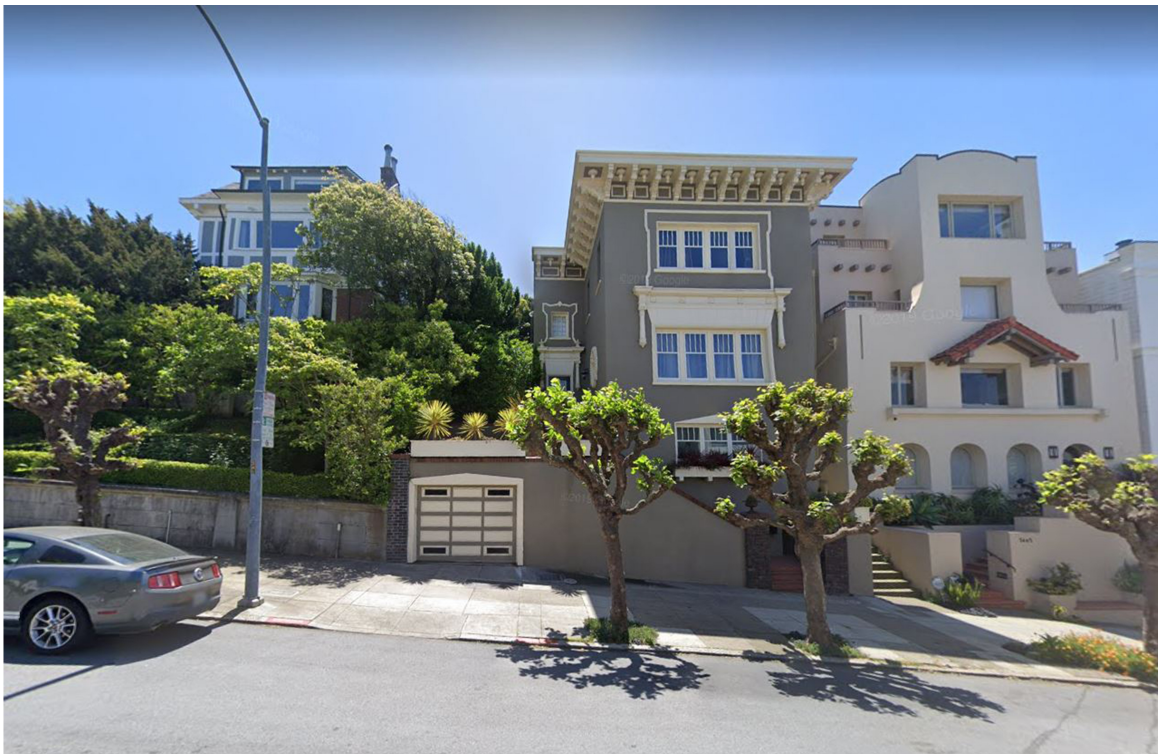


1976 DCP Survey photo.



ca.1995 Sanborn Map

Current Images



Subject building at center, looking south from Washington Street.



Right side of primary facade, looking southwest.



Right side of primary facade, looking south.



Primary and west facade, looking southeast.



Primary entrance, left side of primary facade.



Rear facade, looking northwest.



Right side of rear facade, looking northeast.



Auxiliary building, looking southeast from backyard.



South block face of Washington Street, east end. (Subject property near center.)



South block face of Washington Street, near center.



South block face of Washington Street, west end.



North block face of Washington Street, west end.



North block face of Washington Street, near center.



North block face of Washington Street, east end.

Historic Resource Determination Application
3441 Washington Street

Prepared By Left Coast Architectural History
17 September 2020

Building Permits
(following pages)

996

No. 25138

APPLICATION
3441 Washington
OF
K. P. Howard
Owner

For Permit to Erect

4 story
Dwelling, frame b'ld'g

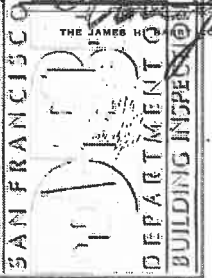
Location Washington St
137'6" West of Walnut

Filed AUG 12 1909

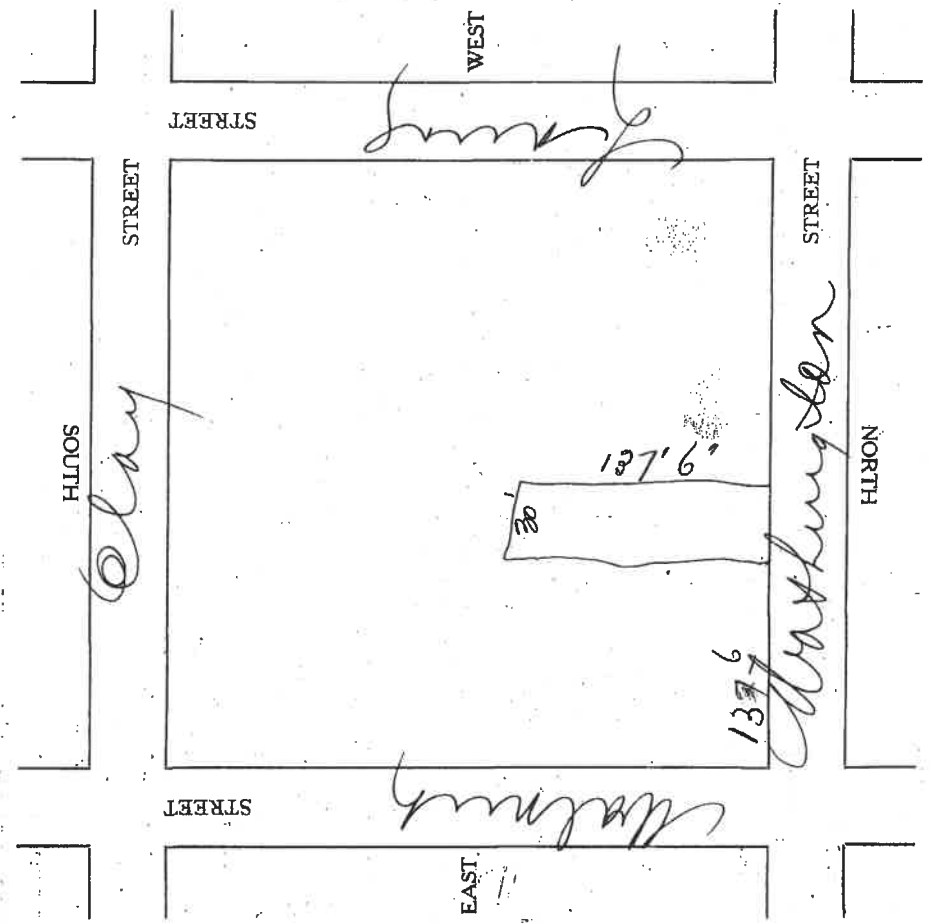
AUG 6 1909

Approved:

J. J. [Signature]
Chief Building Inspector



OFFICIAL COPY



OFFICIAL COPY



Dept. of Public Works, Bureau of Bldg. Inspection F. No. 2.

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build 2 story frame dwelling on the lot situated South side on Washington
137' 6" west of Walnut.
in accordance with the plans and specifications submitted herewith.

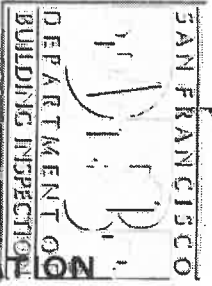
All provisions of the building law shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 2500.00 Building to be occupied as dwelling by No. 1 families
Size of Lot 30 feet front 30 feet rear 127 8 feet deep.
Size of proposed building 30 ft. by 65 ft. Extreme height of building 25 ft.
Height in clear of cellar 7 ft Height in clear of first story 9' 6"
Height in clear of second story 8' 6" Height in clear of third story _____
Height in clear of fourth story _____ Height in clear of fifth story _____
Foundation to be of, material brick, thickness, 9" 13" 17" inches
Size footings 17" x 21" inches. Greatest height 8 ft
Size of studs in basement 2 by 6 inches 16 inches on centers.
Size of studs in first story 2 by 4 inches 16 inches on centers.
Size of studs in second story 2 by 4 inches 16 inches on centers.
Size of studs in third story _____ by _____ inches _____ inches on centers.
Size of studs in fourth story _____ by _____ inches _____ inches on centers.
Size of studs in fifth story _____ by _____ inches _____ inches on centers.
Wall covering to be of 1" boards, plus Rustic impart and Cement plaster in part.
First floor joists 2 by 12 inches 16 inches on centers. Longest span between supports 14 ft.
Second floor joists 2 by 14 inches 16 inches on centers. Longest span between supports 20 ft.
Third floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.
Fourth floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.
Fifth floor joists _____ by _____ inches _____ inches on centers. Longest span between supports _____ ft.
Rafters 2 by 12 inches 16 inches on centers. Longest span between supports 18 ft.
Roof covered with Tar & gravel Steep or Flat? _____
Studs in bearing partitions _____ by _____ inches _____ inches on centers. Bearing partitions must be same as outside ones.
Chimneys of _____ lined with _____ plastered _____
Any gas grates? yes Any patent flues? yes Is the building to be heated, and how? Hot air furnace
Any opening to basement in sidewalk? no Any elevator, freight-passage or dumb? no

There are to be 2 stairways _____ ft. wide located _____

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

Name of Architect Mac Donald & Appleworth M. D. Neward Owner
Address 1800 Claus Spreckels Bldg. Address _____
Name of Builder W. Fisher Address _____
Address 465 Pacific Bldg. By [Signature]

(Note—The owner's name must be signed by himself or by his Architect or authorized Agent.)



No. 5459a

APPLICATION

OF

H. Howard Owner

To make additions, alterations or repairs to building.

Location 5441 Washington Bet

Walnut & Powell Street

Estimated Cost \$300

MAR 19 1914

Filed

Referred to Inspector Saw For Report

MAR 25 1914

Approved:

J. C. [Signature] Chief Building Inspector March 23-1914



City and County Building Inspection
Public Works No. 1

Buckley & Curtin

WRITE IN INK—FILE 2 COPIES

TO THE HONORABLE

THE BOARD OF PUBLIC WORKS
OF THE CITY AND COUNTY OF SAN FRANCISCO

Gentlemen:

The undersigned respectfully petition your Honorable Board for permission to do the following work at

corner
side of South side street Washington feet 170
of West of Walnut street

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE

Garden Retaining Wall with
Plaster Return of House

Estimated cost of work, \$ 300

Building to be used as Residence

In consideration of the granting of the foregoing application, I hereby agree to save the City and County of San Francisco harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in the said work.

Name of Architect none H. Howard Owner

Address 3441 Washington Address

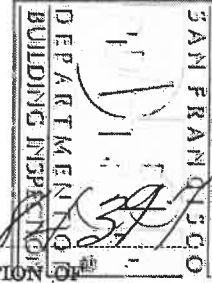
Name of Builder Thos H. Cavanaugh Per T. H. Cavanaugh

Address 180 Jessie St

Report favorably

Chas. H. King Inspector

March 20 1914



Bureau of Fire Prevention and Investigation

Construct and install on building to satisfaction of Bureau of Fire Prevention the following fire protection equipment and appliances:

- F. D. (Dry) Standpipes
- Wet Standpipes
- Hose Reels
- Tanks
- Down Pipes
- Automatic Fire Pumps
- Automatic Sprinkler System
- Water Service Connection
- Ground Floor Pipe Casings
- Refrigeration
- Incinerators

APPROVED:

FRANK P. KELLY, Chief

Division of Fire Prevention and Investigation

By *RFK* *Dec 7/45*

Approved:

Superintendent Bureau of Building Inspection

Zoning:

Approved: *12/7/45*

City Planning Commission

Approved:

Director of Public Health

Approved:

Department of Electricity

Approved:

Bureau of Engineering

Approved:

Art Commission

Favorable 12/7/45
a) Install masonry foundation not less than 8" thick + 12" above ground level.
b) Flat roof entire ground area of building.
c) Studs not less than 2x4 set 16" on centers - Bridging + Bracing.
d) Roof to be of fire resistant material.
e) Windows of room not less than 1/8 of floor area - 50% to open.

P. P. Gorman

Edward J. Dollard

Workmen's Compensation Insurance Policy or Certificate filed with Central Permit Bureau

No Workmen's Compensation Insurance Policy or Certificate on file for reason of exclusion checked:

(a) No one to be employed

(b) Casual labor only to be employed

(c) Services or labor to be performed in return for aid or sustenance only, received from any religious, charitable or relief organization

BLDG. FORM

3

No. APPLICATION OF

Edmund J. Dollard Owner

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING

Location *344 Washington St*

Cost \$ *100.00*

DEC 6 1945

Filed 194

APPROVED
Approved: DEC 20 1945

DEPT. PUBLIC WORKS

BY *Edward J. Dollard*
Superintendent Bureau of Building Inspection

Permit No. *79325*

Issued III 194

OFFICIAL COPY

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

CENTRAL PERMIT BUREAU

DEPARTMENT OF
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT

ALTERATION

Dec 6 1945

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 3441 Washington St
- (2) Present use of building Residence No. of families 1
- (3) Use of building hereafter " " " No. of families 1
- (4) Total Cost \$ 100.⁰⁰/₂₄

(5) Description of work to be done Alter existing frame building on rear of lot. 5' x 12' into recreation room for children.

(6) APPLICANT MUST FILL OUT COMPENSATION INSURANCE DATA ON REVERSE SIDE.

(1) Supervision of construction by _____
Address _____

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET-BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

(8) Architect _____
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____

(9) Engineer _____
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____

(10) Plans and specifications prepared by _____
Other than Architect or Engineer _____
Address _____

(11) Contractor Ray _____
License No. _____ License No. _____
State of California _____ City and County of San Francisco
Address _____

(12) Owner Lt Cmdr Edward J. Dillard USNR _____
Address 3441 Washington St FI 6624 _____
By _____
Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

APPROVED

ACTING SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

007 2-2-1985
APPROVED FOR ISSUANCE

APPLICATION NUMBER
0511958

OSHA APPROVAL REQ'D
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 3 PRE-APPROVAL SITE INSPECTION REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE *act*
NUMBER OF PLAN SETS *8-1-86*

OFFICE COPY
APPLICATION SUBJECT MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

| | | | |
|-------------------------------|---------------------------|--|---|
| DATE FILED <i>10-22-85</i> | FILING FEE RECEIPT NO. | (1) STREET ADDRESS OF JOB <i>3441 WASHINGTON ST</i> | BLOCK & LOT |
| PERMIT NO. <i>538422</i> | ISSUED <i>10-22-85</i> | (2A) ESTIMATED COST OF JOB <i>9,000.00</i> | (2B) REVISED COST: BY: _____ DATE: _____ |

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

| DESCRIPTION OF EXISTING BUILDING | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| (4A) TYPE OF CONSTR. <i>5N</i> | (5A) NO. OF STORIES OF OCCUPANCY <i>3</i> | (6A) NO. OF BASEMENTS AND CELLARS <i>1</i> | (7A) PRESENT USE <i>RESIDENTIAL</i> | (8A) OCCUP. CLASS <i>R-3</i> | (9A) NO. OF DWELLING UNITS <i>1</i> | | | |
| DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION | | | | | | | | |
| (4) TYPE OF CONSTR. <i>5N</i> | (5) NO. OF STORIES OF OCCUPANCY <i>3</i> | (6) NO. OF BASEMENTS AND CELLARS <i>1</i> | (7) PROPOSED USE <i>RESIDENTIAL</i> | (8) OCCUP. CLASS <i>R-3</i> | (9) NO. OF DWELLING UNITS <i>1</i> | | | |
| (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | | | | |
| (14) GENERAL CONTRACTOR <i>ELEVATOR MCDONALD ELEVATOR CO INC 260 DUBES ST SF CA 863-9787 326585</i> | | ADDRESS <i>3441 WASHINGTON ST</i> | | PHONE <i>346-6624</i> | EXPIRATION DATE <i>6/30/87</i> | | | |
| (15) OWNER - LESSEE (CROSS OUT ONE) <i>MARIE DOLLARD</i> | | ADDRESS <i>3441 WASHINGTON ST</i> | | PHONE FOR CONTACT BY BUREAU <i>346-6624</i> | | | | |
| (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) <i>INSTALLATION OF "CHENEY" STAIRWAY LIFT (U.G. LABELED) ON INTERIOR STAIRWAY</i> | | | | | | | | |
| <i>S.F. CITY APPROVAL # 9004 37.3A</i> | | | | | | | | |

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

| | | | |
|--|--|---|--|
| (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. <i>FT.</i> | (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT. <i>SQ. FT.</i> |
| (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (23) ANY OTHER EXISTING BLDG. OR LOT (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| (25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ADDRESS _____ | | CAUF. CERTIFICATE NO. _____ | |
| (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). ADDRESS _____ | | | |

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 4'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- OWNER ARCHITECT ENGINEER
- LESSEE AGENT WITH POWER OF ATTORNEY
- CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
- (X) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Luca Meardi
Applicant's Signature
10-17-85
Date

