



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary

HEARING DATE: OCTOBER 2, 2019

Record No.: 2015-014170COA
Project Address: 804-806 22nd Street
Landmark: Contributor, Dogpatch Landmark District
Zoning: NCT-2 (Neighborhood Commercial Transit-2) Zoning District
45-X Height and Bulk District
Block/Lot: 4107/010
Project Sponsor: Mark Topetcher, Topetcher Architecture Inc.
828 Divisadero Street
San Francisco, CA 94117
Staff Contact: Monica Giacomucci, Preservation Planner - (415) 575-8714
monica.giacomucci@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

804-806 22nd Street is located on the north side of 22nd Street between Tennessee Street and Minnesota Street (Assessor's Block 4107; Lot 010). The subject building is a contributor to the Dogpatch Landmark District, locally designated under Article 10, Appendix L of the Planning Code.

The subject property is designed in a Classical Revival architectural style, and consists of a two-story, two-family residence built circa 1895, according to Spring Valley Water Company records. The wood-frame building has a commercial storefront at the ground floor. Although the storefront has been heavily altered, the second story is clad in narrow wood clapboard siding which appears original. The building retains its dentil cornice, corner pilasters, and original wood double-hung windows.

PROJECT DESCRIPTION

The proposed project includes a rear ground floor horizontal addition to expand the commercial space and a vertical addition at the current roof level to expand an existing residential unit. At the front elevation, the commercial storefront will be restored based on physical evidence and storefronts at other mixed-use properties within the Dogpatch Landmark District. Five existing second-story wood double-hung windows will be replaced in-kind. The vertical addition will be clad with wood channel-drop siding. Three new decks with cable guardrails, including one at the front of the property overlooking 20th Street, are also proposed. New solar panels will be installed at the roof. Please see photographs and plans for details.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.

The proposed project is in compliance with all other provisions of the Planning Code. In order to proceed, a building permit from the Department of Building Inspection is required.

Applicable Preservation Standards. The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the *Secretary of the Interior's Standards for Rehabilitation*, in that:

- The proposal will restore and rehabilitate the existing commercial storefront to support an active ground floor commercial use as required in the NCT-2 Zoning District;
- The storefront will be restored based on physical evidence observed at the subject property and on storefronts at existing mixed-use buildings within the Dogpatch Landmark District;
- The new vertical addition is appropriately scaled and set back so as to be minimally visible from the street, allowing the historic resource to retain visual prominence;
- The new vertical addition will be clad with wood siding and will include wood windows and doors to achieve compatibility with the building's original materials and architectural features;
- New decks will have cable railings to minimize their visual impact;
- The proposal respects the character-defining features of the subject building;
- The architectural character of the subject building will be maintained and that replacement elements will not affect the building's overall appearance;
- The integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- All new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the Secretary of Interior's Standards for Rehabilitation. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes a vertical addition with a roof deck and street-facing deck, as well as a horizontal addition with two decks at the rear (the second-floor deck serves as the required rear yard). The Department finds that the historic character of the building will be retained and preserved and will not result in the removal of historic fabric.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received public correspondence from one individual and the one community group expressing opposition to the project. Specifically, the individual phone correspondent stated that the project will have an impact on drainage at adjacent properties because it proposes to build out to the full width and depth of the lot at the first story. The correspondence from the community group, the San Francisco Land Use Coalition, states that the project is out of scale with the surrounding neighborhood, the roof deck is too large, the project does not match a neighboring lightwell at 1078-1080 Tennessee Street, and that the demolition calculations pursuant to Planning Code Sections 317 and 1005 may not reflect the actual demolition required to meet the project scope.

CONDITIONS OF APPROVAL

The project includes removal of 5 wood double-hung windows at the second story of the front facade which do not appear original to the date of construction. Replacement wood double-hung windows with integral ogee lugs will be inserted into existing openings. At the first floor, non-original aluminum storefront windows and double-doors will be removed and replaced with wood windows, transoms, and doors. Window products have not been identified in the submittal. Planning Staff requests that the sponsor submit

product information, such as cut sheets or shop drawings, as a Condition of Approval before the Building Permit is issued.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department recommends APPROVAL WITH CONDITIONS of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion – Certificate of Appropriateness
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Draft Motion

HEARING DATE: OCTOBER 2, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2015-014170COA
Project Address: 804-806 22nd Street
Landmark: Contributor, Dogpatch Landmark District
Zoning: NCT-2 (Neighborhood Commercial Transit-2) Zoning District
45-X Height and Bulk District
Block/Lot: 4107/010
Project Sponsor: Mark Topetcher, Topetcher Architecture Inc.
828 Divisadero Street
San Francisco, CA 94117
Staff Contact: Monica Giacomucci, Preservation Planner - (415) 575-8714
monica.giacomucci@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 010 IN ASSESSOR'S BLOCK 4107 IN A NCT-2 (NEIGHBORHOOD COMMERCIAL TRANSIT-2) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 22, 2015, Mark Topetcher of Topetcher Architecture Inc. (hereinafter "Project Sponsor") filed Application No. 2015-014170COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an exterior restoration at a subject building located on Lot 010 in Assessor's Block 4107, which is a contributing resource to the Dogpatch Landmark District and locally designated under Article 10, Appendix L of the Planning Code.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On October 2, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2015-014170COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-014170COA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, as requested in Application No. 2015-014170COA in conformance with the architectural plans dated August 15, 2019 and labeled Exhibit B based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. **Project Description.** The proposed project includes a rear ground floor horizontal addition to expand the commercial space and a vertical addition at the current roof level to expand an existing residential unit. At the front elevation, the commercial storefront will be restored based on physical evidence and storefronts at other mixed-use properties within the Dogpatch Landmark District. Five existing second-story wood double-hung windows will be replaced in-kind. The vertical addition will be clad with wood channel-drop siding. Three new decks with cable guardrails, including one at the front of the property overlooking 20th Street, are also proposed. Please see photographs and plans for details.
3. **Property Description.** 804-806 22nd Street is located on the north side of 22nd Street between Tennessee Street and Minnesota Street (Assessor's Block 4107; Lot 010). The subject building is a contributor to the Dogpatch Landmark District, locally designated under Article 10, Appendix L of the Planning Code. The Classical Revival -style, 2-story, two-family residence was built circa 1910. The wood-framed building has a commercial storefront at the ground floor. Although the storefront has been heavily altered, the second story is clad in narrow wood clapboard siding which appears original. The building retains its dentil cornice, corner pilasters, and original wood double-hung windows
4. **Surrounding Properties and Neighborhood.** Dogpatch is a nine-block enclave of early industrial workers' housing located in the Central Waterfront area. The neighborhood is primarily comprised of single-family residential cottages and multi-family residential flats, as well as commercial, industrial, and civic buildings. Dogpatch is significant as San Francisco's oldest and most intact surviving concentration of Victorian-era housing for industrial workers and as one of the city's last remaining mixed-use industrial and residential areas. Most of the early residents of Dogpatch were American-born skilled craftsmen employed at Potrero Point's boatyards or as foreman at large waterfront industrial outfits such as San Francisco Cordage or Pacific Rolling Mill. Dogpatch became a small, self-contained community with a "company town" feel, leading to the establishment of neighborhood-serving shops concentrated along commercial corridors such as Solano Street (now 18th Street) and Sierra Street (now 22nd Street).

Today, 22nd Street continues to support a number of neighborhood-serving businesses in mixed-use buildings, as well as multi-family residential buildings. All buildings on this block of 22nd Street were constructed during the Dogpatch Landmark District's period of significance of 1867-1945, with the exception of a garage structure at 833 22nd Street constructed in 1986, according to Assessor's records. The neighboring building immediately west of the subject property, 808-810 22nd Street, contains a multi-family residence which has been heavily altered over time. The building located east of the subject property, 800 22nd Street, currently houses St. Stephens Missionary Baptist Church, but was constructed as a commercial mixed-use building according to Sanborn Maps. Both of the buildings immediately adjacent to the 804-806 22nd Street were likely constructed in the Queen Anne Style based on their gable-front roof form, but they have been stripped of any ornament and re clad with smooth stucco.

5. **Public Outreach and Comments.** The Department has received public correspondence from one individual and the one community group expressing opposition to the project. Specifically, the individual phone correspondent stated that the project will have an impact on drainage at adjacent properties because it proposes to build out to the full width and depth of the lot at the first story. The correspondence from the community group, the San Francisco Land Use Coalition, states that the project is out of scale with the surrounding neighborhood, the roof deck is too large, the project does not match a neighboring lightwell at 1078-1080 Tennessee Street, and that the demolition calculations pursuant to Planning Code Sections 317 and 1005 may not reflect the actual demolition required to meet the project scope.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- (1) **Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Sanborn Maps indicate that the building was constructed as a restaurant with a residential flat above it. The proposal would restore the building's ground floor commercial storefront in support of a future commercial use and add residential space at a new third floor, thereby allowing the building to be used as it was historically. Therefore, the project meets Standard 1.

- (2) **Standard 2:** The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Although the proposal necessitates removal of the building's hipped roof, this is not a character-defining feature of the Dogpatch Landmark District. The vertical addition would not destroy any of the property's character-defining features, and restoration of the commercial storefront would return the property to its historic appearance at the street level. Therefore, the project meets Standard 2.

- (3) **Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposal includes restoration of a former commercial storefront based on physical evidence, including scarring left by original storefront features. Other proposed storefront elements are designed in a restrained manner and based on examples of other commercial buildings located within the Dogpatch Landmark District. The proposed vertical addition will be finished in a wood channel-drop siding to match the building's original cladding material, but windows, doors, and finishes will be differentiated from those on the historic portion of the building. Therefore, the project meets Standard 3.

- (4) **Standard 4:** Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Not Applicable.

- (5) **Standard 5:** Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The distinctive features and finishes of the building will be retained and preserved. The existing hipped roof is not a distinctive feature of the subject property or the Dogpatch Landmark District, according to the case report and designating ordinance. The vertical addition will be clad with horizontal wood siding, which is a character-defining feature of the Dogpatch Landmark District and is in conformance with provisions regarding materials in Appendix L of Article 10. Therefore, the project meets Standard 5.

- (6) **Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will

match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Restoration of the commercial storefront has been substantiated with physical evidence uncovered at the property and existing commercial storefronts in the Dogpatch Landmark District. Therefore, the project meets Standard 6.

- (7) **Standard 7:** Chemical or physical treatments, if possible, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable.

- (8) **Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable.

- (9) **Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new vertical addition has been differentiated from the old through its scale and fenestration, as well as a 15-foot setback from the front elevation. The addition will be clad with wood siding to achieve compatibility with the existing historic resource and the Dogpatch Landmark District. Detailing on the vertical addition is simple and utilitarian in nature in conformance with the provisions for new additions outlined in Appendix L of Article 10 of the Planning Code. Therefore, the project meets Standard 9.

- (10) **Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed vertical addition and decks could be removed from the resource and the hipped roof restored without impacting the essential form and integrity of the resource or the character-defining features of the Dogpatch Landmark District. Therefore, the project meets Standard 10.

- C. **Dogpatch Landmark District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new

construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix L, as the work shall not adversely affect the Landmark site.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and the work is compatible with the specific review standards for the Dogpatch Historic District under Section 7(b) of Appendix L as follows:

7(b)(1). False Historicism. False historicism and the conjectural replication of historic styles and details is discouraged; if restoration is the selected alteration approach, historic documentation through original architectural plans, historic photographs, or physical investigation will be required. Where original plans or historic photographs are unavailable, close physical examination of the building and existing scar traces, along with a comparison to buildings of the same age and style in the neighborhood, may be sufficient to reveal evidence necessary to guide the restoration.

Restoration of the commercial storefront is based on physical investigation and documentation. The storefront has been designed with simple bulkheads, pilasters, and window trims to avoid the conjectural replication of historic features.

7(b)(2). Materials. Horizontal rustic wood siding is the traditional cladding material in the district and its use is encouraged over other cladding materials, including wood shingles (except where appropriate).

