



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE: November 18, 2021**

**Record No.:** 2020-009358DRP  
**Project Address:** 2605 Post Street  
**Permit Applications:** 2020.0924.4924  
**Zoning:** RH-3 [Residential House-Three Family]  
40-X Height and Bulk District  
**Block/Lot:** 1082/ 021  
**Project Sponsor:** Andy Rodgers  
7 Lupine Drive  
Corte Madera, CA 94925  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

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

## Project Description

The project proposes to construct a third-floor vertical addition with a flat roof set back 5 feet from the front of the building with and a new third floor balcony at the front. The project also proposes the partial repair and expansion of the existing rear deck. The addition would increase the size of the dwelling from approximately 2,934 square feet to 4,196 square feet. A separate permit (BPA #2020.0606.8202) to construct an Accessory Dwelling Unit was applied for in June of 2020.

## Site Description and Present Use

The site is a lateral sloping lot 30' wide x approximately 81'-6" deep containing an existing 2-story, single family home. The existing building is a Category 'C' - no historic resource built in 1900.

## Surrounding Properties and Neighborhood

The buildings on this block of Post Street range from 1- to 3-story wood clad houses with modest front setbacks from the street to provide raised front stoop entrances. The building to the west (DR requestor) is a tall 2- story over basement. At the rear the two adjacent buildings extend into the rear further than 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	July 7, 2021– August 6, 2021	August 6, 2021	November 18, 2021	104 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 30, 2021	October 30, 2021	20 days
Mailed Notice	20 days	October 30, 2021	October 30, 2021	20 days
Online Notice	20 days	October 30, 2021	October 30, 2021	20 days

## Public Comment

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

## Environmental Review

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

## DR Requestor

DR requestor: Chwan-Hui Chen of 2607 Post Street, apartment B, resident of the adjacent property to the west of the proposed project.

## DR Requestor’s Concerns and Proposed Alternatives

DR requestor is concerned that the proposed third floor addition will impact the amount of light and air to two of the adjacent dwellings.

**Proposed alternatives:**

1. Provide a 9’ side setback on the rear half of the addition or;
2. Mirror the 3’ side setback on the DR requestor’s property on all three floors.

See attached *Discretionary Review Application*, dated August 6, 2021.

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

Although a side setback is not required in this zone, the proposed design was modified to respond to the neighbor’s concern and incorporates a 4’ side setback as neighborly gesture and to enable the continued flow of air and light.

See attached Response to Discretionary Review, dated September 14, 2021.

**Department Review**

The Planning Department’s review of this proposal confirms support for this project as it conforms to the Planning Code and the Residential Design Guidelines.

In the application of the Residential Design Guidelines related to light wells, side setbacks, and articulation of buildings to provide light and air, the Department typically requests that light wells and side setbacks be matched by a 3-foot depth on the new portion of construction. The Department typically does not request nor require that existing portions of buildings be reduced. The impacts to light and air due to the proposed addition was deemed by staff to be modest because the difference in height and massing between the existing pitched roof and the proposed is modest, which when combined with the 4’ side setback allows the windows of the DR requestor ample space for light and air. Additionally, the DR requestor is a two-story over basement building uphill of the subject property which gives it the advantage of elevation for access to light and air to those windows.

There would be some impact on light to the adjacent windows, but not eliminate their functionality nor rise to the level of an exceptional or extraordinary circumstance.

Therefore, staff deems there are no exceptional or extraordinary circumstances and recommends not taking Discretionary review and approving.

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

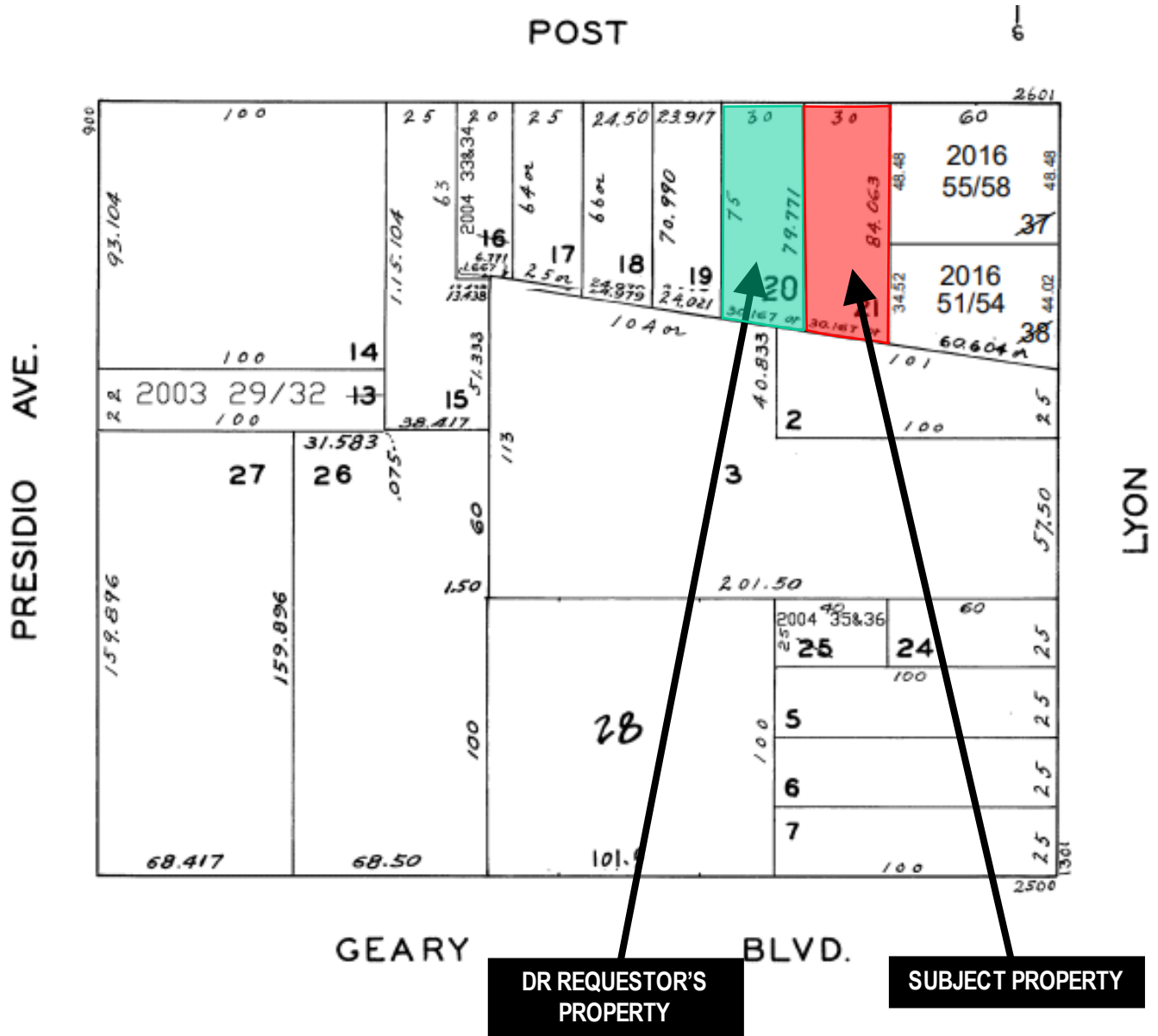
## **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
HRE evaluation  
DR Application  
Response to DR Application, dated September 14, 2021  
Plans for BPA #2020.0606.8202 to construct an Accessory Dwelling Unit  
311 plans

# Exhibits

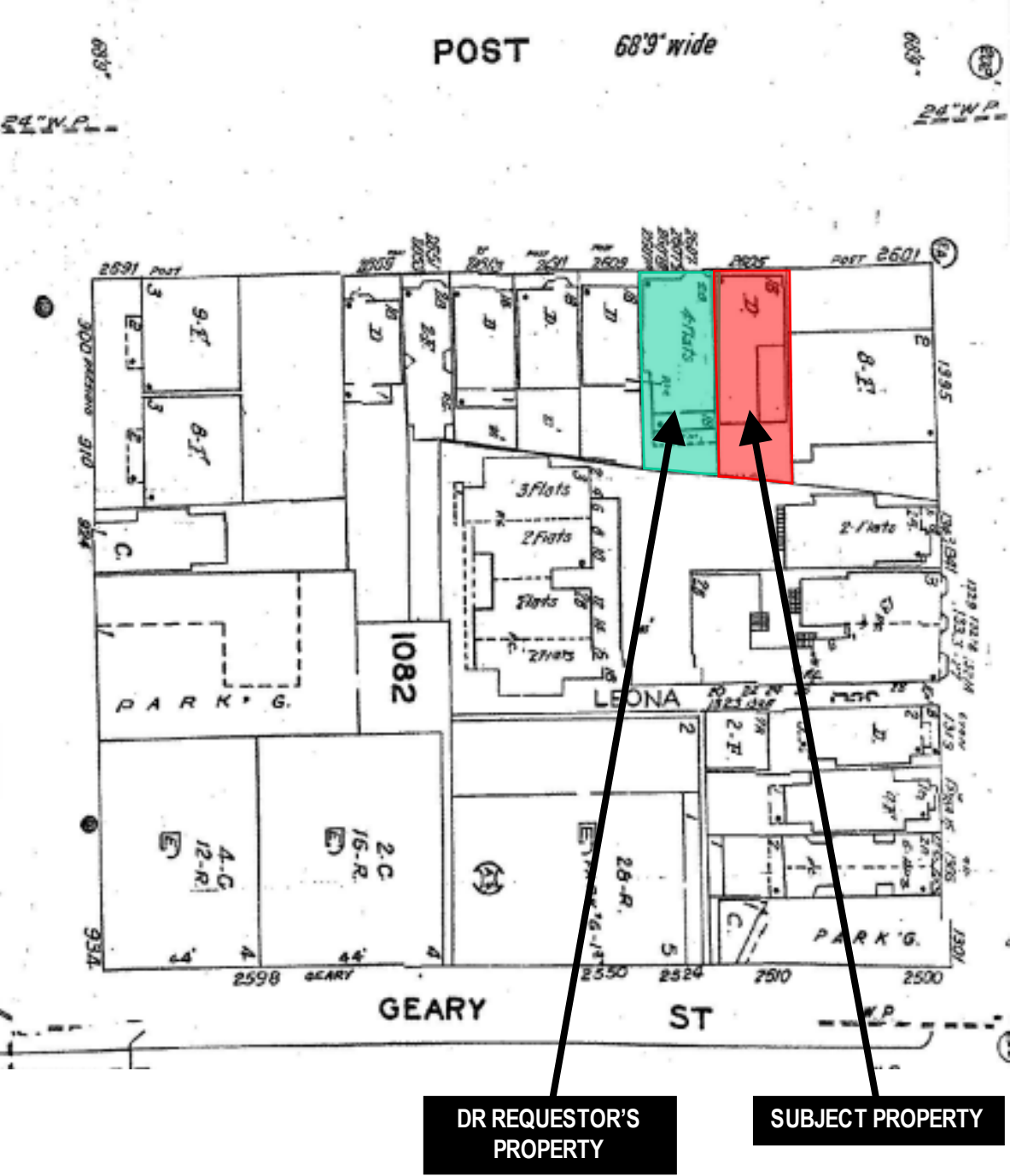
Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street