CONTACT ONLY THE PERSONS NAMED ON FACE OF APPLICATION AT ADDRESS OF WORK EITHER HOME OR OFFICE. THIS WORK IS TO BE PERFORMED WITHOUT THE INSPECTOR'S PRESENCE AND APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

APPROVED FOR ISSUANCE
APR 26 1988
08805403

APPLICATION FOR BUILDING PERMIT
ADDITIONS ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

FORM 1 OTHER AGENCIES REVIEW REQUIRED
FORM B OVER-THE-COUNTER ISSUANCE

APPLICATION FOR PERMIT MADE TO THE DEPARTMENT OF PUBLIC WORKS OF THE CITY AND COUNTY OF SAN FRANCISCO IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

NUMBER OF PLAN SETS 7-10-88

DATE FILED 4/25/88
PLANNING PERMIT RECEIPT NO.
(1) STREET ADDRESS OF JOB 3444 WASHINGTON
BLOCK & LOT
PERMIT NO. 587784
ISSUED 4/26/88
(2A) ESTIMATED COST OF JOB 16,500--
(2B) INVOICED COST
DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING
(1A) TYPE OF CONSTR. SN
(2A) NO. OF STORIES OF OCCUPANCY 2
(3A) NO. OF APARTMENTS AND CELLS 1
(4A) PRESENT USE SINGLE FAMILY
(5A) OCCUP. CLASS R-2
(6A) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1A) TYPE OF CONSTR. SN
(2A) NO. OF STORIES OF OCCUPANCY 2
(3A) NO. OF APARTMENTS AND CELLS 1
(4A) PROPOSED USE (REG. USE) SINGLE FAMILY
(5A) OCCUP. CLASS R-2
(6A) NO. OF DWELLING UNITS 1
(10) IS AUTO RENEWAL TO BE CONSTRUCTED OR ALTERED? NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO
(12) ELECTRICAL WORK TO BE PERFORMED? NO
(13) PLUMBING WORK TO BE PERFORMED? NO
(14) GENERAL CONTRACTOR GARY RAUGH ENTERPRISES 2535 CLAY ST. #2 SF 94115
(15) OWNER - LESSEE (CROSS OUT ONE) GARY RAUGH 2535 CLAY ST. #2 SF 94115
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
REMODEL KITCHEN AND BATHROOM IN KIND
NO ARCHITECTURAL OR STRUCTURAL CHANGES

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

(17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.
(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES NO
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-ROOFING BE REPAIRED OR ALTERED? YES NO
(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(23) ANY OTHER EXISTING BLDG ON LOT (IF YES, SHOW ON PLAT PLAN) YES NO
(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(25) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")
ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
ANY STRUCTURE REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCURRED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VII) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:
() I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
() II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
() III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
() IV. The cost of the work to be performed is \$100 or less.
() V. I certify that in the performance of the work for which this Permit is issued, shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation laws of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
() VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature [Signature] Date 4/25/88

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUILDINGS

BUILDING ENLARGEMENT
 DESCRIPTION: *10x12*
 Date: *5/10/88*

APPROVED FOR ISSUANCE
 JUN 24 1988
 TITLE 24-1.1
 NO. YES NO

3788
 08000102
 PERMITS SECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
 FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
 APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION THEREOF FOR THE PURPOSE HEREIN SET FORTH.

DATE: *5/10/88* PERMITS SECTION NO.: *189319* (1) STREET ADDRESS OF JOB: *3444 WASHINGTON ST.* BLOCK & LOT:
 PROJECT NO.: *E91517* (2) PERMITS SECTION NO.: *6-29-88* (3) ESTIMATED COST OF JOB: *50,000* (4) REVISED COST: *000* DATE: *7-10-88*

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING
 (1) TYPE OF CONSTR. *SN* (2) NO. OF STORIES OR OCCUPANCY *3* (3) NO. OF BUILDINGS AND CEILINGS *1* (4) LEGAL USE *SINGLE FAMILY* (5) OCCUP. CLASS *R-3* (6) NO. OF DWELLING UNITS *1*

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
 (1) TYPE OF CONSTR. *SN* (2) NO. OF STORIES OR OCCUPANCY *3* (3) NO. OF BUILDINGS AND CEILINGS *1* (4) PROPOSED USE (LEGAL USE) *SINGLE FAMILY* (5) OCCUP. CLASS *R-3* (6) NO. OF DWELLING UNITS *1*

(7) IS ALSO REPORT TO BE SUBMITTED TO CITY ENGINEER?
 YES NO (8) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO (9) WILL SIGNING WORK BE PERFORMED? YES NO (10) PLUMBING WORK TO BE PERFORMED? YES NO

(11) OWNER'S NAME AND ADDRESS: *GARY RAUGH ENTERPRISES 2539 CLAY ST. #2* PHONE: *9230253* CALIF. LIC. NO.: *48854* EXPIRATION DATE: *7/89*
 (12) OWNER'S PHONE (AREA CODE): *94115* PHONE FOR CONTACT BY BUREAU: *9250253*
 (13) IS THIS SECTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IF NOT SUFFICIENT): *REMOVE AS PER PLANS.* YES NO

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

(14) DOES THIS ALTERATION CHANGE ADDITIONAL STORY OR SUBSTORY? YES NO (15) IS IT IN YEL. STATE NEW HEIGHT AT CORNER LINE OF FRONT? YES NO (16) DOES THIS ALTERATION CREATE, DECREASE OR INCREASE EXTENSION TO REAR? YES NO (17) IS IT IN YEL. STATE NEW CORNER? YES NO (18) IS IT IN YEL. STATE FLOOR AREA? YES NO (19) WILL SIGNING WORK BE PERFORMED OR REPAIRED OR ALTERED? YES NO (20) ANY OTHER EXISTING BLDG. ON LOT IF YES, SHOW ON PLAN (PLAN) YES NO (21) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO (22) IS IT IN YEL. STATE? YES NO

(23) ARCHITECT OR ENGINEER (ENTER NAME AND LICENSE DESIGNATION IF ANY. IF THERE IS NO DESIGN PROFESSIONAL LICENSE, ENTER "UNKNOWN").
A & E ENGINEERING ADDRESS: _____ CALIF. CERTIFICATE NO.: *2863*

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 283, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY APPLICATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWERS IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (20) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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

CHECK APPROPRIATE BOX:
 OWNER ARCHITECT ENGINEER
 AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION
 I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED BY THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If item (VII) is checked then item (VI) must be checked as well. Mark the appropriate method of compliance below:

I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
 II. Certificate of Workmen's Compensation Insurance issued by an admitted insurer.
 III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
 IV. The cost of the work to be performed is \$100 or less.
 V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.

I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of any work, with the Central Permit Bureau evidence that the contractor's compensation insurance is carried.

Applicant Signature: *[Signature]* Date: *5/10/88*

CONDITIONS AND STIPULATIONS

| | |
|--|---|
| <p>APPROVED: For Work Stated in Application Only</p> <p>SEPARATE PERMIT RES. FOR GARAGE</p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p><i>Hoon Lum 6/23/88</i></p> <p>BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: <i>As per plans - from applications only (garage work not on this application)</i></p> <p>OR SINGLE FAMILY USE ONLY</p> <p><i>9/26/87/RA</i></p> <p><i>Alan Albert 10/31/87</i></p> <p>DEPARTMENT OF CITY PLANNING</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: AS PER PLAN & AS NOTED ONLY</p> <p><i>Hoon Lum 6/23/88</i></p> <p>CIVIL ENGINEER, BUR. OF BLDG. INSPECTION</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>BUREAU OF ENGINEERING</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DEPARTMENT OF PUBLIC HEALTH</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>REDEVELOPMENT AGENCY</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>HOUSE-G INSPECTION DIVISION</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |

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

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

Number of attachments: OTHER AUTHORIZED AGENT

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS BUILDING PERMITS SECTION

BUILDING ENLARGEMENT DESCRIPTION Horizontal 7/11/88 Date

APPROVED Department of Public Works DEC 19 1988

APPROVED FOR ISSUANCE 08808967 APPLICATION NUMBER 08808967 PERMIT NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS FORM 3 OTHER AGENCIES REVIEW REQUIRED

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

DATE FILED 7/1/88 RECEIVED NO. 191243 ADDRESS OF JOB 3444 WASHINGTON SLICK & LOT 996-27 PERMIT NO. 603044 ESTIMATED COST OF JOB 29,000.00 REVERSED COST: \$70,000.00 DATE 10/13/88

INFORMATION TO BE FURNISHED BY ALL APPLICANTS DESCRIPTION OF EXISTING BUILDING (14) TYPE OF CONSTR. SN (15) NO. OF STORIES OF OCCUPANCY 3 (16) NO. OF BASEMENTS AND CELLARS 1 (17) PRESENT USE SINGLE FAMILY (18) OCCUP. CLASS R-3 (19) NO. OF DWELLING UNITS 1 DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (4) TYPE OF CONSTR. SN (5) NO. OF STORIES OF OCCUPANCY 3 (6) NO. OF BASEMENTS AND CELLARS 1 (7) PROPOSED USE (LEGAL USE) SINGLE FAMILY (8) OCCUP. CLASS 5-3 (9) NO. OF DWELLING UNITS 1 (10) IS AUTO HIGHWAY TO BE CONSTRUCTED OR ALTERED? NO (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO (12) ELECTRICAL WORK TO BE PERFORMED? NO (13) PLUMBING WORK TO BE PERFORMED? NO (14) GENERAL CONTRACTOR GARY RAUGH ENTERPRISES 2539 CLAY ST. SF. 9230253 488521 EXPIRATION DATE 3/90 (15) OWNER - LESSEE (CHECK ONE) GARY RAUGH ENTERPRISES 2539 CLAY ST. SF. 94115 9230253 (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) GARAGE ADDITION AS PER PLANS.

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO (18) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT PT. (19) DOES THIS ALTERATION CREATE, CHECK OR INCREASE EXTENSION TO BUILDING? YES NO (20) IF YES, STATE NEW GRADING FLOOR AREA SQ. FT. (21) WILL OVERHEAD CABLES OR AIR-CONDITIONING UNITS BE REPAIRED OR ALTERED? YES NO (22) WILL BUILDING BE USED BEYOND PROPERTY LIMIT YES NO (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO (25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION A & E ENGINEERING 1250 THOMAS AVE. CALIF. CERTIFICATE NO. 52883 (26) CONSTRUCTION LABEL (ENTER NAME AND SEARCH DESCRIPTION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LABEL, ENTER "UNKNOWN") NONE

IMPORTANT NOTICES No charge shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts. See Sec. 385, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is, responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct if actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and soil fastings required must be submitted to this bureau for approval. ANY SPECIFICATION REQUIRED HEREBY OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORKING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANY OF THE ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24), ARE ANSWERED "YES". NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. Buildings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX () OWNER () ARCHITECT () ENGINEER () LESSEE () AGENT WITH POWER OF ATTORNEY () CONTRACTOR () ATTORNEY IN FACT APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions. In conformity with the provisions of Section 3900 of the Labor Code of the State of California, the applicant shall leave on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable, if however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below: () i. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations. () ii. Certificate of Workman's Compensation Insurance issued by an admitted insurer. () iii. An exact copy or duplicate of (i) certified by this Director or (ii) certified by the insurer. () iv. The cost of the work to be performed is \$100 or less. () v. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3900 of the Labor Code, that the Permit herein applied for shall be deemed revoked. () vi. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or pay to the commencement of any work, will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature [Signature] Date 7/1/88

CONDITIONS AND STIPULATIONS

| | |
|--|---|
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>BUILDING INSPECTOR, BUR. OF BLDG. INSP.</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: <i>as per plans and per application only</i></p> <p><input checked="" type="checkbox"/> FOR SINGLE FAMILY USE ONLY</p> <p><i>Block # 916</i></p> <p><i>LOT # 27</i></p> <p><i>RH-1</i></p> <p>CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW</p> <p>DEPARTMENT OF CITY PLANNING</p> <p><i>DEC 8 1988</i></p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p>ENGINEER, BUR. OF BLDG. INSPECTION</p> <p><i>10/14/88</i></p> <p><i>PAD, PC</i></p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>BUREAU OF ENGINEERING</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>DEPARTMENT OF PUBLIC HEALTH</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>REDEVELOPMENT AGENCY</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |
| <p>APPROVED: _____</p> <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> <p>HOUSING INSPECTION DIVISION</p> | <p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p> |

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

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

OWNER'S AUTHORIZED AGENT

SAN FRANCISCO



DEPARTMENT OF BUILDING INSPECTION

REPORT # 22926 ATTACHED

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPROVED MAR 15 1990 M. TJOE

CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 553-6096). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

FORM 3 OTHER AGENCIES REVIEW REQUIRED FORM 8 OVER-THE-COUNTER ISSUANCE

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS FOR PERMISSION TO BUILD IN ACCORDANCE WITH ORDINANCES AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

Form header section with fields for DATE FILED (3/15/90), PERMIT NO. (637315), STREET ADDRESS (3444 WASHINGTON ST), BLOCK & LOT (996 27), ESTIMATED COST (\$2000), and REVISIONS.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes occupancy class (R-3), number of stories (3), and proposed use (SINGLE FAMILY).

GENERAL CONTRACTOR (GRE, 1544 PACIFIC AVE SF), OWNER (GRE, 1544 PACIFIC AVE SF), and ADDRESS (1544 PACIFIC AVE SF) information.

TERMITE REPAIR PER ATTACHED TERMITE REPORT

ADDITIONAL INFORMATION -- FORM 3 APPLICANTS ONLY

Additional information section with questions (17) through (24) regarding alterations, new ground floor area, and construction lender.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... CHECK APPROPRIATE BOX: OWNER, ARCHITECT, ENGINEER, LESSEE, AGENT WITH POWER OF ATTORNEY, CONTRACTOR, ATTORNEY IN FACT.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit... I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California.

APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION... ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Applicant's Signature (Handwritten) Date 3/14/90

FILED MAR 16 1990 09005052

OSMA APPROVAL RECORD APPROVAL NUMBER

OFFICE COPY

APPROVED FOR ISSUANCE

JUN 29 2000

BLDG. FORM 318

2060 / 06/30 / 4131

APPROVAL NUMBER: 0584 APPROVAL RECD

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

WC-07-d-02 2 + Picture. NUMBER OF PLAN SETS: 2

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

DATE FILED: 6/29/00 FILING FEE RECEIPT: [initials] (1) STREET ADDRESS OF JOB: 3441 WASHINGTON ST. 996/27 PERMIT NO: 914656 ISSUED: 6-30-00 ESTIMATED COST OF JOB: 10,000 (2) REVISED COST: BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: (4A) TYPE OF CONSTR: SN (5A) NO OF STORES OF OCCUPANCY: 1 (6A) NO OF BASEMENTS AND CELLARS: NO (7A) PRESENT USE: DWELLING + PRIVATE OFFICE (8A) OCCUP CLASS: R-3 (9A) NO OF DWELLING UNITS: 1 DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (4) TYPE OF CONSTR: SN (5) NO OF STORES OF OCCUPANCY: 1 (6) NO OF BASEMENTS AND CELLARS: NO (7) PROPOSED USE (LEGAL USE): SAME (8) OCCUP CLASS: R-3 (9) NO OF DWELLING UNITS: 1 (10) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED? YES [] NO [x] (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [] NO [x] (12) ELECTRICAL WORK TO BE PERFORMED? YES [] NO [x] (13) PLUMBING WORK TO BE PERFORMED? YES [] NO [x] (14) GENERAL CONTRACTOR: BAKER CONT. CO., 49 HOLLY AVE LARKSPUR CA, 94939 (15) OWNER: J. CALDWELL 3441 WASHINGTON ST. 94123

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) J-R-PLACE WINDOWS IN FRONT OF BLDG. NEW ROOF, SKYLIGHT OVER OFFICE. PAINT INSIDE OF BLDG. FOR REAR STRUCTURE PER PLAN.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [] NO [x] (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT. (19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES [] NO [x] (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA: SQ. FT. (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [] NO [x] (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [] NO [x] (23) ANY OTHER EXISTING BLDG ON LOT (IF YES, SHOW ON PLOT PLAN): YES [] NO [x] (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [] NO [x] (25) ARCHITECT OR ENGINEER (DESIGN): BAKER CONST. CO., 49 HOLLY AVE LARKSPUR CA, 94939 CALIF. CERTIFICATE NO. NONE (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED

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

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

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

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment

CHECK APPROPRIATE BOX

- OWNER [] ARCHITECT [] LESSEE [] AGENT [] CONTRACTOR [x] ENGINEER []

APPLICANT'S CERTIFICATION

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

9003-03 (REV 1/96)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

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

- () I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. () II I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: CLARENDON IN. CO. Policy Number: 03AC 3871871 () III The cost of the work to be done is \$100 or less. () IV I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. () V I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Terin Baker 6-29-2000 Date

CISCO
B.I.
ENT OF
SPECTION

CONDITIONS AND REGULATIONS


For Work stated on Plans + Application

By RODOLFO B. PADA, DBI

JUN 29 2000

Rodolfo B. Pada
6/29/00
(Roda, PDA)

APPROVED AS PER PLANS

Subell 6/29/00


| | | | |
|-----------|--|--------------|--|
| APPROVED: | | NOTIFIED MR. | |
| | | DATE: | |
| | | REASON: | |
| APPROVED: | | NOTIFIED MR. | |
| | | DATE: | |
| | | REASON: | |
| APPROVED: | | NOTIFIED MR. | |
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| APPROVED: | | NOTIFIED MR. | |
| | | DATE: | |
| | | REASON: | |
| APPROVED: | | NOTIFIED MR. | |
| | | DATE: | |
| | | REASON: | |

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

NA



APPROVED DEPARTMENT OF BUILDING INSPECTION

JAN 30 2001

APPROVED FOR ISSUANCE JAN 29 2001

Bldg Form

3/8

APPLICATION NUMBER

APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2+ calc

NUMBER OF PLAN SETS

10/1/2001 PL. NO. FEE

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

OFFICE COPY

Table with fields: DATE FILED (12-18-00), FILING FEE RECEIPT NO. (321739), (1) STREET ADDRESS OF JOB (3441 Washington Street), (2) ESTIMATED COST OF JOB (\$80,000.00), (3) REVISED COST (\$115,000), DATE (6/26/01)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for type of constr., no. of stories, present use, and proposed use. Also includes contractor and owner information.