The vertical addition will be clad with horizontal wood clapboarding to achieve compatibility with the existing historic resource and the Dogpatch Landmark District's traditional cladding materials.

7(b)(3). Fenestration. Fenestration should be proportionate and in scale with traditional patterns within the district. Double-hung wood sash windows are encouraged over vinyl or metal sash windows. "Slider" windows of vinyl or aluminum construction are discouraged, especially on primary facades. True divided lites, rather than snap-in or faux muntins, are encouraged when divided lite wood windows are appropriate.

New windows will be wood double-hung to match the existing windows at the subject property.

7(b)(4). Style. New construction in a contemporary, yet compatible, idiom is encouraged.

The project does not propose new construction. The vertical addition has been designed in a simple, utilitarian style that is differentiated from and compatible with the subject property and the Dogpatch Landmark District.

7(b)(5). Scale and Proportion. New construction must be compatible with the massing, size, scale and architectural details of residential resources found in the district.

The project does not propose new construction. The vertical addition has been minimized and is deferential in terms of scale, size, and massing to the subject property and the Dogpatch Landmark District. Surrounding properties on 22nd Street rise three stories, including the two immediately adjacent to the subject property.

7(b)(6). Setbacks. New construction should conform to existing setback patterns found in the district.

The project does not propose new construction. The proposal includes a deck that is set back five feet from the front façade and a vertical addition that is set back 15 feet from the front façade. While few other properties in the Dogpatch Landmark District feature vertical additions of this type, the proposed setback allows the vertical addition to be subordinate to the streetwall along 22nd Street.

7(b)(7). Roofline. Gabled roof forms and raised parapets are encouraged on new construction.

The project does not propose new construction. The vertical addition has a flat roof with a minimal parapet. A high parapet was discouraged to minimize the overall visibility of the addition.

7(b)(8). Detailing. Detailing on new construction should relate to the simple, traditional vernacular forms found in the district.

The project does not propose new construction. The vertical addition has been designed in a simple, utilitarian style that is deferential to the character-defining features of the subject property and the Dogpatch Landmark District.

7. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will promote neighborhood-serving retail uses by restoring a commercial storefront which had previously been inactive.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

9. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 10 of the Planning Code regarding Major Alterations.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES WITH CONDITIONS a Certificate of Appropriateness** for the subject property located at Lot 010 in Assessor's Block 4107 for proposed work in conformance with the architectural submittal dated August 15, 2019 and labeled Exhibit B on file in the docket for Record No. 2015-014170COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 2, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 2, 2019

EXHIBIT A

AUTHORIZATION UPDATE

With Plans. This authorization is for a Certificate of Appropriateness to allow Alterations located at 804-806 22nd Street (Block 4107 Lot 010) pursuant to Planning Code Section(s) **1006** within the **NCT-2** District and a **45-X** Height and Bulk District; in general conformance with plans, dated **August 15, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2015-014170COA** and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on **October 2, 2019** under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

CONDITIONS OF APPROVAL

1. That prior to issuance of the Building Permit, the sponsor will submit product information, such as cut sheets or shop drawings, for the proposed second-story double-hung wood windows, first-story wood storefront windows, and commercial entry doors for review and approval by Planning Department Preservation Staff.

GENERAL NOTES:

1. CODE COMPLIANCE: All work is to be performed in accordance with all governing Codes, Ordinances and Regulations. The designs herein are based on the 2016 C.B.C., 2016 S.F.B.C., 2016 S.F.M.C., 2016 S.F.E.C, 2016 S.F.P.C., 2016 S.F.F.C., 2016 C. Energy C.
2. JOB COORDINATION & SAFETY: Contractor shall be responsible for the development, coordination and execution of construction methods and procedures. The Contractor shall also be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with his work.
3. JOB CLEANLINESS: Contractor shall on a daily basis leave the construction site "broom clean" at the end of the work day. At substantial completion, the Contractor shall turn to the Owner a spotlessly clean house, including clean mirrors, glass, light bulbs, walls, floors, cabinetry inside and out, bathroom fixtures, tiles and appliances.
4. CONSTRUCTION QUALITY: No guarantee for quality of construction is implied or intended by the architectural documents, and the Contractor shall assume full responsibility for any or all construction deficiencies.
5. CONTRACT DOCUMENT REVIEW: Contractor shall review all Contract Documents. If fifteen days elapse from the time the Contractor receives the plans and signs to perform the work, and the Owners have not been notified of any errors, omissions or objections, the Owners will consider the documents approved by the Contractor for the performance of his/her work.
6. DISCREPANCIES: In case of any discrepancy notify the Owners before proceeding. Contractor shall be responsible for correction of work at his/her own expense for work installed in conflict with the Contract Documents.
7. DIMENSIONS: All dimensions shown on plans are to face of stud, unless otherwise noted. All dimensions shown on interior elevations are finish dimensions. No dimensions shall be taken by measuring from the drawings. Details take precedence over general sections or plans. Written dimensions take precedence over scale. All dimensions shall be verified in the field for coordination with existing and new conditions.
8. SUBSTITUTIONS: The Contractor will be held to furnish under his Proposal all work described herein. All materials and articles of any kind necessary for this work are subject to the approval of the Owners.
9. MANUFACTURED ITEMS: Transport, handle, store, protect and install manufactured items in strict accordance with manufacturer's recommendations. Should conflict exist between construction documents and manufacturer's instructions, consult with Designer.
10. ASBESTOS: Asbestos removal is not intended to be covered by this contract. If Asbestos is suspected, a testing agency must be hired to verify, and special procedures must be used for removal and disposal. Friable asbestos is the dangerous type and was used extensively for pipe insulation, fireproofing and certain building materials up to 1970.
11. CUTTING AND PATCHING: Cut and fit components as required; patch disturbed areas to match adjacent materials and finishes.
12. ATTIC VENTILATION: Ventilating area shall not be less than 1/150th of the net area of the space ventilated. If at least 50% of required ventilation is provided in the upper portion of the space, then ventilating area may be 1/300th of the attic space per section 3205(c).
13. BLOCKING: Provide solid blocking as necessary for all wall mounted shelves, fixtures and fittings. See interior elevations, where applicable.
- 14.WATER TIGHTNESS: Contractor shall verify that all work on the exterior of the project is watertight. All joints and surfaces exposed to the elements shall be tested for water tightness prior to substantial completion.
- 15.WATERPROOF MEMBRANE: Install a waterproof membrane under the Master Shower floor @ the Master Bath. Wrap the membrane up a minimum of 8" on all surrounding surfaces.
16. GLAZING: Tempered glazing is required as per UBC 2406. Glazing to be tempered includes but is not limited to: glazing that is less than 18" above finish floor; within 24" radius of doors; Glass door and panels of shower and bathtub enclosures and adjacent glazed openings within 60" above a standing surface and drain inlet shall be fully tempered, laminated safety glass as per UBC 2406.3 & .4; skylights; etc...
- 17.DRYWALL: All drywall to be 5/8" thick. Install metal corner beads at all outside corners. Fasten drywall to framing with drywall screws. All drywall is to be sanded three times to produce a smooth finish for all walls and ceilings. All drywall shall be finished so that it is smooth, with no bumps or craters. All joints to be taped and sanded so that there is no distinguishable transition. Contractor shall deliver all new or repaired walls perfectly even. The owners' and designer's criteria will be the sole measure for approval of the finished work.
18. HANDRAILS AND GUARDRAILS: All handrails at stairs are 34" above tread nosing. All guardrails are 42" minimum to finish floor, U.O.N. See interior elevations or details, as applicable, for guardrail design.
19. SHOWER AND TUB W/ SHOWER : Provide ceramic tile or stone finish at all shower and tub w/ shower areas to a minimum height of 70" above the drain inlet over a moisture resistant underlayment (typical). Verify with interior elevations, if applicable. All showers & shower/tub combinations to have pressure balance mixing valves as per UPC section 410.7
20. PLUMBING:All work is design/build by the Plumbing contractor and is to meet required codes and Title 24 requirements. Low flow plumbing fixtures & fittings will be used in all bathrooms, etc... Toilets to have a max. allowable flush of 1.6 gal. When there are fixtures @ three levels, cast iron or other approved non-plastic materials for drain, waste, & vents is to be used.
21. TITLE 24 RESIDENTIAL LIGHTING REQUIREMENTS
- A) All residential lighting to be high efficacy.
- B) At least one fixture in bathrooms, garages laundry room and utility rooms must be controlled by a vacancy sensor.
- C) Lighting in areas other than kitchens, bathrooms, garages, laundry room and utility rooms shall be high efficacy or either controlled by a dimmer switch or vacancy sensor.
- D) Recessed lights in insulated ceilings must be ic and at(air tight) rated. recessed lights within 5'-0" of a common prop. line to have 1hr rated enclosure.
- E) Exterior building mounted lighting must be high efficacy and must include manual on/off switchand one of the following: photocontrol & motion sensor - photocontrol & automatic time switch control - astronomical time switch control or energy management control system.
- F) Common areas of low-rise residential buildings with four or more units must be high efficacy or controlled by a title 24 compliant occupant sensor.
- G) Under cabinet lighting (including kitchen must be switched sepratlly from other lighting systems.

ARCHITECTURAL SHEETS:

- A1.0 PROJECT INFO, LEGENDS, & PROPOSED SITE PLAN
- A1.1 EXISTING SITE PLAN & SITE PHOTOS
- A1.2 SF GREEN CONFORMANCE SITE PERMIT FORM
- A1.3 DEMO. CONFORMANCE CALCULATIONS
- A2.0 EXISTING/DEMO 1ST FLOOR PLAN & PROPOSED 1ST FLOOR PLAN
- A2.1 EXISTING/DEMO 2ND FLOOR PLAN & PROPOSED 2ND FLOOR PLAN
- A2.2 PROPOSED 3RD FLOOR PLAN & PROPOSED ROOF DECK
- A2.3 EXISTING ROOF PLAN & PROPOSED ROOF PLAN
- A3.0 PROPOSED & EXISTING BUILDING SECTIONS
- A3.1 PROPOSED BUILDING & SITE SECTIONS, & DETAILS
- A4.0 EXISTING & PROPOSED SOUTH & NORTH ELEVATIONS
- A4.1 EXISTING & PROPOSED WEST ELEVATIONS
- A4.2 EXISTING & PROPOSED EAST ELEVATIONS
- A4.3 EXISTING & PROPOSED ELEVATIONS WITH ADJACENT BUILDINGS

DRAWING SYMBOL LEGEND

- New Partition/wall
- Existing Partition/wall
- Partition/wall to be demolished
- Flooring/roofing to be removed
- Fittings/fixtures to be removed
- Detail
- Detail Number [typical]
- Sheet Number [typical]
- Interior Elevation/multiple elevations
- Elevation Number [typical]
- Sheet Number [typical]
- Indicates walls elevated
- Elevation
- Elevation Number [typical]
- Sheet Number [typical]
- Building Section
- Section Number [typical]
- Sheet Number [typical]
- Wall Section
- Section Number [typical]
- Sheet Number [typical]
- Window Type
- Number/floor [typical]
- Door Number
- Floor/number [typical]
- Keynote
- Note number [typical]
- 1'-2"
- Dimension Line
- EQ.
- Equal Dimension to match adjacent
- Center Line
- Elevation Level
- Revision:
- Clouded area indicates revised area
- Revision symbol/see title block

PROJECT DESCRIPTION:

THE SCOPE OF WORK UNDER THIS PERMIT IS FOR VERTICAL ADDITION OF A NEW THIRD FLOOR AND A HORIZONTAL ADDITION AT THE FIRST FLOOR. THE EXISTING UNIT 806A WILL BE RELOCATED FROM THE FIRST FLOOR TO THE SECOND; UNIT 804 WILL BE EXPANDED INTO THE NEW THIRD FLOOR. UNIT 804 WILL INCLUDE LIVING/DINING/KITCHEN AREA, BEDROOM AND BATH, STUDY AND ROOF DECK AREAS AT THE THIRD FLOOR AND THREE BEDROOMS AND TWO BATHS AT THE SECOND FLOOR; UNIT 806A AT THE SECOND FLOOR WILL INCLUDE TWO BEDROOMS, BATH, LIVING/DINING/KITCHEN AREA, AND ROOFDECK. THE FIRST FLOOR EXISTING COMMERCIAL TENANT SPACE WILL BE EXPANDED TO THE FULL DEPTH OF THE PROPERTY. AND A PRIVATE L.U.L.A. ELEVATOR WILL BE ADDED TO SERVE THE RESIDENTIAL UNITS. THE BUILDING WILL BE SRINKLERED THROUGH OUT.