# Parcel Map



Discretionary Review Hearing  
 Case Number 2020-009358DRP  
 2605 Post Street

# Sanborn Map\*

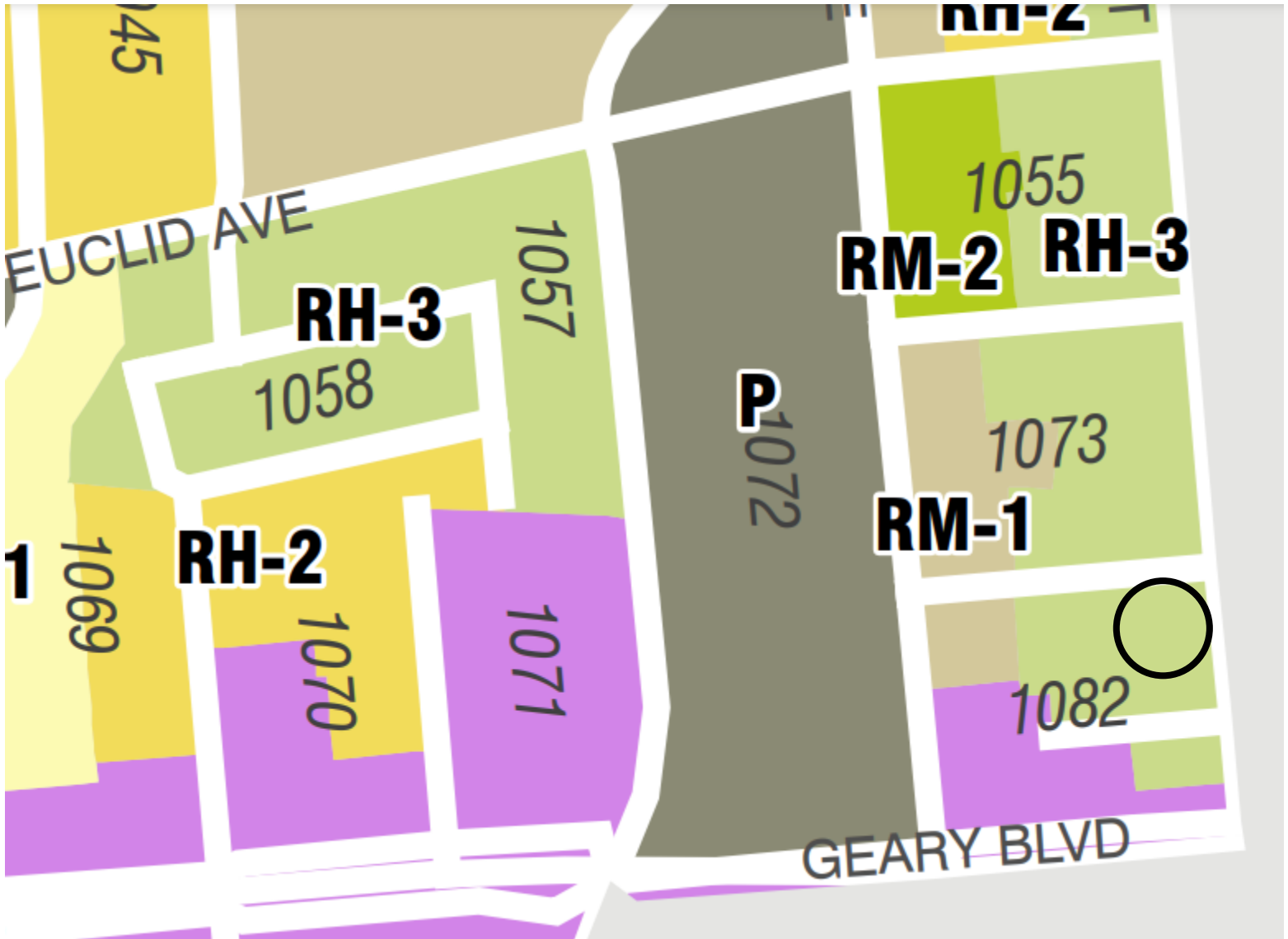


*\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



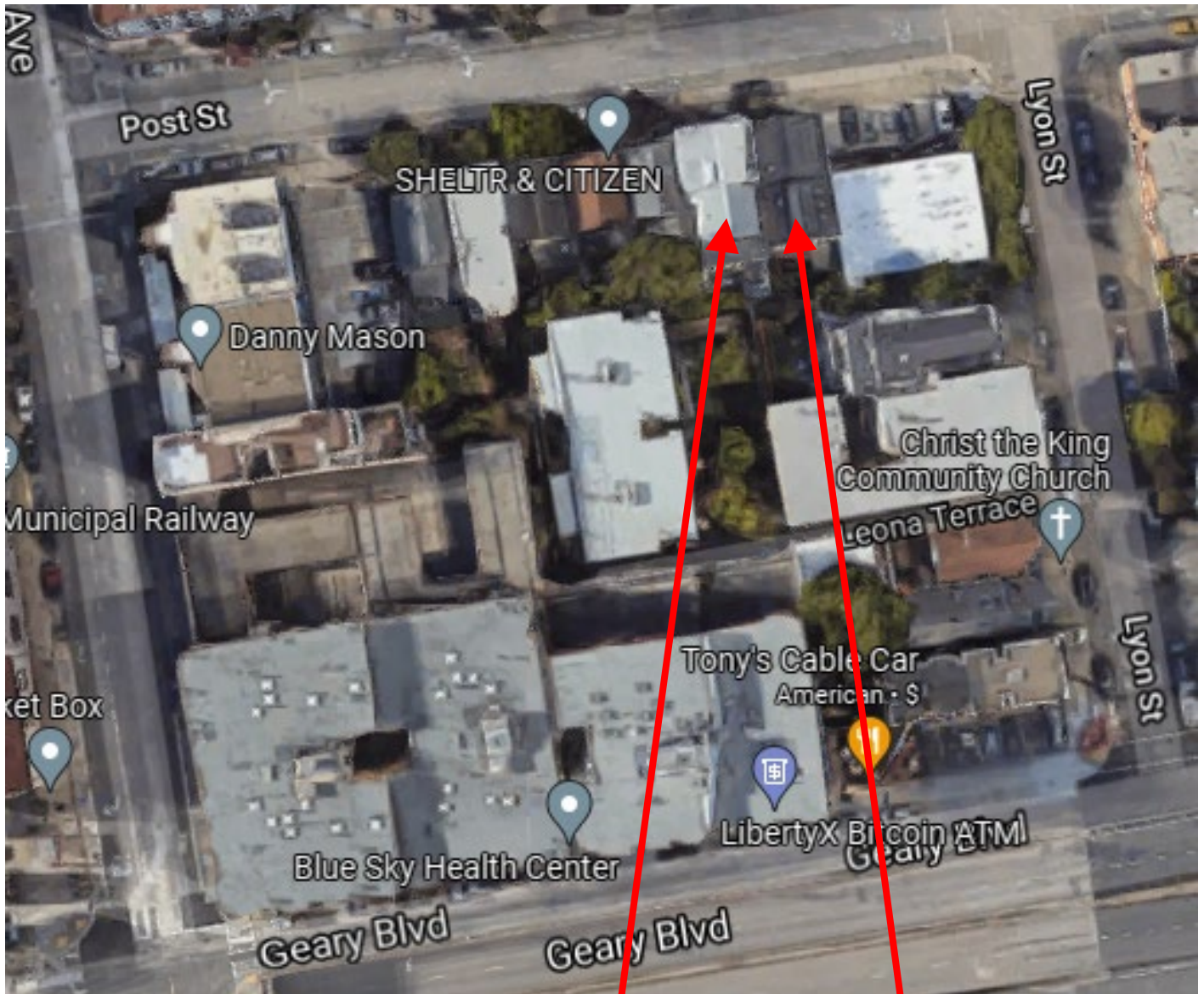
Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street

# Zoning Map





# Aerial Photo



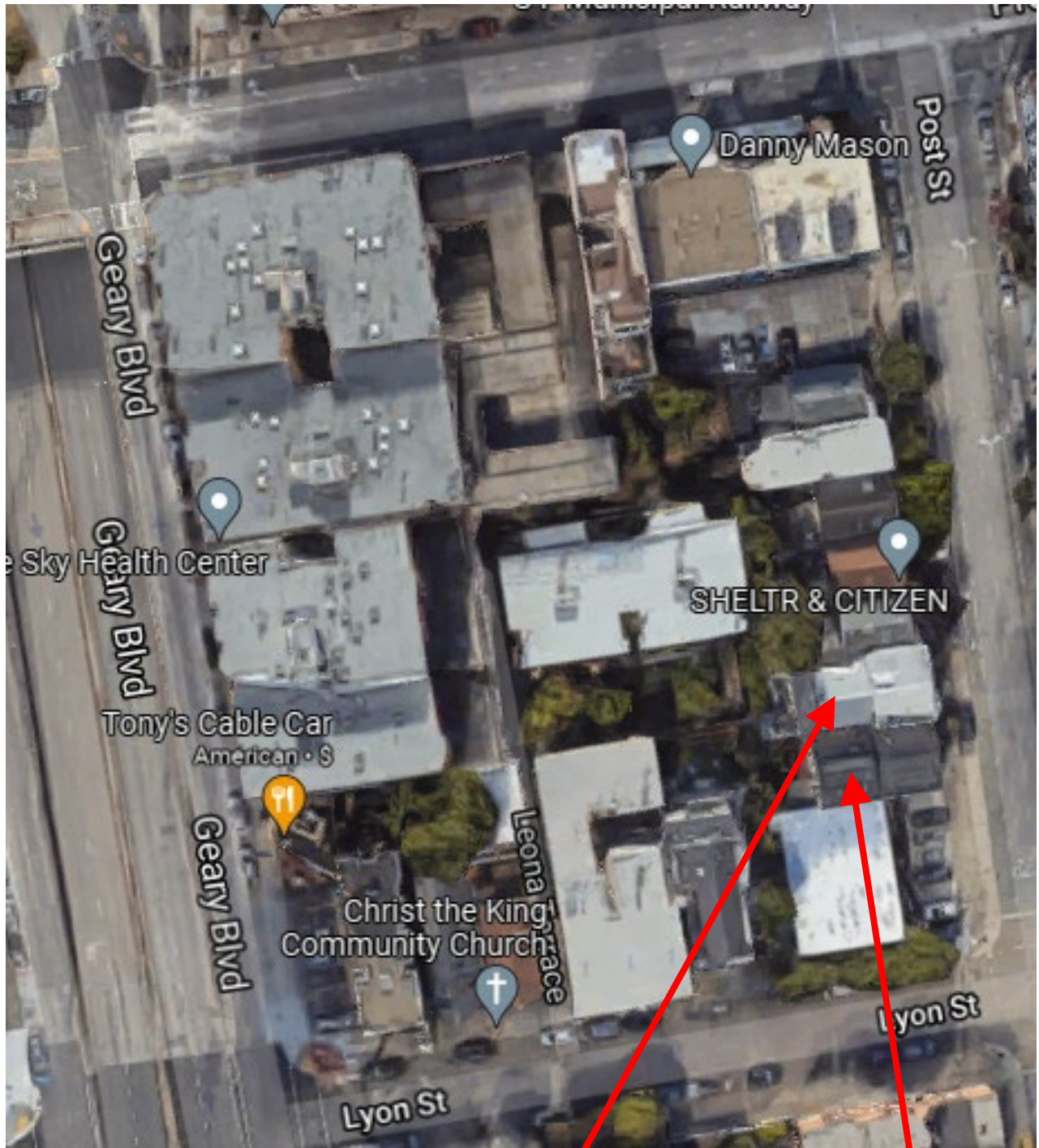
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street

# Aerial Photo



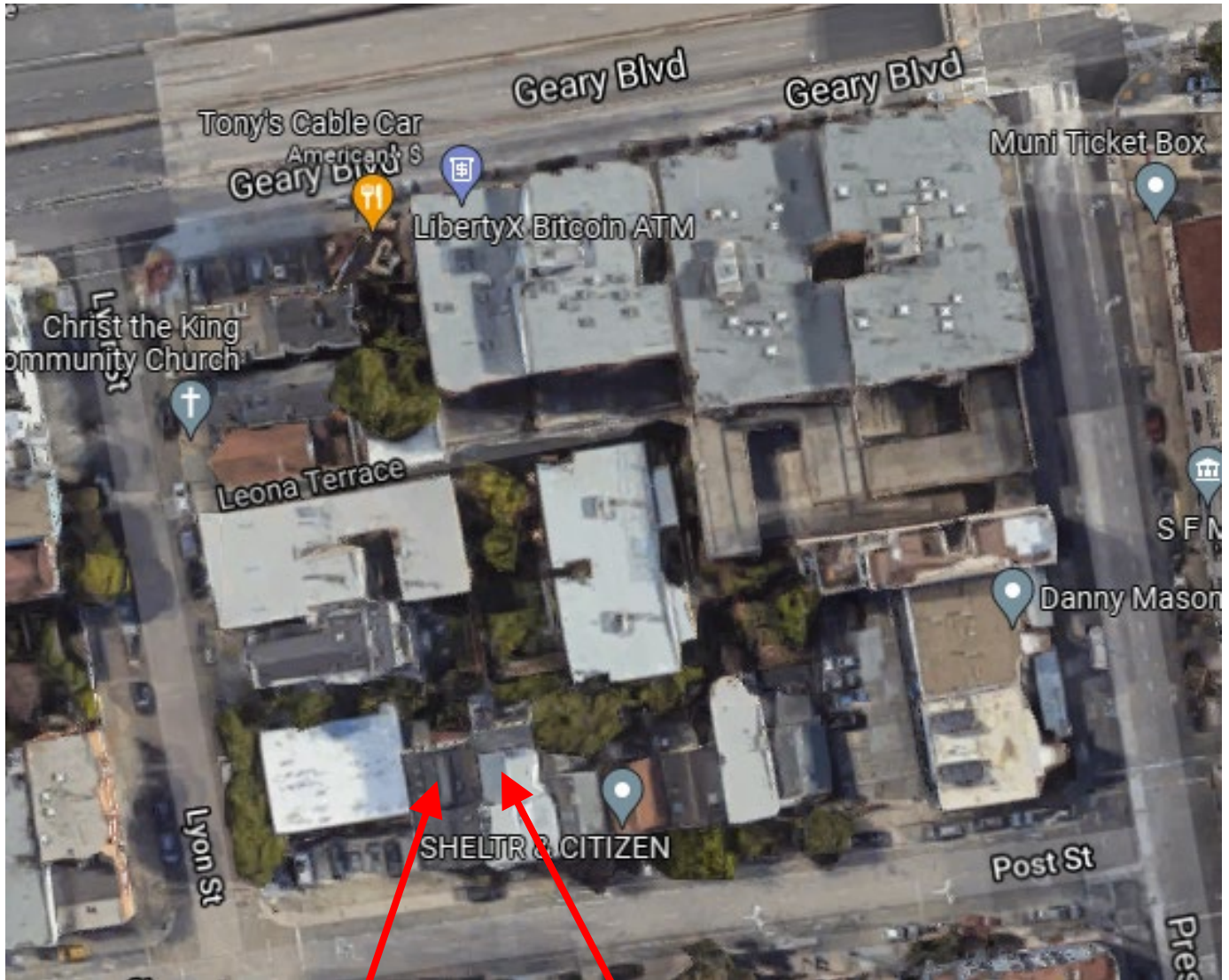
DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street

# Aerial Photo



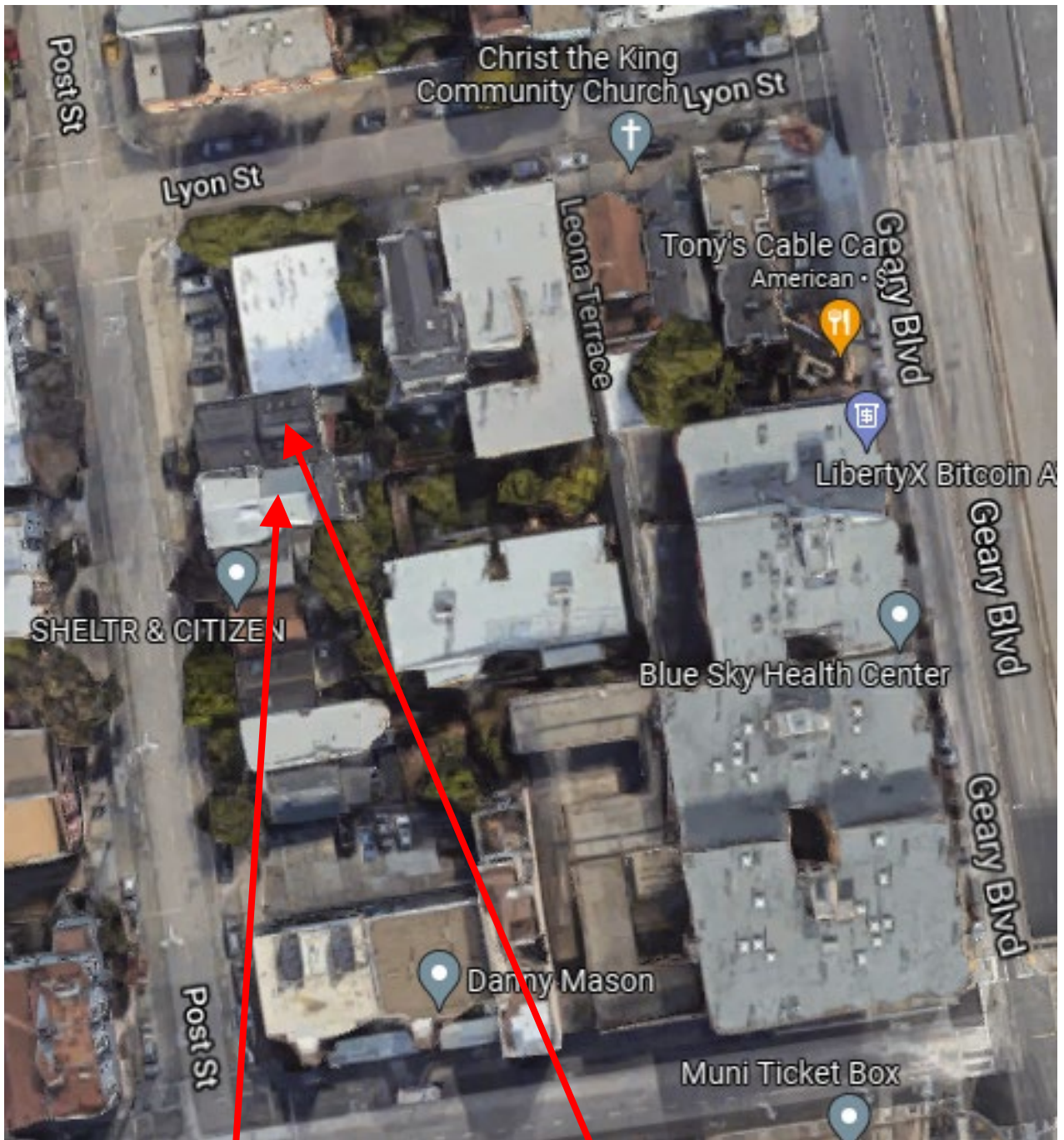
**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street

# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2020-009358DRP  
2605 Post Street



## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 24, 2020**, Building Permit Application No. 2020.09.24.4924 was filed for work at the Project Address below.