ADDITIONAL INFORMATION

Table with fields for alterations: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLOT PLAN, (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION), (26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN").

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

- OWNER ARCHITECT
LESSEE AGENT
CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

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

9003-03 (REV. 1/96)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below:

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

- I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier State Fund, Policy Number 713-99 UNIT 2930
III. The cost of the work to be done is \$100 or less.
IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Thomas Meece, Date: 12/19/00

CONDITIONS AND STIPULATIONS

REFER TO DEPARTMENT OF BUILDING INSPECTION

APPROVED:

By *Rodolfo B. Pada*
RODOLFO B. PADA, DBI
JAN 26 2001

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:

REASON:

NOTIFIED MR.

APPROVED: *Garage expansion per plans & application*

Pre-union 12/18/00
DEPARTMENT OF CITY PLANNING *(WA)*

DATE:

REASON:

NOTIFIED MR.

APPROVED:

Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved with the exception, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorization must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

By *Rodolfo B. Pada*
RODOLFO B. PADA, DBI
JAN 26 2001

CIVIL ENGINEER, DEPT. OF BLDG. INSP.

SPECIAL INSPECTION REQUIRED PER SBC SECTION 707

DATE:

REASON:

NOTIFIED MR.

As Noted on plans + Application

DATE: *01/19/01*
REASON: *Inspected & approved. Provide structural Engineer Cert. + plan of No impact to neighbor.*

APPROVED:

BUREAU OF BUILDING INSPECTION
BEFORE EXCAVATION BEGINS.

NOTIFY ADJOINING PROPERTY OWNER
BEFORE EXCAVATION BEGINS
BY LAW - SEC. 832 CIVIL
ENGINEERING, STATE OF CALIFORNIA.

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

ALL UNDERPINNING TO BE SUPERVISED BY REGISTERED CIVIL ENGINEER, PROVIDING TEMPORARY SHORING AND SEQUENCE OF OPERATION.

DEPARTMENT OF PUBLIC WORKS

DATE:

REASON:

NOTIFIED MR.

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE:

REASON:

NOTIFIED MR.

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

Number of attachments

Thomas J. Cross
OWNER'S AUTHORIZED AGENT

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

SECTION

APPROVED DEPARTMENT OF BUILDING INSPECTION

MAY 18 2001

FRANK Y. CHIU, DIRECTOR

APPROVED FOR ISSUANCE

BLDG. FORM

318

2001/04/19/7223

OSHA APPROVAL REQUIRED

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

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

DCP FEE

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, ADDITIONAL INFORMATION, IMPORTANT NOTICES, NOTICE TO APPLICANT, APPLICANT'S CERTIFICATION.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change.

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE. The permittees by acceptance of the permit, agree to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit.

No portion of building or structure, or scaffolding used during reconstruction, to be closer than 6' to any live containing more than 750 volts.

Pursuant to San Francisco Building Code, the building permit shall be posted in the building. The permittee shall be responsible for posting the permit in a conspicuous place.

Grade lines for all construction shall be shown on the plans. The permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans. The permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS YES TO ANY OF ABOVE QUESTIONS.

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

In accordance with the provisions of Section 18950.1 of the Labor Code, the permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans.

CHECK APPROPRIATE BOX: OWNER, ARCHITECT, JESSEE, CONTRACTOR.

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE PERMIT AND I AGREE TO BE BOUND BY THE SAME.

It shall be the responsibility of the permittee to provide a safe workplace for all workers and to maintain workers' compensation insurance, as required by Section 3700 of the Labor Code.

State Fund, Policy Number 713-99, Unit 2930.

The cost of the work shall be \$100,000.

Copy of the plans and description of the work shall be provided to the permittee and the permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans.

The permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans.

The permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans.

The permittee shall be responsible for providing the actual grade lines and the same shall be shown on the plans.

Signature of Thomas A. Meece.

GENERAL INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:

N/A

DATE: REASON: NOTIFIED MR.

APPROVED: Examination to create new storage room

Made revision 5/16/01

DATE: REASON: NOTIFIED MR.

APPROVED:

N/A

DATE: REASON: NOTIFIED MR.

Notify the district building inspector at the start of work on 11/6/00. For plumbing inspection scheduling call 558-1111, for electrical inspection scheduling call 558-1650.

APPROVED: [Signature]

PROVIDE SMOKE DETECTOR PER SEBC SEC. 1210 (a)

By RODOLFO B. RADA, DBI MAY 16, 2001 CIVIL ENGINEER, DEPT. OF BUILDING INSPECTION

DATE: REASON: NOTIFIED MR. SPECIAL INSPECTION REQUIRED PER SEBC SECTION 1210

As Noted on Plans & Application

APPROVED:

DATE: REASON: NOTIFIED MR.

BUREAU OF ENGINEERING

APPROVED:

DATE: REASON: NOTIFIED MR.

DEPARTMENT OF PUBLIC SAFETY

N/A

DATE: REASON: NOTIFIED MR.

DEVELOPMENT AGENCY

APPROVED:

DATE: REASON: NOTIFIED MR.

DEVELOPMENT AGENCY

DATE: REASON: NOTIFIED MR.

[Signature]

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

SECTION

APPROVED
Dept of Building Insp.

MAY 17 2001

DIRECTOR
DEPT OF BUILDING INSPECTION

BLDG. FORM 318
MAY 17 2001
APPROVED FOR ISSUANCE
APPLICATION NUMBER: 2001051719387
APPROVAL NUMBER: OSHA APPROVAL REC'D

OK to issue by
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

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

DATE FILED: 5/17/01
FILING FEE RECEIPT NO.:
PERMIT NO.: 939749
ISSUED: 5-17-01
(11) STREET ADDRESS OF JOB: 3441 WASHINGTON ST.
BLOCK & LOT: 996/27
(12) ESTIMATED COST OF JOB: \$17000.00
(13) REVISED COST:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(4A) TYPE OF CONSTR.: S-N
(5A) NO. OF STORIES OF OCCUPANCY: 1
(6A) NO. OF BASEMENTS AND CELLARS: 0
(7A) PRESENT USE: DWELLING
(8A) OCCUP. CLASS: R-3
(9A) NO. OF DWELLING UNITS: 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(4) TYPE OF CONSTR.: S-N
(5) NO. OF STORIES OF OCCUPANCY: 1
(6) NO. OF BASEMENTS AND CELLARS: 0
(7) PROPOSED USE (LEGAL USE): DWELLING
(8) OCCUP. CLASS: R-3
(9) NO. OF DWELLING UNITS: 1
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO
(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
(12) ELECTRICAL WORK TO BE PERFORMED? YES NO
(13) PLUMBING WORK TO BE PERFORMED? YES NO
(14) GENERAL CONTRACTOR: MAYTA & JENSEN
ADDRESS: 101 WILLIAMS AVE
CITY: SAN FRANCISCO
STATE: CA
ZIP: 94133
PHONE: 415-776-6411
CALIF. LIC. NO.: 177641
EXPIRATION DATE: 5-31-03
(15) OWNER - LESSEE (CROSS OUT ONE): PAREKH
ADDRESS: 3441 WASHINGTON ST.
CITY: SAN FRANCISCO
STATE: CA
ZIP: 94118
PHONE (FOR CONTACT BY DEPT.): 415-822-2200
(16) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
ADDITIONAL WORK TO APPLICATION # 2000/06/30/4131. REPLACE CONCRETE FOOTING AND VOLUNTAR SEISMIC UPGRADES AT REAR STRUCTURE

ADDITIONAL INFORMATION
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO
(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.:
(19) WILL SIDEWALK OVER SUB-CRAWL SPACE BE REPAIRED OR ALTERED? YES NO
(20) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO
(21) ANY OTHER EXISTING BLDG. QUALITY OF YES SHOW ON PLOT PLAN: YES NO
(22) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
(23) ARCHITECT OR ENGINEER DESIGN: THOMAS HUNTER ARCH
ADDRESS: 820 ASHBURY ST #7
CITY: SAN FRANCISCO
STATE: CA
ZIP: 94133
PHONE: 415-776-6411
CALIF. CERTIFICATE NO.: C19272
(24) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER UNKNOWN): NONE

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any size containing more than 750 volts. See Sec. 335, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, 5:22 and 1:15 together with complete data's of retaining walls and soil footings required must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY OBTAINED WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WORK OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORKS AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED. ANSWERS YES TO ANY OF ABOVE QUESTIONS INDICATE THAT A PERMIT IS ISSUED.
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
To see if a building permit is required, call the department for information. For more information, call the department for information.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3650 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (vi) is checked item (vi) must be checked as well. Mark the appropriate method of compliance below:
I intend to comply under penalty of perjury one of the following designations:
1. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
2. I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My insurance policy number is: MAJESTIC 20000257901
3. The cost of the work to be done is \$100 or less.
4. If the cost of the performance of the work for which this permit is issued, I shall not exceed \$100 per person per day, then I shall become subject to the workers' compensation laws of California. I hereby declare that I understand that in the event that I should be held liable for the above, I shall be responsible for the Labor Code of California and its amendments and for the provisions of Section 3650 of the Labor Code, and that the permit application for which this permit is issued, shall be deemed void.
5. I intend to comply with the provisions of Section 3650 of the Labor Code of the State of California, and I will employ a person who complies with the provisions of Section 3650 of the Labor Code, and I will maintain a copy of this permit on the job site.

CHECK APPROPRIATE BOX
OWNER: JARON TEST
LESSEE: JASANT
CONTRACTOR: JUNG KEER
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND STATE THAT THE PERMIT IS FOR THE CONSTRUCTION DESCRIBED HEREIN AND THAT I AM THE RESPONSIBLE PARTY FOR THE PERMIT AND I AGREE AND WARRANT THAT THE WORK WILL BE COMPLETED IN ACCORDANCE WITH THE PERMIT AND ALL APPLICABLE LAWS.
9003-03 REV. 1/98
Michael J. Jurek
Signature of Applicant or Agent
5-16-2001
Date

INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED:

Contact the district building inspector at the start of work call 558-0095. Fire plan and inspection scheduling call 558-6054, for electrical inspection scheduling call 559-0030. This application is approved for the following, detailed plumbing or electrical work provided that it 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 appropriate separate permits.

PROVIDE SMOKE DETECTOR(S)
PER SFBC SEC 310.9.1

Edward Jang 5/17/01

BUILDING INSPECTOR, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

DEPARTMENT OF CITY PLANNING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED: AS NOTED ON PLANS.

Edward Jang 5/17/01

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

BUREAU OF ENGINEERING

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____

NOTIFIED MR. _____

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

Number of sheets:

OWNER AUTHORIZATION

DEPARTMENT OF BUILDING INSPECTION

APPROVED Dept. of Building Insp.

JUL 20 2001

DIRECTOR DEPT OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BUILDING PERMIT 318

APPLICATION NUMBER 2001-0720-4188

OSHA APPROVAL READ APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 70

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

DATE FILED 7-20-01, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB 3441 WASHINGTON ST., BLOCK & LOT 996-27, PERMIT NO. 94447, ISSUED 7-20-2001, (2A) ESTIMATED COST OF JOB \$5000.00, (2B) REVISED COST, BY, DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, (1) GENERAL CONTRACTOR MAYRA & JENSEN, (2) OWNER LESSEE PAREKH, (1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (2) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (1) DOES THIS ALTERATION CREATE DECK OR HORZ. EXTENSION TO BUILDING?, (2) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?

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

NOTICE TO APPLICANT HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 365, California Penal Code. Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below. I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

CHECK APPROPRIATE BOX: OWNER, ARCHITECT, LESSEE, AGENT, CONTRACTOR, ENGINEER

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code that the permit herein applied for shall be deemed revoked.

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Signature of Applicant or Agent, Date 6/9/01

OFFICIAL COPY



APPROVED
Dept. of Building Insp.
FEB 10 2004

4th
APPROVED FOR ISSUANCE
FEB 10 2004

BLDG. FORM 818
20040210160688
APPROVAL NUMBER:
APPROVAL REQUIRED: []

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [X] OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 7/10/04

DEPT. CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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

OFFICE COPY

DATE FILED: 2/10/04
FILING FEE RECEIPT NO: 1016968
STREET ADDRESS OF JOB: 3441 WASHINGTON ST. 0996 027
ESTIMATED COST OF JOB: \$4000.00
REVISED COST: \$4000.00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: SN, 3 STORIES OF OCCUPANCY, DWELLING, SFD, R-3, 1 DWELLING UNITS.
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: SN, 3 STORIES OF OCCUPANCY, DWELLING, SFD, R-3, 1 DWELLING UNITS.
CORRECT WOOD DECAY AT NORTH ELEVATION, ALL WORK TO MATCH EXISTING - NO STRUCTURAL WORK OF BUILDING FRONT

IMPORTANT NOTICES

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

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 365, California Penal Code.

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

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

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

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

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

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

- CHECK APPROPRIATE BOX
[] OWNER [] ARCHITECT
[] LESSEE [] AGENT
[X] CONTRACTOR [] ENGINEER

APPLICANT'S CERTIFICATION

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

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

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

- () I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
[X] I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: MAJESTIC
Policy Number: C20000257904
() III. The cost of the work to be done is \$100 or less.
() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Wave Anderson 2/4/04

EXHIBIT C



PLAN CHECK LETTER

12/18/2020

Sutro Architects, c/o: Stephen Sutro and Joo Young Oh
Via: ssutro@sutroarchitects.com, joh@sutroarchitects.com

Rueben, Junius & Rose LLP, c/o: Thomas Tunny
Via: ttunny@reubenlaw.com

Project Address: **3441 WASHINGTON ST**
Assessor's Block/Lot: **0996/027**
Zoning District: **RH-1/40-X**

Building Permit Number: **202008071354**
Planning Record Number: **2020-007734PRJ**

Project Manager Katherine Wilborn, Planner, Katherine.Wilborn@sfgov.org, 628-652-7355

The Project Application for the above address has been reviewed by the Planning Department. This Plan Check Letter indicates (1) any information required to proceed with environmental analysis, (2) any missing information or modifications that must be provided to demonstrate compliance with the Planning Code and proceed with environmental analysis, and (3) any other modifications the Department is seeking in order to support the project. **Please review this Plan Check Letter carefully, and follow the instructions provided in order to advance the review process.**

Project Review History

On 04/09/2020, a Project Review Meeting was conducted and closed at the Planning Department.
On 06/26/2020, a Block Book Notification was filed for the Subject Property.
On 08/28/2020, the Planning Department deemed the Project Application accepted, and Planner assigned.
On 12/16/2020, the Preservation Team reviewed the project at the Northern Quadrants Preservation Meeting.

Environmental Analysis

The Department is unable to proceed with scoping the environmental analysis for the project until information or modifications are provided or addressed, as outlined in the Project Review Comments (below).

Project Review Comments

1. **Design.** The project was reviewed by the Northern Preservation Team, and conclusively the team agreed that the following alterations are appropriate and could be considered categorically exempt from further Environmental Review:
 - A. The vertical addition and roof terrace's setback should further articulate from the front and side building walls. Please see the attached "Annotated Plans" for additional information.
 - b. The proposed windows appear to mimic the historic fenestration pattern too closely and convey a false sense of historicism. The Preservation team recommends that the new, public-facing windows be of wood or aluminum-clad wood in a double-hung configuration without the divided lite detailing that is present on the historic windows.
2. **Unit Count Verification.** Please provide interior photographs of the "Secondary 1-Story Structure" at the rear of the property.