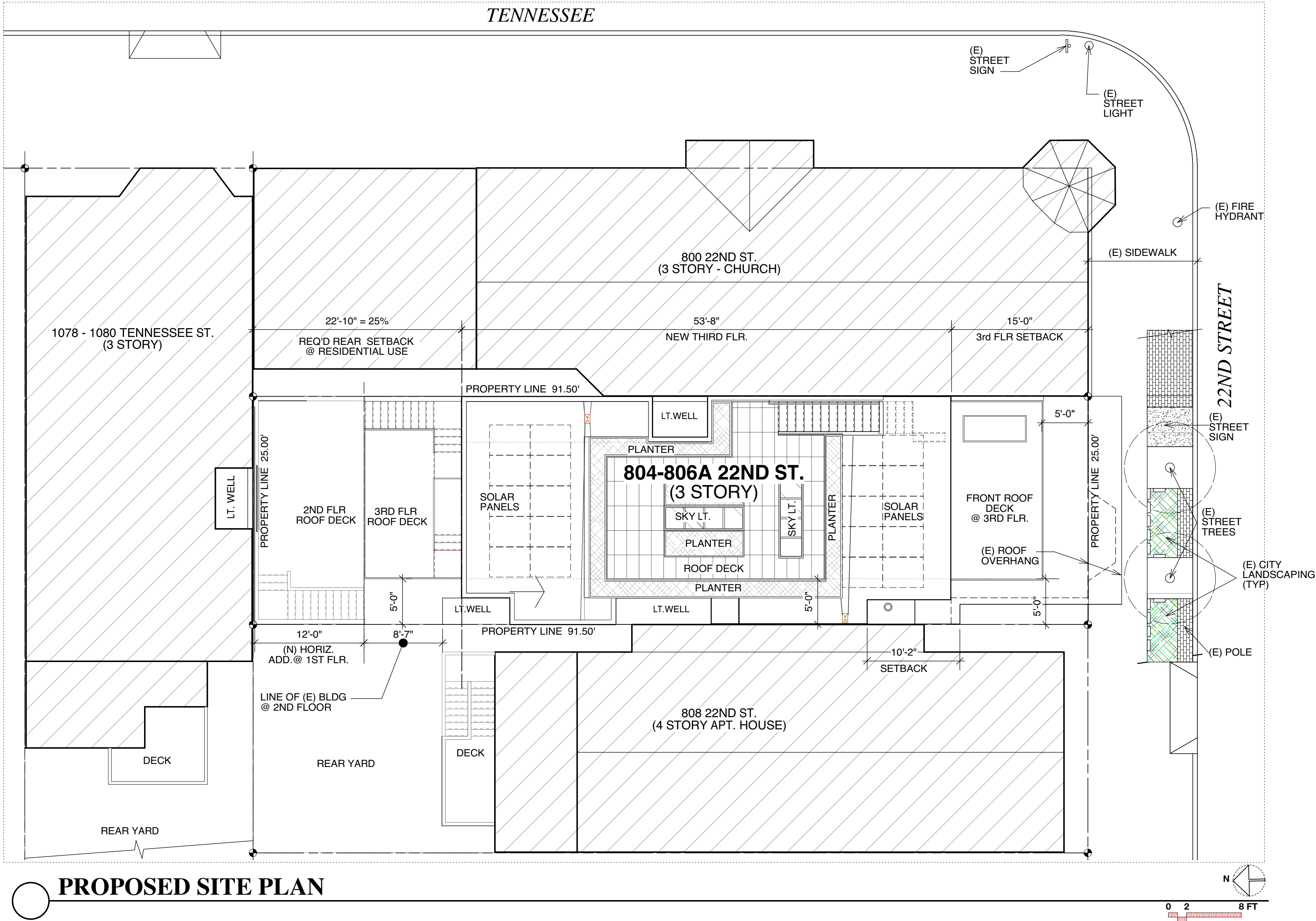
NOTE: THE GROUND FLOOR COMMERCIAL WILL REMAIN VACANT & ALL FUTURE WORK THERE WILL BE UNDER A SEPARATE TENANT IMPROVEMENT PERMIT

PROJECT DATA

ZONING:	NCT-2	
HEIGHT LIMIT	45'-X	
EXISTING OCCUPANCY:	R-2	
CONSTRUCTION:	TYPE V-B	PROPOSED
	EXISTING	
STORIES:	2	3
HEIGHT:	29'-0"	38'-2"
UNITS:	2	2
SPRINKLER STATUS:	NON-SPRINKLERED	PROVIDE SPRINKLERS AS PER NFPA 13R

AREA CALCULATIONS

EXISTING 1ST FLOOR AREA :	1,619 sq.ft.	PROPOSED 1ST FLOOR AREA:	2,046 sq.ft.
COMMERCIAL TENANT SPACE :	788 sq.ft.	COMMERCIAL TENANT SPACE :	1,590 sq.ft.
RESIDENTIAL UNIT #806A:	831 sq.ft.	COMMON SPACE [UNCONDITIONED]	456 sq.ft.
EXISTING 2ND FLOOR AREA :	1,881 sq.ft.	PROPOSED 2ND FLOOR AREA:	2,165 sq.ft.
RESIDENTIAL UNIT #804:	1,881 sq.ft.	UNIT 806A:	887 sq.ft.
DECK AT 2ND FLOOR:	136 sq.ft.	UNIT 804:	970 sq.ft.
TOTAL EXISTING GROSS FLOOR AREA:	3,500 sq.ft.	UNIT 806A DECK:	255 sq.ft.
(DECK NOT INCLUDED)		COMMON SPACE [UNCONDITIONED]:	53 sq.ft.
		PROPOSED 3RD FLOOR AREA:	2,169 sq.ft.
		UNIT 804:	1,252 sq.ft.
		UNIT 804 DECK (FRONT&REAR):	554 sq.ft.
		UNIT 804 ROOF DECK:	363 sq.ft.
		TOTAL PROPOSED GROSS FLOOR AREA:	5,581 sq.ft.
		(DECKS NOT INCLUDED)	
NET CHANGE IN CONDITIONED AREA:		COMMERCIAL TENANT SPACE GROSS FLOOR AREA:	1,590 sq.ft.
1ST FLOOR:	128 sq.ft.	UNIT 806A GROSS FLOOR AREA:	887 sq.ft.
2ND FLOOR:	65 sq.ft.	UNIT 804 GROSS FLOOR AREA:	1,252 sq.ft.
3RD FLOOR:	1,370 sq.ft.		
TOTAL ADDED CONDITIONED AREA:	1,563 sq.ft.		
TOTAL INCREASE IN BLDG. FOOTPRINT:	304 sq.ft.	[DECKS NOT INCLUDED, TYP.]	



TOPETCHER
ARCHITECTURE INC

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD

DATE	ACTION
JULY 31, 2018	NEIGHB. PRE-APP MEETING
AUG. 10, 2018	SITE PERMIT APPLICATION
DEC. 21, 2018	PRES. COMMENTS
MAY 14, 2019	NEIGHB. MEETING
AUG. 15, 2019	NPDR REVISIONS/ HPC PKG.

All drawings and written material appearing herein constitute the original and copyrighted work of TOPETCHER ARCHITECTURE INC, and the same may not be duplicated, used or disclosed without written consent.

DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

PERMIT APP. NO.

SHEET TITLE
PROJECT INFO,
LEGENDS & PROP.
SITE PLAN

SCALE:
1/8"=1'-0"

JOB NO.
18.03

MARK J. TOPECHER, ARCHITECT CA, LIC. # C 21678, EXP. MAY 2021

SHEET

A
1.0

TOPETCHER
ARCHITECTURE INC

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD	
DATE	ACTION
JULY 31, 2018	NEIGHB. PRE-APP MEETING
AUG. 10, 2018	SITE PERMIT APPLICATION
DEC. 21, 2018	PRES. COMMENTS
MAY 14, 2019	NEIGHB. MEETING
AUG. 15, 2019	NPDR REVISIONS/ HPC PKG.

All drawings and written material appearing hereon constitute the original and copyrighted work of TOPETCHER ARCHITECTURE INC., and the same may not be duplicated, used or disclosed without written consent.

DeBoer/Peters Residence

804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

SHEET TITLE

EXIST. SITE PLAN

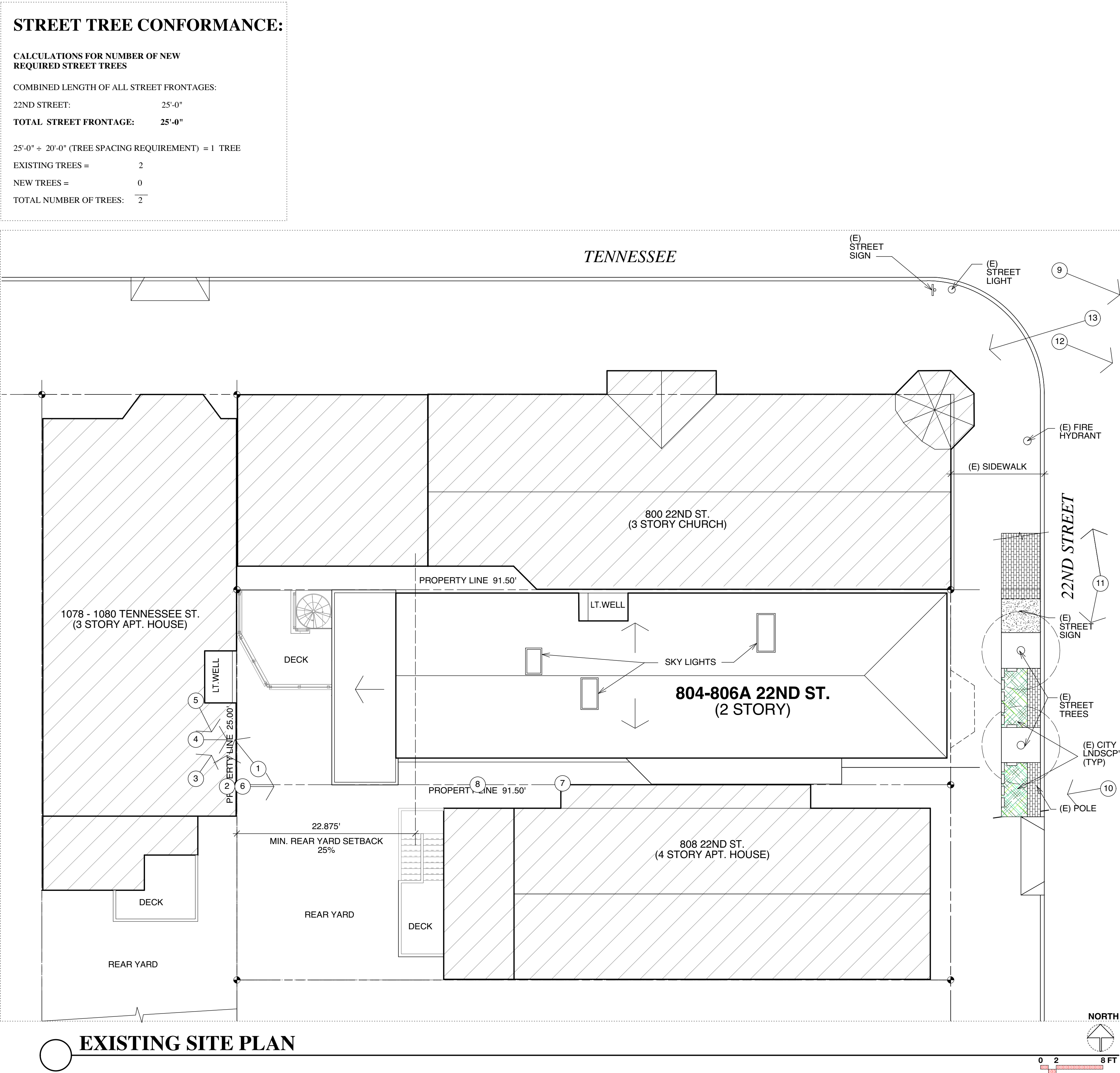
SCALE:
1/8"=1'-0"