**Notice Date: 7/7/21**

**Expiration Date: 8/6/21**

### PROJECT INFORMATION

Project Address: **2605 Post Street**  
Cross Streets: **Lyon Street & Presidio Avenue**  
Block / Lot No.: 1082 / 021  
Zoning District(s): RH-3 / 40-X  
Record No.: **2020-009358PRJ**

### APPLICANT INFORMATION

Applicant: Andy Rodgers  
Address: 156 South Park St.  
City, State: San Francisco, CA 94107  
Telephone: **(415) 309-9612**  
Email: [ardesign@att.net](mailto:ardesign@att.net)

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:	6 feet	No Change
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	0-4 feet (3 <sup>rd</sup> floor)
<input type="checkbox"/> New Construction	Building Depth:	50 feet	No Change
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	24 feet	No Change
<input type="checkbox"/> Side Addition	Building Height:	25 feet	30 feet
<input type="checkbox"/> Alteration	Number of Stories:	2	3
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input checked="" type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	No Change

### PROJECT DESCRIPTION

The project includes the construction of a third floor vertical addition with a flat roof set back 5 feet from the front of the building with and a new third floor balcony at the front. The project also proposes the partial repair and expansion of the existing rear deck. The addition would increase the size of the dwelling from approximately 2,934 square feet to 4,196 square feet.

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](http://sfplanning.org/notices) and search the Project Address listed above.

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

Planner: **Christopher May**

Telephone: **(628) 652-7359**

Email: [christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

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

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

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

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

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

To file a DR Application, you must:

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

instructions via email on how to post payment for the DR Application through our Public Portal.

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

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

### Board of Appeals

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

### Environmental Review

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

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



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2605 POST ST		1082021
<b>Case No.</b>		<b>Permit No.</b>
2020-009358PRJ		202009244924
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>Remodel to consist of vertical addition with flat roof, new third floor (north) balcony, 3 new bedrooms, 2 new baths, new interior stair. Remodel to include master bath and closet, second floor rear yard deck. Creation of new second residential unit (under separate permit) within the existing building envelope on the ground level, (n) windows and doors, electrical and plumbing</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.





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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i>  <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 type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Christopher May
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	09/07/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## 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

### 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

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

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

## HISTORIC RESOURCE ASSESSMENT

*Project Address:* 2605 POST ST  
*Record Number:* 2020-003780GEN  
*Date:* May 14, 2020  
*To:* Andy Rodgers, Rodgers Architecture  
*From:* Marcelle Boudreaux, Principal Planner, Survey and Designations,  
Melanie M. Bishop, Preservation Planner, Planning Department  
[CPC.HRA@sfgov.org](mailto:CPC.HRA@sfgov.org)

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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

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

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

You may contact us with any questions you may have about this HRA or the HRA process. Please email to [CPC.HRA@sfgov.org](mailto:CPC.HRA@sfgov.org).

**SITE DETAILS**

<i>Address:</i>	2605 Post Street
<i>Block/ Lot(s):</i>	1082/021
<i>Parcel Area:</i>	2,500 sq. ft.
<i>Zoning District(s):</i>	RH-3 (Residential-House, Three-Family)
<i>Height/ Bulk District(s):</i>	40-X
<i>Plan Area:</i>	N/A
<i>Current Historic Resource Status:</i>	Category B
<i>Previous Survey(s):</i>	N/A

**PROPERTY DESCRIPTION/HISTORY**

<i>Date of Construction:</i>	ca. 1876
<i>Location on lot:</i>	Front
<i>Number of Structures on Lot:</i>	1
<i>Architect/ Builder</i>	Unknown
<i>Architectural Style:</i>	Italianate
<i>Building Description:</i>	2605 Post Street is a one-story over integrated-garage single-family residence with a shallow front-facing gable roof behind an Italianate-style flat front parapet. The subject building is built to the front and adjacent property lines with no setback and is clad in horizontal wood siding at all elevations. The property located to the east of the subject property is constructed at the rear of the lot with a parking lot located at the front, leaving much of the east façade of the subject building visible from the public right of way. The primary façade is organized symmetrically and finished with a slightly projecting eave and decorative cornice with brackets. The primary entrance is located at the center of the façade and is recessed within a wood-paneled opening that is finished with a slightly projecting portico with decorative brackets. A set of wooden steps with post railing provides access to the primary entrance. A pair of ganged double-hung wood windows with ogee lugs and wood surround, including decorative brackets and pediment, are located at either side of the entrance at the first story above the garage. A single-car garage bay with wood-paneled door is located at the east end of the façade at grade while a pair of ganged double-hung wood windows with ogee lugs are located at the west end of the façade. Permitted alterations to the property include replacement of exterior stair wall (1971), interior alterations, foundation replacement, addition of skylights, repair finishes, replacement of front window, and roof replacement (1997), and rear addition and seismic retrofit (2010).
<i>Notable Owners/Residents</i>	Records show that none of the property owners or occupants of the building are important to the local, state or national history.

**SURROUNDING NEIGHBORHOOD CONTEXT AND DESCRIPTION**

<i>Subject Property architectural style is consistent with immediately surrounding properties</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The subject property is constructed in the Italianate style and is similar to the immediately surrounding properties constructed during the same period of development.
<i>Subject Property is part of an architecturally cohesive block face</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No While much of the subject block was ca. 1900 or prior, the block contains properties of various architectural styles and periods of development.
<i>Subject Block has consistent dates of construction</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The subject block contains a concentration of properties constructed ca. 1900 or prior as well as properties with construction dates ranging from 1926-2012.
<i>Subject Block has extensive modification</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No More than 50% of the subject block has been altered extensively including replacement of original cladding and windows, additions, and new construction.

HISTORIC RESOURCE ASSESSMENT

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

**Appears Ineligible**

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

2605 Post Street is located in the Western Addition neighborhood. The neighborhood developed gradually over time with single-family dwellings and flats constructed between ca. 1899 – ca. 1915 (Sanborn Maps) and is largely built out by 1938 (1938 aerial photos). The earliest Sanborn Map of the subject block was published in 1893 and shows the subject property and the west side of Post Street were fully built out with single family dwellings, all of which are still extant. The 1893 Sanborn Map show the subject property is located adjacent to the site of the Sutter Street Railway Company's Car House, at the northeast corner of Central Avenue (currently Presidio Avenue) and Post Street. The Sutter Street Railway began serving the Western Addition in 1877, bringing new development to the neighborhood as one of the eight original cable car lines in San Francisco. <sup>1</sup>

The subject property was an early dwelling on the block but does not appear to have been integral to the development of the neighborhood. The subject property appears to have been developed ca. 1876 according to deed records and was connected to water in 1891. A builder or architect for the building has not been identified. No known owners or occupants of the property appear to be associated with any historic events. While the property was constructed during an early wave of development in the Western Addition, it is not the best, most intact example of this building type. There is no evidence at this time to suggest that the subject property at 2605 Post Street is eligible for individual listing on the NRHP or the CRHR.

Though the surrounding buildings were constructed during the same period of pre-1900 development, they have been substantially altered and are not the best, most intact, representative collection of this building type. The surrounding blocks were initially developed ca. 1876 – 1906 with single-family dwellings and multi-unit housing, some of which has since been replaced with contemporary construction. Three properties located on the same block face as the subject property, 2609, 2611, and 2613 Post Street were identified as part of the *Here Today* survey and have been identified as Category A (Historic Resource Present) properties. Apart from these properties, the immediately surrounding area (subject and opposite block faces) does not appear to possess the visual or thematic coherence or historic significance necessary to support the identification of a potentially NRHP- or CRHR-eligible historic district under any criteria.

**WHAT DOES THIS MEAN**

The assessment of the property provided herein will be reflected on the Department's Property Information Map and shall be referenced by Department staff during review of any subsequent project application. If the subject property appears eligible individually or is located within a historic district that appears eligible, then the property will be assumed to be a historic resource for purposes of Department review of project applications. If the subject property does not appear eligible individually and is not located within a historic

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<sup>1</sup> San Francisco Planning, *800 Presidio Avenue (Booker T. Washington Community Center) Mixed-Use Project Environmental Impact Report*, 2010, IV-37.



district that appears eligible, then it would not be considered a historic resource. This preliminary assessment is subject to change during evaluation of the property and surrounding neighborhood as part of the Citywide Cultural Resources Survey or if new information becomes available during subsequent review of a project application.

**PHOTOGRAPH**



2605 POST ST

CC: Luke Wallis



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

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

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

### HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to [cpc.intake@sfgov.org](mailto:cpc.intake@sfgov.org).

**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.



## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION

#### Discretionary Review Requestor's Information

Name: Chwan-Hui Chen

Address: **2607 Post st #B, SF, CA 94115** Email Address: **vmassialas@yahoo.com**

Telephone: **415-519-0521**

Please Select Billing Contact:  Applicant  Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Name: Luke Wallis (owner)

Company/Organization: AR Design (Andy Rodgers) Architect

Address: **2605 Post st, SF, CA 94115** Email Address: **ardesign@att.net**

Telephone: **415-309-9612**

#### Property Information and Related Applications

Project Address: 2605 Post street, San Francisco, CA 94115

Block/Lot(s): 1082 / 021

Building Permit Application No(s): 2020-009358PRJ

#### 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 type="checkbox"/>	<input checked="" 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.

**This project significantly impacted the light and air for our building (adjacent building). We have raised our concerns with their original plans and made some minor changes that did not address our concerns regarding light and air.**

**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.

**The new third floor addition in the back blocks light and air to two of our units on the back half their proposed addition. This negatively affects our building and it's value.**

- 
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.

**Their third floor addition blocks the light and air for two units. For unit D, it negatively affects the light and air for one bedroom, the living room, and the kitchen. These are the windows that are the exclusive source of light and air. For unit B, it negatively affects the light and air for the living room, bathroom, and kitchen.**

- 
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?

**We ask for a 9' side setback on the back half of their third floor addition. Given that their existing building's first and second floors are right on the property line with no setback, it only leaves a narrow 3' space on our side that has already a very restrictive amount of light and air. Another possible option is to mirror our building all the way down to the ground floor by creating a 3' setback on existing floors one, two, and for the proposed 3rd floor addition.**

# 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

owner of 2607 Post st  
\_\_\_\_\_

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

415-519-0521  
\_\_\_\_\_

Phone

Chwan-Hui Chen  
\_\_\_\_\_  
Name (Printed)

vmassialas@yahoo.com  
\_\_\_\_\_

Email

For Department Use Only

Application received by Planning Department:

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

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





# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Discretionary Review Coordinator: \_\_\_\_\_

## Project Sponsor

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## Required Questions

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

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

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

## Project Features

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

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

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

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

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



## **Addendum. D.R. response for 2605 Post Street, 9 13 2021**

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

Despite not having a side setback requirement in this zone, our proposed plans were created with sensitivity to the impact the addition will have on neighboring properties. Thus the original plans included a 3 foot side set back, to mirror the neighboring property's setback at 2607 Post Street. Early in the process Vivian (at #2605) asked for additional setback, and in a gesture of goodwill and eagerness to mediate issues quickly and directly, we offered another foot resulting in a 4 foot total setback on the west side of #2605 (at the vertical addition) between the two properties.

We believe that the third story addition with a four foot setback, which matches the neighboring property in scale, will not alter access to air as the complaint states. Additionally, because of the set back and the fact that the windows at #2607 are east facing, there will not be significant loss of natural light, except possibly in the morning, if briefly.

The proposed residence at #2605 will be three stories, compared to the existing four story building at #2607.

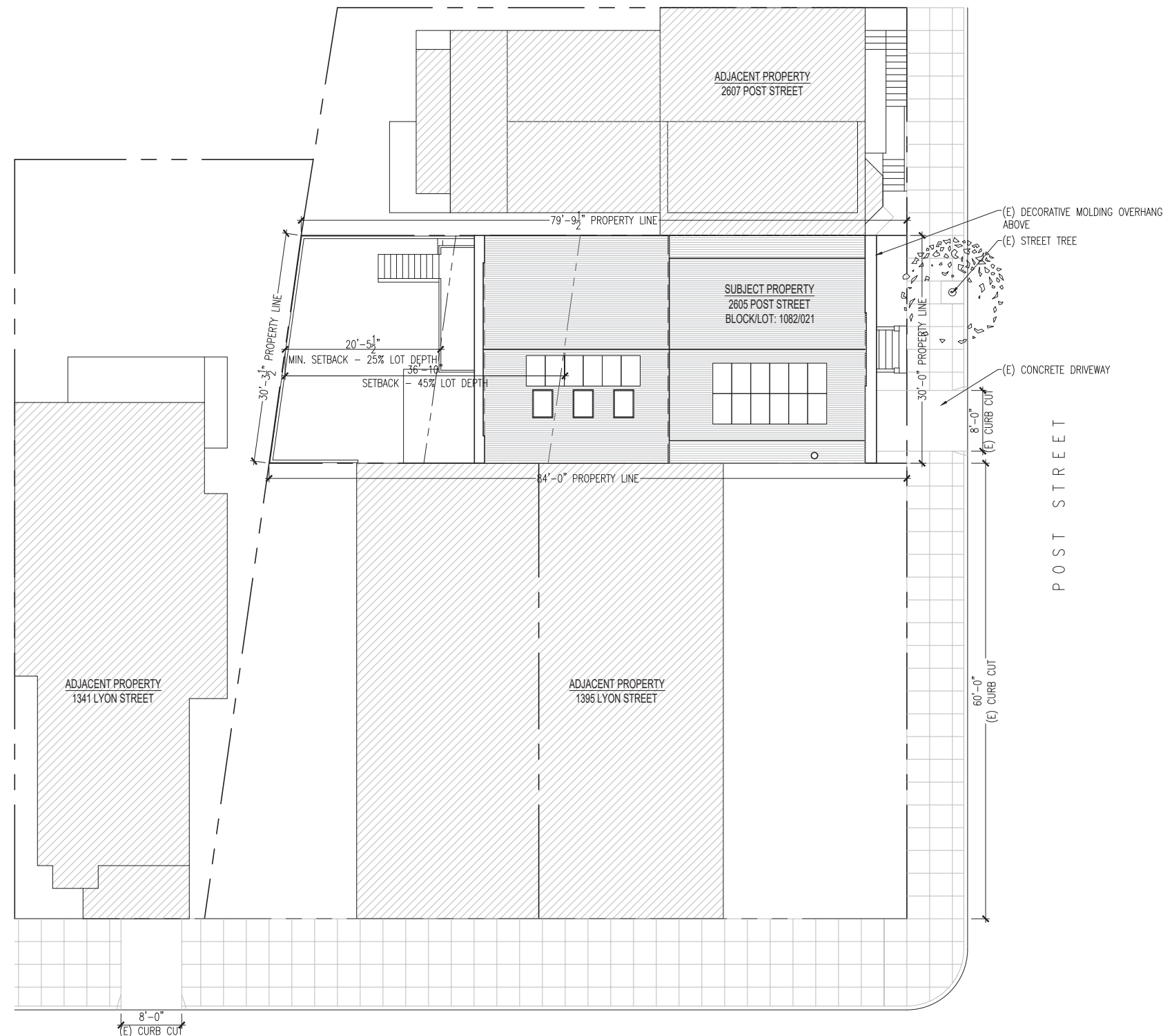
- 2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before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

As stated above, early on in the design process we made modifications following feedback from Vivian by changing the set back from 3 feet to 4 feet.

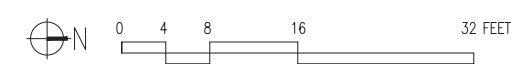
Sadly, Vivian did not reach out prior to filing her request for a discretionary review as we would have appreciated the opportunity to come to a mutually acceptable design solution. In her filing she requested that we modify the plans to give 9 feet of side setback and / or to reduce the size of the existing two levels by three feet on the west side. Both of these proposals are extreme, and would severely alter the proposed plan and possibly the integrity of our client's home and existing living spaces.

