



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: October 21, 2021

Record No.: 2021-003776DRP-02
Project Address: 3737 22nd Street
Permit Applications: 2021.0220.5050
Zoning: RH-2 [Residential House-Two Family]
40-X Height and Bulk District
Block/Lot: 3626/ 034
Project Sponsor: Curtis Hollenbeck
575 Columbus Avenue #2
San Francisco, CA 94133
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 four-story horizontal rear addition at the basement, first, second and third floor on an existing three-story over basement, single-family dwelling. The proposal would include new roof deck above the first and second floor additions and new roof dormers.

Site Description and Present Use

The site is a lateral and down sloping lot approximately 25' wide x 114' deep containing an existing 2-story, single family home. The existing building is a Category 'A' historic resource built in 1908.

Surrounding Properties and Neighborhood

The buildings on this block of 22nd Street are consistently scaled 3-story over basement wood clad houses with tile gable roofs and setback 12'-6" from the street to provide raised front stoop entrances. Similarly, at the rear there is a consistent alignment of rear building walls with some variations of depth due to decks and pop outs.

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	October 21, 2021	76 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 1, 2021	October 1, 2021	20 days
Mailed Notice	20 days	October 1, 2021	October 1, 2021	20 days
Online Notice	20 days	October 1, 2021	October 1, 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 #1: Frank Rhode of 3741 22nd Street, resident of the adjacent property to the west of the proposed project.

DR requestor #1: Jeff Hord of 3733 22nd Street, resident of the adjacent property to the east of the proposed project.

DR Requestor's Concerns and Proposed Alternatives

DR requestor #1 is concerned that:

1. The proposed project will impact the amount of light to the light well side window and;
2. The size and design are out of character with the surrounding historic block.

Proposed alternatives:

1. Eliminate the increased height of the roof at the elevator to retain existing height.
2. Reduce the rear extension to be consistent with other homes on the block.

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

DR requestor #2 is concerned that the architecture of the proposed project fit that of the surrounding buildings.

Proposed alternatives:

1. Ensure the façade design is consistent with other homes on the block.

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

Project Sponsor's Response to DR Application

The project will remove existing applied cementitious siding and restore the façade to the original redwood siding and replace wood windows in-kind. Since the pre-application meeting the project sponsor has lowered the dormer at the elevator (adjacent to the neighbor's lightwell) to the minimum for a hydraulic elevator overrun and decreased the dormer beyond to a 7'-6" plate height. The additional floor area beyond the existing building footprint is 577 sq. ft. The rear addition at the third floor extends this story 1'-8" to align with 3733 22nd Street.

See attached Response to Discretionary Review, dated September 1, 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.

The project extends the basement and first floor 14'-6 ½" beyond the existing rear wall and maintains 5' side setbacks for 12' of that extension. The down sloping topography and side setbacks ensure compatibility with the Residential Design Guidelines related to scale and access to mid-block open space and is consistent with other development on this block. The proposed second floor extends 2'-6 1/2" beyond the current rear building wall and the proposed third floor extends 1'-8" beyond the existing rear building wall. The proposed dormers are set back per the Department's Preservation standard as to be minimally visible.

The increased height of the dormer adjacent to the neighbor at 3741 22nd street is within the existing footprint of the building and retains the side setback opening that reciprocates the neighbors' light well. This would have an impact on light to the adjacent light well window, but not eliminate its functionality nor rise to the level of an exceptional or extraordinary circumstance.

The project proposes to retain or restore historic materials on the front façade and replace windows with double-hung wood windows - consistent with the size and scale of the adjacent buildings.

The size, location, and distance of the project's rear decks from neighboring building are likewise similar to other adjacent decks.

Therefore, staff deems there are no exceptional or extraordinary circumstances.

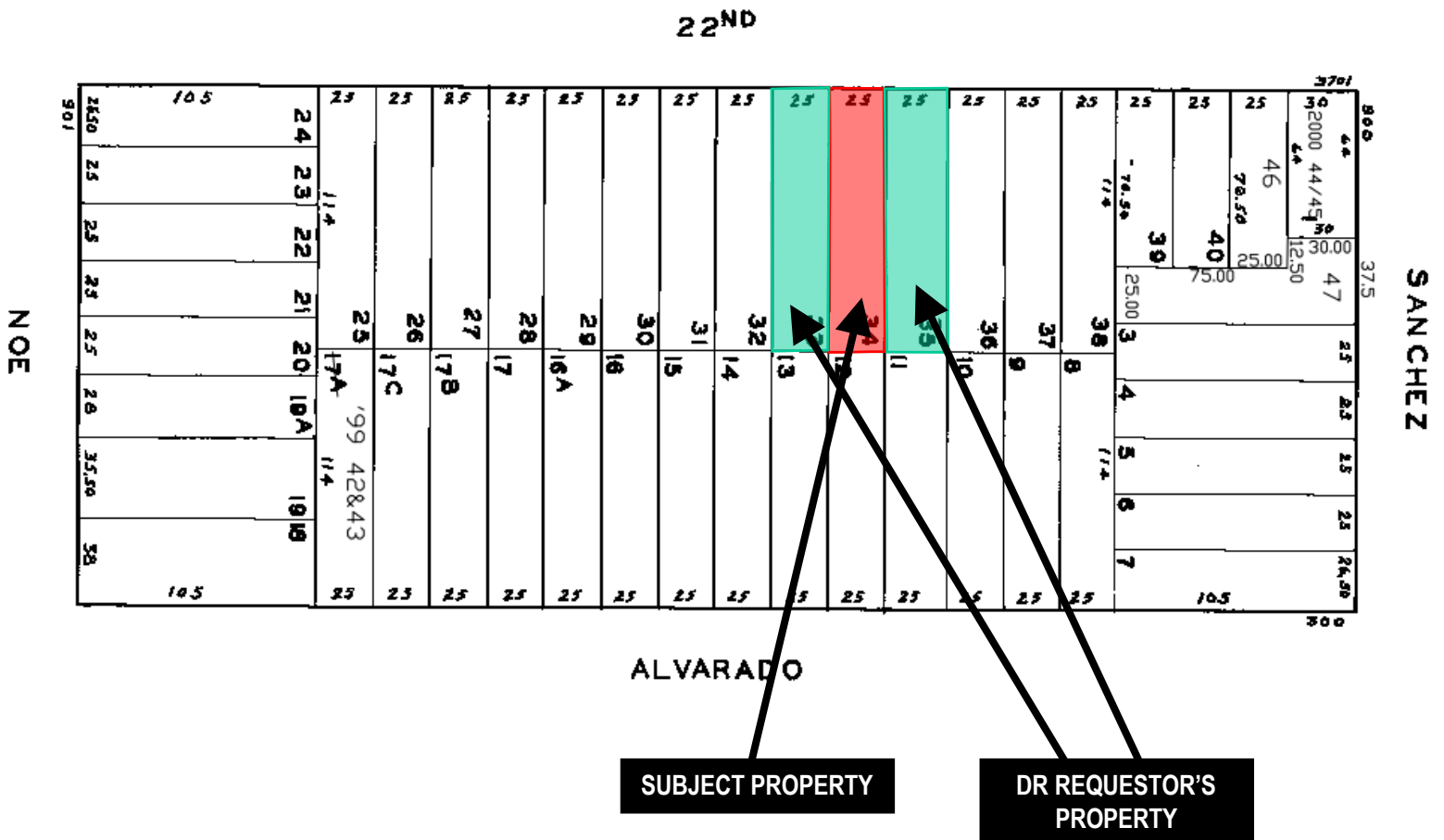
Recommendation: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Response to DR Application, dated September 1, 2021
311 plans

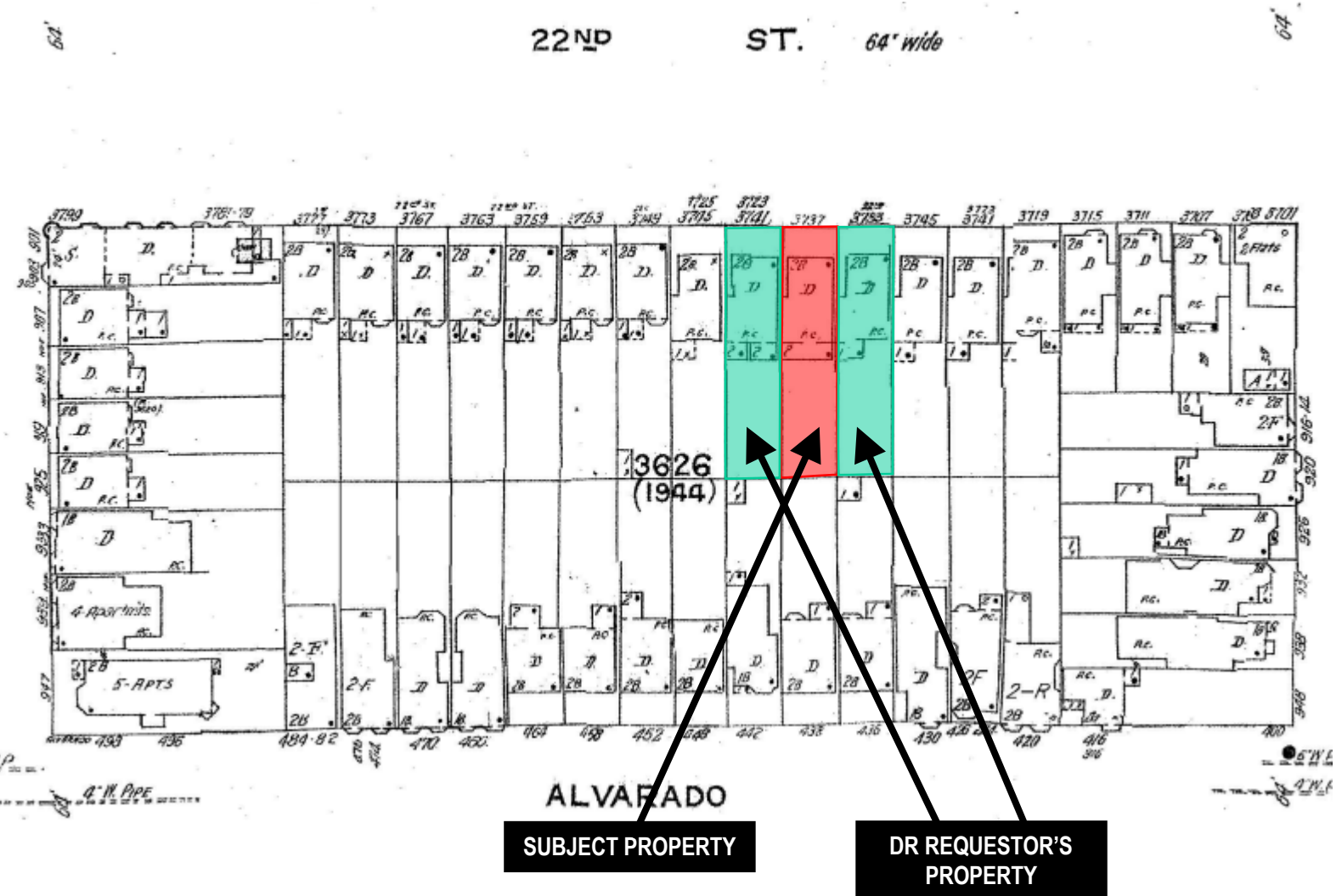
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street

