Certificate of Appropriateness

Executive Summary

HEARING DATE: OCTOBER 2, 2019

Record No.: 2018-014701COA
Project Address: 26 HILL STREET
Landmark: Contributor, Liberty Hill Landmark District
Zoning: RH-3 (RESIDENTIAL-House, THREE FAMILY) Zoning District
40-X Height and Bulk District
Block/Lot: 3617/054
Project Sponsor: Toby Morris, Kerman Morris Architects
2541 Harrison Street
San Francisco, CA 94110
Staff Contact: Stephanie Cisneros – 415-575-9186
Stephanie.Cisneros@sfgov.org

PROPERTY DESCRIPTION

26 HILL STREET is located on the north side of Hill Street between Guerrero Street and Valencia Street (Assessor’s Block 3617, Lot 054). The subject building is a contributor to the Liberty Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code.

The Italianate-style, 3-story, three-family residence was built in 1878 by an unknown architect and by builder T.R.E.A (The Real Estate Associates). The wood-framed building has a rustic cove exterior, a partially landscaped front yard, and a terrazzo entry stair at the west side.

PROJECT DESCRIPTION

The proposed project involves the legalization of a remodel and expansion of an existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the northwest corner at the rear, removal, reframing and alteration of the existing roof on a portion of the building located at the rear, in-kind replacement of an existing wood guardrail and removal/reuse of an existing window at the second floor at the rear, and new window and door at the first floor rear. No work is proposed to the front of the building except to fix in place one of a pair of existing carriage doors at the ground floor. The work is to correct the violations found in Planning Enforcement Case No. 2018-016476ENF.

COMPLIANCE WITH PLANNING CODE

Planning Code Development Standards.
The proposed project requires a Variance for modifications to the portion of the building at the rear that is located within the required rear yard. All required applications are on file with the Planning Department.

Building Permit Application (BPA) No. 2018102338845 from the Department of Building Inspection (DBI) is on file.
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, and replacement elements will not affect the building’s overall appearance;
- the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- all new materials shall match the historic material in composition, design, color, texture, finish and other visual qualities and shall be based on accurate duplication of features.

The Department has determined that the proposed work will be in conformance with the requirements of Article 10 and the Secretary of Interior’s Standards for Rehabilitation. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes modifications to the rear façade of and a later rear addition to the building that are not visible from the public right of way. The proposal will maintain the building’s existing three units and will be completed in a compatible manner. The Department finds that the overall historic character of the building will be retained and preserved.

PUBLIC/NEIGHBORHOOD INPUT
The Department has received no public inquiries for general information about the proposed project to date.

ISSUES & OTHER CONSIDERATIONS

- The Project requires a Variance and is supported by Department Staff.
- On December 6, 2018, the Planning Department received a complaint that work exceeded the scope of prior approved permits and created Enforcement case no. 2018-016476ENF.
- On December 20, 2018, Planning Staff conducted a site visit and reviewed conditions at the ground floor (Unit 26A) and second floor (Unit 26). The third floor (Unit 26½) was not accessible. Staff confirmed at the ground floor, all interior walls, as well as north and east exterior walls facing the breezeway were completely removed. On the second floor, staff observed that removal of walls exceeded approved permits.
- On December 24, 2018, a Notice of Complaint was sent to the property owners, and a Suspension Request was issued for BPA Nos. 201804307694, 201803214192, 201803204173, 201803153720, 201707263026 for the rehabilitation of the historic building.
- On January 31, 2019, Planning Staff conducted a second site visit and reviewed conditions at the third floor (Unit 26½). Staff observed conditions to be the same as approved permits with minor modifications.
- On February 21, 2019, a Notice of Enforcement was sent to the property owners outlining the requirements to correct the violation including submitting applications for a Variance, Certificate of Appropriateness, and Building Permit Application.
• On May 7, 2019, Planning Staff conducted a third site visit to verify removed walls and elements shown on the architectural drawings and demolition calculations. Staff observed that the entire ground floor expansion had been completely built-out without permits.
• On May 9, 2019, a Suspension Request was issued for the remaining two building permits nos. 201807315966 and 201803274684 with the scope of work to “strengthen the existing walls and roof in the rear portion of the building” and “installation of a new furnace and ductwork.”

