



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: OCTOBER 13, 2011

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Date: October 6, 2011
Case No.: 2008.0953DD/2011.1065D
Project Address: 1 MCCORMICK STREET
Zoning: RH-1 (Residential, House Districts, One-Family)
 65-A Height and Bulk District
Block/Lot: 0185/048
Project Sponsor: Pierre Zetterberg
 1555 Sacramento Street
 San Francisco, CA 94109
Staff Contact: Rick Crawford – (415) 588-6358
rick.crawford@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2008.0953DD	New Building Case Number	2011.1065D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2010.08.09.8400	New Building Application Number	2010.08.09.8402
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	1	New Parking	1
Number Of Existing Bedrooms	1	Number Of New Bedrooms	3
Existing Building Area	±1,070 Sq. Ft.	New Building Area	±2,140 Sq. Ft.
Public DR Also Filed?	Yes	Public DR Also Filed?	Yes
311 Expiration Date	8/30/11	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The project is to demolish an existing one-story, 1,070 square-foot, single-family dwelling and construct a new three-story, 2,140 square-foot, single-family dwelling.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of McCormick Street, south of Pacific Avenue. The property has approximately 29 feet of lot frontage along McCormick Street with a lot depth of 63'-6". The lot slopes down gradually from the street and is occupied by a two-story, single-family detached dwelling of approximately 1,070 gross square-feet in area. The dwelling footprint is 19-feet wide by 27-feet with a rear addition at the second level that is 12-feet wide and 8-feet deep. The lower level of the building is 2.5 feet below the grade at the sidewalk. The dwelling is setback approximately 4.8 feet from the front property line to accommodate the front stairs, and has a 5-foot side yard along the south-side property line. The property is within a RH-1 (Residential, House Districts, One-Family) Zoning District with a 65-A Height and Bulk designation.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located on McCormick Street, a 20.5-foot wide, 145-foot long, dead-end public street running south from Pacific Avenue. The street terminates in a dead-end, without a cul-de-sac. The first 73 feet of the McCormick Street, located south of Pacific Avenue is within a NC-2 (Small-Scale Neighborhood Commercial District) and serves as the side property line for 1451-1461 Pacific Avenue, a three-story, five-unit apartment building and 1447 Pacific Avenue a two-story, two-unit building. The remaining 72 feet of the street is in an RH-1, Residential, House Districts, One-Family, and serves as the front property line for six lots, including the subject property. The lots on the east side are occupied by: 2 McCormick Street, a tall two-story, single-family dwelling, 4 McCormick Street, a tall one-story single-family dwelling, and 14 McCormick Street, a two-story single-family dwelling. The three lots on the west side are occupied by 7-9 McCormick Street, a tall two-story, two-family dwelling, 3 McCormick Street, a two-story, single-family dwelling, and the subject property, occupied by the existing two-story single-family dwelling. The end of McCormick Street is the rear lot line for the property at 1446 Jackson Street a tall 4-story, 6-unit apartment building setback 33 feet from the end of the street.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	August 1, 2011 – August 31, 2011	August 31, 2011	October 13, 2011	43 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 3, 2011	October 3, 2011	10 days
Mailed Notice	10 days	October 3, 2011	October 3, 2011	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	3	0
Other neighbors on the block or directly across the street	0	4	10
Neighborhood groups	0	0	0

The immediate neighbors to the project are concerned about the height of the building and the potential affects on the neighborhood of construction staging.

REPLACEMENT STRUCTURE

The replacement structure will be a three-story single-family dwelling with a one-car garage. The new dwelling will have a front yard of approximately 3.5 feet, a rear yard of 26 feet, and a side yard on the south side of 5 feet. The new dwelling will be 27 feet 10 inches tall to the roof and 30 feet tall to the top of the parapet. The roof will feature solar collectors for electricity and a solar water heater. A small penthouse encloses stairs to access the roof, the solar energy systems, and a roof deck. The proposed third floor is setback six feet from the front of the lower story to moderate the appearance of the building mass. The floor to ceiling heights of the building have been kept to a minimum to further moderate the height of the structure.

DR REQUESTOR

William Matteson, 2 McCormick Street, owner and resident of the property directly across McCormick Street from the project. The DR Requestor represents an ad-hoc neighborhood group, McCormick Street Neighbors, that came together in opposition to the project, and includes the owners/residents of 3, 4, and 7 McCormick Street and 1446 Jackson Street, the building at the end of McCormick Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The existing building is sound, the Historic Resource Evaluation Report is in error, and the existing building is a historic resource.

Issue #2: The proposed structure is too tall for the narrow street and will be the only three-story, single-family dwelling on the block.

Issue #3: Staging for the new construction will block driveways and disrupt the neighborhood.

Please see the attached *Discretionary Review Application* for additional information.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor has designed the building with an upper floor that is setback from the lower stories and features a minimum floor to ceiling height to decrease the mass of the building at the street wall and has submitted a soundness report demonstrating that the building is unsound. The Sponsor will work with the Departments of Public Works, and Parking and Traffic to minimize the affects of construction staging on the neighborhood. The project has been designed so that most of the staging can take place on

the property. The Planning Department has determined that the existing building is not a historic resource.

PROJECT ANALYSIS

Historic Resource Evaluation: The project proposes to demolish the existing single-family dwelling on the property and construct a new single-family dwelling. The existing dwelling was constructed in 1908 and along with the surrounding four buildings is associated with the reconstruction period after the 1906 Earthquake and Fire. The building is not considered a resource individually because it lacks sufficient integrity. The building is not eligible as a contributor to a potential historic district because only one building of the surrounding four retains sufficient integrity to be considered a historic resource. The existing building is not a historic resource and, as the immediate context is mixed and does not display a high level of visual continuity, the demolition and new construction proposed will not have a significant adverse affect on any eligible off-site historic resource.

Soundness:

Based on the Department's review of the Soundness Report prepared for this project by Santos & Urrutia Structural Engineers, an independent third party, the existing structure is considered unsound housing. The existing building appears to have been hastily constructed using unskilled labor and unconventional and inadequate methods. The building has some significant deficiencies that need to be addressed to make the building safe to live in. The original foundation has reached the end of its service life. The roof and floor framing systems are inadequate based on the Code in effect at the time of original construction, and both are considered unsafe by current standards. The second floor perimeter walls are under-framed, the central bearing walls are out of plumb, and the floors are visibly out of level, all major structural deficiencies. The existing roof rafters need to be strengthened. Floor framing needs to be upgraded. The foundation needs to be replaced with an engineered foundation system. Santos & Urrutia state in their report that "the extent of structural deficiencies is so extensive throughout this building that to correct them would almost certainly be considered a de facto demolition."

Planning Code Section 317(d)(3)(B) defines a building as unsound where the ratio of the construction upgrade cost (i.e., an estimate of the cost to repair specific habitability deficiencies) to the replacement costs (i.e., an estimate of the current cost of building a structure the same size as the existing building proposed for demolition) exceeds 50%. The estimated construction upgrade cost is \$166,326. The estimated replacement cost is \$207,810 and 50% of that cost is \$103,905. The upgrade costs exceeds 50% of the replacement cost

Building Height: The project complies with the height restrictions of the Planning Code. The project reaches a height of 27 feet 10 inches at the roofline, and 30 feet at the parapet, where a height of 30 feet is permitted. The front, street-wall, of the building is approximately 18 feet tall for the first two stories of the building. The front then steps back 6 feet to the third floor, which rises to the ultimate height of 27 feet 10 inches. The building features permitted height exceptions including a stair penthouse and solar water heater panels that are setback at least 20 feet from the front of the lower stories. The height of the building at the top of the stair penthouse is approximately 35.5 feet, well within the permitted height for such exceptions. The rooftop features will not be visible from McCormick Street.

The DR Requestor is concerned that the height of the building is excessive and out of character with the neighborhood. McCormick Street is a narrow alley 20.5 feet in width. The buildings along this street are

two to three stories in height. A number of the two-story buildings, including the single-family dwelling on the east side of the street opposite the Project Site, are taller than the typical two-story building. These buildings have a flight of stairs up from the sidewalk to the first floor and are more accurately described as two and one-half stories. The DR Requestor's dwelling is a good example of this characteristic of the block. The DR Requestor's dwelling at 2 McCormick Street is a two-story building with a pitched roof. The building is approximately 28 feet 4 inches to the peak and is considered 26 feet 4 inches tall under the Planning Code. The project height of 27 feet 10 inches compares favorably with the height of the DR Requestor's building.

The existing building on the property and the adjacent building to the north are the only true two-story buildings on the block and should not set the tone for height in the area. Building heights on McCormick Street vary significantly and no clear pattern exists. Heights range from approximately 20 feet for the adjacent building to the north of the project to the very tall very tall four-story building at the south end of McCormick Street at 1446 Jackson Street, which is setback 33 feet from the end of the street. As mentioned above, the DR Requestor's building at 2 McCormick is only 1.5 feet shorter than the project. The Residential Design Team found the project, as proposed, to be consistent with the scale and character of the neighborhood.

The DR Requestor suggests that the project does not comply with the policies of the Citywide Action Plan for Housing guidelines for streets and alleys developed in 2003 and directed, primarily, toward development in the South of Market Area. The guidelines suggest that the front wall of a building on a narrow street or alley should not be taller than 1.25 times the width of the alley. McCormick Street is 20.5 feet wide and the guidelines would allow a building to be 25.6 feet at the street. The project is only 18 feet at the street and only 27 feet 20 inches tall at the roofline. The project as proposed complies with the Citywide Action Plan guidelines for streets and alleys.

Construction Staging: The DR Requestor objects to the project because of concerns relating to the staging of the project on the narrow street. He is concerned that construction staging and parking will block the street and driveways limiting neighbors' access to their driveways, garages, and dwellings. The regulation of construction staging from the public right of way is under the jurisdiction of the Departments of Parking and Traffic, and Public Works. These Departments must approve any plan to stage construction of this project from the public right of way. McCormick Street is a narrow street and is posted "No Parking." Building materials may not be stored here and construction workers will not be allowed to park on McCormick Street but will be required to park elsewhere, car pool, or take transit where possible. The parking restrictions on McCormick Street will also limit the ability to stage from the public right of way. The Project Sponsor has anticipated this difficulty and has designed the project with side and rear yards so that staging could be done from the property. Construction staging can take place within the side and rear yards and within the garage, once the floor is poured. The regulations of the Departments with jurisdiction over these issues should be sufficient to safeguard the neighbors from the affects of construction staging.

GENERAL PLAN COMPLIANCE

The project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT **Objectives and Policies**

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

The proposal will demolish a single-family dwelling that has been proven to be unsound and replace it with a new single-family dwelling.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposal does not affect existing neighborhood serving retail uses, as the project is a residential project located in a residential district.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is to demolish the existing residential building located at 1 McCormick Street and therefore does not seek to preserve or protect the existing building. However, the existing dwelling is unsound and the proposed new single-family building is in character with the prevailing building scale of the immediate neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced.

The project will not affect the City's supply of affordable housing since the project will replace an unsound owner-occupied single-family dwelling with a new owner-occupied single-family dwelling.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project seeks to demolish the existing single-family dwelling and replace it with a new single-family dwelling. The project is not expected to impede transit service or overburden streets or neighborhood parking.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project does not affect existing industrial operations or buildings nor does it detract from existing service sector operations.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The replacement building will be built in compliance with San Francisco's current Building Code Standards and will meet all seismic safety requirements.

7. Landmarks and historic buildings be preserved.

The project proposes to demolish a structure built in 1908, however it has been determined by the Department that the structure is not a historic building.

8. Parks and open space and their access to sunlight and vistas be protected from development.

No new shadows will be created on existing parks owned by the Park and Recreation Department because of the proposed construction.

ENVIRONMENTAL REVIEW

The project was issued a Categorical Exemption, Class 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on August 9, 2010.

RESIDENTIAL DESIGN TEAM REVIEW

The project as proposed is consistent with the scale and character of the neighborhood.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves demolition and new construction however; there are no exceptional or extraordinary circumstances.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new single-family dwelling be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The proposal will demolish an unsound building.
- No tenants will be displaced as a result of this project.
- The project is consistent with the scale and character of the neighborhood.
- The project complies with the policies of the Citywide Action Plan for Housing guidelines for streets and alleys and relates well to the existing streetscape.
- Although the structure is more than 100-years old, the Historic Resource Evaluation of the project resulted in a determination that the existing building is not a historic resource or landmark.

RECOMMENDATION:

Case No. 2008.0953DD – Do not take DR and approve the demolition.
Case No. 2011.1065D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Meets Criteria

Based on the Department's review of the Soundness Report prepared for this project by Santos & Urrutia Structural Engineers, an independent third party, the existing structure is considered unsound housing.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 100-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

Rental Protection

5. Whether the project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing dwelling is currently vacant and not rental housing. Historically, the dwelling has been owner occupied.

6. Whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

The building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The project does not meet this criterion because the existing dwelling is unsound and will be demolished.

8. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The project will conserve the neighborhood character by constructing a replacement building that is compatible with the dwellings in the surrounding neighborhood.

9. Whether the project protects the relative affordability of existing housing;

Project Meets Criteria

Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing and has been proven to be unsound.

10. Whether the project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The project does not include any permanently affordable units, as the construction of one unit does not trigger Section 415 review.

Replacement Structure

11. Whether the project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The project replaces a single-family dwelling with a new single-family dwelling in an area of the neighborhood characterized by one-family dwellings.

12. Whether the project creates quality, new family housing;

Project Meets Criteria

The project will create one new family-sized dwelling unit with three-bedrooms.

13. Whether the project creates new supportive housing;

Project Does Not Meet Criteria

The project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The project is in scale with the surrounding neighborhood and constructed of high-quality materials.

15. Whether the project increases the number of on-site dwelling units;

Project Does Not Meet Criteria

The project replaces an unsound single-family dwelling with a new single-family dwelling.

16. Whether the project increases the number of on-site bedrooms.

Project Meets Criteria

The project increases the number of bedrooms on the site from one to three.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The Project Site is located on McCormick Street, a 20.5-foot wide, 145-foot long, dead-end public street running south from Pacific Avenue. The street terminates in a dead-end, without a cul-de-sac, at the rear property line of 1446 Jackson Street. The first 73 feet of the McCormick Street south of Pacific Avenue is within a NC-2, Small-Scale Neighborhood Commercial, District and serves as the side property line for 1451-1461 Pacific Avenue, a three-story, five-unit apartment building and 1447 Pacific Avenue a two-story, two-unit building. The remaining 72 feet of the street is in an RH-1, Residential, House Districts, One-Family), and serves as the front property line for six lots, including the subject property. The lots on the east side are occupied by; 14 McCormick Street, a two-story single-family dwelling, 4 McCormick Street, a tall one-story single-family dwelling, and 2 McCormick Street, a tall two-story, single-family dwelling. The three lots on the west side are occupied by 7-9 McCormick Street, a tall two-story, two-family dwelling, 3 McCormick Street, a two-story, single-family dwelling, and the subject property, occupied by the existing two-story single-family dwelling. The end of McCormick Street is the rear lot line for the property at 1446 Jackson Street a tall 4-story, 6-unit apartment building setback 33 feet from the end of the street.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X

Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?	X		

Comments: The new building respects the existing block pattern by not impeding into the established mid-block open space and by maintaining a height comparable to the dwelling located across the street at 2 McCormick Street. The project also provides a side setback on the south side of the new dwelling to improve light and air to the street and moderate the mass and bulk of the building. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street and the upper floor is setback six feet to moderate the affect of the taller building on the narrow street. The building's form, façade width, and proportions, are compatible with the neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height, and type of bay windows compatible with those found on surrounding buildings?			X

Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?	X		

Comments: The rooftop parapets are standard in size and compatible with the parapets found on other flat-roofed buildings in the neighborhood. The stair penthouse is setback to the middle of the building to be less visible from the front or rear of the lot.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the residential character of this neighborhood. The windows are residential in character and compatible with the window patterns found on neighboring buildings. The wall finishes, trim and detailing are compatible with the existing buildings in the neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

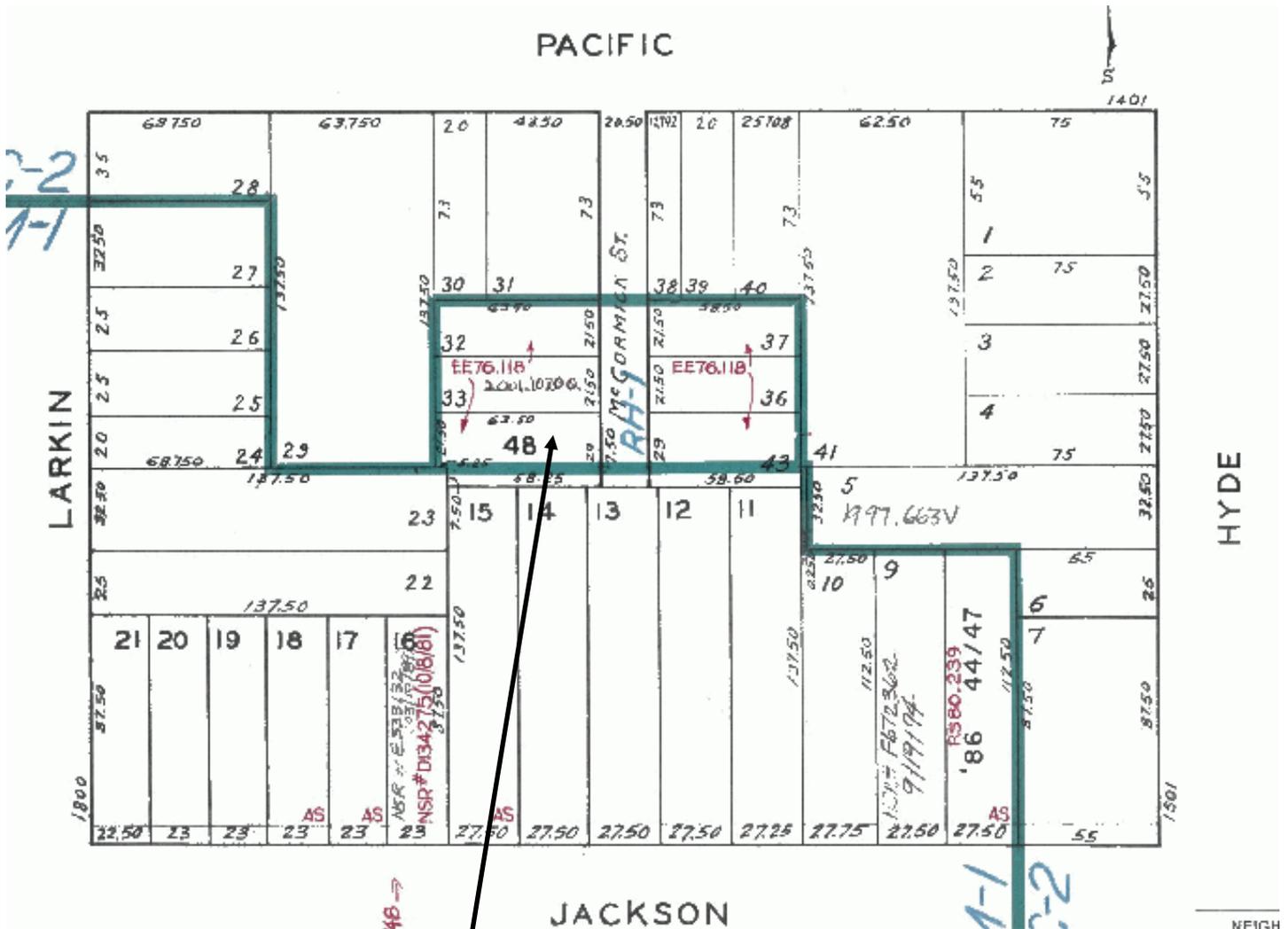
Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photos
- Section 311 Notice
- Residential Demolition Application
- Historic Resources Evaluation Report
- Soundness Report
- Administrative Review of Residential Demolition
- Discretionary Review Application
- Project Sponsor’s Response to Discretionary Review
- Residential Design Team Review
- Reduced Plans
- Color Rendering

* All page numbers refer to the Residential Design Guidelines

Parcel Map

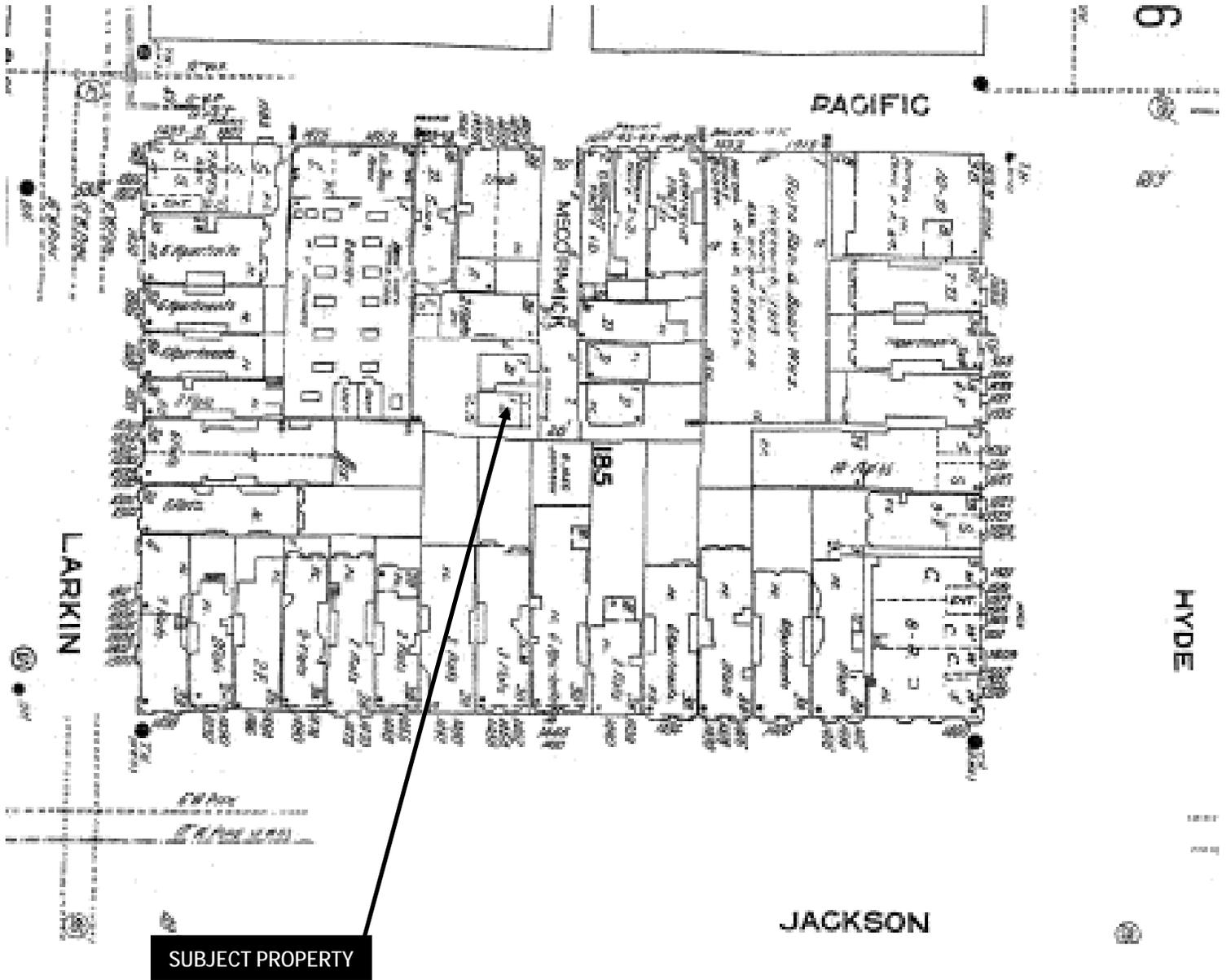


SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2008.0953DD-2011.1065D
 1 McCormick Street

Sanborn Map*

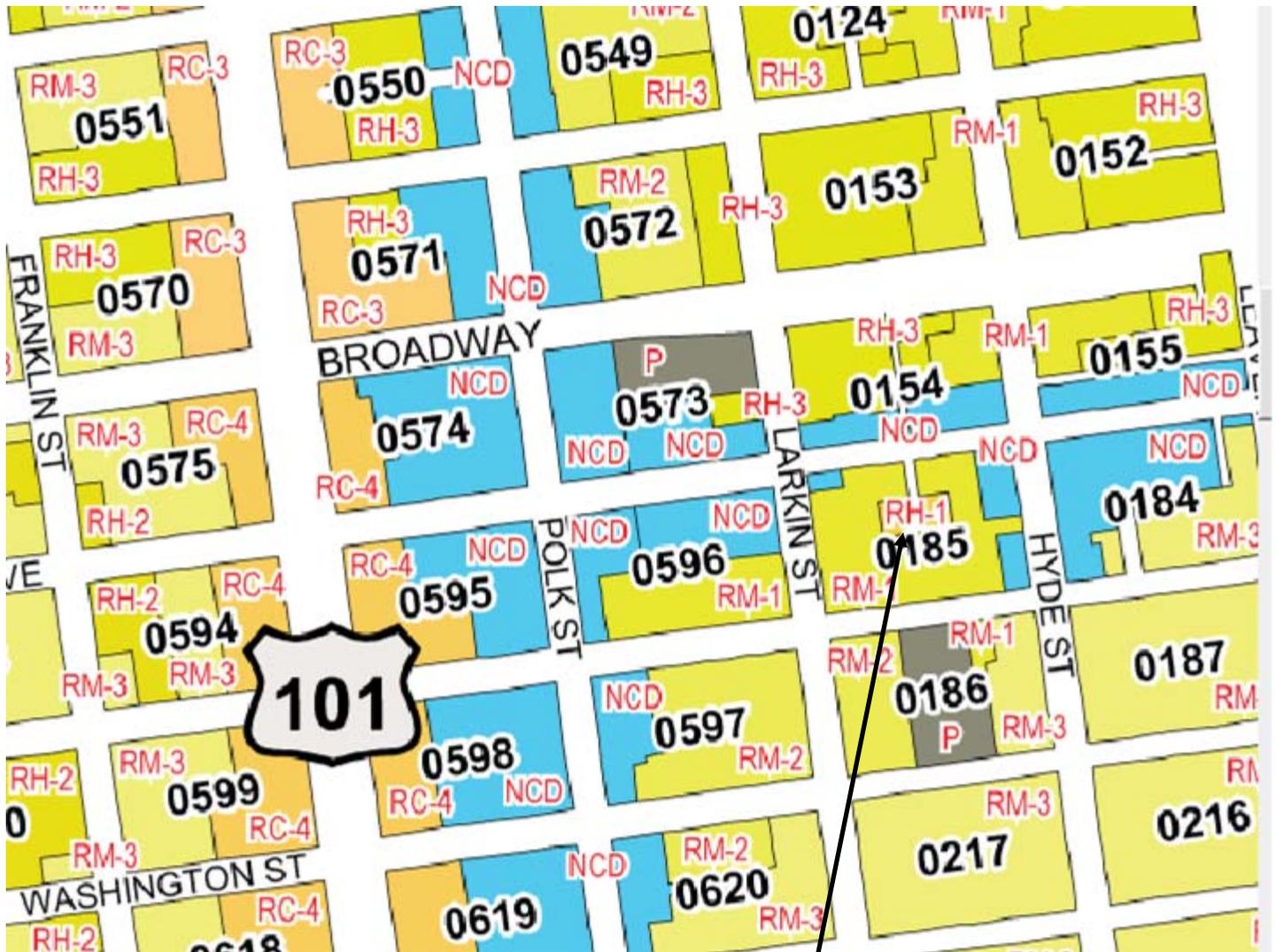


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2008.0953DD-2011.1065D
1 McCormick Street