JOB NO.
18.03

MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21678, EXP. MAY 2021

SHEET

A
1.1



GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS: 1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". <i>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environmental Code Chapter 7 requirements may apply; see GS6.</i>				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO		
				<div><input type="checkbox"/></div> <div>LOW-RISE RESIDENTIAL</div> <div>R 1-3 Floors</div>	<div><input type="checkbox"/></div> <div>HIGH-RISE RESIDENTIAL</div> <div>R 4+ Floors</div>	<div><input type="checkbox"/></div> <div>LARGE NON- RESIDENTIAL</div> <div>A,B,E,I,M 25,000 sq.ft. or greater</div>	<div><input type="checkbox"/></div> <div>OTHER NON- RESIDENTIAL</div> <div>F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.</div>	<div><input checked="" type="checkbox"/></div> <div>RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div> <div>R 25,000 sq.ft. or greater</div>	<div><input type="checkbox"/></div> <div>OTHER RESIDENTIAL ALTERATIONS + ADDITIONS</div> <div>R adds any amount of conditioned area</div>	<div><input type="checkbox"/></div> <div>NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS</div> <div>B,M 25,000 sq.ft. or greater</div>	<div><input type="checkbox"/></div> <div>FIRST-TIME NON-RESIDENTIAL INTERIORS</div> <div>A,B,I,M 25,000 sq.ft. or greater</div>	<div><input type="checkbox"/></div> <div>OTHER NON- RESIDENTIAL INTERIORS: ALTERATIONS + ADDITIONS</div> <div>A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000</div>			
TITLE				SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	PETERS RESIDENCE
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.												PROJECT NAME
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.												4107 / 010
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.004.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.004.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.004.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	LEED EQc2		5.004.4.1-6	BLOCK/LOT
															804-806 22ND ST.
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	n/r	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	•	•	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	n/r	•	•	•	•	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	•	•	
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	•	•	
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•								

TOP ETCHER
ARCHITECTURE INC

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117

TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

[illegible]

All drawings and written material appearing herein constitute the original and unpublished work of TOPPETER ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

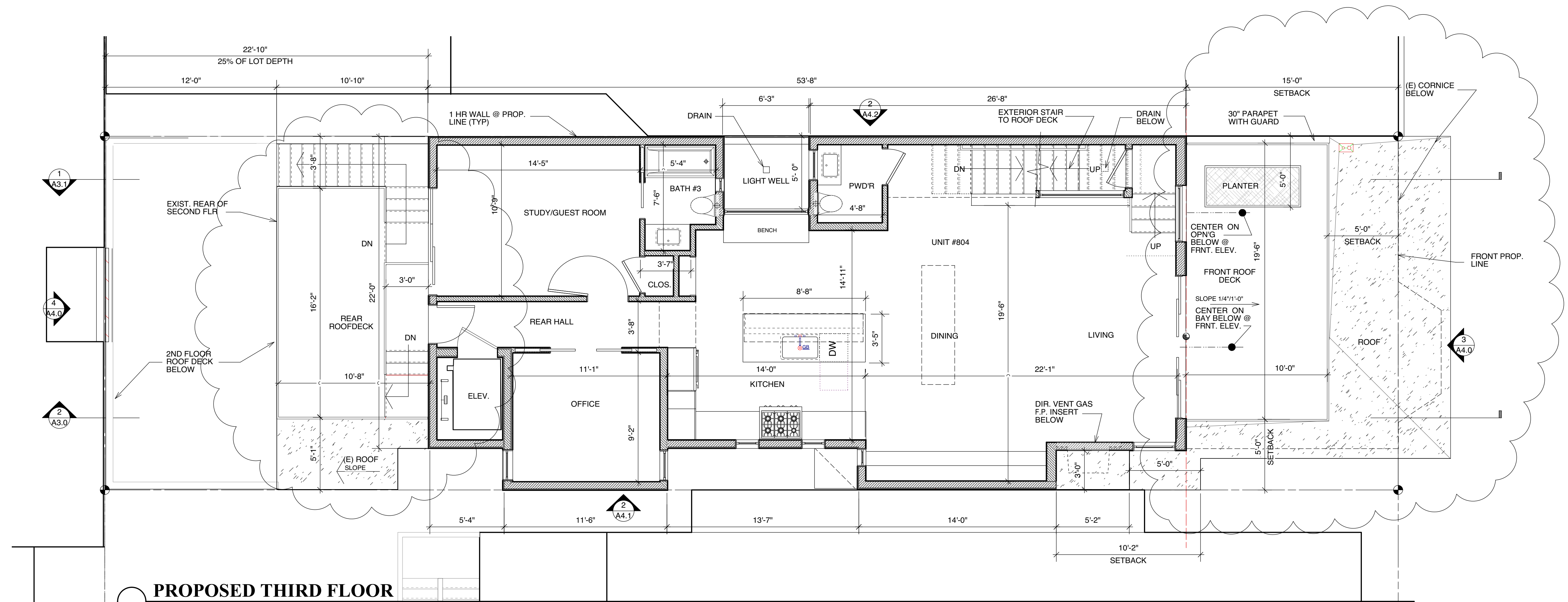
DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

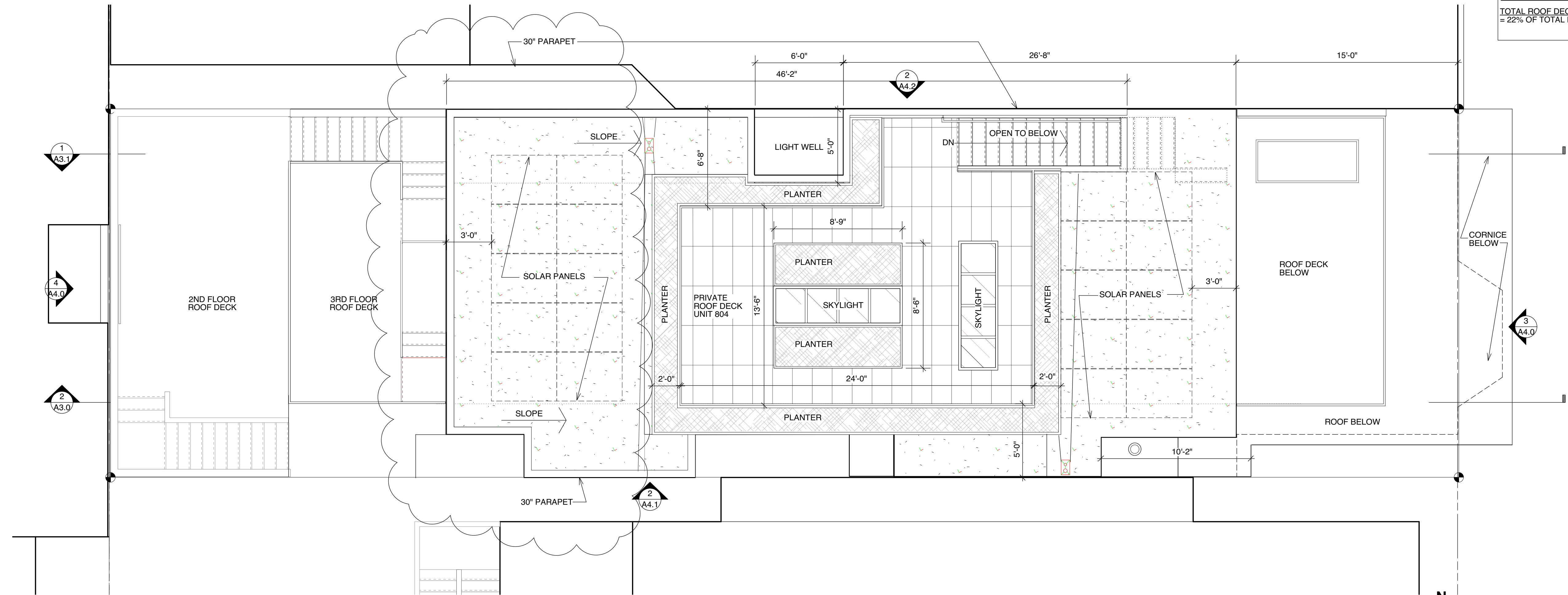
PERMIT
APP: NO

[illegible]

SCALE:	JOB NO. 18.03
--------	-------------------------



PROPOSED THIRD FLOOR



PROPOSED ROOF PLAN

ROOFDECK CONFORMANCE CALCULATIONS
NOTE:
TOTAL ROOF AREA = 2,290 sq. ft.
TOTAL ROOF DECK (S) AREAS = 806 sq. ft.
= 22% OF TOTAL ROOF AREA

TOPETCHER
ARCHITECTURE INC
828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD

DATE	ACTION
JULY 31, 2018	NEIGHB. PRE-APP MEETING
AUG. 10, 2018	SITE PERMIT APPLICATION
DEC. 21, 2018	PRES. COMMENTS
MAY 14, 2019	NEIGHB. MEETING
AUG. 15, 2019	NPDR REVISIONS/ HPC PKG.

All drawings and written material appearing herein constitute the original and unaltered work of TOPETCHER ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

PERMIT APP. NO.

SHEET TITLE
PROPOSED 3RD FLR
PROPOSED ROOF DECK

SCALE:
1/4"= 1'-0"

JOB NO.
18.03

MARK J. TOPETCHER, ARCHITECT, C.A. LIC. # C 21678, EXP. MAY 2021

SHEET

A
2.2



All drawings and written material appearing herein constitute the original and unpublished work of TOPetcher ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

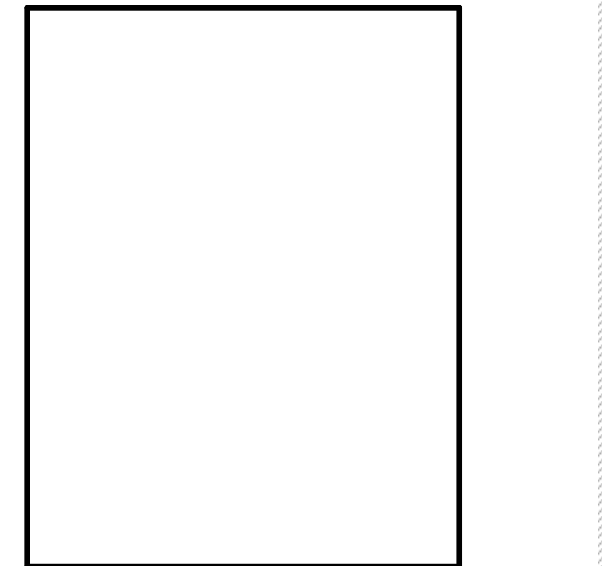
PERMIT
APP. NO.