CONDITIONS OF APPROVAL
In order to appropriately abate Planning Enforcement Case No. 2018-016476ENF, recommended Conditions of Approval include the following:
• Upon issuance of the Architectural Addendum, the project sponsor shall submit a construction schedule to Planning Department staff.
• Upon issuance of the Architectural Addendum, the project sponsor shall contact Planning Department Preservation Enforcement Staff to schedule monthly site visits to monitor construction progress.

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
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E - Project Sponsor Brief
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 054 IN ASSESSOR’S BLOCK 3617 IN A RH-3 (RESIDENTIAL- HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 14, 2019, Toby Morris of Kerman Morris Architects (hereinafter “Project Sponsor”) filed Application No. 2018-014701COA (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for a Certificate of Appropriateness to legalize interior expansion and exterior alterations to comply with Planning Enforcement Case No. 2018-016476ENF at the rear of the subject building located on Lot 054 in Assessor’s Block 3617, which is a contributing resource to the Liberty Hill Landmark District that is 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 October 2, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2018-014701COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-014701COA 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. 2018-014701COA in conformance with the revised architectural plans dated September 3, 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 legalization of a remodel and expansion of an existing ground floor residential unit into unconditioned space, expansion of the second-floor unit at the northwest corner at the rear, removal, reframing and alteration of the existing roof on a portion of the building located at the rear, in-kind replacement of an existing wood guardrail and removal/reuse of an existing window at the second floor at the rear, and new window and door at the first floor rear. No work is proposed to the front of the building except to fix in place one of a pair of existing carriage doors at the ground floor. The work is to correct the violations found in Planning Enforcement Case No. 2018-016476ENF.

3. **Property Description.** 26 HILL ST is located on the north side of Hill Street between Guerrero Street and Valencia Street (Assessor’s Block 3617, Lot 054). The subject building is a contributor to the Liberty Hill Landmark District, locally designated under Article 10, Appendix F of the Planning Code. The Italianate-style, 3-story, three-family residence was built in 1878 by an unknown architect and by builder T.R.E.A (The Real Estate Associates). The wood-framed building has a rustic cove exterior, a partially landscaped front yard, and a terrazzo entry stair at the west side.

4. **Surrounding Properties and Neighborhood.** The adjacent properties on either side of 26 Hill Street are similarly designed three-story, Italianate, multi-unit residential buildings constructed around the same time as 26 Hill Street. The larger context of the Liberty Hill Landmark District is characterized by 19th century Victorian, Italianate, Stick, and Queen Anne designed middle-class residences.

5. **Public Outreach and Comments.** The Department has received no public correspondence expressing opposition or support of the project to date.

6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:
A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

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

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

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

   *The proposal will maintain the building’s historic 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 existing ground floor unit into unconditioned space under the existing second floor unit, modify the roof of a later addition at the rear, and slightly modify windows at the rear. The overall historic character of the property will be retained and preserved, since most of the work is focused in the rear. No modifications to the front façade are proposed and all work will not be visible from the public-right-of-way.*

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

   *Not Applicable*

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

   *Not Applicable*
(5) **Standard 5**: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The distinctive features and finishes of the building will be retained and preserved. Work proposed will be located at the rear façade and to a later addition at the rear and all materials will be compatible with the existing building.

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

*Not Applicable.*

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

*Not Applicable.*

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

*Not Applicable.*

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

*The proposed work will not destroy historic materials or features that characterize the building. The new siding and windows at the rear will be wood and will be compatible in features, size, scale, profile, and finish.*

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

*Not Applicable.*
C. **Liberty Hill Landmark District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

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

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

   *The project is in conformance with Article 10, and as outlined in Appendix F, as the work is compatible with the Liberty Hill 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. No retail use exists on the subject property.*

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. The existing building is not designated as part of the City’s inclusionary affordable housing program.*

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. No parking is proposed as part of the project.*
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 is located on Hill Street, a primarily residential street, and will not have a direct impact on the displacement of industrial and service sectors. The project does not include commercial office development.

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 054 in Assessor’s Block 3617 for proposed work in conformance with the architectural submittal dated September 3, 2019 and labeled Exhibit B on file in the docket for Record No. 2018-014701COA.

