Certificate of Appropriateness Case Report
HEARING DATE: NOVEMBER 15, 2017

Case No.: 2016-006250COAVAR
Project Address: 959-961 VALENCIA STREET
Historic Landmark: Liberty-Hill Landmark District
Zoning: Valencia Street NCT (Neighborhood Commercial Transit)
50-X Height and Bulk District
Block/Lot: 3609/032
Applicant: Leora Goren
Goren Architecture + Design
1973 Greenwich Street
San Francisco, CA 94123
Staff Contact: Natalia Kwiatkowska - (415) 575-9185
natalia.kwiatkowska@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

959-961 VALENCIA STREET is a two-story-over-basement, two-unit residential building located on a rectangular midblock lot (measuring approximately 24 feet by 90 feet) on the east side of Valencia Street between 20th and 21st Streets. The subject property was originally constructed in 1876 by the Real Estate Associates (TREA) in a slanted-bay Italianate style. The front façade of the building was stripped in 1949 and clad in asbestos siding. The façade was restored in 1992 to the current condition. The building is a contributor to the Article 10 Liberty-Hill Landmark District.

The Liberty-Hill Landmark District is significant as an intact representation of nineteenth century middle class housing and developmental practices. It is one of the earliest residential “suburbs” to be developed in San Francisco, with major development starting in the 1860s and continuing until the turn of the century. The District’s houses range in size from the small “workingman’s cottages” on Lexington and San Carlos Streets, with their uniform facades and setbacks, to the individually built houses found, for example, on Liberty and Fair Oaks Streets, with varying architectural facades and setbacks.

PROJECT DESCRIPTION

The proposed project entails the reconstruction of the rear portion of the existing building, measuring approximately 12 feet, and expansion into the existing side yard, addition of decks at the existing side yard, replacement of non-historic windows with wood double-hung window sashes, replacement of the doors, front steps, and railing at the front façade, restoration of the architectural trim at the front façade based on similar properties from the same period of construction, enlargement of the existing garage opening; addition of a four foot tall fence at the front of the building, and interior remodel. Please
reference the plans and photographs for details. The work located on the front façade is described in more detail below:

**West (Front) Façade:**
- Replace the existing non-historic wood-sash, double-hung windows with wood-frame, double-hung windows with ogee lugs within the existing openings. The top sash will have a rounded arch to match existing.
- Add wood trim and decorative elements around the windows.
- Replace the existing non-historic doors with a pair of partially glazed paneled wood doors and transoms.
- Replace the existing stairs and railing with new stairs aligned with the residential opening and new vertical wood posts.
- Enlarge the existing 7’-6” garage opening by 1’-6”, resulting in a 9’-0” wide garage opening and install a new wood garage door.
- Replace the existing 15’-4” tall side wall with a new 13’-2’ tall side wall to be setback 4’-5” from the front building wall. The new side wall will be clad in wood siding to match existing. The wall will include a side paneled wood door.
- Install a new 4’-0” tall metal fence/gate at the front of the property. The fence will be more than 75 percent open.

**OTHER ACTIONS REQUIRED**

The project requires a Variance from the rear yard requirement of Section 134 of the Planning Code.

**COMPLIANCE WITH THE PLANNING CODE PROVISIONS**

The proposed project is in compliance with all other provisions of the Planning Code.

**APPLICABLE PRESERVATION STANDARDS**

**ARTICLE 10**

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.
ARTICLE 10 – Appendix F – South End Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Landmark District as described in Appendix F of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR’S STANDARDS

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):

**Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed project would maintain the subject property’s current and historic use as a residence. Therefore, the proposed project complies with Rehabilitation Standard 1.*

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

*The proposed project would not remove or alter any features or spaces, which characterize the building or surrounding landmark district. At the front façade, decorative elements will be installed in accordance with physical building evidence and based on similar buildings from the same period of construction within the Liberty-Hill Landmark District. The existing non-historic windows will be replaced with wood-sash, double-hung windows with ogee lugs within existing openings. The replacement doors, stairs, and railing are in keeping with the character of the building and landmark district. The widening of the garage door will result in a 9’-0” wide opening that will align with the proposed trim at the bays above. The proposed addition at rear and side will have no visibility from the public right-of-way. Therefore, the proposed project complies with Rehabilitation Standard 2.*

**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 architectural elements from other buildings, shall not be undertaken.

