



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Executive Summary HEARING DATE: FEBRUARY 19, 2020 CONSENT

Record No.: 2016-013739COA-02
Project Address: 933-935 Valencia Street
Landmark: Contributor, Liberty-Hill Landmark District
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) Zoning District
50-X Height and Bulk District
Block/Lot: 3609/037
Project Sponsor: Andrea Fleischman
151 Burnside Avenue
San Francisco, CA 94131
Staff Contact: Natalia Kwiatkowska - 415-575-9185
Natalia.Kwiatkowska@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

933-935 Valencia Street is located on the east side of Valencia Street between 20th and 21st Streets (Assessor's Block 3609; Lot 037). The subject building is a contributor to the Liberty-Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code.

The slanted-bay Italianate-style, 3-story, multi-unit building was constructed between 1875 and 1877 by the Real Estate Associates (TREA).

PROJECT DESCRIPTION

The proposed project involves a side expansion of the top floor, including expansion of the side bay and enclosure of the existing porch, relocation of the existing upper level stair and construction of a solid firewall, interior remodel, and replacement of the existing gate at front.

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 respects the character-defining features of the subject building;
- the architectural character of the subject building will be maintained;
- 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 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 not received any public comment about the proposed project.

ISSUES & OTHER CONSIDERATIONS

- The Project is fully code compliant and is supported by Department staff.
- An Administrative Certificate of Appropriateness has been granted for work at the front and side facades, including modifications to the door and window openings, replacement of the front stairway and railing, relocation of the lower level side stairway, and installation of landscape features in the front yard to accommodate a new dwelling unit, per ACOA 2019.0422.

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: FEBRUARY 19, 2020
CONSENT

| | | |
|-------------------------|--|--|
| <i>Record No.:</i> | 2016-013739COA-02 | 1650 Mission St. Suite 400 San Francisco, CA 94103-2479 |
| <i>Project Address:</i> | 933-935 Valencia Street | Reception: 415.558.6378 |
| <i>Landmark:</i> | Contributor, Liberty-Hill Landmark District | Fax: 415.558.6409 |
| <i>Zoning:</i> | Valencia Street NCT (Neighborhood Commercial Transit) Zoning District 50-X Height and Bulk District | Planning Information: 415.558.6377 |
| <i>Block/Lot:</i> | 3609/037 | |
| <i>Project Sponsor:</i> | Andrea Fleischman 151 Burnside Avenue San Francisco, CA 94131 | |
| <i>Staff Contact:</i> | Natalia Kwiatkowska - 415-575-9185 Natalia.Kwiatkowska@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 037 IN ASSESSOR'S BLOCK 3609 IN A VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 8, 2019, Andrea Fleischman (hereinafter "Project Sponsor") filed Application No. 2016-013739COA-02 (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for an expansion and exterior work at a subject building located on Lot 037 in Assessor's Block 3609, which is a contributing resource to Liberty-Hill Landmark District and locally designated under Article 10, Appendix F 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 February 19, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2016-013739COA-02.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-013739COA-02 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. 2016-013739COA-02 in conformance with the architectural plans dated December 17, 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 involves a side expansion of the top floor, including expansion of the side bay and enclosure of the existing porch, relocation of the existing upper level stair and construction of a solid firewall, interior remodel, and replacement of the existing gate at front.
3. **Property Description.** 933-935 Valencia Street is located on the east side of Valencia Street between 20th and 21st Streets (Assessor's Block 3609; Lot 037). The subject building is a contributor to the Liberty-Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code. The slanted-bay Italianate-style, 3-story, multi-unit building was constructed between 1875 and 1877 by the Real Estate Associates (TREA).
4. **Surrounding Properties and Neighborhood.** The subject property is part of a grouping of slanted-bay Italianate-style buildings constructed by TREA. The surrounding area is mixed in character, uses, and construction dates, resulting with one- to four-story residential, commercial, and mixed-use buildings with neighborhood serving retail.
5. **Public Outreach and Comments.** The Department has not received any public comment about the proposed project.
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 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 proposal will retain the subject property's existing residential use.

- (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.

The proposal is to expand the top floor, relocate exterior stair, and replace the front gate. These changes will not remove distinctive materials, nor irreversibly alter features that characterize the building.

- (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, shall not be undertaken.

Not Applicable.

- (4) **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not Applicable.

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

Not Applicable.

- (6) **Standard 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Not Applicable.

- (7) **Standard 7:** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not Applicable.

- (8) **Standard 8:** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not Applicable.

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

The proposed work will not destroy historic materials or features that characterize the building. The proposed expansion of the top floor will be minimally visible from the public right-of-way, will be clad in horizontal wood siding to match existing and will feature compatible windows in terms of material, size, and proportions, while differentiating in terms of casement operation at side of the building.

- (10) **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 work will not destroy historic materials or features that characterize the building. The proposed addition will not affect the essential form and integrity of the landmark district. The proposed side stair and accompanying solid firewall, which is required to comply with Building Code requirements, is designed to follow the slope of the stair; thus, reducing the overall element.

- C. **Liberty-Hill Historic 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.

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.
 - a. Character of the Historic District. The standards for review of all applications for Certificates of Appropriateness are set forth in Section 1006.7 of Article 10. For purposes of review pursuant to these standards, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District described in Section 6 of this ordinance.
 - b. Minor Exterior Alterations. A Certificate of Appropriateness shall be required for the following minor exterior changes if visible from a public street: Awnings, copings, retaining walls, fences, balustrades and security gates.
 - c. New Construction. New construction on vacant sites shall conform with the general profile of the District, especially as to scale, sculptural qualities of facade and entrance detailing, fenestration patterns and materials as described in Section 6 of this ordinance.
 - d. Masonry, Brickwork and Stonework. A Certificate of Appropriateness shall be required for painting previously unpainted masonry, brick or stone exterior surfaces, for cleaning such surfaces with abrasives and/or treatment of such surfaces with waterproofing chemicals. Sandblasting and certain chemical treatment detrimental to masonry will not be approved.
 - e. A Certificate of Appropriateness shall be required for use of texturizing paint products.

The project is in conformance with Article 10, and as outlined in Appendix F, as the work is compatible with the 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 not have an impact 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 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 037 in Assessor's Block 3609 for proposed work in conformance with the architectural submittal dated December 17, 2019 and labeled Exhibit B on file in the docket for Record No. 2016-013739COA-02.

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. XXXXXX. 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 February 19, 2020

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 19, 2020

EXHIBIT A

AUTHORIZATION UPDATE

This authorization is for a Certificate of Appropriateness to allow Major Alterations located at 933-935 Valencia Street, Block 3609, and Lot 037 pursuant to Planning Code Section 1006 within the Valencia Street NCT Zoning District and a 50-X Height and Bulk District; in general conformance with plans, dated December 17, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2016-013739COA-02 and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on February 19, 2020 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

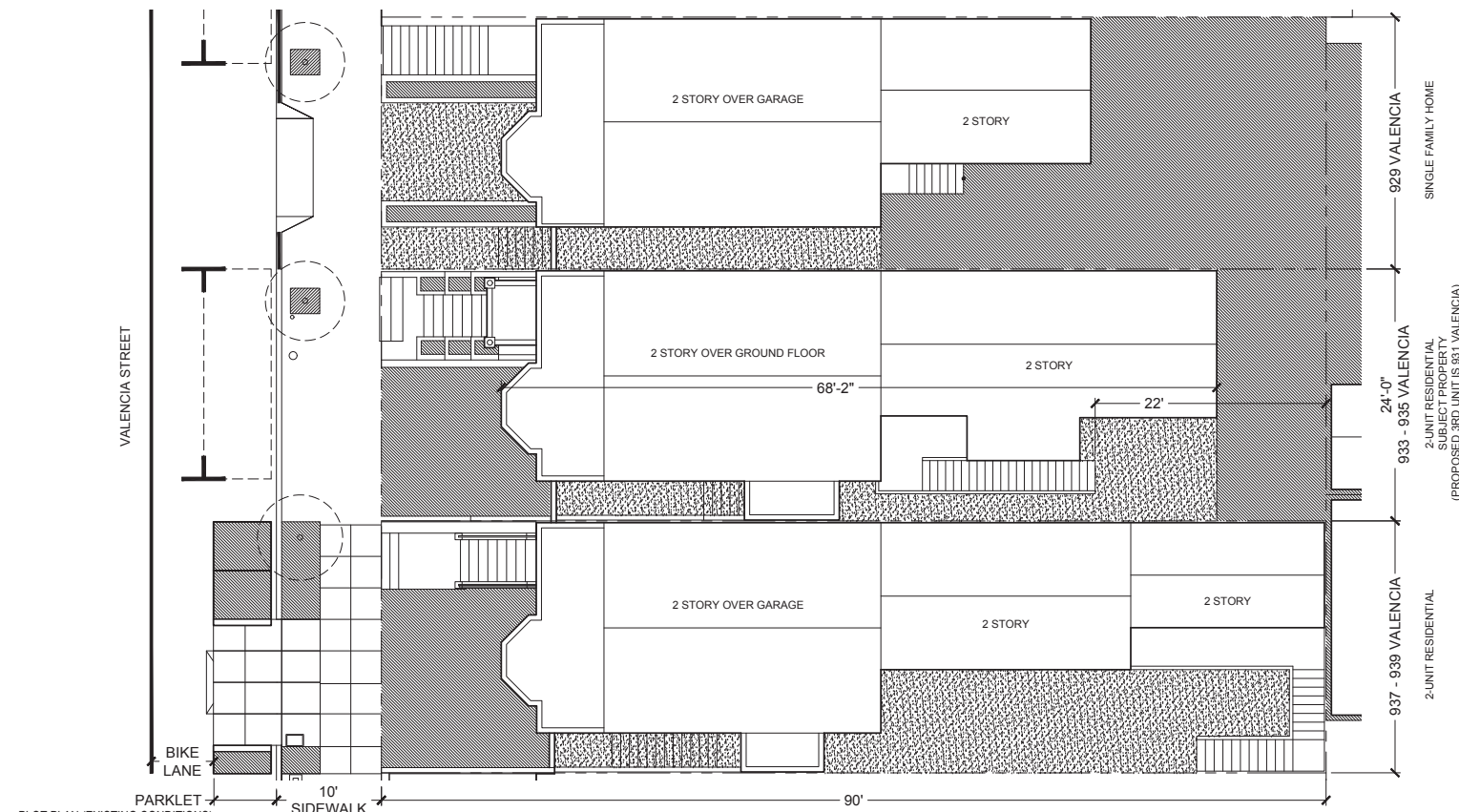
The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to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



PLOT PLAN (EXISTING CONDITIONS)
SCALE: 1/8" = 1'-0"

PROJECT SCOPE
PROJECT INCLUDES A SIDE EXPANSION OF THE 2ND FLOOR INCLUDING EXPANSION OF BAY AND ENCLOSURE OF PORCH, RELOCATION OF 2ND FLOOR SIDE STAIR AND CONSTRUCTION OF A SOLID FIRE-WALL (AS REQUIRED PER BUILDING CODE), INTERIOR REMODEL OF 2ND FLOOR, AND REPLACEMENT OF EXISTING FRONT SIDE GATE. ALL OTHER WORK APPROVED PER ACOA 2019.0422 AND SEPARATE BUILDING PERMIT APPLICATION #201810183599

PROJECT DATA
BLOCK / LOT: 3609 / 037
YEAR BUILT: CA. 1880
TYPE: 5-NR; WOOD FRAME
USE: 2-UNIT RESIDENTIAL
USE DISTRICT: NCT - VALENCIA STREET
HEIGHT/BULK: 50-X
PRESERVATION: LIBERTY HILL HISTORIC DISTRICT
STORIES: 2 STORY OVER GROUND FLOOR
UNITS EXISTING: 2
UNITS PROPOSED: 3

PROJECT CONTACTS
OWNER: Mr. Amandeep Jawa, Ms. Kimberly Conley, 933 Valencia Street, San Francisco, CA 94110
ARCHITECT: Ms. Andrea Fleischman, 151 Burnside Avenue, San Francisco, CA 94131, 917.838.1650, fleischman.andrea@gmail.com
STRUCTURAL ENGINEER: Ms. Lisa Tse, Integrand Inc., 250 Clara Terrace, Fremont, CA 94539, 510.299.7520, lisat@integrand-inc.com

SHEET INDEX
T1.00 TITLE SHEET
A1.00 SITE PLANS
A1.01 PLANS-GROUND FLOOR
A1.02 PLANS - FIRST FLOOR
A1.03 PLANS - SECOND FLOOR
A2.00 REFLECTED CEILING AND POWER PLAN-2ND FLOOR
A3.00 ELEVATIONS - NORTH AND WEST
A3.01 ELEVATIONS - SOUTH AND EAST
A4.00 ENLARGED DETAIL PLANS
A5.00 WINDOW AND DOOR SCHEDULES AND DETAILS