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. XXXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

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

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

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

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:
ABSENT:
ADOPTED: October 2, 2019
EXHIBIT A

AUTHORIZATION
This authorization is for a Certificate of Appropriateness to allow Major Alterations to the property located at 26 Hill Street, Lot 054 in Assessor’s Block 3617 pursuant to Planning Code Section(s) 1006 and Article 10, Appendix F within the RH-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated September 3, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2018-014701COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on October 2, 2019 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

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

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

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

CONDITIONS OF APPROVAL

1. Upon issuance of the Architectural Addendum, the project sponsor shall submit a construction schedule to Planning Department staff.

2. Upon issuance of the Architectural Addendum, the project sponsor shall contact Planning Department Preservation Enforcement Staff to schedule monthly site visits to monitor construction progress.
### DEMO CALCULATIONS - SFPC SEC. 317

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<td>0%</td>
<td>50%</td>
<td>YES</td>
</tr>
<tr>
<td>TOTAL</td>
<td>13,035 LF</td>
<td>0 LF</td>
<td>0%</td>
<td>50%</td>
<td>YES</td>
</tr>
</tbody>
</table>

---

**NOTICE:**

These demolitions and modifications are for the purposes of the project and shall be performed in accordance with the provision of this Section and are not to be considered as modifications or improvements as defined by the Building Code of the City of New York. The responsibility for the materials, labor, and quality of work shall be borne by the Contractor performing the work. The Contractor shall be responsible for providing and installing all materials, labor, and equipment necessary to complete the work in accordance with the plans and specifications. The Contractor shall be responsible for ensuring that the work is performed in a manner consistent with the plans and specifications.

---

**HILL STREET EXISTING UNITS IN R-6 4/4/2019**

---

**GENERAL NOTES & DEMO CALCULATIONS**

- All attachments, connections, and supports shall be properly secured in conformance with best practices. The Contractor shall be responsible for providing and installing all materials, labor, and equipment necessary to complete the work in accordance with the plans and specifications.
- These demolitions are for the purposes of the project and shall be performed in accordance with the provision of this Section and are not to be considered as modifications or improvements as defined by the Building Code of the City of New York. The responsibility for the materials, labor, and quality of work shall be borne by the Contractor performing the work. The Contractor shall be responsible for ensuring that the work is performed in a manner consistent with the plans and specifications.
- The Contractor shall be responsible for providing and installing all materials, labor, and equipment necessary to complete the work in accordance with the plans and specifications.
DEMO DIAGRAM - EAST

DEMO DIAGRAM - SOUTH

DEMO DIAGRAM - WEST

DEMO DIAGRAM - NORTH

DEMO DIAGRAM CALL OUT
These drawings and specifications are the property and copyright of Kerman/Morris Architects. They shall not be used on any other work except by written agreement with Kerman/Morris Architects prior to the commencement of any work.

The Contractor shall verify all existing conditions. Written over-scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details. All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.
§ 150.0(K)6B: PARKING GARAGES FOR EIGHT OR MORE VEHICLES MUST COMPLY WITH THE APPLICABLE REQUIREMENTS OF §§ 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

§ 150.0(K)4: AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS.

§ 150.0(K)3B OR § 150.0(K)3D: BUILDINGS ON THE SAME LOT, MUST MEET THE REQUIREMENT IN ITEM § 150.0(K)3AI (ON AND OFF caves). LUMINAIRES IN HALLWAYS.*

§ 150.0(K)3A: JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES RECESSED INTO RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST BE CONTROLLED BY INTERIOR SWITCHES AND CONTROLS. UNDERCABINET LIGHTING MUST BE SWITCHED AUTOMATICALLY ON AND OFF BASED ON THE VOLTAGE OR CURRENT OR FREQUENCY IN THE POWER SUPPLY. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT CONTROL. LIGHTING INSTALLED IN INTERIOR COMMON AREAS OF LOW RISE MULTI-FAMILY RESIDENTIAL BUILDINGS MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. LIGHTING INSTALLED IN INTERIOR COMMON AREAS OF LOW RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY § 150.0(K)2B, § 150.0(K)3B OR § 150.0(K)3D.