Target Review Timeframe

Once the Department has received a complete response to the items described in the Environmental Analysis section above, the Department will provide a target timeframe to approve or disapprove this Project.

Required Action

1. Please include a written response to this letter that discusses how you have addressed the items outlined above and in each of the attachments. Please note that the Department may request further revisions to the project as part of the environmental review process (e.g., to avoid a significant impact), or to ensure conformity with the Planning Code, design guidelines and other local ordinances and policies.
2. Within ninety (90) days from the date of this letter, please submit the requested information, or contact the project manager listed above if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 90 days, the application will be cancelled.

The Permit Center at 49 South Van Ness Avenue, 2nd floor is closed during the coronavirus outbreak. We are working remotely to continue reviewing previously submitted and new high priority permits. Please submit revisions to previously submitted permits electronically here: <https://sf.gov/submit-building-permit-requests>. Please note that plans may need to be reformatted to meet the new electronic plan review requirements. Information about electronic plan review formatting can be found here: <https://sf.gov/information/how-create-pdfs-your-plans-or-addenda>. To officially submit a change to the building permit plans, do not submit building permit plans directly to the Planning Department. Plan revisions will not be accepted by mail or messenger. All plans must be submitted electronically. If you are not familiar with these format requirements, please email the Permit Center team at permitcenter@sfgov.org. They will help you get your documents ready for submission.

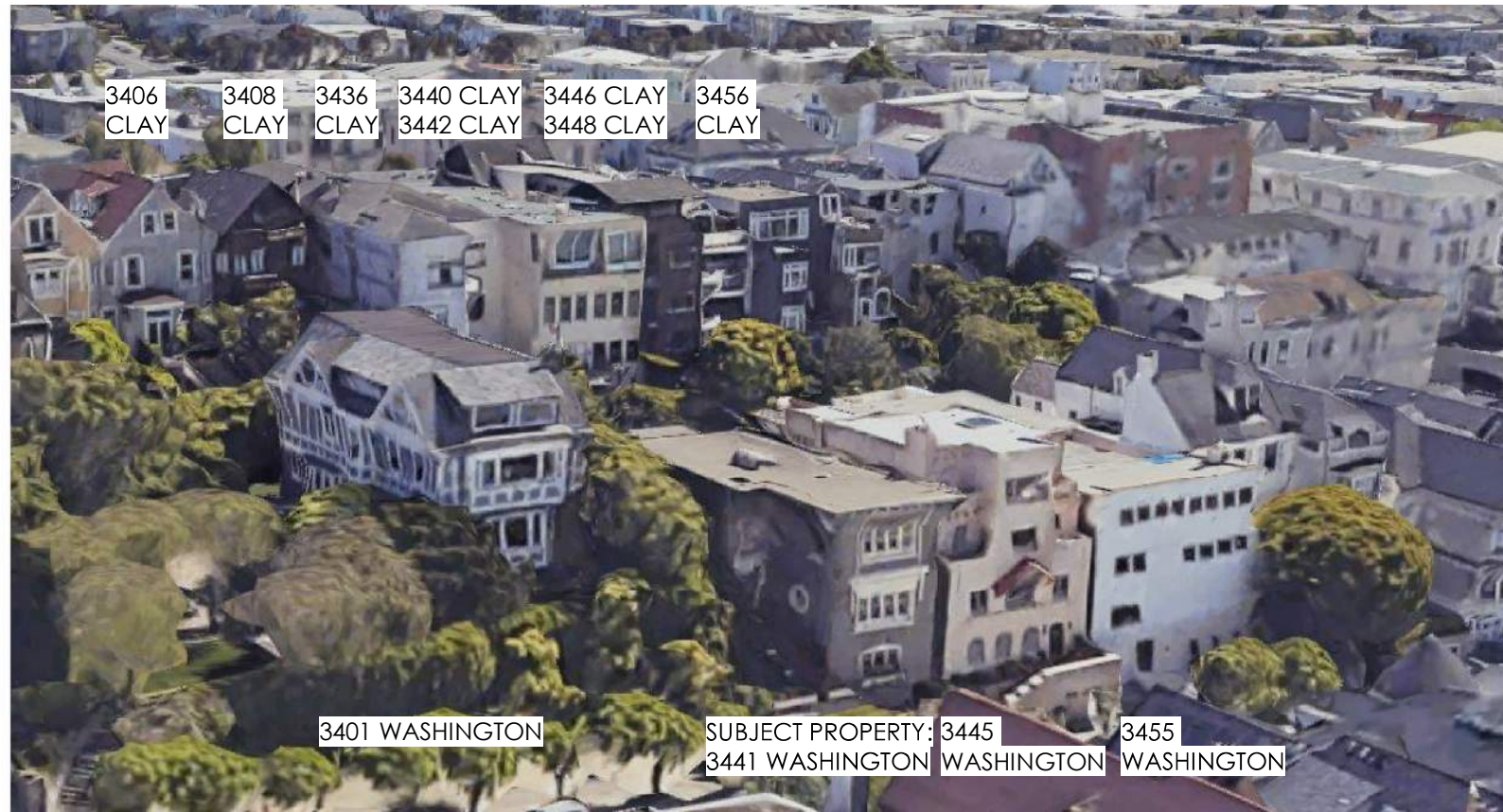
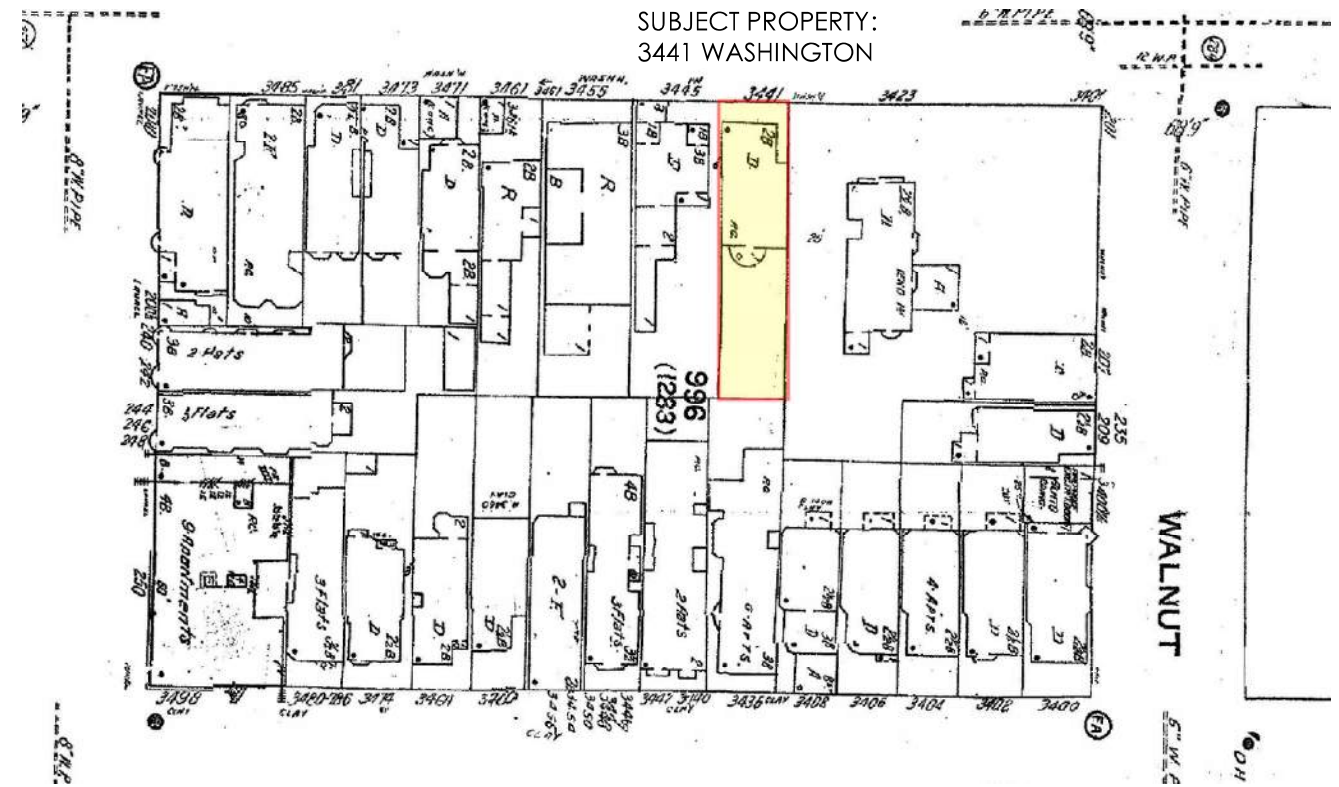
All revisions to Planning Department entitlement cases (e.g., CUA) must be submitted to the Planning Department via email to your assigned Planner's attention. This is a separate submittal from any building plan revisions submitted to DBI through the online portal.

Please do not come to the Planning Department to discuss this letter. Our offices are closed during the coronavirus outbreak but our staff are working remotely. Please direct all general questions or meeting requests to the project manager listed above. For questions related specifically to environmental review, please contact the environmental planner listed above.

Thank you,

Katie Wilborn, Planner | Preservation Technical Specialist
Northwest Quadrant, Current Planning Division

EXHIBIT D



From: [Eric Hassall](#)
To: [Winslow, David \(CPC\); CPC-Commissions Secretary](#)
Cc: [Stephen Sutro](#)
Subject: 3441 Washington St, San Francisco, CA 94118
Date: Monday, May 03, 2021 6:42:30 PM
Attachments: [311 Noticing Plans - 3441 Washington \(2\).pdf](#)

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

To: David Winslow, Architect
SF Planning Dept
david.winslow@sfgov.org

Dear Mr Winslow:





I write in response to the Discretionary Review Hearing on the above-named property. I live immediately to the south-west of it, i.e., overlooking it.

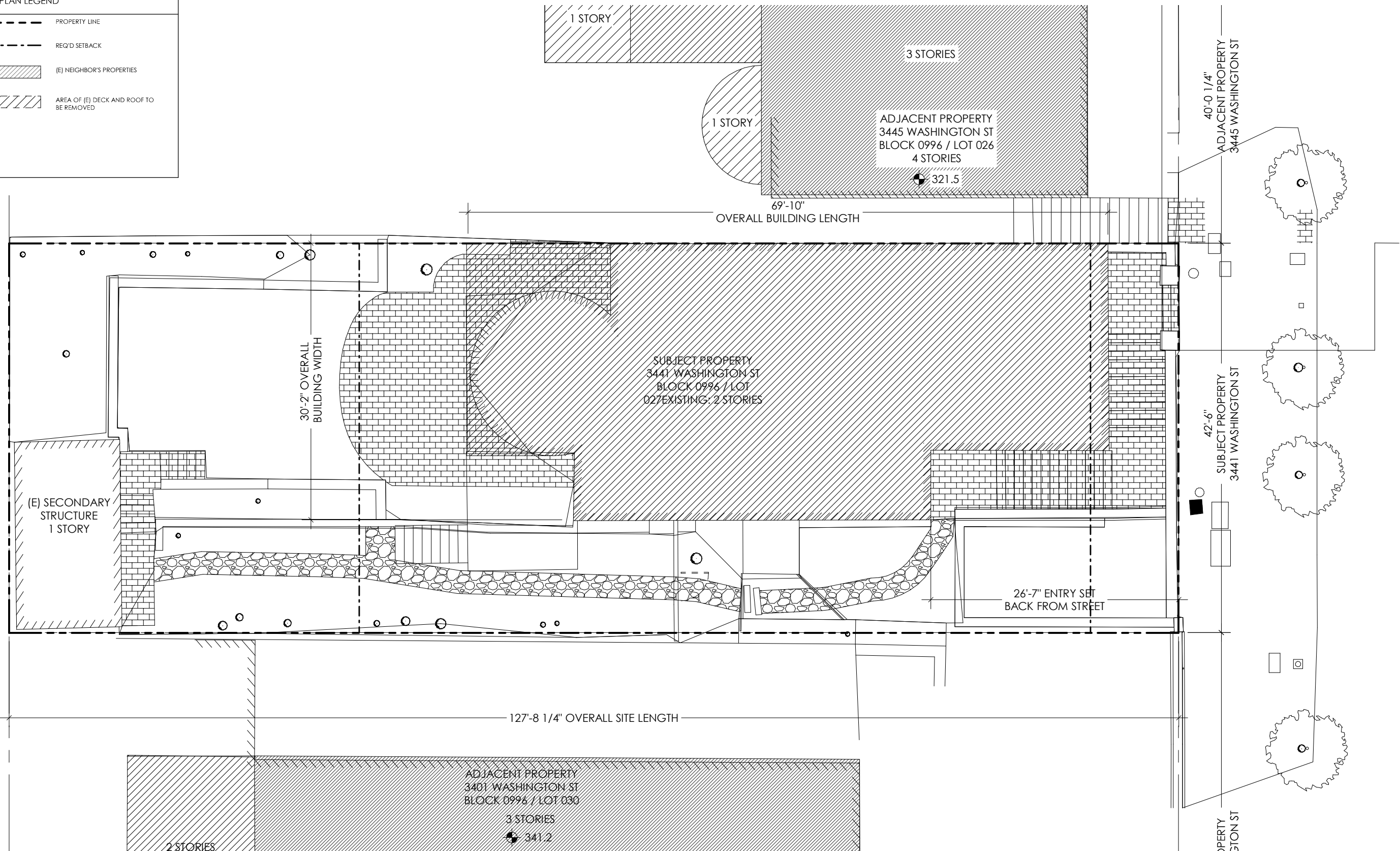
I am pleased the property and the backyard will be upgraded. The proposed style looks congruent with the neighborhood. The height increase seems reasonable, i.e., non-obstructive. I'm in favor of improvement and densification of the neighborhood, as long as views are not obstructed.

Please acknowledge receipt of my email.

Sincerely,

Eric Hassall MD
3440 Clay St
San Francisco, CA 94118

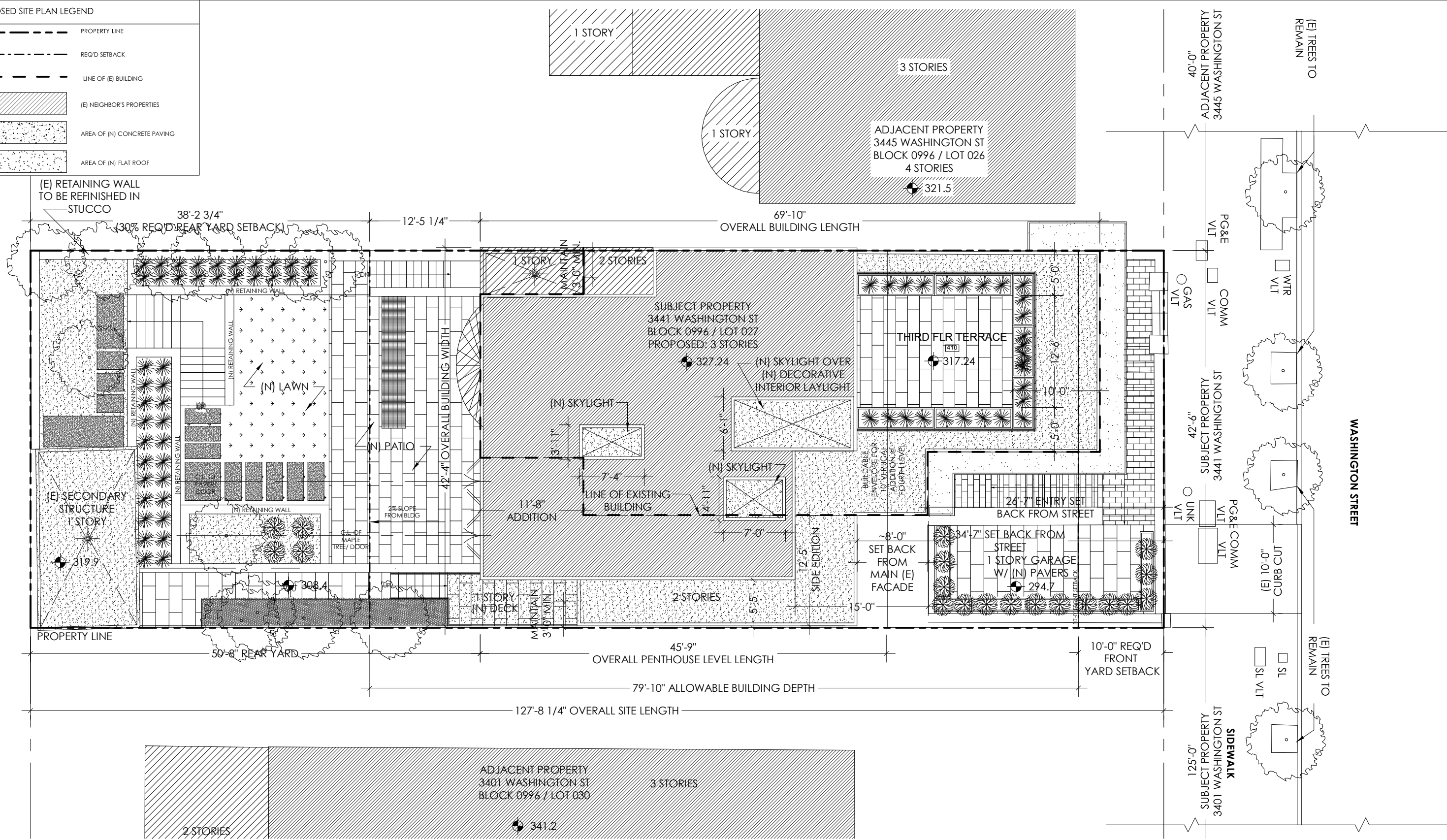
| EXISTING SITE PLAN LEGEND | |
|---|---|
|  | PROPERTY LINE |
|  | REQ'D SETBACK |
|  | (E) NEIGHBOR'S PROPERTIES |
|  | AREA OF (E) DECK AND ROOF TO BE REMOVED |