Sanborn Map*

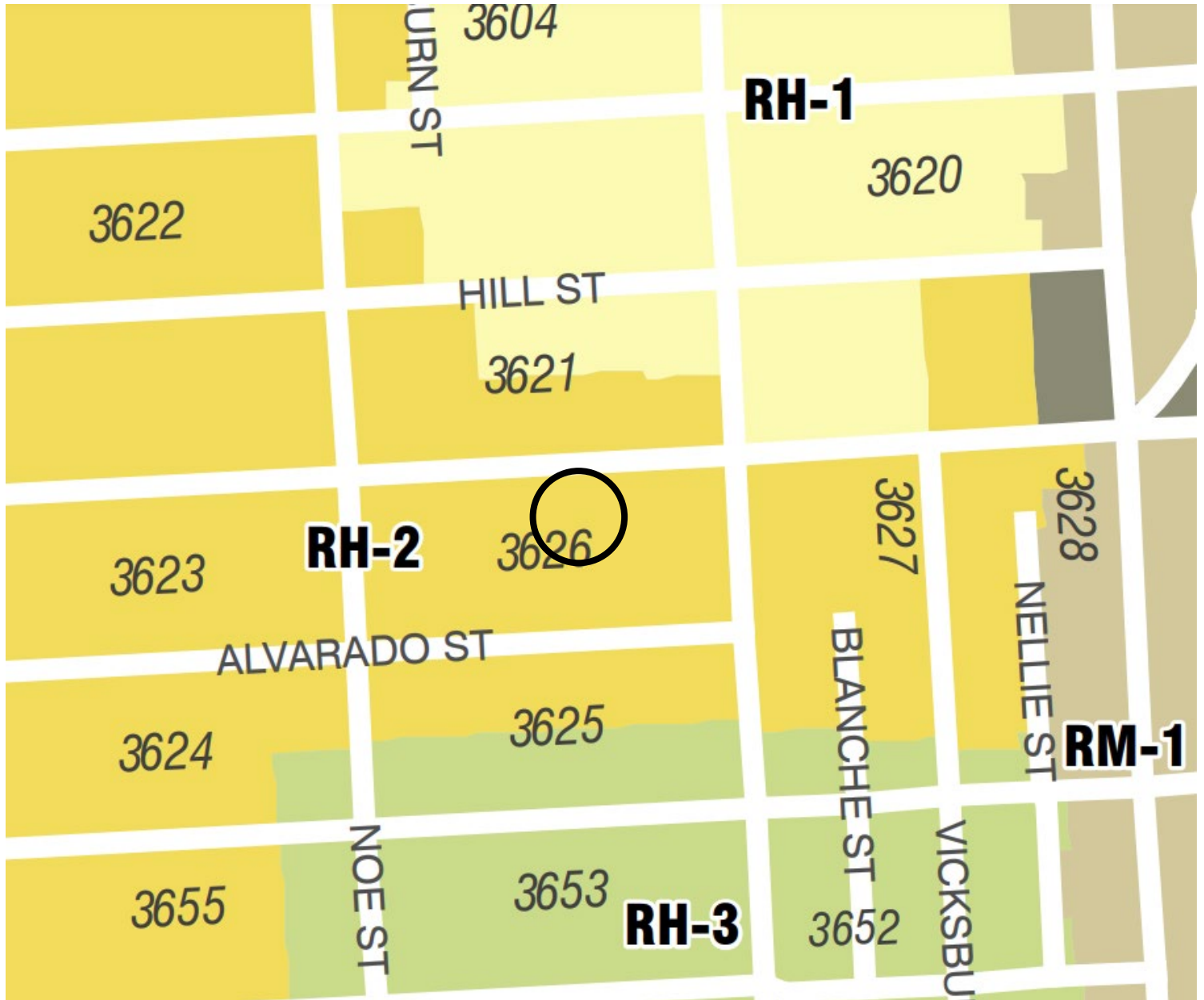


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



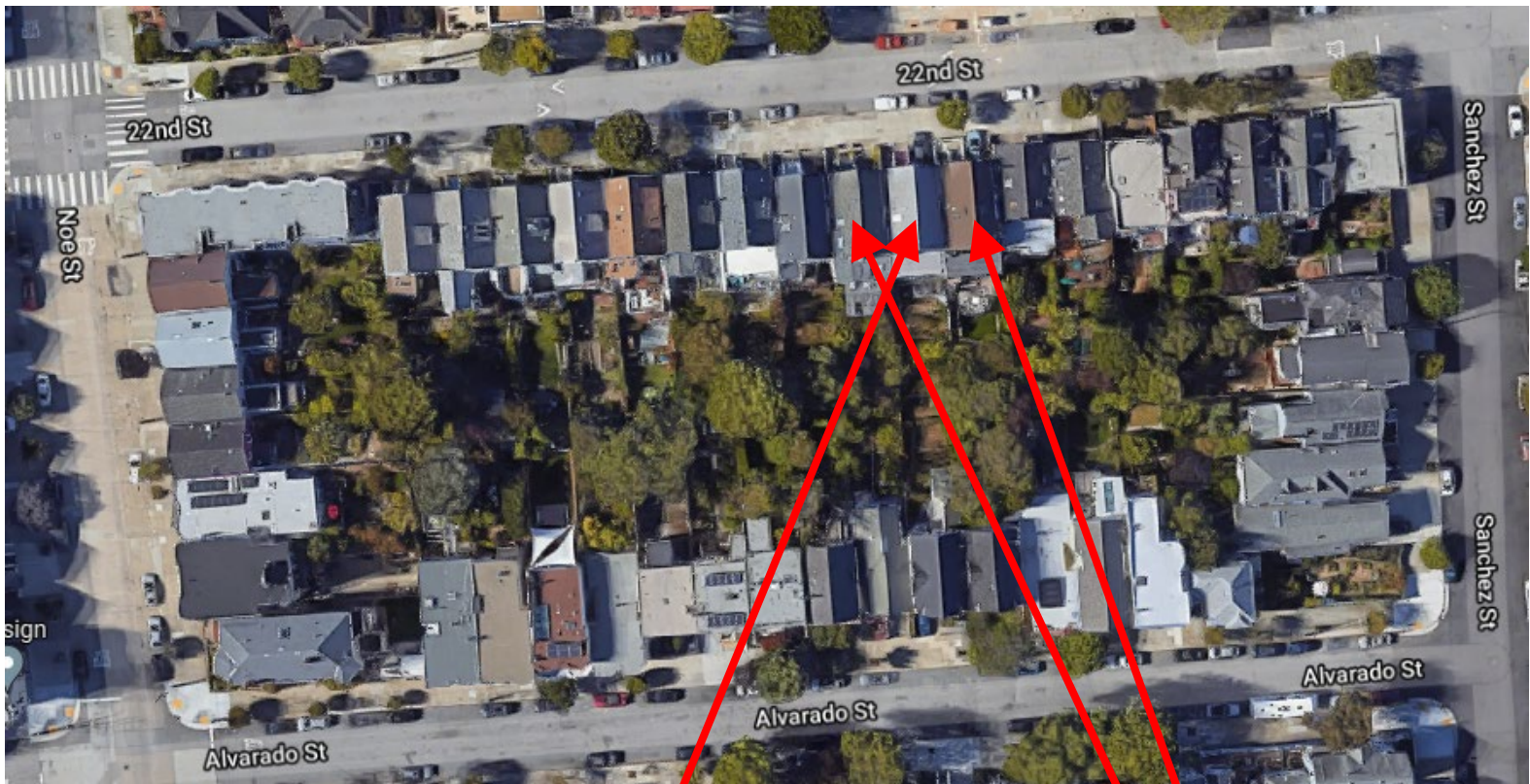
Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street

Zoning Map



Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street

Aerial Photo

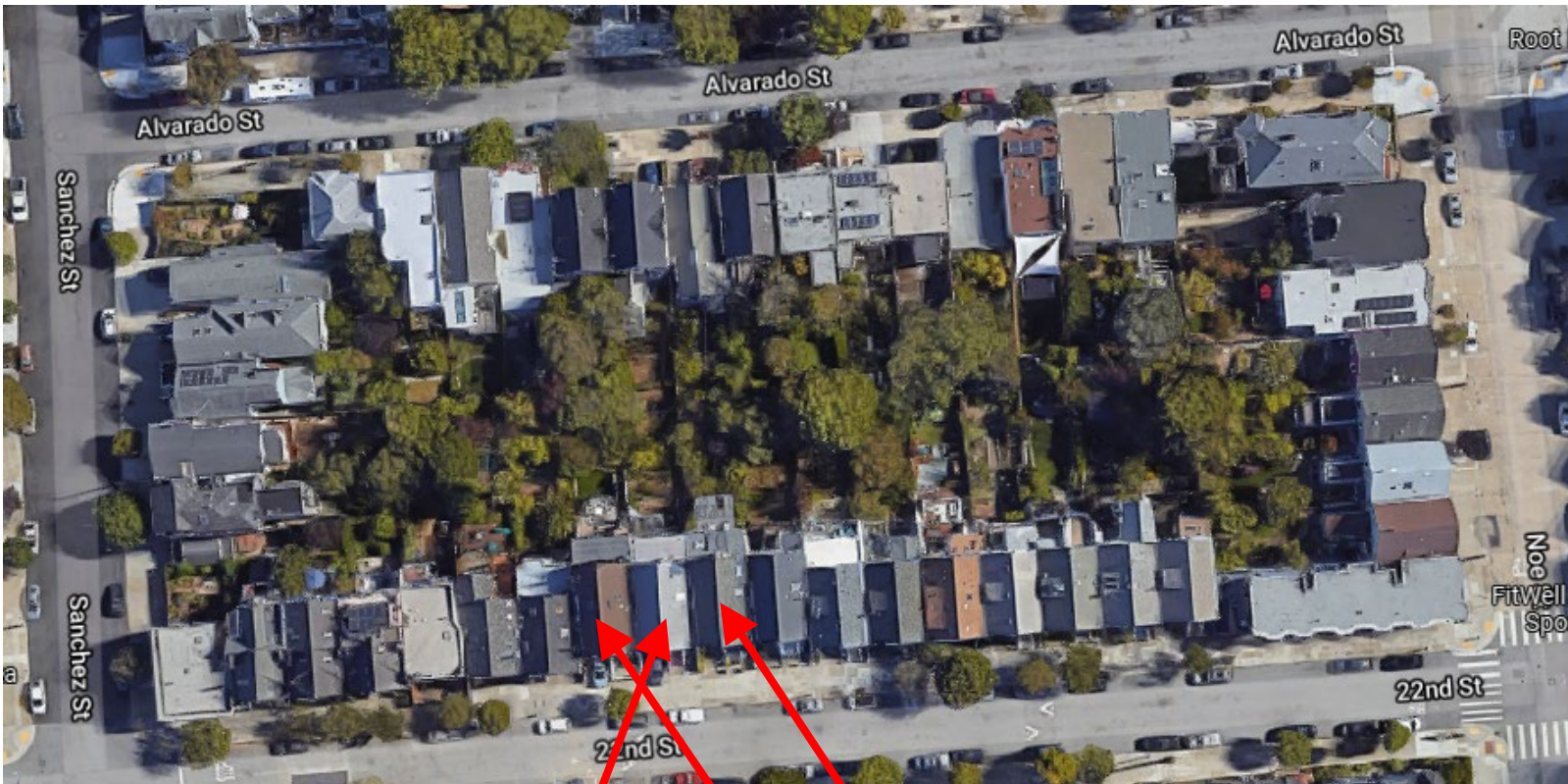


SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Aerial Photo



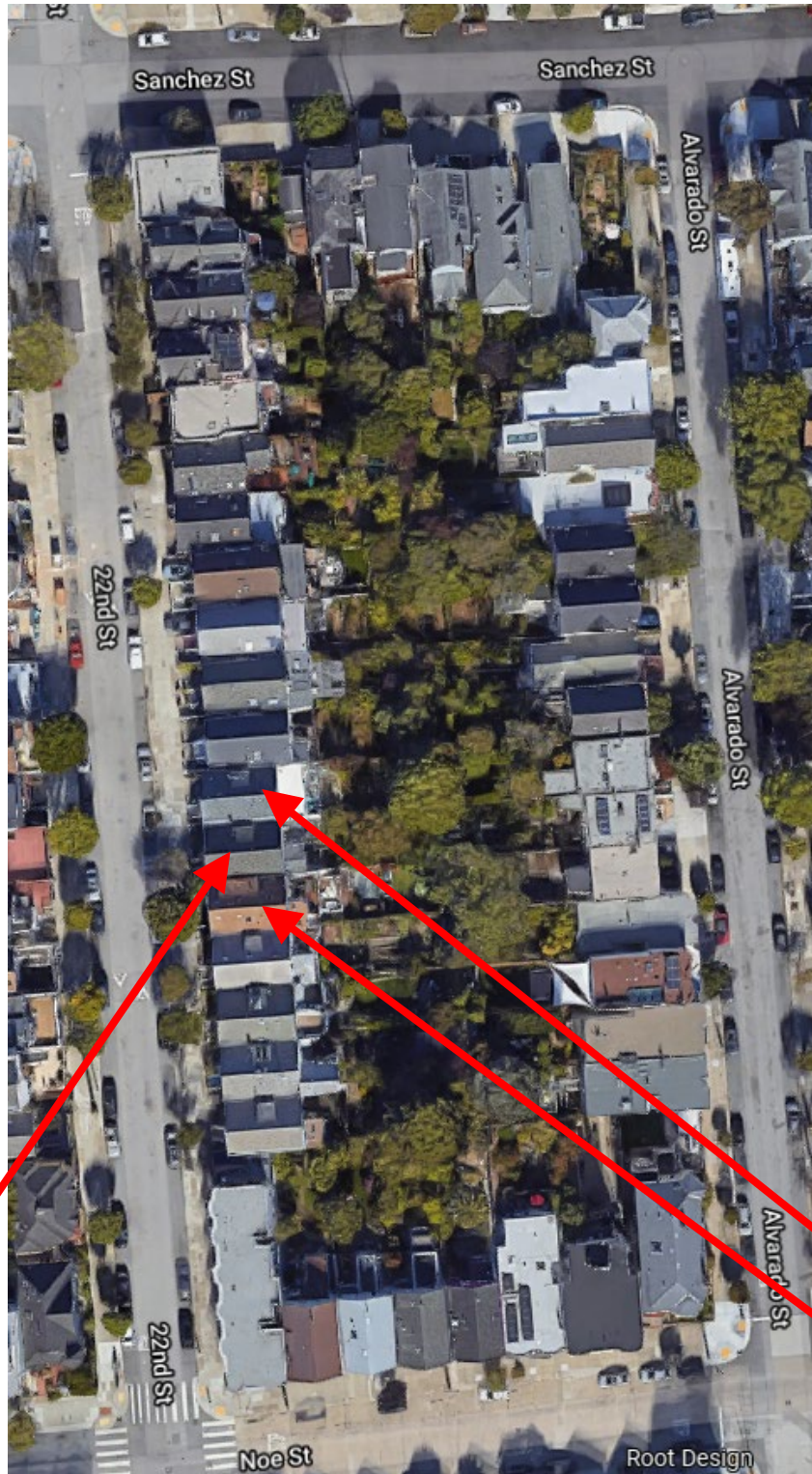
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2021-003776DRP-02
3737 22nd Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 20, 2021**, Building Permit Application No. **2021.02.20.5050** was filed for work at the Project Address below.