Zoning Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2008.0953DD-2011.1065D
1 McCormick Street

Aerial Photo

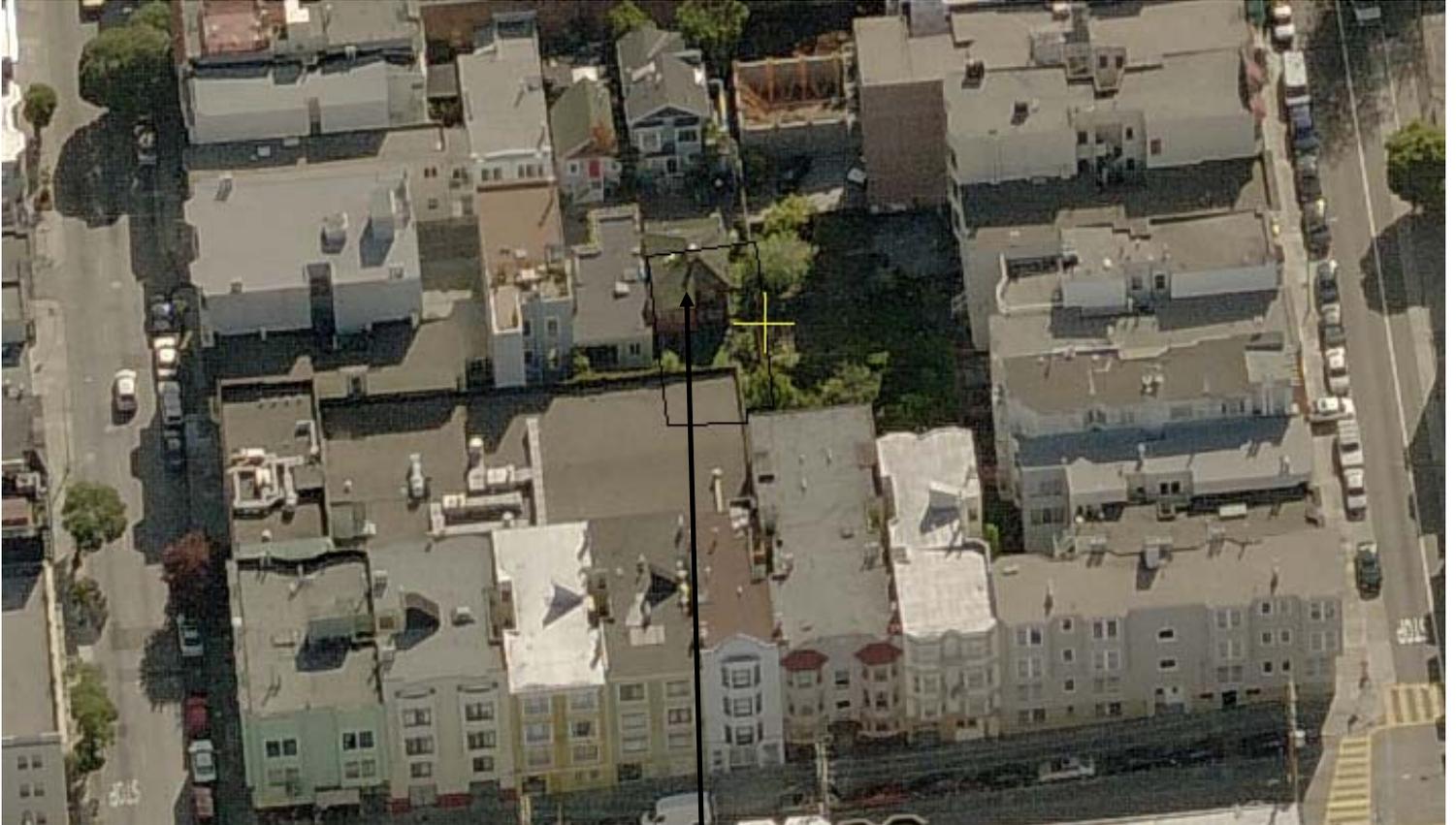


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2008.0953DD-2011.1065D
1 McCormick Street

Context Photo

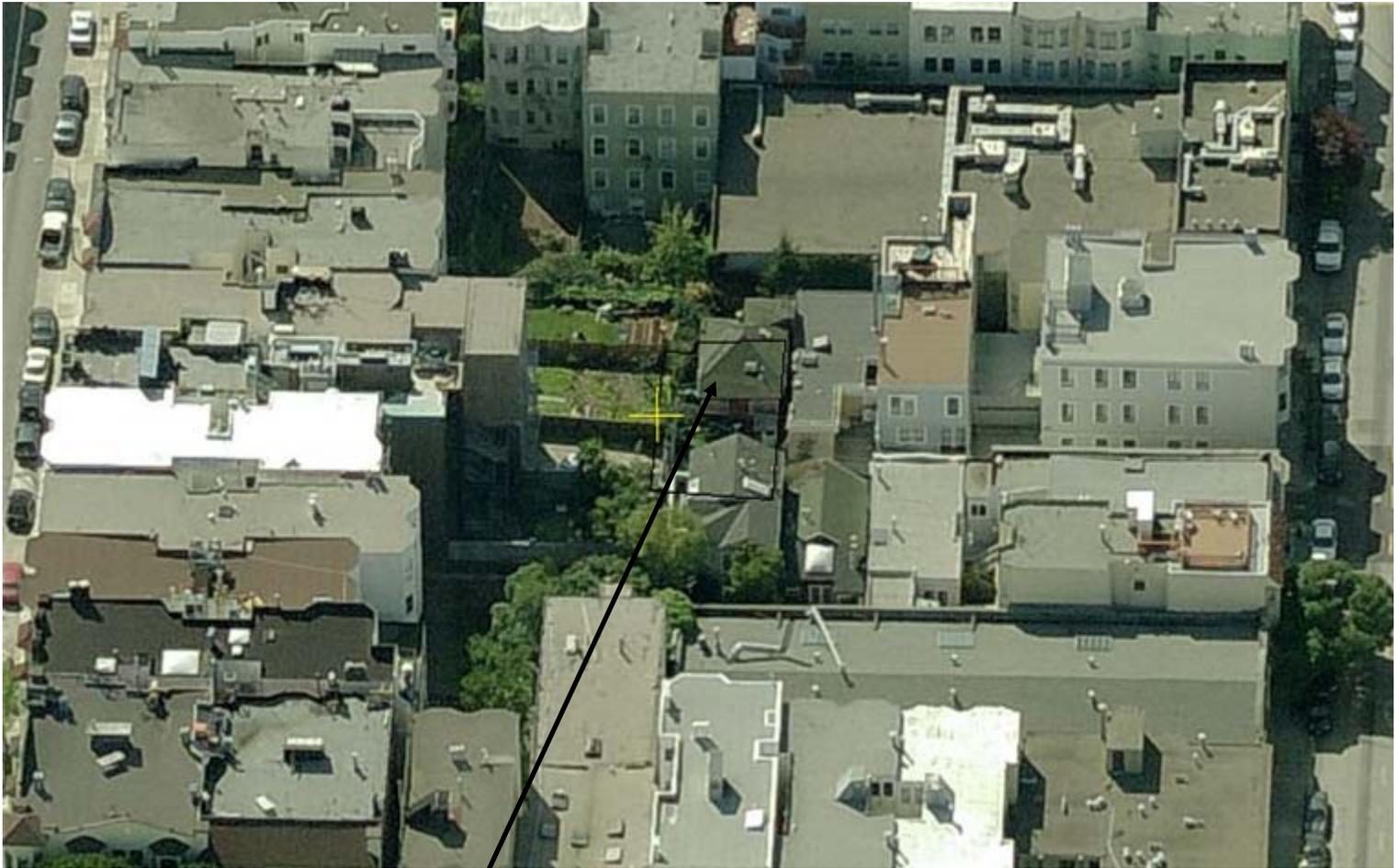


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2008.0953DD-2011.1065D
1 McCormick Street

Context Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2008.0953DD-2011.1065D
1 McCormick Street

Site Photo

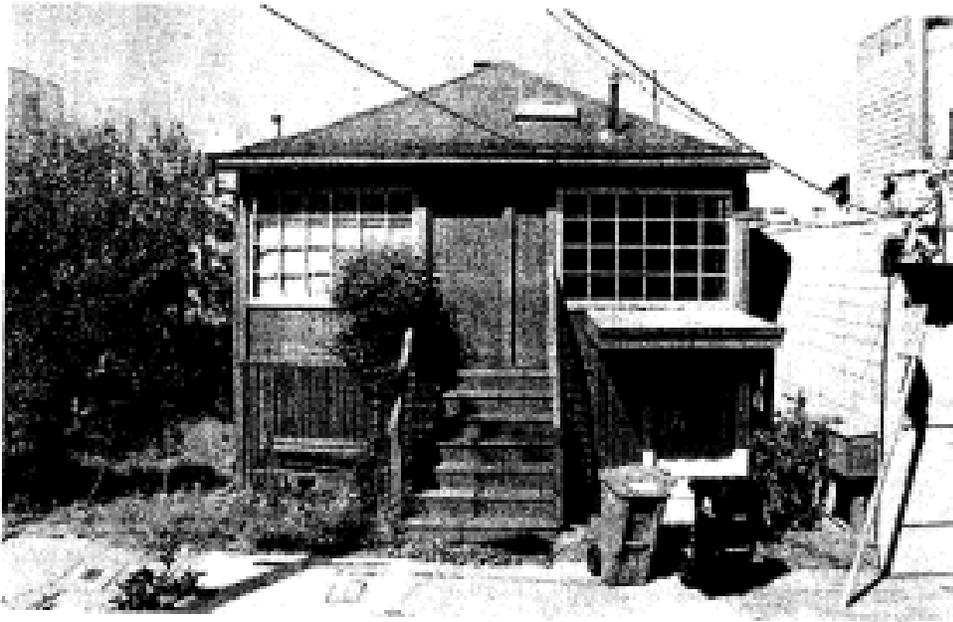


Photo 1: Front elevation of 1 McCormick

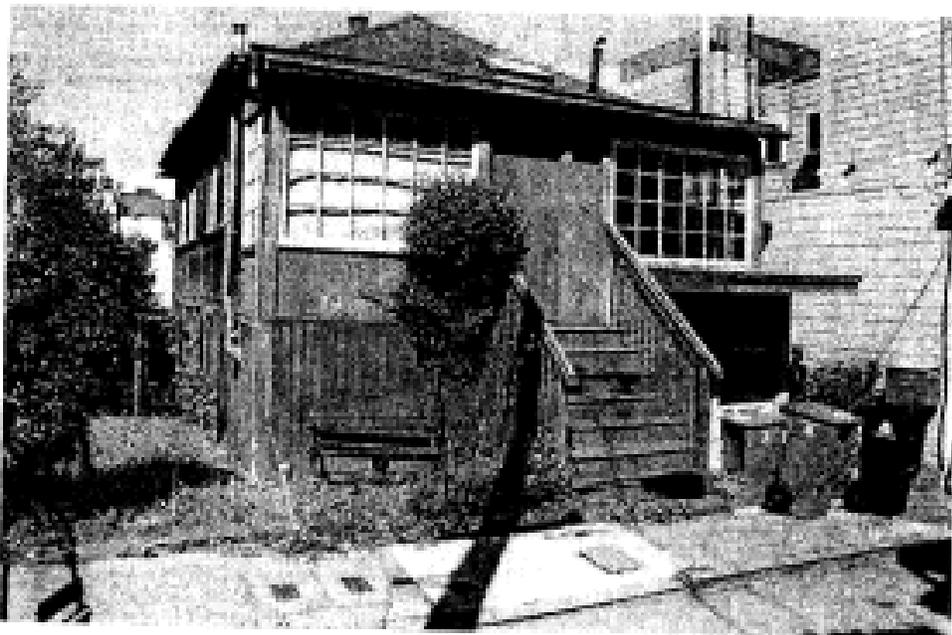


Photo 2: Oblique elevation of 1 McCormick

Discretionary Review Hearing
Case Number 2008.0953DD-2011.1065D
1 McCormick Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

REVISED NOTICE OF BUILDING PERMIT APPLICATION

(SECTION 311)

On August 9, 2010, the Applicant named below filed Building Permit Application No. 2010 0809 8402 (New Construction) and 2010 0809 8400 (Demolition) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Pierre Zetterberg	Project Address:	1 McCormick Street
Address:	1555 Sacramento Street	Cross Streets:	Pacific Street
City, State:	San Francisco, CA 94109	Assessor's Block /Lot No.:	0185/048
Telephone:	(415) 401-1893	Zoning Districts:	RH-1 /40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input checked="" type="checkbox"/> DEMOLITION	and/or	<input checked="" type="checkbox"/> NEW CONSTRUCTION or <input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single Family Dwelling	No Change
FRONT SETBACK	4.8 feet.....	3.5 feet
SIDE SETBACKS	none.....	none and 5 feet
BUILDING DEPTH	37 feet	39 feet
REAR YARD	22 feet	26 feet
HEIGHT OF BUILDING	17feet.....	30
NUMBER OF STORIES	2.....	3
NUMBER OF DWELLING UNITS	1.....	No Change
NUMBER OF OFF-STREET PARKING SPACES	1.....	No Change
PROJECT DESCRIPTION		

This notice has been revised to better describe the existing building.
The proposal is demolish the existing building on the lot and construct a new three-story single-family dwelling.
The proposal is subject to Mandatory Discretionary Review for Dwelling Unit Demolition but the demolition meets the demolition criteria in Planning Code Section 317 and hearing by the Planning Commission will not be required.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

EMAIL: **rick.crawford@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO PLANNING DEPARTMENT

Section 317 Application

Section 317 of the Planning Code requires that a public hearing will be held prior to approval of any permit that will remove existing housing, with certain codified exceptions. Where a project will result in the loss of one or two residential units, the project is subject to a Mandatory Discretionary Review (DR) hearing before the Planning Commission, unless the Code specifically requires Conditional Use (CU) Authorization. Projects resulting in the loss of three or more units will require a Conditional Use hearing by the Planning Commission. If a Conditional Use is required, attach this Application as a supplemental document. All projects subject to Section 317 must fill out this cover sheet and the relevant attached Form(s) (A, B, or C), and contact Georgia Powell at (415) 558-6371 to schedule an intake appointment.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT ADDRESS: <i>1 McCormick</i>		NAME: <i>Pierre Zetterberg</i>		
BLOCK / LOT: <i>0185 / 48</i>		ADDRESS: <i>1555 Sacramento St</i>		
ZONING: <i>RH-1</i>		CITY, STATE: <i>San Francisco, CA 94109</i>		
LOT AREA <i>1805</i>		PHONE: <i>415-401-1893</i>		
#	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	<i>1</i>	<i>1</i>	<i>0</i>
2	Total number of parking spaces	<i>1 substandard</i>	<i>1</i>	<i>+1</i>
3	Total gross habitable square footage	<i>1070</i>	<i>2140</i>	<i>1070</i>
4	Total number of bedrooms	<i>1</i>	<i>3</i>	<i>2</i>
5	Date of property purchase	<i>9/11/2007</i>	<i>-</i>	<i>-</i>
6	Number of rental units	<i>0</i>	<i>0</i>	<i>0</i>
7	Number of bedrooms rented	<i>0</i>	<i>0</i>	<i>0</i>
8	Number of units subject to rent control	<i>0</i>	<i>0</i>	<i>0</i>
9	Number of bedrooms subject to rent control	<i>0</i>	<i>0</i>	<i>0</i>
10	Number of units currently vacant	<i>1</i>	<i>-</i>	<i>-</i>
11	Was the building subject to the Ellis Act within the last decade?	<i>No</i>	<i>-</i>	<i>-</i>
12	Number of owner-occupied units	<i>1</i>	<i>1</i>	<i>0</i>

I have read and understood the information in this Application, including the required payment of time and material fees for processing this Application. I certify that I will pay all Planning Department time and material costs for processing this Application, as required by Sections 350(c) and 352(B) of the Planning Code.

Signature: *P. Zetterberg* Printed Name: *PIERRE ZETTERBERG* Date: *JULY 25, 2010*

Loss of Dwelling Units through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

We have not demonstrated property value in excess of 1.34 million.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

Yes, the property is "unsound," see Soundness Report by Santos & Urrutia, 9/18/2009.

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Property has history of non-code compliant alterations, but not a history of documented code violations.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Building was purchased "as-is", with full disclosure that it had been inadequately maintained and in questionable safe condition.

3. Whether the property is a "historical resource" under CEQA;

Property was determined not to be a historical resource under CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Property was determined not to be a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

No, the residence has been owner occupied historically.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

No, it does not.

Priority Policies

- 7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;
Yes, the Project retains the same property use: modest single family dwelling.
- 8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
Yes, the Project retains modest single family use of property.
- 9. Whether the Project protects the relative affordability of existing housing;
Yes, comparable to other nearby houses.
- 10. Whether the Project increases the number of permanently affordable units as governed by Section 315;
No, not allowed by zoning.

Replacement Structure

- 11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;
Yes, the Project is on an urban lot in center of the city.
- 12. Whether the Project creates quality, new family housing;
Yes, replaces non-viable unsafe structure with new, quality structure.
- 13. Whether the Project creates new supportive housing;
No, project is personal single-family residence.
- 14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;
Yes, project matches scale and density of the alley.
- 15. Whether the Project increases the number of on-site dwelling units;
No, it complies with RH-1 zoning.
- 16. Whether the Project increases the number of on-site bedrooms.
Yes

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain *why* it is not applicable.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; Project is RH-1 zoning and has no retail use.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; Yes, replaces single family residence with another single family residence that is in character with the neighborhood.
3. That the City's supply of affordable housing be preserved and enhanced; Yes, project will be consistent in valuation and size with other single family dwellings on the alley
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; Yes, the Project is consistent by providing center city dwelling with best walk score, convenient to Muni, and conforming off-street parking.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; consistent, RH-1 has no commercial, service, or industrial component.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; Yes, the Project is consistent; new construction replaces seismically unsound, fire hazard structure
7. That landmarks and historic buildings be preserved; and is consistent as the Project was determined not to be a historical resource.
8. That our parks and open space and their access to sunlight and vistas be protected from development. Yes, the Project is consistent as it has no impact on parking or public open space and will provide the highest percentage of private open space to lot area on the block.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 1 McCormick Street
Block/Lot: 0185/048
Case No.: 2008.0953E
Date of Review: December 18, 2008
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT Demolition Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing the existing 1800 sf two-story duplex and constructing a new 2200 sf single-family residence with one off-street parking space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1908 for property owner, Widow Louisa Puffick. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. Because the subject building is over 50 years of age it has been preliminarily identified as a Category B building for the purposes of CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a cul-de-sac within the Nob Hill neighborhood. The immediate context is a diverse mixture of single-family homes and flats, primarily constructed during the reconstruction period after the 1906 Conflagration. There are several homes and flats scattered in the throughout the area with construction dates ranging from the 1930s to present. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the adjacent block.

1. California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.

District or Context: Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1907-1911

Notes: The Department concurs with the Carey & Co. evaluation dated, November 10, 2008 that the subject building and the surrounding four buildings dated from 1907 -1911 are closely associated with the Reconstruction Period after the 1906 Earthquake and Fire.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	Feeling:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Design:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks	Materials:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks
Workmanship:	<input type="checkbox"/> Retains	<input checked="" type="checkbox"/> Lacks			

While the setting and location of the subject building remain intact, staff concurs with the Carey & Co. evaluation that it lacks sufficient integrity to be considered individually eligible for the California Register. Staff also concurs that the subject building is not eligible as a contributor to a potential district because only one building of the surround four from the period of significance retains sufficient integrity to be considered a historic resource.

Substantial loss of integrity to the subject building and the surrounding buildings has adversely impacted the historic visual unity of the block. The loss of historic fabric includes alterations to the massing, height, exterior finishes, and fenestration. Because of these changes the Department believes that the subject building and any the adjacent historic properties have fair to poor integrity.

3. **Determination Whether the property is an "historical resource" for purposes of CEQA**

No Resource Present (Go to 6. below) Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)
Optional: See attached explanation of how the project meets standards.

- The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)
- The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

12-16-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\McCormick_1_2008.0953E.doc

Disput
Copy

APPLICATION FOR Discretionary Review

11.106501

1. Owner/Applicant Information

DR APPLICANT'S NAME: The McCormick Street Neighbors, an association; and its individual members		
DR APPLICANT'S ADDRESS: 2 McCormick Street, San Francisco, California	ZIP CODE: 94109	TELEPHONE: (415)533-2794
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Pierre and Sally Zetterberg		
ADDRESS: 1555 Sacramento Street, San Francisco, California	ZIP CODE: 94109	TELEPHONE: (415) 401-1893
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1 McCormick Street, San Francisco, California		ZIP CODE: 94109
CROSS STREETS: McCormick is a mid-block, one-lane, dead-end alley with no cul-de-sac between Hyde and Larkin Streets		
ASSESSORS BLOCK/LOT: 0185 /048	LOT DIMENSIONS:	LOT AREA (SQ FT): 1800
ZONING DISTRICT: RH-1 (per notice of BPA)		HEIGHT/BULK DISTRICT: 40-X (per notice of BPA)

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Single Family Residence

Present or Previous Use:

Proposed Use: Demolish 850 SF, 2-level home partially below grade; build new 2200 SF, 3-level all above grade

Building Permit Application No. 2010 0809 8402 (new construction)

Date Filed: August 9, 2010

RECEIVED
AUG 30 2011
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

~~08-09530~~

11.10650

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

See attachment. Despite neighbors' requests, developer insists on building the tallest and largest single family home on a very narrow (12 feet 2 inches), one-lane, no-parking, dead-end alley, which will result in substantial loss of light and sunlight. The proposed structure will not use below grade space, even though all buildings on that side of the alley take advantage of below-grade space to reduce the overall height of the structures. Developer has agreed to minor changes but will not change the actual height of the proposed structure.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See attachment.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See attachment.

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

See attachment.

~~08.09530~~
11.10650

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

08.0953D

Discretionary Review Application Submittal Checklist

11.1065D

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Convenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

~~08.0953D~~

Applicant's Affidavit

11.1065D

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: William R. Matteson

Date: 8/29/11

Print name, and indicate whether owner, or authorized agent:

William R. Matteson

Owner / Authorized Agent (circle one)

owner, 2 McCormick Street

A McCormick Street Neighbor

~~08.0953D~~

Applicant's Affidavit

11.1065D

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Jessie Andrea Stanshaw Date: 8-29-11

Print name, and indicate whether owner, or authorized agent:

Jessie Andrea Stanshaw

Owner / Authorized Agent (circle one)

owner, 2mc Cormick Street

Mc Cormick Street neighbor

~~08.0953D~~

Applicant's Affidavit

11.1065D

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: *Robyn Tucker*

Date: 8/29/11

Print name, and indicate whether owner, or authorized agent:

Robyn Tucker

Owner / Authorized Agent (circle one)

owner, 7 McCormick St
A McCormick Street neighbor

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Ernest K Lum Date: August 29, 2011

Print name, and indicate whether owner, or authorized agent:

ERNEST LUM, OWNER 1446 JACKSON ST.

Owner / Authorized Agent (circle one)

- A McCORMICK STREET NEIGHBOR

~~08-09530~~

11.10650

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

Jean Lum

Date:

Aug 30, 2011

Print name, and indicate whether owner, or authorized agent:

Jean Lum, owner 1446 Jackson St.

Owner / Authorized Agent (circle one)

- A McCormick Street Neighbor

~~08-09530~~

11.10650

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

8/29/11

Print name, and indicate whether owner, or authorized agent:

DAMIEN LEWIS

Owner / Authorized Agent (circle one)

OWNER, 3 McCORMICK

A McCORMICK NEIGHBOR

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Betsy Brill / by Rolyn Jullu Date: 8/29/11

Print name, and indicate whether owner, or authorized agent:

Betsy Brill
Owner / Authorized Agent (circle one)
Owner, 4 M McCormick Street
A McCormick Street Neighbor

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Ken Kobre / by Rodger Padua Date: 8/29/11

Print name, and indicate whether owner, or authorized agent:

Ken Kobre
Owner / Authorized Agent (circle one)
Owner, 4 McCormick Street
A McCormick Street Neighbor

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: Aug. 29, 2011

Print name, and indicate whether owner, or authorized agent:

Pauline Lum, owner / Gary Wong authorized agent
Owner / Authorized Agent (circle one)

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: *Ernie Wong*

Date: *Aug. 29, 2011*

Print name, and indicate whether owner, or authorized agent:

Ernie Wong, authorized agent for Morton Lam/owner
Owner / Authorized Agent (circle one)
1446 Jackson St.
A McCormick Street Neighbor

ATTACHMENT
APPLICATION REQUESTING DISCRETIONARY REVIEW (DR)

PROPERTY ADDRESS:	1 McCormick Place
ASSESSOR'S PARCEL NO:	Block 0185, Lot 048
ZONING DISTRICT	RH-1/40-X
PERMIT APPLICATION NOS.	2010 0809 8402 (New Construction) 2010 0809 8400 (Demolition)

DR APPLICANT'S RELATIONSHIP TO PROPERTY

The McCormick Neighbors (The Neighbors), a neighborhood organization, is dedicated to preserving and enhancing the character of McCormick Place, a mid-block, one-lane, no-parking, dead-end alley off of Pacific Avenue between Hyde and Larkin Streets, including protecting the light and air on the tiny alley streets of Nob and Russian Hill. The Neighbors work with, and are members of, other local organizations, such as the Pacific Avenue Neighborhood Association (PANA), on matters affecting the neighborhood. Despite efforts to work with the project sponsor, the Planning Department, and the Department of Public Works, The Neighbors, including those most directly affected by the proposed project, request the Commission's assistance to address highly unique, unusual, exceptional and extraordinary problems caused by the construction of a large home on a very narrow dead-end alley, as outlined below.