LOCATION AND VICINITY PLAN



APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
- 2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
- 2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
- 2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
- 2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
- 2016 SAN FRANCISCO EXISTING BUILDING CODE
- 2016 SAN FRANCISCO HOUSING CODE

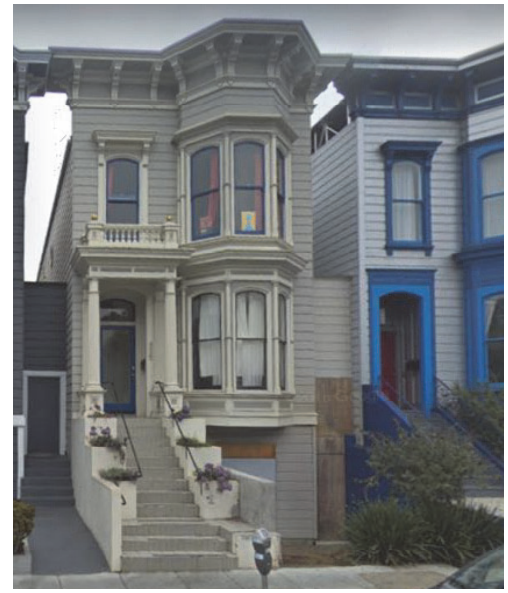
AUTOMATIC FIRE SPRINKLER SYSTEM
THE ENTIRE GROUND FLOOR (BASEMENT) OF THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH NFPA 13R AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE PROVISIONS OF CBC 903.3.1.1 AND FS-05

DEFERRED SUBMITTALS
FIRE SPRINKLERS

PHOTOGRAPHS



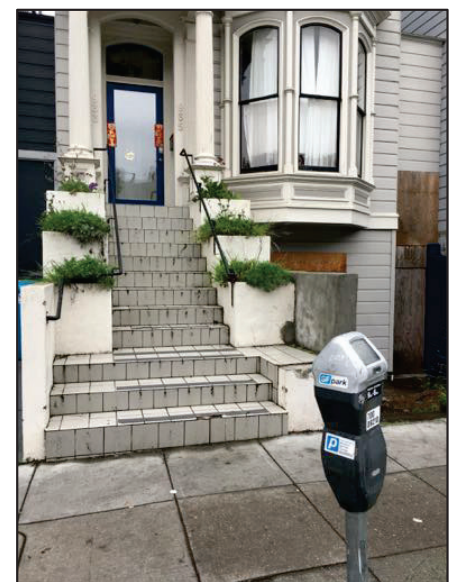
ADJACENT PROPERTY 929 VALENCIA STREET | SUBJECT PROPERTY 933 - 935 VALENCIA STREET (NEW UNIT AT GROUND FLOOR IS 931) | ADJACENT PROPERTY 937 - 939 VALENCIA STREET



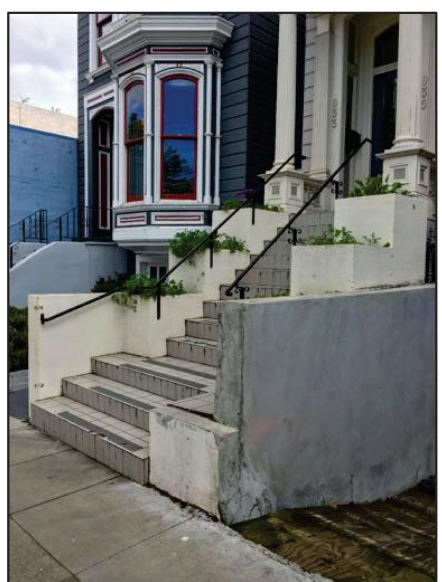
EXISTING FRONT VIEW (WEST)



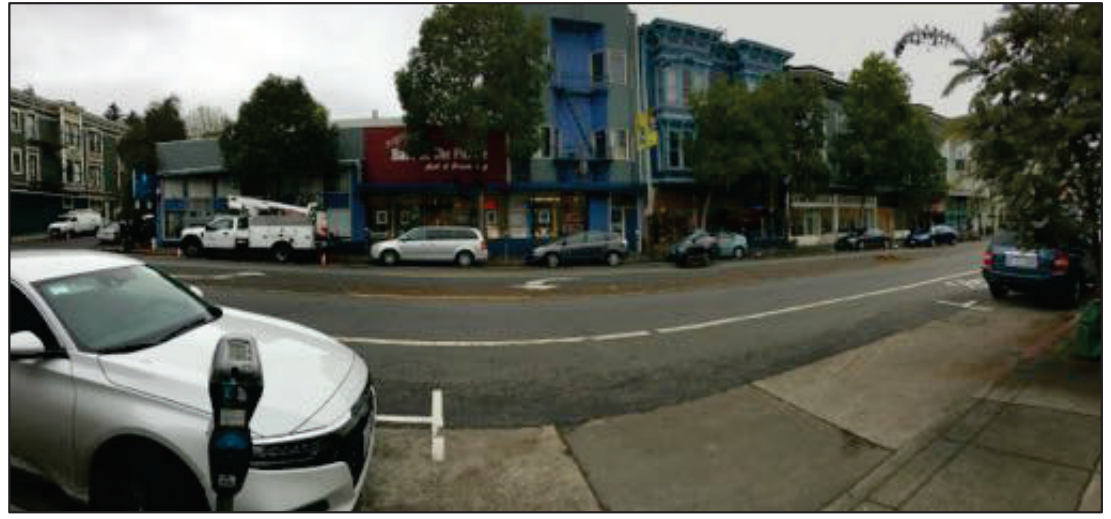
EXISTING STAIRS (AS SEEN FROM NORTH)



EXISTING STAIRS FRONT VIEW (WEST)



EXISTING STAIRS (AS SEEN FROM SOUTH)



PROPERTIES ACROSS VALENCIA STREET

Andrea Fleischman
architecture

917.838.1650

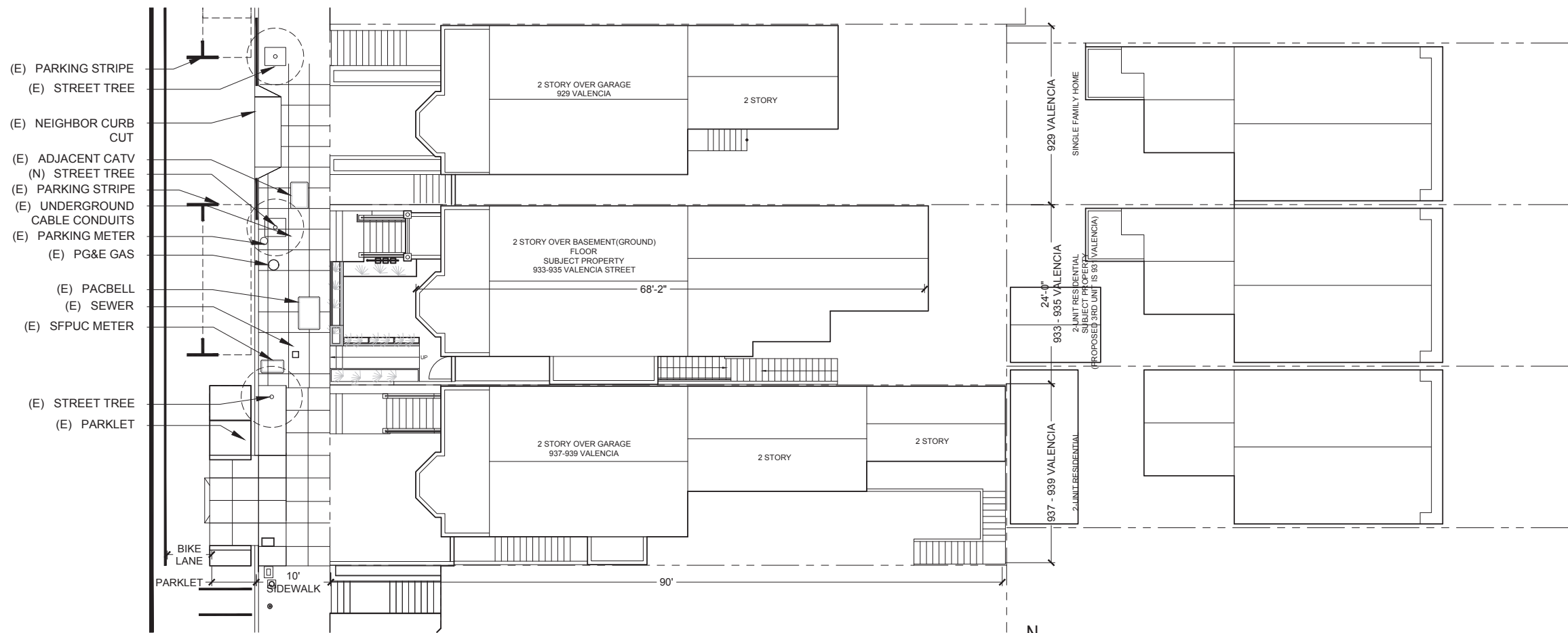
ALTERATIONS TO:
931, 933, 935 VALENCIA STREET
SAN FRANCISCO, CA

| ISSUE | DATE | DESCRIPTION |
|-------|----------|--------------------|
| 01 | 12/17/19 | PLUMBING SUBMITTAL |

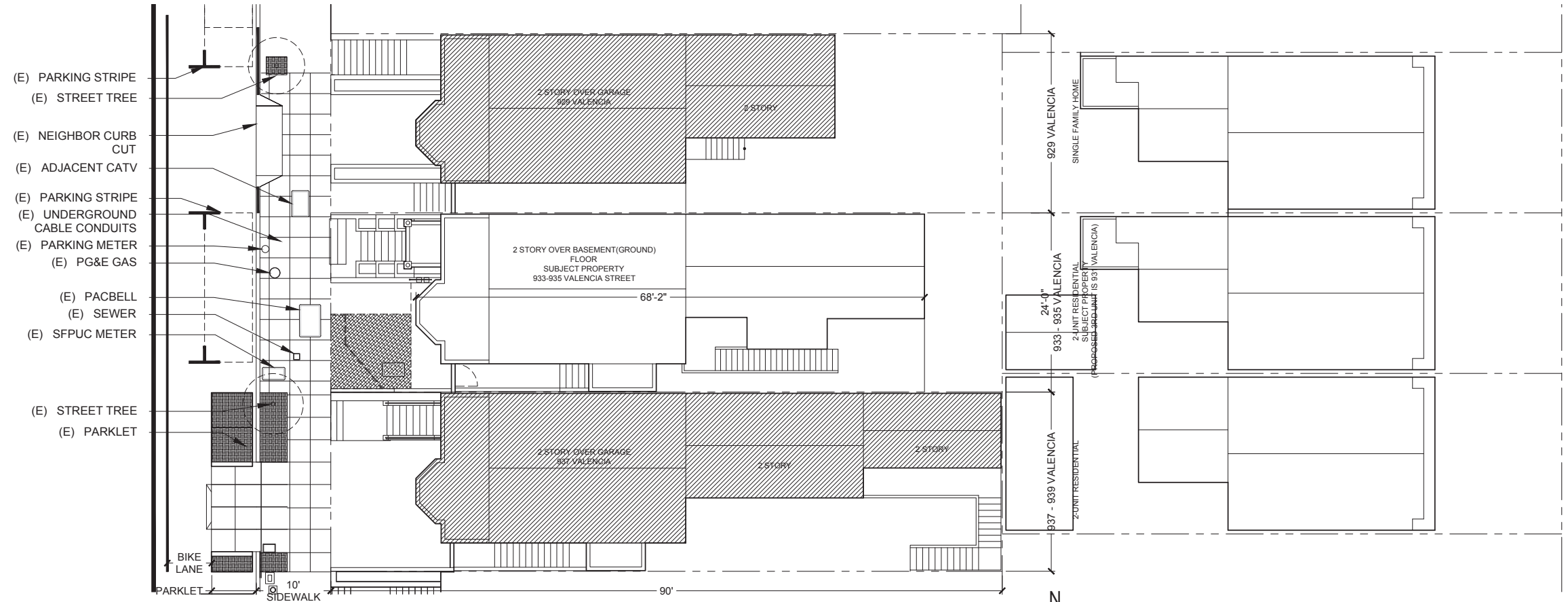
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ANDREA FLEISCHMAN ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF ANDREA FLEISCHMAN ARCHITECT.