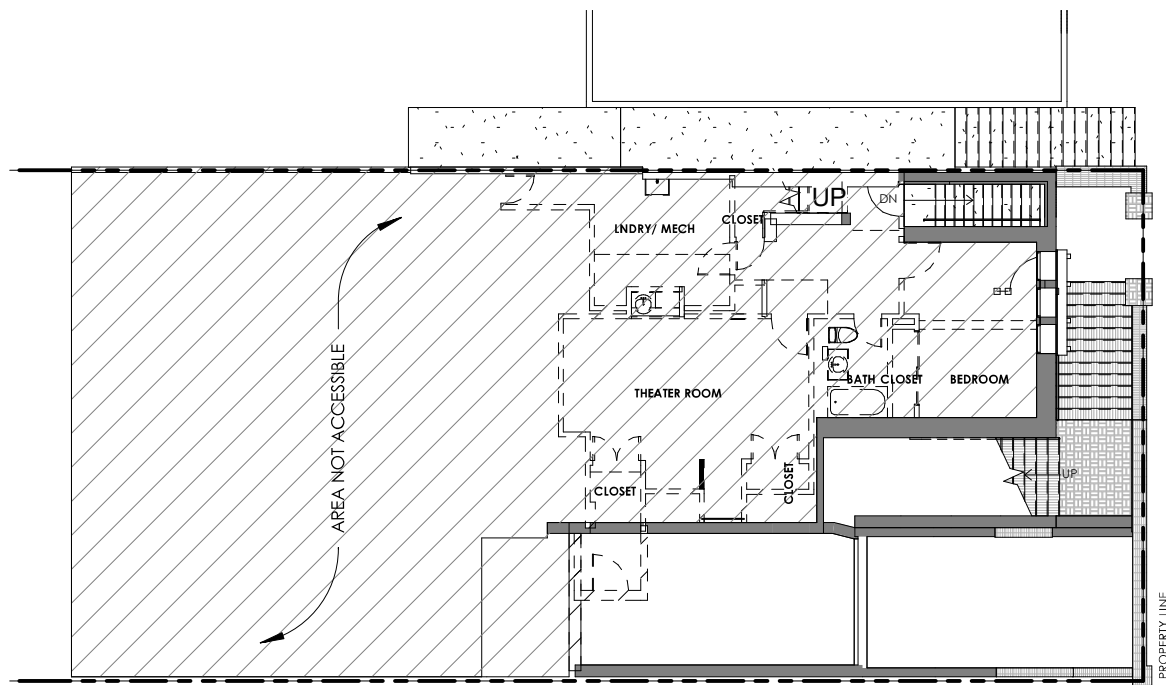
1 EXISTING SITE PLAN
3/32" = 1'-0"

PROPOSED SITE PLAN LEGEND

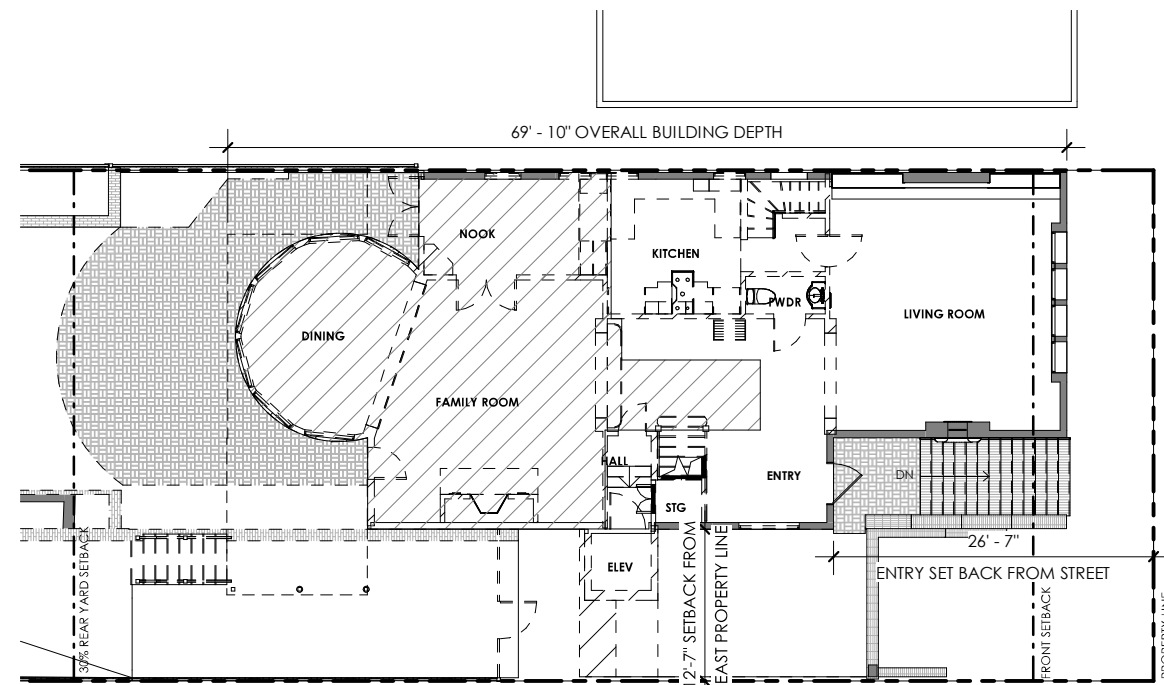
| | |
|--|-----------------------------|
| | PROPERTY LINE |
| | REQ'D SETBACK |
| | LINE OF (E) BUILDING |
| | (E) NEIGHBOR'S PROPERTIES |
| | AREA OF (N) CONCRETE PAVING |
| | AREA OF (N) FLAT ROOF |



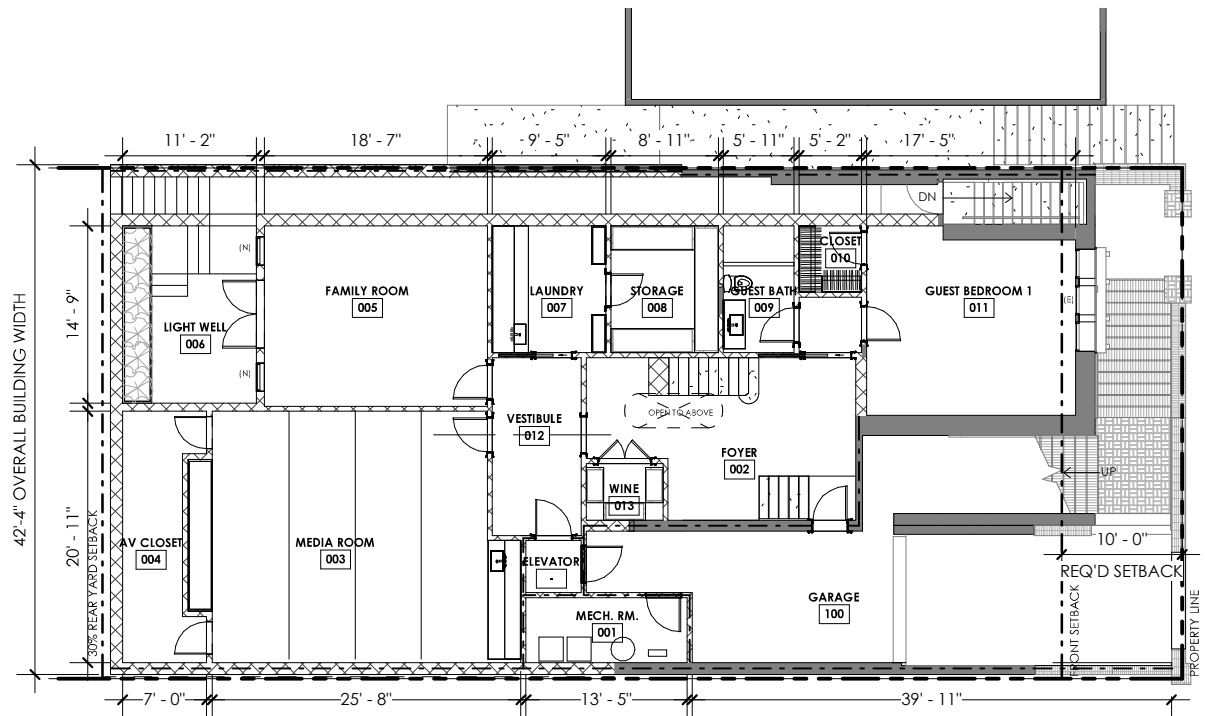
1 PROPOSED SITE PLAN
3/32" = 1'-0"



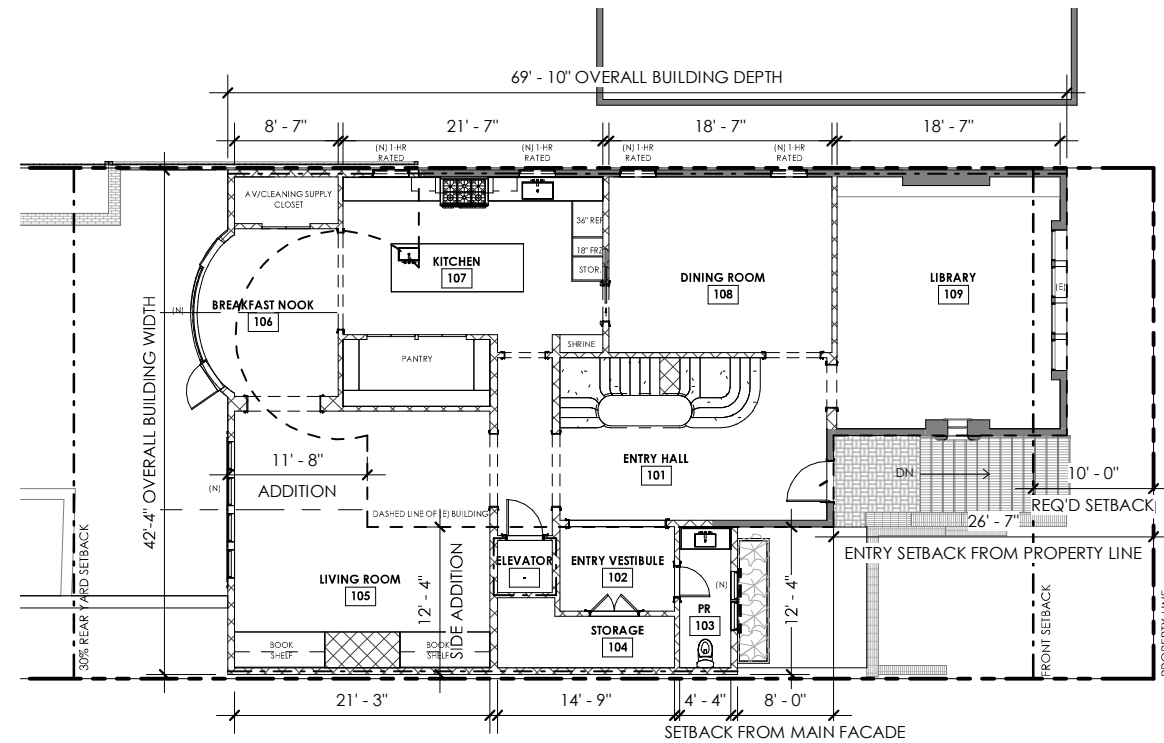
1 EXISTING BASEMENT FLOOR PLAN
1/16" = 1'-0"



3 EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
1/16" = 1'-0"



4 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"

GENERAL EXISTING FLOOR PLAN NOTES:

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS
5. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. SAVE (E) WINDOW HARDWARE FOR RE-USE, U.O.N.
6. DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. SAVE (E) WINDOW HARDWARE FOR RE-USE, U.O.N.
8. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. PROTECT DURING CONSTRUCTION.
9. DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
10. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

EXISTING FLOOR PLAN LEGEND:

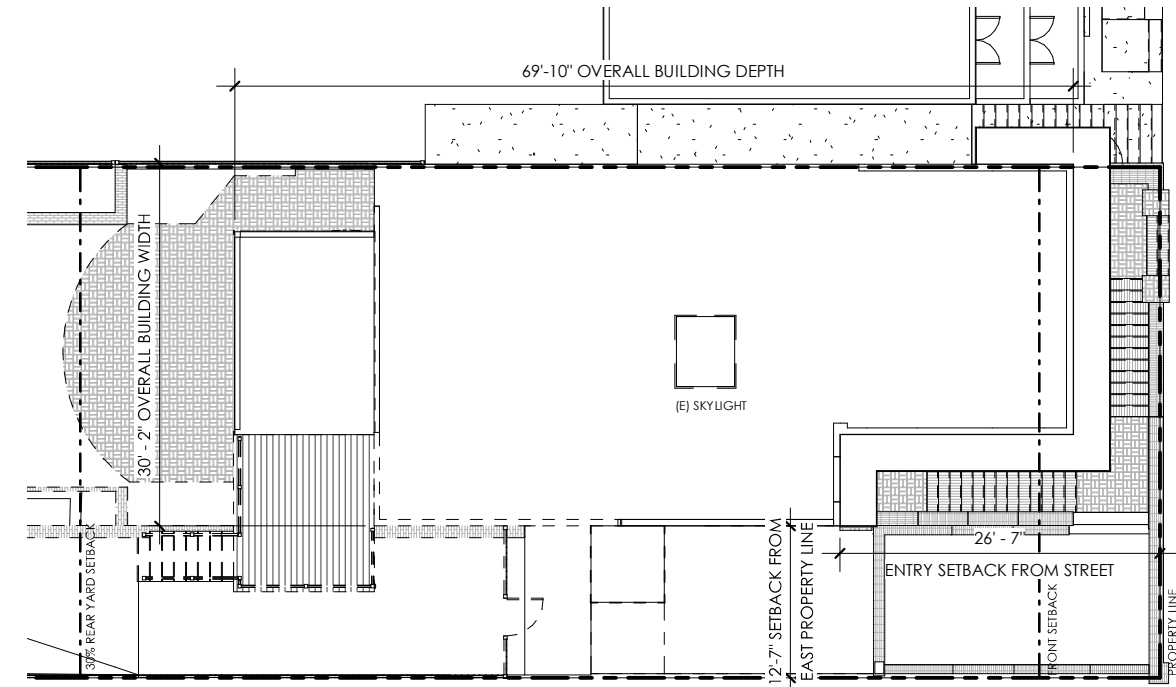
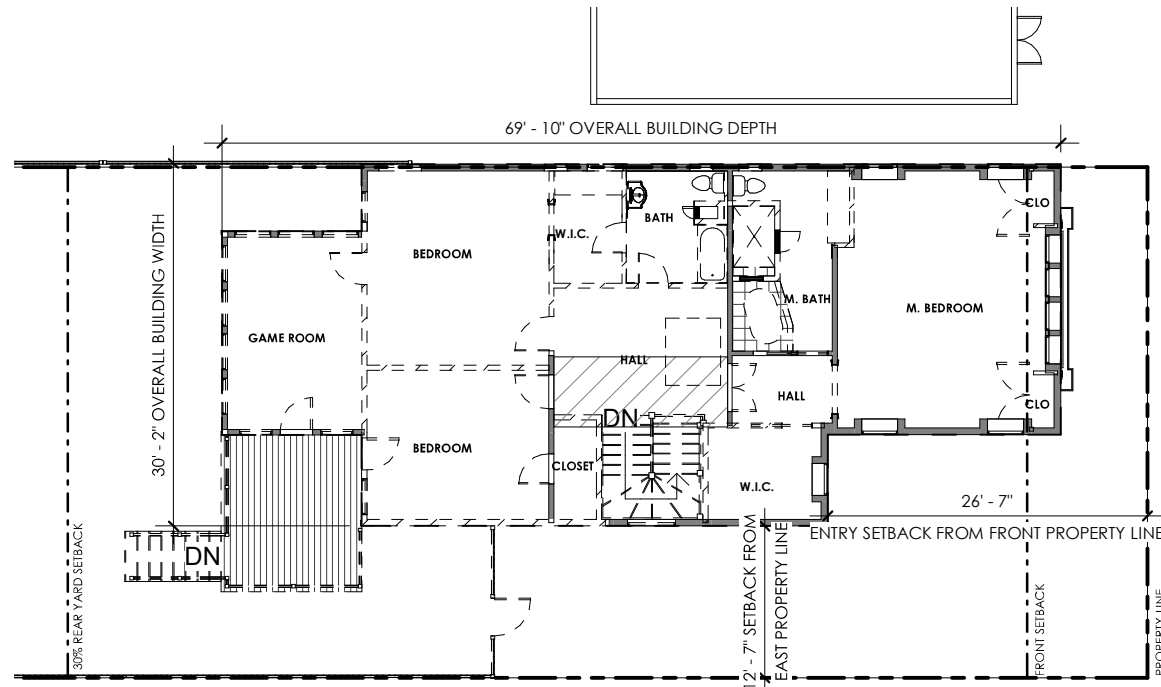
- PROPERTY LINE
- - - REQ'D SETBACK
- ▬ (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- ▨ (E) WALL TO BE REMOVED
- - - (E) ELEMENTS TO BE REMOVED