SHEET TITLE

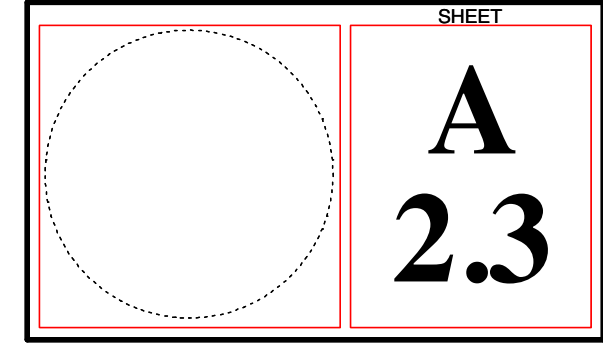
EXIST. ROOF PLAN

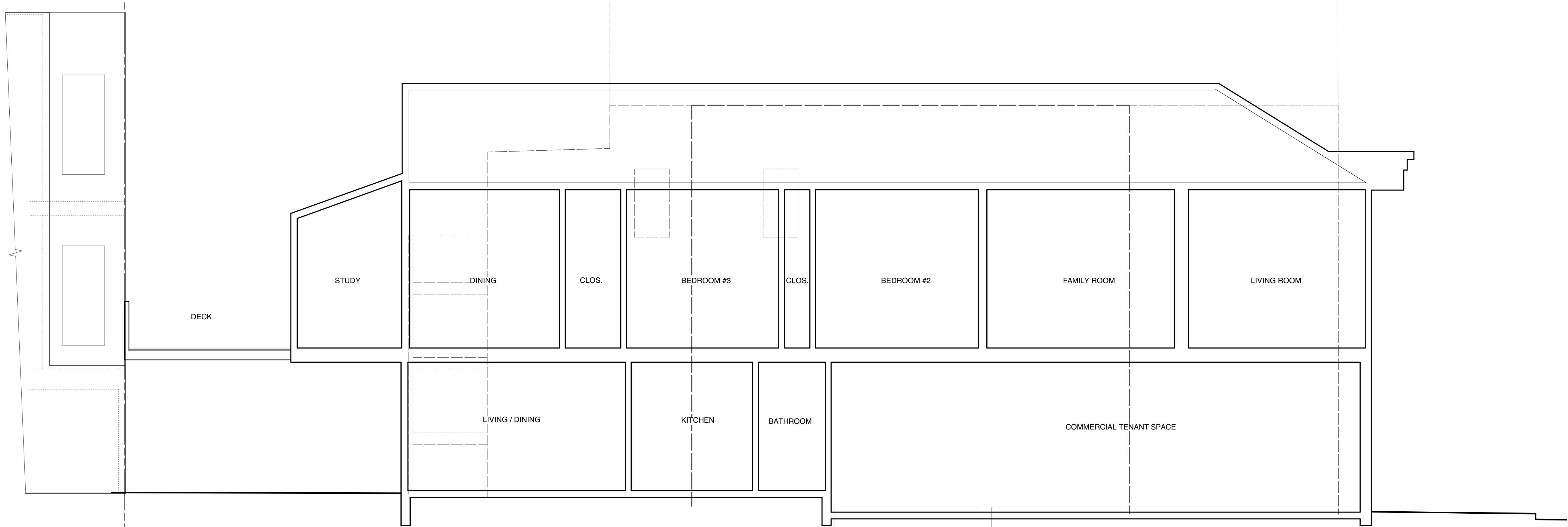
PROP. ROOF PLAN

SCALE: 1/4" = 1'-0"

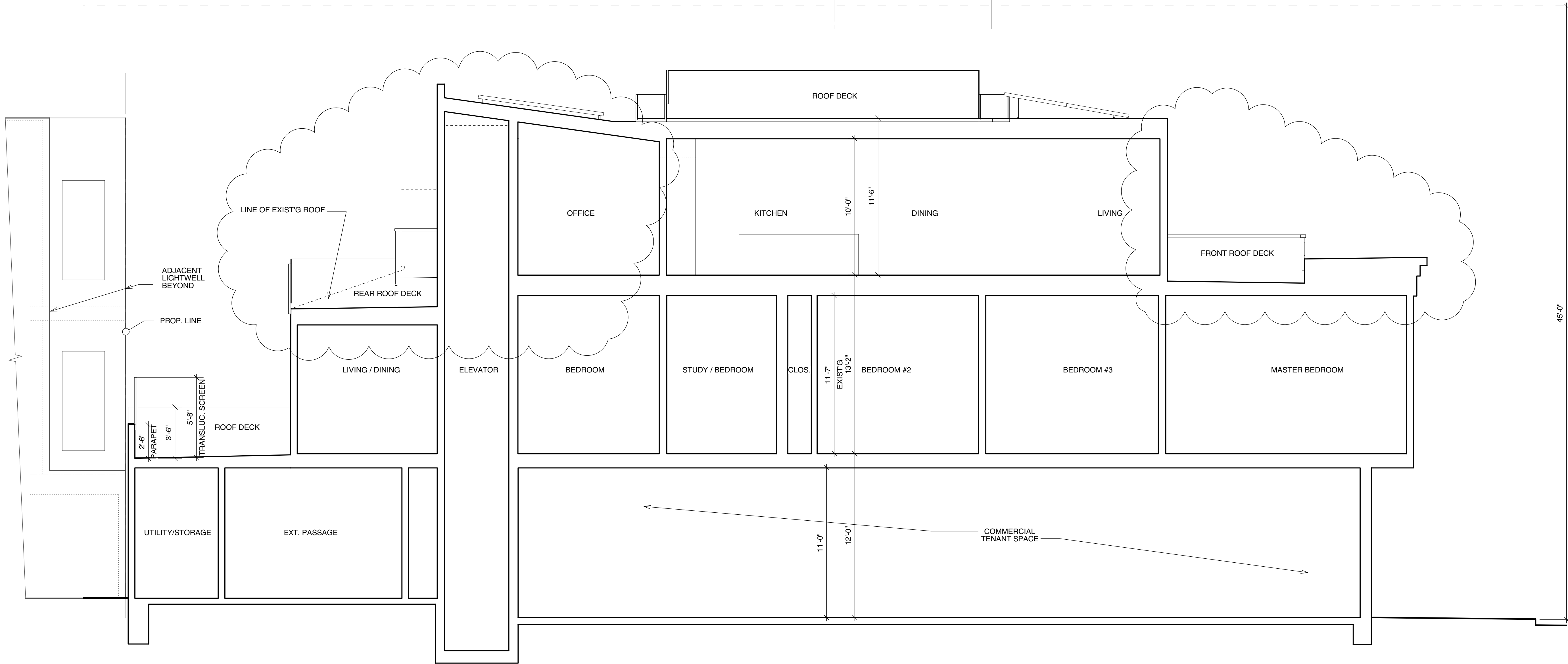


MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21678, EXP. MAY 2021





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



2 EXISTING BUILDING SECTION
1/4" = 1'-0"

TOPETCHER
ARCHITECTURE INC

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD	
DATE	ACTION
JULY 31, 2018	NEIGHB. PRE-APP MEETING
AUG. 10, 2018	SITE PERMIT APPLICATION
DEC. 21, 2018	PRES. COMMENTS
MAY 14, 2019	NEIGHB. MEETING
AUG. 15, 2019	NPDR REVISIONS/ HPC PKG.

All drawings and written material appearing herein constitute the original and copyrighted work of TOPETCHER ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.

DeBoer/Peters Residence

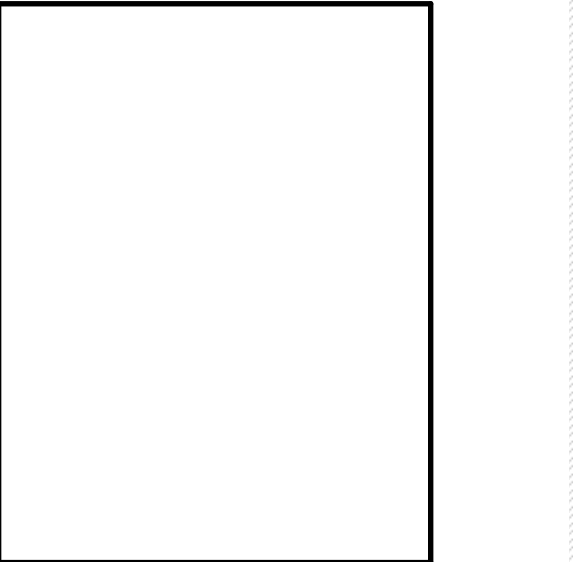
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

PERMIT
APP. NO.