DATE: 12/17/19
SCALE: AS NOTED
DRAWN: AF

TITLE SHEET
T0.00



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

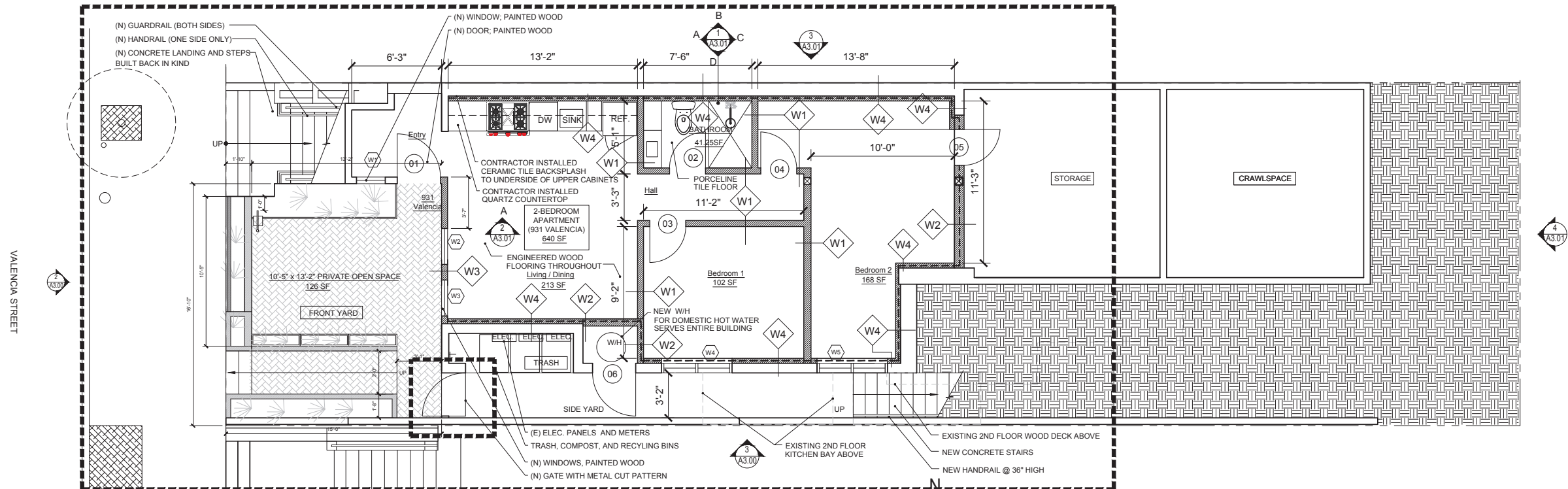


N
1 EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-------------------|
| 01 | 12/17/19 | PLANNING SUBMITAL |

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ANDREA FLEISCHMAN, ARCHITECT. NO PART THEREOF SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF ANDREA FLEISCHMAN, ARCHITECT.

DATE 12/17/19
 SCALE AS NOTED
 DRAWN AF

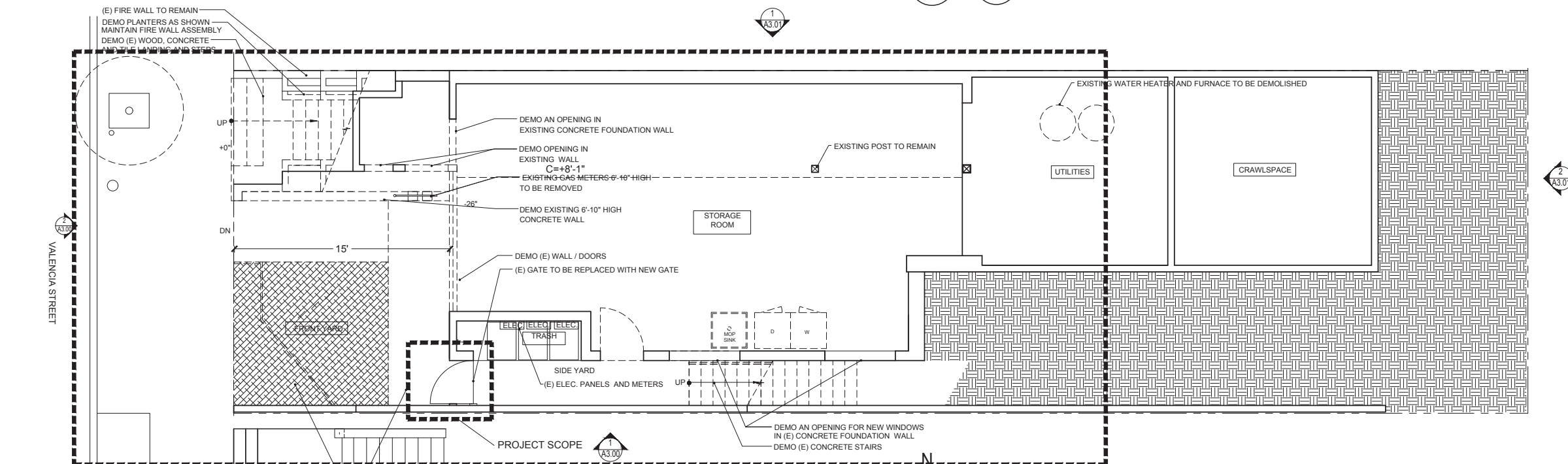


SCOPE OF WORK UNDER SEPARATE PERMIT
#201810183599 AND ACOA 2019.0422

PROJECT SCOPE

PROPOSED PLAN- BASEMENT FLOOR

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



SCOPE OF WORK UNDER SEPARATE PERMIT
#201810183599 AND ACOA 2019.0422

PROJECT SCOPE

EXISTING/DEMOLITION PLAN- BASEMENT FLOOR

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

ESCAPE AND RESCUE WINDOWS

EMERGENCY AND ESCAPE PER CBC SECTION 1030
EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE BOTTOM OF THE OPENING SHALL BE NO GREATER THAN 44" FROM FLOOR.

WINDOW W4 AND W5 BOTH MEET THE REQUIREMENTS FOR EMERGENCY AND ESCAPE OPENINGS.

NATURAL LIGHT AND VENTILATION REQUIREMENTS

NATURAL VENTILATION PER CBC SECTION 1203.5
OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.

WINDOW W4 SERVING BEDROOM 1:
BEDROOM 1 FLOOR AREA = 106 SF
4% OF 106 SF= 4.24 SF

WINDOW W4 HAS UNOBSTRUCTED VENTILATION OF 14 SF.
THEREFORE W4 COMPLIES.

WINDOW W5 SERVING BEDROOM 2:
BEDROOM 2 FLOOR AREA = 168 SF
4% OF 168 SF= 6.72 SF

WINDOW W5 HAS UNOBSTRUCTED VENTILATION OF 19 SF.
THEREFORE W5 COMPLIES.

NATURAL LIGHTING PER CBC SECTION 1205.2
THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED.

WINDOW W4 SERVING BEDROOM 1:
BEDROOM 1 FLOOR AREA = 106 SF
8% OF 106 SF= 8.48 SF

WINDOW W4 HAS UNOBSTRUCTED NATURAL LIGHT OF 14 SF.
THEREFORE W4 COMPLIES.

WINDOW W5 SERVING BEDROOM 2:
BEDROOM 2 FLOOR AREA = 168 SF
8% OF 168 SF= 13.44 SF

WINDOW W5 HAS UNOBSTRUCTED NATURAL LIGHT OF 19 SF.
THEREFORE W5 COMPLIES.

LEGEND

- DEMO EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING CONCRETE WALKWAY TO BE DEMOLISHED
- NEW WALL
- NEW 1HR FIRE RATED WALL

GENERAL NOTES

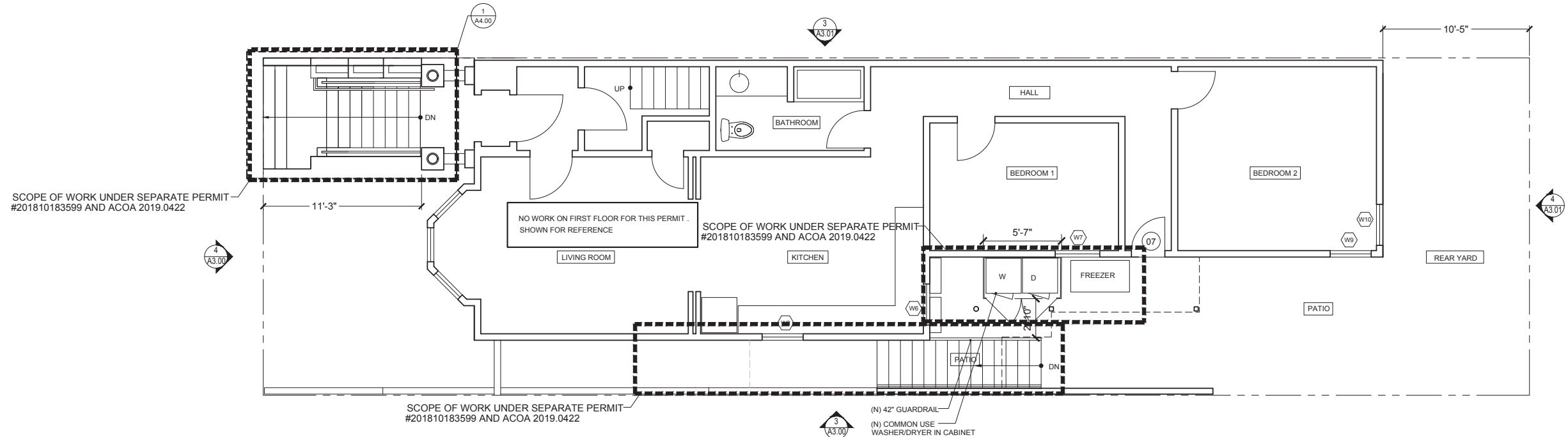
1. LIGHTS IN BATHROOM AND STORAGE ROOM TO BE CONTROLLED BY VACANCY SENSORS.
2. CENTER AND ALIGN LIGHT FIXTURES AS SHOWN AND PROVIDE EQUAL SPACING BETWEEN SIMILAR FIXTURES IN SEQUENCE.
3. EXACT LOCATION OF LIGHT FIXTURES TO BE COORDINATED IN THE FIELD WITH ARCHITECT.
4. ALL LIGHT FIXTURES CONTROLLED BY DIMMER SWITCHES.
5. PENETRATIONS OF FIRE RESISTIVE WALLS SHALL BE PROTECTED AS REQUIRES BY CBC 714.3 AND 714.4
6. USE METACAULK FIRE RATED PUTTY PADS OR APPROVED EQUAL AT ALL LIGHT SWITCHES AND RECEPTACLES TO MAINTAIN FIRE RATED ASSEMBLIES.
7. USE TENMAT FIREBOX OR APPROVED EQUAL AT ALL RECESSED FIXTURES TO MAINTAIN FIRE RATED ASSEMBLY.

8. ALL LIGHTING TO BE UL LISTED ON ENTIRE ASSEMBLY.
9. WALL PATCHING AS NECESSARY AT AREAS OF WORK
10. VERIFY ALL DIMENSIONS IN THE FIELD

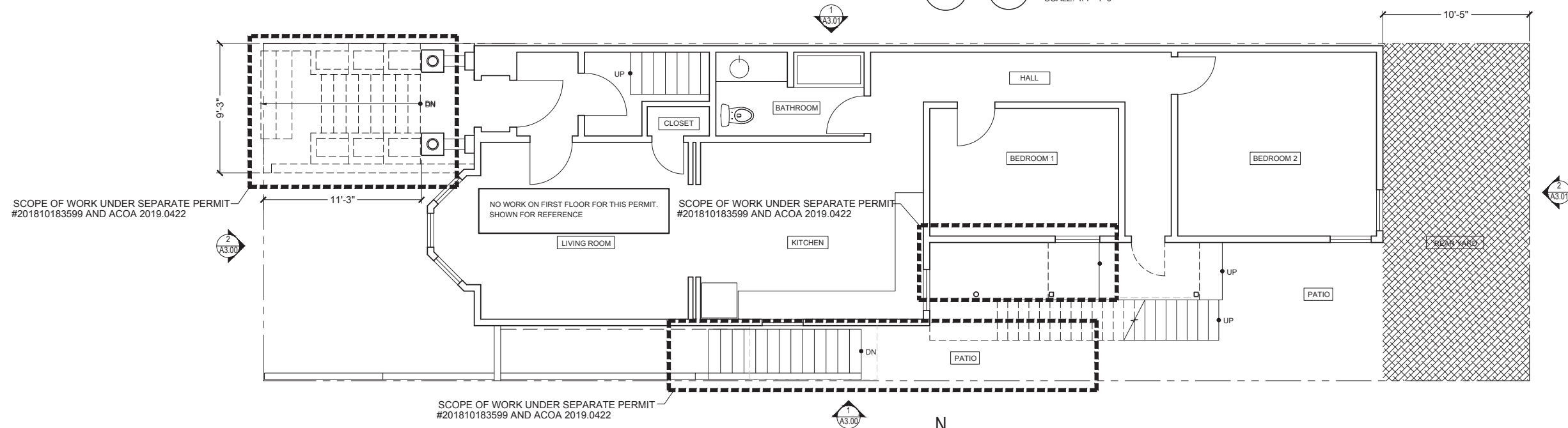
| ISSUE | DATE | DESCRIPTION |
|-------|----------|-------------------|
| 01 | 12/17/19 | PLANNING SUBMITAL |