*The proposed project does not include the addition of conjectural elements or architectural features from other buildings. The proposed façade elements will be designed in accordance with physical building evidence and based on similar buildings from the same period of construction within the landmark district. The new work will not create a false sense of historical development. The new work will be compatible with and will improve the integrity of the building and surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.*
Certificate of Appropriateness  
November 15, 2017  
Case Number 2016-006250COAVAR  
959-961 Valencia Street

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

*The proposed project does not impact or destroy any distinctive features, finishes or construction techniques, which characterize the surrounding district. The subject property was substantially altered in 1949, which included stripping the façade of the cladding and several decorative elements. The façade was restored in 1992 to the current condition. All restorative work will match the lost historic features in design, material and finish. Therefore, the proposed project complies with Rehabilitation Standard 5.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. 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 proposed project would not destroy or damage any contributing elements to the Liberty-Hill Landmark District. The proposed project will replace the rear portion of the existing building and partially expand into the existing side yard. The addition will be differentiated from the old by its flat roof and compatible in terms of size, scale and proportion by its two-story-over-basement massing and footprint, which aligns with the side building wall and decreases the existing encroachment into the required rear yard. The proposed addition will not be visible from the public right-of-way. The addition will feature compatible materials including horizontal wood cladding and wood-sash doors and windows to match the historic building. Therefore, the proposed project complies with Rehabilitation Standard #9.*

**Standard 10:** New additions and adjacent or related new construction shall 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 project includes an addition at the rear and side of the existing building, which would not affect the essential form and integrity of the landmark district. The project shall be undertaken in a manner that if removed in the future, the essential form and integrity of the building and district would be unimpaired. Therefore, the proposed project complies with Rehabilitation Standard 10.*

**Summary:** The Department finds that the overall project is consistent with the Secretary of the Interior Standards for Rehabilitation.

**PUBLIC/NEIGHBORHOOD INPUT**

To date, the Department has not received any public correspondences about the proposed project.
STAFF ANALYSIS

Included as an exhibit are architectural drawings of the existing building and the proposed project. Based on the requirements of Article 10, Appendix F of Article 10 of the Planning Code, and the Secretary of Interior’s Standards, Department staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Liberty-Hill Landmark District.

The project will retain the historic residential use and historic character of the building and landmark district while restoring the decorative elements on the front façade. The work will include new appropriately designed trim, ornament, windows, stairs, and railing in accordance with physical building evidence and based on similar properties of the same construction period in the surrounding area. Similar nearby properties include: 929 Valencia, 933-935 Valencia, 937-939 Valencia, 945 Valencia, and 953-955 Valencia. Overall, the work will improve the historic character of the building and streetscape.

The project will widen the existing garage opening by 1’-6”, resulting in a 9’-0” wide opening, which will align with the proposed trim at the upper floor bays and includes the installation of a new wood garage door, which will be compatible with the character of the building and surrounding district. The project will also install a new 4’-0” tall wrought iron fence and gate at the front of the property for security measures. The fence will be differentiated from the old by its simple design and compatible in terms of height and open design.

The rear addition does not possess any character-defining features associated with the building or district and is not visible from the public right-of-way. The addition does not characterize the property and the proposed replacement will occupy a similar footprint while decreasing the non-conformity with current rear yard requirements of the Planning Code. This new addition will feature a flat roof to be differentiated from the historic building, which has a gable roof hidden behind the tall parapet at the front. The addition will be two-stories over basement and will feature wood cladding and wood windows to be compatible with the materials, features, size, scale and proportion, and massing of the building and surrounding district.

Department staff finds that the proposed work will be in conformance with the Standards and requirements of Article 10, and that the work is compatible with the Liberty-Hill Landmark District. Staff recommends approval.

ENVIRONMENTAL REVIEW STATUS

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).
PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation and requirements of Article 10.

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up for the new exterior façade ornament prior to approval of the site permit. The proposed façade ornament shall be based on similar nearby properties including 929 Valencia, 933-935 Valencia, 937-939 Valencia, 945 Valencia, and 953-955 Valencia.

2. As part of the Building Permit, the Project Sponsor shall provide stair details showing the railing has turned elements.