BLOCK # 4107 LOT # 010

SHEET TITLE
EXIST. BLDG SECTION
PROP. BLDG SECTION
DETAILS

SCALE: AS NOTED	JOB NO. 18.03
--------------------	------------------



MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21678, EXP. MAY 2021

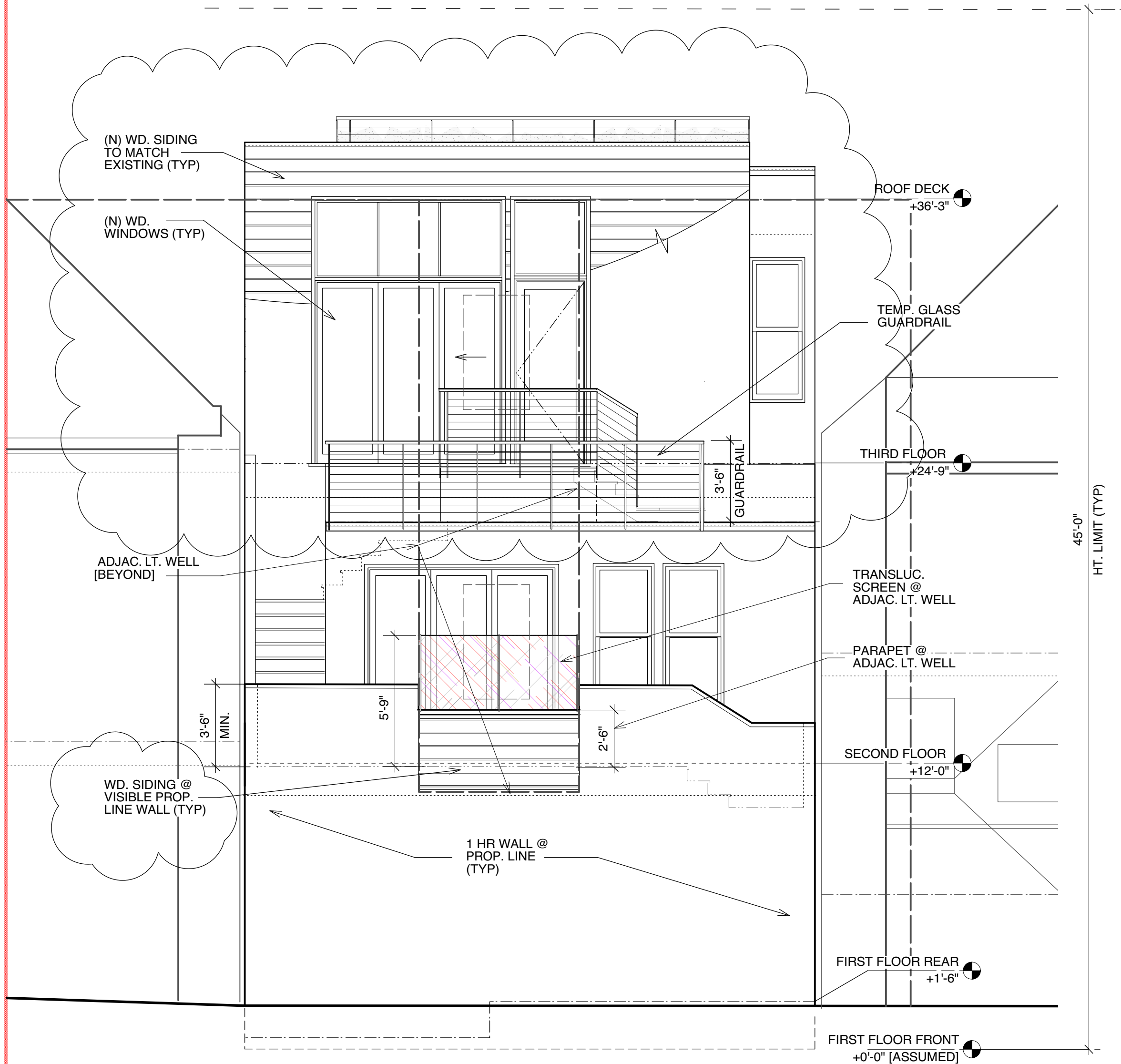
A
3.0



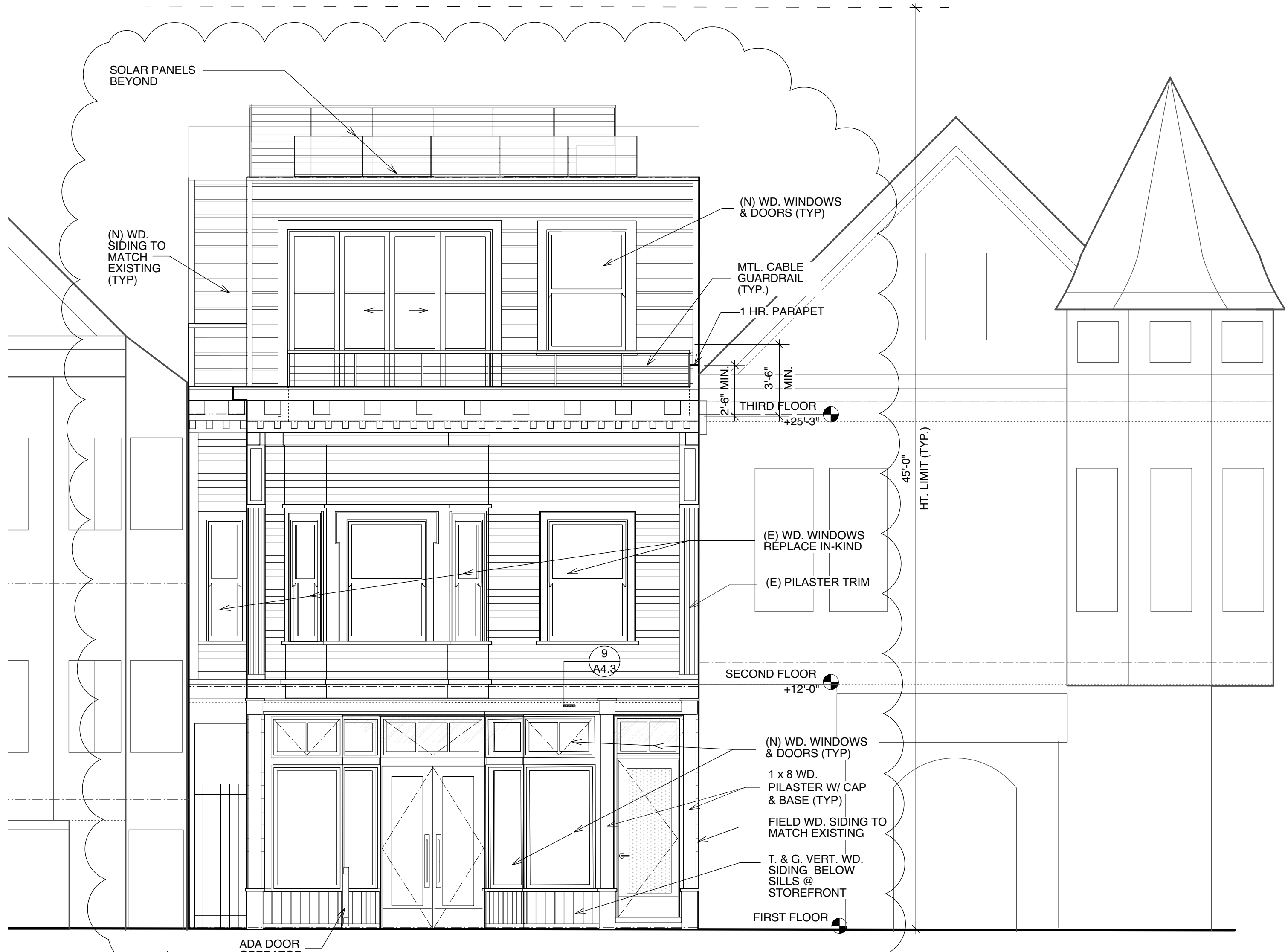
2 EXISTING NORTH (REAR) ELEVATION



1 EXISTING SOUTH ELEVATION



4 PROPOSED NORTH (REAR) ELEVATION



3 PROPOSED SOUTH ELEVATION

NOTE: SEE SHT. A4.3 FOR NEIGHBORING BUILDING (TYP)

TOPETCHER
ARCHITECTURE INC

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD	
DATE	ACTION
JULY 31, 2018	NEIGHB. PRE-APP MEETING
AUG. 10, 2018	SITE PERMIT APPLICATION
DEC. 21, 2018	PRES. COMMENTS
MAY 14, 2019	NEIGHB. MEETING
AUG. 15, 2019	NPDR REVISIONS/ HPC PKG.

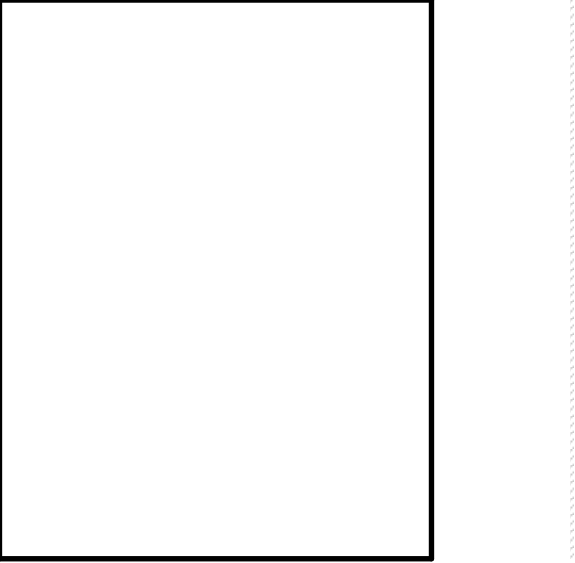
All drawings and written material appearing herein constitute the original and copyrighted work of TOPETCHER ARCHITECTURE INC. and the same may not be duplicated, used or discussed without written consent.

DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

PERMIT APP. NO. _____
BLOCK # 4107 LOT # 010

SHEET TITLE
EXIST. & PROP.
SOUTH & NORTH
ELEVATIONS

SCALE: 1/4"= 1'-0"
JOB NO. 18.03



MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C 21878, EXP. MAY 2021

SHEET

A
4.0

[illegible]

All drawings and written material appearing herein constitute the original and unpublished work of TOPetcher ARCHITECTURE INC. and the same may not be duplicated, used or disclosed without written consent.


DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

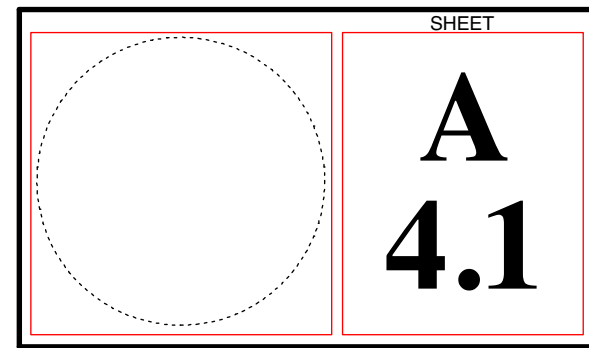
PERMIT
APP. NO.

SHEET TITLE
EXIST. & PROP.
WEST ELEVATIONS

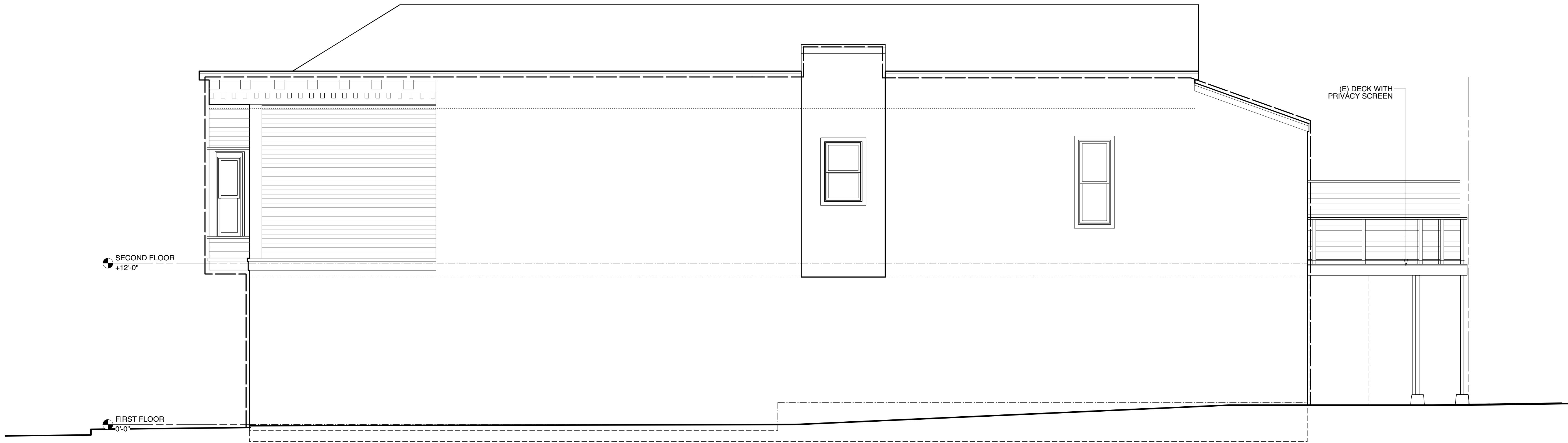
SCALE: 1/4" = 1'-0"	JOB NO. 18.03
------------------------	------------------



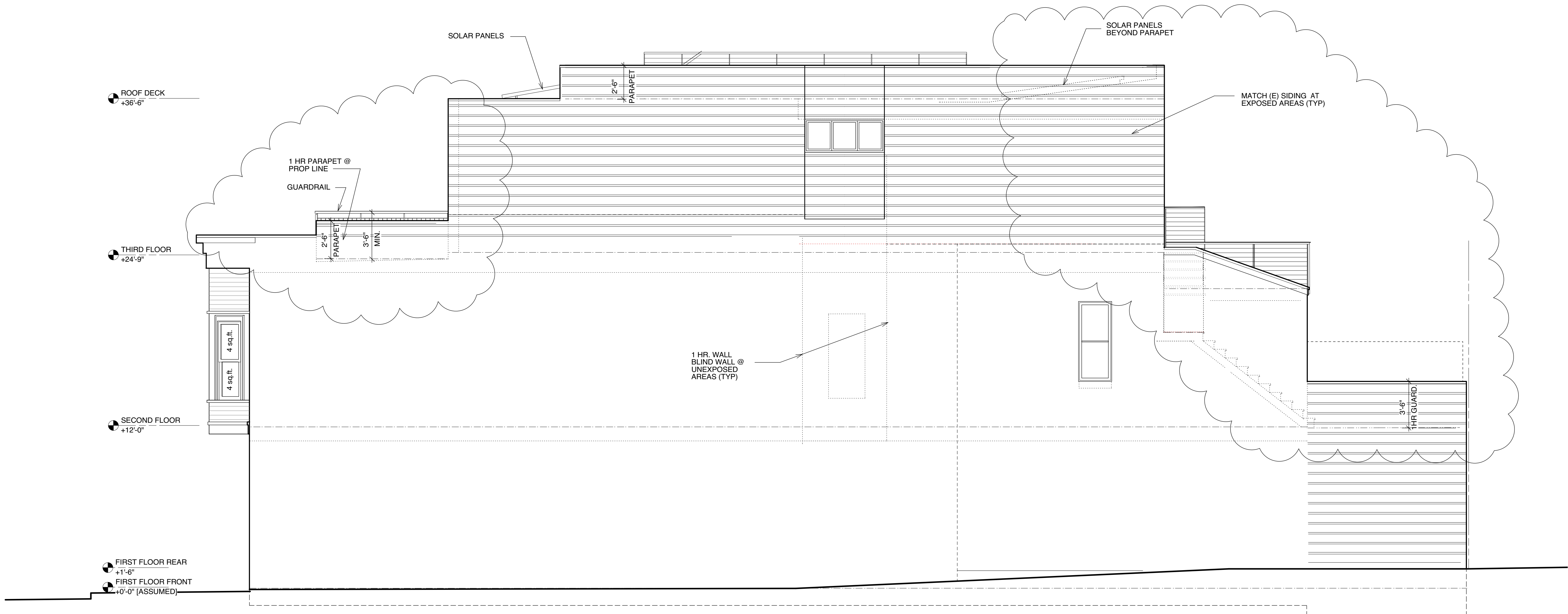
MARK J. TOPETCHER, ARCHITECT CA. LIC. # C 21678, EXP. MAY 2021



4.1



1 EXISTING EAST ELEVATION



2 PROPOSED EAST ELEVATION

TOPETCHER
ARCHITECTURE INC.