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DATE 12/17/19
SCALE AS NOTED
DRAWN AF



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



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

LEGEND

- DEMO EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING CONCRETE WALKWAY TO BE DEMOLISHED
- NEW WALL

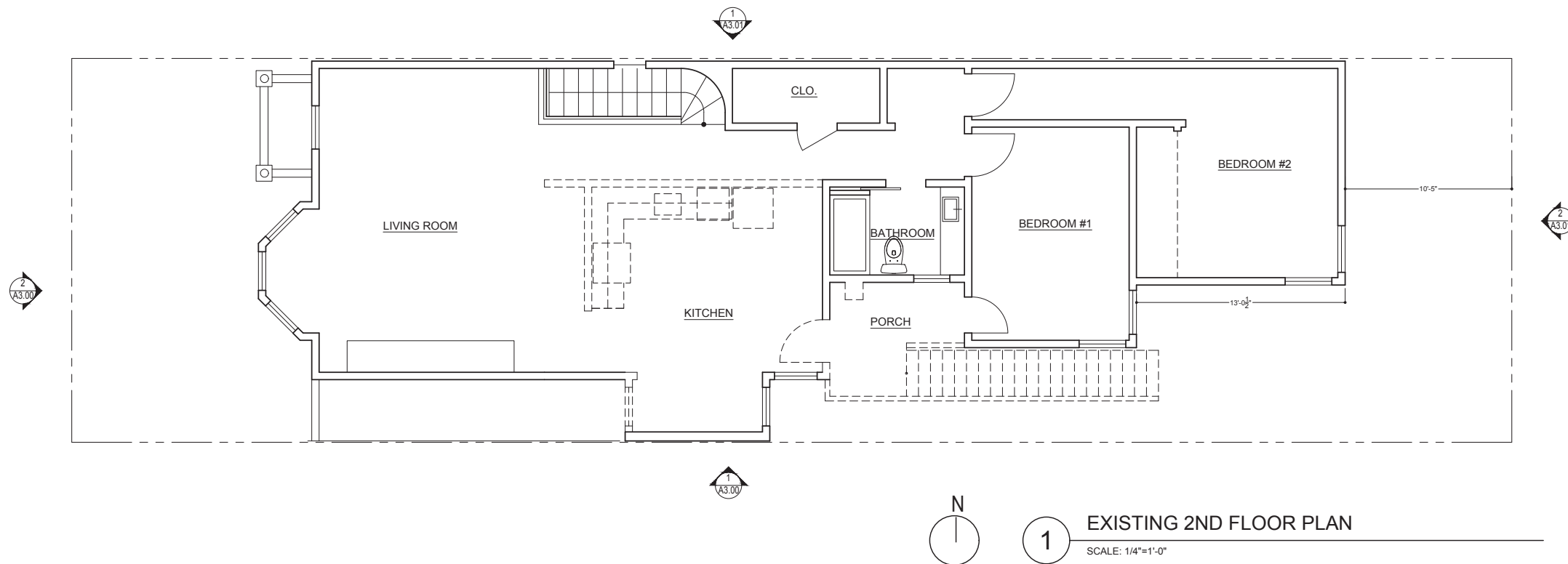
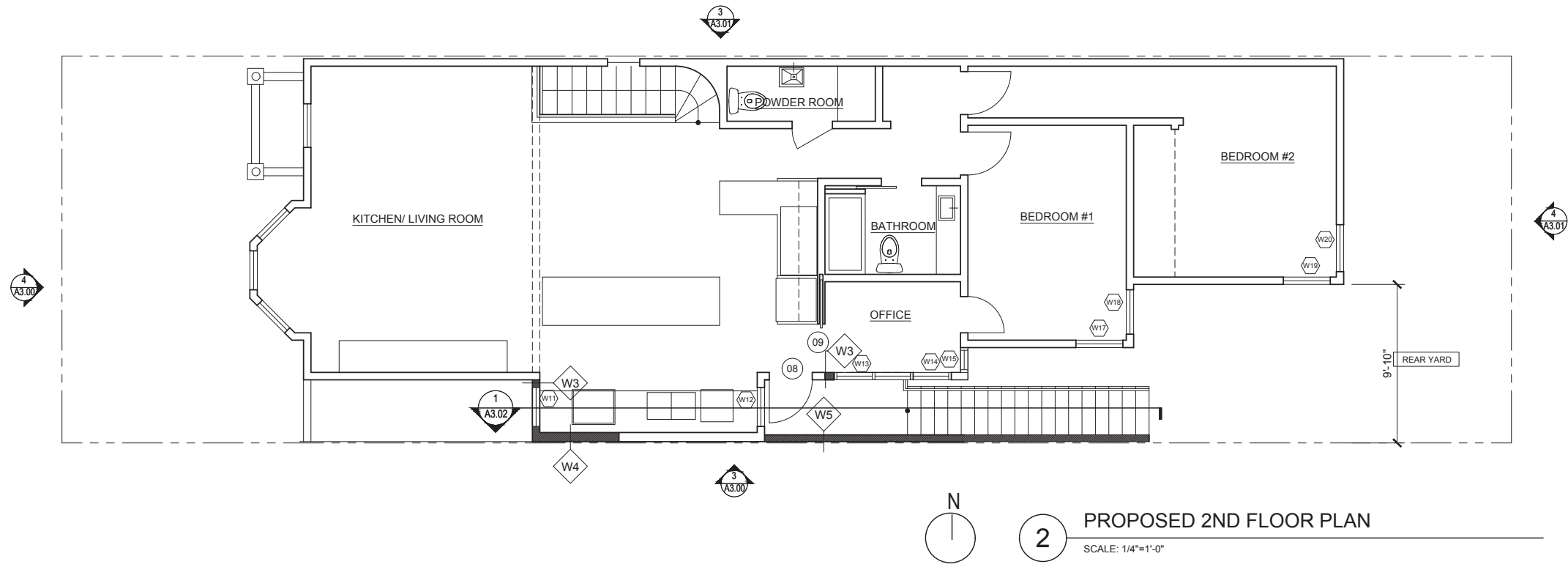
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9. PATCH AS NECESSARY EXISTING WOOD FLOORS AT AREAS OF WORK.
10. WALL PATCHING AS NECESSARY AT AREAS OF WORK
11. VERIFY ALL DIMENSIONS IN THE FIELD

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DRAWN AF



LEGEND

- DEMO EXISTING WALL
- EXISTING WALL TO REMAIN
- EXISTING CONCRETE WALKWAY TO BE DEMOLISHED
- NEW WALL

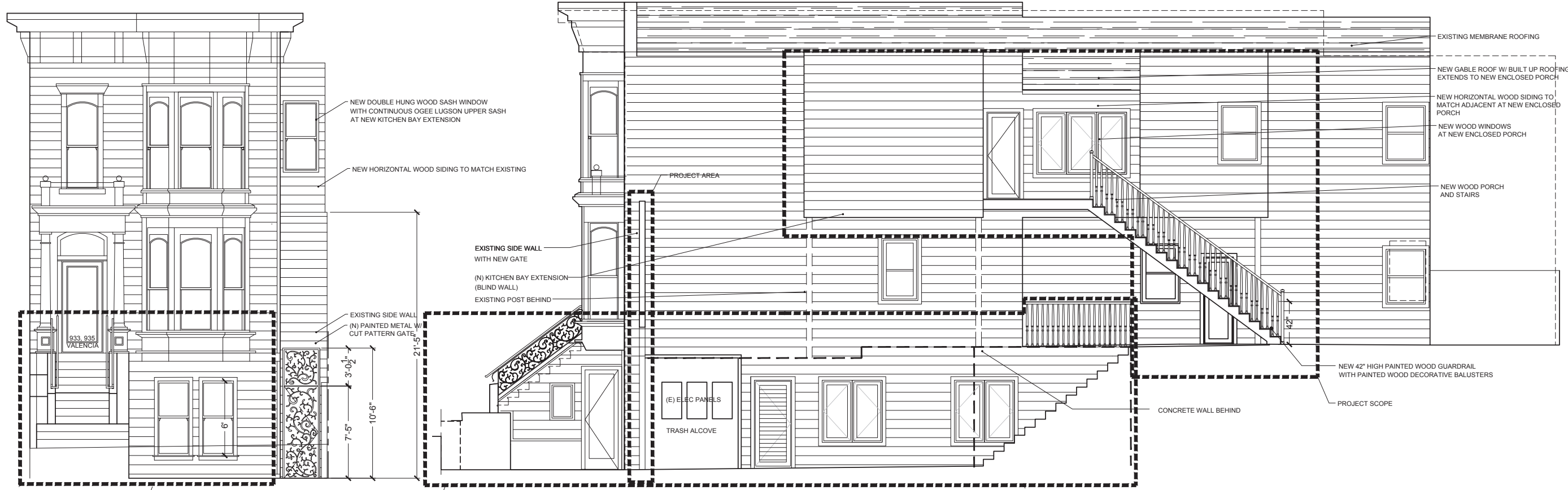
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DATE 12/17/19
SCALE AS NOTED
DRAWN AF



SCOPE OF WORK UNDER SEPARATE PERMIT #201810183599 AND ACOA 2019.0422

SCOPE OF WORK UNDER SEPARATE PERMIT #201810183599 AND ACOA 2019.0422

REFER TO PHOTOGRAPHS FOR ACCURATE REPRESENTATION OF EXISTING ARCHITECTURAL DETAILS

Andrea Fleischmar
architecture

917.838.1650

ALTERATIONS TO:
931, 933, 935 VALENCIA STREET
SAN FRANCISCO, CA

4 PROPOSED WEST ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



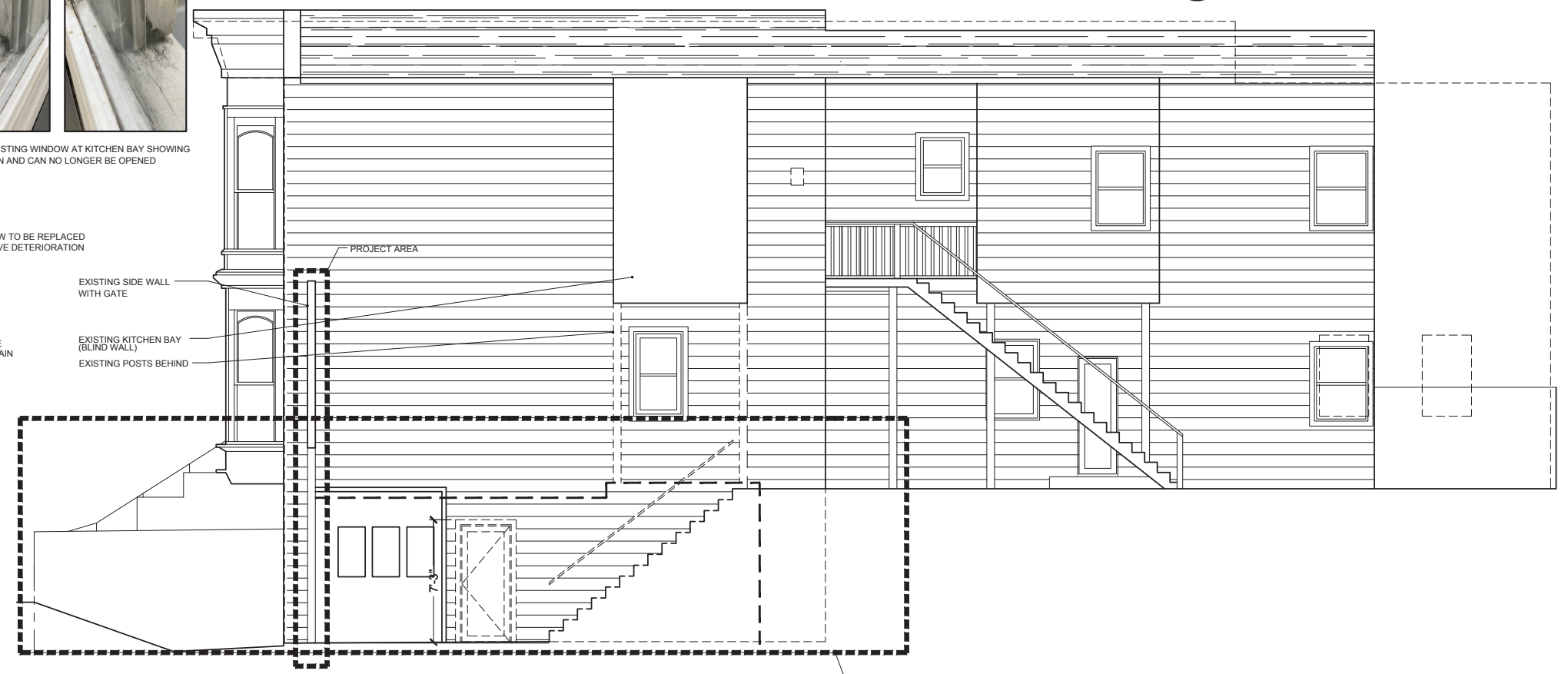
SCOPE OF WORK UNDER SEPARATE PERMIT #201810183599 AND ACOA 2019.0422