Notice Date: 7/7/21

Expiration Date: 8/6/21

PROJECT INFORMATION

Project Address: **3737 22nd Street**
Cross Streets: **Sanchez and Noe Street**
Block / Lot No.: **3626 / 034**
Zoning District(s): **RH-2 / 40-X**
Record No.: **2021-003776PRJ**

APPLICANT INFORMATION

Applicant: **Curtis Hollenbeck (Architect)**
Address: **575 Columbus Avenue #2**
City, State: **San Francisco, CA 94133**
Telephone: **(415) 544-9883**
Email: **matteryad@yahoo.com**

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

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

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input type="checkbox"/> Demolition	Building Use:	Residential	Residential
<input type="checkbox"/> Change of Use	Front Setback:	12 feet - 7 inches	No Change
<input checked="" type="checkbox"/> Rear Addition	Side Setbacks:	0	No Change
<input type="checkbox"/> New Construction	Building Depth:	47 feet - 3 inches	60 feet - 6 inches
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	43 feet - 6 inches	39 feet - 5 inches
<input type="checkbox"/> Side Addition	Building Height:	28 feet - 9 inches	No Change
<input checked="" type="checkbox"/> Alteration	Number of Stories:	3 over basement	No Change
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	No Change
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	1	No Change

PROJECT DESCRIPTION

The property is located on a downslope lot. The proposal is to construct a four-story horizontal rear addition at basement, first, second and the third floor on an existing three-story over basement, single-family dwelling. The proposal would include new roof deck above the first and second floor additions and new roof dormers. 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: **Max Setyadiputra**

Telephone: **628-652-7309**

Email: **max.setyadiputra@sfgov.org**

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

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

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)
3737 22ND ST		3626034
Case No.		Permit No.
2021-003776ENV		202102205050
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Renovate existing single-family residence and horizontal addition at rear. In basement and ground floor, create habitable area, rec room, office, powder and new interior connecting stair. On second floor, renovate kitchen, living, dining, powder room. New interior connecting stair to ground floor. On third floor, renovate bedrooms, bathroom, master, washer/dryer, and deck.		

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"/>	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: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<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.

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 the <i>Environmental Information</i> tab on https://sfplanninggis.org/PIM/)</p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maier or <input type="checkbox"/> Cortese</p> <p>Is the project site located within the Maier area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks?</p> <p><i>if Maier box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maier program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</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 the <i>Environmental Information</i> tab on https://sfplanninggis.org/PIM/) If box is checked, Environmental Planning must issue the exemption.</p>
<input 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 the <i>Environmental Information</i> tab on https://sfplanninggis.org/PIM/) 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 the <i>Environmental Information</i> tab on https://sfplanninggis.org/PIM/) 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 6/16/2021.</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 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 type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a 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</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<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: Richard Sucre	

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: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/16/2021
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. 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.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION 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 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.

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: Frank Rohde

Address: 3741 22nd Street
San Francisco, CA 94114

Email Address: frankrohde@gmail.com

Telephone: 415-283-9877 mobile

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

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name: Mary Mei & Derrick Chu

Company/Organization: Bristlecone Ridge LLC (owner) & Eastwood Developm.

Address: 3737 22nd Street or 466 Clipper Street
San Francisco, CA 94114

Email Address: info@eastwoodsf.com

Telephone: 415-341-0473

Property Information and Related Applications

Project Address: 3737 22nd Street, San Francisco, CA 94114

Block/Lot(s): Block 3626 Lot 034

Building Permit Application No(s): 2021.02.20.5050

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.

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.

We live immediately to the right of the proposed project and I am concerned that the proposed plans, in particular the extension of an elevator shaft above the current height of the building and roofline, will negatively impact the amount of light coming into the lightwell of our house. This will materially impact the usability of one of our bedrooms. I am also concerned about the rear extension proposed as materially larger than any adjacent home.

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 impact of reduced light is foremost on our family. The proposed size / design is out of character for a historic block and as such impacts the entire neighborhood.

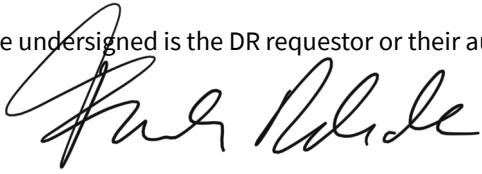
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Eliminate the increased elevation of the roofline / height of the elevator shaft such that the current roof elevation remains. Reduce the rear extension of the house to be consistent with the other homes on the block.

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

Frank Rohde

Name (Printed)

self

415-283-9877

frankrohde@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Frank Rohde
3741 22nd Street
San Francisco, CA 94114

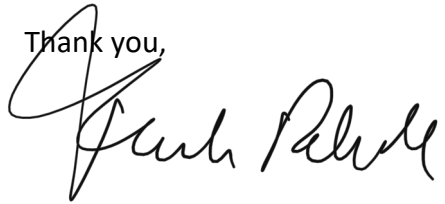
August 6th, 2021

Dear Sir / Madam,

As I am currently traveling out of the country, I authorize Gretchen VanHorne to submit and pay for my Discretionary Review Application for the building project at 3737 22nd Street.

Alternatively, please call me at 415-283-9877 so I can pay for the associated fees via credit card.

Thank you,

A handwritten signature in black ink, appearing to read "Frank Rohde". The signature is fluid and cursive, with a large initial "F" and "R".

Frank Rohde



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Jeff Hord

Address: 3733 22nd Street
San Francisco, Ca. 94114

Email Address: jelibella@gmail.com

Telephone: 415-717-9258

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

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name: Mary Mei & Derrick Chu

Company/Organization: Bristlecone Ridge LLC (owner) & Eastwood Development

Address: 3737 22nd Street or 466 Clipper St.
San Francisco CA 94114

Email Address: info@eastwoodsf.com

Telephone: 415-341-0473

Property Information and Related Applications

Project Address: 3737 22nd Street, San Francisco CA 94114

Block/Lot(s): Block 3626 Lot 034

Building Permit Application No(s): 2021.02.20.5050

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.

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.

As the immediate neighbor to the proposed project, I am very concerned about the drafted esthetic fit and feel of the exterior edifice and detailing of the project. This block is very special, not only to people who live here, but also to visitors and tourists who come to San Francisco to appreciate the architectural history and commitment we as a community endeavor to keep and preserve for future generations.

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.

Having a mega-mansion next door is bound to happen, however, the owners should be required to keep the exterior feel of the home consistent with those that surround them.

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?

To have the owners choose a facade design that is consistent with the neighboring homes.

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.



Jeff Hord

Signature

Name (Printed)

Self

415-717-9258

Jelibella@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 3737 22nd St, SF CA

Zip Code: 94114

Building Permit Application(s): 2021-02-20-5050

Record Number:

Discretionary Review Coordinator: David Windslow

Project Sponsor

Name: Lucas Eastwood

Phone: 415.374.0669

Email: lucas@eastwooddev.com

Required Questions

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

SEE ATTACHED

-
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.

SEE ATTACHED

-
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.

SEE ATTACHED

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)	1	1
Occupied Stories (all levels with habitable rooms)	2	3
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	3	3
Height	28'-9"	28'-9"
Building Depth	47'-3"	61'-10"
Rental Value (monthly)	8,000.00	10,000.00
Property Value	2,087,000	3,200,000

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

Signature: <div><div>DocuSigned by:</div><div>Lucas Eastwood</div><div>1C9D28410FC04C5...</div></div>	Date: 9/1/21
Printed Name: Lucas Eastwood	<input type="checkbox"/> Property Owner <input checked="" 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.

This attachment serves as our response to the residents who live at 3733 22nd Street and 3741 22nd Street.

We have made numerous attempts to reach out and review. Please see summary below:

- July 13, 2021- emailed invitation to meet Frank Rohde and Jeff Hord in person
- July 14, 2021- emailed dates to meet Frank Rohde and Jeff Hord in person
- August 19, 2021- emailed invitation to meet with Frank Rohde and Jeff Hord in person
- August 30, 2021- met with Frank Rohde via Zoom at 12pm
- September 1, 2021- meeting with Frank Rohde at 4:30pm in person

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.)

Response: We are proposing to take a currently inhabitable home and create a multi-generational home for Derrick, Mary, their children as well as their aging parents. With modest additions to the rear along with utilizing the non-habitable area behind the garage and at basement level, we are able to create a home where they may live, work, and grow as a family. With modest dormers cut into the existing roof at the rear, we can create an elevator, a second bathroom and usable closet area. They are investing great resources in restoring the front facade. Both neighbors have utilized the permitted rear yard extension and we would as well. This will create usable indoor and exterior space. The DR requests came as a surprise since we met in person once before and then agreed to meet again during the 30-day notification period. We reached out twice during the period to no avail.

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 for your application with the City.

Response: After the pre-app meeting, we lowered the dormer to the minimum height for the hydraulic elevator clearance overrun, and decreased the dormer beyond this even greater to 7'-6" plate ht.

We investigated underneath the cementitious siding at front facade and found original redwood, which we will restore along with all wood window replacements in-like kind to original.

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 need for space or other personal requirements that prevent you from making the changes requested by the DR requestor.

Response:

RE: 3733 22nd St. DR:

Item '1': As submitted, we proposed to restore the front facade: 1. Remove the existing applied cementitious siding and restore the existing redwood siding underneath. 2. Replace (E) front windows in kind with all wood windows and OG. We agree with preservation to not invent new decorative details to create false historicism.

Item '2': Most of the square footage is being added within the existing envelope at garage level and basement. The total gross sq.ft. added beyond the current envelope is 577sq.ft. Additional square footage will be for Derrick and Mary's parents to live with them, which may call for the installation of an elevator at a later date.

RE: 3741 22nd St. DR:

Item '1' We utilized the same permissible 2-story, 12' rear yard extension that 3741 22nd Street did with their project under application 2018-02-16-1548. Both 3741 and 3733 rear yard extensions extend further into the rear yard than our proposed extension. The third floor addition, extends this story 1'-8" to the rear and will align with 3733 22nd Street.

Item '2' We lowered the dormer at the elevator which partially lies adjacent to 3741 22nd light well. We do not have 'opposing' light wells as our building is cut back from the side property line for first 18' of the building. This side yard would more than meet the intent of offset light wells. It should be noted that 3741 also has dormers on their roof that are different, but of a similar nature to our proposal.

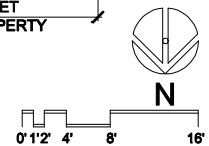
**FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPARNCIES TO
ARCHITECT.**

Drawing Title

E) / PROPOSED
SITE/ROOF
PLAN

By **CH**
Date _____
Scale **AS NOTED**
Drawing No. _____

EC1.1





06/21/21	PLNG COM
03/18/21	SITE PERMIT
03/08/21	N PRE-APP
Revisions	

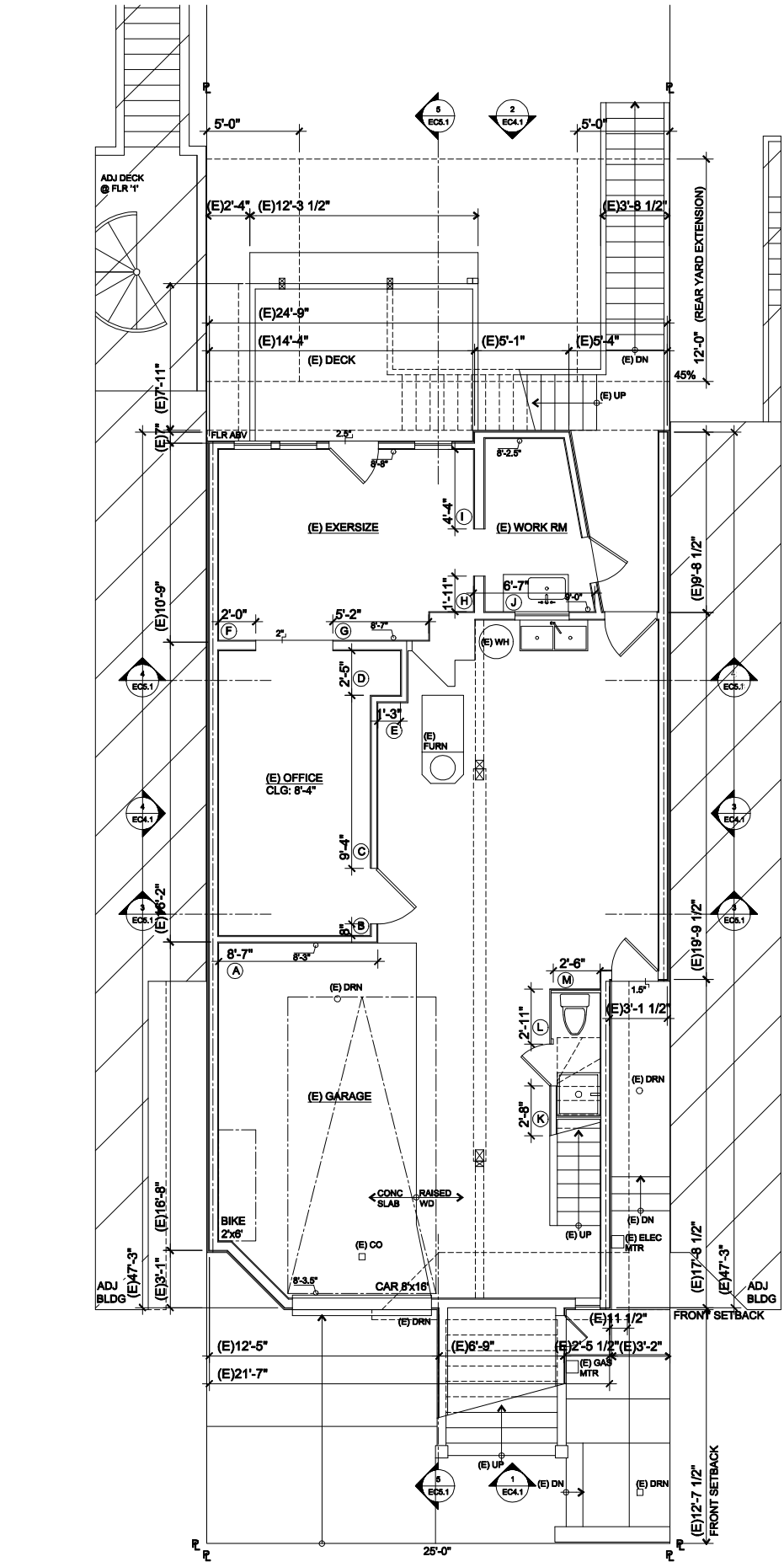
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