McCormick Place: This narrow one-lane alley, shown below, is only 12 feet 2 inches wide. Only one car can pass. Its entire length is a designated "no parking" zone. The alley terminates at the driveway to 1446 Jackson Street. There is no cul-de-sac. There is no room for a vehicle to turn around. Any vehicle that stops at the end of the alley necessarily blocks access to the homes and driveways for three separate homes.



Aerial view of McCormick Place. The red cottage on the left side of the alley is the proposed project site.

11-1065D
~~08-0953D~~

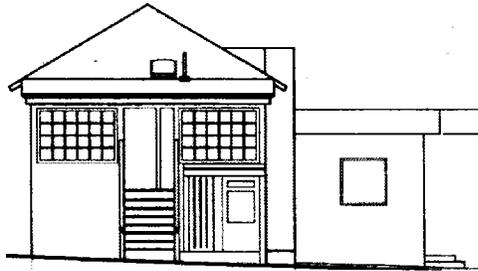
The “no parking” alley dead-ends at the driveway to 1446 Jackson Street, as shown in this photograph:



The Project: The Project seeks to demolish an existing two-story, 17’ tall, 850 square foot, single family home built in 1908, during the Reconstruction Period, and to build a new, 30’ tall, three-story, 2200 square foot home on the same lot. The red cottage on the right side of the photograph above is the proposed site of the demolition and construction. The proposed structure will be the only three-story single family home on the alley. It will be the only structure on the west side of McCormick that does not take meaningful advantage of below-grade space to reduce the height of the building.

The plans for the Project show a new building that will dwarf its neighbor:

Current structure shown next to the abutting property at 3 McCormick



Proposed structure shown next to the abutting property at 3 McCormick



The affected neighbors who seek DR, who have signed below, include:

William Matteson
Andrea Stanshaw
2 McCormick Place
(Immediately across the street from the project; construction will block driveway)

Ken Kobre
Betsy Brill
4 McCormick Place
(Across the street from the project)

Damien & Kelley Lillis
3 McCormick Place
(Adjacent to the project; construction will block driveway)

Robyn Tucker
7 McCormick Place
(2 doors down from the project)

Richard Mar
10 McCormick Place
San Francisco, CA 94109
(across from the project)

Morton Lum
1446 Jackson Street
(Adjacent to project; construction will block driveway)

Ernest Lum
1446 Jackson Street
(Adjacent to project; construction will block driveway)

Pauline Lum
1446 Jackson Street
(Adjacent to project; construction will block driveway)

Jean Lum
1446 Jackson Street
(Adjacent to project; construction will block driveway)

The affected neighbors request review of the proposed demolition and replacement of an existing 2-story single-family residential structure that had been occupied continuously since 1908 until recently purchased by the Project developer. The Project proposes to be the only three-story single family residence on the alley, and the only structure of its size which fails to use below-grade space on the west side of McCormick. This will transform a charming alley with modest sized homes into a dead-end alley with a monolith at the end.

We are asking you to please take discretionary review in this instance because:

(1) Mandatory Discretionary Review is required for the demolition of the existing structure because the conclusion that the existing structure is “unsound” under Planning Code §317 (d)(3) is contradicted by the fact that the residence was occupied continuously for almost 100 years until it was purchased by the current developer.

(2) under CEQA, the existing structure, built in 1908 during the Reconstruction Period, presumptively is a historical resource (it appears to be an earthquake cottage), and the Categorical Exemption seeking to avoid CEQA review relies upon a Historic Resource Evaluation Response (HRER) that lacks sufficient supporting evidence. Indeed, the HRER appears to rely almost exclusively on a “report” purportedly prepared by Carey & Co on November 10, 2008 which does not exist in the Planning Department files and which has not been made available to the DR Applicants despite multiple written and oral requests.

(3) the design, mass and height of the proposed replacement structure is inconsistent with (a) the City’s ***Residential Design Guidelines*** for a structure in a narrow, one-lane, dead-end alley, and (b) the principles underlying Planning Department’s policy on “***San Francisco’s Alleys***” contained in the Department’s “***Citywide Action Plan for Housing***” (CAP), including the need to “provide ample sunlight and air” and to ensure they do not become “overshadowed” (Planning Code §261.1). In fact, the developer is attempting to shoehorn a large structure into a physical site that cannot reasonably accommodate it in light of the fact that the ***only*** way to access the site is to use the narrow, 12’2”, one-lane, dead-end, no-parking alley to transport materials, equipment, trucks, and debris and, in doing so, necessarily block access to the surrounding homes and driveways for extended periods of time given a project of this size and scope. This will result in exceptional and undue interference with the use and enjoyment of the property around the proposed site.

(4) the Revised Notice of Building Permit Application was untimely, as it was issued in August 2011, back-dated to July 22, 2011, and failed to provide the full 30 days notice to affected residents, as required.

A(4). ACTIONS PRIOR TO DISCRETIONARY REVIEW REQUEST

In May 2008, the architect-developer met with some of the neighbors to explain his vision for the project. The neighbors objected to the size, height, and mass of the project, and the adverse impact it would have on sun and light in the alley.

The developer made minor revisions to the project, and presented these changes to some of the neighbors at a meeting in the summer of 2010. However, the developer refused to reduce the 30 foot height of the proposed structure notwithstanding the neighbors' previously-expressed concerns about the height, shading, and decreased in light in the narrow alley. The developer showed some neighbors a solar study which confirmed increased shading, a reduction in sunlight to all neighbors, and substantial shading on the adjacent and nearby homeowners (2, 3, and 4 McCormick).

The developer made no attempt to explain how it would be possible to demolish the existing structure and build a new one – with the need to deliver materials, equipment, trucks, backhoes, and the like to the site, and remove all the debris -- without completely blocking the no-parking alley, and without blocking the neighbor's access to their homes and driveways.

B. DISCRETIONARY REVIEW REQUEST

1. Reasons for Requesting Discretionary Review

The Neighbors urge the Commission to take Discretionary Review because this is an exceptional and extraordinary circumstance where Mandatory Discretionary Review is typically required because of the proposed demolition of a potentially historic building.

And, despite the project's *technical* compliance with the height limit, the resulting new building, which maximizes the building envelope on a narrow 12-foot wide street, would permanently and negatively impact the prevailing scale of the built environment on McCormick Place, affecting the livability of the nearby residences. The adverse effects calling for Discretionary Review are outlined below.

We further need the Commission's review because the Planning Department's own review and requirements for the project on this site do not appear to have been followed:

- The project sponsor has by-passed the usually-required Mandatory Discretionary Review, and public hearing required to demolish a home, by arguing that the existing structure is "unsound." The documents supporting this conclusion overlook the material fact that the structure was continuously occupied for nearly 100 years without a record of non-compliance, and only became purportedly "unsound" upon the purchase by the current developer. A public hearing is the appropriate path in this situation.
- The project sponsor has by-passed the required CEQA review of the demolition of a possibly historical structure more than 50 years old by claiming it Categorical Exempt as "Not a Historical Resource." The Planning Department originally found that

“[b]ecause the subject building is over 50 years of age it has been preliminarily identified as a Category B building for the purposes of CEQA” – that is, a “Potential Historical Resource.” The HRER cited to support the conclusion that the existing structure was “Not a Historical Resource” reviewed “an existing 1800 sf two-story duplex” rather than the 850 sf single family home that is at issue. See HRER, Tab 1. The faulty HRER reached a conclusion that the subject building (or the building that was reviewed) is “Not a Historical Resource” by substantially relying on an alleged report that has not been made available to the DR Applicants and does not appear to be in the Department’s files, namely, a report purportedly prepared by Carey & Co. from November 10, 2008. Also, the HRER is internally inconsistent with respect to its assessment of the current structure, on the one hand stating that “the subject building and the surrounding four buildings dated from 1907 – 1911 are closely associated with the Reconstruction Period after the 1906 Earthquake and Fire,” and then claiming, to the contrary, that the subject building “Lacks Association” with that period. See HRER, p. 2, §§1-2, at Tab 1. The HRER, again citing the phantom Carey & Co. report, claims the subject building and those surrounding it lack “sufficient integrity” to be considered eligible for the California Register.” There is no evidentiary support for this conclusion, give the absence of the cited report and the Planning Department’s failure to produce it upon request. The subject building, in fact, maintains substantial integrity. A proper and adequate review for potential historical resource, as required by CEQA, should be required.

We request that a proper CEQA and historical review be conducted to comply with the intent of CEQA, and that modifications to the project be made to require that its height be reduced by eliminating the third floor, that the mass of the rooftop features be reduced, and that the character and scale of McCormick alley are maintained.

2. Adverse Effects on the Neighborhood

McCormick Place is a special place that should be protected.

McCormick alley is a narrow alley only 12’2” wide, with a clear context of one and two story single family homes in the area of the proposed project of similar age and design. Currently, there is no three-story single family home on the alley. All three-level structures are multi-family units.

Because of the current heights and building pattern on McCormick, sun and sky are now available to residents and visitors on what is now a charming and pleasant place for pedestrians.

The project as proposed would have the following adverse effects:

A. The height and scale of the proposed project would negatively impact the prevailing scale of the built environment on McCormick.

Discretionary Review of this project is appropriate because the height and scale of the proposed project would negatively impact the prevailing scale of the built environment on McCormick. No single family home on McCormick is three stories tall. All structures on the west side of

McCormick where the project is proposed take full advantage of below-grade space to reduce overall building height. The proposed project does not, resulting in more height than necessary.

The impacts on sunlight, air, and ambient light are significant, as expressed in detail by the owner of 2 McCormick in the letter attached as Tab 2. The developer's own solar studies confirm meaningful increases in shading, shadows, and blocked sunlight.

B. The height and scale of the proposed project is inconsistent with the Planning Department's Guidelines for "San Francisco's Alleys" contained in the Citywide Action Plan for Housing.

The Guidelines for San Francisco's Alleys state in pertinent part:

"San Francisco's historic pattern of development, and the city's development controls, demonstrate that streetwall height should be related to street width. This is important both to create an appropriate scale that defines the street without overwhelming it, and to ensure that sun and sky is available to people on the street. This relationship carries over to alleys: if buildings are too high, an alley can become a dark chasm, and a pleasant sense of refuge can turn into a perception of a dangerous place. Because alleys are narrower than streets, appropriate heights along alleys are lower than on streets."

The proposed new building is clearly inconsistent with these guidelines. Not only does the proposed 30-foot high structure take full advantage of the building envelope, but the proposed rooftop appurtenances further enlarge the massing of the proposed building. Given the location of the property at the end of a dead-end, narrow alley, we feel that this project represents an inappropriate and unreasonable development.

The narrowness of the alley determines a certain intimacy and this bulky building intrudes in a major way to the unique neighborhood quality of life.

Light and air issues are major concerns for the neighboring buildings to the east and north of the proposed structure, as well as for the scale and feeling of this narrow alley street. The interesting variation in building lines, which currently allows sunlight to penetrate this narrow alley would be negatively impacted, adding shadows and darkness.

Just as important is the practical reality of attempting to demolish an existing structure and develop a new project of the size proposed on a narrow, one-lane, no-parking, dead-end alley with no place to turn around a vehicle. The City properly seeks to protect the intimacy of Narrow Streets and alleys. Allowing a developer to block the alley, block access to surrounding homes on the alley, and block traffic on the alley are unique problems associated with a project of this size set at the very end of a small dead-end alley space.

The Planning Department and DPW have not adequately considered the propriety of a project of this size given the unique narrowness and dead-end quality of McCormick, and the fact that the project would rest at the very end of the dead-end alley with the least amount of room to negotiate and maneuver all the trucks, machinery equipment, personnel and materials needed to

demolish and then build a new structure. There simply is not enough room to do so without undue interference with the use and enjoyment of the property rights of the surrounding neighbors, almost all of whom seek DR. See Correspondence with Planning and DPW, attached as Tab 3.

Access to the proposed development site can be achieved through only one route -- via McCormick, the only way in or out of the site. As a result, the only way the developer can get to the construction site is to use McCormick to transport all necessary trucks, vehicles, construction equipment, personnel, and the like, and that presents challenges given the designated "no parking" zones on the entire length of McCormick -- a situation unique to alleys. This necessarily will result in blocking access to the neighboring homes and their off-street parking spaces during any proposed construction period. Given the size and scale of the proposed project, the unique logistical problems associated with blocking the one-lane alley and access to property will no doubt last for a very long time, potentially from 7 am to 8 pm, and possibly seven days per week, so this will be a serious every-day problem that should be addressed, but has not at all, during the permitting process. The developer has offered no proposal to avoid the undue impact on the neighbors, despite requests.

The photograph below (also attached) shows only a fraction of the problem. It shows three homes and driveways that necessarily will be blocked for unknown periods of time during any construction of a project of the scale proposed: the driveway to 1446 Jackson street (accessible only from the end of McCormick, immediately in front of 1 McCormick), 2 McCormick (which has off-street parking immediately across from 1 McCormick), and 3 McCormick (which has off-street parking next to 1 McCormick). The photograph does not show how a project on such a narrow alley will negatively impact and disrupt the other neighbors, including 4 McCormick (which faces 1 McCormick), 12 McCormick (which has a garage on McCormick), 7-9 McCormick, and 1453 Pacific (which has a garage on McCormick).



Given the City’s desire to protect the intimate character of alleys, the problems this project presents for the owners and residents are apparently insurmountable. The developer will have to use McCormick alley – a public, no-parking, dead-end street -- to access the construction site and, in doing so, necessarily block access to a number of private homes and driveways. The unique dead-end nature of this narrow alley makes this issue proper for discretionary review given that the problems are the result of the project’s size and scale. That is, the scale of the project to demolish a home and build from scratch a much larger home on the same lot, when sited on a narrow alley with incredibly limited access to homes, presents extraordinary and exceptional circumstances which should be addressed now. The Planning Department has the power to impose conditions on projects that block streets (as is the case here), but has declined to do so. The DPW has the power to impose limitations on the use of McCormick (powers that should be exercised here), but has not done so to date. The City, moreover, has the power to regulate the use of the streets, but the City has not yet used that power.

C. The design features and materials of the proposed project are incompatible with neighborhood character/in conflict with the Residential Design Guidelines.

- **Rooftop Features:** Even if the project is in technical compliance with the Planning Code’s exceptions for rooftop features, the proposed rooftop features proposed for this Project

would be inconsistent with the City's Residential Design Guidelines and would further impact the livability for the surrounding neighbors.

The City's Residential Design Guidelines contain specific guidelines for "Rooftop Architectural Features, Stair Penthouses and Windscreens." Although the plans are totally inadequate in that they do not accurately show the dimensions of the proposed rooftop features, they appear to be incongruous with several of the City's guidelines, which call for the following:

- Sensitively locate and screen rooftop features so they do not dominate the appearance of a building. The Project's roof and rooftop features will be a predominant sight for all those who approach the project from Pacific Avenue. Given the small dimensions of the neighboring structure to the north, the roof and rooftop features will be unobstructed and a focal point from that perspective.
- Design rooftop features with the smallest possible overall dimensions that meet the requirements of the Building and Planning Codes.
- Limit in number and extent the proposed rooftop features.
- Stair penthouses may also be entirely eliminated through the use of roof hatches, courts with stairs or exterior rear stairs to the roof.

3. Suggested Changes to the Proposed Project

The neighbors would not object to a reasonable development. This current plan is not reasonable for the above-stated reasons.

- (1) **The first and foremost, reduce the proposed building to two stories, eliminating the third floor completely.** The elimination of the third floor would open up the property to allow more light to be cast on the alley, and should also allow more light into the adjacent properties. Reducing the height and mass would further achieve greater compatibility with the neighboring structures on McCormick, as no single family homes on the alley are three stories.
- (2) **Change the design to make it more compatible with the neighborhood.** The design does not call for adequate use of below-grade space, as all the other structures do on the west side of McCormick, given the slope of the hill. By not adequately using the below-grade space, the design calls for a much taller building than necessary, which causes problems regarding light, air, and sunlight in a very narrow alley.
- (3) **Eliminate the garage.** This request is consistent with the *Priority Policies of the General Plan* and would avoid exacerbating an already difficult traffic situation that exists on this tiny dead-end alley. This would reduce the overall height of the building. Alternatively, use a car port on the south property line rather than a garage.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

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

MEA Planner: Brett Bollinger
Project Address: 1 McCormick Street
Block/Lot: 0185/048
Case No.: 2008.0953E
Date of Review: December 18, 2008
Planning Dept. Reviewer: Tim Frye
 (415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

Demolition Alteration

PROJECT DESCRIPTION

The proposed project includes demolishing the existing 1800 sf two-story duplex and constructing a new 2200 sf single-family residence with one off-street parking space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by an unknown architect in 1908 for property owner, Widow Louisa Puffick. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. Because the subject building is over 50 years of age it has been preliminarily identified as a Category B building for the purposes of CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a cul-de-sac within the Nob Hill neighborhood. The immediate context is a diverse mixture of single-family homes and flats, primarily constructed during the reconstruction period after the 1906 Conflagration. There are several homes and flats scattered in the throughout the area with construction dates ranging from the 1930s to present. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the adjacent block.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or Yes No Unable to determine
Persons: or Yes No Unable to determine
Architecture: or Yes No Unable to determine
Information Potential: Further investigation recommended.

District or Context: Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1907-1911

Notes: The Department concurs with the Carey & Co. evaluation dated, November 10, 2008 that the subject building and the surrounding four buildings dated from 1907 -1911 are closely associated with the Reconstruction Period after the 1906 Earthquake and Fire.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

While the setting and location of the subject building remain intact, staff concurs with the Carey & Co. evaluation that it lacks sufficient integrity to be considered individually eligible for the California Register. Staff also concurs that the subject building is not eligible as a contributor to a potential district because only one building of the surround four from the period of significance retains sufficient integrity to be considered a historic resource.

Substantial loss of integrity to the subject building and the surrounding buildings has adversely impacted the historic visual unity of the block. The loss of historic fabric includes alterations to the massing, height, exterior finishes, and fenestration. Because of these changes the Department believes that the subject building and any the adjacent historic properties have fair to poor integrity.

3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

No Resource Present (Go to 6. below)

Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: See attached explanation of how the project meets standards.

- The project is NOT consistent with the Secretary of the Interior's Standards; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5. if the project is an alteration)
- The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to be consistent with the Standards and/or avoid a significant adverse effect by the project, presently or cumulatively. Please recommend conditions of approval that may be desirable to avoid or reduce any adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

Yes No Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Mark Luellen, *Preservation Coordinator*

Date: _____

12-16-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Vimaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2008\McCormick_1_2008.0953E.doc



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo Administrative Review of Residential Demolition

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 19, 2011
Case No.: 2008.0953D
Building Permit: 2010 0809 8402
Project Address: 1 MCCORMICK STREET
Zoning: RH-1 (Residential House, One Family)
40-X Height and Bulk District
Block/Lot: 0185/048
Project Sponsor: Pierre and Sally Zetterberg
1555 Sacramento Street
San Francisco, CA. 94109
Property Owner: Same
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org

PROJECT DESCRIPTION

The proposed demolition of a single family dwelling is subject to Planning Code Section 317, which allows the Planning Department to administratively approve the loss of dwelling units through demolition of 1) Single-Family Residential Buildings that are demonstrably not affordable or financially accessible housing, OR 2) Residential Buildings of two units or fewer that are found to be unsound housing. The proposal would demolish a single family residential building that has been found to be unsound and thus may be approved administratively.

ACTION

Upon review of the soundness report prepared by Santos & Urrutia Structural Engineers, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Demolition Permit Application No. 2010 0809 8402 proposing the demolition of an unsound single family dwelling.

FINDINGS

The Zoning Administrator took the action described above because the single family residence proposed to be demolished has been found to be unsound.

cc: Zoning Administrator Files



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS <i>1 McCormick Street</i>		BLOCK/LOT(S) <i>0195/048</i>
CASE NO. <i>2009.0953 D</i>	PERMIT NO. <i>2010 0809 8400</i>	PLANS DATED <i>8/9/10</i>

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

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

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect pedestrian or bicycle safety (hazards) or the adequacy of nearby pedestrian or bicycle facilities?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or five (5) feet in non-archeological sensitive areas?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: MEA ArcMap > Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource **GO TO STEP 5**
- Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- Category C: Not a Historical Resource **GO TO STEP 4** per 12/14/18 HQER

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

1. **Change of use** (tenant improvements not included).

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards*.

5. **Garage Opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).

6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' 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 is not listed:
GO TO STEP 5
- Project does not conform to the scopes of work:
GO TO STEP 5
- Project involves 4 or more work descriptions:
GO TO STEP 5
- Project involves less than 4 work descriptions:
GO TO STEP 5

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

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 meets 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: _____

- * 9. **Reclassification of property status** to Category C
Specify: _____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

- No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

6/17/10

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

August 30, 2011

San Francisco Planning Department
1650 Mission Street - Suite 400
San Francisco, CA 94103-9425

RE: 1 McCormick Street Project

Dear Sir and Madam:

We have been owners and occupants of 2 McCormick Street since 1987 and recently received notice of plans to demolish the home at 1 McCormick Street and reconstruct a significantly larger structure (over 100% increase in size) on that lot. The proposed design which was shared with us approximately 2 years ago by the developer does not appear to conform to the scope and scale of the other homes on this narrow one way alley street. At that time, we expressed our objection to such a large structure and have been waiting for the developer to offer a meaningful compromise or alternative from the original design that would bring the project within the neighborhood's scope and scale of design.

McCormick alley is approximately 12 feet wide and does not allow street parking. There are no other single family homes on the street with a "garage" structure which raises the height of the proposed building significantly. We suggested using the existing side lot space, previously used for parking, for their offstreet parking need. While the scope and scale of the proposed design might appear reasonable for the adjacent much wider two way streets on Pacific Avenue, Larkin Street and Hyde Street, that also include street parking, and the one way Jackson Street which includes street parking, it does not fit or conform to a narrow alley like McCormick Street.

While we are aware that private property views are not protected by the Planning Code and Guidelines, we are extremely concerned that the scale of construction without sufficient set back will engulf our home along with our neighbors next door and adjacent to the project. Our existing line of sight which provides open blue sky, afternoon sunlight, and a feeling of space will be eliminated with the proposed structure. This will result in a small, dark, cramped and restricted sense of space within the alley.

A significant component of the development plan has not yet been submitted or communicated by the developer which includes, but is not limited to, the plan for transportation, access and staging to move materials, equipment and labor to and from the job site; the timeline for completion; and hours of construction. It would seem that being informed of this process would be paramount to the issuance of permits and understanding the impact of demolition and construction on a narrow one way alley and its neighbors.

We greatly appreciate your time and willingness to address our concerns.

/s

Bill Matteson

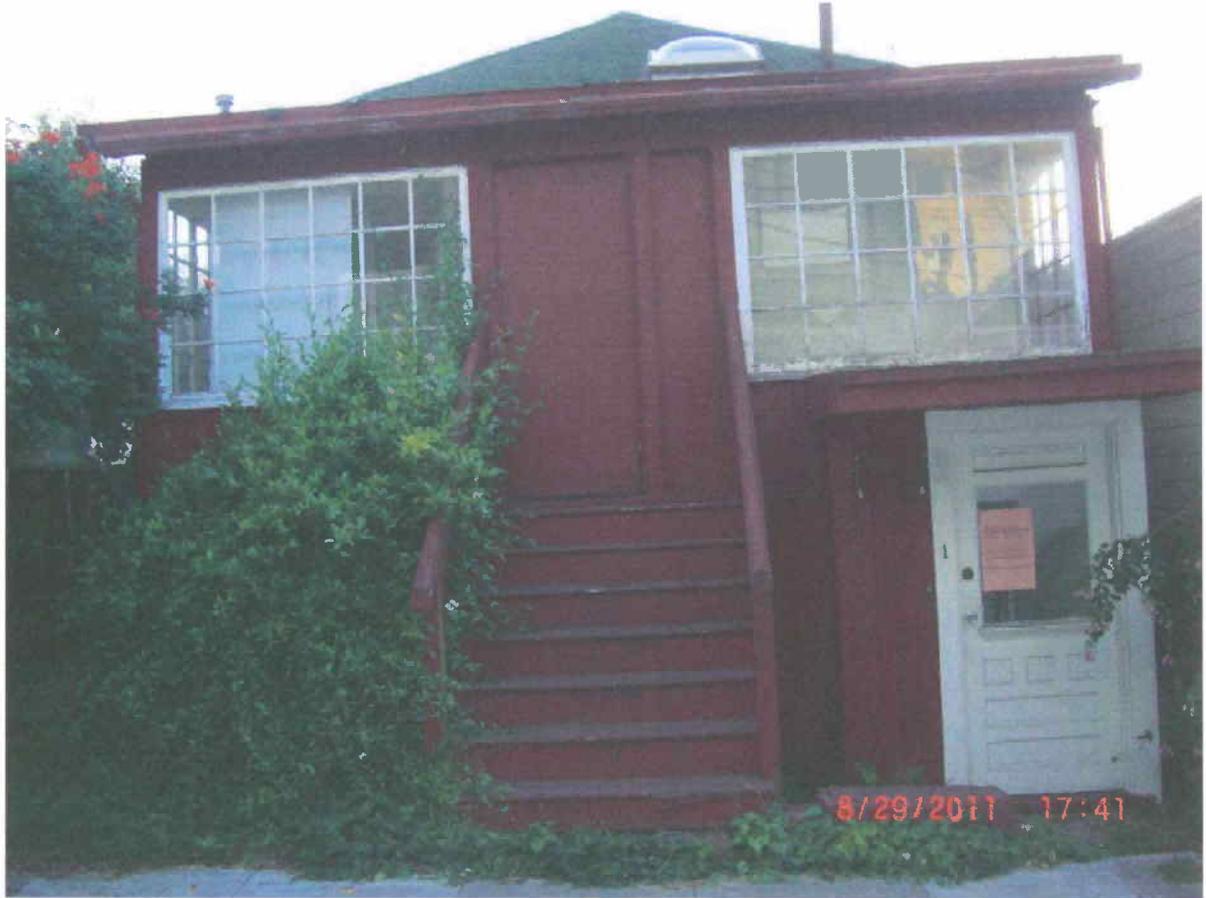
/s

Jessie Stanshaw

11.10650



11.10650



11.10650



11.1065D



From: Damien Lillis [mailto:damien.lillis@gmail.com]
Sent: Wednesday, August 24, 2011 5:17 PM
To: rick.crawford@sfgov.org
Cc: bill.matteson@icdfunds.com; Kelley Lillis
Subject: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Dear Mr. Crawford:

Thanks for meeting with me and Bill Matteson last week. As you suggested, I reached out to DPW to have it address the logistical problems associated with this proposed development project, given the one-lane alley with "no parking" on it, the lack of space for trucks, construction materials, and the like, and the serious negative impacts a construction project like this would have on the use and enjoyment of the neighboring properties. John Kwong, Permit Manager at DPW-BSM, indicates in his email below that DPW is not responsible for construction staging issues, and that the development team (presumably at the Planning Department) is responsible for addressing these concerns. He appears to have a view different from yours as to who is responsible for making sure the proposed project does not unduly interfere with the use and enjoyment of the neighboring properties.