2 EXISTING WEST ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



PHOTOS OF EXISTING WINDOW AT KITCHEN BAY SHOWING DETERIORATION AND CAN NO LONGER BE OPENED

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



SCOPE OF WORK UNDER SEPARATE PERMIT #201810183599 AND ACOA 2019.0422

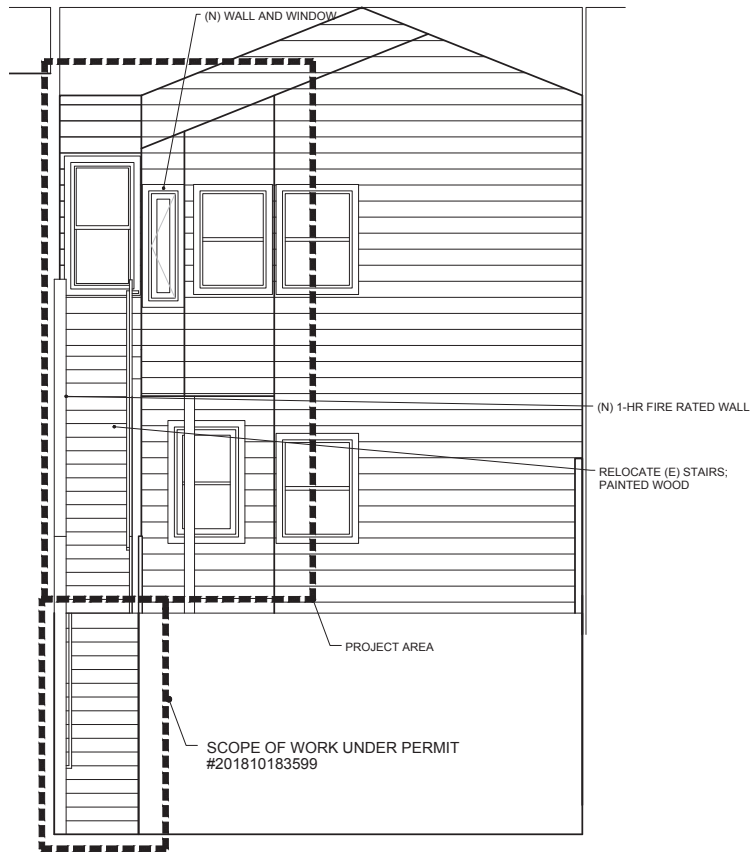
1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-------------------|
| 01 | 12/17/19 | PLANNING SUBMITAL |

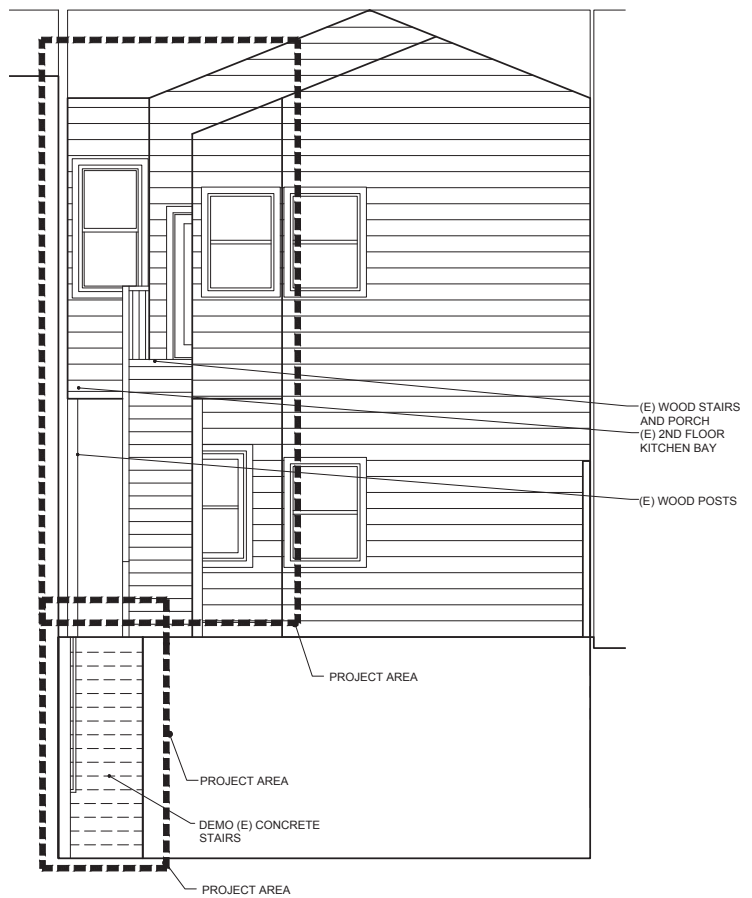
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| | |
|-------|----------|
| DATE | 12/17/19 |
| SCALE | AS NOTED |
| DRAWN | AF |

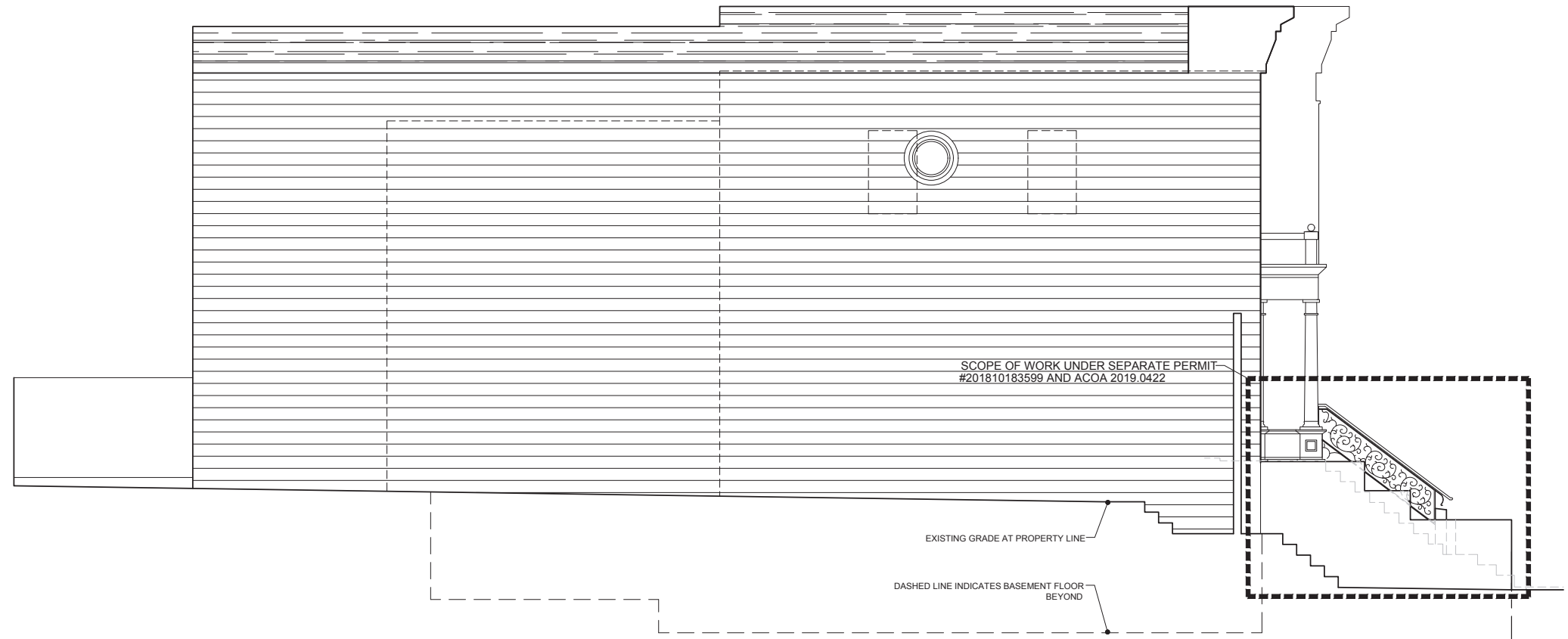
A3.00
EXTERIOR
ELEVATIONS
NORTH AND
WEST



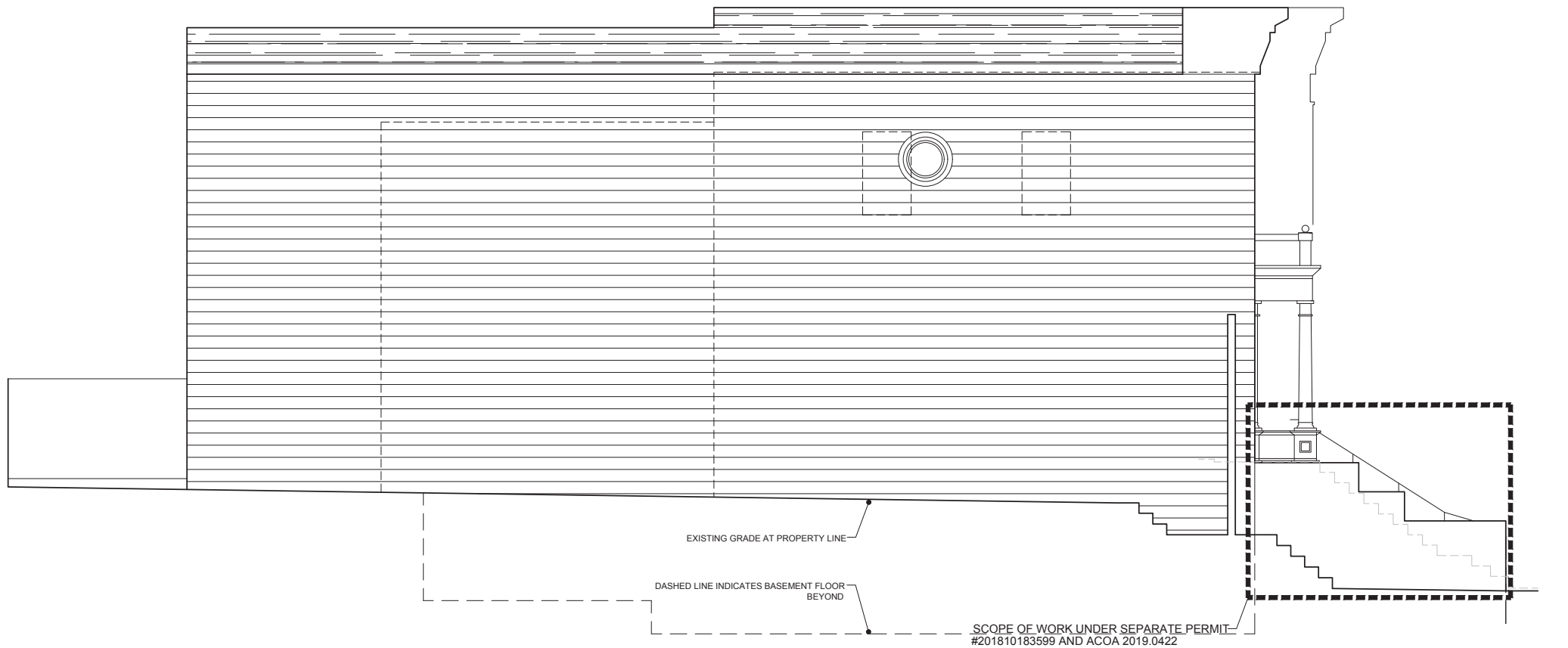
4 PROPOSED WEST ELEVATION (FRONT)
SCALE: 1/4"=1'-0"