3737 22ND STREET
SAN FRANCISCO, CALIFORNIA
LOT 034 / BLOCK 3626

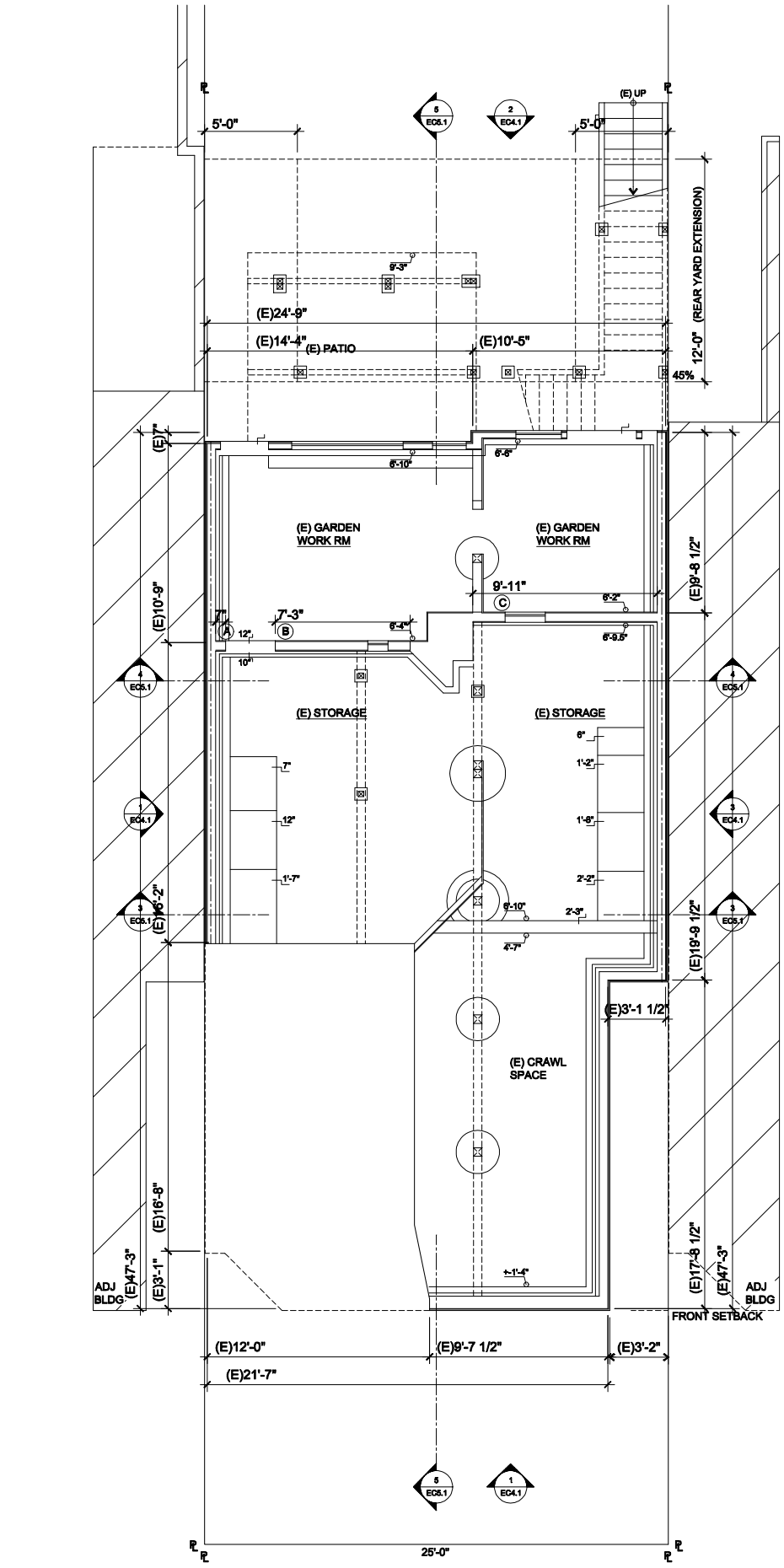
Drawing Title
**(E) BASEMENT &
FLR '1' PLANS**

By CH
Date
Scale AS NOTED
Drawing No.

EC2.1



2 (E) FLOOR '1' PLAN
EC2.1 1/4"=1'-0"



1 (E) BASEMENT PLAN
EC2.1 1/4"=1'-0"

L1 PERMEABILITY AND LANDSCAPING CALCULATIONS IN FRONT SETBACK

FRONT SETBACK: 12'-7 1/2" x 25'-0" = 315.6 SQ.FT.
315.6 SQ.FT. X 20% = 63.1 SQ.FT. (LANDSCAPING REQUIRED)
315.6 SQ.FT. X 50% = 157.8 SQ.FT. (PERMEABILITY REQUIRED)

(E) LANDSCAPING: 0 SQ.FT.
(E) PERMEABILITY: 0 SQ.FT.

PROPOSED:

LANDSCAPE 'A': 3'-6" x 12'-7 1/2" = 44.2 SQ.FT.
LANDSCAPE 'B': 2'-6" x 7'-2 1/2" = 18 SQ.FT.
LANDSCAPE 'C': 6' x 4'-6" = 2.25 SQ.FT.

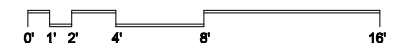
TOTAL LANDSCAPE: 64.5 SQ.FT. > 63.1 SQ.FT. OK

PERMEABLE CONCRETE 'D': 8'-2" x 12'-7 1/2" = 103.1 SQ.FT.

TOTAL PERMEABILITY INCLUDING LANDSCAPING:
167.6 SQ.FT. > 157.8 SQ.FT. OK (53.1%)



A2.1





06/21/21	PLNG COM
03/18/21	SITE PERMIT
03/08/21	N PRE-APP
Revisions	

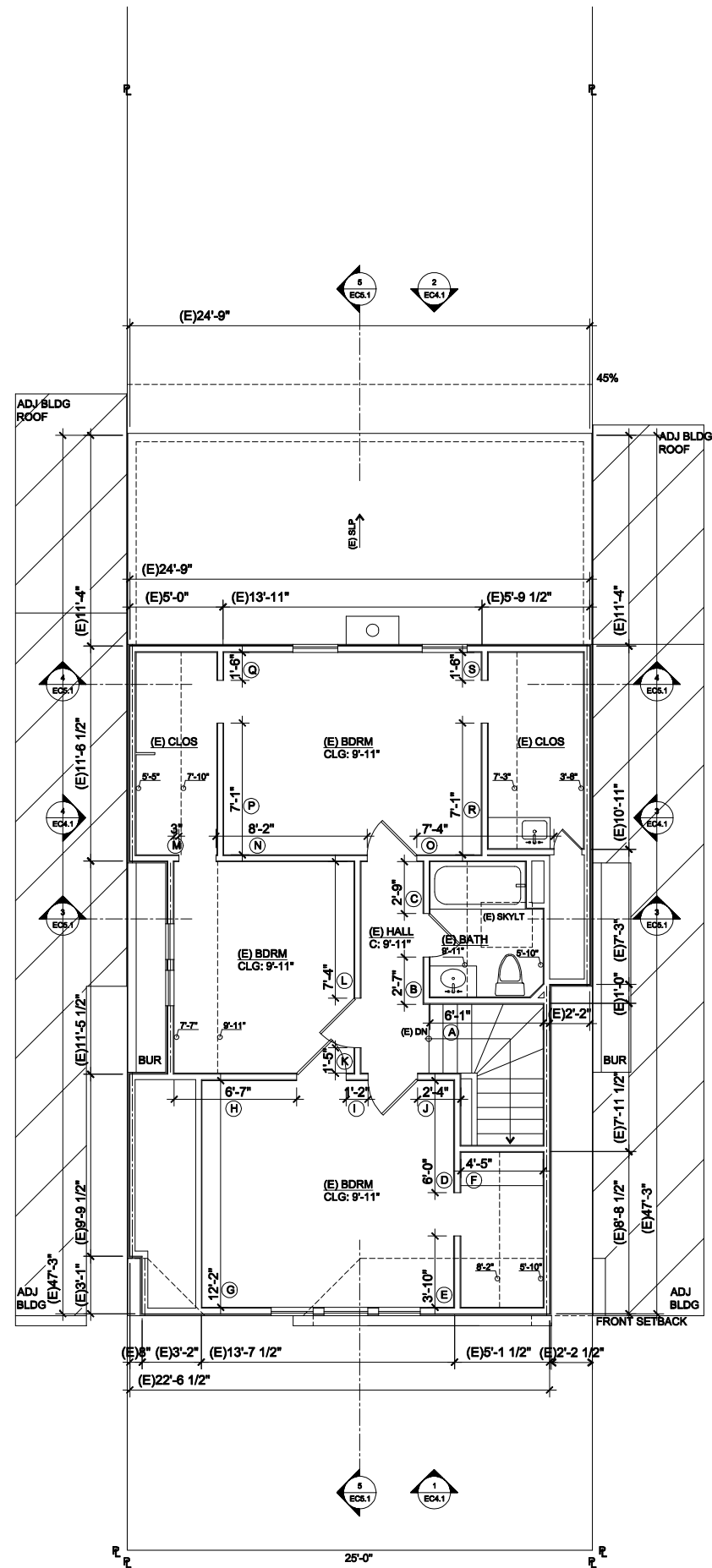
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

3737 22ND STREET
SAN FRANCISCO, CALIFORNIA
LOT 034 / BLOCK 3626

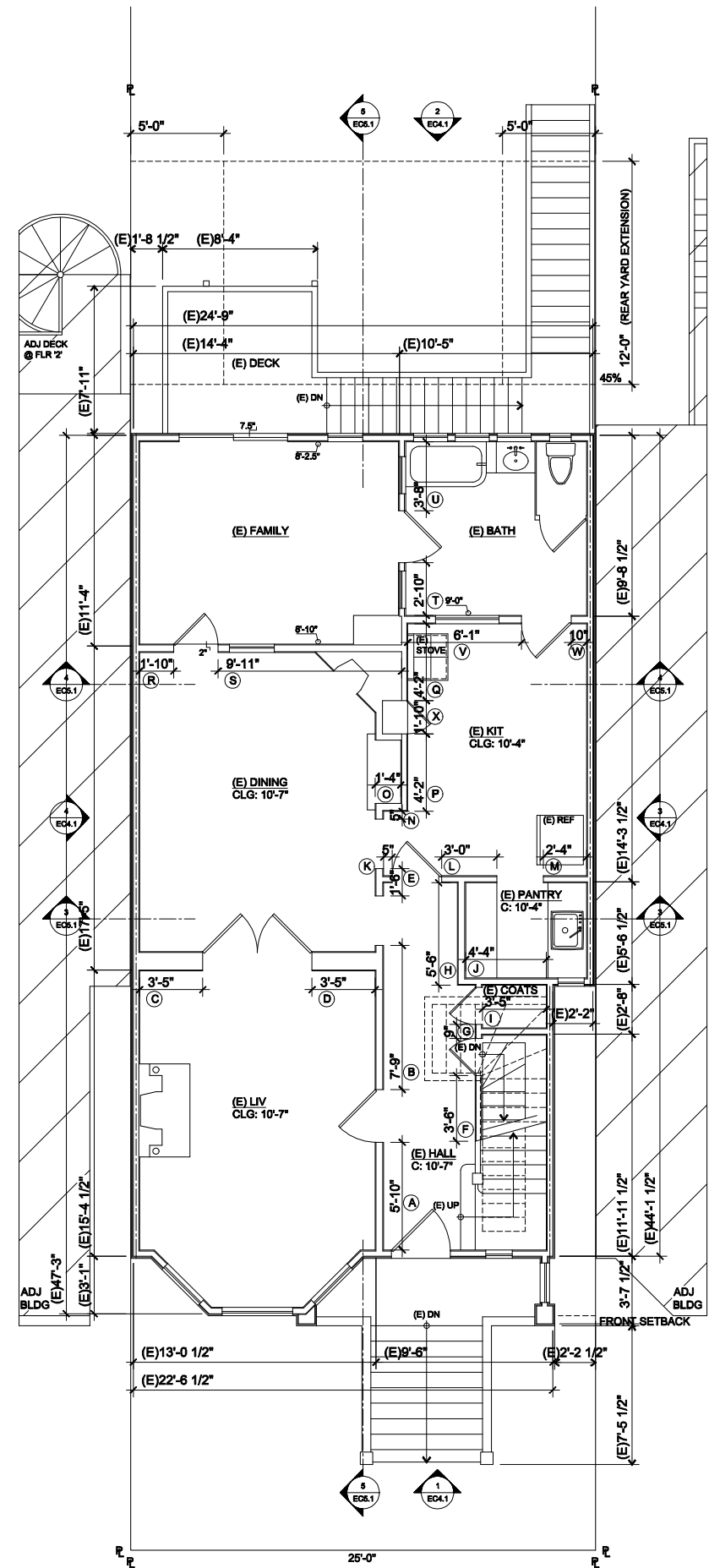
Drawing Title
**(E) FLR '2' &
FLR '3' PLANS**

By CH
Date
Scale AS NOTED
Drawing No.