Could you please help us understand how the incredible difficulty of staging a large construction project like this in the narrow confines of a dead-end alley with no street parking will be addressed during the permitting process? At a minimum, it seems reasonable and appropriate for the developer, the development team, DPW, or some other responsible person to present the impacted neighbors with an *actual plan* describing: (1) how the construction will be staged to avoid interference with the property owners' rights to access their homes and off-street parking spaces when they need to; (2) how the trucks, backhoes, and other equipment necessary to demolish the existing structure can get to the construction site, demolish the building, and remove debris without parking in the alley or blocking ingress and egress for the neighbors; (3) where the developer will place the dumpsters and debris boxes needed to hold the demolition debris such that they do not block access, etc.; and (4) generally, how does the developer propose to demolish the structure and build a new one in a way that minimizes the substantial negative impacts to the neighbors in terms of access, noise, potential damage to property, dust, etc.?

We have heard nothing from the developer on these significant issues. The Planning Department seems to think that the DPW is responsible. The DPW seems to think that Planning is responsible. This lack of clarity may leave us with no choice but to address the serious logistical problems associated with a demolition and construction project of this size, in a narrow alley with no parking, through the Discretionary Review process. Mr. Kwong's email states that, in his experience, the Planning Department has placed conditions on building permits to address the staging of construction and the occupation of the right of way, which leads us to think that we will need to request Discretionary Review to get some traction on these very important issues. Please let us know if we are wrong about that.

As you know, the neighbors have been given very little time to work through these issues, as we did not receive the full 30 days notice required to respond to the Revised Notice of Building Permit Application. If the Planning Department believes that the logistical problems can be worked out if more time was available, then it probably makes sense to give the affected neighbors the full 30 day notice period so we can collaborate on problem solving rather than being forced to rush and request Discretionary Review.

Thanks for your assistance.

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
(415) 577-3698

----- Forwarded message -----

From: **Kwong, John** <John.Kwong@sfdpw.org>
Date: Wed, Aug 24, 2011 at 4:05 PM

Subject: RE: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)
To: Damien Lillis <damien.lillis@gmail.com>
Cc: Kelley Lillis <pandical@gmail.com>, "Elsner, Nick" <Nick.Elsner@sfdpw.org>, "Fong, Lynn" <Lynn.Fong@sfdpw.org>, "Dennis, Rassendyll" <Rassendyll.Dennis@sfdpw.org>

Mr. & Ms. Lillis:

This information is news to the Department of Public Works. Previously on many occasions and at various locations within the City, Planning Department had provided additional conditions to a building permit as it relates to the staging of construction and the occupation of the right-of-way. DPW does not dictate the staging methodology of a private contractor.

The staging and method of building construction is left to the development team, as long as it satisfies all municipal codes.

Based upon preliminary review, there are no parking at anytime signage along McCormick Place. Therefore, I do not understand your comment related to the "off-street" parking. Under state law, a property owner is granted access from the public right-of-way (street) to their property.

Your questions related on how this construction will proceed is best directed to the development team. DPW has not issue any permit at this time. The two BPAs that you have identified have not been release by DPW's station at DBI at this time.

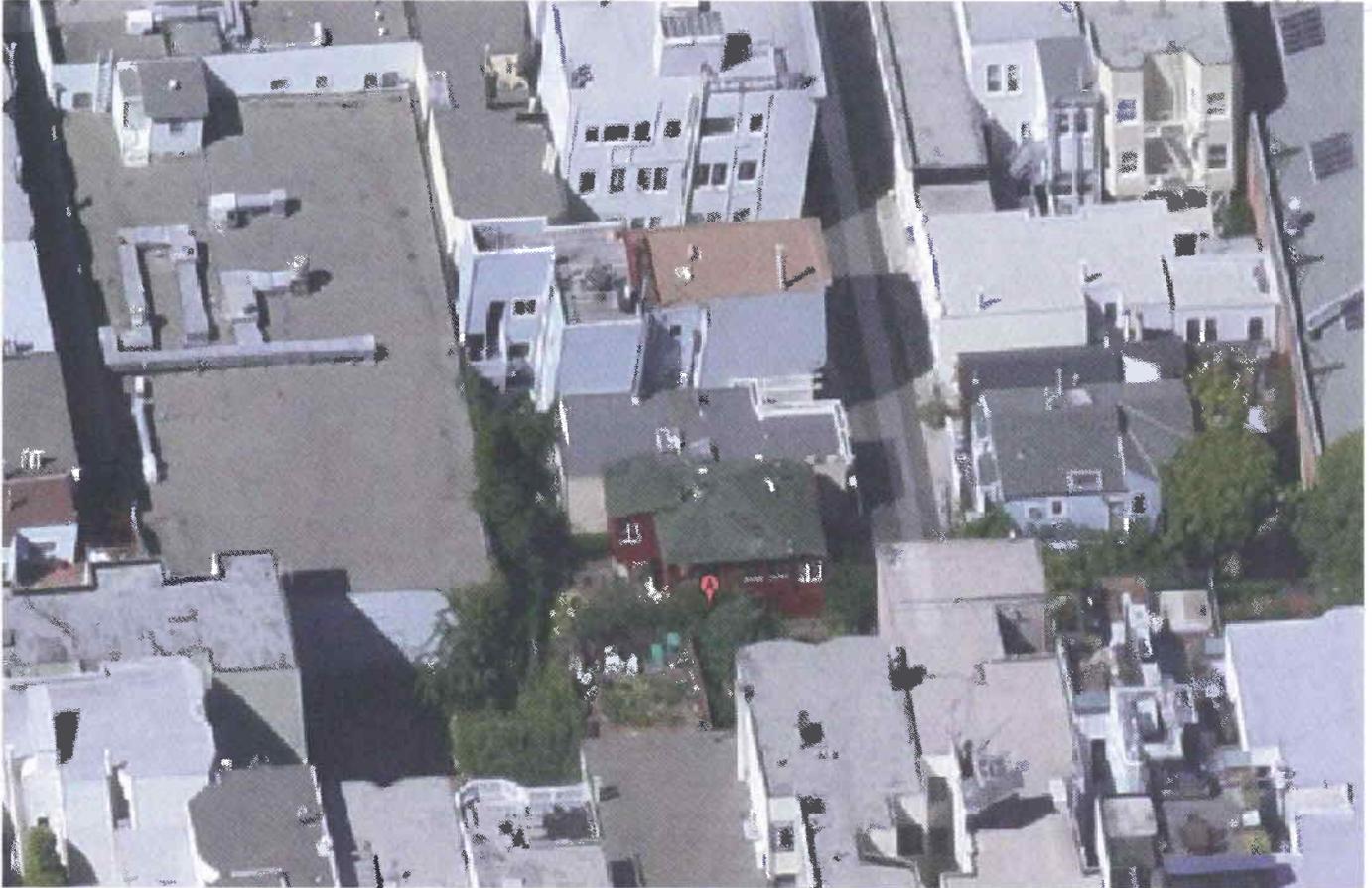
Sincerely,
John Kwong, P.E.
Permit Manager
DPW-BSM
john.kwong@sfdpw.org

From: Damien Lillis [mailto:damien.lillis@gmail.com]
Sent: Wednesday, August 24, 2011 2:39 PM
To: john_kwong@sfgov.org
Cc: Kelley Lillis
Subject: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Dear Mr. Kwong:

I write at the suggestion of one of your colleagues at DPW. My wife and I live at 3 McCormick Street (actually McCormick Place). Our house abuts a proposed development project at 1 McCormick Street, Application #2010 0809 8402 (New Construction) and 2010 0809 8400 (Demolition). Rick Crawford at the Planning Department suggested that we get in touch with DPW about the very challenging and difficult logistical issues that the project presents.

McCormick is a mid-block, one-lane, dead-end alley between Hyde and Larkin Streets. It has no cul-de-sac. Here is an aerial picture – the red structure in the middle is the site of the proposed demolition and construction of a new home:



Mr. Crawford said that, before issuing a permit, the Planning Department does not consider the logistical feasibility of whether a project can be built without unduly interfering with the use and enjoyment of the surrounding residences. That's why he told us to get in touch with you, as he said the DPW handles those issues when making arrangements with the developer to access a construction site, etc.

I am concerned that the proposed project at 1 McCormick will be impossible to build without blocking access to the homes and off-street parking spaces on the alley, among a host of other concerns too long to list. It just seems that there is not enough space for all the trucks, construction material, lumber, backhoes, personnel, and other equipment to maneuver around the development site without unduly interfering with the rights of others in the use and enjoyment of their homes.

I was hoping we could address this issue now, before any permits get issued, because this appears to be an unusual and very challenging problem that should be proactively addressed by all who will be impacted and involved. Let me know if we can arrange a time to discuss how the DPW intends to handle the logistical difficulties that this proposed project will face, and what steps can be taken to determine if the project is even possible to build as contemplated. This is a rather urgent matter, as the deadline for requesting Discretionary Review is next week, and DPW's insights into this matter may very well be material to the analysis.

Thanks for your assistance,
Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
[\(415\) 577-3698](tel:4155773698)

----- Forwarded message -----

From: <Rick.Crawford@sfgov.org>

Date: Thu, Aug 25, 2011 at 8:02 AM

Subject: Re: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

To: Damien Lillis <damien.lillis@gmail.com>

Cc: bill.matteson@icdfunds.com, Kelley Lillis <pandical@gmail.com>

Mr Lillis

I agree with Mr Kwong that ultimately the development team, that is the owner, architect and contractor, are responsible for the staging of the project. However the City does regulate the use of the streets. The Department of Public Works is the permitting agency and would grant any use permits for the street and imposes any limitations on that use. I believe the Departments of Parking and Traffic (DPT) and Building Inspection are also involved. The Planning Department has imposed conditions of approval on some larger downtown and other commercial projects that have the potential to block busy streets during commute times but those conditions are more recommendations to DPW as the permitting agency than a requirement Planning enforces. I am not aware of our doing so on a single family house. As Mr. Kwong mentions parking is already prohibited on your street and DPT will continue to enforce that requirement during construction.

The use of the street and on-street parking are not within the jurisdiction of the Planning Department. Planning's role in this process is to review permit applications for compliance with the Planning Code and Residential Design Guidelines. Our actions on a permit, and the Planning Commission's action on a Discretionary Review, are limited to those design aspects of the project only. However, if you and the owner of 1 McCormick are able to reach an understanding regarding staging issues I would be willing to put those on the permit as conditions.

As I mentioned previously staging issues are not considered grounds for a DR application as the Planning Commission has no jurisdiction over use of the street.

I hope this helps clarify the issue. Feel free to contact me if you have any further questions.

Rick Crawford
Planner

Damien Lillis
<damien.lillis@gmail.com>

To
rick.crawford@sfgov.org

08/24/2011 05:16

cc

PM

bill.matteson@icdfunds.com, Kelley
Lillis <pandical@gmail.com>

Subject

Fwd: Proposed Project at 1
McCormick Place (Application #2010
0809 8402 and 2010 0809 8400)

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Thanks for your assistance.

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
(415) 577-3698

----- Forwarded message -----

From: Kwong, John <John.Kwong@sfdpw.org>
Date: Wed, Aug 24, 2011 at 4:05 PM
Subject: RE: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)
To: Damien Lillis <damien.lillis@gmail.com>
Cc: Kelley Lillis <pandical@gmail.com>, "Elsner, Nick" <Nick.Elsner@sfdpw.org>, "Fong, Lynn" <Lynn.Fong@sfdpw.org>, "Dennis, Rassendyll" <Rassendyll.Dennis@sfdpw.org>

Mr. & Ms. Lillis:

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Sincerely,

John Kwong, P.E.
Permit Manager
DPW-BSM
john.kwong@sfdpw.org

From: Damien Lillis [mailto:damien.lillis@gmail.com]
Sent: Wednesday, August 24, 2011 2:39 PM
To: john_kwong@sfgov.org
Cc: Kelley Lillis
Subject: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

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Thanks for your assistance,

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
[\(415\) 577-3698](tel:(415)577-3698)

From: Damien Lillis

Sent: Thursday, August 25, 2011 5:13 PM

To: Rick.Crawford@sfgov.org; John.Kwong@sfdpw.org; Pierre Zetterberg

Cc: Nick.Elsner@sfdpw.org; Lynn.Fong@sfdpw.org; Rassendyll.Dennis@sfdpw.org; 'Kelley Lillis'; 'wmatteson@earthlink.net'; 'Robyn Tucker'; 'Betsy Brill'; 'carolynlee1@hotmail.com'; 'andrew madden'; 'Bill Matteson'

Subject: FW: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Dear Rick, John, & Pierre:

Thanks to Rick and John for providing your department's respective views about who is responsible for making sure that this proposed development project does not interfere with the use and enjoyment of the surrounding private property during construction. We write to you both in the hope of clarifying what appears to be an inconsistent view as to whether the Planning Department or the Department of Public Works is the responsible department. We have included the developer, Pierre, on this email because it appears that the developer is responsible for working with the City regarding staging for the project. If we can get all the stakeholders involved in a dialogue, then perhaps we can move this issue forward to resolution. (Pierre, it might help you to review the email string starting at the bottom so you can see how we got to this point.)

Mr. Crawford's email below states that "The Department of Public Works is the permitting agency and would grant any use permits for the street and imposes any limitations on that use." Mr. Kwong's email asserts a slightly different view: "DPW does not dictate the staging methodology of a private contractor." The reason we need clarification here is that access to the proposed construction site can be achieved through only one route -- via McCormick Place. McCormick Place is a one-lane, dead-end alley that is quite narrow. As a result, the only way the developer can get to the construction site is to use McCormick Place to transport all necessary trucks, vehicles, construction equipment, personnel, and the like, and that presents challenges given the designated "no parking" zones on the entire length of McCormick. This will necessarily result in blocking access to the neighboring homes and their off-street parking spaces during the construction period. We would like to hear the City's view on that reality and the developer's plan to deal with it. Given the size and scale of this project, the unique logistical problems associated with blocking the one-lane alley and access to property will no doubt last for a very long time, potentially from 7 am to 8 pm, and possibly seven days per week, so this will be a serious every-day problem that should be addressed during the permitting process.

The photograph below (also attached) shows only a fraction of the access problem. It shows three homes and driveways that necessarily will be blocked for unknown periods of time during any construction of a project of the scale proposed at 1 McCormick: the driveway to 1446 Jackson street (accessible only from the end of McCormick Place, immediately in front of 1 McCormick), 2 McCormick (which has off-street parking immediately across from 1 McCormick), and 3 McCormick (which has off-street parking next to 1 McCormick). The photograph does not show how a project on such a narrow alley will negatively impact and disrupt the other neighbors, including 4 McCormick (which faces 1 McCormick), 12 McCormick (which has a garage on McCormick), 7-9 McCormick, and 1453 Pacific (which has a garage on McCormick).



Because the developer will have to use McCormick alley – a public, no-parking, dead-end street -- to access the construction site and, in doing so, necessarily block access to a number of private homes and driveways, we would appreciate hearing from both the Planning Department and DPW as to who at the City we should be working with to prevent the undue interference with our property rights. Based on Mr. Crawford's and Mr. Kwong's emails, this problem appears to fall into the jurisdiction of both the Planning Department and Public Works Departments, as the Planning Department has the power to impose conditions on projects that block streets (as is the case here), the DPW has the power to grant a use permit for McCormick alley and to impose limitations on that use (powers that should be exercised here), and the City (per Mr. Crawford's email) regulates the use of the streets. We are not aware of the process to have conditions like this placed on a project, but our sources believe that the Discretionary Review process is the most likely means of doing so. Please let us know if there is an alternate route to address these issues, or if DR is the only available path given that the logistical problems noted above are the result of the size and scale of the proposed project (that is, this would not be as significant of a concern if there was just a remodel project going on for a few weeks; we're dealing with a long-term project that has long-term impacts on the use and enjoyment of property).

It is our hope that the developer and City departments can work with us, as the affected neighbors, in a collaborative fashion to work towards potential solutions. Perhaps a meeting of all involved would be best. However, because the affected neighbors have not received the full 30 days notice required to respond to the Revised Notice of Building Permit Application, the City has left us with little time to resolve this issue before we must seek Discretionary Review on August 30. That, of course, is something the City can change, and extend, if it wants to work towards a resolution.

We look forward to hearing from you.

Sincerely,

The McCormick Street Neighbors

----- Forwarded message -----

From: <Rick.Crawford@sfgov.org>

Date: Thu, Aug 25, 2011 at 8:02 AM

Subject: Re: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

To: Damien Lillis <damien.lillis@gmail.com>

Cc: bill.matteson@icdfunds.com, Kelley Lillis <pandical@gmail.com>

Mr Lillis

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I hope this helps clarify the issue. Feel free to contact me if you have any further questions.

Rick Crawford
Planner

Damien Lillis
<damien.lillis@gmail.com>

To

rick.crawford@sfgov.org

08/24/2011 05:16

cc

PM

bill.matteson@icdfunds.com, Kelley

Lillis <pandical@gmail.com>

Subject

Fwd: Proposed Project at 1
McCormick Place (Application #2010
0809 8402 and 2010 0809 8400)

Dear Mr. Crawford:

Thanks for meeting with me and Bill Matteson last week. As you suggested, I reached out to DPW to have it address the logistical problems associated with this proposed development project, given the one-lane alley with “no parking” on it, the lack of space for trucks, construction materials, and the like, and the serious negative impacts a construction project like this would have on the use and enjoyment of the neighboring properties. John Kwong, Permit Manager at DPW-BSM, indicates in his email below that DPW is not responsible for construction staging issues, and that the development team (presumably at the Planning Department) is responsible for addressing these concerns. He appears to have a view different from yours as to who is responsible for making sure the proposed project does not unduly interfere with the use and enjoyment of the neighboring properties.

Could you please help us understand how the incredible difficulty of staging a large construction project like this in the narrow confines of a dead-end alley with no street parking will be addressed during the permitting process? At a minimum, it seems reasonable and appropriate for the developer, the development team, DPW, or some other responsible person to present the impacted neighbors with an actual plan describing: (1) how the construction will be staged to avoid interference with the property owners’ rights to access their homes and off-street parking spaces when they need to; (2) how the trucks, backhoes, and other equipment necessary to demolish the existing structure can get to the construction site, demolish the building, and remove debris without parking in the alley or blocking ingress and egress for the neighbors; (3) where the developer will place the dumpsters and debris boxes needed to hold the demolition debris such that they do not block access, etc.; and (4) generally, how does the developer propose to demolish the structure and build a new one in a way that minimizes the substantial negative impacts to the neighbors in terms of access, noise, potential damage to property, dust, etc.?

We have heard nothing from the developer on these significant issues. The Planning Department seems to think that the DPW is responsible. The DPW seems to think that Planning is responsible. This lack of clarity may leave us with no choice but to address the serious logistical problems associated with a demolition and construction project of this size, in a narrow alley with no parking, through the Discretionary Review process. Mr. Kwong’s email states that, in his experience, the Planning Department has placed conditions on building permits to address the staging of construction and the occupation of the right of way, which leads us to think that we will need to request Discretionary Review to get some traction on these very important issues. Please let us know if we are wrong about that.

As you know, the neighbors have been given very little time to work through these issues, as we did not receive the full 30 days notice required to respond to the Revised Notice of Building Permit Application. If the Planning Department believes that the logistical problems can be worked out if more time was available, then it probably makes sense to give the affected neighbors the full 30 day notice period so we can collaborate on problem solving rather than being forced to rush and request Discretionary Review.

Thanks for your assistance.

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
(415) 577-3698

----- Forwarded message -----

From: Kwong, John <John.Kwong@sfdpw.org>
Date: Wed, Aug 24, 2011 at 4:05 PM
Subject: RE: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)
To: Damien Lillis <damien.lillis@gmail.com>
Cc: Kelley Lillis <pandical@gmail.com>, "Elsner, Nick" <Nick.Elsner@sfdpw.org>, "Fong, Lynn" <Lynn.Fong@sfdpw.org>, "Dennis, Rassendyll" <Rassendyll.Dennis@sfdpw.org>

Mr. & Ms. Lillis:

This information is news to the Department of Public Works. Previously on many occasions and at various locations within the City, Planning Department had provided additional conditions to a building permit as it relates to the staging of construction and the occupation of the right-of-way. DPW does not dictate the staging methodology of a private contractor.

The staging and method of building construction is left to the development team, as long as it satisfies all municipal codes.

Based upon preliminary review, there are no parking at anytime signage along McCormick Place. Therefore, I do not understand your comment related to the "off-street" parking. Under state law, a property owner is granted access from the public right-of-way (street) to their property.

Your questions related on how this construction will proceed is best directed to the development team. DPW has not issue any permit at this time. The two BPAs that you have identified have not been release by DPW's station at DBI at this time.

Sincerely,

John Kwong, P.E.
Permit Manager

DPW-BSM
john.kwong@sfdpw.org

From: Damien Lillis [mailto:damien.lillis@gmail.com]
Sent: Wednesday, August 24, 2011 2:39 PM
To: john_kwong@sfgov.org
Cc: Kelley Lillis
Subject: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Dear Mr. Kwong:

I write at the suggestion of one of your colleagues at DPW. My wife and I live at 3 McCormick Street (actually McCormick Place). Our house abuts a proposed development project at 1 McCormick Street, Application #2010 0809 8402 (New Construction) and 2010 0809 8400 (Demolition). Rick Crawford at the Planning Department suggested that we get in touch with DPW about the very challenging and difficult logistical issues that the project presents.

McCormick is a mid-block, one-lane, dead-end alley between Hyde and Larkin Streets. It has no cul-de-sac. Here is an aerial picture – the red structure in the middle is the site of the proposed demolition and construction of a new home:

Mr. Crawford said that, before issuing a permit, the Planning Department does not consider the logistical feasibility of whether a project can be built without unduly interfering with the use and enjoyment of the surrounding residences. That's why he told us to get in touch with you, as he said the DPW handles those issues when making arrangements with the developer to access a construction site, etc.

I am concerned that the proposed project at 1 McCormick will be impossible to build without blocking access to the homes and off-street parking spaces on the alley, among a host of other concerns too long to list. It just seems that there is not enough space for all the trucks, construction material, lumber, backhoes, personnel, and other equipment to maneuver around the development site without unduly interfering with the rights of others in the use and enjoyment of their homes.

I was hoping we could address this issue now, before any permits get issued, because this appears to be an unusual and very challenging problem that should be proactively addressed by all who will be impacted and involved. Let me know if we can arrange a time to discuss how the DPW intends to handle the logistical difficulties that this proposed project will face, and what steps can be taken to determine if the project is even possible to build as contemplated. This is a rather urgent matter, as the deadline for requesting Discretionary Review is next week, and DPW's insights into this matter may very well be material to the analysis.

Thanks for your assistance,

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
(415) 577-3698

From: Rick.Crawford@sfgov.org [mailto:Rick.Crawford@sfgov.org]
Sent: Monday, August 29, 2011 12:43 PM
To: Damien Lillis
Cc: andrew madden; Betsy Brill; Bill Matteson; carolynlee1@hotmail.com; John.Kwong@sfdpw.org; Kelley Lillis; Lynn.Fong@sfdpw.org; Nick.Elsner@sfdpw.org; Pierre Zetterberg; Rassendyll.Dennis@sfdpw.org; Robyn Tucker; wmatteson@earthlink.net
Subject: Re: FW: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Mr Lillis

As I mentioned in my previous message, the Planning Department has no jurisdiction over construction timing and staging. Those aspects of the project are under the jurisdiction of the Departments of Building Inspection, Public Works and Parking and Traffic. I can assure you that your e-mails have started the conversation between those Departments regarding staging for this project. I believe that Parking and Traffic, based on existing traffic regulations, including parking limitations on McCormick would not allow a street space for this site. They would need to stage on the property or off one of the side streets. This is not an issue the Planning Commission can consider as part of a DR application but would be something you could appeal to the Board of Appeals when the permits are issued (the matter is not ripe for appeal until the permits are issued). As I mentioned previously, the Planning Commission can only consider design issues. I hope this helps clarify the matter. Please feel free to contact me .
Rick Crawford

Damien Lillis
<dlillis@splawfirm.com>
08/25/2011 05:12 PM
To
<Rick.Crawford@sfgov.org>, <John.Kwong@sfdpw.org>, Pierre Zetterberg <p.zetterberg@ehdd.com>
cc
<Nick.Elsner@sfdpw.org>, <Lynn.Fong@sfdpw.org>, <Rassendyll.Dennis@sfdpw.org>, Kelley Lillis <Kelley.lillis@fnf.com>, <wmatteson@earthlink.net>, Robyn Tucker <venturesv@aol.com>, Betsy Brill <betsyb123@mac.com>, <carolynlee1@hotmail.com>, andrew madden <at_madden@yahoo.com>, Bill Matteson <bill.matteson@icdfunds.com>
Subject
FW: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Dear Rick, John, & Pierre:

Thanks to Rick and John for providing your department's respective views about who is responsible for making sure that this proposed development project does not interfere with the use and enjoyment of the surrounding private property during construction. We write to you both in the hope of clarifying what appears to be an inconsistent view as to whether

the Planning Department or the Department of Public Works is the responsible department. We have included the developer, Pierre, on this email because it appears that the developer is responsible for working with the City regarding staging for the project. If we can get all the stakeholders involved in a dialogue, then perhaps we can move this issue forward to resolution. (Pierre, it might help you to review the email string starting at the bottom so you can see how we got to this point.)

Mr. Crawford's email below states that "The Department of Public Works is the permitting agency and would grant any use permits for the street and imposes any limitations on that use." Mr. Kwong's email asserts a slightly different view: "DPW does not dictate the staging methodology of a private contractor." The reason we need clarification here is that access to the proposed construction site can be achieved through only one route -- via McCormick Place. McCormick Place is a one-lane, dead-end alley that is quite narrow. As a result, the only way the developer can get to the construction site is to use McCormick Place to transport all necessary trucks, vehicles, construction equipment, personnel, and the like, and that presents challenges given the designated "no parking" zones on the entire length of McCormick. This will necessarily result in blocking access to the neighboring homes and their off-street parking spaces during the construction period. We would like to hear the City's view on that reality and the developer's plan to deal with it. Given the size and scale of this project, the unique logistical problems associated with blocking the one-lane alley and access to property will no doubt last for a very long time, potentially from 7 am to 8 pm, and possibly seven days per week, so this will be a serious every-day problem that should be addressed during the permitting process.