828 DIVISADERO
SAN FRANCISCO
CALIFORNIA 94117
TEL 415 359 9997
FAX 415 359 9986
toparchitecture.com

PRINTING RECORD	
DATE	ACTION
JULY 31, 2018	NEIGHB. PRE-APP MEETING
AUG. 10, 2018	SITE PERMIT APPLICATION
DEC. 21, 2018	PRES. COMMENTS
MAY 14, 2019	NEIGHB. MEETING
AUG. 15, 2019	NPDR REVISIONS/ HPC PKG.

All drawings and written material appearing herein constitute the original and unpublished work of TOPETCHER ARCHITECTURE, INC. and the same may not be duplicated, used or disposed without written consent.

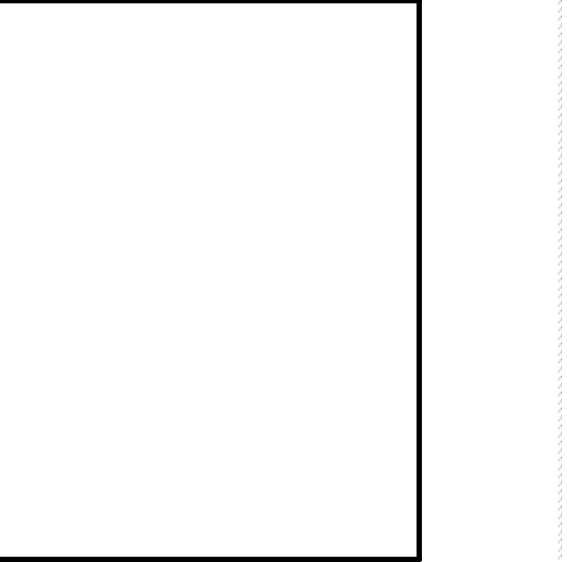
DeBoer/Peters Residence
804-806 22ND STREET
SAN FRANCISCO, CA. 94107

BLOCK # 4107 LOT # 010

PERMIT APP. NO.

SHEET TITLE
EXIST. & PROP.
EAST ELEVATIONS

SCALE: 1/4" = 1'-0" JOB NO. 18.03



MARK J. TOPETCHER, ARCHITECT, CA. LIC. # C 21678, EXP. MAY 2021

SHEET
A
4.2





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
804 22ND ST		4107010
Case No.		Permit No.
2015-014170PRJ		201510068922
<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. TO COMPLY W/ NOV 201535251 TO REMOVE REAR DECK. SECOND STORY VERTICAL ADDITION AND NEW ROOF DECK (10/22/15); VERTICAL ADDITION OF THIRD FLOOR AND A NEW HORIZONTAL ADDITION AT 1ST FLOOR (08/10/18)		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically 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"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	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 EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Monica Giacomucci	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<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 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 checked="" 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 type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

<input type="checkbox"/>	1. 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"/>	2. Interior alterations to publicly accessible spaces.
<input checked="" type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Monica Giacomucci 09/11/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
804 22ND ST		4107/010
Case No.	Previous Building Permit No.	New Building Permit No.
2015-014170PRJ	201510068922	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

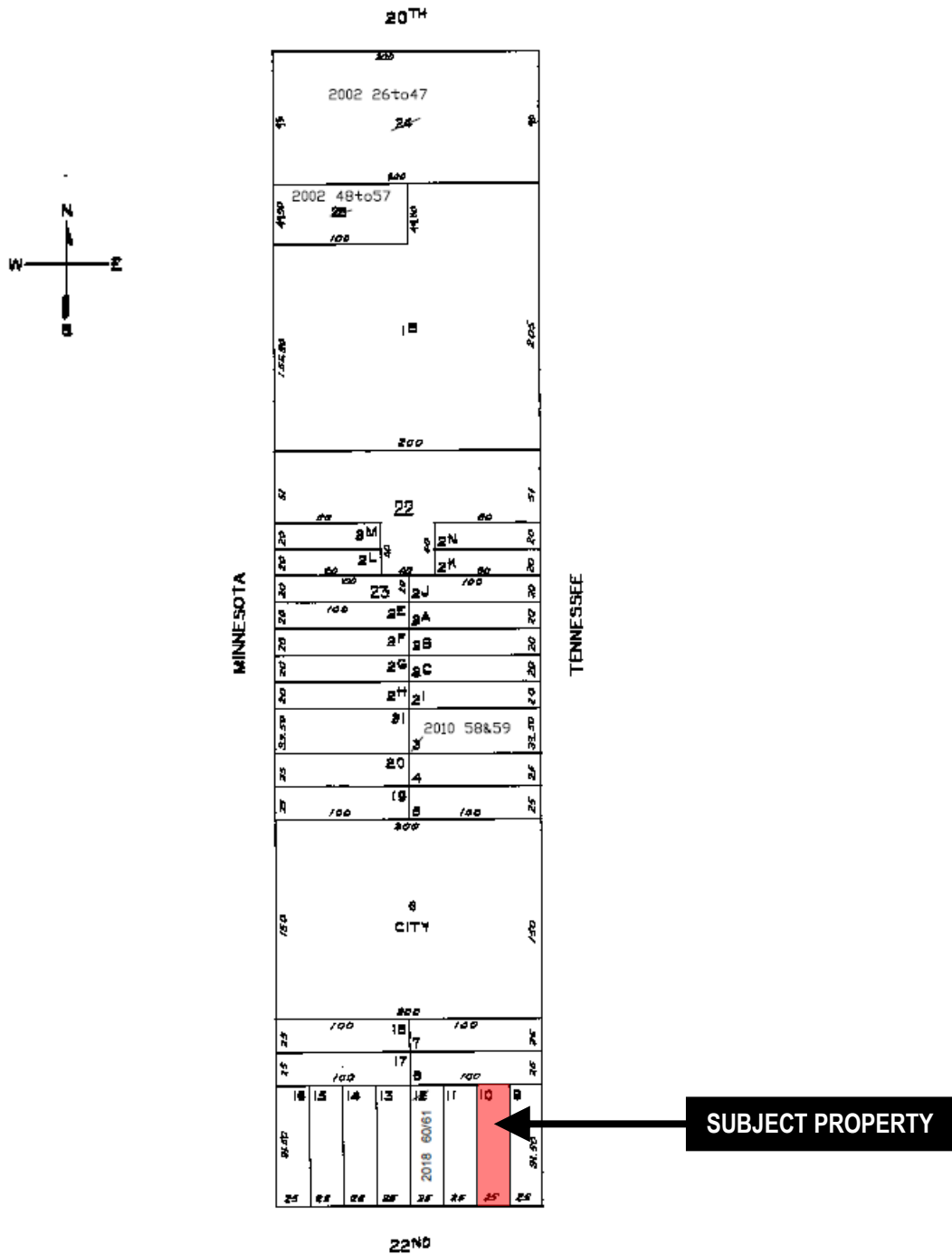
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

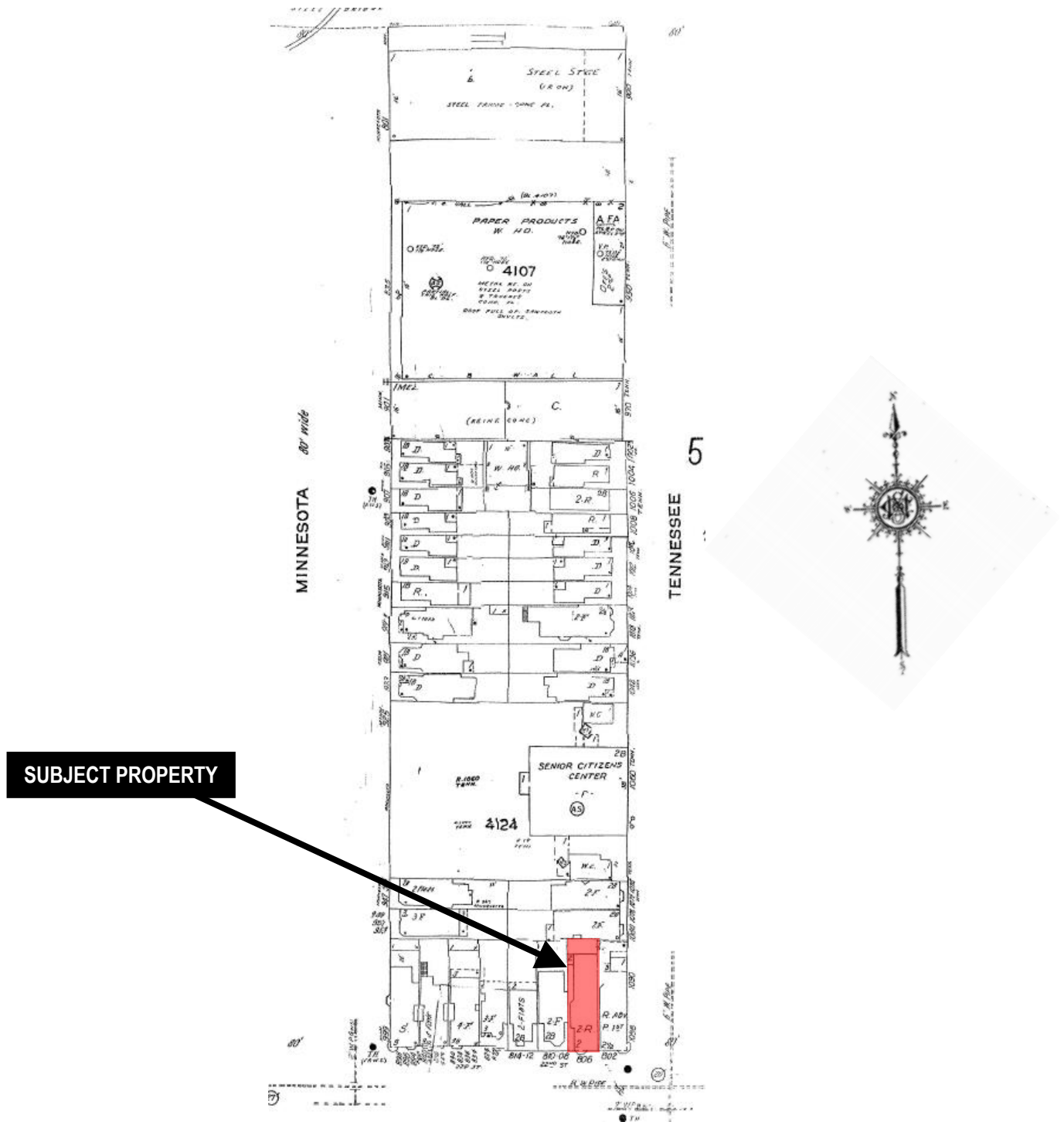
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall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