ATTACHMENTS

Draft Motion
Exhibits:
- Parcel Map
- Sanborn Map
- Zoning Map
- Height & Bulk Map
- Aerial Photographs
- Site Photos

Environmental Analysis
Project Sponsor submittal, including:
- Reduced Plans
- Renderings
ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR’S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 032 IN ASSESSOR’S BLOCK 3609, WITHIN VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, A 50-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY HILL LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on November 15, 2016 Leora Goren (“Project Sponsor”) filed an application with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness for exterior and interior alterations of the subject property including: the reconstruction of the rear portion of the existing building, measuring approximately 12 feet, and expansion into the existing side yard; addition of decks at the existing side yard; replacement of non-historic windows with wood double-hung window sashes; replacement of the doors, front steps, and railing at the front façade; restoration of the architectural trim at the front façade based on similar properties from the same period of construction; enlargement of the existing garage opening; addition of a four foot tall fence at the front of the building, and interior remodel.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (“Commission”) has reviewed and concurs with said determination.
WHEREAS, on November 15, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-006250COA (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department’s case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2016-006250COA 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. Findings pursuant to Article 10:

   The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

   - The project will retain the existing residential use and historic character of the building and landmark district while restoring the features of the front facades.

   - The removal of the non-historic addition at the rear of the building and its replacement with a new addition in a similar footprint will be minimally visible from the public right-of-way and will not detract from the character of the building or district. The placement, scale, and design of the addition makes it compatible with the building.

   - The work will restore the front facade of the subject building. All new features will be designed to replicate the details of elements from similar properties from the same period of construction within the district.

   - The proposed project meets the requirements of Article 10, Appendix F of the Planning Code.

   - The proposed project meets the following Secretary of Interior’s Standards for Rehabilitation:

     **Standard 1.**

     A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Standard 2.
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

Standard 5.
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. 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.

Standard 10.
New additions and adjacent or related new construction shall 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.

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

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

GOALS
The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

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 contributory property and
landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set
forth in Section 101.1 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 is for the rehabilitation of a residential property and will not have any effect on
neighborhood-serving retail uses.

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 site and landmark district 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 reduce the affordable housing supply as the existing units will be retained.

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 any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake will be improved by the proposed work. The work 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.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior’s Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.
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 GRANTS a Certificate of
Appropriateness for the property located at Lot 032 in Assessor’s Block 3609 for proposed work in
conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for
Case No. 2016-006250COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission’s decision on a Certificate of
Appropriateness shall be final unless appealed within thirty (30) days. 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).

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
November 15, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 15, 2017
Certificate of Appropriateness Hearing
Case Number 2016-006250COAVAR
959-961 Valencia Street
Block 3609 Lot 032
Sanborn Map*

*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 2016-006250COAVAR
959-961 Valencia Street
Block 3609 Lot 032
SUBJECT PROPERTY

Certificate of Appropriateness Hearing
Case Number 2016-006250COAVAR
959-961 Valencia Street
Block 3609 Lot 032
Certificate of Appropriateness Hearing
Case Number 2016-006250COAVAR
959-961 Valencia Street
Block 3609 Lot 032
Project Address

959-961 Valencia Street

Block/Lot(s)

3609/032

Case No.

Permit No.

2016-006250COAVAR

N/A

Plans Dated

10/22/17

✔ Addition/Alteration

[ ] Demolition

(requires HRER if over 45 years old)

[ ] New Construction

[ ] Project Modification

( GO TO STEP 7)

Project description for Planning Department approval.

Reconstruction of the rear portion of the existing building (approximately 12 feet) and expansion into the (e) side yard, addition of decks at side, interior remodel, and changes to the front facade including replacement of windows, doors, front steps, and railing, addition of trim and decorative elements, enlargement of the (e) garage opening, and addition of a 4 foot tall fence that is more than 75% open at the front of the property.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an Environmental Evaluation Application is required.*

✔ Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.

[ ] Class 3 – New Construction/Conversion of Small Structures. Up to three (3) new single-family residences or six (6) 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.