§ 150.0(K)2L: LIGHTING INSTALLED IN INTERIOR COMMON AREAS OF LOW RISE MULTI-FAMILY RESIDENTIAL BUILDINGS MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. LIGHTING INSTALLED IN INTERIOR COMMON AREAS OF LOW RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY § 150.0(K)2B, § 150.0(K)3B OR § 150.0(K)3D.

§ 150.0(K)2J: BALLASTS, AND LUMINAIRES MUST MEET THE APPLICABLE REQUIREMENTS OF § 110.9.

§ 150.0(K)2H: LUMINAIRES IN HALLWAYS.*

§ 150.0(K)2E: LUMINAIRES IN HALLWAYS.*

§ 150.0(K)2B: LUMINAIRES IN HALLWAYS.*

§ 150.0(K)1F: LAUNDRY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED ELECTRONICALLY AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. LIGHTING INSTALLED IN INTERIOR COMMON AREAS OF LOW RISE MULTI-FAMILY RESIDENTIAL BUILDINGS MUST BE ELECTRONIC AND MUST HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ. LIGHTING INSTALLED IN INTERIOR COMMON AREAS OF LOW RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY § 150.0(K)2B, § 150.0(K)3B OR § 150.0(K)3D.

§ 150.0(K)1D: LUMINAIRES IN HALLWAYS.*

§ 150.0(K)1B: LUMINAIRES IN HALLWAYS.*

§ 150.0(K): LUMINAIRES IN HALLWAYS.*
## Table of Contents

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- Page 4: Title 24 Verification
- Page 5: Appendix A: Building Energy Performance
- Page 6: Appendix B: Existing Conditions
- Page 7: Appendix C: Proposed Conditions
- Page 8: Appendix D: Energy Savings
- Page 9: Appendix E: Energy Consumption
- Page 10: Appendix F: Energy Use

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<table>
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<td>Title 24 Verification</td>
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<td>Appendix D: Energy Savings</td>
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<td>Appendix E: Energy Consumption</td>
</tr>
<tr>
<td>10</td>
<td>Appendix F: Energy Use</td>
</tr>
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</table>
These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with the Contractor. The Contractor shall verify all dimensions take preference over scaled dimensions and brought to the attention of Kerman Morris Architects prior to the commencement of any work.

These drawings are an industry standards builders set for building permit and to assist the contractor in representative/typical details. All attachments, connections, fastenings, etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

DATE: 03/11/2019
SCALE: 0.24
DRAWN BY: REVISIONS: 03/11/2019
CHECKED BY: BLDG.

T24

RENOVATION OF EXISTING 3 UNITS
EXISTING BLOCK 3617 / LOT 054

ENERGY TITLE 24 REPORT

DATA:

BASILIO MIGDAKO

16-13000

T24-03
GENERAL NOTES

1. DRAWINGS TO PERF. INP. 1/4" & ALL DIMENSIONS TO CONSTRUCTION CONTROL POINTS SHALL BE TOLERANT +/- 1/8".

2. DRAWINGS AND SPECIFICATIONS SHALL BE SUBJECT TO OWNER'S APPROVAL.

NOTICE

These drawings and specifications are the property of the client and shall not be used on any other work except by written permission of the architect.

ARCHITECT/ENGINEER

Kerman/Morris Architects

COPYRIGHT 2018

26A, 26, 26 1/2 HILL STREET

RENOVATION OF EXISTING 3 UNIT BLOCK 3617 / LOT 054

A2.01

PLANS

As indicated on the A2.01 sheet for Plan Set.

DRAWN BY

11/17/2021

CHECKED BY

11/18/2021

DATE

11/17/2021

SCALE

1:100

REVIEWED BY

Hill

Sheet No.

1

A2.01

GROUND FLOOR - PROPOSED

GROUND FLOOR - CURRENT CONDITION

GROUND FLOOR - (E) / DEMO
GENERAL NOTES

1. All dimensions are from face of wall and includes 1/2" framing. All dimensions are based on existing conditions. All wall thicknesses shall be as exist within the Townhouse units.