Parcel Map



Certificate of Appropriateness Hearing
 Case Number 2015-014170COA
 804 22nd Street
 Block 4107 Lot 010

Sanborn Map*



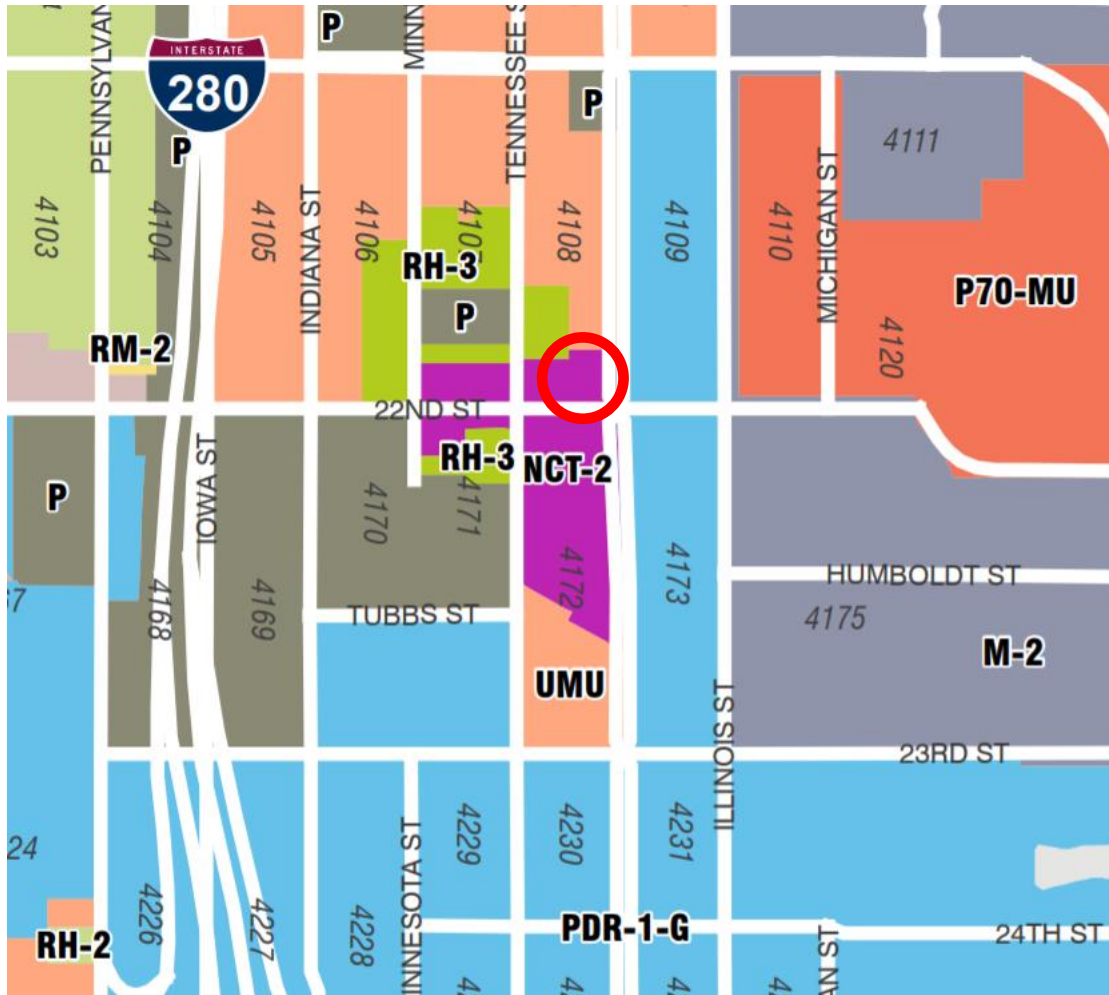
SUBJECT PROPERTY

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



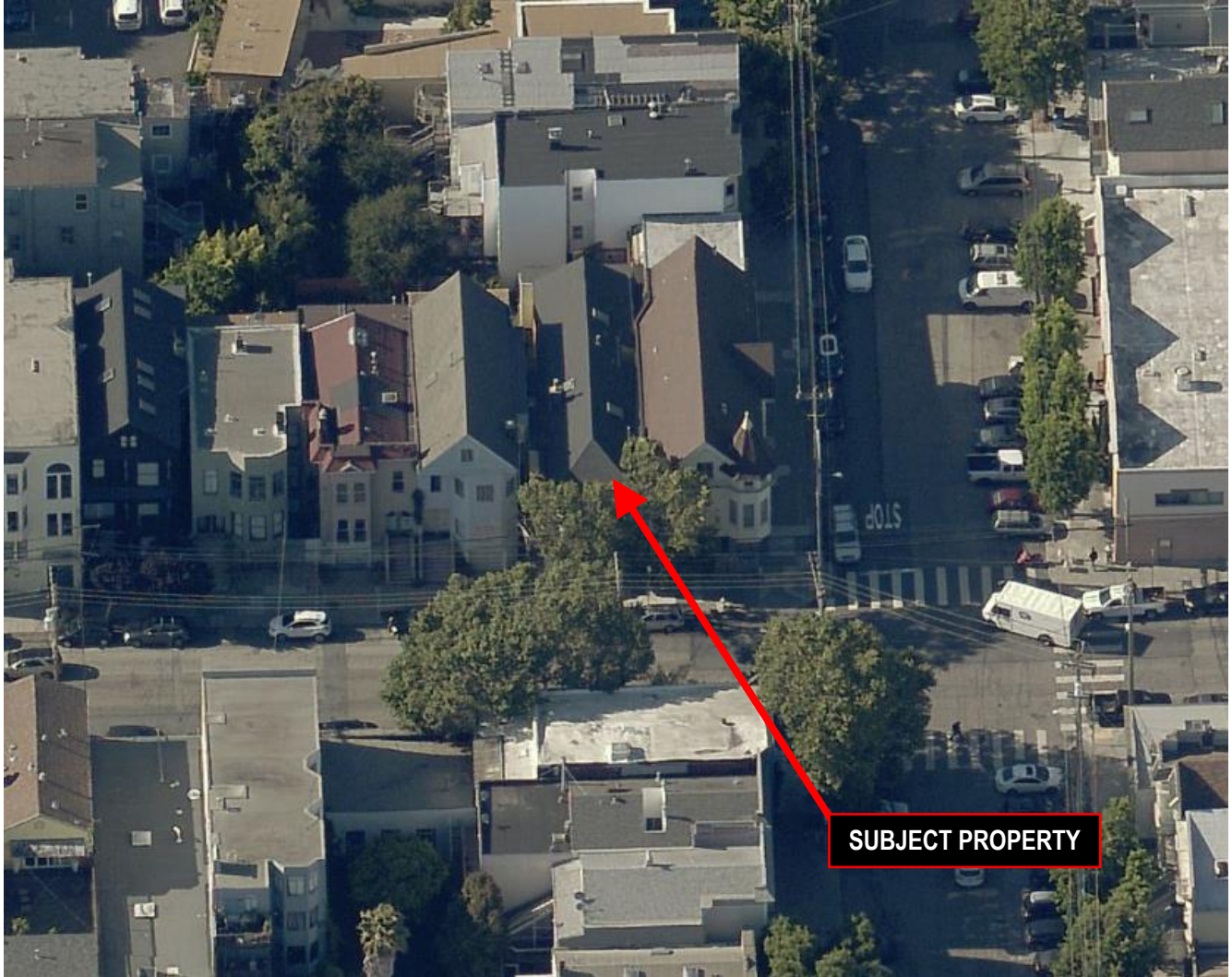
Certificate of Appropriateness Hearing
Case Number 2015-014170COA
 804 22nd Street
 Block 4107 Lot 010

Zoning Map



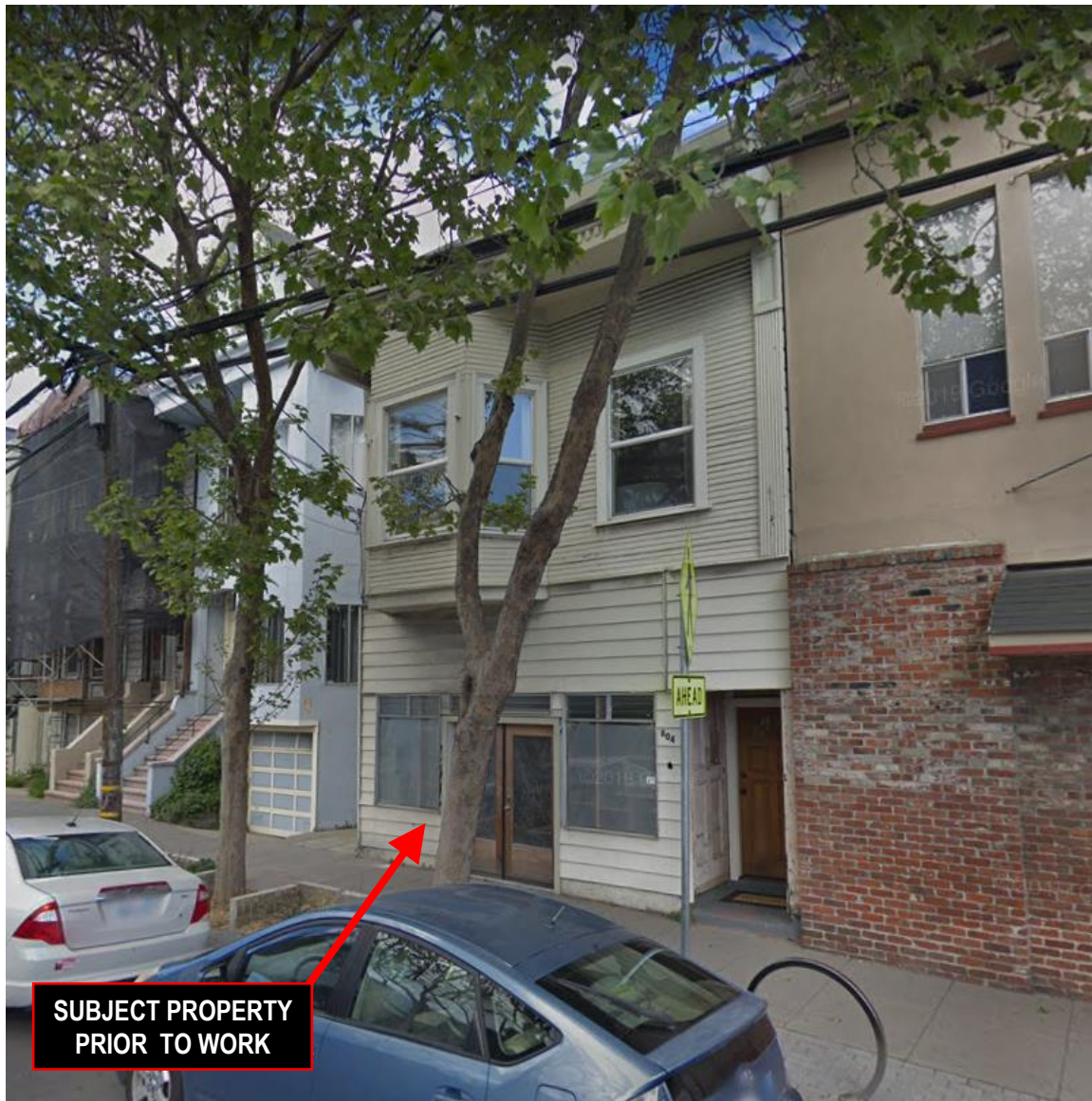
Certificate of Appropriateness Hearing
Case Number 2015-014170COA
804 22nd Street
Block 4107 Lot 010

Aerial Photo



Certificate of Appropriateness Hearing
Case Number 2015-014170COA
804 22nd Street
Block 4107 Lot 010

Site Photo



Certificate of Appropriateness Hearing
Case Number 2015-014170COA
804 22nd Street
Block 4107 Lot 010