In response to her filing we offered 5 feet of side setback if that were acceptable and she would withdraw her D.R. request. As always, we welcome the opportunity for David Winslow to mediate a meeting between the two parties prior to the commission hearing.



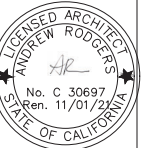


1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS:

rogers  
architecture  
415 309 9612  
www.rogersarchitecture.com



ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

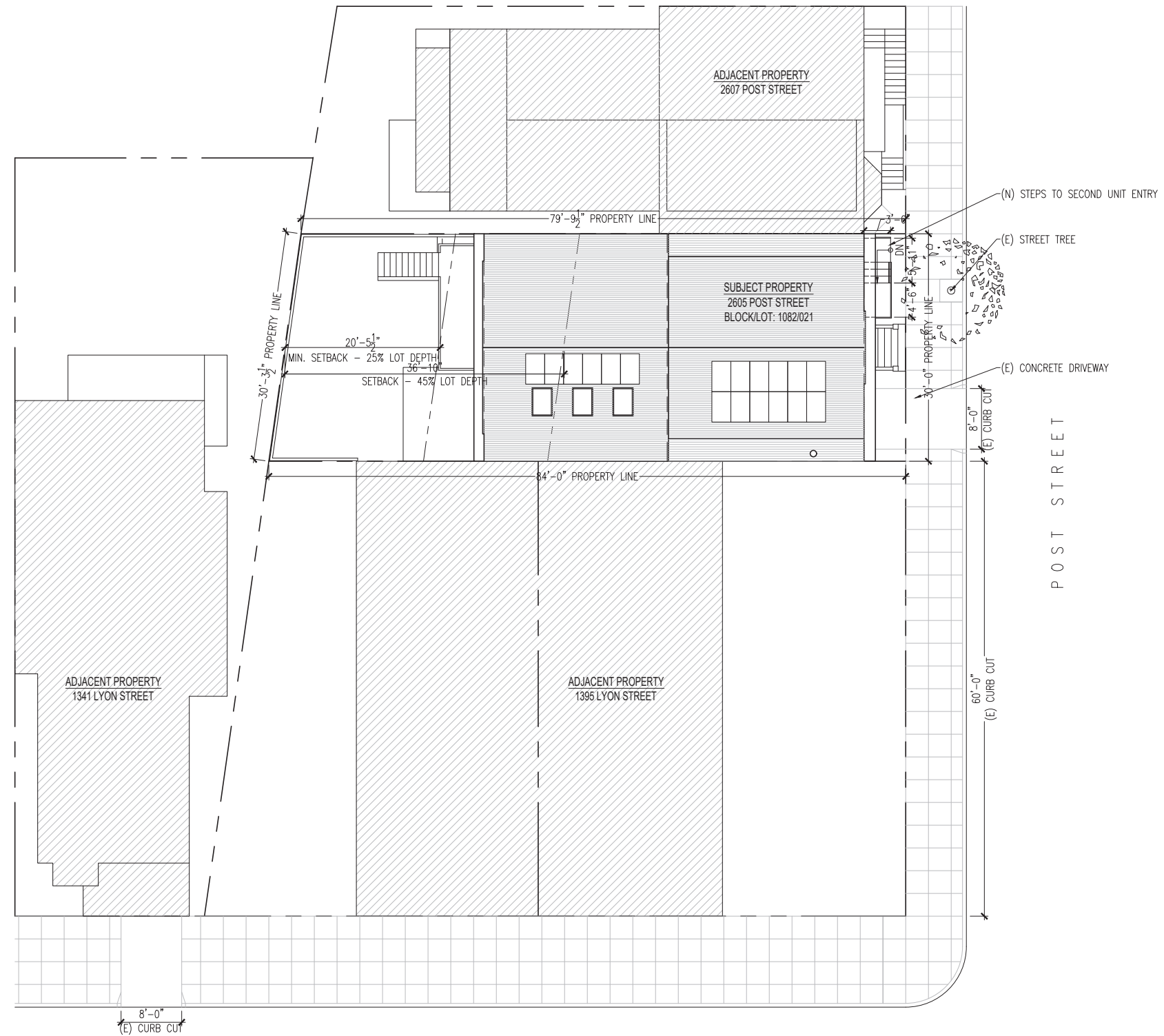
EXISTING  
SITE PLAN

DATE 06.30.20

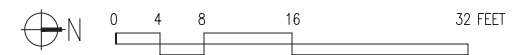
SCALE 1/8"=1'-0"

DRAWN SW

**A1.1**



1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS:

rodgers  
architecture  
415 309 9612  
www.rodgersarchitecture.com



ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

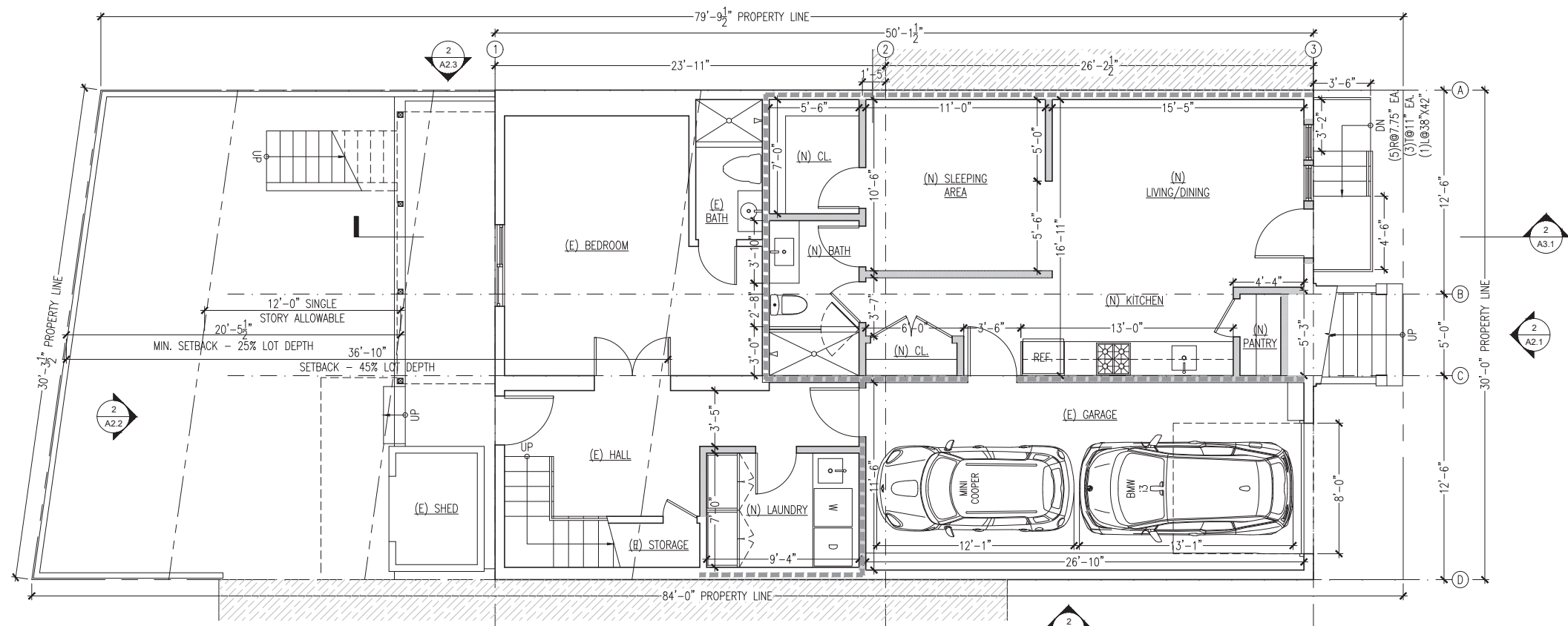
PROPOSED  
SITE PLAN

DATE 06.30.20

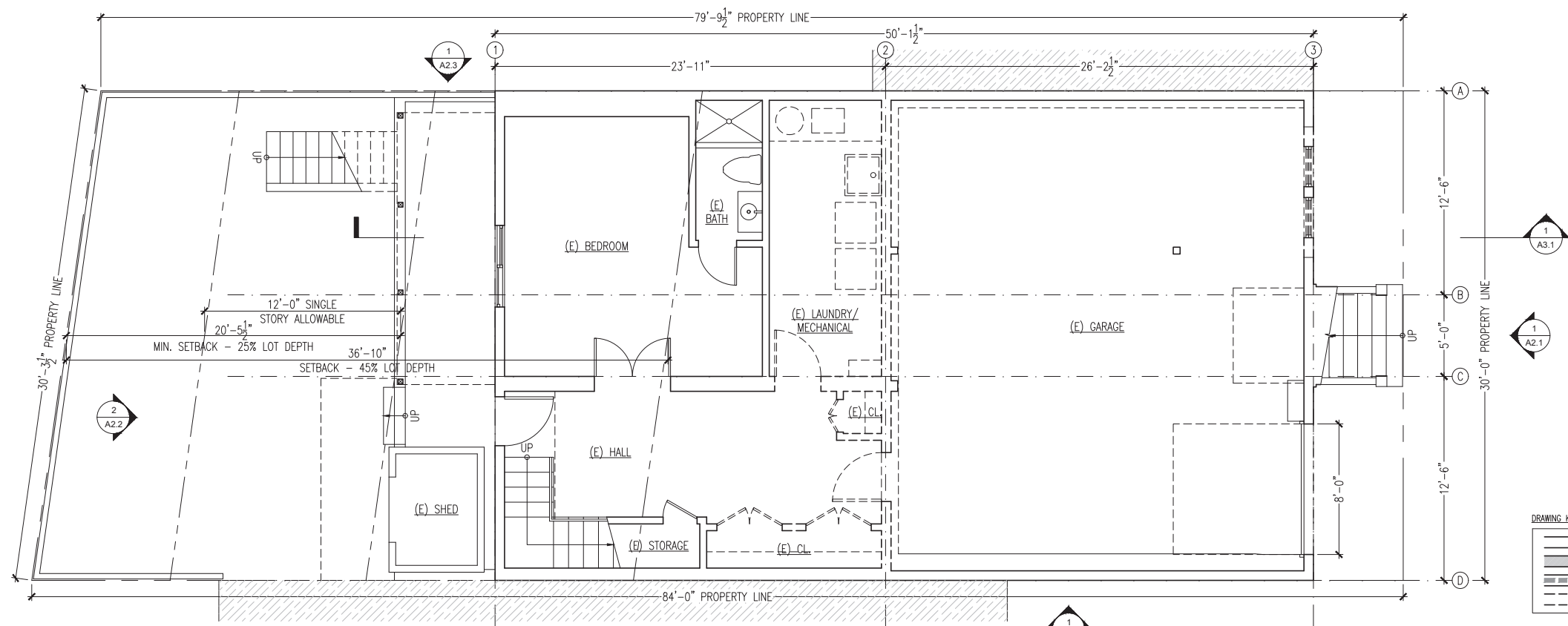
SCALE 1/8"=1'-0"

DRAWN SW

A1.2



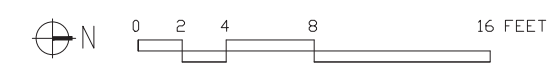
2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

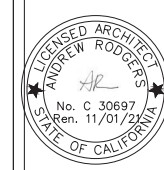
DRAWING KEY

(Solid line)	(E) CONSTRUCTION TO REMAIN
(Dashed line)	(N) CONSTRUCTION
(Hatched area)	1-HR CONSTRUCTION
(Dotted line)	(E) CONSTRUCTION TO BE REMOVED



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architecture  
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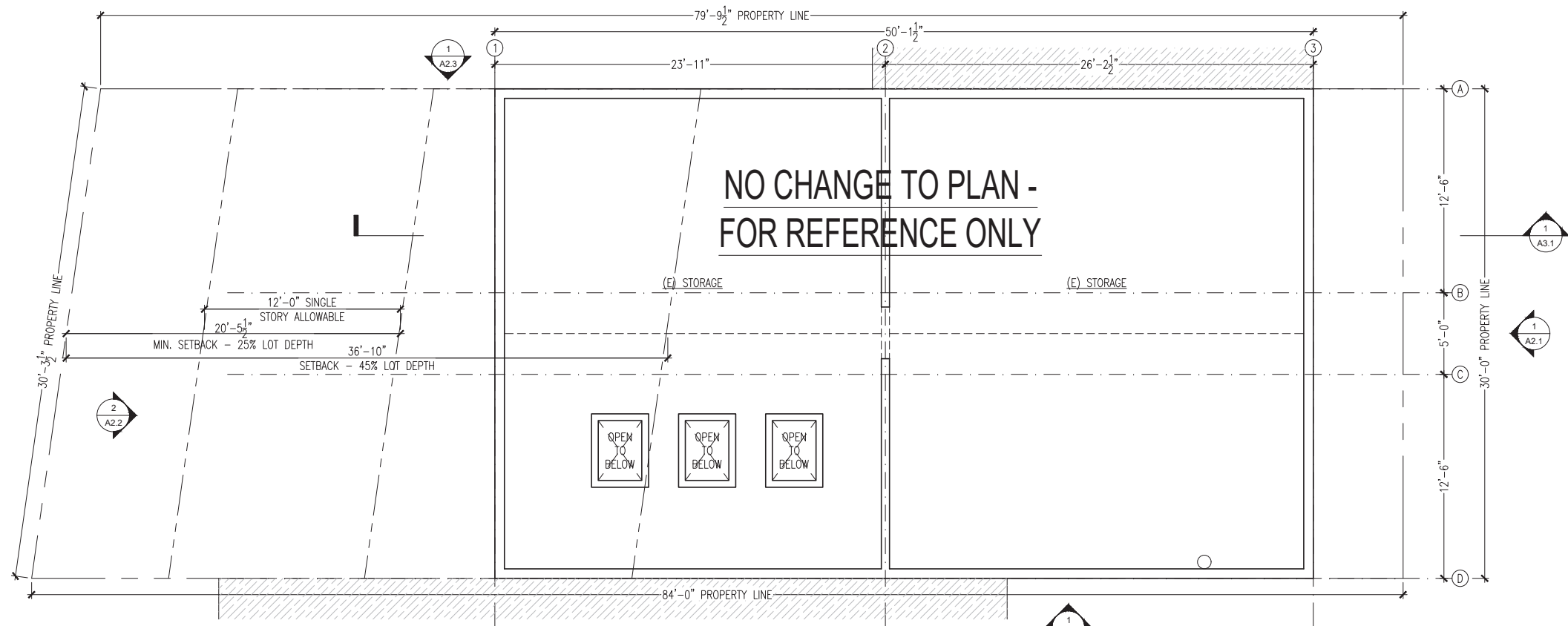


ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

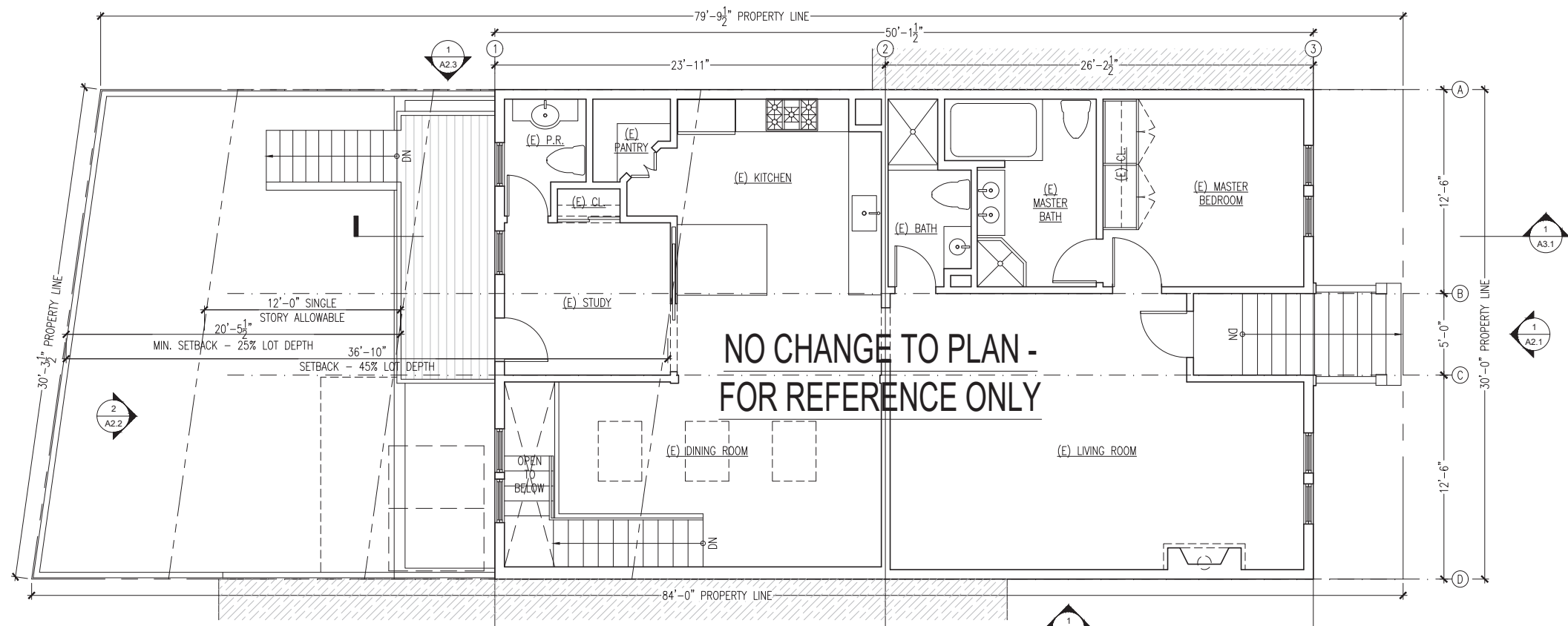
SITE PERMIT  
FIRST FLOOR PLANS

DATE 06.30.20  
SCALE 1/4"=1'-0"  
DRAWN SW

A1.3



2 EXISTING THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

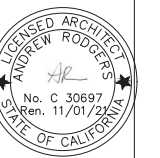


1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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architecture

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ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

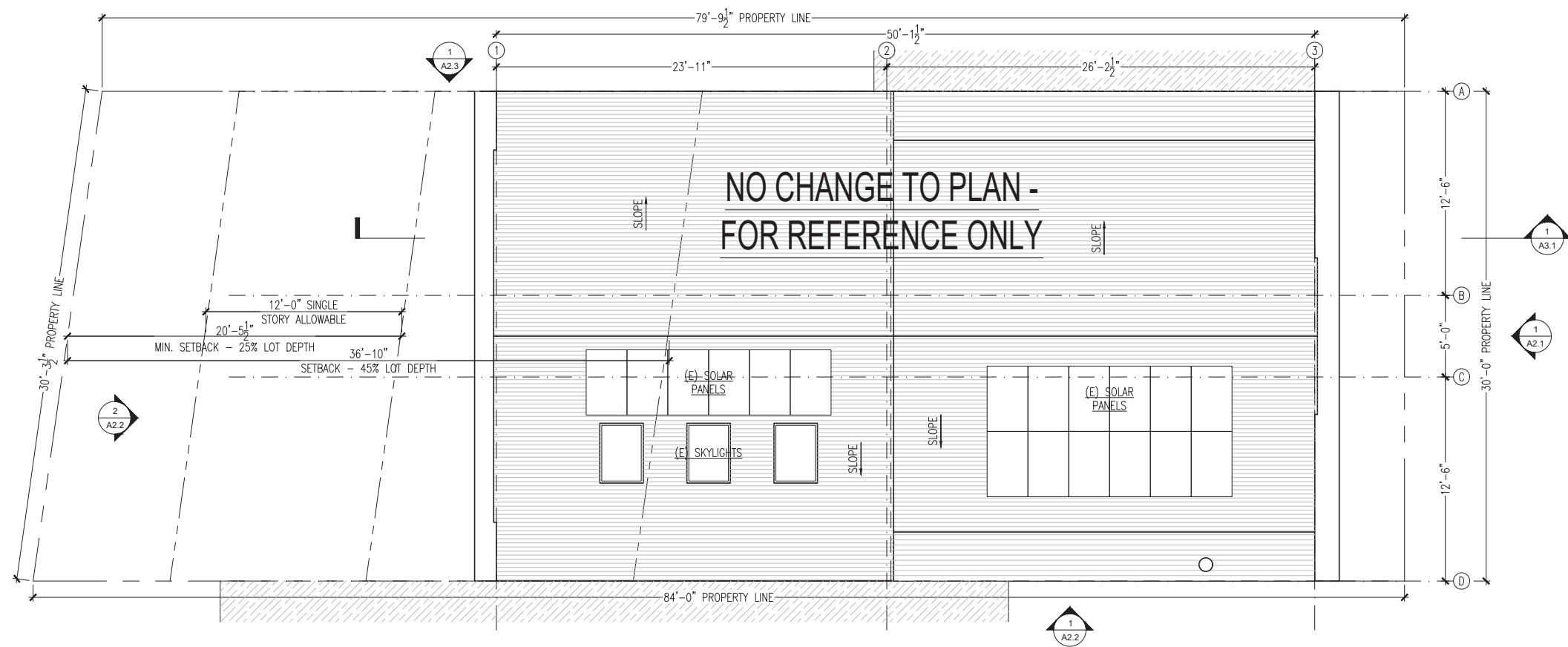
SECOND & THIRD FLOOR PLANS

DATE 06.30.20

SCALE 1/4"=1'-0"

DRAWN SW

A1.4

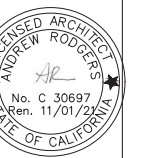


1 EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:

rodgers  
architecture

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www.rodgersarchitecture.com



ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

ROOF  
PLANS

DATE 06.30.20

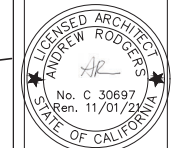
SCALE 1/4"=1'-0"

DRAWN SW

A1.5

REVISIONS:

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architecture  
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ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

NORTH ELEVATIONS

DATE 06.30.20

SCALE 1/4"=1'-0"

DRAWN SW

**A2.1**

(E) THIRD FLOOR FIN. CLG. 11'-7" VARIES  
 (E) THIRD FLOOR FIN. FLOOR  
 (E) SECOND FLOOR FIN. CLG. 10'-0"  
 (E) SECOND FLOOR FIN. FLOOR 10'  
 (E) FIRST FLOOR FIN. CLG. 8'-0"  
 (E) FIRST FLOOR FIN. FLOOR



2 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

(E) THIRD FLOOR FIN. CLG. 11'-7" VARIES  
 (E) THIRD FLOOR FIN. FLOOR  
 (E) SECOND FLOOR FIN. CLG. 10'-0"  
 (E) SECOND FLOOR FIN. FLOOR 10'  
 (E) FIRST FLOOR FIN. CLG. 8'-0"  
 (E) FIRST FLOOR FIN. FLOOR



1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

1395 LYON ST.

1395 LYON ST.

2605 POST ST.

2605 POST ST.

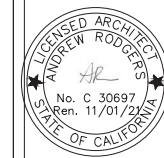
2607 POST ST.

2607 POST ST.



REVISIONS:

rodgers  
architecture  
415 309 9612  
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ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

SOUTH &  
EAST  
ELEVATIONS

DATE 06.30.20

SCALE 1/4"=1'-0"

DRAWN SW

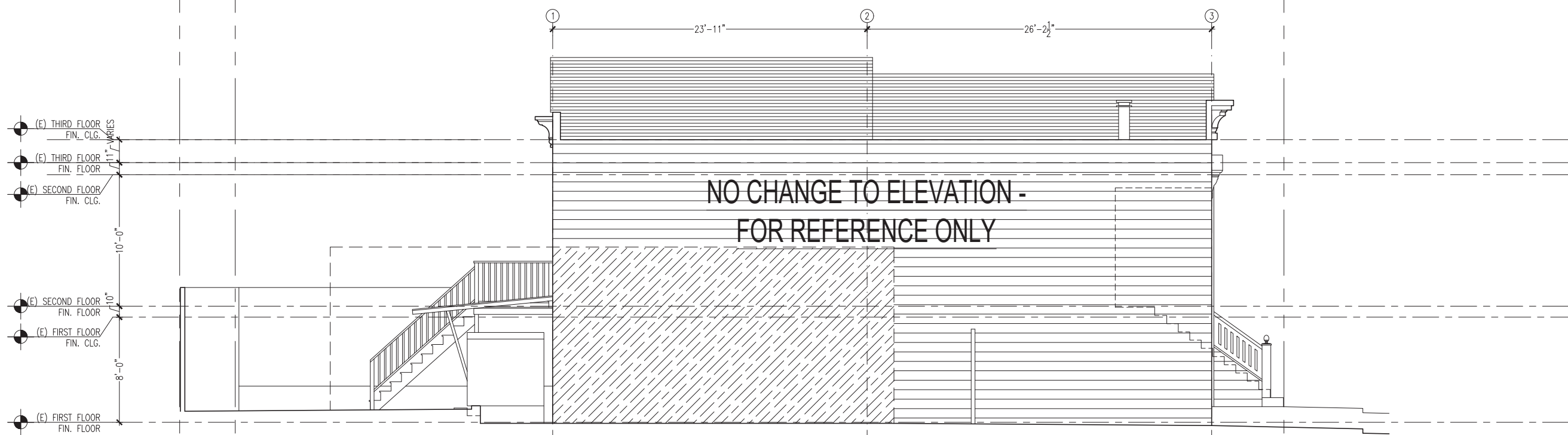
A2.2

NO CHANGE TO ELEVATION -  
FOR REFERENCE ONLY



2 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

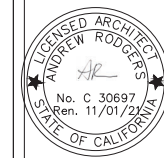
NO CHANGE TO ELEVATION -  
FOR REFERENCE ONLY



1 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

rogers  
architecture  
415 309 9612  
www.rogersarchitecture.com



ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

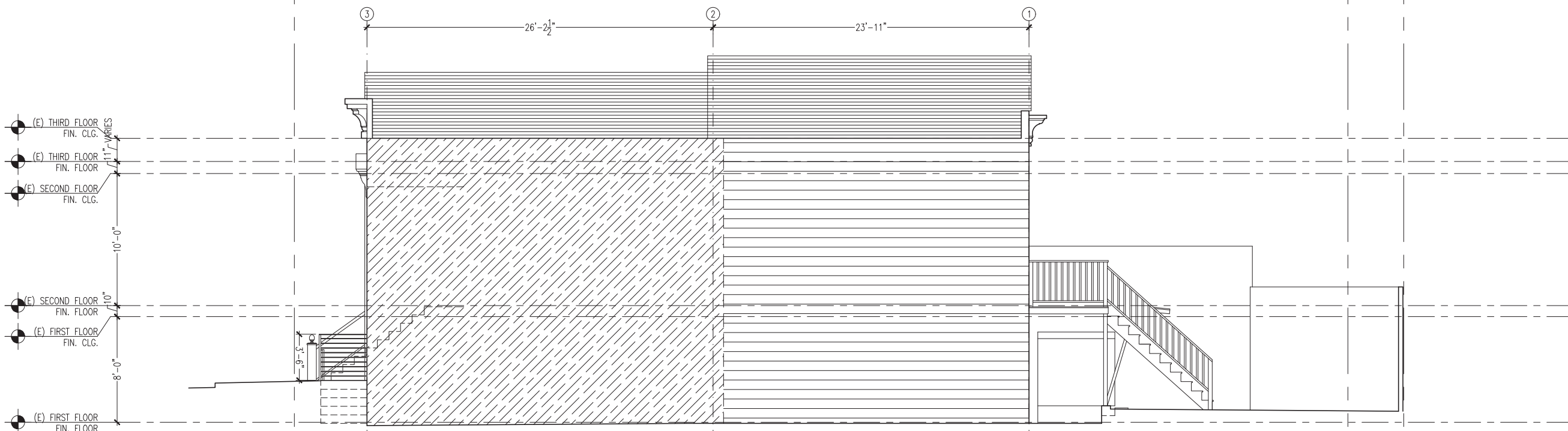
WEST  
ELEVATIONS

DATE 06.30.20

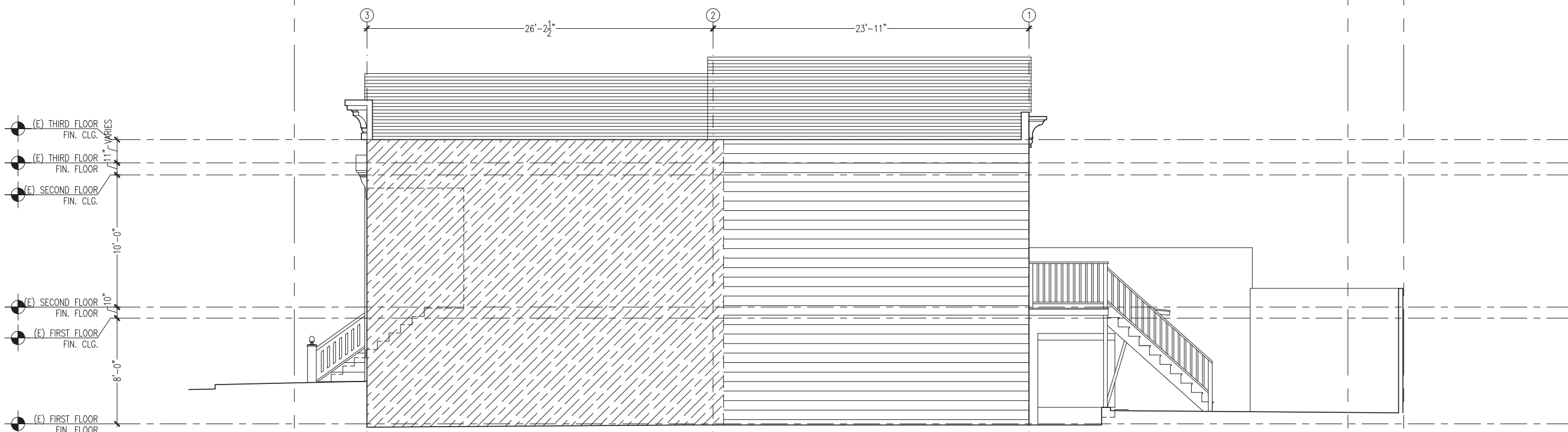
SCALE 1/4"=1'-0"

DRAWN SW

**A2.3**



2 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



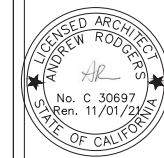
1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

rogers  
architecture

415 309 9612

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ALTERATIONS TO:  
2605 Post Street  
SAN FRANCISCO, CA 94115