2. All heights are to top of wall or finished floor, including finish materials.

3. All floor areas are to be calculated as per building code requirements.

4. All work within the Townhouse units shall be evaluated by the Building Inspector.

PARTITION LEGEND

- CONSTRUCTIONAL PARTITION
- TEMPORARY
- DEMOLISHED
- E (PARTITION AS PER FROG)
- FLOOR OR ROOF AREA TO BE DEMOLISHED
- PHOTO LIGHT SHADOW IN/OUT
- G LIFTS, MUST BE LOCATED WITHIN TOWNHOUSE

DISCREPANCIES

Any discrepancies shall be resolved prior to the commencement of work.

Any questions or concerns shall be directed to the architect.

Demolition of existing partitions shall be responsible for providing and installing them.

Kerman/Morris Architects.

Dimensions take preference on site. Any discrepancy shall be resolved prior to the commencement of work.

DATE

CHECKED BY

HILL STREET

3RD FLOOR

Revisions

SN, OG, SLC

03/11/2019

TM
PROPOSED ELEVATION - EAST

EXISTING ELEVATION - EAST

EXISTING ELEVATION - SOUTH

PROPOSED ELEVATION - SOUTH (NOT CHANGE)

FOR ALL AREAS OF EXITING WALL HAVING BEEN DEMOLISHED SEE G0.04

specifications are the property of Kerman/Morris Architects and shall not be used on any other work except by written agreement with existing conditions. Written dimensions take preference over scaled dimensions and site. Any discrepancy shall be prior to the commencement of industry standards builders set for building permit and to construction. The drawings show limited and only representative/typical details. All attachments, connections, conformance with best shall be responsible for providing and installing them.

DATE
CHECKED BY
JOB NO.
A3.01

EXISTING 3 UNIT BLOCK 3617 / LOT 054

26A, 26, 26 1/2 HILL STREET

RENOVATION OF EXISTING UNITS / EXISTING & NEW BLOCK 2

EXTERIOR ELEVATIONS

Revisions
03/11/2019

NOTICE
These drawings and specifications on the project were prepared, owned, and are the property of Kerman/Morris Architects. They are not to be published, distributed, or reproduced in whole or in part without written permission from the architect. The architect reserves all rights in the drawings, specifications, and their reproduction. These drawings are an expression of the architect's vision and are subject to interpretation and vary from job to job. Some drawings may be altered or added as determined necessary to achieve the project size, location, and other factors. The architect and the contractor are responsible for providing and installing them.
## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
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<tbody>
<tr>
<td>26 HILL ST</td>
<td>3617054</td>
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<th>Case No.</th>
<th>Permit No.</th>
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<td>2018-014701PRJ</td>
<td>201810233884</td>
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</table>

<table>
<thead>
<tr>
<th>☐ Addition/ Alteration</th>
<th>☐ Demolition (requires HRE for Category B Building)</th>
<th>☐ New Construction</th>
</tr>
</thead>
</table>

Project description for Planning Department approval.

EXPAND UNIT INTO EXISTING UNCONDITIONED GROUND FLOOR SPACE UNDER SECOND FLOOR DWELLING UNIT. EXPAND SECOND FLOOR UNIT AT THE REAR. MODIFY ROOF OF EXISTING PORTION OF THE BUILDING WITHIN REQUIRED REAR YARD. IN-KIND SIDING AT THE REAR, IN-KIND WINDOWS AT THE REAR, NEW WOOD RAILING AT REAR.

## STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

<table>
<thead>
<tr>
<th>☐ Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>☐ 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.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>☐ 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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(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.</td>
</tr>
<tr>
<td>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</td>
</tr>
<tr>
<td>(c) The project site has no value as habitat for endangered rare or threatened species.</td>
</tr>
<tr>
<td>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</td>
</tr>
<tr>
<td>(e) The site can be adequately served by all required utilities and public services.</td>
</tr>
</tbody>
</table>

FOR ENVIRONMENTAL PLANNING USE ONLY

<table>
<thead>
<tr>
<th>☐ Class ____</th>
</tr>
</thead>
</table>
**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

| **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* |
|----|---|
| **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 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.* |
| **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? |
| **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* |
| **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.* |
| **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.* |
| **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.* |
| **Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction?  
*refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones*  
*If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.* |

**Comments and Planner Signature (optional):** Stephanie Cisneros  
Excavation completed under previously approved permits.
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Property 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.