The photograph below (also attached) shows only a fraction of the access problem. It shows three homes and driveways that necessarily will be blocked for unknown periods of time during any construction of a project of the scale proposed at 1 McCormick: the driveway to 1446 Jackson street (accessible only from the end of McCormick Place, immediately in front of 1 McCormick), 2 McCormick (which has off-street parking immediately across from 1 McCormick), and 3 McCormick (which has off-street parking next to 1 McCormick). The photograph does not show how a project on such a narrow alley will negatively impact and disrupt the other neighbors, including 4 McCormick (which faces 1 McCormick), 12 McCormick (which has a garage on McCormick), 7-9 McCormick, and 1453 Pacific (which has a garage on McCormick). (Embedded image moved to file: pic05211.jpg)IMG_2622(Annotated).jpg

Because the developer will have to use McCormick alley -- a public, no-parking, dead-end street -- to access the construction site and, in doing so, necessarily block access to a number of private homes and driveways, we would appreciate hearing from both the Planning Department and DPW as to who at the City we should be working with to prevent the undue interference with our property rights. Based on Mr. Crawford's and Mr. Kwong's emails, this problem appears to fall into the jurisdiction of both the Planning Department and Public Works Departments, as the Planning Department has the power to impose conditions on projects that block streets (as is the case here), the DPW has the power to grant a use permit for McCormick alley and to impose limitations on that use (powers that should be exercised here), and the City (per Mr. Crawford's email) regulates the use of the streets. We are not aware of the process to have conditions like this placed on a project, but our sources believe that the Discretionary Review process is the most likely means of doing so. Please let us know if there is an alternate route to address these issues, or if DR is the only available path given that the logistical problems noted above are the result of the size and scale of the proposed project (that is, this would not be as significant of a concern if there was just a remodel project going on for a few weeks; we're dealing with a long-term project that has long-term impacts on the use and enjoyment of property).

It is our hope that the developer and City departments can work with us, as the affected neighbors, in a collaborative fashion to work towards potential solutions. Perhaps a meeting of all involved would be best.

However, because the affected neighbors have not received the full 30 days notice required to respond to the Revised Notice of Building Permit Application, the City has left us with little time to resolve this issue before we must seek Discretionary Review on August 30. That, of course, is something the City can change, and extend, if it wants to work towards a resolution.

We look forward to hearing from you.

Sincerely,

The McCormick Street Neighbors

----- Forwarded message -----

From: <Rick.Crawford@sfgov.org>

Date: Thu, Aug 25, 2011 at 8:02 AM

Subject: Re: Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

To: Damien Lillis <damien.lillis@gmail.com>

Cc: bill.matteson@icdfunds.com, Kelley Lillis <pandica1@gmail.com>

Mr Lillis

I agree with Mr Kwong that ultimately the development team, that is the owner, architect and contractor, are responsible for the staging of the project. However the City does regulate the use of the streets. The Department of Public Works is

the permitting agency and would grant any use permits for the street and imposes any limitations on that use. I believe the Departments of Parking and Traffic (DPT) and Building Inspection are also involved. The Planning Department has imposed conditions of approval on some larger downtown and other commercial projects that have the potential to block busy streets during commute times but those conditions are more recommendations to DPW as the permitting agency than a requirement Planning enforces. I am not aware of our doing so on a single family house. As Mr. Kwong mentions parking is already prohibited on your street and DPT will continue to enforce that requirement during construction.

The use of the street and on-street parking are not within the jurisdiction of the Planning Department. Planning's role in this process is to review permit applications for compliance with the Planning Code and Residential Design Guidelines. Our actions on a permit, and the Planning Commission's action on a Discretionary Review, are limited to those design aspects of the project only. However, if you and the owner of 1 McCormick are able to reach an understanding regarding staging issues I would be willing to put those on the permit as conditions.

As I mentioned previously staging issues are not considered grounds for a DR application as the Planning Commission has no jurisdiction over use of the street.

I hope this helps clarify the issue. Feel free to contact me if you have any further questions.

Rick Crawford
Planner

Damien Lillis
<damien.lillis@gmail.com>
To
rick.crawford@sfgov.org
08/24/2011 05:16 PM
cc
bill.matteson@icdfunds.com, Kelley Lillis <pandica1@gmail.com>
Subject
Fwd: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

Dear Mr. Crawford:

Thanks for meeting with me and Bill Matteson last week. As you suggested, I reached out to DPW to have it address the logistical problems associated with this proposed development project, given the one-lane alley with "no parking" on it, the lack of space for trucks, construction materials, and the like, and the serious negative impacts a construction project like this would have on the use and enjoyment of the neighboring properties. John Kwong, Permit Manager at DPW-BSM, indicates in his email below that DPW is not responsible for construction staging issues, and that the development team (presumably at the Planning Department) is responsible for addressing these concerns. He appears to have a view different from yours as to who is responsible for making sure the proposed project does not unduly interfere with the use and enjoyment of the neighboring properties.

Could you please help us understand how the incredible difficulty of staging a large construction project like this in the narrow confines of a dead-end alley with no street parking will be addressed during the permitting process? At a minimum, it seems reasonable and appropriate for the developer, the development team, DPW, or some other responsible person to present the impacted neighbors with an actual plan describing: (1) how the construction will be staged to avoid interference with the property owners' rights to access their homes and off-street parking spaces when they need to; (2) how the trucks, backhoes, and other equipment necessary to demolish the existing structure can get to the construction site, demolish the building, and remove debris without parking in the alley or blocking ingress and egress for the neighbors; (3) where the developer will place the dumpsters and debris boxes needed to hold the demolition debris such that they do not block access, etc.; and (4) generally, how does the developer propose to demolish the structure and build a new one in a way that minimizes the substantial negative impacts to the neighbors in terms of access, noise, potential damage to property, dust, etc.?

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Thanks for your assistance.

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
(415) 577-3698

----- Forwarded message -----

From: Kwong, John <John.Kwong@sfdpw.org>

Date: Wed, Aug 24, 2011 at 4:05 PM

Subject: RE: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

To: Damien Lillis <damien.lillis@gmail.com>

Cc: Kelley Lillis <pandica1@gmail.com>, "Elsner, Nick" <Nick.Elsner@sfdpw.org>, "Fong, Lynn" <Lynn.Fong@sfdpw.org>, "Dennis, Rassendyll" <Rassendyll.Dennis@sfdpw.org>

Mr. & Ms. Lillis:

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Sincerely,

John Kwong, P.E.
Permit Manager
DPW-BSM
john.kwong@sfdpw.org

From: Damien Lillis [mailto:damien.lillis@gmail.com]

Sent: Wednesday, August 24, 2011 2:39 PM

To: john_kwong@sfgov.org

Cc: Kelley Lillis

Subject: Proposed Project at 1 McCormick Place (Application #2010 0809 8402 and 2010 0809 8400)

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Thanks for your assistance,

Damien & Kelley Lillis
3 McCormick Street
San Francisco, CA 94109
(415) 577-3698
(See attached file: IMG_2622(Annotated).jpg)

11.10650
08.09530

August 30, 2011

San Francisco Planning Department
1650 Mission Street - Suite 400
San Francisco, CA 94103-9425

RE: 1 McCormick Street Project - Application #2010 0809 8402

Dear Sir and Madam:

We have been owners and occupants of 2 McCormick Street since 1987 and recently received notice of plans to demolish the home at 1 McCormick Street and reconstruct a significantly larger structure (over 100% increase in size) on that lot. The proposed design which was shared with us approximately 2 years ago by the developer does not appear to conform to the scope and scale of the other homes on this narrow one way alley street. At that time, we expressed our objection to such a large structure and have been waiting for the developer to offer a meaningful compromise or alternative from the original design that would bring the project within the neighborhood's scope and scale of design.

McCormick alley is approximately 12 feet wide and does not allow street parking. There are no other single family homes on the street with a "garage" structure which raises the height of the proposed building significantly. We suggested using the existing side lot space, previously used for parking, for their offstreet parking need. While the scope and scale of the proposed design might appear reasonable for the adjacent much wider two way streets on Pacific Avenue, Larkin Street and Hyde Street, that also include street parking, and the one way Jackson Street which includes street parking, it does not fit or conform to a narrow alley like McCormick Street.

While we are aware that private property views are not protected by the Planning Code and Guidelines, we are extremely concerned that the scale of construction without sufficient set back will engulf our home along with our neighbors next door and adjacent to the project. Our existing line of sight which provides open blue sky, afternoon sunlight, and a feeling of space will be eliminated with the proposed structure. This will result in a small, dark, cramped and restricted sense of space within the alley.

A significant component of the development plan has not yet been submitted or communicated by the developer which includes, but is not limited to, the plan for transportation, access and staging to move materials, equipment and labor to and from the job site; the timeline for completion; and hours of construction. It would seem that being informed of this process would be paramount to the issuance of permits and understanding the impact of demolition and construction on a narrow one way alley and its neighbors.

We greatly appreciate your time and willingness to address our concerns.


Bill Matteson


Jessie Stanshaw

11.10650
08.09530



8/29/2011 17:41

11. 1065D
~~08. 0953D~~

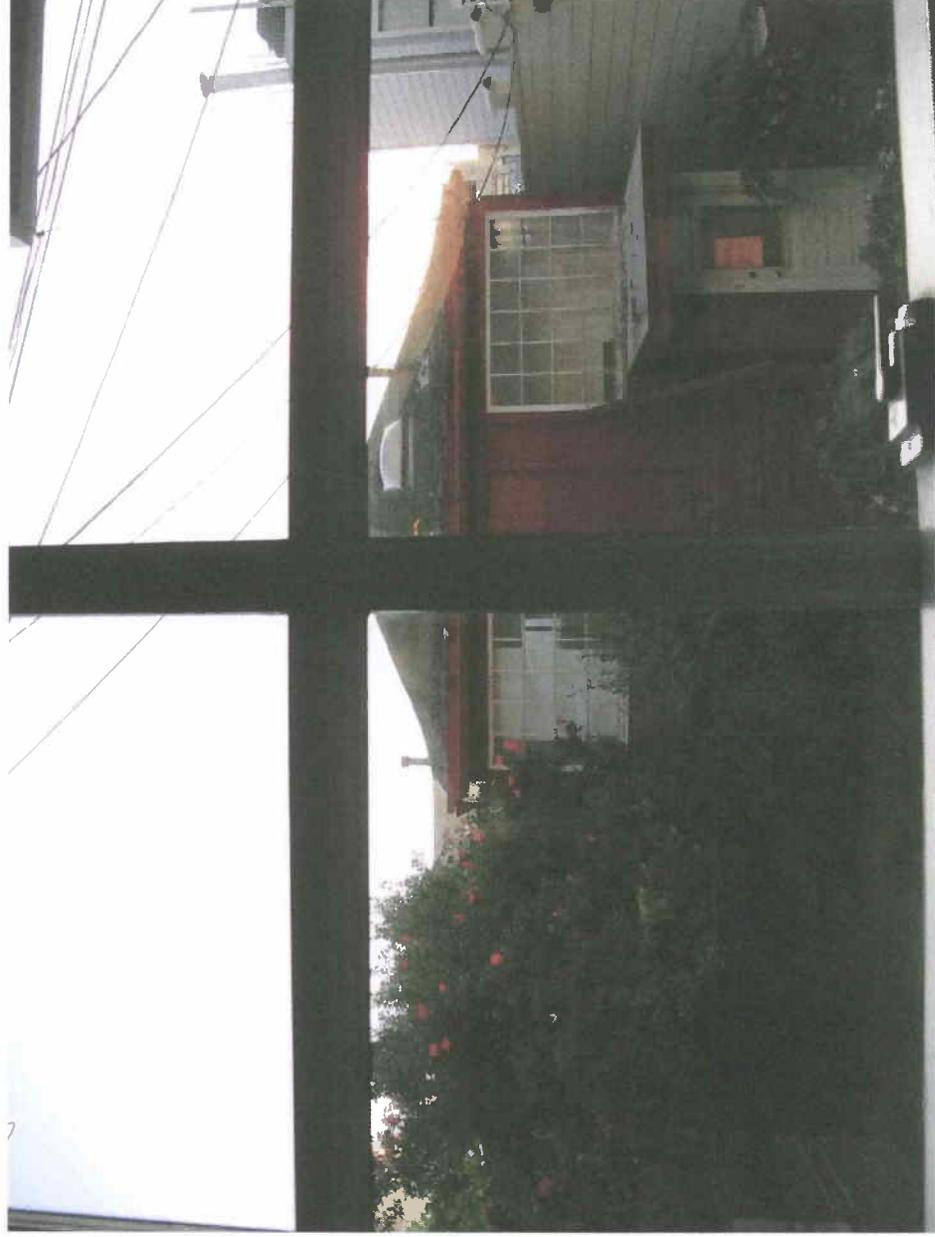


11 1065D
02.0957



11.1065D

~~08.0953D~~



~~08.09530~~

11.10650

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Richard E. Mar
 OWNER #10 MCCORMICK PL
 SAN FRANCISCO, CA.

Date: 8/30/11

Print name, and indicate whether owner, or authorized agent:

RICHARD E. MAR, Trustee DONALD MAR LAI TRUST
 Owner / Authorized Agent (circle one)

SANTOS & URRUTIA

STRUCTURAL
ENGINEERS

INC

SOUNDNESS REPORT FOR:

EXISTING BUILDING AT
1 MCCORMICK STREET
SAN FRANCISCO, CALIFORNIA



REPORT PREPARED FOR:
PIERRE ZETTERBERG
500 TREAT STREET, SUITE 210
SAN FRANCISCO, CA 94110

RECEIVED

NOV 18 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

S & U JOB#: 7631
REVISED NOVEMBER 17, 2010

TOTAL PAGES: 65

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November 17, 2010

Rick Crawford
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

S & U Project Number: 7631

Subject: Structural Evaluation and Soundness Report 1 McCormick, San Francisco

Dear Mr. Crawford:

This report summarizes the results of our evaluation of the existing building located at 1 McCormick Street in San Francisco with the goal of determining Soundness. This evaluation is based on our site visit on May 15, 2009.

Please note that this Soundness Report is based on Section 317 of the San Francisco Planning Code, and the Zoning Controls on the Removal of Dwelling Units, Draft 4.0 dated March 19, 2007 (which represents the only version of this document available at the time of this writing).

Following your comments from September 15, 2010, we have revised this report to clarify the costs associated with necessary upgrades and to show photo locations on the plans. We have also added more photographs and a survey showing settlement. Finally, we have added the Planning Matrix to further clarify and link the deficiencies to allowed upgrades. We acknowledge that you did not request the inclusion of this Matrix, nor does

the Planning Department appear to have used it for some time. However, we included it as a potentially useful tool to help staff interpret the report.

General Description

The lot is 29-feet by 63.5-feet, located along McCormick Street, which is a half block long dead end alley between Pacific and Jackson Streets to the north and south and Larkin and Hyde Streets to the west and east. The lot is relatively flat and contains one building consisting entirely of light, wood-framed construction. The building footprint is approximately 19-feet wide by 27-feet, with a rear addition at the second floor that is approximately 8-feet deep by 12-feet wide. The building is comprised of two stories, with the lower level approximately 2'-6" below grade at the sidewalk. The headroom at the lower level varies from 8'-6" in the larger (dining) room, to as little as 6'-11" in the kitchen. Headroom at the second floor varies from 7'-6" to 7'-8". The peak of the hip roof is approximately 20'-6" above street level. The building faces east towards McCormick Street and is set back approximately 7-feet from the front property line to accommodate the front stairs. On the north side the property borders a single family dwelling, and at the south, it borders the rear yards of the buildings that front Jackson Street. **See Photos 1-3.**

The building has a hip roof with a crawl space that is approximately 5-1/2-feet at the ridge. Because the building is relatively small, the actual area under the ridge with headroom greater than 5-feet is only 10 square feet. This space is only accessible through a hatch in the ceiling of one of the bedrooms. The building has a storage area at the ground floor level under the front porch that has a floor to ceiling height that varies from 7'-0" to approximately 8'-6". The foundation is primarily comprised of the original brick, with some areas of failing concrete that appear to be of a similar vintage. Given the age of the building, no sections of the foundation were found to be in acceptable condition.

Our investigations indicate that there are significant structural and habitability deficiencies that need to be corrected in this building to bring it up to minimal levels of safety and habitability. The cost to perform repairs on this building is substantial.

Discussion of Structural Analysis Methods

The following sections address the methods of analysis that we employed in identifying structural hazards. In general, these principles have been applied to any structural member that we categorize as a structural hazard.

Building Codes

The regulation of building standards dates back hundreds of years. However, early regulatory efforts were primarily aimed at limiting the spread of fire in cities, not establishing structural design standards. Today, building standards are established at the state level, typically through the adoption of a model code, such as the International Building Code (IBC). While the state has the authority to adopt minimum standards, municipalities are permitted to include additional requirements based on local conditions.

California enacted the first state law addressing building standards in 1909. However, this law, The Tenement Housing Act, was limited in scope to apartment houses and hotels within cities. From 1909 until the 1970s the history of California law regulating building standards continued a somewhat convoluted history, with various agencies having authority over different aspects of construction and building types. During this period, the establishment of building standards was predominantly left to individual municipalities, and standards varied considerably from city to city. Early efforts to develop a standardized code include the first publication of the National Bureau of Fire Underwriters code in 1905, and the first publication of the Uniform Building Code (UBC) in 1927. These model codes reflected the consensus of design professionals and were often used as the basis of local codes. However, throughout this time the City of San Francisco governed building standards that were not specifically addressed in state law through the adoption of municipal codes. It was not until 1984 that the San Francisco Building Code (SFBC) specifically adopted the UBC by reference. California has since adopted the IBC and the current SFBC is based on this model code. It is important to recognize that the structural design values set fourth in building codes represent the *minimum* requirements for life safety and that they are governed by state law.

Based on our research, the first appearance of a local “code” establishing building standards in San Francisco was in 1901.¹ We discovered what may have been the earliest building standards in San Francisco published in a trade manual, “The Builder’s Exchange,” from 1895.² In addition, we also found copies of the 1910 edition of Building and Plumbing Law of the City and County of San Francisco³, a copy of the 1927 UBC, and a 1925 publication, “Minimum Live Loads Allowable for Use in Design of Buildings.”⁴

Our research into the early regulation of building standards in San Francisco supports the analysis methods discussed below for determining structural hazards for the purposes of establishing soundness. A comparison of the building standards presented in these early codes is discussed in detail below.

Analysis Methods

At its most basic level, structural design is a balance between demand and capacity. The demands, or loads, imposed on a building must be met or exceeded by the capacity of the structural system to carry those loads. For the purposes of this report, determining structural hazards is a key issue. **If demand exceeds the capacity of a given structural**

¹ City and County of San Francisco Ordinance 328, Approved July 20, 1901 as cited in “The History and Legal Basis of Building Code Development, Adoption and Enforcement as it Applies to San Francisco,” SFDBI Brown Bag Lunch Series, April 20, 2000. Note that this document cites its source as a paper originally presented at the SEAONC spring Workshop, April 18, 1996, the 90th Anniversary of the 1906 San Francisco Earthquake and Fire.

² This manual reprinted the Building and Fire Ordinance of the City and County of San Francisco. The ordinance number is left blank in the 1895 edition, suggesting that perhaps this was an early incarnation of an ordinance that was adopted in 1901.

³ Bill No. 1121, Ordinance No. 1008.

⁴ This book was published by The United States Department of Commerce as part of an effort to establish a national building code. Although this effort failed, it examined the extreme variability in loading requirements found in building standards across the country. It recommended live load requirements that are in line with those found in the 1927 edition of the UBC, suggesting a convergence among design professionals and academics on the appropriate live load requirements.

element, then we consider that condition to be a structural hazard. At issue is what loads are included in the analysis, and how capacity is determined.

The Planning Department policy on residential demolition does not allow for the inclusion of lateral loads, i.e. wind and seismic loads, in the structural analysis of a candidate building. For this reason, our report only addresses vertical loads, i.e. gravity loads. These loads are divided into two main categories: dead and live loads. Dead loads include the self weight of the building and any permanently affixed substructure or equipment. Live loads include those loads imposed by the building occupants and furnishings. Obviously, a building's ability to support its own weight is paramount, but for a building to serve its intended purpose, it must be able to safely carry live loads as well. The application of live loads is governed by building codes, and is based on the usage and occupancy class.

In the absence of any clearly defined guidance by the Planning Department's policy, we use live load requirements based on the current building code for our analysis. Our research has revealed that this approach is actually favorable to the building because live load requirements in the early 1900s were typically higher than they are now. As model codes were developed and updated over the years, the trend has been to reduce the live load requirements—not to increase them. In the Building and Fire Ordinance of the City and County of San Francisco published in the 1895 edition of *The Builder's Exchange* trade manual, live loads for flat roofs are specified as 40 psf—twice the current live load requirements for roofs. Later, in 1910, the Building and Plumbing Law of the City and County of San Francisco specifies roof live loads as 30 psf. In the first edition of the UBC published in 1927, live load requirements are given as 30 psf. Clearly there was some consensus at the time that roofs should be designed for live loads of 30 psf or more. In all of these codes, floor loads for living spaces followed a similar pattern: 70 psf in 1895, 60 psf in 1910, and 40 psf in 1927. Since that time, accepted live load requirements for (flat) roofs have been further reduced to 20 psf, while live load requirements for floors in dwellings has remained at 40 psf.

It should be noted that these live loads are considered to provide the *minimum* acceptable standard for safety. Further, the current live load requirements for residential

buildings are the same in all model codes used throughout the country, including the SFBC, which is based on the IBC and the CBC. The current live load requirements have been in use for decades.

The capacity of a structural member to support imposed loads is a function of its physical dimensions and the properties associated with the material it is made from. The small residential structures that are considered for demolition are almost exclusively wood frame buildings. As a structural material, wood is light, versatile, and relatively inexpensive. However, its properties vary depending on factors such as species, growth rate, and imperfections. This variability of wood is addressed through a grading system that describes the relative quality of lumber. In an effort to provide a fair analysis that accurately represents the capacity of wood structural members, we have recognized that buildings of this era almost exclusively used old-growth redwood from local forests. In calculating the structural integrity of existing joists, rafters, and beams, we have assumed the grade of framing members to be “Select Structural,” which is higher than the “No.1” grade that we specify for new construction. This method appropriately addresses the higher quality of wood that was used at the time of construction, while still accounting for more accurate grading methods than those employed in the early twentieth century.

The process of analyzing a structural member requires translating applied loads into internal forces in the member. Once this step is accomplished, the properties of the member can be related to its ability to resist those loads. Horizontal members such as beams, joists, and rafters are analyzed for their ability to resist internal shear, internal bending moment, and overall deflection. Of the three parameters, we focus primarily on the fundamental structural capacity of shear and bending moment to measure resistance. **We consider failure in either shear or bending to be a structural hazard because it represents the inability of a member to support the loads imposed on it, i.e. demand exceeds capacity.** This relates directly to the Soundness Report Requirements, which allow for the elimination of structural hazards associated with members of “insufficient size to safely carry the imposed loads.”

The material properties used in our analysis are based on species and grading. They are obtained from the National Design Specification, which is published by the American

Forest & Paper Association, and represents the standard adopted in the IBC. Again, in the absence of any clearly defined guidance by the Planning Department's policy, we use material properties adopted by the current building code for our analysis. In addition, we directly calculate values for dimensional properties such as area, section modulus, and moment of inertia from the actual dimensions, rather than use tabulated values, which are based on standard dressed lumber. This method provides a fair analysis because it addresses the use of "rough" lumber that was typical at the time of construction.

A final word on deflection: Deflection frequently relates more to qualitative performance measures like appearance or "bounciness," rather than actual structural performance. However, for many loading configurations, deflection would be the governing parameter when designing a member based on code limitations imposed on deflection. In other words, many members would fail in deflection before failing in shear or bending. In an effort to avoid over-penalizing the building in question, we typically *do not* include deflection in our evaluation unless it directly affects structural performance. Instead, we concentrate exclusively on the structural parameters of shear and bending capacity.

Structural Analysis

The building is comprised entirely of light platform-framed wood construction. The load path is typical of a building of this era: roof rafters, ceiling joists, and floor joists bear onto the exterior stud walls, and a centerline stud wall or post and beam system supports those members at the middle of the span. The framing was analyzed at each level and the existing conditions are summarized in the subsections below. With the exception of roof framing upgrades, the upgrade cost spreadsheet is broken down into the same broad categories.

Roof Framing Upgrades

The roof is supported on 2x4 rafters at 38" o.c., with a maximum span of 12'-6". The roof sheathing is solid-sawn 1x skip sheathing, overlain with multiple layers of

composition and cedar shingles. **See Photos 4-5.** In addition, the second floor ceiling is framed with 2x4 joists at 38" c.c., supporting a ceiling of solid sawn 1x boards and sheet rock, with a span of 8'-10". Based on our analysis, the framing members supporting the roof and ceiling at the second floor are insufficiently sized for their span and their loads.

In spite of the fact that we find the roof framing to be deficient, and out of compliance with the code in effect at the time of construction, we have not included roof framing upgrades in the upgrade cost spreadsheet. The reason for this omission is that in recent years the Planning Department has prohibited the inclusion of roof framing upgrades, regardless of any structural justification for such an upgrade. Therefore, we have not included roof framing upgrade costs in the upgrade cost spreadsheet. Further, because the ceiling joists fail only in deflection, we have not included these items in the upgrade cost analysis either.

Second Floor Framing Upgrades

At the second floor, current clear floor to ceiling height varies from 7'-6" to 7'-8". At both the first and second floors, the floor framing consists of 2x6 joists at 24" c.c., with a maximum span of 9'-5". **See Photo 6.** There is no floor sheathing, only solid fir flooring laid directly over the joists. The ceiling at the first floor is covered with plaster on wood lath. At the first floor there is a central load-bearing studwall that supports the second floor joists at roughly the middle of their span. Based on our calculations, the floor joists are inadequately sized for the loads imposed on them and the distance that they span. At the second floor rear addition, which appears to have been permitted in 1947, the underside of the framing is obscured by exterior finishes. However, the floor joists in this area appear to be cantilevered over a beam that is visible and supported by three wood posts. **See Photo 7.** While the framing in this area appears to conform to the typical 2:1 back span ratio, it is impossible to analyze the connections at the back span for adequate support of uplift loads. In this configuration, the cantilever beam supports the rear addition. If that beam, or the posts that support it or their connections were to fail, then the entire second floor rear addition would fail catastrophically. In light of this, the exterior post to beam

connections, which are only toe nailed, are dangerously inadequate. **See Photo 8.** Based on the cantilevered support for this rear addition, it is our professional opinion that the rear addition is not safe for habitation.