GENERAL FLOOR PLAN NOTES:

1. ALL (N) EXTERIOR WALL TO BE 2X6 TYP. UNLESS WHEN MATCHING EXISTING.
2. ALL (N) INTERIOR PARTITION TO BE 2X4 TYP. EXCEPT AT POCKET DOOR AND POST LOCATION.
3. ALL DIMENSIONS MEASURED FROM FINISH WALL, U.O.N.
4. GC TO INSPECT ALL EXTERIOR MORTAR AND GROUT AND BRICK REPOINT.
5. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
6. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOOR JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
7. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

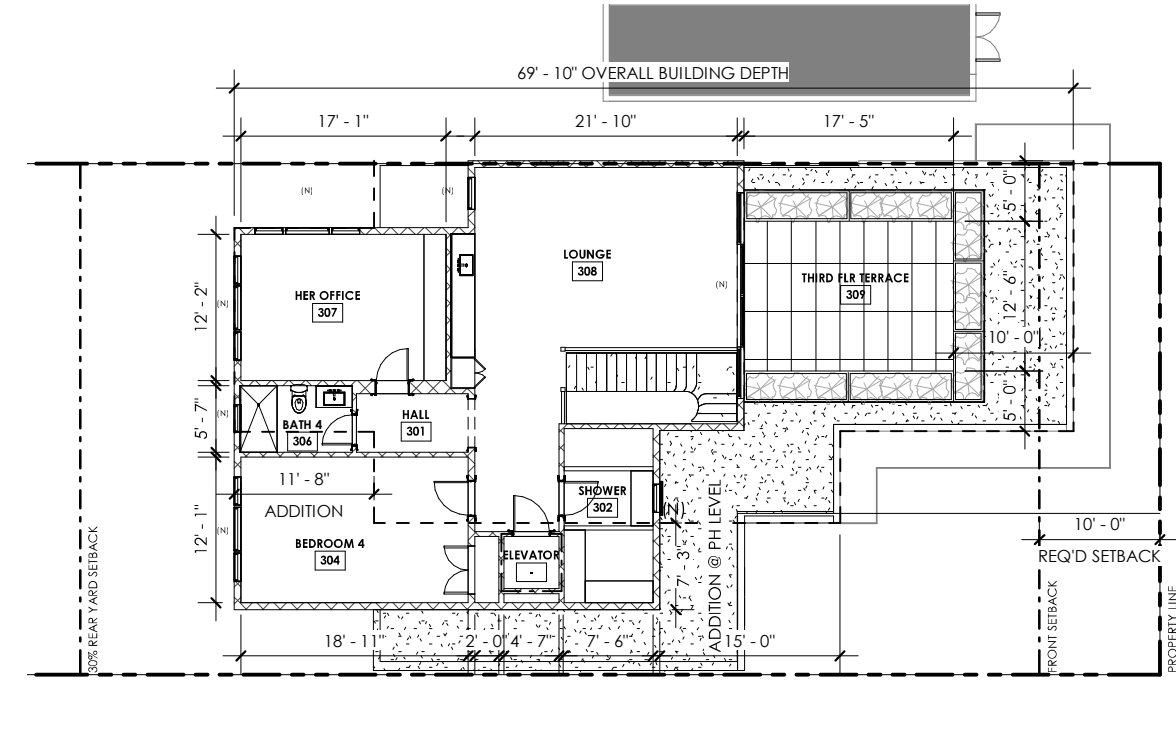
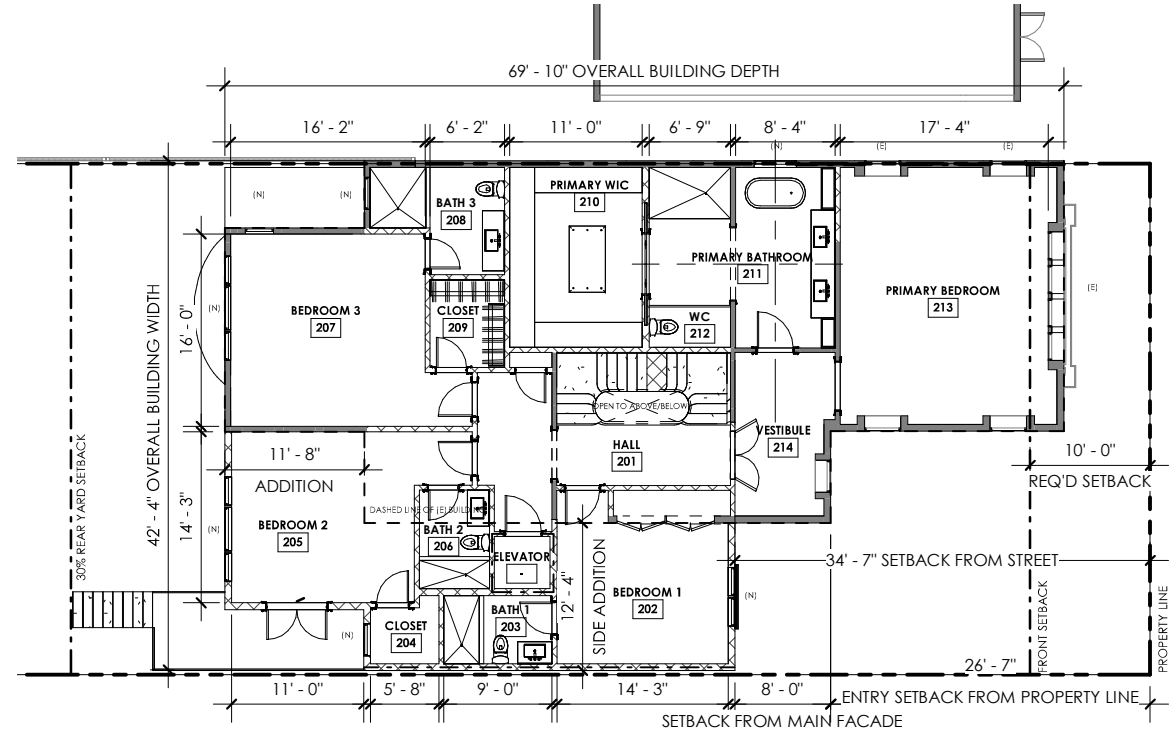
FLOOR PLAN LEGEND:

- PROPERTY LINE
- - - REQ'D SETBACK
- ▬ (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- ▨ (N) WALLS & PARTITIONS
- ▨ (N) 1-HR RATED WALL
- ▨ (N) 2-HR RATED WALL
- - - LINE OF (E) BUILDING



1 EXISTING SECOND FLOOR PLAN
1/16" = 1'-0"

3 EXISTING ROOF PLAN
1/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/16" = 1'-0"

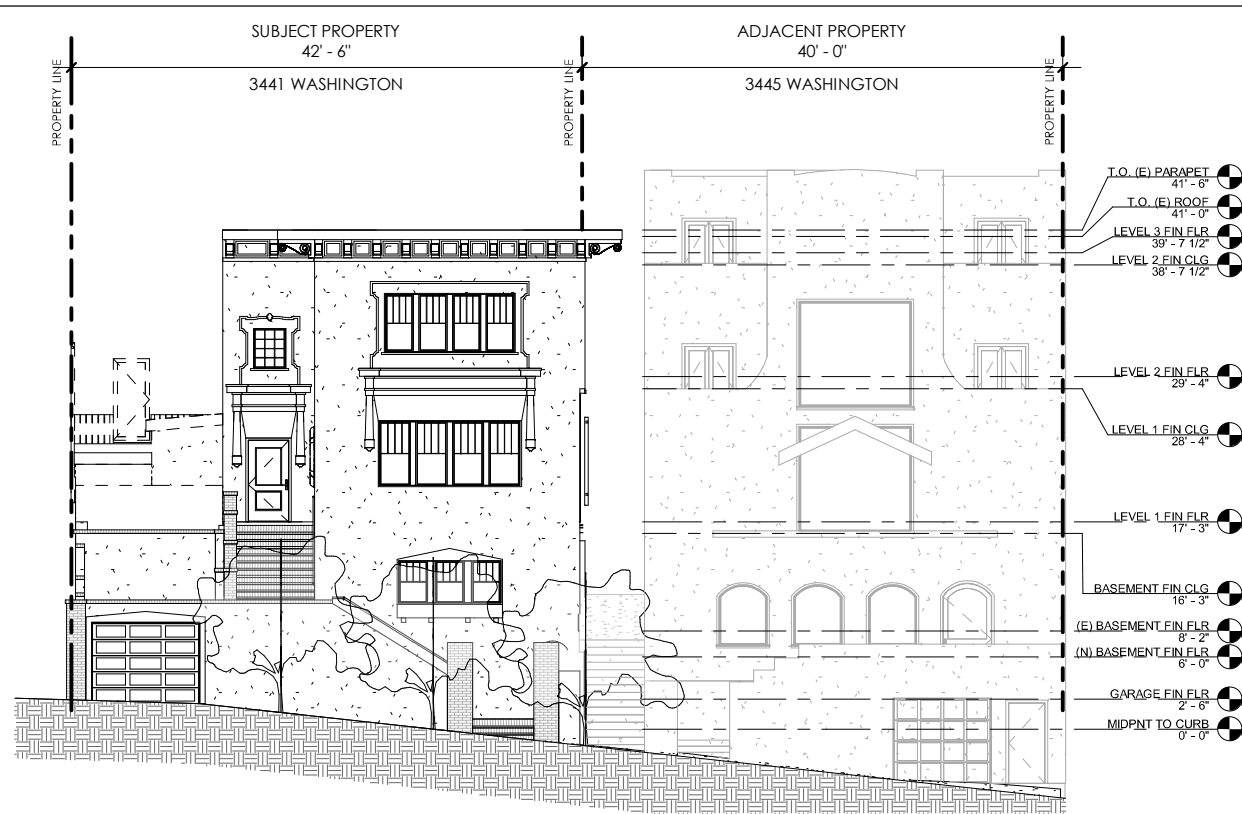
4 PROPOSED THIRD FLOOR PLAN
1/16" = 1'-0"

- GENERAL EXISTING FLOOR PLAN NOTES:
1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH MANNER AS TO PROTECT ADJACENT PROPERTY AND LANDSCAPE PLANTING TO REMAIN.
 2. ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 3. LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 4. DEMOLISH ALL REDUNDANT HVAC EQUIPMENT INCLUDING PIPING, DUCTWORK, RADIANT PANELS, AND BASEBOARD HEATERS.
 5. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. SAVE (E) WINDOW HARDWARE FOR RE-USE, U.O.N.
 6. DEMOLISH ALL ABANDONED INTERIOR ELECTRICAL THROUGHOUT.
 7. DEMOLISH ALL WINDOW COVERINGS AND RELATED HARDWARE. SAVE (E) WINDOW HARDWARE FOR RE-USE, U.O.N.
 8. DEMOLISH ALL FLOOR FINISHES, INCLUDING CARPET, VINYL, AND TILE. PROTECT DURING CONSTRUCTION.
 9. DEMOLISH ALL ABANDONED GAS LINES TO MAIN POINT OF ENTRY, U.O.N.
 10. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.

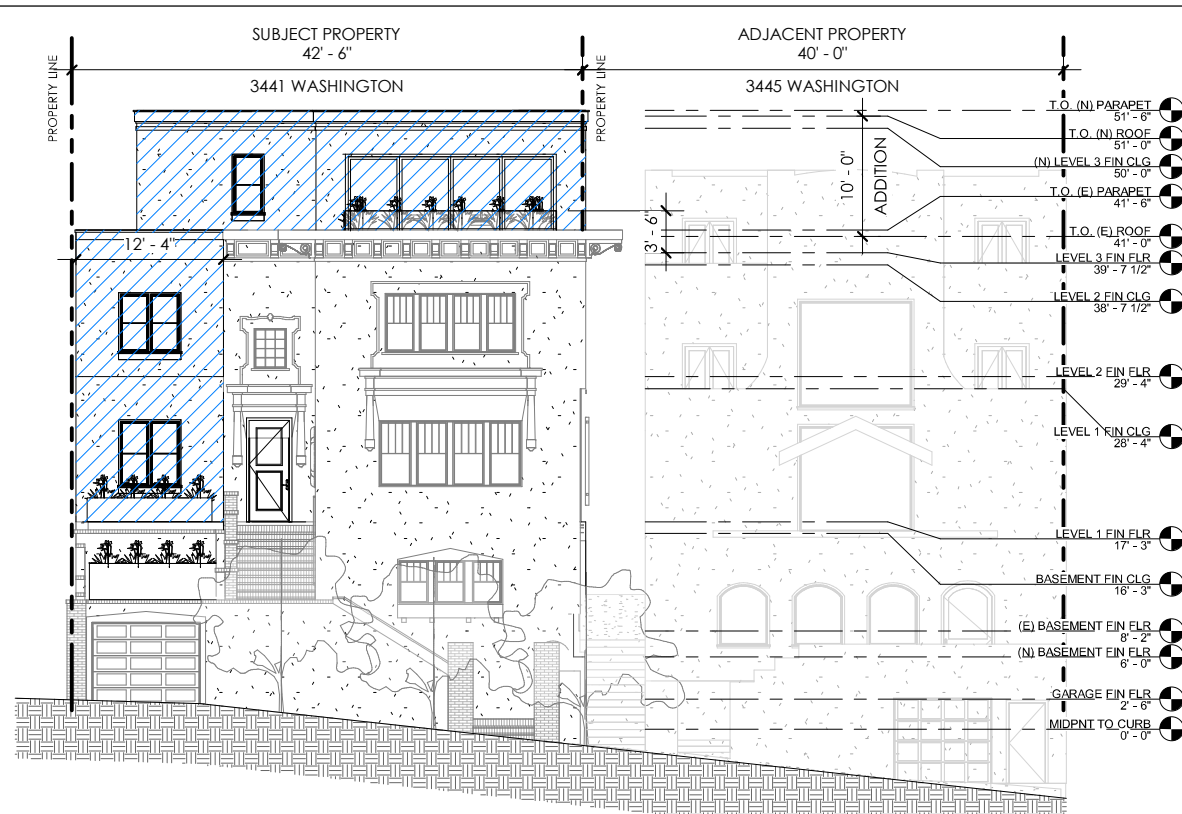
- EXISTING FLOOR PLAN LEGEND:
- PROPERTY LINE
 - - - - - REQ'D SETBACK
 - ▬ (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
 - ▨ (E) WALL TO BE REMOVED
 - - - - - (E) ELEMENTS TO BE REMOVED

- GENERAL FLOOR PLAN NOTES:
1. ALL (N) EXTERIOR WALL TO BE 2X6 TYP. UNLESS WHEN MATCHING EXISTING.
 2. ALL (N) INTERIOR PARTITION TO BE 2X4 TYP. EXCEPT AT POCKET DOOR AND POST LOCATION.
 3. ALL DIMENSIONS MEASURED FROM FINISH WALL, U.O.N.
 4. GC TO INSPECT ALL EXTERIOR MORTAR AND GROUT AND BRICK REPOINT.
 5. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
 6. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOOR JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
 7. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

- FLOOR PLAN LEGEND:
- PROPERTY LINE
 - - - - - REQ'D SETBACK
 - ▬ (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
 - ▨ (N) WALLS & PARTITIONS
 - ▨ (N) 1-HR RATED WALL
 - ▨ (N) 2-HR RATED WALL
 - - - - - LINE OF (E) BUILDING