SITE PERMIT

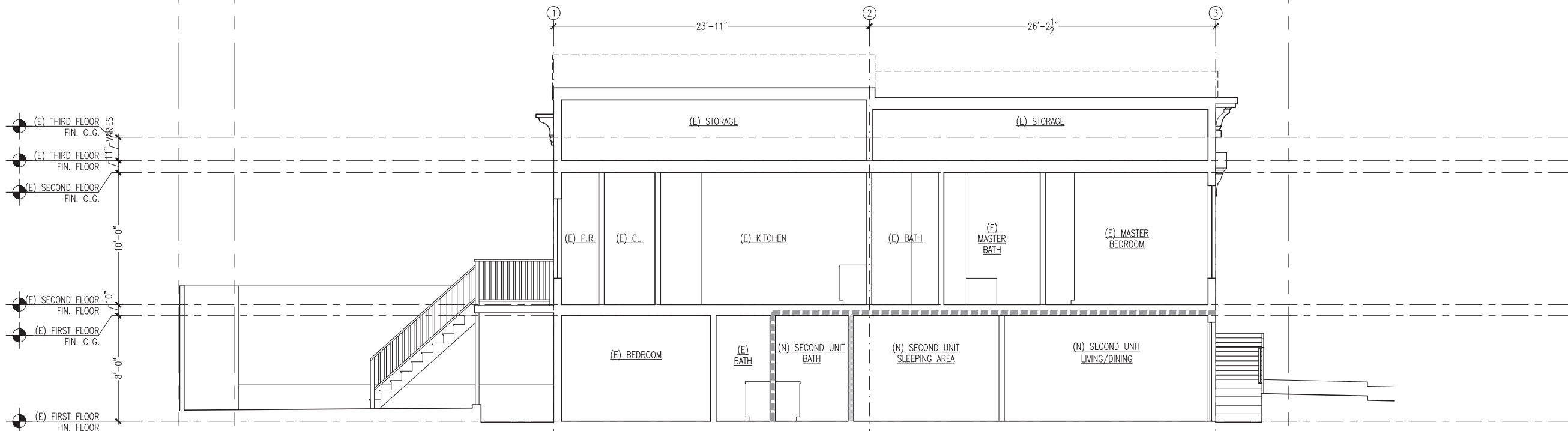
BUILDING SECTIONS

DATE 06.30.20

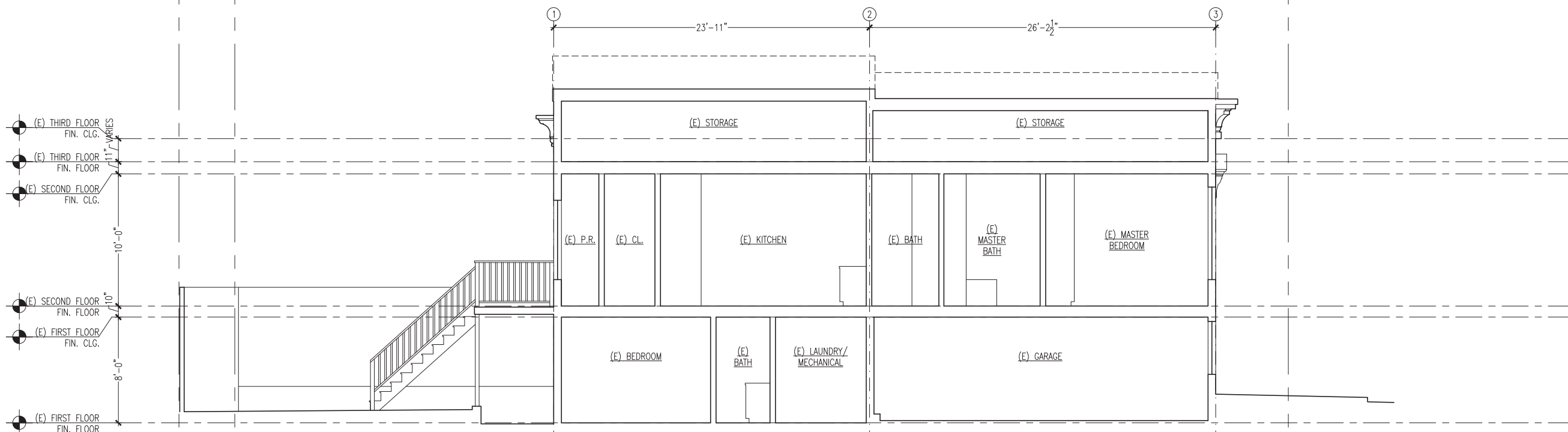
SCALE 1/4"=1'-0"

DRAWN SW

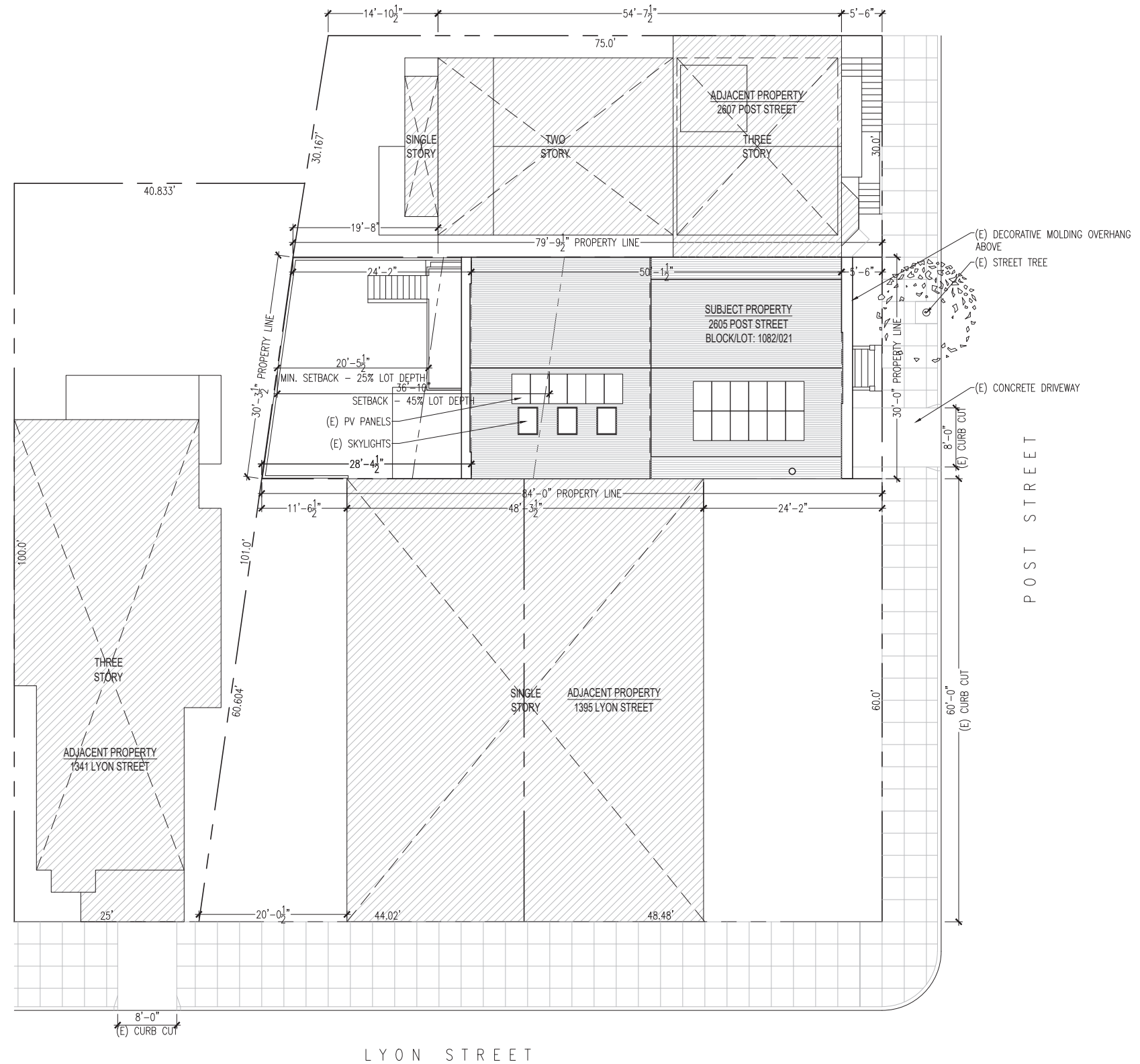
A3.1



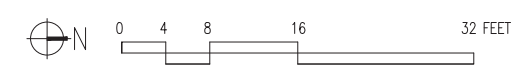
2 PROPOSED BUILDING SECTION  
SCALE: 1/4" = 1'-0"



1 EXISTING BUILDING SECTION  
SCALE: 1/4" = 1'-0"

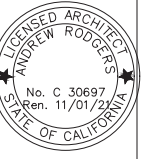


1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS:  
 ▲ 03.02.2021  
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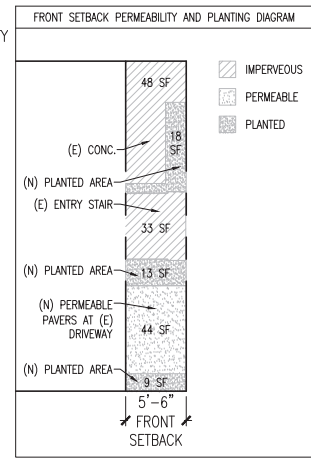
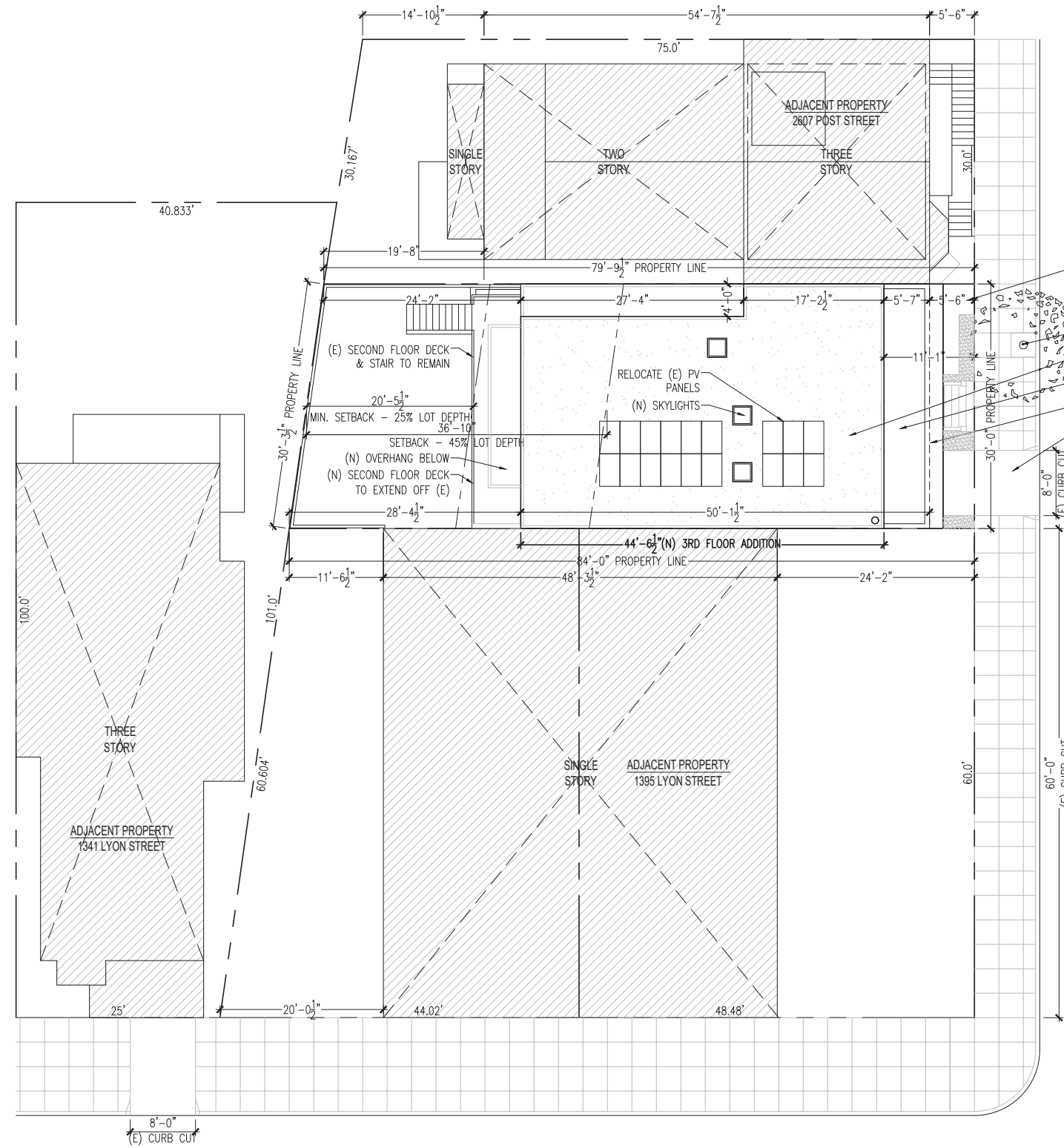


ALTERATIONS TO:  
 2605 Post Street  
 SAN FRANCISCO, CA 94115

SITE PERMIT  
 EXISTING  
 SITE PLAN

DATE 06.30.20  
 SCALE 1/8"=1'-0"  
 DRAWN SW

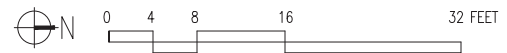
A1.1



FRONT SETBACK PERMEABILITY AND PLANTING		
	EXISTING	PROPOSED
ENTRY STAIR	33 SF	33 SF
CONCRETE PAVING	132 SF	48 SF
TOTAL IMPERVIOUS	100% 165 SF	49% 81 SF
PLANTED	0% 0 SF	24% 40 SF
PAVERS	0 SF	44 SF
TOTAL PERMEABLE	0% 0 SF	51% 84 SF
TOTAL FRONT SETBACK	165 SF	165 SF

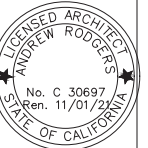
PROPOSED PLANTED AREA 24% > 20% - MEETS CRITERIA  
 PROPOSED PERMEABLE AREA 51% > 50% - MEETS CRITERIA