Toe nailing involves driving nails at an angle to secure elements that are perpendicular to each other, as is the case between the second floor beam and its posts that support the second floor addition. Due to the size and limited number of nails and the proximity of the nails to the end of the post, this is a very weak connection. Although it may not have been required at the time of construction, a bucket connector, or at least "T" straps, would significantly improve that connection.

In addition to the inadequate roof and floor framing, there are some serious deficiencies in the second floor wall framing as well. The perimeter studwalls at the second floor are very sparsely framed with 1x2 members at 10" c.c. **See Photo 9.** This framing is completely unconventional, not to mention wholly inadequate. Based on the stud dimensions and length (wall height), each stud in the second floor perimeter wall is only capable of supporting 81-lbs. The combination of roof and wall loads exceeds this capacity, and the only reason the building has not failed yet is because of the built-in safety factor and the small additional capacity and lateral bracing provided by the siding.

Note that engineering practice is to ascribe a fairly large safety factor to the design of vertical members, i.e. posts, columns, and studs because their primary failure mode is in buckling. The nature of a buckling failure is sudden and catastrophic, without warning, or a slow yielding that would allow for evacuation. Therefore, members such as posts and columns and studs that are loaded in compression and subject to buckling failure should always conservatively designed.

Finally, many areas of this building have experienced significant differential settlement, i.e. the building has not dropped the same amount everywhere. In particular, the worst settlement is in the north-west corner of the rear second story addition, where it has dropped as much as 6 inches relative to the high point at the front door. Based on the survey by Geometrix, the rear addition is also encroaching over the property line by almost three inches. It is actually leaning on the adjacent building to the extent that the adjacent

parapet is visibly deflected. Based on this evidence, it is likely that the neighboring building to the north is stabilizing the rear addition. **See Photos 10-15.**

First Floor Framing Upgrades

At the first floor, there is evidence that an existing storage area without legal headroom was converted without a permit to create additional living space. This area is divided into three spaces: a kitchen with a raised floor and a non-conforming ceiling height that varies from 6'-11" to 7'-2"; a living/dining room with a wood floor supported on sleepers with direct earth-wood contact; and a storage area under the front entry porch. **See Photo 16.** In addition, the stair opening between the two floors is cut out of the front entrance porch. The stairs lead down from the porch to a common landing between floors, before turning 90-degrees and continuing down to the level of the first floor. The clearance at the landing is 6'-5-1/2" and the stair width is 2'-7"—all nonconforming. **See Photos 17-18.** This entire level appears to have been turned into living space without the benefit of a permit, and every aspect of it is non-conforming.

In addition to the non-conforming conditions at the first floor, most of the bearing walls are out of plumb. In general the building has settled from front to back, and towards the north-west corner of the building. The central bearing wall, for example, is out of plumb by as much as 2-1/2" in 8'-6" of height (more than 1/4" per foot). **See Photos 19.** This condition introduces an eccentric loading of the bearing wall, which in time will lead to failure. This central bearing wall supports half of the second floor loads. See Sheet A1 of the As Built Drawings, where wall measurements are reported.

Foundation Upgrades

A foundation has several main functions: It provides separation between the wood structural elements and the soil to prevent rot. It provides an interface for anchoring the building to a continuous element that stabilizes the structure at its base. And finally, it spreads out the building loads so that the bearing capacity of the soil is not exceeded. This foundation fails to serve its function in all three areas.

The foundation suffers from improper grade in many locations. This is a condition where inadequate separation between the earth and the framing members is provided by the foundation. It is a direct result of the deficiencies in the original construction, and over the life of the building has led to significant rot problems with the framing at the foundation interface. This condition demonstrates how the foundation has failed to serve its first function as outlined above: To provide separation between the wood structural elements and the soil to prevent rot. **See Photos 20-21.**

As stated in the General Description section, the foundation is primarily comprised of the original brick, with sections of poor quality concrete made with beach sand and rubble as the aggregate. The brick foundation that supports this building has reached the end of its service life. The mortar is failing, which will ultimately result in structural separation between the mortar and brick. As this separation progresses, the building will essentially be left resting on rubble that has no continuity. In addition, the concrete sections are also failing because they have degraded to the point where they no longer provide the strength to adequately support the weight of the building. This is a result of improper methods in the original construction, such as using beach sand with a high salt content, and using old brick in the aggregate mix. In these ways, the foundation fails to serve the second function described above: To provide an interface for anchoring the building to a continuous element that stabilizes the structure at its base. **See Photos 22-24.**

In addition to the above structural deficiencies, there is significant settlement throughout the building. At the second floor, the floor of the main living area is noticeably out of level. In the bathroom, a grout gap at the bottom of the tub varies from 3/4" to 2" in just the length of the tub. At the middle bedroom the door casing is badly racked. Overall, the second floor slopes approximately 6" in 30-feet, and the lower floor slopes approximately 2-3/4" in 20-feet. Sections of the foundation at the north and south sides of the building have vertical through cracks, likely resulting from differential settlement. **Photos 10-15, and 19** from the previous sections all illustrate settlement throughout the building. Settlement measurements are shown on Sheet A1 of the As Built Drawings, where floor elevation measurements are reported. In addition, Appendix D shows a survey of the building that demonstrates that the extent of settlement has led to the building

leaning to the north such that it now encroaches across the property line. This is an indication of an inadequately designed foundation that does not spread the building loads out enough to avoid exceeding the bearing capacity of the soil. In this respect, the foundation fails to serve the third function described above: To spread out the building loads so that the bearing capacity of the soil is not exceeded

Other Deficiencies

Finally, the exterior finishes have been layered on over the years. The, presumably, original shingles can be seen at the north side of the building and at the rear addition. T-111 can be seen at the south side of the building and at the back and front. At the north elevation, window openings have been boarded up from the inside of the bathroom area where the tub enclosure exists today. All of the exterior finishes are suffering poor original construction methods, low quality materials, and extensive degradation due to long-term deferred maintenance. **See Photos 25-27.**

Discussion of Structural Issues

The following sections discuss some of the obstacles to addressing the structural deficiencies described in the previous sections.

General Discussion

It is important to note that this structural analysis was based on the assumption that all the wood framing members are in excellent condition. This would imply that no dry rot or pest damage has occurred and that the wood framing members were of the highest grade at the time of construction. However, based on the pest report by Termite Exterminator, this is not the case. The pest report called out damage due to termites and beetles, as well as fungus and rot due to water infiltration and improper grade issues. Nonetheless, our analysis was based on a “best case scenario,” and determined that even without the presence of dry rot, many of the framing members are of insufficient size for the spans and loads they are supporting. In fact, not only does this building suffer from long-term

deferred maintenance, it was never very well constructed to begin with. The framing in most areas is inadequate, and in the case of the second floor perimeter walls, it is outright unorthodox.

Brick Foundation Discussion

From an engineering perspective, capping a brick foundation will not greatly improve its structural performance. It is not possible to effectively dowel into brick, particularly brick with failing mortar. As a consequence, making an adequate connection between new and old materials is impossible. Further, the process of capping requires removal of the first two courses of brick, which often leads to cascading problems if the existing brick is in a degraded condition. Finally, a brick foundation is indicative of original construction that is at least 100 years old, and it is almost a surety that such a foundation would not meet current standards for footing depth. The only prudent engineering solution for a brick foundation is complete replacement.

Deflection Discussion

As a final note, it is important to briefly discuss why the racking and deflection in major structural elements can not be corrected. First and foremost, the settlement and shifting in this case is extreme, and has propagated throughout the entire building. This means that almost every wall and floor of this building is affected. Addressing these deficiencies throughout the building would require removing and replacing most, if not all wall, floor, and roof elements—a de facto demolition. Second, many of the wood members have assumed a permanent deflected shape. Simply re-leveling does not restore severely deflected members to their original undeflected shape.

Like most materials, wood will deflect elastically—up to a point. Metals, such as steel, behave in this way too. The paperclip example is one that we all have experience with: A paperclip is deflected slightly out of shape to accommodate a stack of papers. When the deflection is relatively small, the paperclip can snap back to its original undeflected shape, but if it is bent vigorously, it only snaps back part of the way. Extreme

bending moves the metal beyond its elastic region, past its yield point, and into the plastic region of behavior. Wood behaves in a similar way, but unlike steel, it has a very limited plastic range before it reaches its ultimate strength at failure. However, the plastic behavior of wood varies greatly depending on temperature and moisture content.⁵ A good way to understand this is to look at the practice of steam bending. When wood is heated with steam, it becomes flexible enough to be permanently bent into extreme shapes that would cause failure at room temperature or under “dry” conditions. Although the mechanism for this behavior is not totally understood, it is clear that the wood fibers, as well as the lignin binding them together, behave differently when exposed to elevated temperatures and high moisture content. Wood also experiences creep, or permanent deflection resulting from long term application of high loads that are nonetheless below the yield point and applied under standard temperature and moisture content ranges. Again, the mechanism for this behavior is not totally understood, but it appears that the wood responds much as it would at elevated temperature and moisture content, but at a much slower rate. So, when wood is subjected to long-term deflection, it takes a permanent set, and it will not snap back to its undeflected shape.

All cost estimates associated with any leveling are based on the assumption that re-leveling and resetting a deflected wood member is possible. In reality, as the previous discussion makes clear, this is not the case. We make this assumption only to make the case that even if it were possible, the repair cost would still exceed the 50% threshold.

Structural Issues

In order for the structural framing system to safely support the current loading conditions in a sound manner, the following corrections would be required:

⁵ For this reason, the building code gives reduction coefficients for wood properties when members will experience sustained exposure to elevated temperatures, or wet service conditions. See NDS Section 2.3.3 for Temperature Factor, C_t , and Tables 4A, 4B, 4C, 4D, and 4E for Wet Service factor, C_M .

- Replace the existing foundation system to address the deteriorated condition of the existing one. This would require shoring the entire building. It would also include cutting the ends of the existing studs that are rotten due to improper grade.
- A new pressure treated sill plate with anchors would have to be placed. This work could be done in conjunction with installing the new foundation.
- Remove existing floor framing, subfloors, and flooring at the first floor, and excavate to provide legal head room and correct earth wood contact with floor framing. Replace this wood frame floor with a concrete slab on grade.
- Rebuild center bearing wall at first floor due to correct significant out of plumb condition. Note that this wall carries half of the floor load.
- Upgrade second floor perimeter walls. This would require shoring the roof to allow for the demolition and replacement of the deficient walls.
- Sister the inadequately sized floor joists at the second floor. This task is accomplished from below.
- To the extent possible, level the building.
- Properly enclose unused window openings to prevent water infiltration and rot.

Habitability Issues

The building has a basically functioning kitchen and bathroom, so the habitability issues are generally related to weatherizing the building envelope, and eliminating the structural deficiencies that have lead to fungus and mold growth. Although the plumbing and electrical systems appear to be “serviceable,” the electrical system appears to have been altered without the benefit of a permit, and the resulting work not code compliant and represents a hazard. The only source of heat appears to be a single free standing wood burning stove in the main room of the upper level. Some of these items may be beyond our scope of expertise and may require the services of a licensed professional in their respective fields to determine the full extent of the repair work.

- Repair or replace exterior siding and wood sash windows as called out in the pest report.

- Install a central heating system to provide a minimum level of heat in all bedrooms, as required by law.
- Repair electrical system to meet minimum requirements and address unsafe work performed without the benefit of a permit.

Conclusion

All buildings have a finite life. Even with perfect maintenance, materials degrade over time, and must ultimately be repaired or replaced. This is compounded by the fact that in a building that is close to 100 years old, the opportunities for deferred maintenance have been numerous over the years. In addition, building practices varied widely at the time of construction, and practices that may have once been considered acceptable can accelerate the aging process.

The existing building at 1 McCormick appears to have been hastily constructed using unskilled labor and unconventional and inadequate methods. It has suffered from deferred maintenance, as well as long term maintenance issues that have resulted from the poor original construction methods. As a result, this building now has some significant deficiencies that need to be addressed to make this building safe to live in. First and foremost, the original foundation has long since reached the end of its service life. The roof and floor framing systems are inadequate based on the code in effect at the time of original construction, and both are considered *unsafe* by current standards. The second floor perimeter walls are hazardously under-framed, the central bearing walls are significantly out of plumb, and the floors are visibly out of level. These represent major structural deficiencies that need to be addressed. Existing roof rafters should be strengthened, floor framing would have to be upgraded, and foundations would have to be replaced with an engineered foundation system. There are also significant dry rot problems that need to be addressed. To bring the existing structure up to acceptable habitability standards would exceed the 50% replacement cost threshold. In fact, the extent of structural deficiencies is so extensive throughout this building that to correct them would almost certainly be considered a de facto demolition.

Based on the cost estimates enclosed, the cost to bring the building to acceptable standards for a family to live in outweighs the replacement costs. Given the small area provided for living space, and the extent of necessary repairs and upgrades, I recommend that the existing building should be demolished so that a new building that complies with the current building code can be built in its place.

Sincerely,

Albert Urrutia, S.E.
Santos & Urrutia Structural Engineers, Inc.

Enclosures: Map, Replacement Cost Estimates, Repair Cost Estimates, Photographs, Structural Analysis Calculations, Pest Report, and As-Built Plans

cc. Pierre Zetterberg
500 Treat Street, Suite 210
San Francisco, CA 94110



**Figure 1: Map of 1 McCormick, San Francisco, CA
(Map provided by Google Maps)**

Cost Estimation of New Construction

Note that the Planning Department currently requires that replacement cost figures include a room-by-room breakdown of the living space area for each floor and dwelling unit. The table below represents this breakdown for the living space at 1 McCormick.

Ground Floor	Unit (sq.ft.)	First Floor	Unit (sq.ft.)
Kitchen	137	Living Room	188
Dining Room	166	Bedroom 1	101
Storage	123	Closet	11
Landing	21	Bedroom 2	80
		Closet	18
		Bathroom	40
		Porch	45
Total	447	Total	483

The following table presents the replacement cost breakdown for each floor, as required by the Planning Department. The figures for living space area are taken directly from the table above, and the cost breakdown is given for each floor. In addition, the replacement cost figures for both the 50% and 75% are shown here as a reference. At the attic, only a 10 square foot wide swath directly below the ridge has greater than 5'-6" of clearance.

Item	Description	Unit (sq.ft.)	Cost per Unit	Cost
Ground floor	sq.ft.	123	110	\$ 13,530
Ground floor	sq.ft.	324	240	\$ 77,760
First Floor	sq.ft.	483	240	\$ 115,920
Attic	sq.ft.	10	60	\$ 600
Total				\$ 207,810
50% of Replacement Cost				\$ 103,905

Replacement cost is defined as the current cost to construct a dwelling of the same size as the one proposed for demolition.

The Planning Department has adopted the following unit costs:

1. \$240/sq.ft. for all occupied, finished spaces
2. \$110/sq.ft. for all unfinished space with flat ceiling having > 7'-6" of headroom (eg. basements and garages).

3. \$60/sq.ft. for all unfinished space with sloping ceiling having > 5'-0" of headroom (eg. attic space below pitched roof).
4. \$15/sq.ft. for all non-occupiable space without legal headroom (e.g. 30" high crawl space below raised floor)
5. No allowance is given for site work (eg. walks, driveways, landscaping, non-structural retaining walls). This is based Cost Schedule of from the Zoning Controls on the Removal of Dwelling Units, Draft 4.0, dated March 19, 2007.

Many of the repair costs listed in the Termite Exterminator Pest Report were more expensive than the Timberline Construction Repairs Costs, or they represented items that could not be included. In order to present a fair analysis, the lowest repair costs were utilized. Note the column in the table below for "Excluded." This category represents those repair costs from the Termite Exterminator Pest Report that were excluded from the Repair Cost Estimate so as to avoid double counting upgrade costs or including inappropriate upgrade costs.

Termite Exterminator Pest Report Cost Distribution

Termite Exterminator	50% Category	Excluded
1A	NA	NA
1B	\$ 1,960.00	
1C	\$ 1,800.00	
1D	\$ 8,700.00	
1E	\$ 300.00	
3A		\$ 5,400.00
3B		\$ 450.00
3C		\$ 7,500.00
3D		\$ 9,200.00
4A		\$ 3,200.00
7A	NA	NA
9A	\$ 3,700.00	
10A	NA	NA
10B		\$ 3,200.00
11A	NA	NA
11B		\$ 650.00
11C		\$ 1,950.00
11D		\$ 4,200.00
11E		\$ 4,200.00
11F	\$ 2,450.00	
11G	NA	NA
Total	\$ 18,910.00	\$ 39,950.00

Cost Estimate for Repairs

Cost Estimate by Timberline Construction Company, 1542 Alabama Street, S.F., CA 94110 (415) 206-9580

Cost Estimation for 50% Threshold

	ITEM & DESCRIPTION	Unit	Qty	U.Cost	Cost
	FOUNDATION UPGRADE				\$ 41,893.97
1	Shoring of Building	-	-	-	\$7,500.00
2	Demolition: Existing Footings (< 3' Tall)	LF	81	\$45.00	\$3,645.00
3	Demolition: Existing Retaining Walls (> 3' Tall)	SF	40.5	\$30.00	\$1,215.00
4	Demolition: Existing Concrete Square Footings	CF	3	\$60.00	\$180.00
5	Demolition: Existing Concrete Slab on Grade	SF	70	\$8.00	\$560.00
6	Excavation: Compacted Dirt/Clay	CF	611.6	\$1.40	\$856.28
7	Hauling: Mixed Dirt and Concrete/Brick	CY	30.13	\$60.00	\$1,807.69
8	Concrete: Stemwalls < 3' Tall	LF	98.5	\$175.00	\$17,237.50
9	Concrete: Retaining Walls > 3' Tall	SF	40.5	\$75.00	\$3,037.50
10	Carpentry: New Sill Plate	LF	139	\$35.00	\$4,865.00
11	Concrete: Square Footings	CF	18	\$55.00	\$990.00
	FIRST FLOOR FRAMING UPGRADES				\$36,491.21
1	Demolition: Lath/Plaster @ 1st Floor Walls	SF	511.2	\$1.50	\$766.80
2	Demolition: Lath/Plaster @ 1st Floor Ceilings	SF	342	\$2.65	\$906.30
3	Demolition: Existing Floor Sheathing @ 1st Floor	SF	342	\$4.50	\$1,539.00
4	Demolition: Floor Joists @ 1st Floor	SF	342	\$9.00	\$3,078.00
5	Demolition: Base of Existing Studs	Stud	69.5	\$11.50	\$799.25
6	Relocate: Plumbing for Shoring/Framing/Excavation	MH	24	\$75.00	\$1,800.00
7	Relocate: Electrical for Shoring/Framing/Excavation	MH	8	\$75.00	\$600.00
8	Concrete: Slab on Grade	SF	475	\$35.00	\$16,625.00
9	Carpentry: Build New Interior Studwall	SF	136	\$6.00	\$816.00
10	Carpentry: Replace Existing Wood Stairs In Kind	Tread	3	\$145.00	\$435.00
11	Sheetrock: Patch Sheetrock Walls @ 1st Floor	SF	518	\$5.00	\$2,590.00
12	Sheetrock: Patch Sheetrock Ceilings @ 1st Floor	SF	342	\$5.50	\$1,881.00
13	Painting: Walls at Patches	SF	518	\$0.85	\$440.30
14	Painting: Ceilings at Patches	SF	342	\$1.28	\$437.76
15	Flooring: Patch Existing Hardwood/Softwood	SF	342	\$8.00	\$2,736.00
16	Carpentry: Millwork (Baseboard & Casing) As Required	LF	116	\$3.80	\$440.80
17	Hauling: Construction Debris and Trash	CY	10	\$60.00	\$600.00
	SECOND FLOOR FRAMING UPGRADES				\$43,952.15
1	Demolition: Exterior Wall @ 2nd Floor	SF	603.8	\$25.00	\$15,093.75
2	Carpentry: Build New Exterior Studwall	SF	603.8	\$40.00	\$24,150.00
3	Carpentry: Replace Existing Wood Stairs In Kind	Tread	7	\$145.00	\$1,015.00
4	Carpentry: Sister Floor Joists @ 2nd Floor	LF	247	\$12.50	\$3,087.50
5	Carpentry: Millwork (Baseboard & Casing) As Required	LF	80.5	\$3.80	\$305.90
6	Hauling: Construction Debris and Trash	CY	5	\$60.00	\$300.00
	SUBTOTAL				\$122,337.33
	Pest Repair from Pest Report (Include name of Contractor)	-	-	-	\$18,910.00
	Contractor's Profit & Overhead (18% of Above Items)	-	-	-	\$22,020.72
	Permits & Fees (Assume 2.5% of Subtotal)	-	-	-	\$3,058.43
	Total Cost				\$166,326.48
	50% Cost Threshold				\$103,905.00

Cost Estimate for 50% Threshold Repair of 1 McCormick.

APPENDIX A: PLANNING MATRIX

**ANALYSIS OF THE
EXISTING BUILDING AT
1 McCORMICK
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 7613
NOVEMBER 17, 2010**

PAGES: 23-30

Replacement Cost

Type of Space		Area (Square Feet)	Cost per Square Foot	Cost
1	Occupied, finished spaces	807	\$240	\$193,680
2	Unfinished space with flat ceiling & > 7'-6" of headroom (e.g., basements, garages)	123	\$110	\$13,530
3	For unfinished space with sloping ceiling & > 5'-0" of headroom (e.g., attic space below pitched roof)	10	\$60	\$600
Replacement Cost Total				\$207,810

Work That Could Be Included in the Upgrade Cost Estimate for the 50% Threshold

Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
1	Providing room dimensions at a minimum of 70 sq. ft. for any habitable room			

Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
2	Providing at least one electrical outlet in each habitable room and 2 electrical outlets in each kitchen			
3	Providing at least one switched electrical light in any room where there is running water			
4	Correcting lack of flashing or proper weather protection if not originally installed			
5	Installing adequate weather protection and ventilation to prevent dampness in habitable rooms if not originally constructed			
6	Provision of garbage and rubbish storage and removal facilities			

	Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
	if not originally constructed (storage in garage is permitted)				
7	Eliminating structural hazards in foundation due to structural inadequacies	<p>The foundation suffers from improper grade in many locations. This is a condition where inadequate separation between the earth and the framing members is provided by the foundation. It is a direct result of the deficiencies in the original construction, and over the life of the building has led to significant rot problems with the framing at the foundation interface.</p> <p>The brick foundation that supports this building has reached the end of its service life. The mortar is failing, which will ultimately result in structural separation between the mortar and brick. In addition, the concrete sections are also failing because they have degraded to the point where they no longer provide the strength to adequately support the weight of the building. This is a result of improper methods in the original construction, such as using beach sand with a high salt content, and using old brick in the aggregate mix.</p> <p>In addition to the above structural deficiencies, there is significant settlement throughout the building. This is an indication of an inadequately designed foundation that does not spread the building loads out enough to avoid exceeding the bearing capacity of the soil.</p>	Foundation Upgrade items 1-11 in upgrade cost spreadsheet.	20-24	<p>\$41,893.97</p> <p>Note that some costs that could be associated with the foundation replacement are reported under the first floor framing upgrades.</p>

Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
8	Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.	At both the first and second floors, the floor framing consists of 2x6 joists at 24" c.c., with a maximum span of 9'-5". At the first floor there is a central load-bearing studwall that supports the second floor joists at roughly the middle of their span. Based on our calculations, the floor joists are inadequately sized for the loads imposed on them and the distance that they span.	First Floor Framing items 1-17 in upgrade cost spreadsheet.	6-8, \$36,491.21 (first floor costs) \$4,708.40 (second floor costs)
9	Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry loads.	The perimeter studwalls at the second floor are very sparsely framed with 1x2 members at 10" c.c. This framing is completely unconventional, not to mention wholly inadequate. In addition, most of the bearing walls are out of plumb. In general the building has settled from front to back, and towards the north-west corner of the building. The central bearing wall at the first floor, for example, is out of plumb by as much as 2-1/2" in 8'-6" of height (more than 1/4" per foot). This condition introduces an eccentric loading of the bearing wall, which in time will lead to failure.		9, 10, 19 \$39,243.75
10	Eliminating structural hazards in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to	Based on our analysis, the framing members supporting the roof and ceiling at the second floor are insufficiently sized for their span and their loads. In spite of the fact that we find the roof framing to be deficient, and out of compliance with the code in effect at the time of construction, we have not included roof		N/A

	Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
	defective materials, or insufficient size	framing upgrades in the upgrade cost spreadsheet.			
11	Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.				
12	Upgrading electrical wiring which does not conform to the regulations in effect at the time of installation				
13	Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation				
14	Providing exiting in				

	Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
	accordance with the code in effect at the time of construction.				
15	Correction of improper roof, surface or sub-surface drainage if not originally installed				
16	Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies (e.g., insufficient earth-wood separation)		Pest Report items 1B, 1C, 1D, 1E, 9A, 11F		\$18,910.00
17	Other relevant issues				
18	Building Permit Application cost				\$3,058.43
19	Contractor's profit & overhead, not to				\$22,020.72

	Items Considered Under 50% Threshold	Description of Deficiencies (Leave Blank if Not Applicable)	Reference Items in Cost Estimates (Pest Report, Contractor Estimates, etc.)	Photo ID Illustrating Deficiencies	Cost
	exceed 18% of construction subtotal, if unit costs used for repair items do not include profit & overhead				
50% Threshold Cost Subtotal					\$166,326.48

APPENDIX B: PHOTOGRAPHS

**ANALYSIS OF THE
EXISTING BUILDING AT
1 MCCORMICK
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 7613
NOVEMBER 17, 2010**