[ ] Class___

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

[ ] 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)? Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA CatEx Determination Layers > Air Pollutant Exposure Zone)

[ ] 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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the
<table>
<thead>
<tr>
<th><strong>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation:</strong> Does the project create six (6) or more net new parking spaces or residential units? 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?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong> 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-arheological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 20%:</strong> Does the project involve any of the following: (1) square footage expansion greater than 1,000 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 &gt; CEQA Catex Determination Layers &gt; Topography) <strong>If box is checked, a geotechnical report is required.</strong></td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> Does the project involve any of the following: (1) square footage expansion greater than 1,000 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <strong>If box is checked, a geotechnical report is required.</strong></td>
</tr>
<tr>
<td><strong>Seismic: Liquefication Zone:</strong> Does the project involve any of the following: (1) square footage expansion greater than 1,000 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <strong>If box is checked, a geotechnical report will likely be required.</strong></td>
</tr>
</tbody>
</table>

If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.**

- Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

**Comments and Planner Signature (optional):** Natalia Kwiatkowska

---

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE**

**TO BE COMPLETED BY PROJECT PLANNER**

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

- ✔ Category A: Known Historical Resource. GO TO STEP 5.
- Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
- 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.

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Change of use and new construction. Tenant improvements not included.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: Project Planner must check box below before proceeding.

- Project is not listed. GO TO STEP 5.
- Project does not conform to the scopes of work. GO TO STEP 5.
- Project involves four or more work descriptions. GO TO STEP 5.
- Project involves less than four work descriptions. GO TO STEP 6.

# STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
## TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Interior alterations to publicly accessible spaces.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Façade/storefront alterations that do not remove, alter, or obscure character-defining features.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Raising the building in a manner that does not remove, alter, or obscure character-defining features.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior’s Standards for Rehabilitation.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

SAN FRANCISCO
PLANNING DEPARTMENT
Revised: 6/21/17
9. **Other work** that would not materially impair a historic district (specify or add comments):

   (Requires approval by Senior Preservation Planner/Preservation Coordinator) ________________

10. **Reclassification of property status.** (Requires approval by Senior Preservation Planner/Preservation Coordinator)

   - [ ] Reclassify to Category A
   - [ ] Reclassify to Category C
   - a. Per HRER dated: ____________________________
   - b. Other (specify): ____________________________

   (attach HRER)

   **Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

   - [ ] **Further environmental review required.** Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.
   - [ ] **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: Natalia Kwiatkowska

---

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- [ ] **Further environmental review required.** Proposed project does not meet scopes of work in either (check all that apply):
  - [ ] Step 2 – CEQA Impacts
  - [ ] Step 5 – Advanced Historical Review

   **STOP! Must file an Environmental Evaluation Application.**

- [ ] **No further environmental review is required.** The project is categorically exempt under CEQA.

   **Planner Name:** Natalia Kwiatkowska

   **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:**

   ____________________________________________________________

   Natalia Kwiatkowska

   **Digitally signed by Natalia Kwiatkowska**

   **DN:** dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org

   **Date:** 2017.10.24 16:05:54 -07'00'

   **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 first approval action.**

---

**SAN FRANCISCO PLANNING DEPARTMENT**

Revised: 6/21/17
**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**

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Modified Project Description:

<table>
<thead>
<tr>
<th>DETE MinATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compared to the approved project, would the modified project:</td>
</tr>
<tr>
<td>□ Result in expansion of the building envelope, as defined in the Planning Code;</td>
</tr>
<tr>
<td>□ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;</td>
</tr>
<tr>
<td>□ Result in demolition as defined under Planning Code Section 317 or 19005(f)?</td>
</tr>
<tr>
<td>□ 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?</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>DETE MinATION OF NO SUBSTANTIAL MODIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ The proposed modification would not result in any of the above changes.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Signature or Stamp:</th>
</tr>
</thead>
</table>
1. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT MAY NOT BE LIMITED TO THE INFORMATION PROVIDED. SUPERINTENDENT AT THE JOBSITE FOR THE DURATION OF THE PROJECT

2. PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES, INCLUDING STRIPPING, PATCHING & LEVELING, AS REQ'D.

3. ALL INFORMATION SHOWN ON THESE DRAWINGS IS TO SCALE EXACTLY AS CONSTRUCTED. DRAWINGS AND CATALOGS ARE TO BE USED AS A GUIDELINE. DRAWINGS AS SHOWN ARE INCL. PHOTOGRAPHIC MATERIALS.