1 EXISTING NORTH ELEVATION
1/16" = 1'-0"

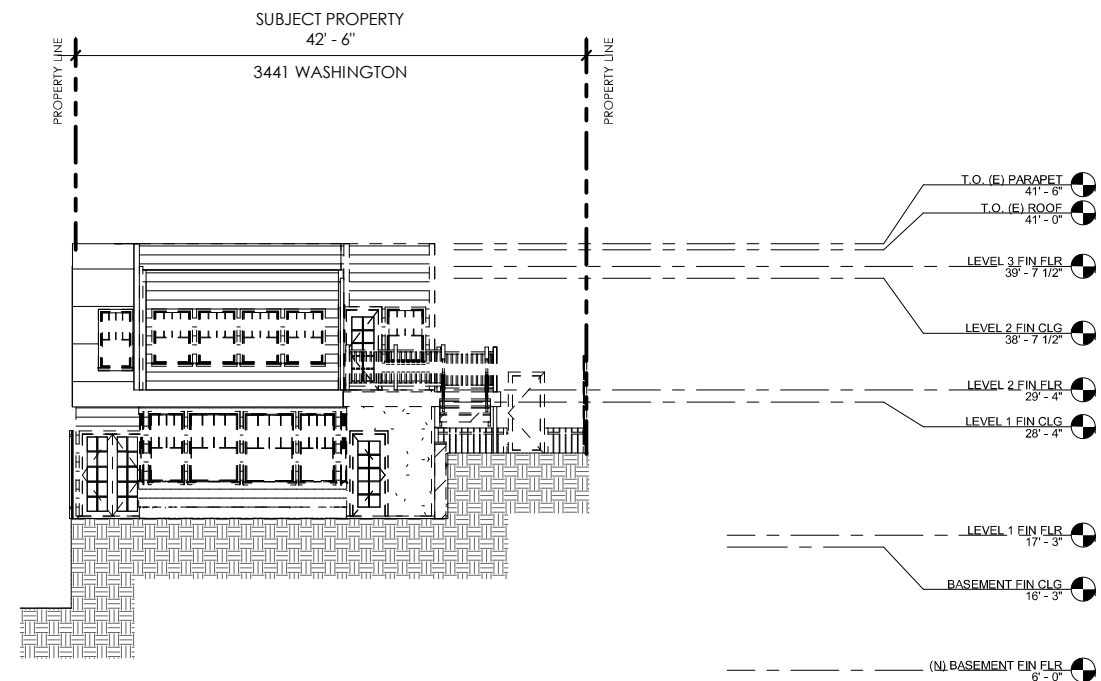


2 PROPOSED NORTH ELEVATION
1/16" = 1'-0"

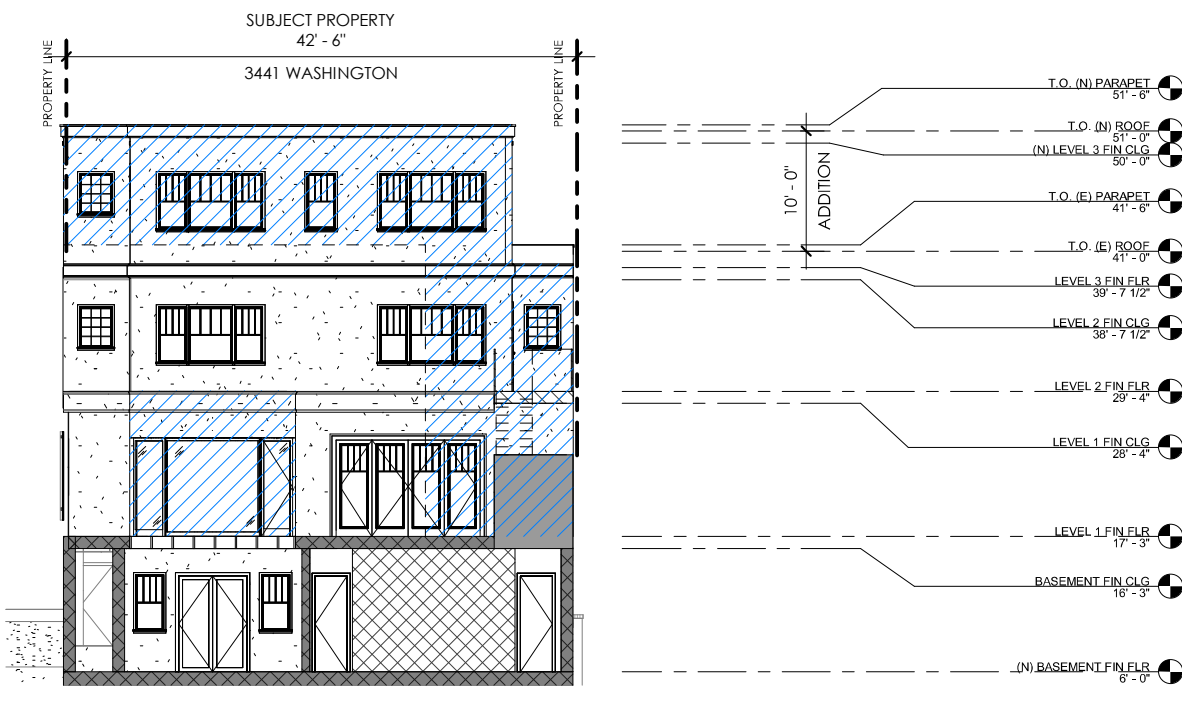
GENERAL EXISTING ELEVATION NOTES:
1. ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN, U.O.N.

- EXISTING FLOOR PLAN LEGEND:
- PROPERTY LINE
 - - - REQ'D SETBACK
 - ▬ (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
 - ▨ (E) WALL TO BE REMOVED
 - - - (E) ELEMENTS TO BE REMOVED

GENERAL FLOOR PLAN NOTES:
1. ALL DIMENSIONS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, U.O.N.

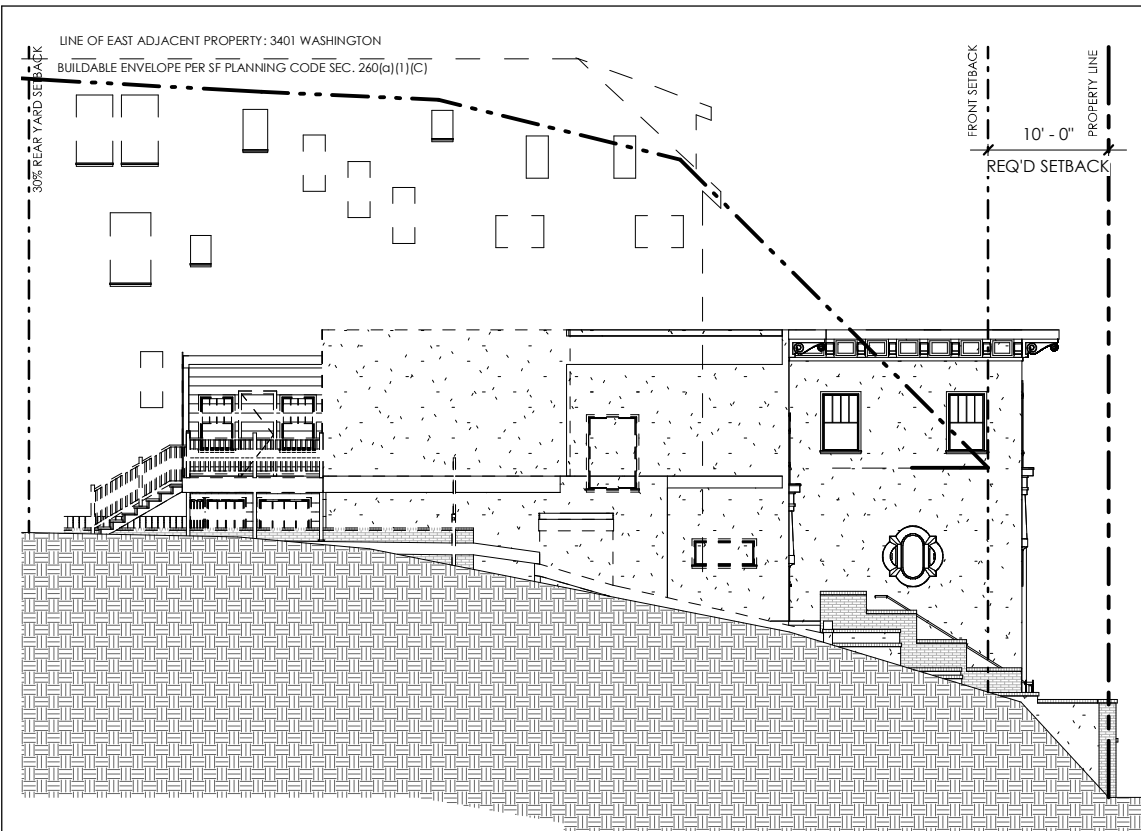


3 EXISTING SOUTH ELEVATION
1/16" = 1'-0"

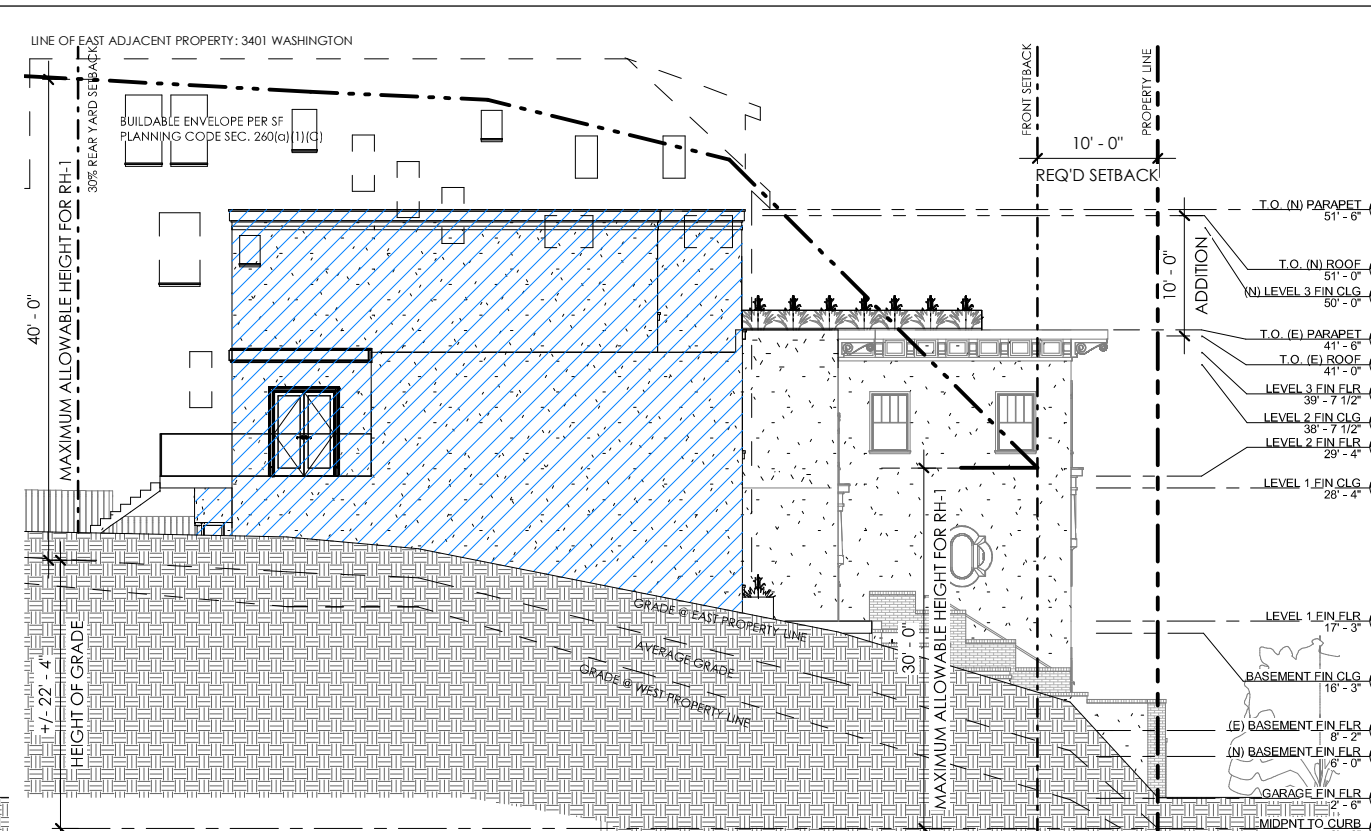


4 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"

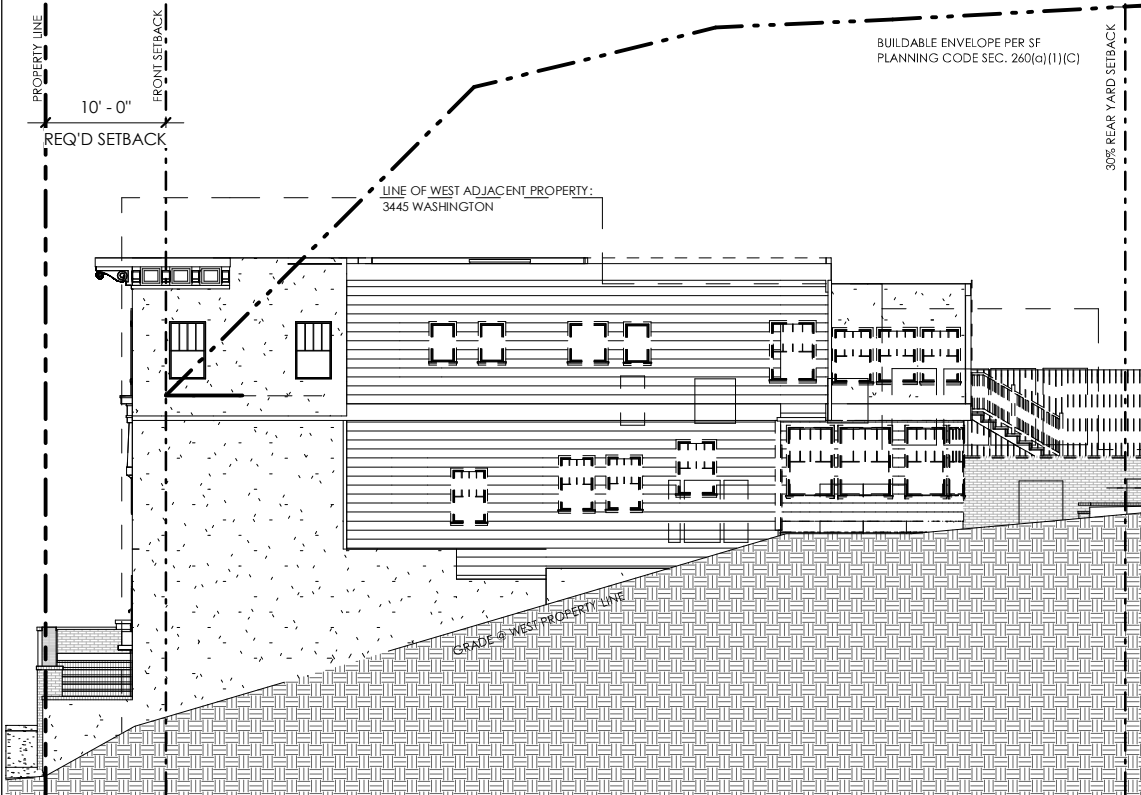
- FLOOR PLAN LEGEND:
- PROPERTY LINE
 - - - REQ'D SETBACK
 - - - LINE OF (E) BUILDING
 - ▨ PROPOSED ADDITION
 - ▨ (E) STUCCO TO BE REPAINTED
 - ▨ (N) STUCCO TO MATCH (E)
 - ▨ BRICK



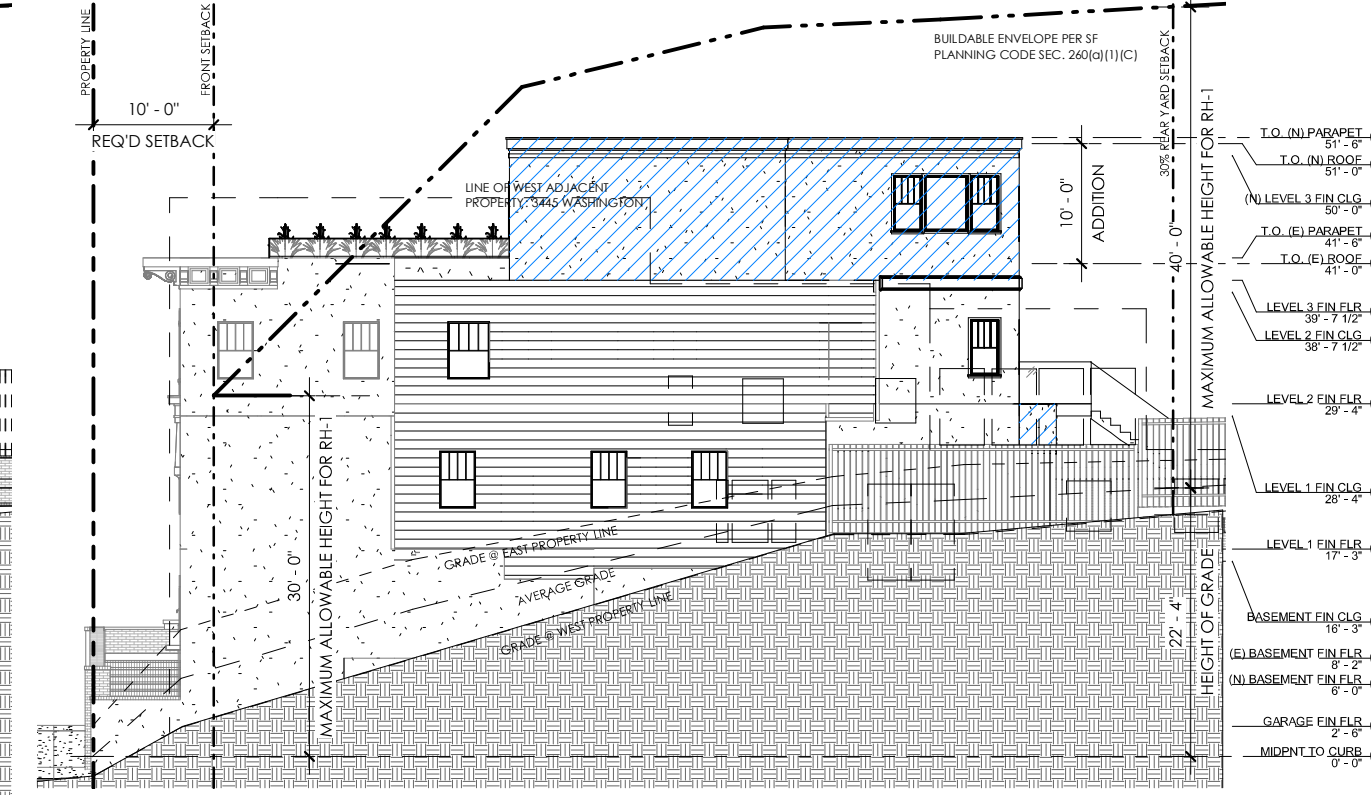
1 EXISTING EAST ELEVATION
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
1/16" = 1'-0"



3 EXISTING WEST ELEVATION
1/16" = 1'-0"



4 PROPOSED WEST ELEVATION
1/16" = 1'-0"

GENERAL EXISTING ELEVATION NOTES:

1. ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN, U.O.N.