2 EXISTING EAST ELEVATION (REAR)
SCALE: 1/4"=1'-0"



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



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

REFER TO PHOTOGRAPHS FOR ACCURATE REPRESENTATION OF EXISTING ARCHITECTURAL DETAILS

VERIFY ALL DIMENSIONS IN FIELD

Andrea Fleischmar
architecture

917.838.1650

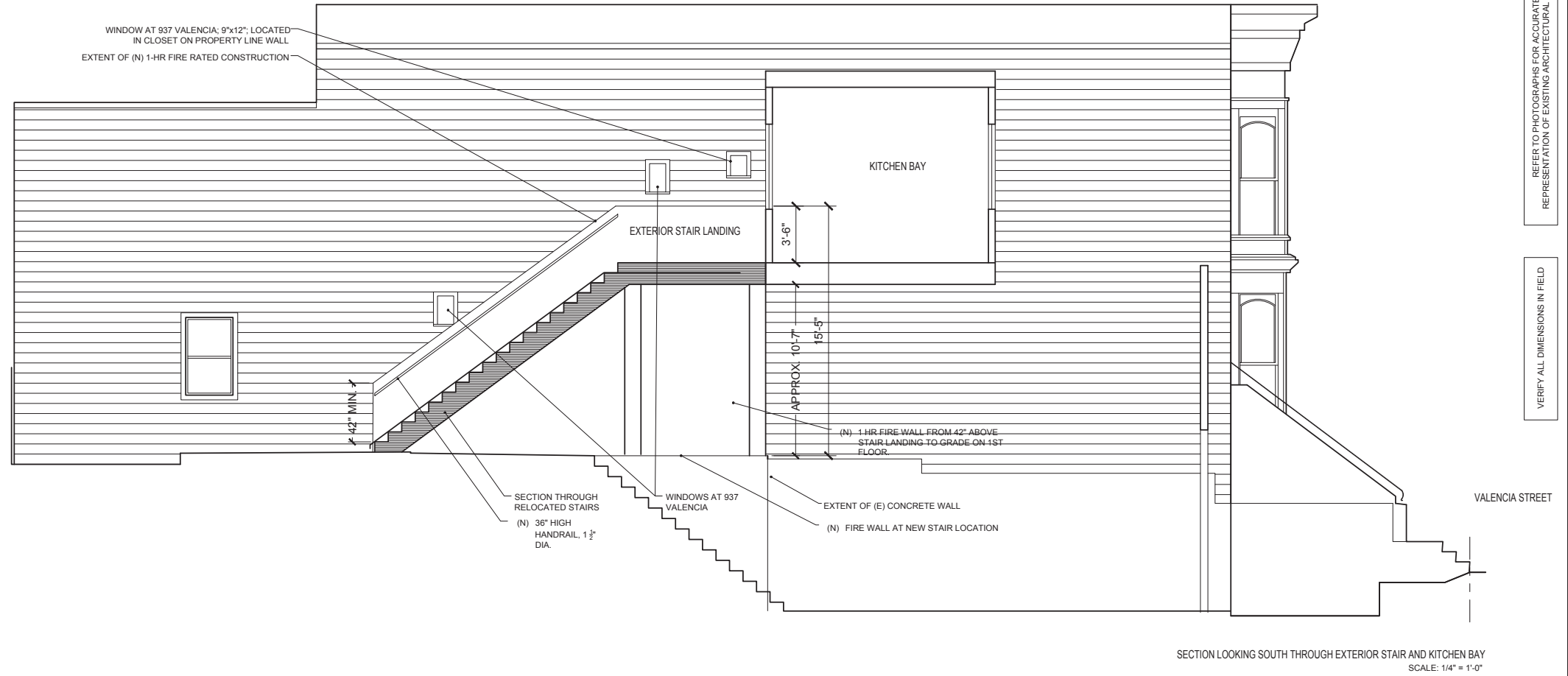
ALTERATIONS TO:
931,933, 935 VALENCIA STREET
SAN FRANCISCO, CA

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| | |
|-------|----------|
| DATE | 12/17/19 |
| SCALE | AS NOTED |
| DRAWN | AF |

A3.01
EXTERIOR
ELEVATIONS
SOUTH AND
EAST



REFER TO PHOTOGRAPHS FOR ACCURATE REPRESENTATION OF EXISTING ARCHITECTURAL DETAILS

VERIFY ALL DIMENSIONS IN FIELD

Andrea Fleischman
architecture

917.838.1650

ALTERATIONS TO:
931, 933, 935 VALENCIA STREET
SAN FRANCISCO, CA

| ISSUE | DATE | DESCRIPTX |
|-------|----------|--------------------|
| 01 | 12/17/19 | PLANNING SUBMITTAL |

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DATE 12/17/19
SCALE AS NOTED
DRAWN AF

A3.02
EXTERIOR
ELEVATIONS
SOUTH

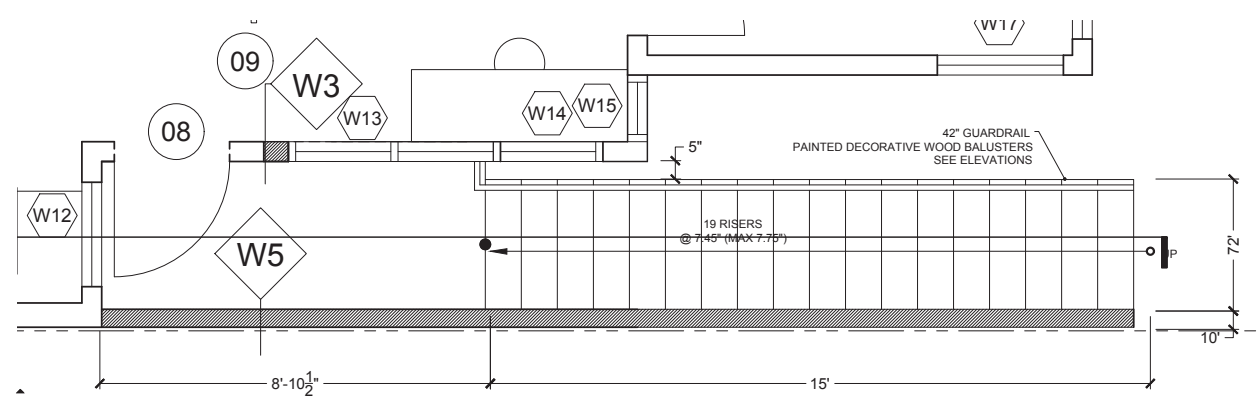
| ISSUE | DATE | DESC |
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| 01 | 12.17.15 | PLANN SUBMIT |

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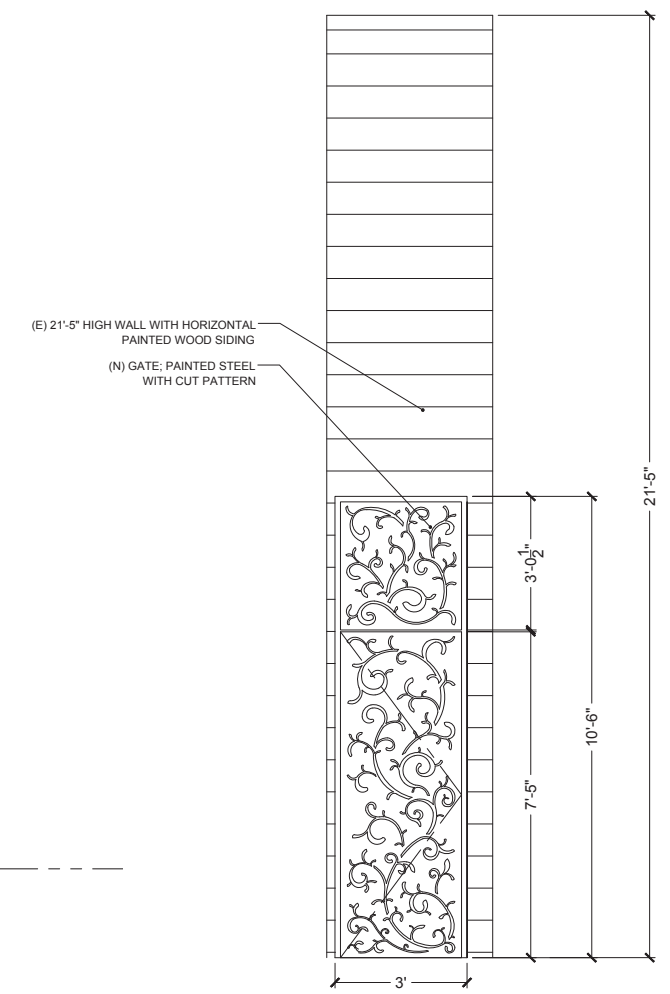
DATE 12/17/15

SCALE AS NOT

DRAWN AF



2 ENLARGED STAIR PLAN
SCALE: 1/2"=1'-0"



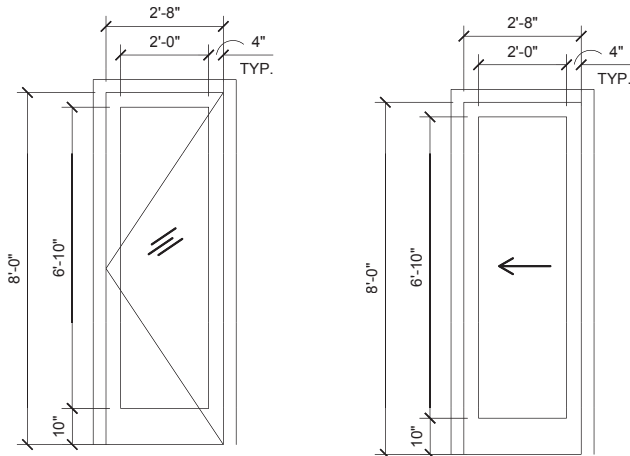
1 PROPOSED GATE- WEST ELEVATION (FRONT)
SCALE: 1/4"=1'-0"

VERIFY ALL DIMENSIONS IN FIELD

REFER TO PHOTOGRAPHS FOR ACCURATE
REPRESENTATION OF EXISTING ARCHITECTURAL DETAILS

| WINDOW MARK | WINDOW TYPE | FRAME MATERIAL | EXISTING/NEW | GLASS TYPE | ROUGH OPENING | | MATERIAL/PERFORMANCE | FIRE RATING/COMMENTS |
|-------------|-------------|----------------|--------------|------------|---------------|--------|---|------------------------------------|
| | | | | | HEIGHT | WIDTH | | |
| W6 | B | WOOD | N | I | 4'-5" | 3'-2" | WOOD CLAD, U VALUE=.32 | 45 MIN. w/fusible link |
| W7 | B | WOOD | N | I | 4'-6 1/2" | 2'-11" | WOOD CLAD, U VALUE=.32 | 45 MIN. w/fusible link |
| W8 | B | WOOD | N | I | 5'-0" | 2'-11" | WOOD CLAD, U VALUE=.32 | 45 MIN. w/fusible link |
| W9 | B | WOOD | N | I | 4'-5" | 3'-2" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | |
| W10 | B | WOOD | N | I | 4'-5" | 3'-2" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | |
| W11 | B | WOOD | N | I | 5'-9" | 2'-11" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | CONTINUOUS OGEE LUGS ON UPPER SASH |
| W12 | B | WOOD | N | I | 5'-9" | 2'-11" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32 | |
| W13 | C | WOOD | N | I | 5'-0" | 4'-10" | WOOD CLAD, U VALUE=.32 | 45 MIN. w/fusible link |
| W14 | D | WOOD | N | T | 5'-0" | 2'-5" | WOOD CLAD, U VALUE=.32 | 45 MIN. w/fusible link |
| W15 | D | WOOD | N | I | 5'-0" | 1'-4" | WOOD CLAD, U VALUE=.32 | |
| W16 | NOT USED | | | | | | | |
| W17 | B | WOOD | N | I | 4'-5" | 2'-11" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | |
| W18 | B | WOOD | N | I | 4'-5" | 3'-0" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | |
| W19 | B | WOOD | N | I | 4'-5" | 3'-4" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | |
| W20 | B | WOOD | N | I | 4'-5" | 3'-2" | MARVIN ULTIMATE ALL WOOD, DOUBLE GLAZED, U VALUE=.32, IN KIND REPLACEMENT | |

| DOOR NUMBER | INTERIOR/EXTERIOR | TYPE | HEIGHT | WIDTH | THICKNESS | DOOR MATERIAL | FRAME MATERIAL | HARDWARE GROUP | FIRE RATING |
|-------------|-------------------|------|--------|-------|-----------|---------------------------------------|----------------|----------------|-------------|
| 7 | EXT. | A | 7'-0" | 3'-0" | 1 3/8" | SOLID CORE WOOD PAINTED W/ GLASS LITE | WOOD | GROUP 1 | 45 MIN. |
| 8 | EXT. | A | 7'-0" | 3'-0" | 1 3/8" | SOLID CORE WOOD PAINTED W/ GLASS LITE | WOOD | GROUP 1 | 45 MIN. |
| 9 | INT. | E | 7'-0" | 3'-0" | 1 3/8" | SOLID CORE WOOD PAINTED POCKET | WOOD | GROUP 2 | |