PAGES: 31-45

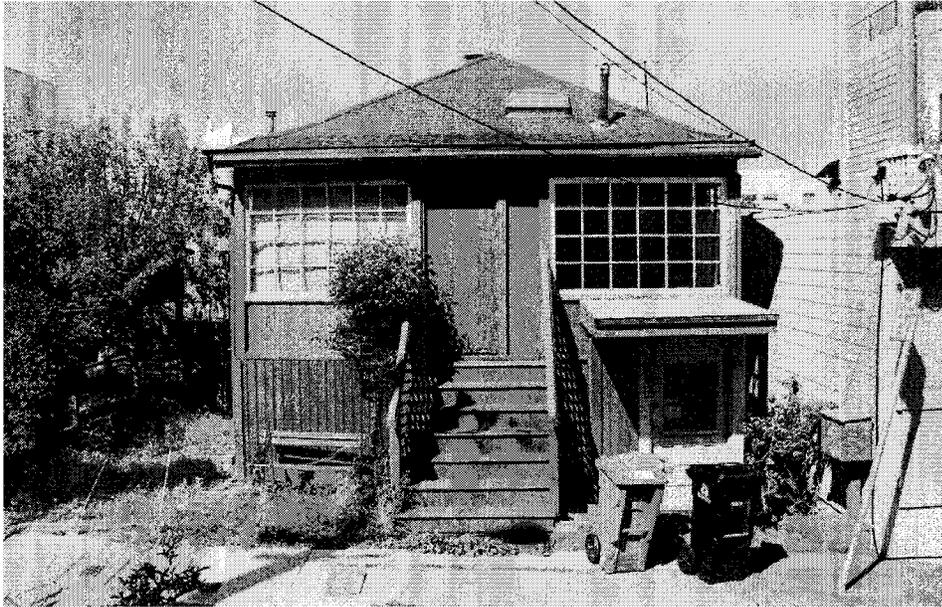


Photo 1: Front elevation of 1 McCormick

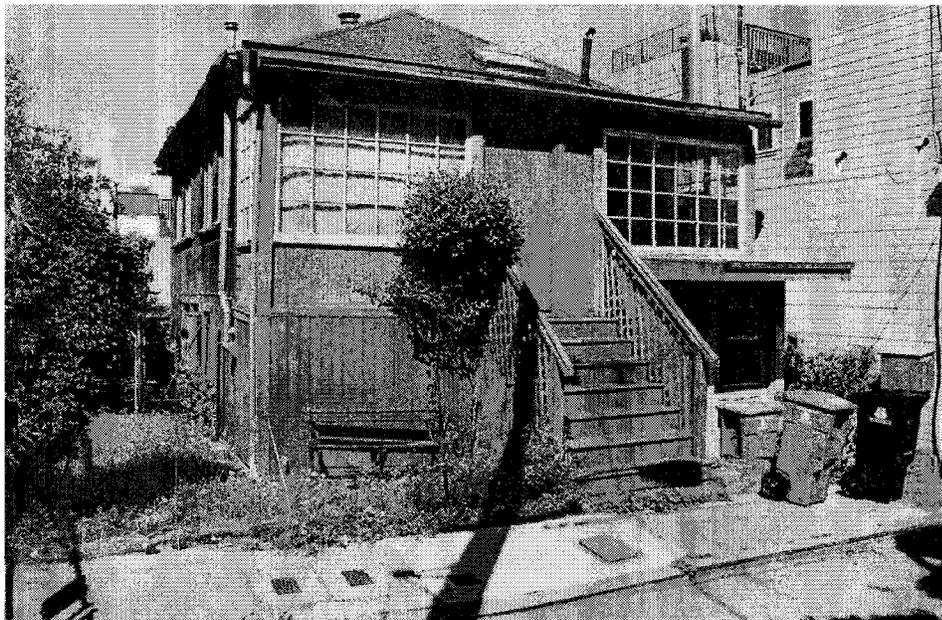


Photo 2: Oblique elevation of 1 McCormick

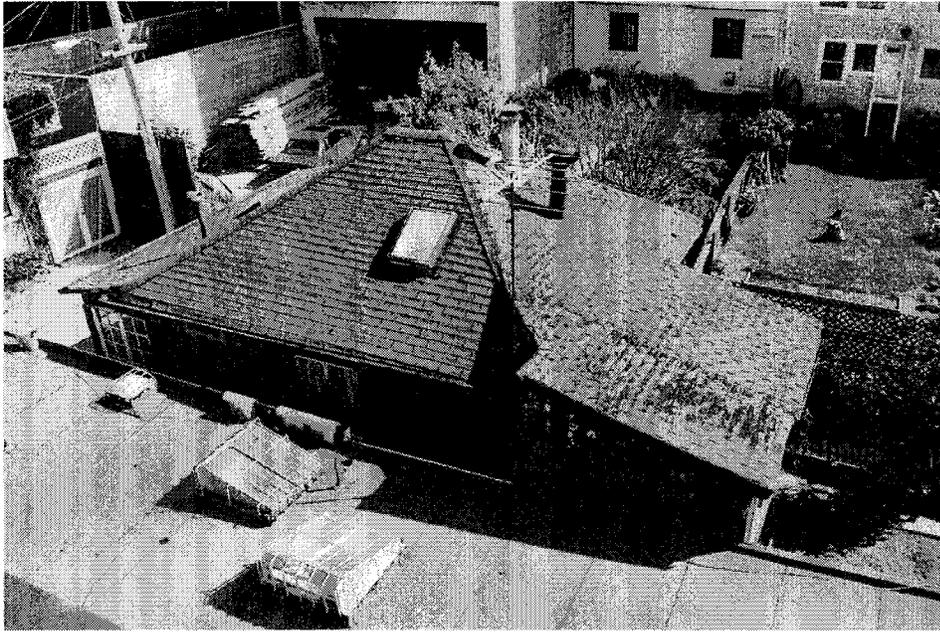


Photo 3: The subject property abuts the rear yards of its neighbors that front Jackson Street to the south

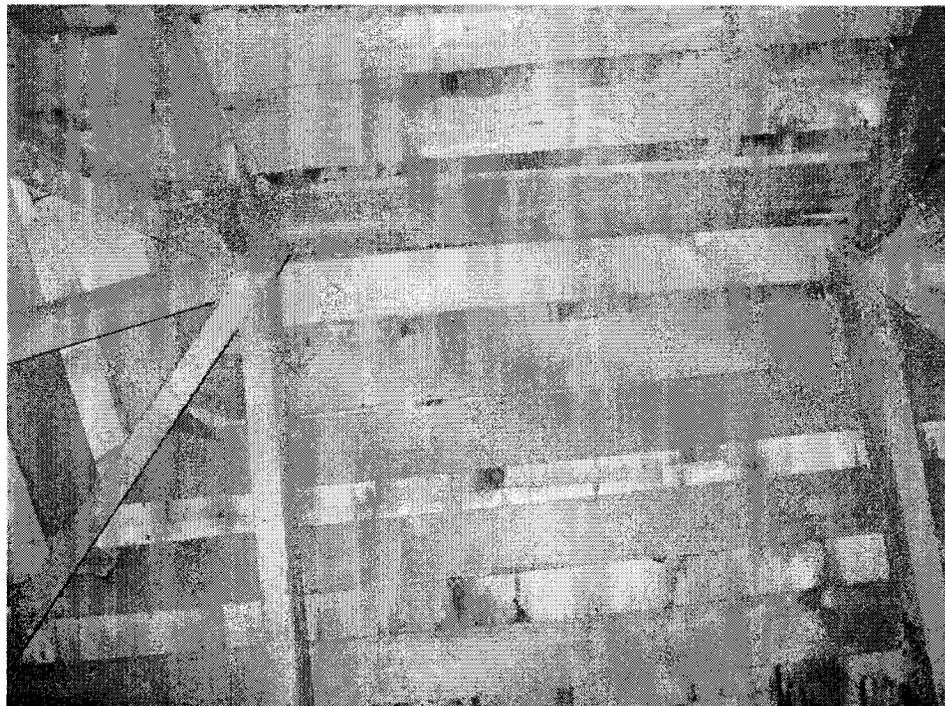


Photo 4: Typical, but inadequate roof framing. Note no ridge beam, hips and rafters toe nailed.

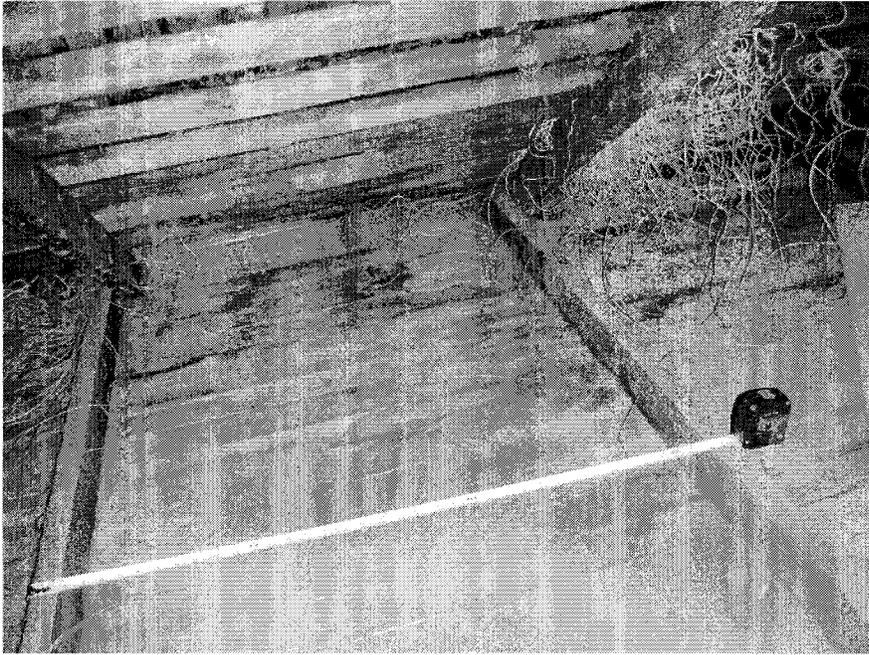


Photo 5: Roof ceiling framing is spaced at 38" c.c.

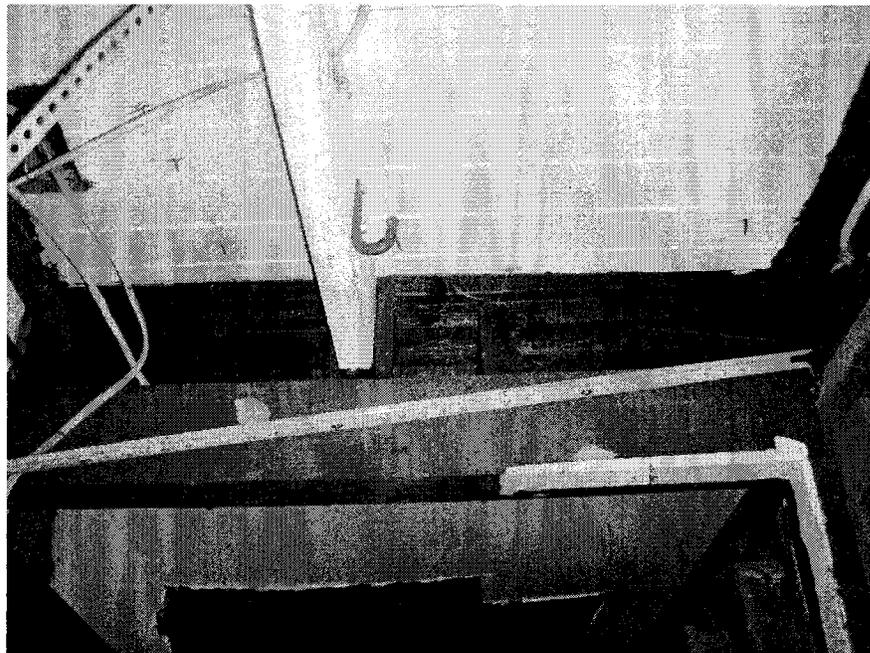


Photo 6: Second floor joists are spaced at 24" c.c.



Photo 7: The rear addition was added in 1947. Its primary support is the beam and three posts seen in the photo. This addition is also the location of the worst settlement in the building—as much as 6-inches lower than the zero point at the front door. This addition is also encroaching across the property line and leaning on the adjacent building.



Photo 8: Cantilever support beam connections are provided only by toe nails, i.e. nails that are driven at an angle to connect two members that are at an angle to each other.



Photo 9: Perimeter stud wall at second floor is framed with 1x2s.



Photo 10: Plumb line shows rear addition at the second floor sagging towards the west. This area is 1.75" out of plumb.



Photo 11: This photo shows the rear addition leaning on the adjacent building to the north. Based on the survey by Geometrix, 1 McCormick is over the property line by almost 3".

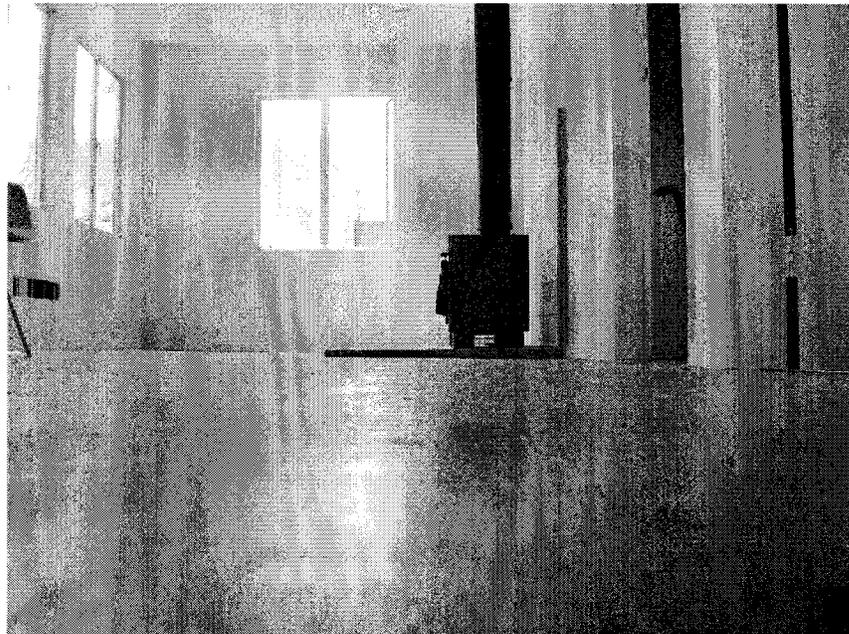


Photo 12: Main room at upper level. Note how the tile base for the wood stove has been adjusted to correct for a sloping floor.



Photo 13: The grout at the bottom of the tub reveals the extent to which the floor is out of level.



Photo 14: Left and right measurements for floor correction at tub.

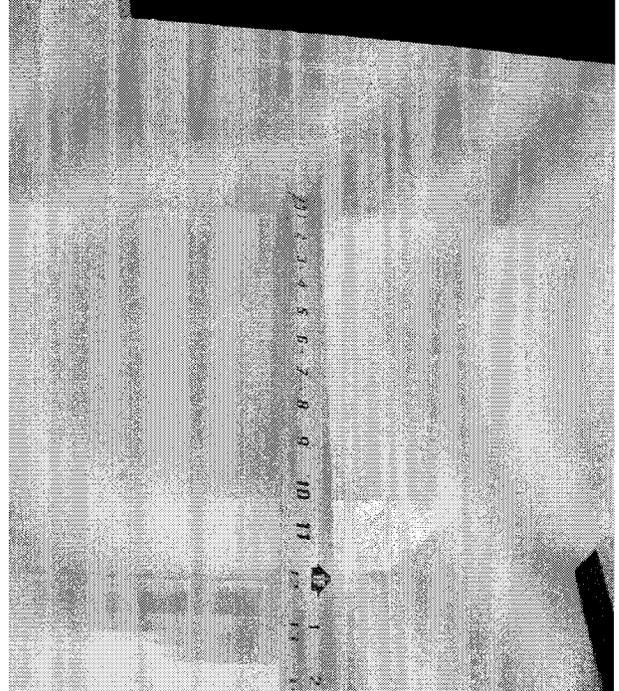


Photo 15: This photo series shows the extent to which the door jamb at the middle bedroom is wracked out of square.

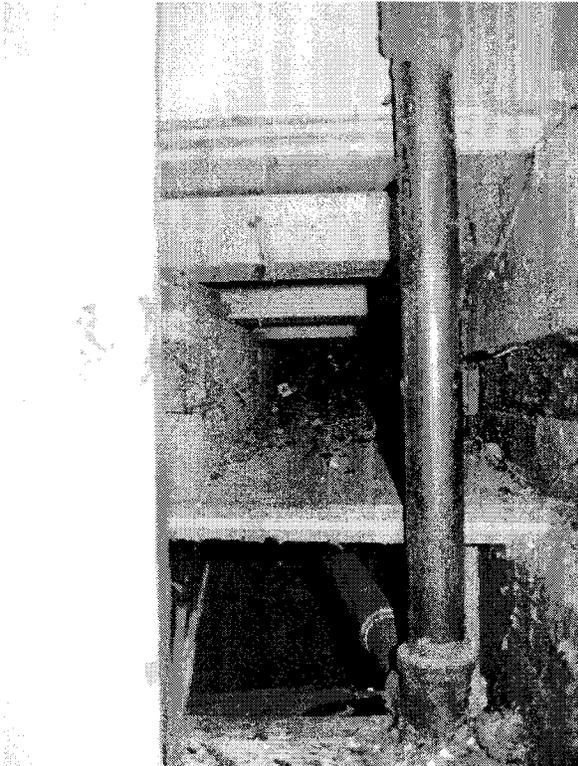


Photo 16: Floor framing for kitchen area. There are two raised floors at the kitchen area, both above the level of the main area at the first floor level.



**Photo 17: Stair
opening at front porch**



**Photo 18: Clearance at stair
landing between floors is only
6'-5-1/2"**

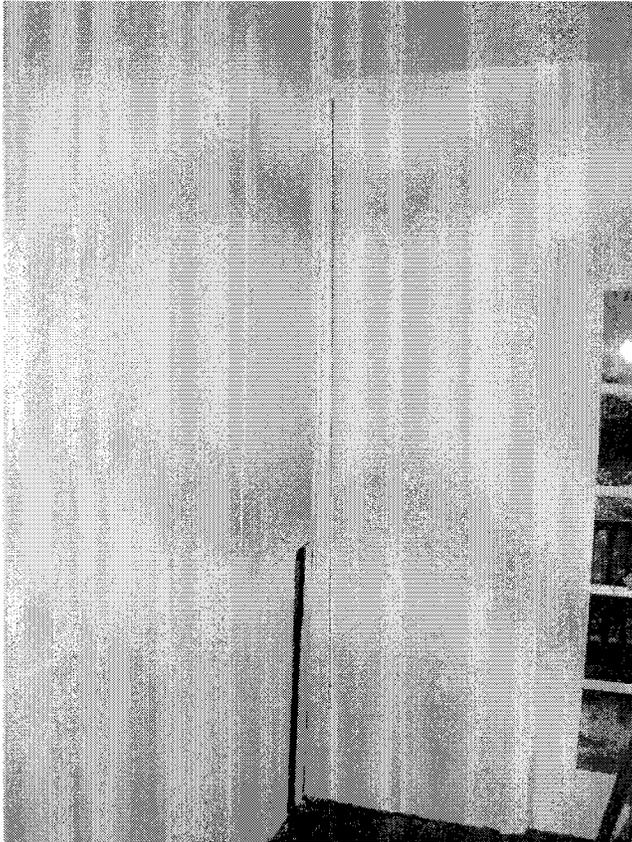


Photo 19: Central load bearing wall at first floor is out of plumb by 2.5". This wall supports half of the floor and ceiling loads above, and the eccentricity destabilizes the wall and compromises its long-term ability to support the floor loads above.



Photo 20: This is an example of improper grade, showing how an inadequate separation between the earth and wood framing members can lead to rot at the foundation interface over time.



Photo 21: Another example of improper grade. Notice how the threshold and all structural framing around the door are touching the earth.

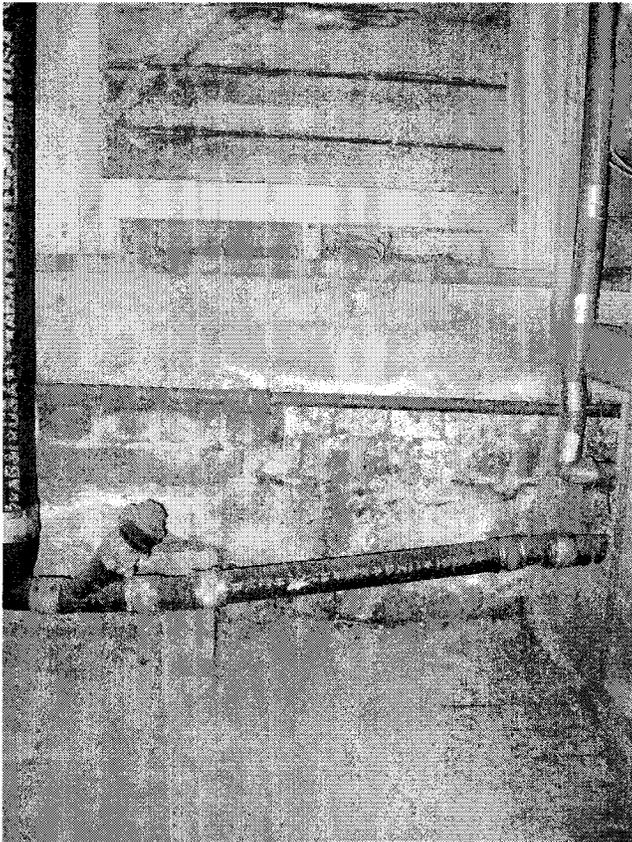


Photo 22: Section of original brick foundation augmented with concrete, presumably to address improper grade conditions.

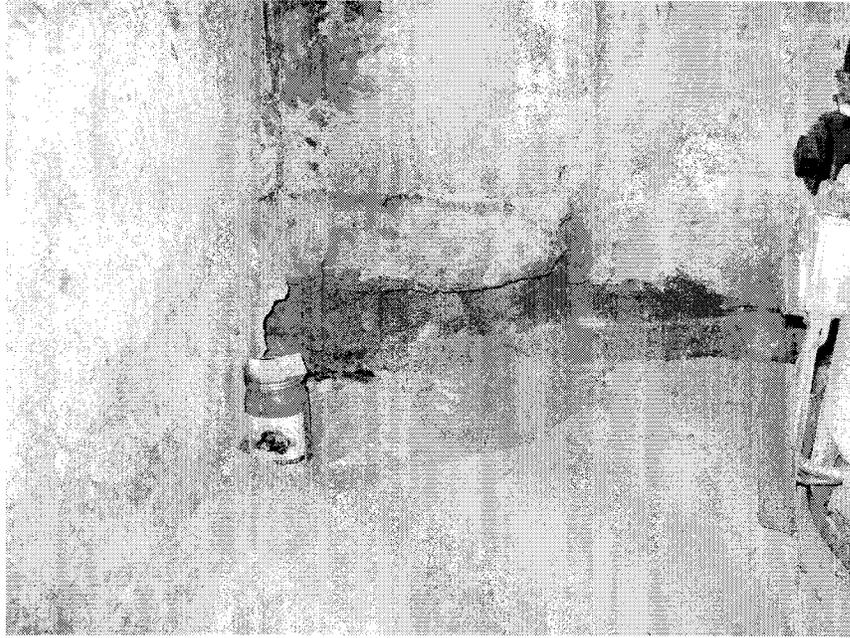


Photo 23: Section of foundation that was undermined to make a plumbing repair



Photo 24: Section of early rubble concrete foundation. The sizable chunks of brick in the aggregate will form large voids that may not be filled with sand and cement. The likely use of beach sand further shortened the life of the concrete to the point that one can now penetrate it with a screwdriver using relatively little force.



Photo 25: Typical example of exterior finishes. Note the newer T-111 siding and the failing paint, as well as the improperly installed sill that butts up against the sash, providing a path for water to enter the building.



Photo 26: Rear elevation illustrates different exterior sheathing materials.



Photo 27: North elevation shows windows where the bathroom is now (note new window above the tub) that have been boarded up from the inside. Not properly filling in these openings creates a water trap.

APPENDIX C: STRUCTURAL CALCULATIONS

**ANALYSIS OF THE
EXISTING BUILDING AT
1 MCCORMICK
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 7613
SEPTEMBER 18, 2009**

PAGES: 46-50

McCORMICK
SAN FRANCISCO

JOB # 7631

ROOF LOADS

ROOFING (3 LAYERS)	6.0	PSF
1X SKIP SHEATHING	1.5	PSF
2X 4 @ 38" CC.	0.5	PSF
	<hr/>	
DL	8.0	PSF
LL	16	PSF
	<hr/>	
	24	PSF

WALL LOADS

5/8" GYP BOARD	2.3	PSF
1X 2 @ 10" CC	0.5	PSF
1X T # 6	2.5	PSF
T-III	1.5	PSF
	<hr/>	
D.L.	7.3	PSF

2ND FLOOR LOADS

1X FIR FLOORING	4.0	PSF
2X 6 @ 24" CC.	1.1	PSF
LATH & PLASTER	8.0	PSF
	<hr/>	
DL	13.1	PSF
LL	40	PSF
	<hr/>	
	53.1	PSF

Joist/Rafter
Solid Sawn

Job Address: 1 McCormick
Job Number: 7631
Date: 9/14/2009
Comment: Ceiling Joists

Simply supported distributed load over span (L)

			DL+LL	DL Only
L	8.83 ft.	Vmax (R1, R2)	209.71	139.80833
w1 (DL)	10 psf	Mmax	462.94	308.6269
w2 (LL)	5 psf	Δ allowed	0.294 L/360 D+L	
Fv	160			
Fb	1100			
E	1.10E+06			
Tributary W	3.17 ft.			
Member W	2 in.			
Member H	4 in.			
Aprov'd	8.00	1 Areq	1.97	1.31
Sprov'd	5.33	1 Sreq	5.05	3.37
Iprov'd	10.67	1 Ireq	20.1	13.38
		Shear	OK	OK
		Bending	OK	OK
		Deflection	FAIL	FAIL

CHECK 2X4 @ 38" c.c.

Joist/Rafter
Solid Sawn

Job Address: 1 McCormick
Job Number: 7631
Date: 9/14/2009
Comment: 2nd Floor Joists

Simply supported distributed load over span (L)

			DL+LL	DL Only
L	9.4167 ft.	Vmax (R1, R2)	500.03	123.35877
w1 (DL)	13.1 psf	Mmax	1177.15	290.40813
w2 (LL)	40 psf	Δ allowed	0.314	L/360 D+L
Fv	160			
Fb	1100			
E	1.10E+06			
Tributary W	2.00 ft.			
Member W	2 in.			
Member H	6 in.			
Aprov'd	12.00	1 Areq	4.69	1.16
Sprov'd	12.00	1 Sreq	12.84	3.17
Iprov'd	36.00	1 Ireq	54.4	13.42
		Shear	OK	OK
		Bending	FAIL	OK
		Deflection	FAIL	OK

CHECK 2X6 @ 24" c.c.

Column Capacity

Refer to 1997 NDS for applicable formulas and explanation of variables.