4. CONTRACTORS SHALL USE WRITTEN DIMENSIONS AND MATERIALS ORDERED OR SPECIFIED ON MATERIALS OR MATERIALS ORDERED OR SPECIFIED ON DRAWINGS AS SHOWN, INCLUDINO PHOTOGRAPHIC MATERIALS.

5. DRAWINGS SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES. A2. WEST ELEVATIONS A6. SOUTH ELEVATIONS

6. ALL INFORMATION SHOWN ON THESE DRAWINGS IS TO SCALE EXACTLY AS CONSTRUCTED. DRAWINGS AND CATALOGS ARE TO BE USED AS A GUIDELINE. DRAWINGS AS SHOWN ARE INCL. PHOTOGRAPHIC MATERIALS.

7. SHOP DRAWINGS, SAMPLES AND CATALOG DATA CONSTITUTES A PART OF THE CONTRACT. DRAWINGS AND CATALOG DATA SHALL CONSTITUTE A PART OF THE CONTRACT.

8. ALL MATERIALS, COMPONENTS AND MANUFACTURED PRODUCTS SHOWN OR SPECIFIED ARE TO BE SUPPLIED UNDER THE WARRANTY, GUARANTEE OR MANUFACTURER'S NO COMPLAINTS OR ERRORS OR CONDITIONS REQUIRING DETAILING OR CLARIFICATION SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

9. GENERAL NOTES (CONTINUED)

10. INSULATION, SHEET ROCK, MASON, STONE, STONE PAVING, INTERIOR SURFACE AND PLASTERING MATERIALS WHICH ARE NOT SPECIFIED ON THE DRAWINGS, SUCH AS WALLS, CEILINGS, AND FLOORING MATERIALS, SHALL BE SPECIFIED WITHIN 10 DAYS OF ACCEPTANCE.

11. IF THE JOB SITE, INCLUDING CONSTRUCTION PRACTICES AND HEALTH & SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK.

12. THE PROJECT WILL BE CONSIDERED TO BE IN COMPLIANCE WITH THE CONTRACT. DURING THE PERFORMANCE OF WORK.

13. ALL ITEMS SHOWN AS NIC ON PLANS MAY REQUIRE VERIFY IN FIELD.

14. THE JOB SITE, INCLUDING CONSTRUCTION PRACTICES AND HEALTH & SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK.

15. ALL HAZARDOUS MATERIALS DISCOVERED IN PERFORMANCE OF WORK.

16. IDENTIFY THE WORK OF THE ARCHITECT. THE SAME MAY NOT BE DONE.

17. THE COMPLETE SCOPE OF WORK FOR THIS PROJECT MAY NOT BE LIMITED TO THE INFORMATION PROVIDED.
REPLACE WINDOWS W/ (N) WOOD WINDOWS TO MATCH, TYP; ALL DOUBLE HUNG TO HAVE Ogee Lugs TO MATCH ORIGINAL DETAILS

(N) WOOD DOORS W/ GLASS & PANELS, & (N) TRANSOMS ABOVE; SEE DETAIL 3/-

(N) STONE STEPS & WOOD HANDRAILS

(N) WROUGHT IRON GATES

(N) WOOD GARAGE DOOR

ADD WOOD TRIM & COLUMNS BETWEEN WINDOWS, DETAILS TO MATCH 933 VALENCIA, TYP @ ALL (E) WINDOWS; ADD WOOD DENTILS TO MATCH SIZE & SPACING ABOVE BOTH SETS OF BAY WINDOWS, TO MATCH 955 VALENCIA

(N) COLUMNS AROUND WINDOW, DETAILS TO MATCH 933 VALENCIA

(N) SILL, TYP OUTLINE OF PROPERTY @ 953-955 VALENCIA SHOWN DASHED

OUTLINE OF PROPERTY @ 963 VALENCIA SHOWN DASHED

(E) SIDE WALL HEIGHT 15'-4"

(E) WOOD SINGLE PANE WINDOWS TO BE REPLACED, TYP @ FACADE SIDE PROPERTY LINE

(E) PARAPET (NO CHANGE)

2'-7" VIF

961

4'-0" MAX 13'-2"

NOTE: ALL (E) SIDING & DETAILING TO REMAIN AT THIS FACADE, OR TO BE REPAIRED, UN TO ALIGN W/ SASH @ BAY WINDOW SIDE PROPERTY LINE

959 +34'-7"