1 PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"



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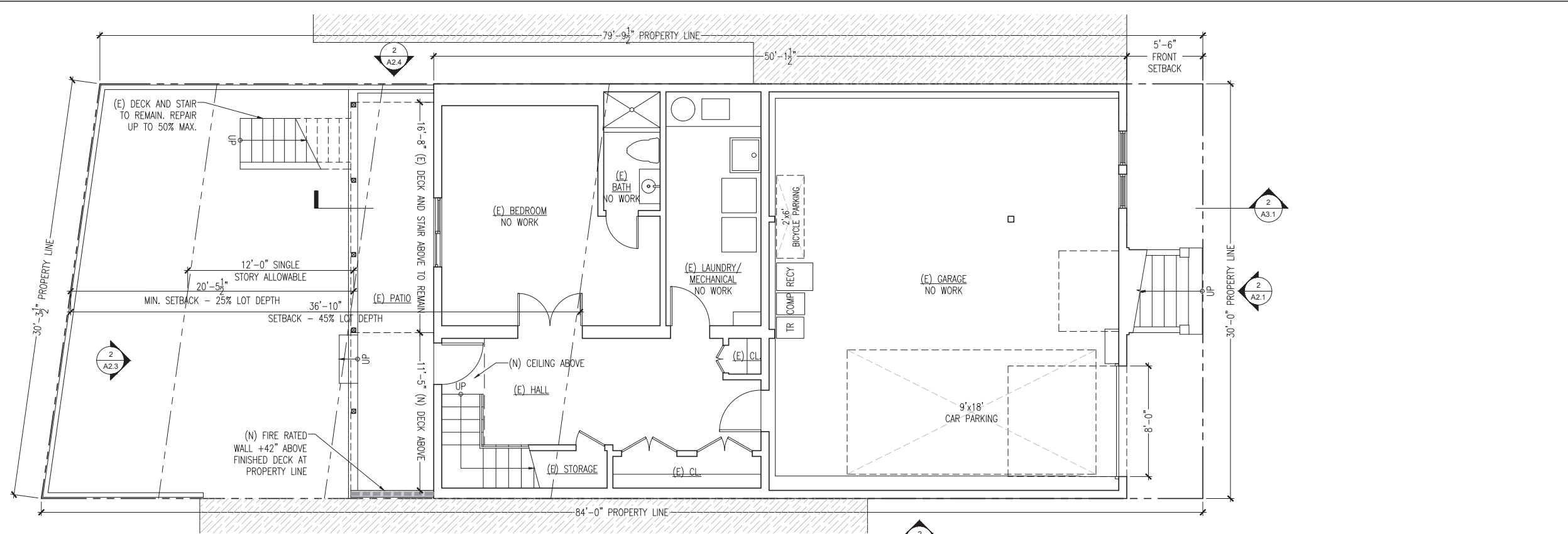
ALTERATIONS TO:  
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SITE PERMIT

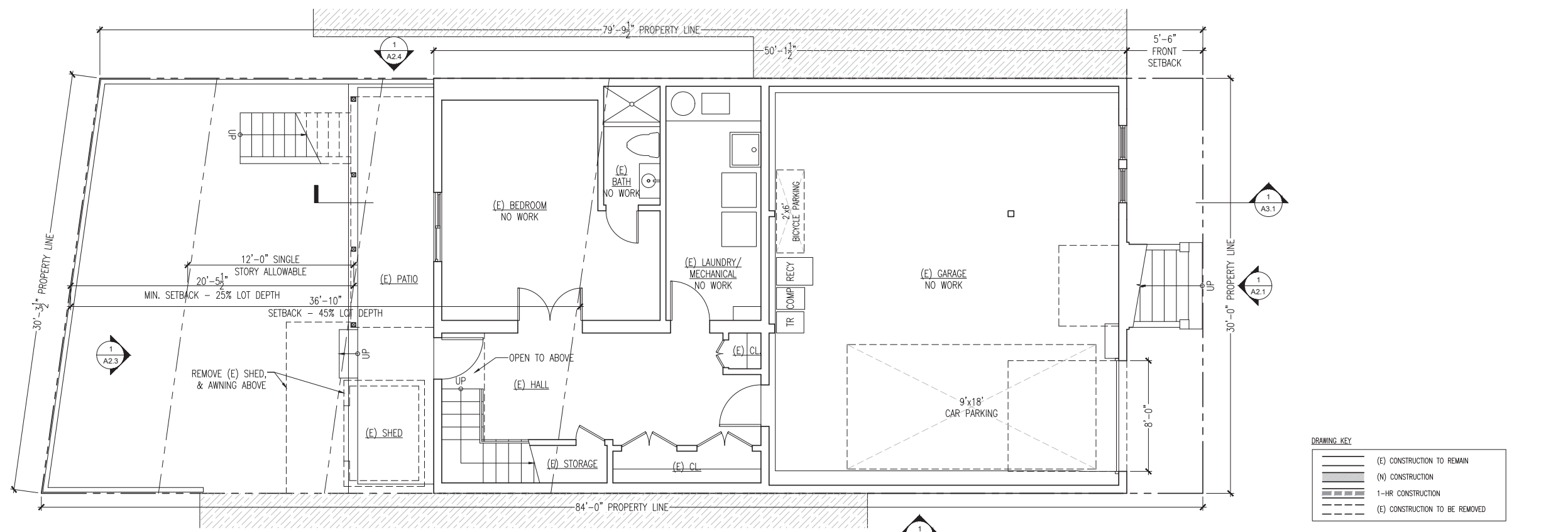
PROPOSED SITE PLAN

DATE 06.30.20  
 SCALE 1/8"=1'-0"  
 DRAWN SW

A1.2



2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

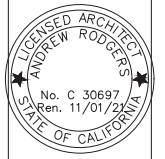
DRAWING KEY

(E) CONSTRUCTION TO REMAIN
(N) CONSTRUCTION
1-HR CONSTRUCTION
(E) CONSTRUCTION TO BE REMOVED



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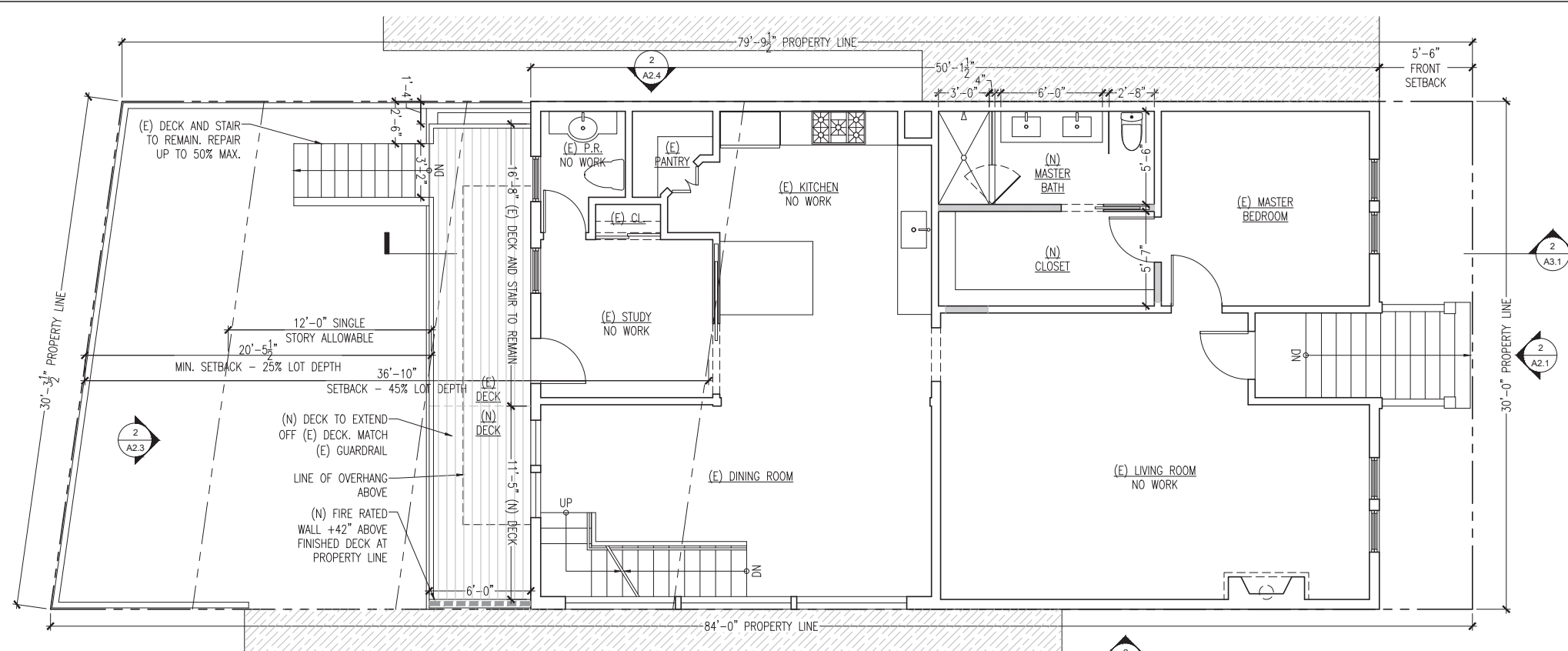


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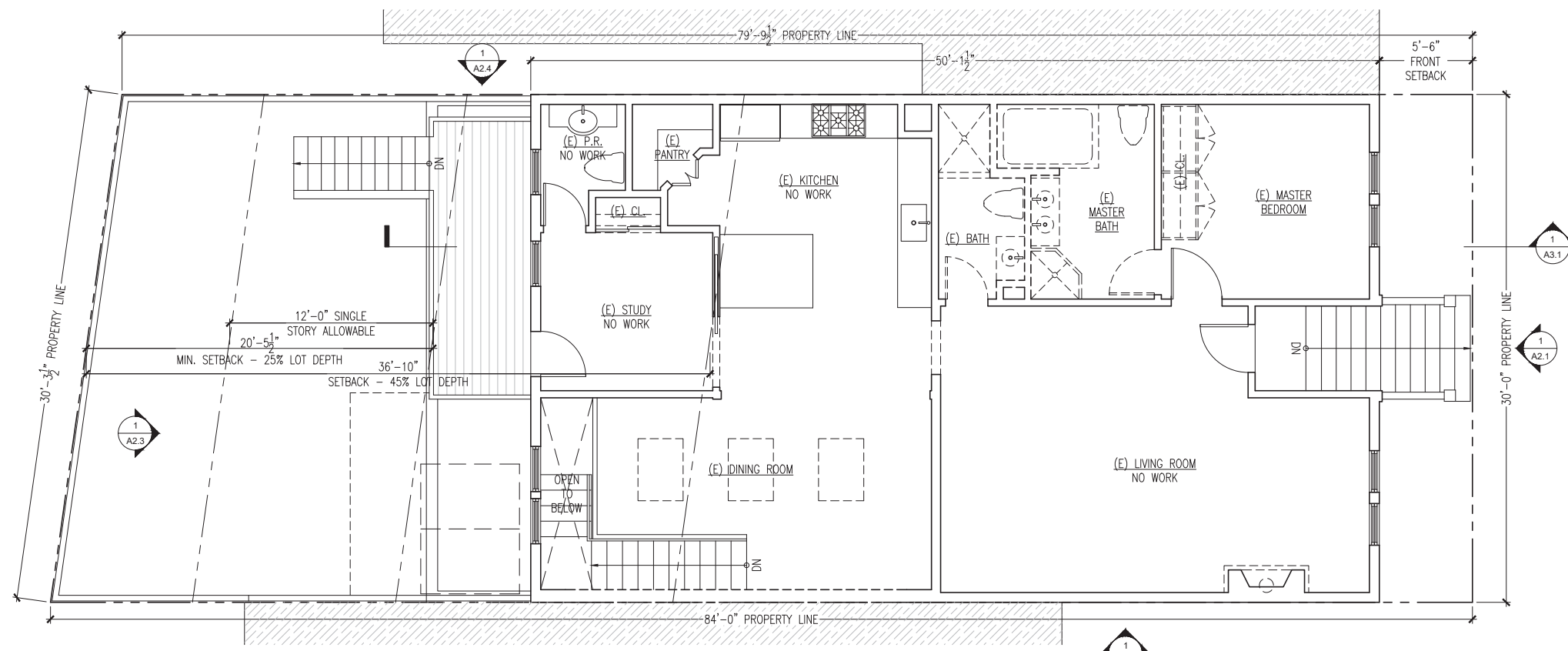
SITE PERMIT  
 FIRST FLOOR PLANS

DATE 06.30.20  
 SCALE 1/4"=1'-0"  
 DRAWN SW

A1.3



**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

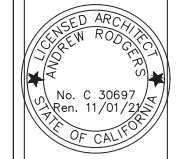


**1** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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SITE PERMIT