EXISTING FLOOR PLAN LEGEND:

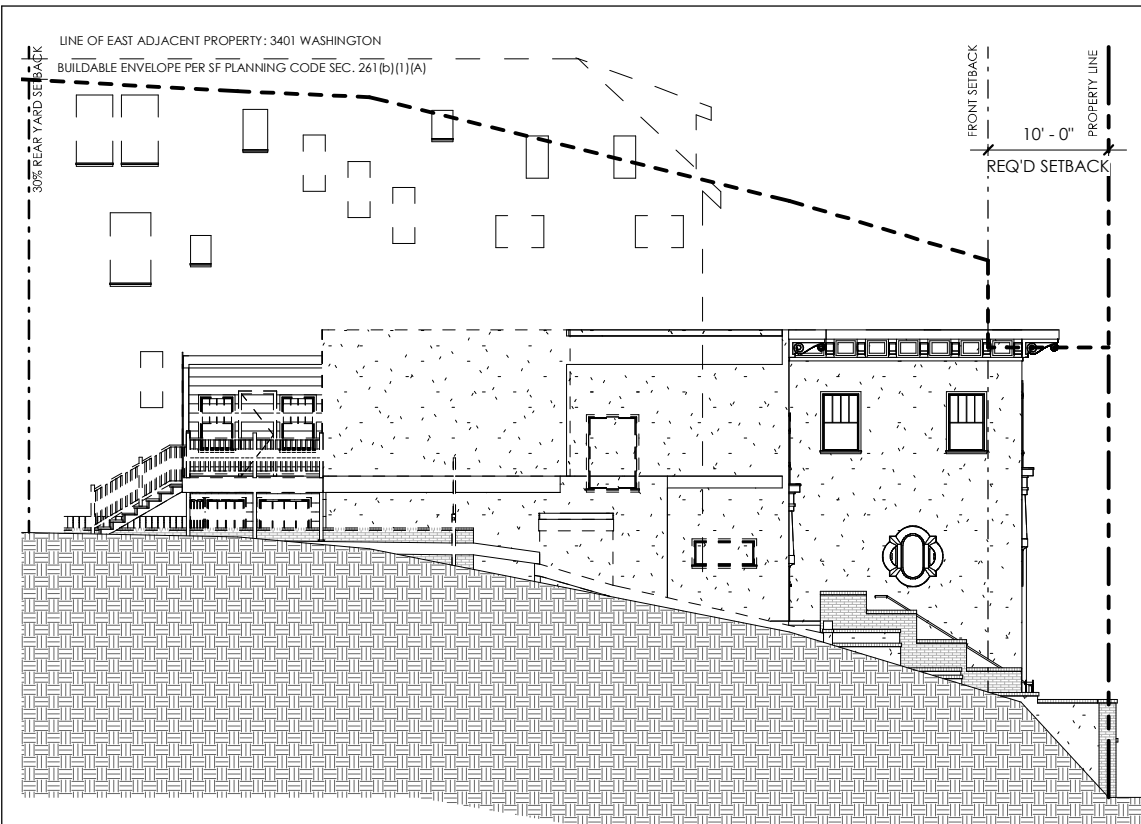
- PROPERTY LINE
- - - REQ'D SETBACK
- [Pattern] (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- [Pattern] (E) WALL TO BE REMOVED
- - - (E) ELEMENTS TO BE REMOVED

GENERAL FLOOR PLAN NOTES:

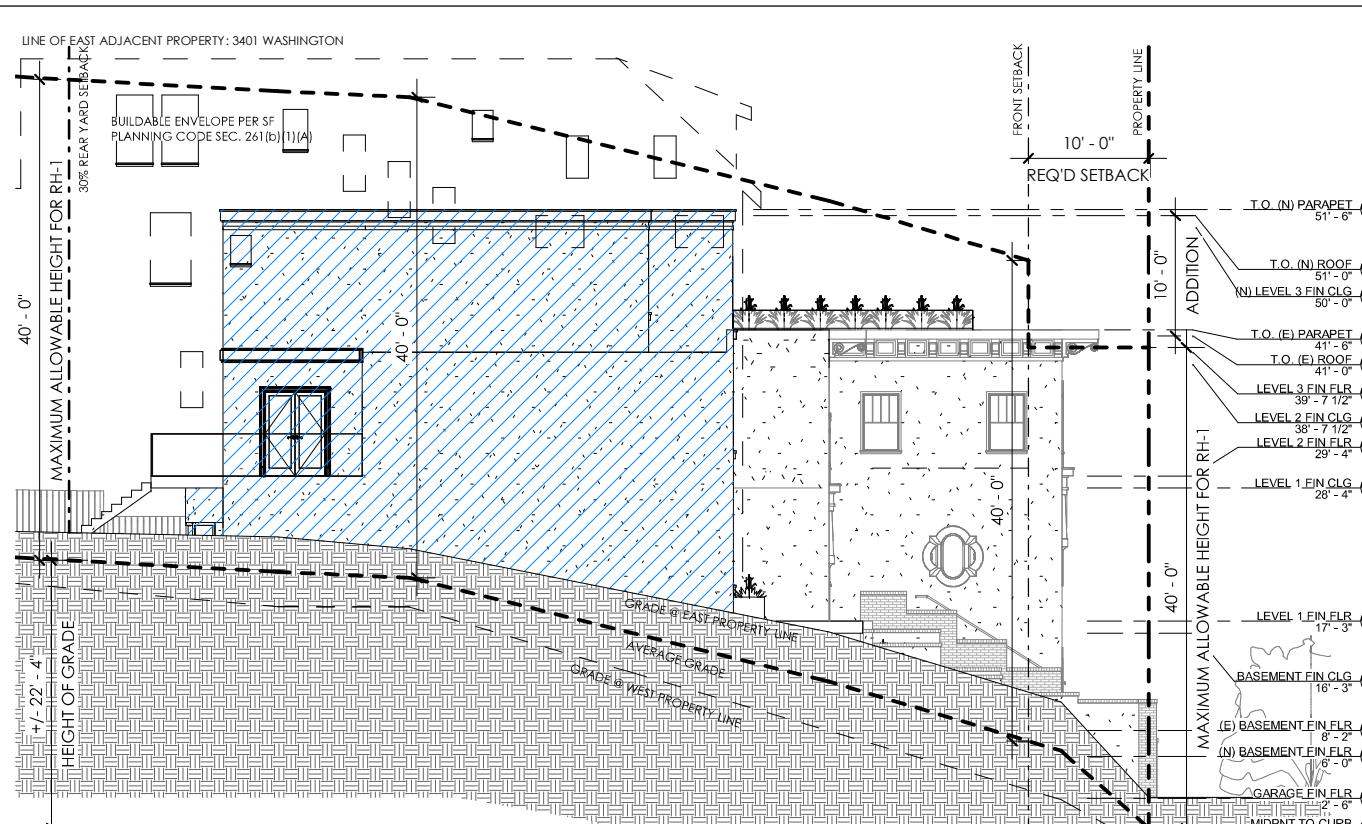
1. ALL DIMENSIONS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, U.O.N.

FLOOR PLAN LEGEND:

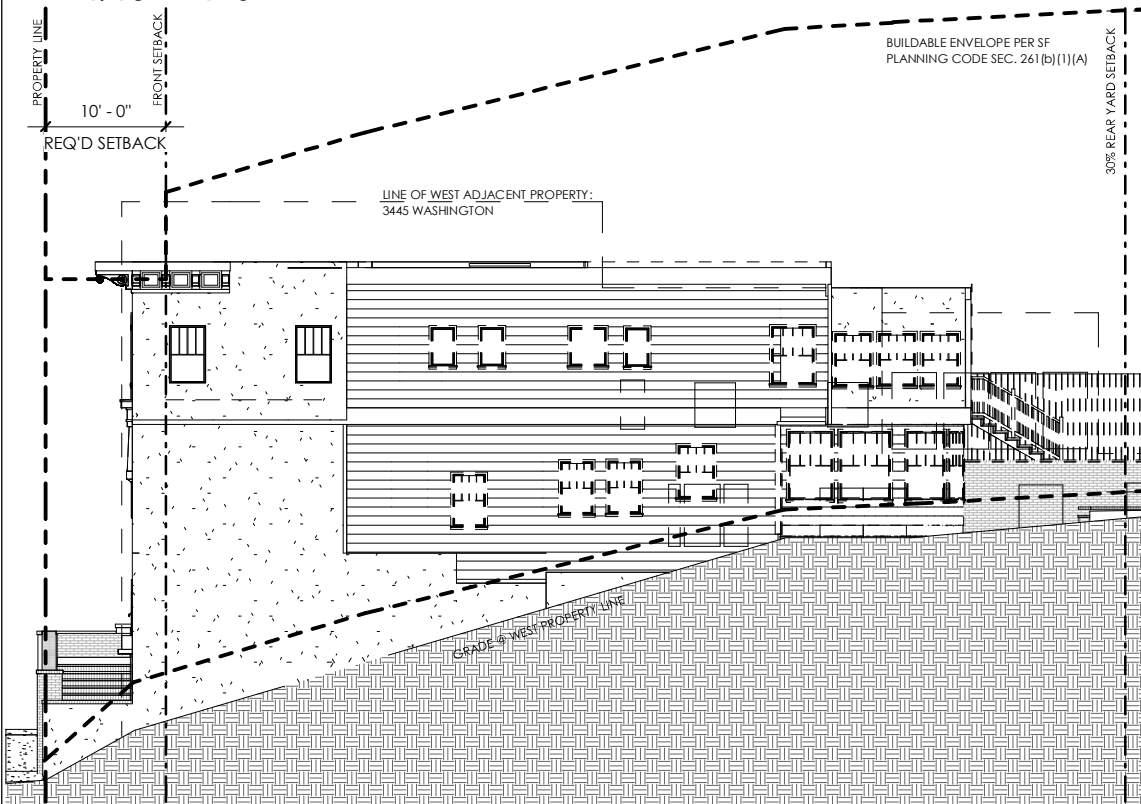
- PROPERTY LINE
- - - REQ'D SETBACK
- - - LINE OF (E) BUILDING
- [Blue Hatched] PROPOSED ADDITION
- [Pattern] (E) STUCCO TO BE REPAINTED
- [Pattern] (N) STUCCO TO MATCH (E)
- [Pattern] BRICK



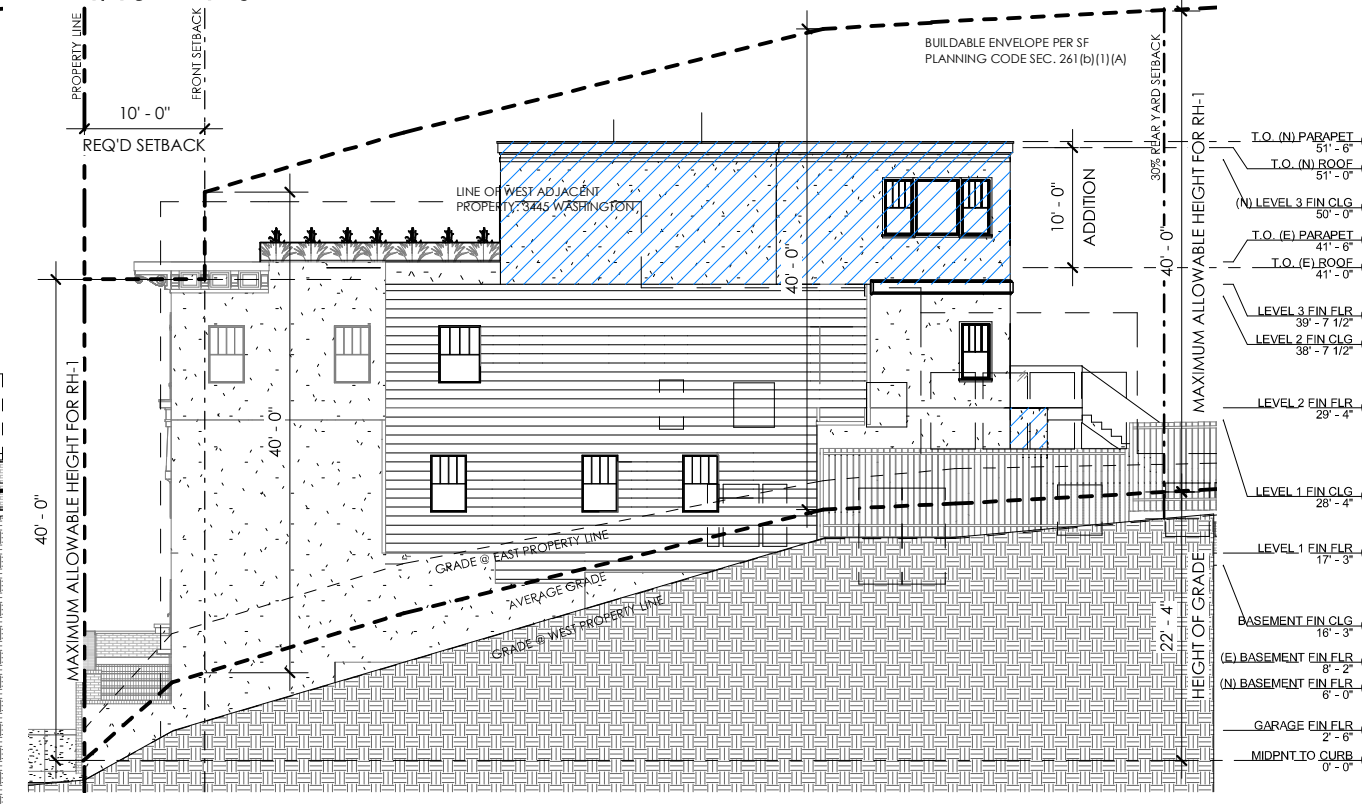
1 EXISTING EAST ELEVATION
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
1/16" = 1'-0"



3 EXISTING WEST ELEVATION
1/16" = 1'-0"



4 PROPOSED WEST ELEVATION
1/16" = 1'-0"

GENERAL EXISTING ELEVATION NOTES:

1. ALL EXISTING SIDING, FASCIA, EAVES, AND TRIM TO REMAIN, U.O.N.

EXISTING FLOOR PLAN LEGEND:

- PROPERTY LINE
- - - REQ'D SETBACK
- ▬ (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- ▨ (E) WALL TO BE REMOVED
- - - (E) ELEMENTS TO BE REMOVED

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, U.O.N.

FLOOR PLAN LEGEND:

- PROPERTY LINE
- - - REQ'D SETBACK
- - - LINE OF (E) BUILDING
- ▨ PROPOSED ADDITION
- ▨ (E) STUCCO TO BE REPAINTED
- ▨ (N) STUCCO TO MATCH (E)
- ▨ BRICK

SUTRO ARCHITECTS

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BLOCK 0996 LOT 027 | PROJECT NO. 2019.036

DATE: 05/05/21

ELEVATIONS

EXHIBIT D