EC2.2



2
(E) FLR '3' PLAN
1/4"=1'-0"



1
(E) FLR '2' PLAN
1/4"=1'-0"



03/18/21	SITE PERMIT
03/08/21	N PRE-APP
Revisions	

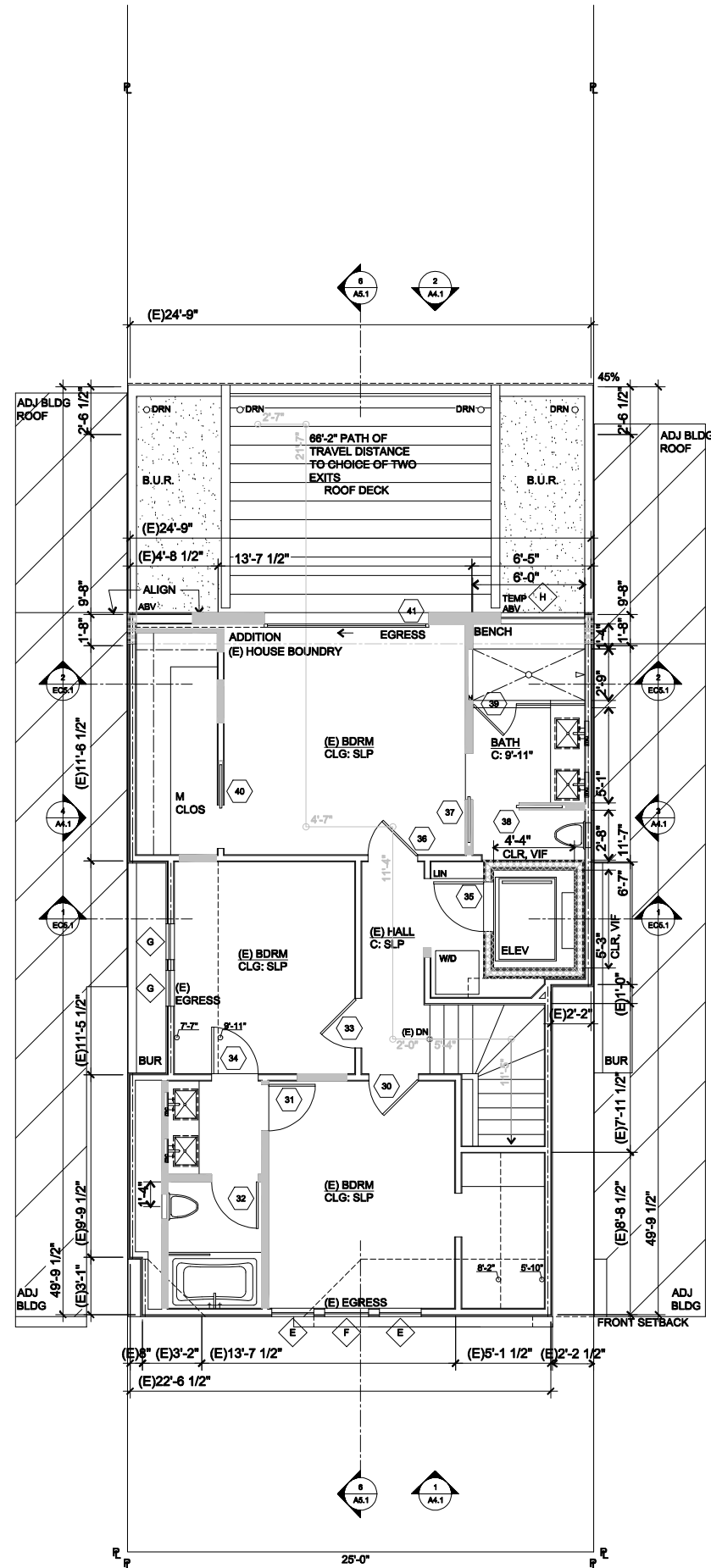
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

3737 22ND STREET
SAN FRANCISCO, CALIFORNIA
LOT 034 / BLOCK 3626

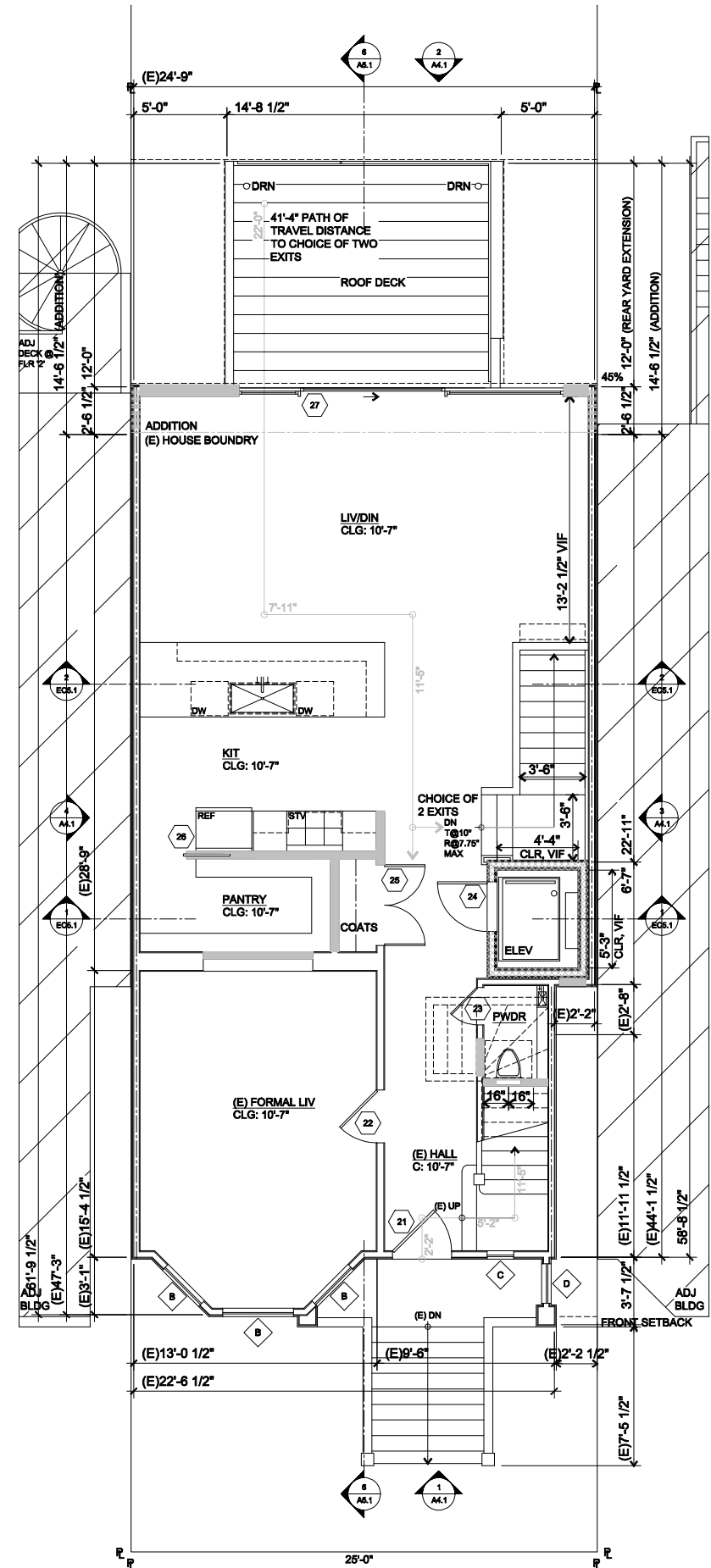
Drawing Title
PROPOSED
FLR '2' & FLR '3'
PLANS

By CH
Date
Scale AS NOTED
Drawing No.

A2.2



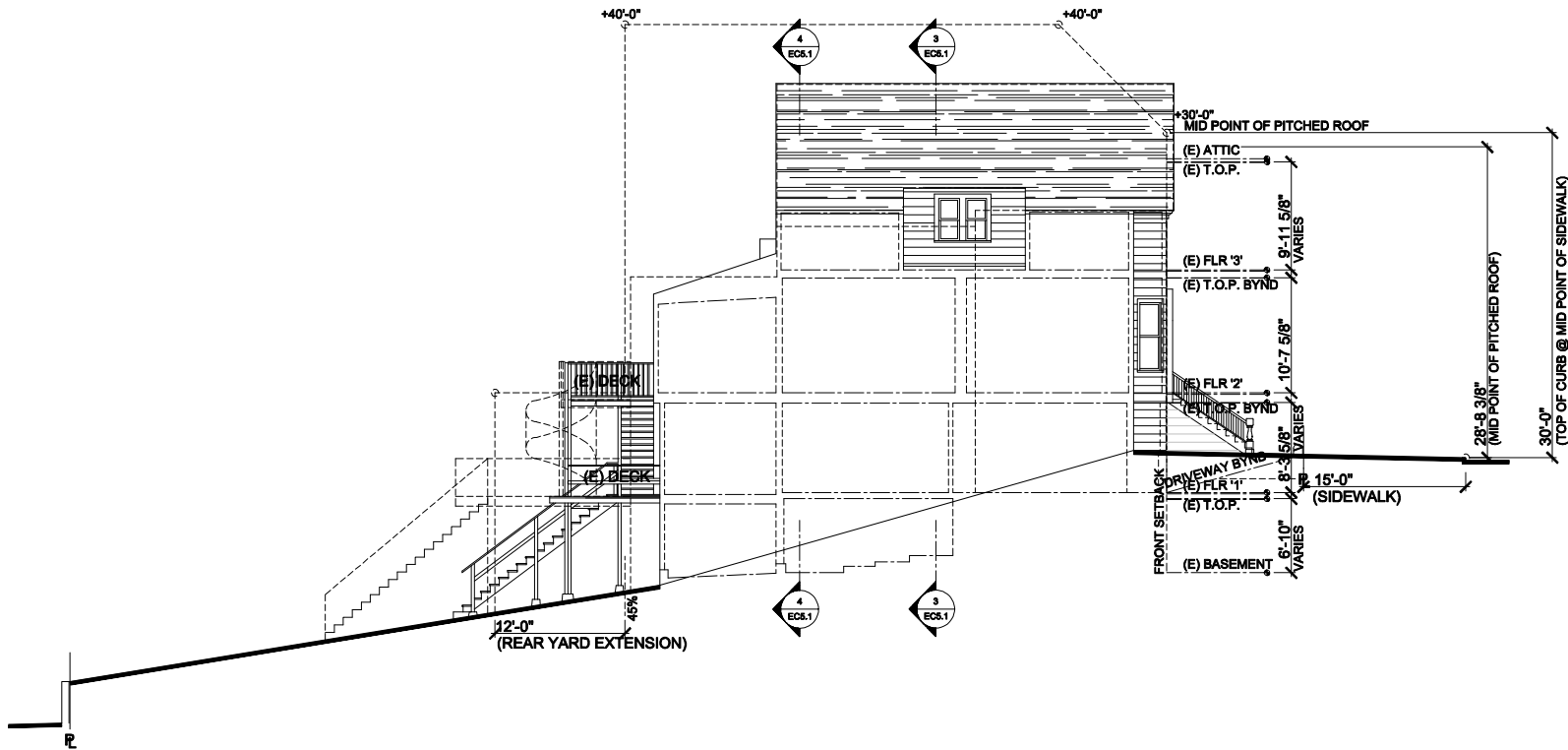
2
A2.2
PROPOSED FLR '3' PLAN
1/4"=1'-0"