- 1. **Change of use and new construction.** Tenant improvements not included.
- 2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
- 3. **Window replacement** that meets the Department’s *Window Replacement Standards*. Does not include storefront window alterations.
- 4. **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.
- 5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
- 6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
- 7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- 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.

- 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 PROJECT PLANNER

Check all that apply to the project.

- 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.
- 2. **Interior alterations to publicly accessible spaces.**
- 3. **Window replacement** of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. 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.

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. Other work that would not materially impair a historic district (specify or add comments):

Proposed work is located entirely at the rear and will not be visible from the public right of way. Window and siding replacement(s) will be done in-kind to be consistent with the building and historic district. No work to the front façade or visible portions of the side facades proposed. Work meets SOI Standards.

(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
  - a. Per HRER or PTR dated
  - b. Other (specify):

- Reclassify to Category C
  (attach HRER or PTR)

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

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: Stephanie Cisneros

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

- 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.

<table>
<thead>
<tr>
<th>Project Approval Action:</th>
<th>Signature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Preservation Commission Hearing</td>
<td>Stephanie Cisneros</td>
</tr>
<tr>
<td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td>
<td>09/20/2019</td>
</tr>
</tbody>
</table>

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.

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<th>New Building Permit No.</th>
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<tr>
<th>Other (please specify)</th>
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</table>

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

☐ Result in expansion of the building envelope, as defined in the Planning Code;

☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;

☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?

☐ 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

☐ 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:
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*
Aerial Photo – View 1

SUBJECT PROPERTY

26 Hill Street

Historic Preservation Commission Hearing
Case Number 2018-014701COA
26 Hill Street
Site Photo
September 20, 2019

Project Information:
Property Address: 26 Hill Street, SF CA
Block/Lot: 3617 / 054
Occupancy: R-2, 3-units (No change)
Type of Construction: Type VB (No change)
Total Stories: 3 Stories (No change)

To Whom it May Concern,

Regarding the project at 26 Hill Street (Block/Lot: 3617 / 054), the project sponsor is seeking both a Variance and COA. The scope of work is as follows.

Overview and Scope of Work
The project consists of the alterations to two of the existing residential units of the building at 26 Hill Street & 26-A Hill Street. (Work on the third floor of the building has been approved under a separate permit, and notes about this work are included for reference only. See ACOA18.0346 for additional information).
- The ground floor unit is to be expanded into existing unconditioned ground floor space under the 2nd floor dwelling unit (much of this work seeks legalization and has already been undertaken including but not limited to ground floor partition demolition, ground floor partition construction, & structural shoring of building).
- New partitions, lighting, and plumbing fixtures are included in this proposal. Majority of work occurs under existing structure and in existing envelope.
- Small addition to the roof of the rear yard extension required variance, and this work has already been completed and seeks legalization (no increase in floor area requested in rear yard). Structural work is included in scope.
- Removal, preservation, and eventual replacement of carriage doors at front of structure. (Visible from R.O.W. but will be returned to original location making no discernible change to view from R.O.W.
- Finally, the alteration of roof at 3rd floor (not visible from the Public R.O.W.).

See attachment 1 for drawings

The project sponsor is seeking to complete this work under both the variance and COA.

Historic Preservation
Findings of compliance with the preservation standards have been attached.

See attachment #2 for findings
**SF Planning Code**  
The project is seeking a variance for work completed within the existing rear yard. The requested rear yard variance is necessary for the preservation of a property right enjoyed by the abutting neighbors. The adjacent neighbors have lot coverage that is drastically greater than the subject property at 26 Hill Street. While the change to the existing ceiling in the existing extension on the subject property does occur in the rear yard, it does not come close in area to the extensions enjoyed the adjacent properties. The change to the ceiling height is complete and the variance is for legalization of this construction.

The project has been reviewed by several Planners (including several site visits) for compliance with the demolition calculations, and found that the project complies. Additionally, the project’s additions and alterations not only fit in better with the adjacent structurers, but will create a safer building for future inhabitants.

Regards,

Edward ‘Toby’ Morris