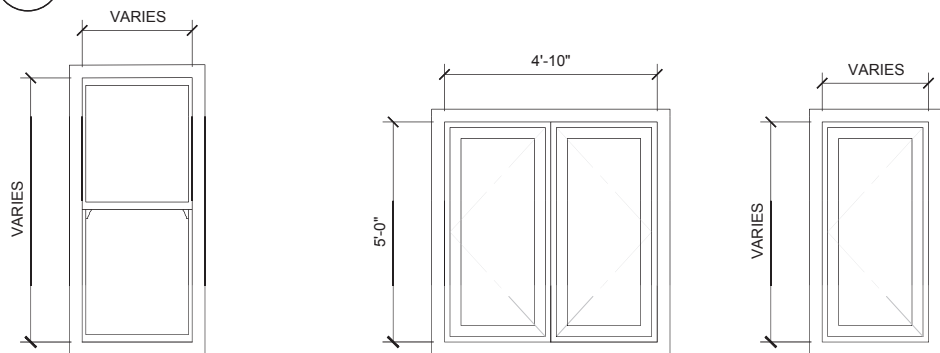


DOOR TYPE A- ENTRY DOOR WITH GLASS LITE PAINTED WOOD

DOOR TYPE E- POCKET DOOR

3 DOOR TYPES

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



WINDOW TYPE B- DOUBLE HUNG ALL WOOD WITH CONTINUOUS OGEE LUGS ON UPPER SASH

WINDOW TYPE C- DOUBLE CASEMENT 45 MINUTE FIRE RATED WITH HEAT ACTIVATED FUSIBLE LINK

WINDOW TYPE D- SINGLE CASEMENT 45 MINUTE FIRE RATED WITH HEAT ACTIVATED FUSIBLE LINK

2 WINDOW TYPES

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

WINDOW LEGEND

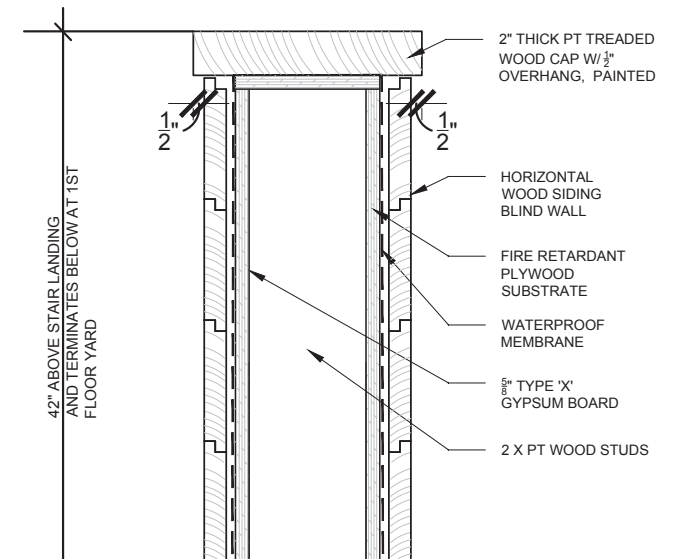
I INSULATED DOUBLE GLAZED
T TEMPERED

HARDWARE GROUPS:

HARDWARE GROUP 1- EXTERIOR
ENTRY LOCKSET
DOOR SWEEP
FULL MORTISE EXTERIOR BUTT HINGES

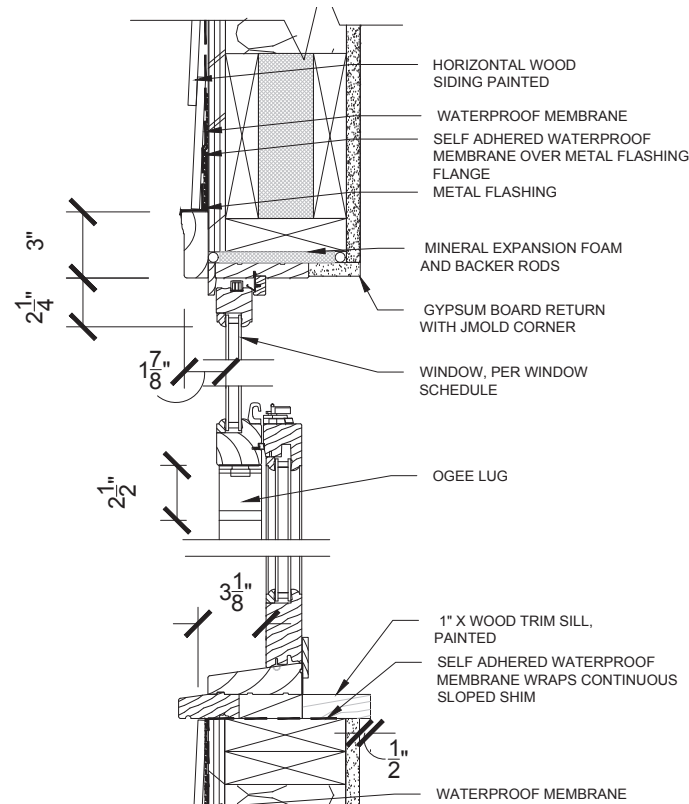
HARDWARE GROUP 2- INTERIOR
BATHROOM/BEDROOM
PRIVACY LOCKSET
FULL MORTISE BUTT HINGES

HARDWARE GROUP 3- EXTERIOR
CLOSET
PASSAGE LOCKSET
FULL MORTISE EXTERIOR BUTT HINGES
DOOR SWEEP



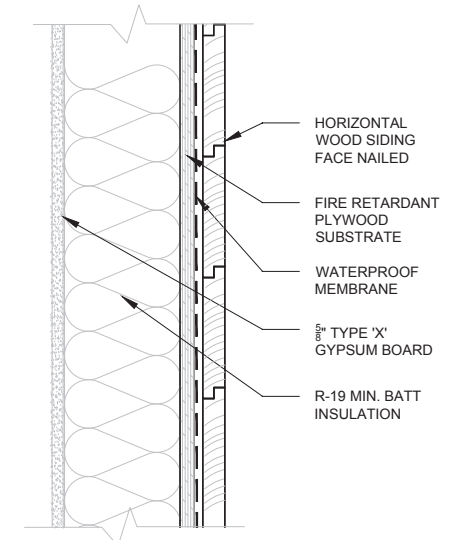
W5 EXTERIOR 1 HR RATED PARTIAL HT. PARTITION

SCALE: 3"=1'-0"



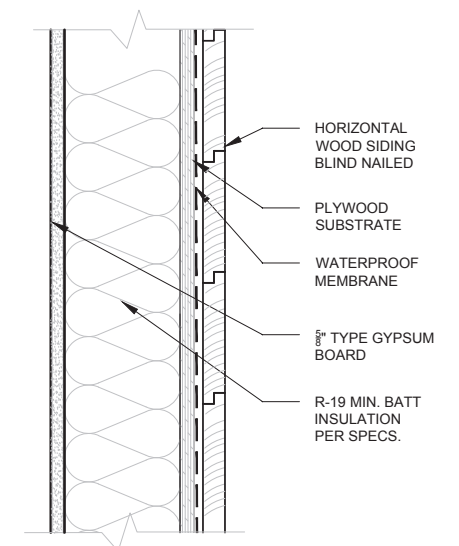
1 TYPICAL WINDOW SECTION

SCALE: 3"=1'-0"



W4 EXTERIOR 1 HR RATED PARTITION

SCALE: 3"=1'-0"



W3 EXTERIOR NON- RATED PARTITION

SCALE: 3"=1'-0"

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| | |
|-------|----------|
| DATE | 12/17/19 |
| SCALE | AS NOTED |
| DRAWN | AF |



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

| | | |
|---|---|--|
| Project Address | | Block/Lot(s) |
| 933-935 Valencia Street | | 3609037 |
| Case No. | | Permit No. |
| 2016-013739PRJ | | 201606089424 |
| <input checked="" type="checkbox"/> Addition/ Alteration | <input type="checkbox"/> Demolition (requires HRE for Category B Building) | <input type="checkbox"/> New Construction |
| <p>Project description for Planning Department approval.</p> <p>The proposed scope of work includes an expansion of the top floor at side, including expansion of the side bay and enclosure of the existing porch, relocation of the existing side stairs and construction of a solid firewall, replacement of the existing gate at front, modifications of the door and window openings at the front and side elevations to accommodate one new dwelling unit at the ground floor, replacement of the front stairway and railing, and installation of landscape features in the front yard per 2016-013739COA and 2016-013739COA-02.</p> | | |

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"/> | <p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p> |
| <input type="checkbox"/> | Class ____ |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

| | |
|--|--|
| <input type="checkbox"/> | <p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p> |
| <input type="checkbox"/> | <p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><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></p> |
| <input type="checkbox"/> | <p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p> |
| <input type="checkbox"/> | <p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p> |
| <input type="checkbox"/> | <p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <input type="checkbox"/> | <p>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.</p> |
| <p>Comments and Planner Signature (optional): Natalia Kwiatkowska</p> | |

**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 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 style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <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): proposal conforms with SOIS (proportions, materials, and dimensions) and is compatible with existing character of building and surrounding neighborhood | |
| Preservation Planner Signature: Natalia Kwiatkowska | |

**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 | Signature: Natalia Kwiatkowska |
| | If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | 02/06/2020 |
| 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) |
| 933-935 Valencia Street | | 3609/037 |
| Case No. | Previous Building Permit No. | New Building Permit No. |
| 2016-013739PRJ | 201606089424 | |
| Plans Dated | Previous Approval Action | New Approval Action |
| | Building Permit | |
| Modified Project Description: | | |
| | | |

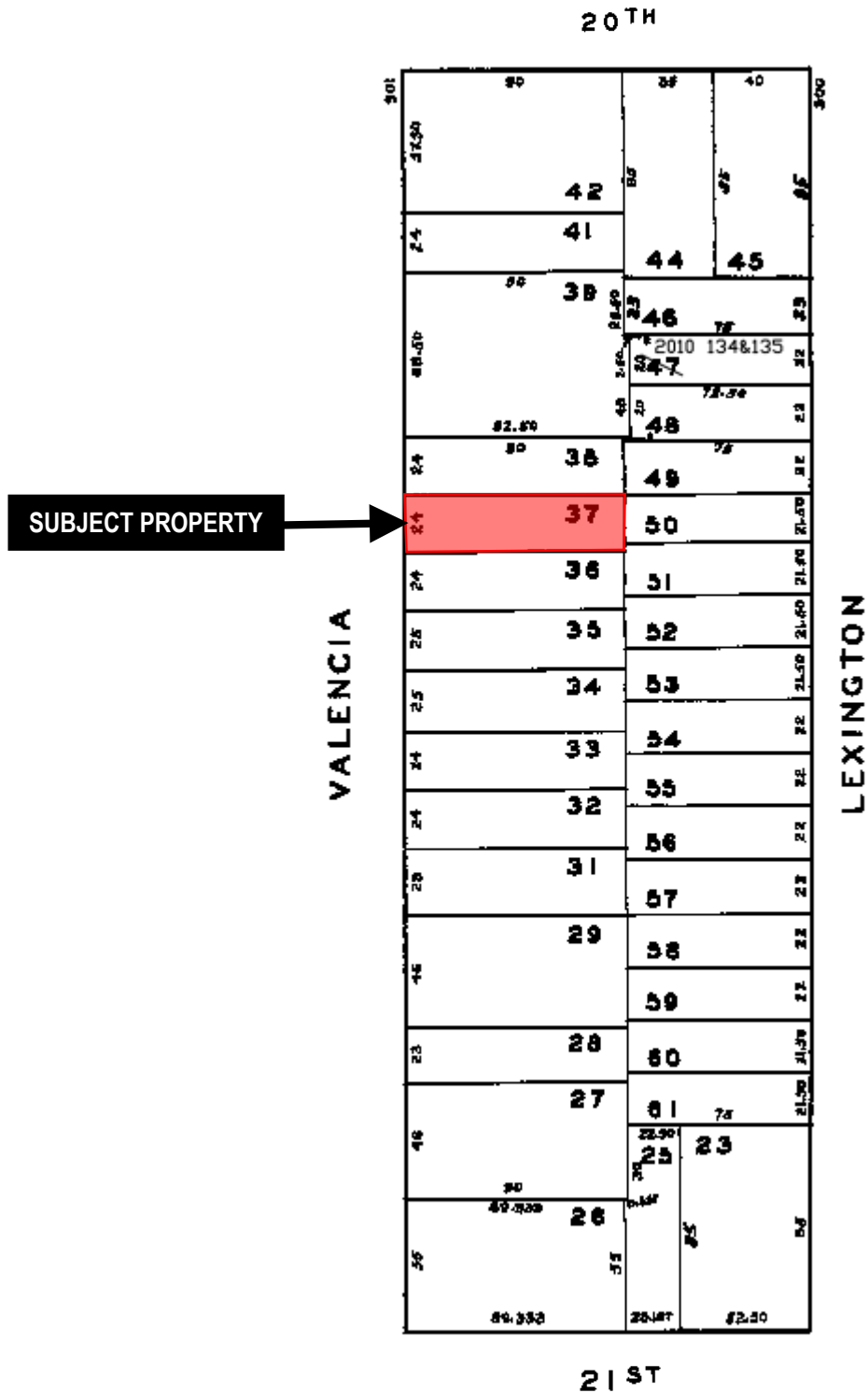
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