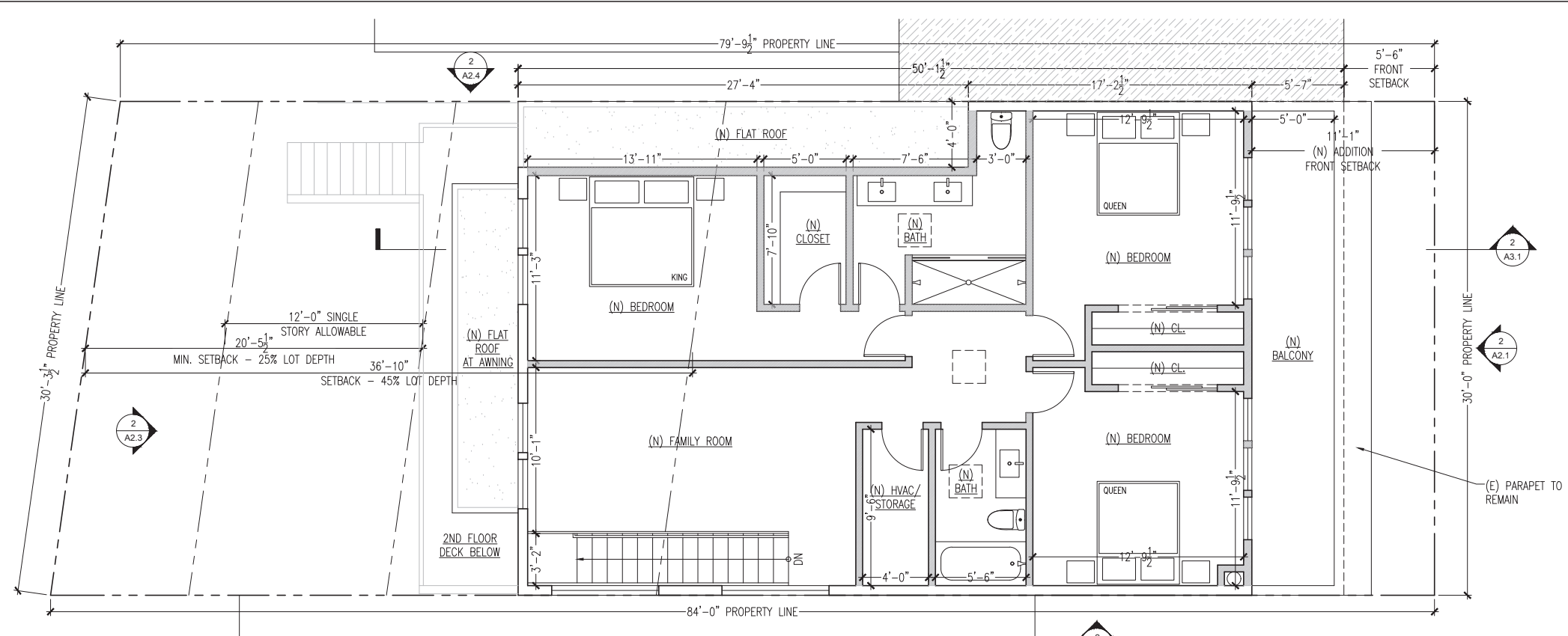
SECOND FLOOR PLANS

DATE 06.30.20

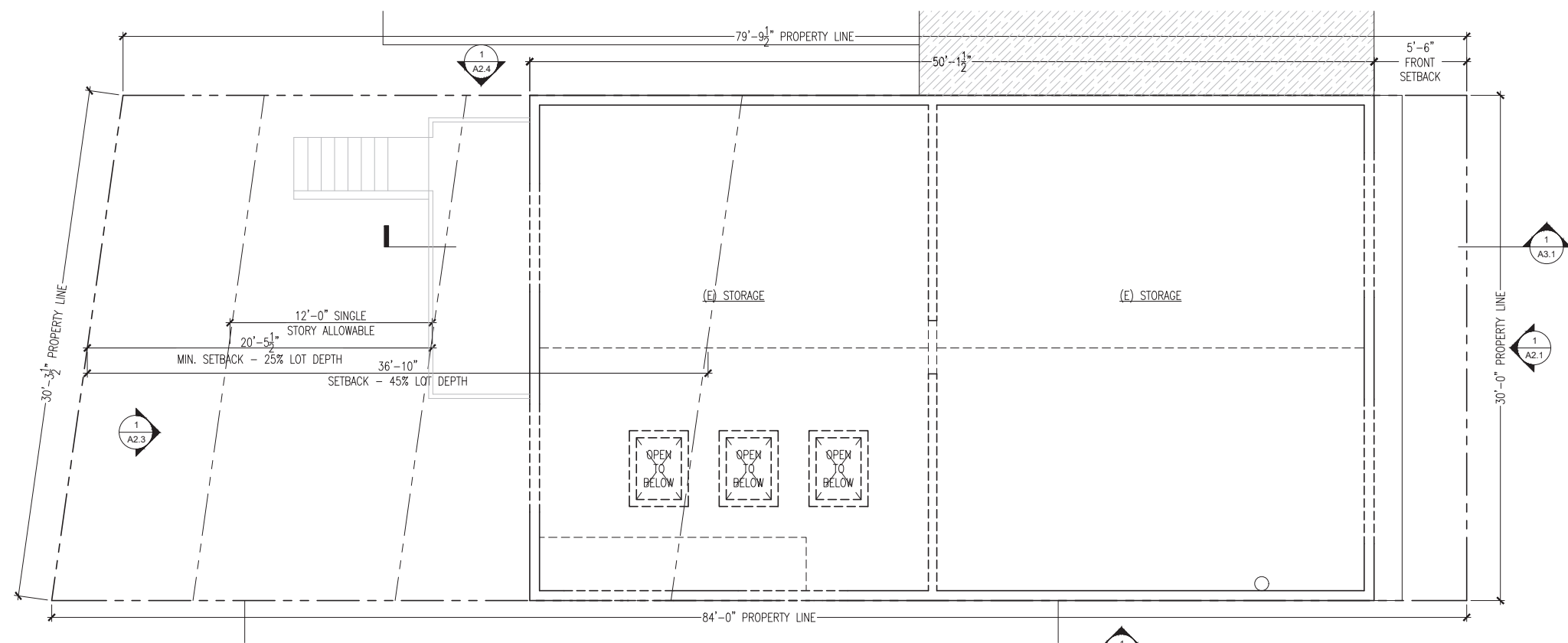
SCALE 1/4"=1'-0"

DRAWN SW

**A1.4**



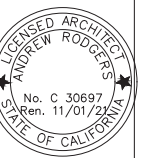
**2** PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**1** EXISTING ATTIC FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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SITE PERMIT

THIRD FLOOR PLANS

DATE 06.30.20

SCALE 1/4"=1'-0"

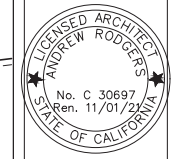
DRAWN SW

**A1.5**



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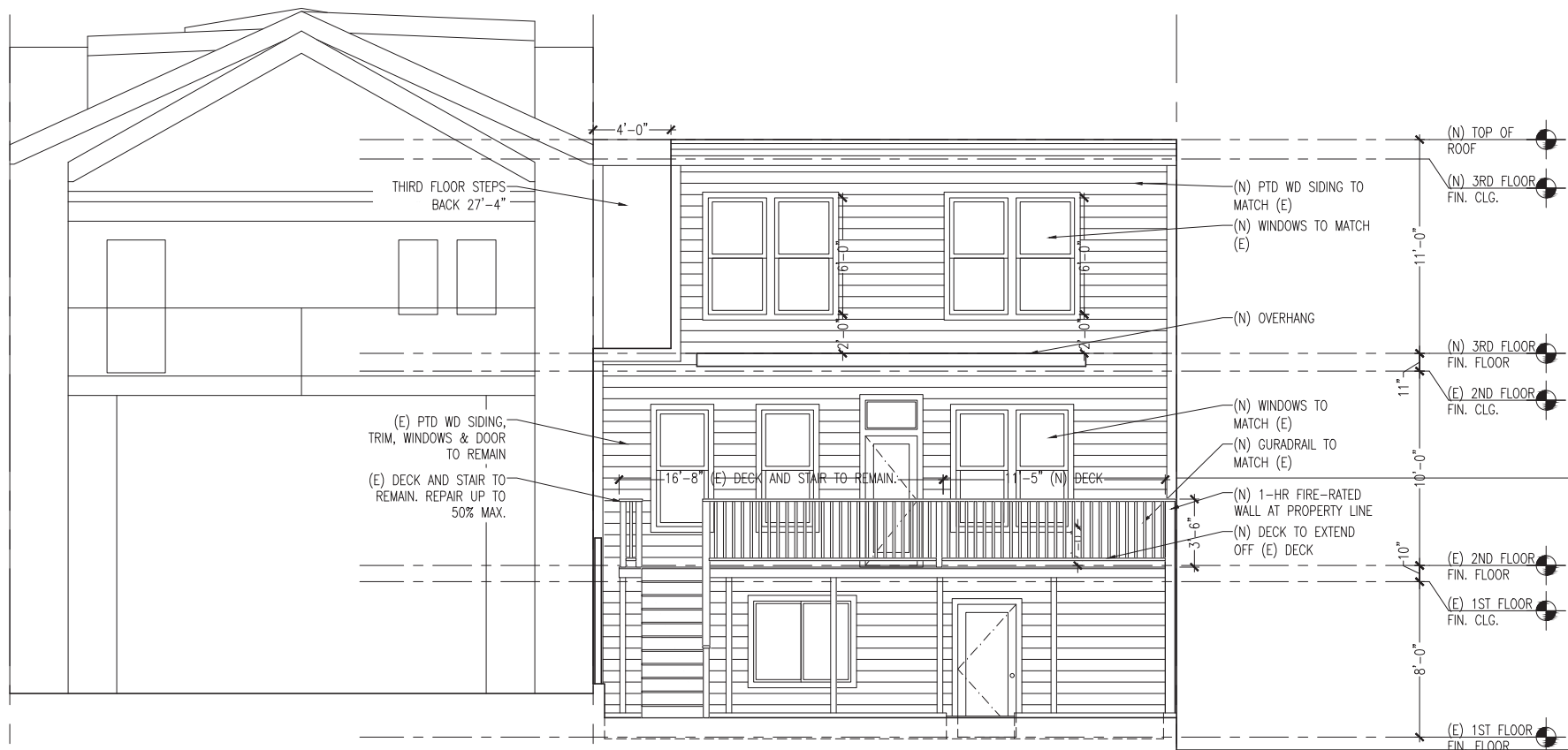
ALTERATIONS TO:  
**2605 Post Street**  
 SAN FRANCISCO, CA 94115

SITE PERMIT  
 NORTH ELEVATIONS

DATE 06.30.20  
 SCALE 1/4"=1'-0"  
 DRAWN SW

**A2.1**





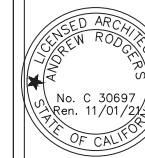
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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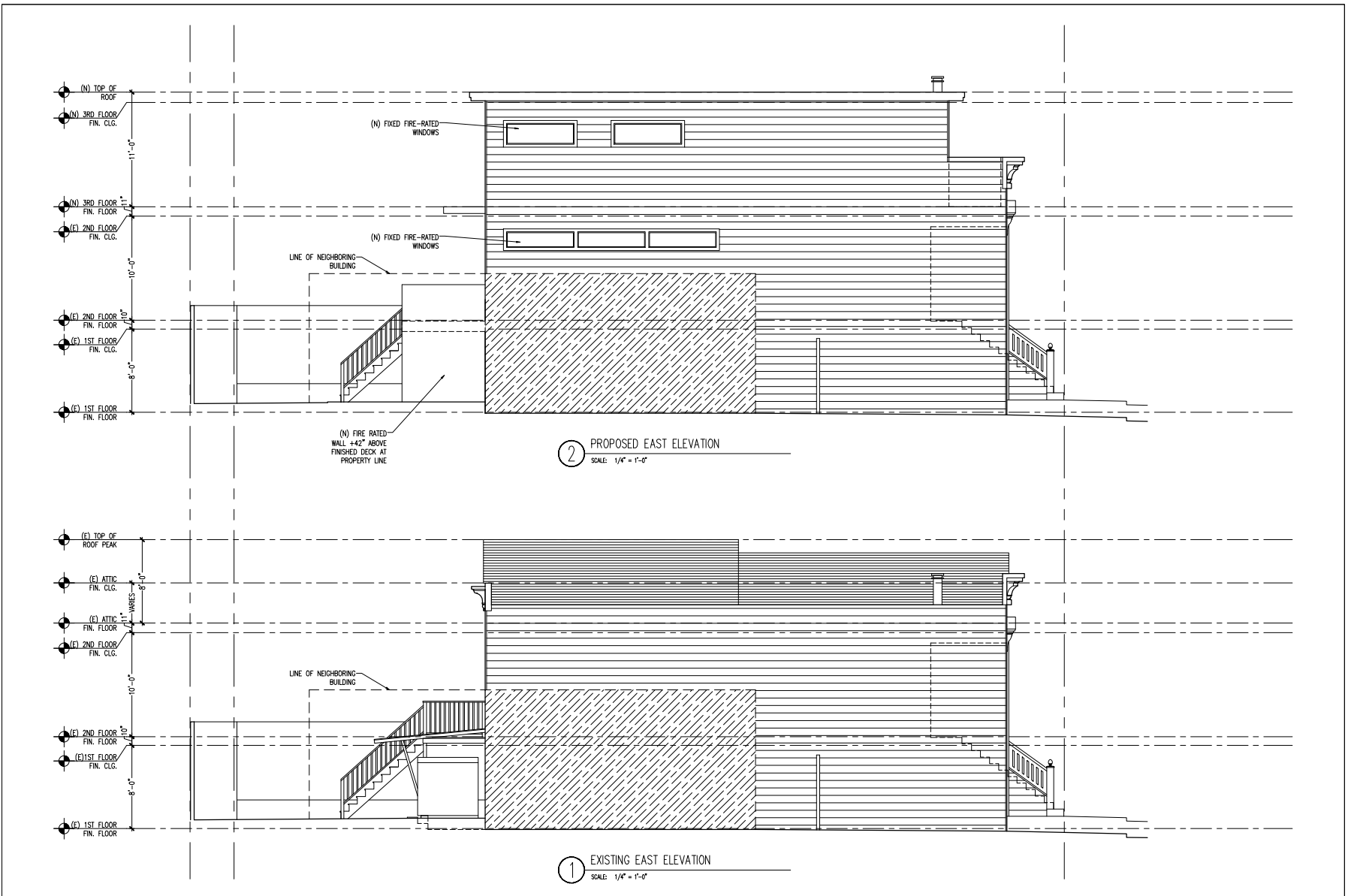
SOUTH ELEVATIONS

DATE 06.30.20

SCALE 1/4"=1'-0"

DRAWN SW

A2.3



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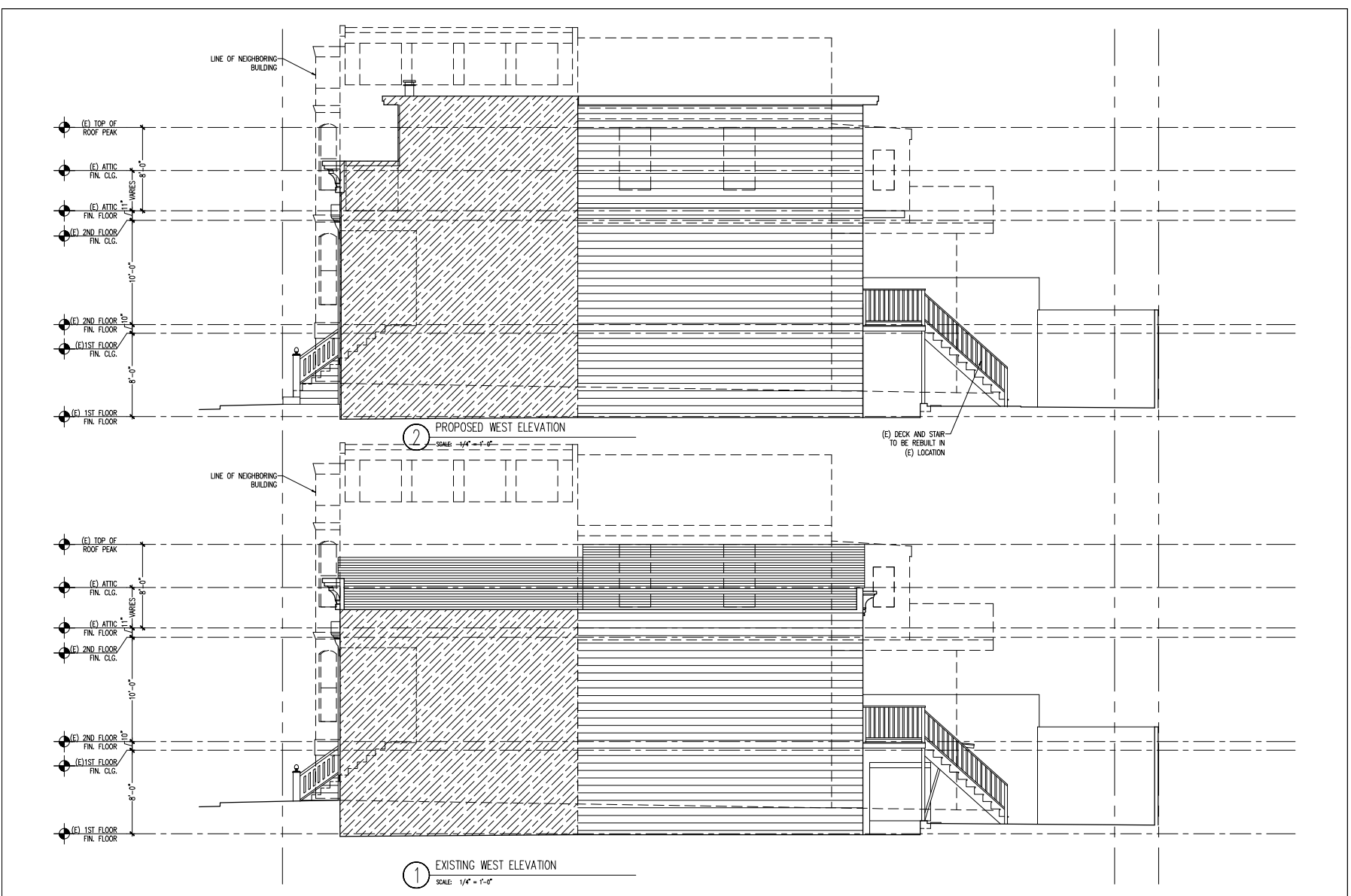
**ALTERATIONS TO:**  
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SITE PERMIT

EAST ELEVATIONS

DATE: 06.30.20  
 SCALE: 1/4" = 1'-0"  
 DRAWN: BIV

**A2.2**



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**ALTERATIONS TO:**  
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SITE PERMIT

WEST ELEVATIONS

DATE: 06.30.20  
 SCALE: 1/4" = 1'-0"  
 DRAWN: BIV

**A2.4**