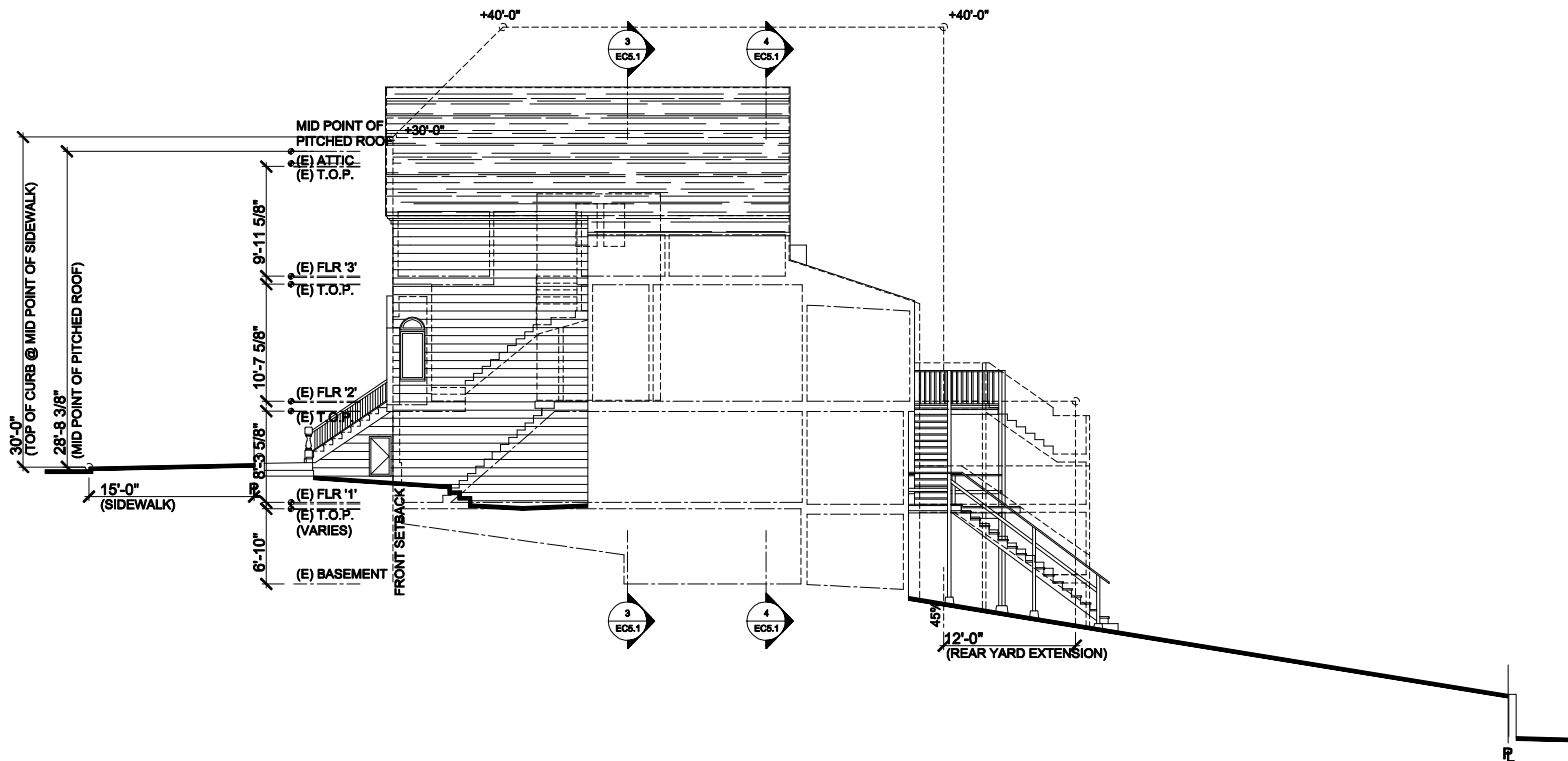
1
A2.2
PROPOSED FLR '1' PLAN
1/4"=1'-0"

SHEET NOTES

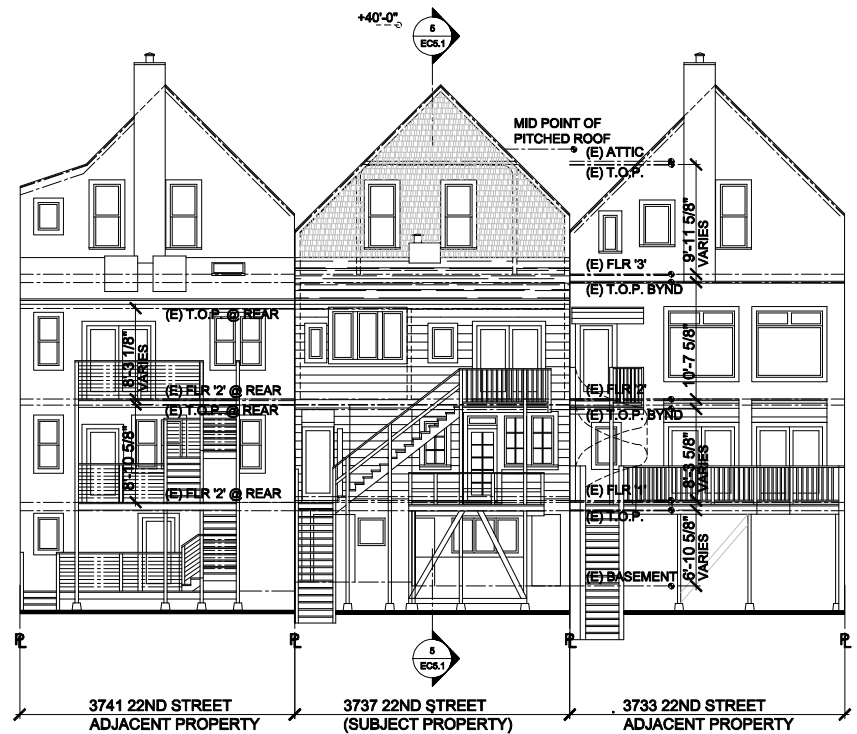
- 1
- FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.
- 2
- DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND
- 3
- DASHED LINE INDICATES ADJACENT BUILDING OPENINGS IN FOREGROUND
- 4
- BLIND WALLS ADJACENT TO NEIGHBORING BUILDING PROPERTY
LINE WALLS LEFT UNRENDERED



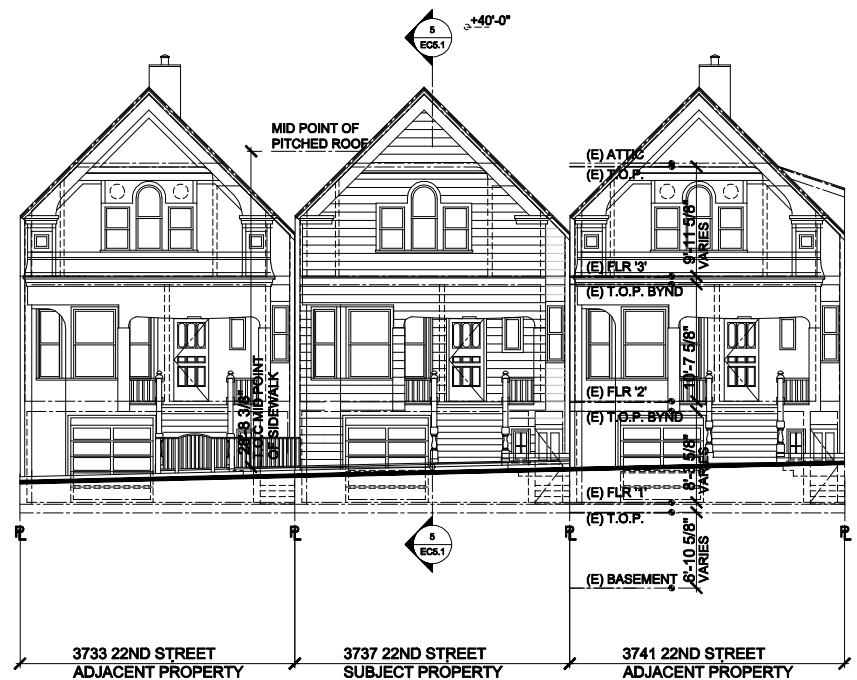
4 (E) SIDE ELEV (EAST)
EC4.1 1/8"=1'-0"



3 (E) SIDE ELEV (WEST)
EC4.1 1/8"=1'-0"



2 (E) REAR ELEV (SOUTH)
EC4.1 1/8"=1'-0"



1 (E) FRONT ELEV (NORTH)
EC4.1 1/8"=1'-0"

Curtis Hollenbeck
Architect
575 Columbus Ave, #2
San Francisco, CA 94133
p: 415.544.9883
matt@yardman.com



03/18/21 SITE PERMIT
03/09/21 N PRE-APP
Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.

3737 22ND STREET
SAN FRANCISCO, CALIFORNIA
LOT 034 / BLOCK 3626

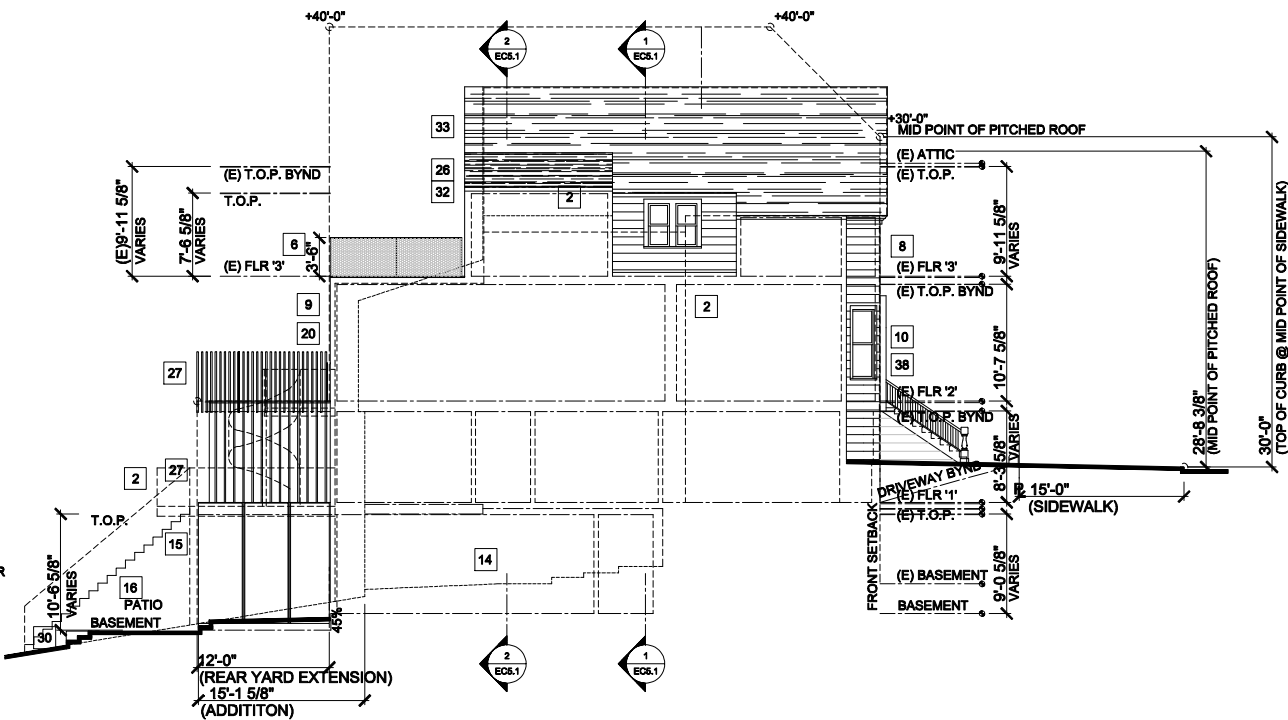
Drawing Title
(E) EXTERIOR ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