| | |
|---|--|
| 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: |
| | |

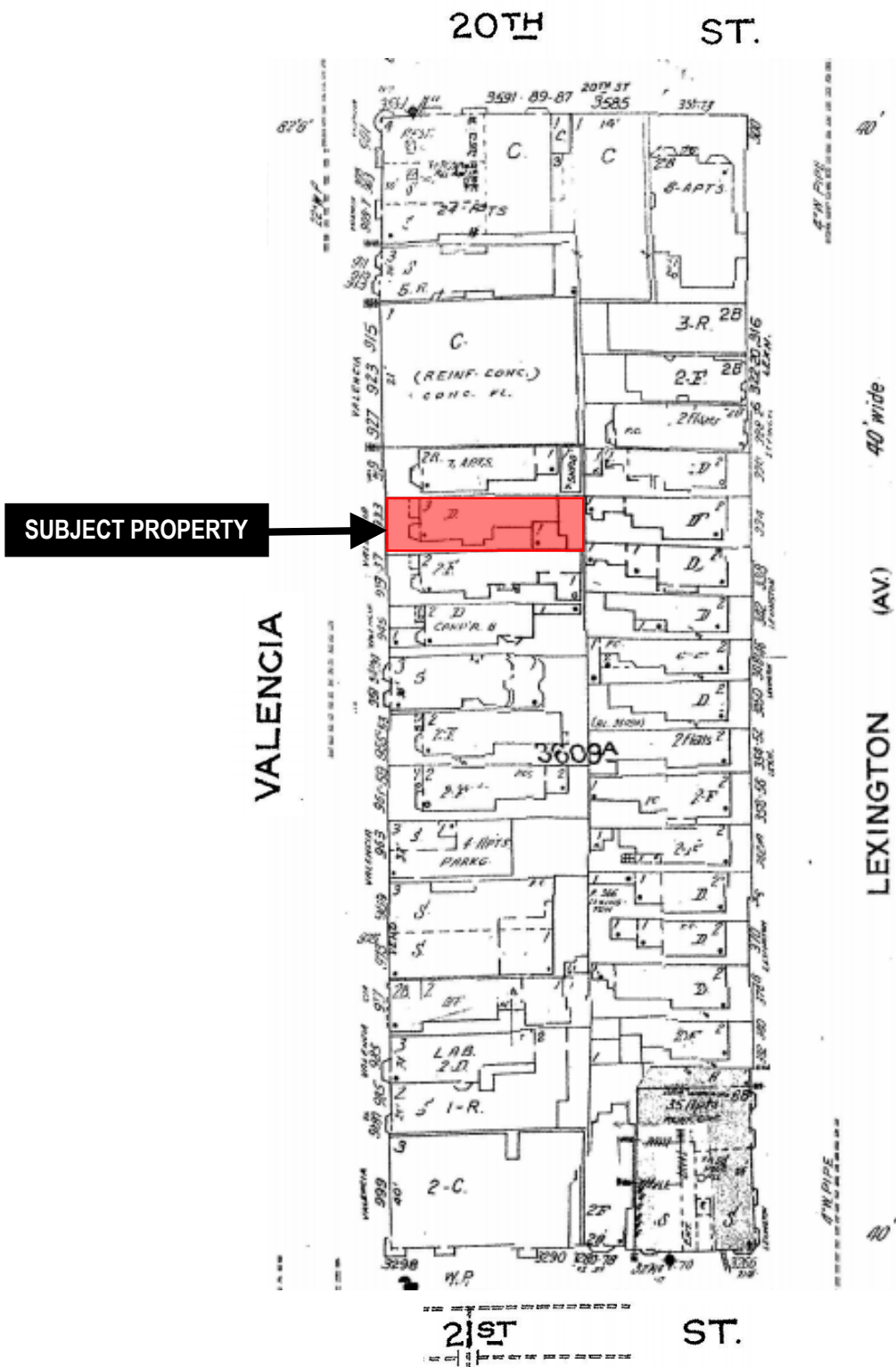
Parcel Map



Certificate of Appropriateness Hearing
 Case Number 2016-013739COA-02
 933-935 Valencia Street
 Block 3609 Lot 037



Sanborn Map*



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

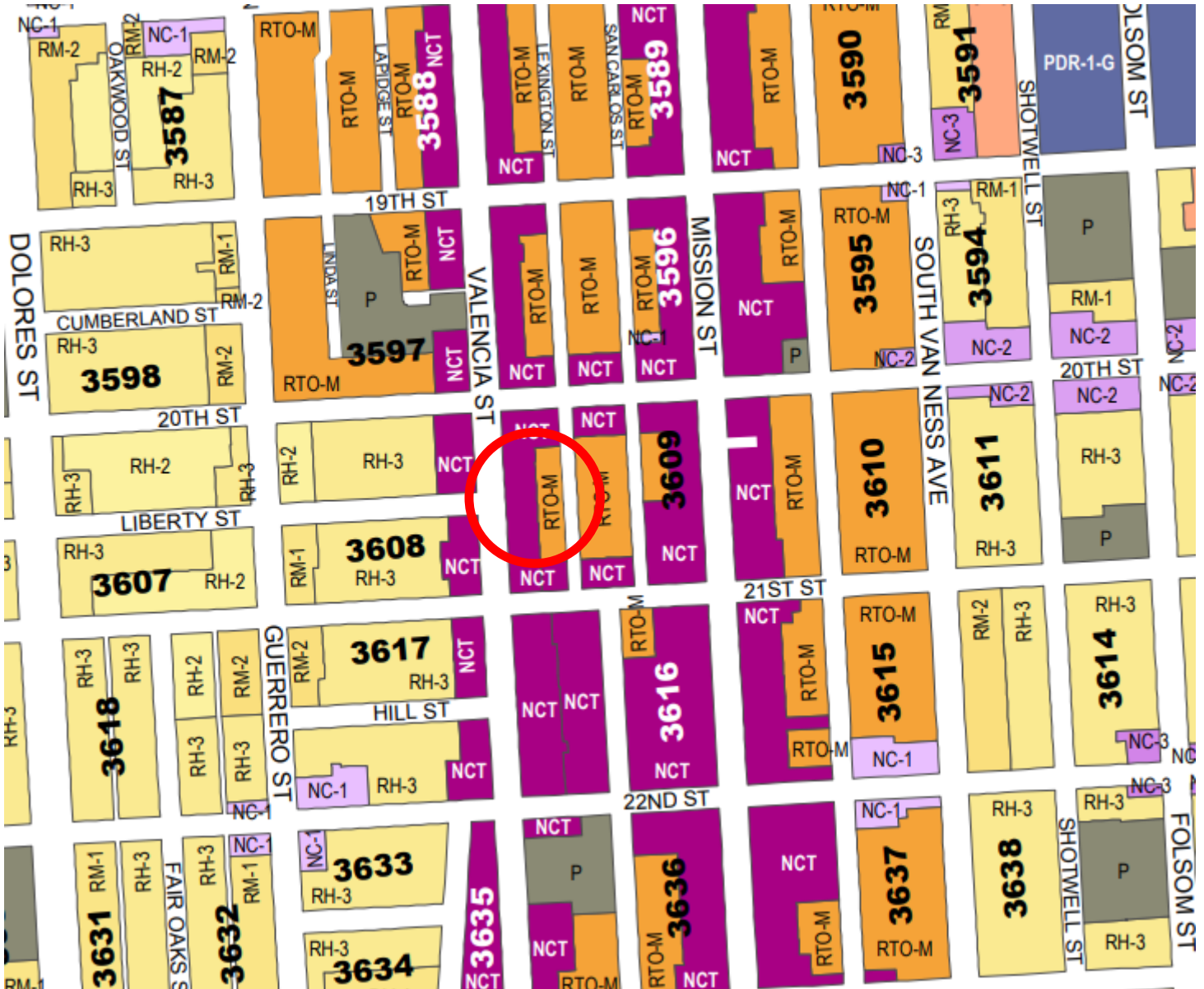


Certificate of Appropriateness Hearing
Case Number 2016-013739COA-02
933-935 Valencia Street
Block 3609 Lot 037

Landmark District Map

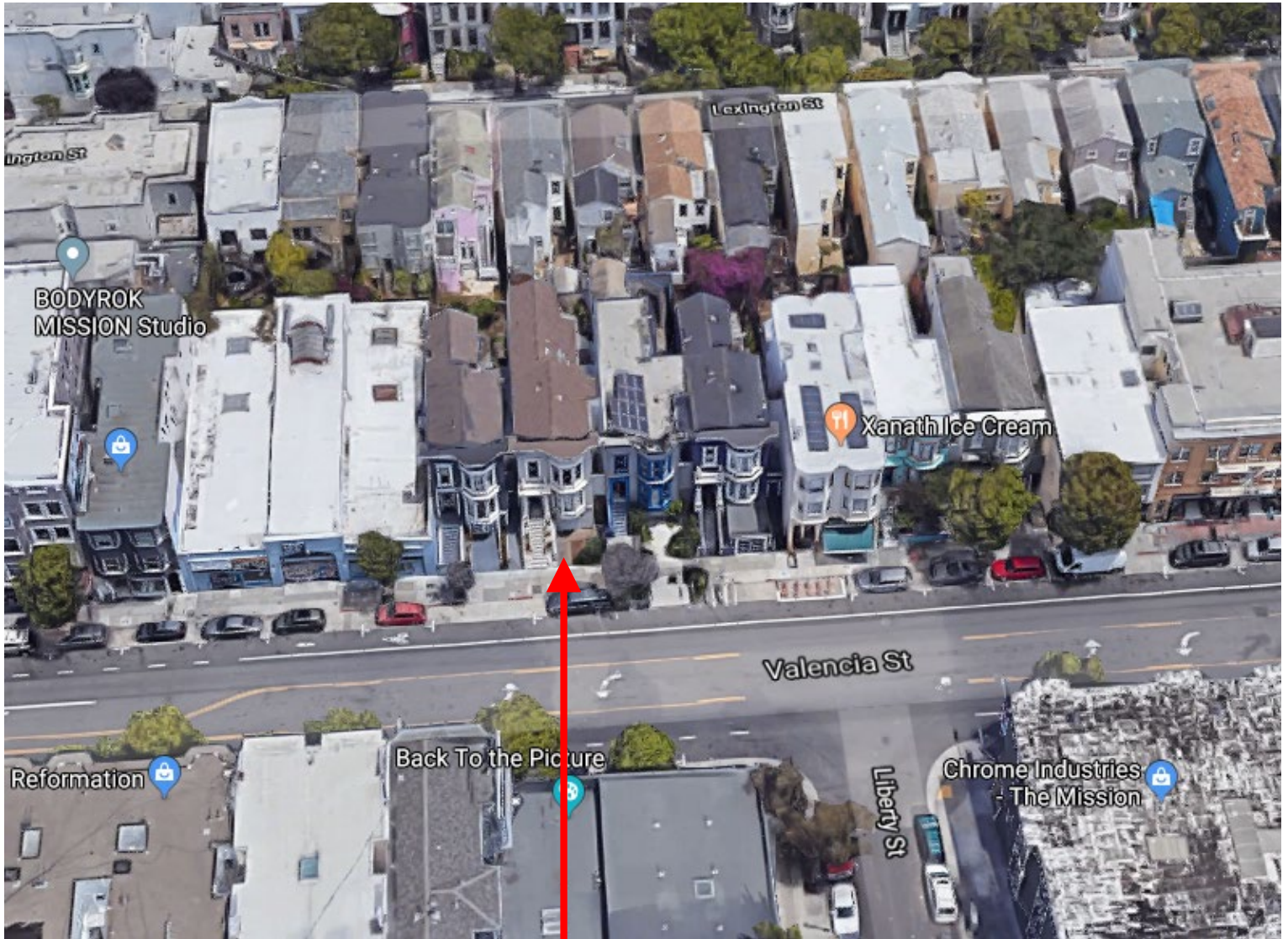


Zoning Map



Certificate of Appropriateness Hearing
Case Number 2016-013739COA-02
933-935 Valencia Street
Block 3609 Lot 037

Aerial Photo



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2016-013739COA-02
933-935 Valencia Street
Block 3609 Lot 037

Site Photo



SUBJECT PROPERTY

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