3 (N) ENTRY DOORS

(N) WOOD DR WITH (2) RECESSED PANELS BELOW & (1) FROSTED SECURITY GLASS PANEL ABOVE, TYP OF (2)

(N) PAINTED WOOD VERTICAL TRIM

(N) PAINTED WOOD HEADER

(N) FROSTED SECURITY TRANSOM, W/HOUSE NUMBER PAINTED IN CENTER, TYP OF (2)

SEE DOOR SCHEDULE FOR MORE INFORMATION

10/6/16 PRE-APP MTG

11/15/16 VARIANCE & COA

6/19/17 REV VAR & COA

8/1/17 REV VAR & COA

10/8/17 REV VAR & COA

10/22/17 REV VAR & COA
VALENCIA RESIDENCE
REMODEL
959-961 VALENCIA STREET
San Francisco, CA 94103

ARCHITECTURE + DESIGN
O D C-27894A
C NE
SE
W
O ST
L
AT
L
I
E
E
-12
L 31
EC
T
AR
HC
I
R
CAM.
G
N
ORE
A
EAST
ELEVATIONS

OUTLINE OF PROPERTY
@ 953-955 VALENCIA
SHOWN DASHED

OUTLINE OF PROPERTY
@ 963 VALENCIA
SHOWN DASHED

+32'-2" (E) GABLE ROOF
(NO CHANGE)

+30' -4" (N) FLAT ROOF
(NO CHANGE)

+34' -7" (E) ROOF

(E) OVERHANG TO BE REMOVED

(E) VINYL WINDOW TO BE REMOVED, TYP @ REAR FACADE

(E) VINYL WINDOW TO BE REPLACED

(EAST ELEVATION)

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

1/16" THICK

10/6/16 PRE-APP MTG
11/15/16 VARIANCE & COA
6/19/17 REV VAR & COA
8/1/17 REV VAR & COA
10/8/17 REV VAR & COA
10/22/17 REV VAR & COA
(E) SOUTH ELEVATION

(E) SOUTH ELEVATION

(N) SOUTH ELEVATION

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

10/6/16 PRE-APP MTG
11/15/16 VARIANCE & COA
6/19/17 REV VAR & COA
8/1/17 REV VAR & COA
10/8/17 REV VAR & COA
10/22/17 REV VAR & COA

PROPERTY @ 953-955 VALENCIA BEYOND, SHOWN DASHED
PROPERTY @ 963 VALENCIA IN FOREGROUND SHOWN W/ LARGE DASH

(E) GABLE ROOF
(N) GABLE ROOF
(NO CHANGE)

(E) FLAT ROOF
(N) FLAT ROOF
(NO CHANGE)

RELOCATE ALL (E) DOWNSPOUTS & VENT STACKS, ETC TO INTERIOR OF WALL

REPLACE ALL (E) VINYL WINDOWS W/ (N) WOOD

ALL (N) WINDOWS & DOORS TO BE WOOD; STYLE TO MATCH (E)

OUTLINE OF PROPERTY @ 953-955 VALENCIA IN FOREGROUND SHOWN W/ LARGE DASH

ALL DRAWINGS AND WRITTEN MATERIAL APPEAR HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, ALTERED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.
OUTLINE OF PROPERTY @ 963 VALENCIA BEYOND, SHOWN DASHED

OUTLINE OF PROPERTY @ 953-955 VALENCIA IN FOREGROUND, SHOWN W/ LARGE DASH

(E) NORTH ELEVATION

(N) NORTH ELEVATION

(N) STAIR DETAIL

10/6/16 PRE-APP MTG
11/15/16 VARIANCE & COA
6/19/17      REV VAR & COA
8/1/17       REV VAR & COA
10/8/17     REV VAR & COA
10/22/17   REV VAR & COA

PAINTED WOOD GUARDRAIL
PAINTED WOOD BALUSTER, TYP
PAINTED WOOD NEWEL POST, TYP
PAINTED WOOD TRIM

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

SCALE: 1/2" = 1'-0"

SCALE: 1/16" = 1'-0"

P.O. Box 1234, San Francisco, CA 94111
Phone: 415.999.1234
Fax: 415.999.1234
www.gorencarchitecture.com
LONGITUDINAL SECTIONS

1. (E) LONGITUDINAL SECTION
2. (N) LONGITUDINAL SECTION