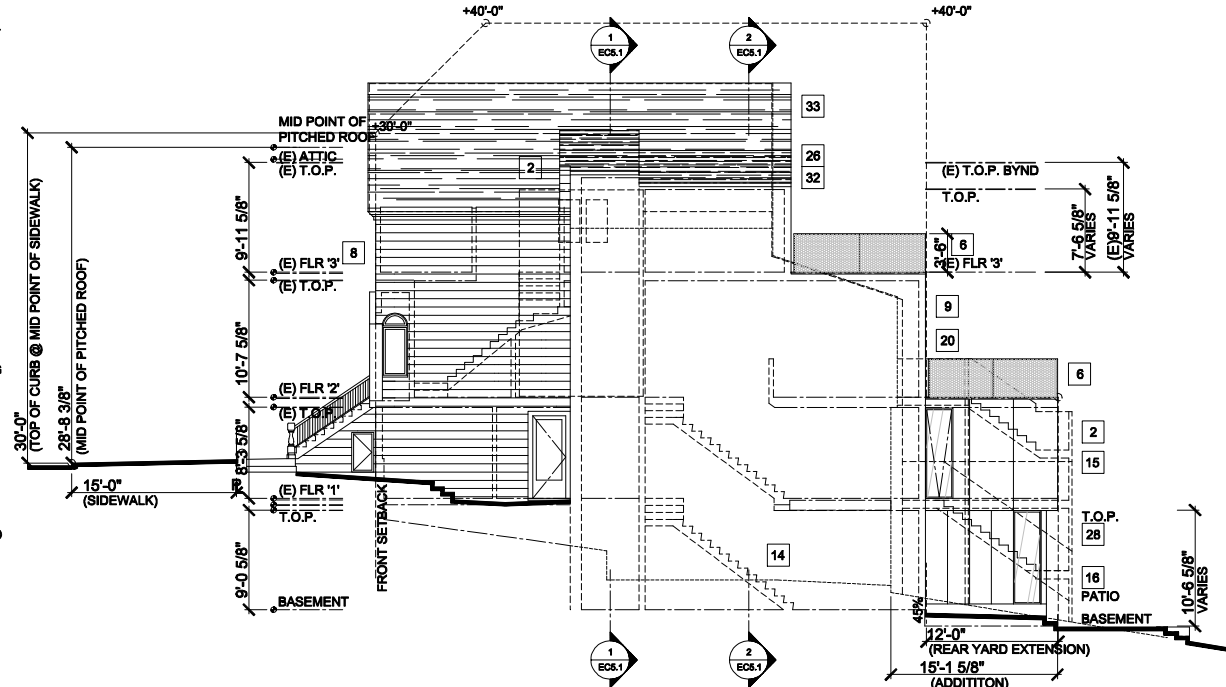
EC4.1

SHEET NOTES

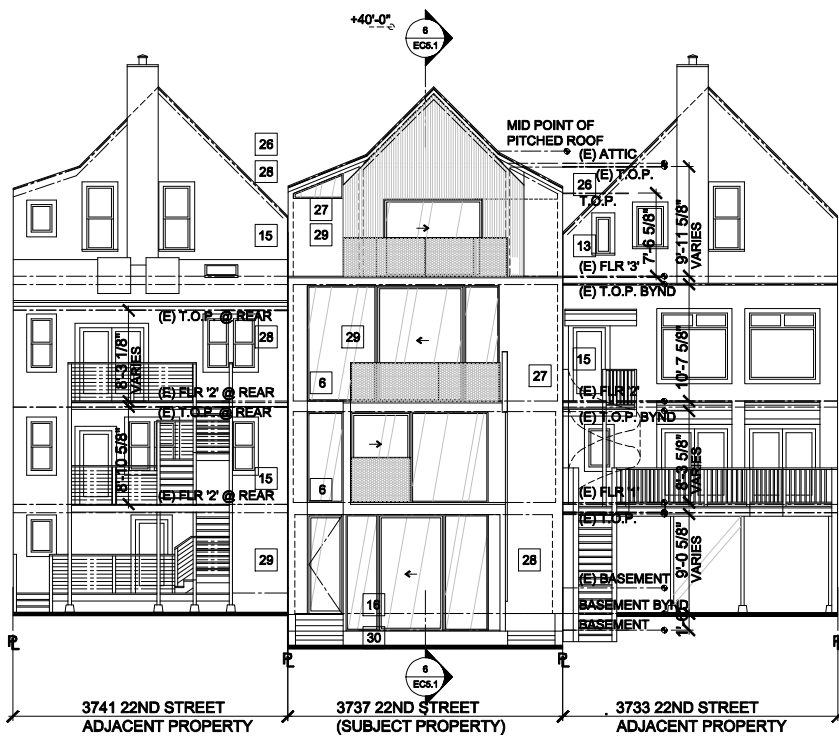
- 1 FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.
- 2 DASHED LINE INDICATES ADJACENT BUILDING IN FOREGROUND
- 3 DASHED LINE INDICATES ADJACENT BUILDING OPENINGS IN FOREGROUND
- 4 BLIND WALLS ADJACENT TO NEIGHBORING BUILDING PROPERTY LINE WALLS LEFT UNRENDERED
- 5 PROVIDE HARDWOOD FLOOR TO MATCH (E), VIF W/ OWNER
- 6 GALVANIZED HONYCOMBE PUCHED PANELS @ +42" ABV FIN FLR W/ LESS THAN 4" SPACE BETWEEN MEMBERS. AT FLR '2 SET WITHIN DOOR JAMB.
- 7 MATCH (E) DOOR AND WINDOW TRIM
- 8 REMOVE EXISTING CEMENTITIOUS SIDING AT FRONT ELEVATION AND SIDE PASSAGE. RESTORE WOOD SIDING AND TRIM BENEATH. PATCH AND MATCH AS NEC. CONTRACTOR RESPONSIBLE FOR TESTING ALL MATERIALS FOR CONTENT PRIOR TO REMOVAL.
- 9 1-HR PROPERTY LINE WALL. CEMENT BOARD/ PRE FINISHED AMERICAN FIBER CEMENT PANELING O/ (2) LAYERS 30# BLDG PAPER O/ 5/8" TYPE 'X' GYP BD EACH SIDE O/ 2x STUDS @ 16" OC. SSD. PROVIDE GALV FLASHING CAP.
- 10 REPLACE (E) FRONT WINDOWS IN KIND W/ ALL WOOD WINDOWS W/ OG.
- 11 ALUMINUM CLAD WOOD WINDOWS
- 12 ALUMINUM CLAD WOOD DOORS
- 13 1-HR ROOF ASSEMBLY: CLASS 'B' 3-PLY B.U.R. O/ RIGID INSULATION SLOPED TO DRAIN, 1/4"-FT MIN. (INSTALL PER MFR REQ'S) O/ 1 1/8" PLYWD O/ ROOF JOISTS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE BATT INSULATION PER TITLE 24 MANDATORY MEASURES. (SSD)
- 14 SEE EC1.1 FOR EXCAVATION CALCULATIONS
- 15 PRE FINISHED AMERICAN FIBER CEMENT PANELING
- 16 SLP PATIO 1/4"-FT MIN AWAY FROM BUILDING TO DRAIN
- 17 CONCRETE PATIO. REVIEW STONE FINISH WITH OWNER. SSD FOR ANY SITE RETAINING. PATIO EXTENDING INTO REQUIRED REAR YARD TO BE LESS THAN 36" ABV GRADE. (NO GUARDRAIL REQUIRED IF LESS THAN 30" TALL)
- 18 PATCH AND MATCH ALL FINISHES. TYP (WOOD FLOORS, PLASTER WALLS AND CEILINGS) REFINISH WOOD FLOORS THROUGHOUT. MAINTAIN (E) 1-HR ASSEMBLY BETWEEN GARAGE ABOVE AND BASEMENT. CONFIRM EXISTENCE OF 5/8" TYPE 'X' GYP BD AT CEILING. DISCUSS SOUND ISOLATION ISSUES WITH OWNER. OPTION TO PROVIDE SECOND LAYER SHEET ROCK WITH RESILIENT CHANNELS AND ACOUSTIC CAULKING.
- 20 STIPLE LINE INDICATES EXTENT OF EXISTING BUILDING
- 21 (E) 1-HR WALL BETWEEN GARAGE AND HABITABLE AREA. PROVIDE 5/8" TYPE 'X' GYP BD EACH SIDE IF DAMAGED / MISSING
- 22 SSD FOR FOUNDATION / SLAB / RETAINING WALL DRAINAGE. PROVIDE CONTINUOUS DRAINS, WATER PROOFING / MEMBRANE AT RETAINING AND PROPERTY LINE FOUNDATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE PERFORATED DRAIN AT UNDER SLAB AT INTERIOR EDGE OF FOOTING. SSD
- 23 MAXIMUM ALLOWABLE REDWOOD DECKING ENTIRE HOUSE NOT TO EXCEED 600 SQ.FT. FOR ENTIRE BUILDING. IF USED, PROVIDE ALL HEART (NO SAP WOOD), O/ FIRE TREATED LUMBER
- 24 1-HR ROOF DECK ASSEMBLY: PROVIDE TILE O/ MORTAR BED O/ DRAINAGE BOARD O/ WATERPROOF MEMBRANE O/ 1 1/8" PLYWD SLOPED 1/4"-FT TO DRAIN O/ 2x T.J.I. SSD W/ (2) LAYERS 5/8" TYP 'X' GYP BD AT UNDERSIDE. PROVIDE FULL CAVITY BLOWN IN INSULATION PER TITLE 24. REVIEW ALL DECK / ROOF DRAINAGE IN FIELD. SLOPE 1/4"-FT SLOPE TO DRAIN. (REVIEW OPTION TO PROVIDE RDWD DECK O/ FIRE TREATED PRESSURE TREATED SLEEPERS AT 16" OC IN LIEU OF TILE)
- 25 HARDWOOD FLR (REVIEW ENGINEERED HARDWD) O/ PLYWD / PT 2x FLAT O/ BLDG PAPER O/ CONCRETE SLAB. PROVIDE RADIANT HEATING. REVIEW ASSEMBLY IN FIELD WITH MANUFACTURERS REQUIREMENTS.
- 26 1-HR ROOF ASSEMBLY: ASPHALTIC SHINGLES O/ (2) LAYERS BLDG PAPER (2:12) O/ 1 1/8" PLYWD O/ ROOF JOISTS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE BATT INSULATION PER TITLE 24 MANDATORY MEASURES. (SSD)
- 27 MOSO EXTERIOR BAMBO VERTICAL SIDING BOARDS + SCREEN AT GUARDRAIL
- 28 ALUMINUM WINDOWS
- 29 ALUMINUM DOORS
- 30 GALV PLATE LANDSCAPE PLANTER
- 31 VELUX OPERABLE SKYLIGHT (HELD OFF INTERIOR FACE OF PL WALL 5'-0")
- 32 PROVIDE RAIN WATER DIVERTERS AT DORMERS
- 33 REPLACE (E) ASPAHALTIC SHINGLES W/ (N) ASPHALTIC SHINGLES O/ (2) LAYERS BLDG PAPER
- 34 CREATE CATHEDRAL CEILING AT TOP STORY. REMOVE EXISTING CEILING RAFTERS. SISTER NEW 2x JOIST TO EXISTING ROOF RAFTERS PER STRUCTURAL DRAWINGS. PROVIDE FULL CAVITY INSUL PER T-24. REVIEW CATHEDRAL CEILING IN FIELD W/ OWNER
- 35 RIDGE BEAM PER STRUCTURAL DRWGS
- 36 REPLACE (E) WOOD SECTIONAL GARAGE DOOR IN LIKE KIND. MATCH (E) TRIM
- 37 REDWOOD SIDING TO MATCH (E) AT FRONT FACADE
- 38 REPAIR ANY DRY ROT DAMAGE IN-KIND AT FRONT STEPS/GUARD



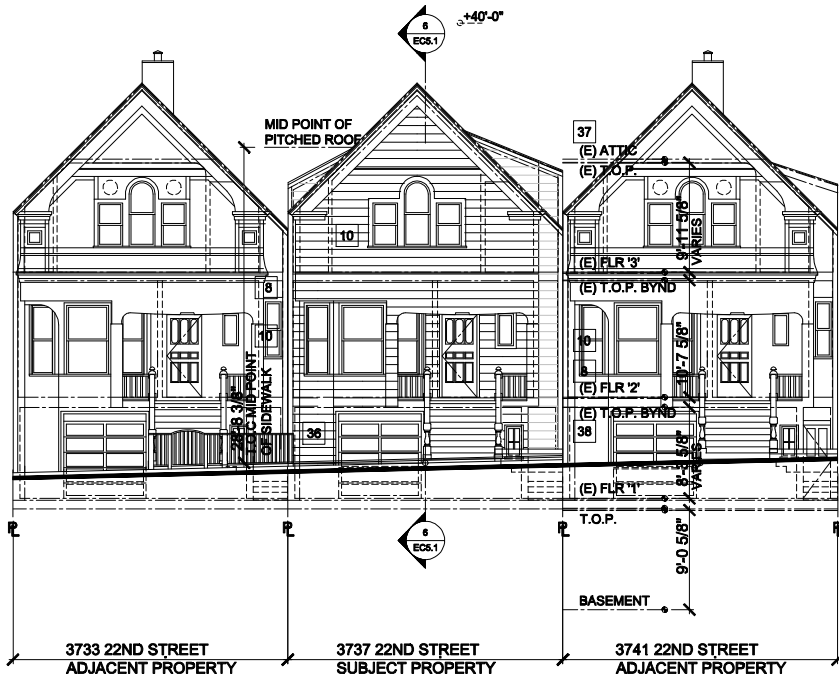
4
A4.1
1/8"=1'-0"



3
A4.1
1/8"=1'-0"



2
A4.1
1/8"=1'-0"



1
A4.1
1/8"=1'-0"

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03/18/21	SITE PERMIT
03/09/21	N PRE-APP
Revisions	

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT.

3737 22ND STREET
SAN FRANCISCO, CALIFORNIA
LOT 034 / BLOCK 3626

Drawing Title
PROPOSED EXTERIOR ELEVATIONS

By CH
Date
Scale AS NOTED
Drawing No.

A4.1



06/21/21	PLNG COM
03/18/21	SITE PERMIT
03/08/21	N PRE-APP
Revisions	

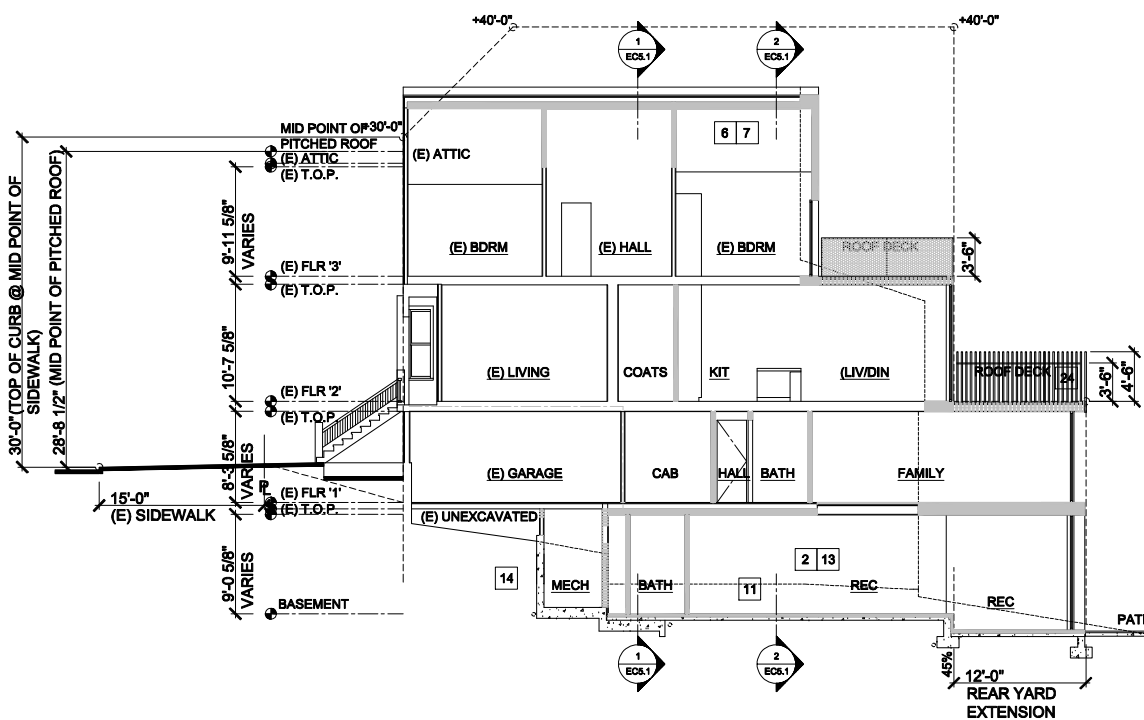
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DISCREPANCIES TO
ARCHITECT.

3737 22ND STREET
SAN FRANCISCO, CALIFORNIA
LOT 034 / BLOCK 3626

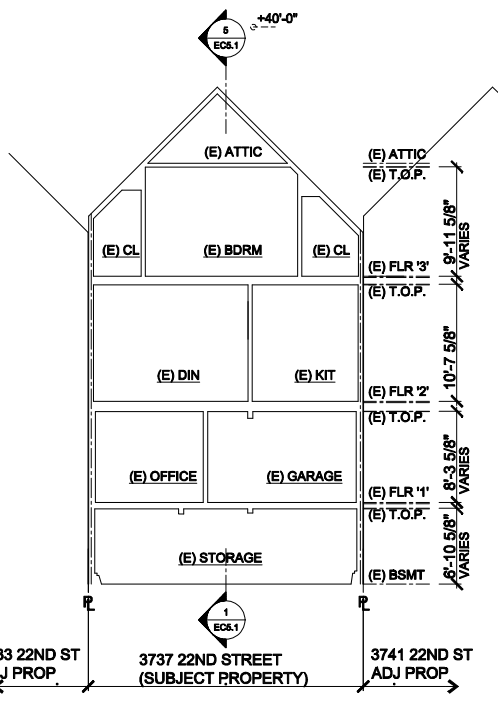
Drawing Title
(E) / PROPOSED
BLDG SECTIONS

By CH
Date
Scale AS NOTED
Drawing No.

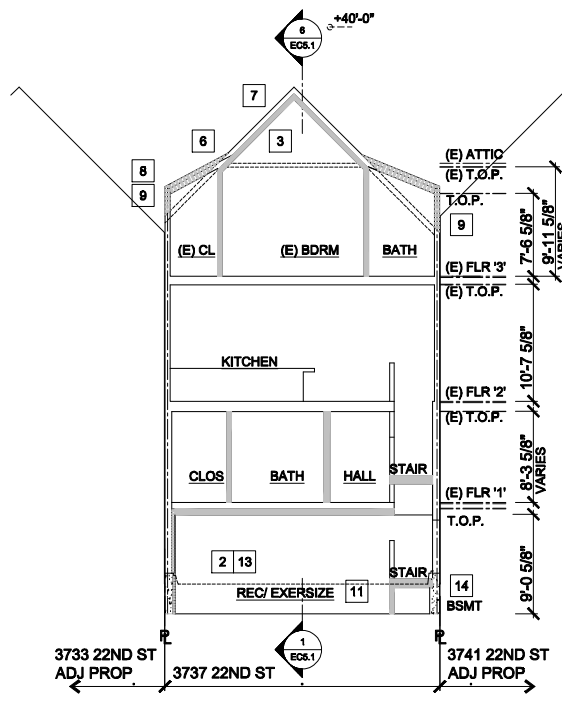
EC5.1



2 PROPOSED BUILDING SECTION
EC5.1 1/8"=1'-0"



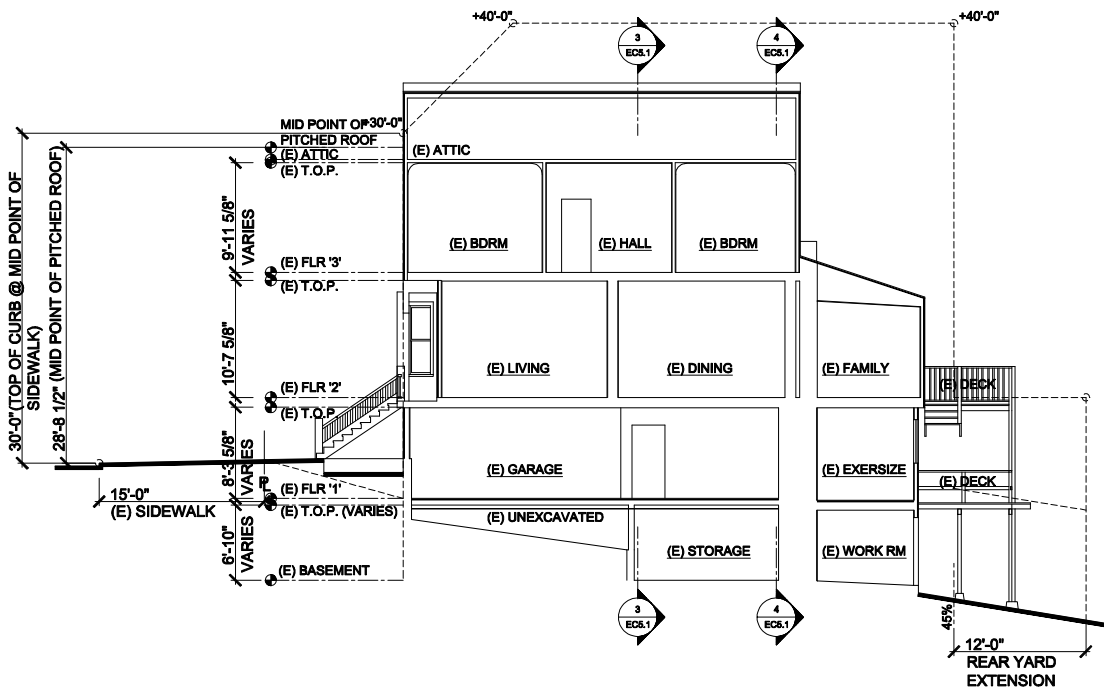
1 (E) BUILDING SECTION
EC5.1 1/8"=1'-0"



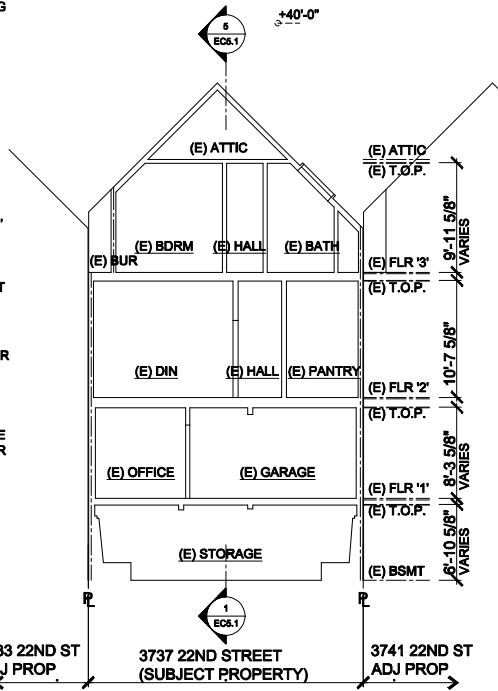
1 PROPOSED BUILDING SECTION
EC5.1 1/8"=1'-0"

SHEET NOTES

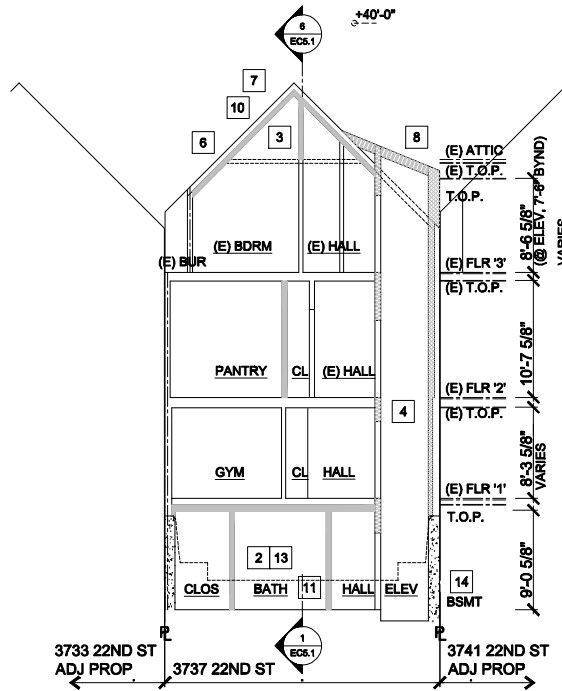
- 1 FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO OWNER/ARCHITECT/ENGINEER.
- 2 STIPPLE LINE INDICATES (E) TOP OF SLAB
- 3 STIPPLE LINE INDICATES (E) STRUCTURE TO BE DEMOLISHED
- 4 2-HR ELEVATOR SHAFT ENCLOSURE
- 5 PROVIDE HARDWOOD FLOOR TO MATCH (E), VIF W/ OWNER
- 6 CREATE CATHEDRAL CEILING AT TOP STORY. REMOVE EXISTING CEILING RAFTERS. SISTER NEW 2x12 JOIST TO EXISTING ROOF RAFTERS PER STRUCTURAL DRAWINGS. PROVIDE FULL CAVITY INSUL PER T-24. REVIEW CATHEDRAL CEILING IN FIELD W/ OWNER
- 7 RIDGE BEAM PER STRUCTURAL DRWGS
- 8 1-HR ROOF ASSEMBLY: ASPHALTIC SHINGLES O/ (2) LAYERS BLDG PAPER (2:12) O/ 1 1/8" PLYWD O/ ROOF JOISTS W/ 5/8" TYPE 'X' GYP BD @ UNDERSIDE BATT INSULATION PER TITLE 24 MANDATORY MEASURES. (SSD)
- 9 1-HR PROPERTY LINE WALL. CEMENT BOARD/ PRE FINISHED AMERICAN FIBER CEMENT PANELING O/ (2) LAYERS 3/8" BLDG PAPER O/ 5/8" TYPE 'X' GYP BD EACH SIDE O/ 2x STUDS @ 16" OC. SSD. PROVIDE GALV FLASHING CAP.
- 10 REPLACE (E) ASPHALTIC SHINGLES W/ (N) ASPHALTIC SHINGLES O/ (2) LAYERS BLDG PAPER
- 11 HARDWOOD FLR (REVIEW ENGINEERED HARDWD) O/ PLYWD / PT 2x FLAT O/ BLDG PAPER O/ CONCRETE SLAB. PROVIDE RADIANT HEATING. REVIEW ASSEMBLY IN FIELD WITH MANUFACTURERS REQUIREMENTS.
- 12 PATCH AND MATCH ALL FINISHES, TYP (WOOD FLOORS, PLASTER WALLS AND CEILINGS) REFINISH WOOD FLOORS THROUGHOUT.
- 13 SEE EC1.1 FOR EXCAVATION CALCULATIONS
- 14 SSD FOR FOUNDATION / SLAB / RETAINING WALL DRAINAGE. PROVIDE CONTINUOUS DRAINS, WATER PROOFING / MEMBRANE AT RETAINING AND PROPERTY LINE FOUNDATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE PERFORATED DRAIN AT UNDER SLAB AT INTERIOR EDGE OF FOOTING, SSD



2 (E) BUILDING SECTION
EC5.1 1/8"=1'-0"



1 (E) BUILDING SECTION
EC5.1 1/8"=1'-0"



1 PROPOSED BUILDING SECTION
EC5.1 1/8"=1'-0"