Job Address:	1 McCormick
Job Number:	7631
Date:	9/14/2009
Comment:	2nd Floor Studs

Material Properties and Geometry		Column Capacity	
Cd	1.00	Fc*	1100 psi
Cf	1.00	Fce-b	41 psi
Ci	1.00	Fce-d	163 psi
Fc	1100 psi	Min Fce-b/Fc*, Fce-d/Fc*	0.037
c	0.800	Cp	0.037
Kce	0.300	A (in^2)	2 in^2
E	1100 ksi	Capacity of post	81 lb.
b	1 in.		
Lb	7.5 ft.		
d	2 in.		
Ld	7.5 ft.		

c = 0.8 for sawn timbers
 0.85 for round timber piles
 0.9 for glued laminated timber

Kce = 0.3 for visually graded lumber
 0.384 for machine evaluated lumber

Refer to 2001 NDS for applicable formulas and explanation of variables.

$$Capacity = C_p \cdot F_c \cdot A$$

$$C_p = \left[\frac{1 + (F_{cE} \div F_c)}{2c} \right] - \sqrt{\left[\frac{1 + (F_{cE} \div F_c)}{2c} \right]^2 - \left(\frac{F_{cE} \div F_c}{2} \right)}$$

$$F_{cE} = \frac{K_{cE} \cdot E}{(L \div x)^2}$$

APPENDIX D: PEST REPORT

**ANALYSIS OF THE
EXISTING BUILDING AT
1 MCCORMICK
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
TERMITE EXTERMINATOR
1602 ROBERTA DRIVE
SAN MATEO, CA 94403
PHONE: (650) 212-6888**

MAY 15, 2009

PAGES: 51-56

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 0905154

BUILDING NO. 1	STREET MCCORMICK STREET	CITY SAN FRANCISCO	ZIP 94109	Date of Inspection 05/15/2009	NUMBER OF PAGES 1 of 4
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TERMITE EXTERMINATOR
1602 ROBERTA DR.
SAN MATEO, CA 94403
(650) 212 - 6888
PR2673

Ordered by: PIERRE ZETTERBERG 1555 SACRAMENTO STREET SAN FRANCISCO, CA 94109 PH.# 415-401-1893 FAX: 415-642-7590	Property Owner and/or Party of Interest	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

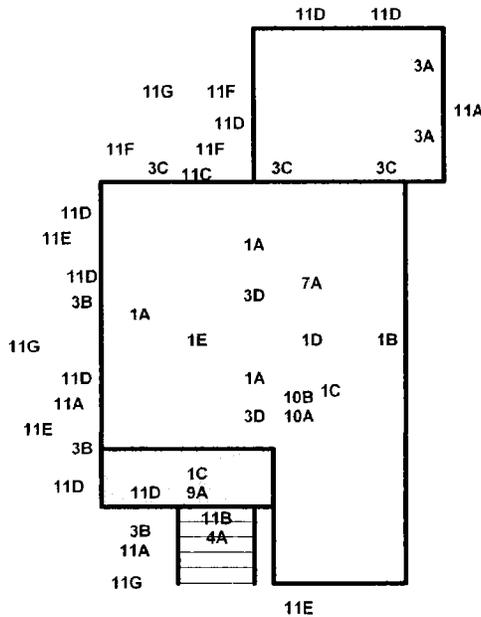
GENERAL DESCRIPTION: This is a two story, wood sided, single family residence. It has an attached porch. It was vacant at the time of inspection.	Inspection Tag Posted: Hot water enclosure. Other Tags Posted:
------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches 5 = Vents 6 = Abutments 7 = Attic 8 = Garage 9 = Patio 10 = Interior 11 = Exterior



Inspected By PUI KWONG NG License No. OPR 9355 Signature *Pui Kwong Ng*

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form t3a - 3.15.08)

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
1	MCCORMICK STREET	SAN FRANCISCO	94109	05/15/2009	2 of 4

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include but are not limited to: Inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

This guarantee excludes structures with sub slab heating, air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away from the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF, YOU WANT THE WATERTIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD.

The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (ie. Termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

Section 1993.1: This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1 or Section 2.

1A (FI)

Finding: The sub area was inaccessible for inspection due to lack of adequate opening and clearance. From the vent openings, we observed termite, beetles, fungus infections and damages on members. Faulty grade and earth-wood contact were noted at joists and posts.
Recommendation: We advise owner to make area accessible for inspection. A supplemental report will issue with the new finding and recommendation.

1B (SECTION I)

Finding: Subterranean termite was noted on members in sub area.
Recommendation: Treat the termite infested area with registered termiticide and remove tubes in accessible area.
Due to the inaccessibility to the underneath of the concrete slab, we assume no responsibility for damaging the pipe, duct and other lines. We advise owner providing information to us prior beginning the work. However, professional care will be taken to prevent such damage.

1C (SECTION I)

Finding: Beetles infestation was noted in the sub area and underneath the front porch.
Recommendation: Due to the site condition/adjacent property, we treat the infested area with approved chemical.
Note: This is considered secondary and substandard measure under section 1992 of the Structural Pest Control Board's Rules and Regulations. No guarantee is given. If, damage found extend into inaccessible area, a supplemental report will be issued for the new finding and recommendation.

BUILDING NO	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
1	MCCORMICK STREET	SAN FRANCISCO	94109	05/15/2009	3 of 4

1D (SECTION I)

Finding: Fungus, termite, beetles damages and stains were noted on members in sub area.

Recommendation: Remove the damaged material, replace with new material and treat the area with registered chemicals. We advise owner to keep area watertight to prevent moisture damage. If, damage found extend into inaccessible area, a supplemental report will be issued with the new finding and recommendation.

1E (SECTION I)

Finding: Infested cellulose debris was noted in sub area.

Recommendation: Remove all cellulose larger than the rake size and treat the infested area with approved material.

3A (SECTION I)

Finding: Fungus damaged sill was noted on footing as indicated.

Recommendation: Remove the damaged sill, replace with new sill, treat the adjacent area with approved fungicide and install anchorage bolts as site permissible.

Note: To perform the repair, the structure need to be shored. Hair size cracks may occur during erecting or after work completed. It is the owner's responsibility to patch the cracks. However, professional care will be taken to prevent such damage.

3B (SECTION I)

Finding: Earth-wood contact and fungus damaged siding were noted along the exterior wall as indicated.

Recommendation: Lower the grade, cut off the bottom portion of the siding, replace the damaged siding as necessary and treat the area with approved fungicide. If, further damage or faculty grade found after area exposed, a supplemental report will be issued with the new finding and recommendation.

3C (SECTION I)

Finding: Faulty grade, earth-wood contact and fungus damage were noted on footing.

Recommendation: Remove the damaged sill, raise the footing to proper level with concrete, install new sill and anchorage bolts, and treat the adjacent area with approved fungicide.

Notice: To perform the repair, the structure need to be shored. Hair size cracks may occur during erecting or after work completed. it is the owner's responsibility to patch the cracks. However, professional care will be taken to prevent such damage.

3D (SECTION I)

Finding: Faulty grade and earth-wood contact were noted on post and joist in sub area.

Recommendation: Raise the footing to proper level with concrete, install new sill and anchorage bolts, and treat the adjacent area with approved fungicide.

Notice: To perform the repair, the structure need to shored. Hair size cracks may occur during erecting or after work completed. it is the owner's responsibility to patch the cracks. However, professional care will be taken to prevent such damage.

4A (SECTION I)

Finding: Fungus damage was noted on stair.

Recommendation: Remove the existing stair and rebuild a new stair. All material should be redwood or pressured treat lumber. It is the owner's responsibility to paint the disturbed area after work completed.

7A (SECTION II)

Finding: Water stain was noted inside the attic.

Recommendation: We advise owner to contact a qualified person for more information about the roof condition and make necessary repair to prevent further damage.

9A (SECTION I)

Finding: Fungus and beetles damages were noted on porch framing and topping.

Recommendation: Remove the damaged material, treat the adjacent area with approved fungicide and install new material. All material should be redwood or pressured treated lumber. Owner responses to paint the area after work completed.

10A (SECTION II)

Finding: Rust and stain were noted at the bathroom sink P-trap.

Recommendation: We advise owner to contact a qualified person to make necessary repair.

10B (SECTION I)

Finding: Fungus damage was noted on member and sub floor underneath the bathroom.

Recommendation: Open the area for further inspection, if, no further damage found at the exposed area, remove the damaged material and replace with new material. If, damage found extend into inaccessible area, a supplemental report will be issued with the new finding and recommendation.

11A (FI)

Finding: Portion of the exterior was inaccessible for inspection due to plant and inaccessibility.

Recommendation: We advise owner to make area accessible for inspection. A supplemental report will be issued for the new finding and recommendation.

11B (SECTION I)

Finding: Fungus damage was noted at the front door as indicated.

Recommendation: Remove the damaged door and replace with new door. Owner responses to paint the door after work completed.

11C (SECTION I)

Finding: Fungus damage was noted at the rear door, frame and sill.

Recommendation: Open the area for further inspection, if, no further damage found at the exposed area, remove the damaged material and replace with new material. If, damage found extend into inaccessible area, a supplemental report will be issued with the new finding and recommendation.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
1	MCCORMICK STREET	SAN FRANCISCO	94109	05/15/2009	4 of 4

11D (SECTION I)

Finding: Damage was noted on wood windows as indicated.

Recommendation: Remove the damaged windows and replace with new windows. Owner paints the disturbed area after work completed and may need to provide plans as required by the Local Building Department.

11E (SECTION I)

Finding: Fungus damage was noted on siding and trim as indicated.

Recommendation: Open the area for further inspect. If, no further damage found at the exposed area, remove the damaged siding and trim, and replace with new material. Owner paints the area after work completed. If, further damage found after area exposed, a supplemental report will be issued with the new finding and recommendation.

11F (SECTION I)

Finding: Fungus damage was noted on rafters/sheathing/fascia along the roof edge as indicated.

Recommendation: Remove the damaged material and replace with new material. Owner paints the area after work completed.

Notice: This is not a roofing work. We do not guarantee the roof condition after work completed. We advise owner to contact a qualified person to install new roof after work completed.

11G (SECTION II)

Finding: Cracks and peeling paint were noted on exterior surface.

Recommendation: We advise owner to contact a qualified person to evaluate the condition and make area watertight to prevent moisture intrusion.

INFORMATION: Portion of the exterior walls were too high to inspect on ground. If, person of interested needed more information about these area, they need to make area accessible for inspection. A supplemental report will issue with the new finding and recommendation.

INFORMATION: An attic access was noted. To prevent possible damage, we stood on ladder to view the attic within the visible distant. If, the attic inspection desired, it will be performed upon the receipt of a signed release for any damage that may occur to the finished covering during the course of the inspection. A supplemental report will be issued for the new finding and recommendation. A reasonable cost will be requested for the reinspection.

Note: The building built before 1978 might contain lead paint. Our company was not qualified to identify the paint. Owner should provide all information to us prior work beginning. It is the owner's responsibility to remove all lead paint and clean the site after work completed.

Note: We are not painter. We do not paint the area after work completed. We advise owner to contact a qualified person to paint the area and make area watertight to prevent moisture intrusion.

Note: The minimum charge for any work done by this company is \$500.00.

Note: This Wood destroying Pests and Organisms Inspection Report does not include molds or mold like conditions. This property was not inspected for the presence or absence of health related mold or fungi. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If, you desire information about or inspection for the presence or absence of health related molds or mold like conditions, you should contact an industrial hygienist or other appropriate professional for further inspection or consultation.

Note: If, the property owner or his agent making the repair and asking the certificate from the Termite Exterminator, the owner or his agent should provide a copy of the building permit and job card prior the certificate issued. The building permit should clearly indicate the repair work which related to this report. The job card should be signed by the local building inspector. Without the building permit and signed job card, Termite Exterminator will not issue the certificate of clearance. In addition, we do not certify or guarantee the work done by others. We advise person of interested to contact the owner or his agent for more information about the repair.

Note: Parties of interest to this property should be aware of Business and Professions Code #7028, #7044 and #7048 which states that it is illegal for an unlicensed person (s) to perform work on a property being sold. A person or persons performing work should be prepared to provide license number, insurance coverage and guarantees to other parties of interest.

Note: TERMITE EXTERMINATORS can not reinspect and/or certify chemical applications performed by others.

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "Caution pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the structural pest control board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center at: (800)-876-4766 and your pest control operator immediately. For additional information contact the county health department; county agricultural department and the structural pest control board, 2005 Evergreen Street, Sacramento, Ca. 95815-3831.

() COPPER GREEN/GREEN'S PRODUCTS (EPA REG. #66591-1)

() TERMIDOR SC/BASF (EPA REG. #7969-210)

() TIMBOR PROFESSIONAL/NISUS (EPA REG. #64405-8)

For further information contact any of the following:

Ph#:	County Health	Ag. Dept.	Poison Control
SF Co	(415) 554-2500	(415) 252-3830	(800) 876-4766

Work Authorization

TERMITE EXTERMINATOR

BUILDING NO. 1	STREET MCCORMICK STREET	CITY SAN FRANCISCO	ZIP 94109	COUNTY CODE 38	DATE OF INSPECTION 05/15/2009
-------------------	----------------------------	-----------------------	--------------	-------------------	----------------------------------

Comments: The cost of new roof may be \$7,500.00 up.
The estimate we given was for reference only. We advise owner to contact a qualified person to make necessary repair.

Section 1	Section
1B = 1960.00 P	Section 1 Totals Total using primary recs \$ 58860.00
1C = 1800.00 P	
1D = 8700.00 P	
1E = 300.00 P	
3A = 5400.00 P	
3B = 450.00 P	
3C = 7500.00 P	
3D = 9200.00 P	
4A = 3200.00 P	
9A = 3700.00 P	
10B = 3200.00 P	
11B = 650.00 P	
11C = 1950.00 P	
11D = 4200.00 P	
11E = 4200.00 P	
11F = 2450.00 P	

Cost of all Primary Recommendations \$	58860.00	NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.
-----------------------------------------------	----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennas, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Authorized to perform items: _____ Cost of work authorized: \$ _____

OWNER or OWNER's AGENT: _____ DATE: _____ TERMITE EXTERMINATOR
 X _____ ESCROW: _____

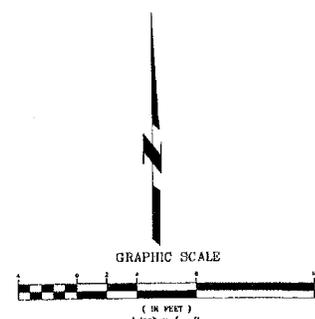
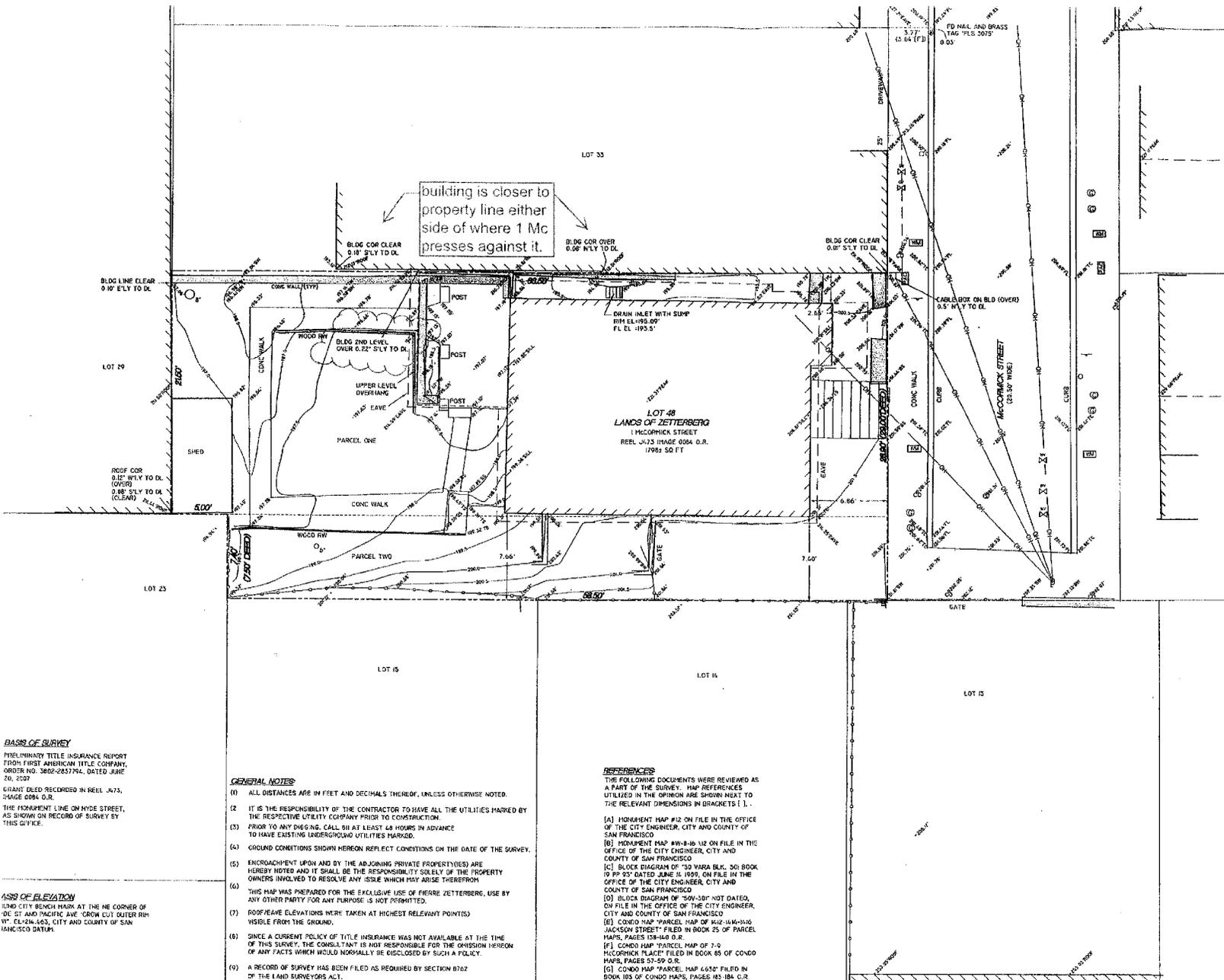
APPENDIX E: SURVEY

**ANALYSIS OF THE
EXISTING BUILDING AT
1 MCCORMICK
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
GEOMETRIX
SURVEY ENGINEERING, INC.
5436 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
(415) 422-0527**

NOVEMBER 2009

PAGES: 57-58



LEGEND

PARA	PARAPET
TW	TOP OF WALL EL.
BW	BOTTOM OF WALL EL.
CONC	CONCRETE
ON	OVERHEAD UTILITY LINES
FD	FLOOD
FL	FLOWING
TC	TOP OF CURB
TV	CABLE TELEVISION BOX
CB	CLEANOUT
RW	RETAINING WALL
FC	FENCE
FB	FOUND CITY BENCHMARK
FO	FOUND CITY MONUMENT PER [A] [B]
GL	GROUND
GM	GAS METER
GV	GAS VALVE
GA	JOINT UTILITY POLE
GP	PAC BELL BOX
GB	POLE BOX
DL	DEED LINE
RD	RECORD DATA
SS	SANITARY SEWER MANHOLE
SE	SIGN
SE	SPOT ELEVATIONS
TR	TREE (W/DIA)
WM	WATER METER
WV	WATER VALVE



SITE SURVEY
 OF
 APN 0155 04.8
 1 MCCORMICK STREET
 CITY OF SAN FRANCISCO
 PREPARED AT THE REQUEST OF
 PIERRE ZETTERBERG

COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE 1" = 4' COPYRIGHT © 2009 NOV 2009

GEOMETRIX
 SURVEYING ENGINEERING INC.

5436 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118
 (415) 422-0517
 (415) 422-0517
 LONJAC@GEOMETRIXSURVEY.COM
 WWW.GEOMETRIXSURVEY.COM

PROJECT NO. 09025 FIELD SURVEY DATE: 11/12/09 & 11/13/09
 REVISION 0 DRAWN BY: LC

BASE OF SURVEY
 PRELIMINARY TITLE INSURANCE REPORT
 FROM FIRST AMERICAN TITLE COMPANY,
 ORDER NO. 3802-2657764, DATED JUNE
 20, 2007
 GRANT DEED RECORDED IN REEL J473,
 PAGE 0084 O.R.
 THE MONUMENT LINE ON HYDE STREET,
 AS SHOWN ON RECORD OF SURVEY BY
 THIS OFFICE.

ASSIS OF ELEVATION
 1340 CITY BENCH MARK AT THE NE CORNER OF
 DE ST AND PACIFIC AVE. GROUND LOT OUTER BENCH
 MARK EL. 246.463, CITY AND COUNTY OF SAN
 FRANCISCO DATUM.

- GENERAL NOTES**
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - PRIOR TO ANY DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
 - GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
 - ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
 - THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF PIERRE ZETTERBERG, USE BY ANY OTHER PARTY FOR ANY PURPOSE IS NOT PERMITTED.
 - ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
 - SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY.
 - A RECORD OF SURVEY HAS BEEN FILED AS REQUIRED BY SECTION 8762 OF THE LAND SURVEYORS ACT.

- REFERENCES**
- THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [] .
- MONUMENT MAP #10 ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO
 - MONUMENT MAP #49-10-10 ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO
 - BLOCK DIAGRAM OF "33 WARD SEL. 30, BOOK 19 PP 25" DATED JUNE 11, 1905, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO
 - BLOCK DIAGRAM OF "30V-30P" NOT DATED, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO
 - CONDO MAP "PARCEL MAP OF 1612-1614-1616 JACKSON STREET" FILED IN BOOK 25 OF PARCEL MAPS, PAGES 18-19 O.R.
 - CONDO MAP "PARCEL MAP OF 7-9 MCCORMICK PLACE" FILED IN BOOK 65 OF CONDO MAPS, PAGES 57-59 O.R.
 - CONDO MAP "PARCEL MAP 4650" FILED IN BOOK 103 OF CONDO MAPS, PAGES 85-88 O.R.

APPENDIX F: PHOTOGRAPH LOCATIONS

**ANALYSIS OF THE
EXISTING BUILDING AT
1 MCCORMICK
SAN FRANCISCO, CALIFORNIA**

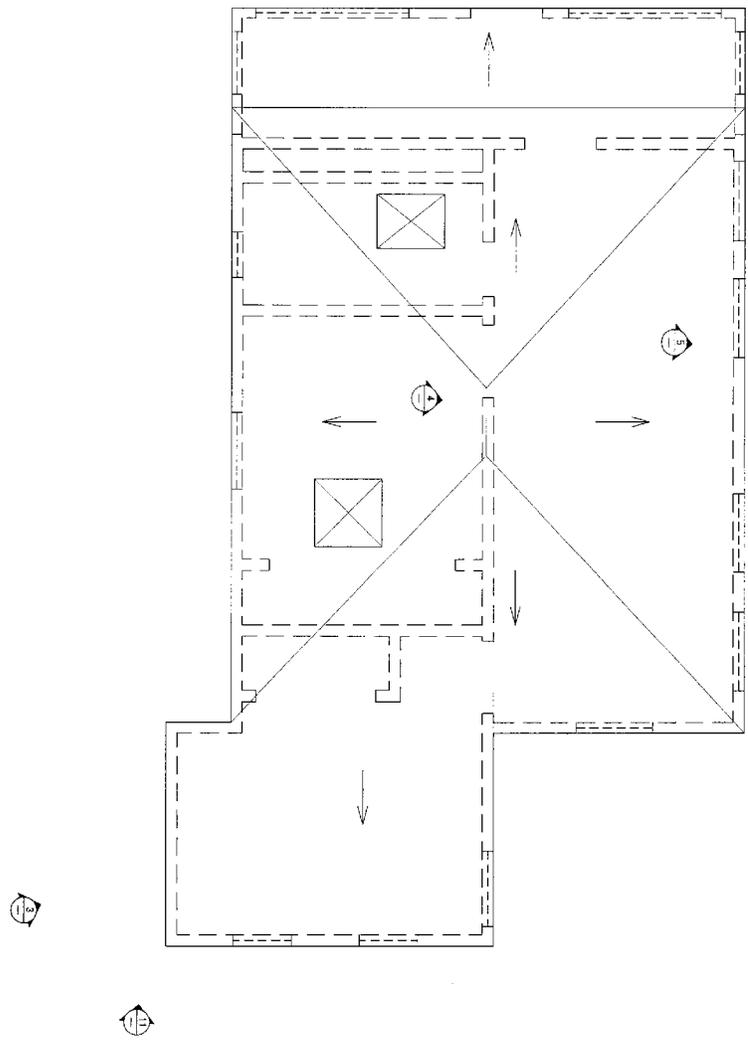
**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 7613
NOVEMBER 17, 2010**

PAGES: 59-62

ROOF PHOTOGRAPHS

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



Date: 09/21/09
 Scale: 1/2"=1'-0"
 Drawn by: K.F.
 Job No.: 76531
 Sheet: P3
 Of 2 Sheets

AS-BUILT CONDITIONS
1 McCORMICK STREET
SAN FRANCISCO, CALIFORNIA

ROOF PHOTO LOCATIONS



SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
 2451 HARRISON STREET
 SAN FRANCISCO, CA 94110
 TELEPHONE (415) 842-7722
 FAX (415) 642-7590

REV: 01/10

APPENDIX G: AS-BUILT DRAWINGS

**ANALYSIS OF THE
EXISTING BUILDING AT
1 MCCORMICK
SAN FRANCISCO, CALIFORNIA**

**REPORT PREPARED BY:
SANTOS & URRUTIA, INC.
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
PHONE (415) 642-7722
FAX (415) 642-7590**

**S & U JOB#: 7613
SEPTEMBER 18, 2009**

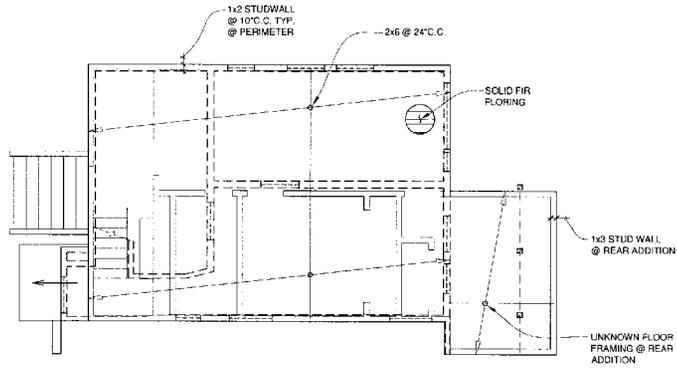
PAGES: 63-65

RODRIGO SANTOS

REF. PLAN:

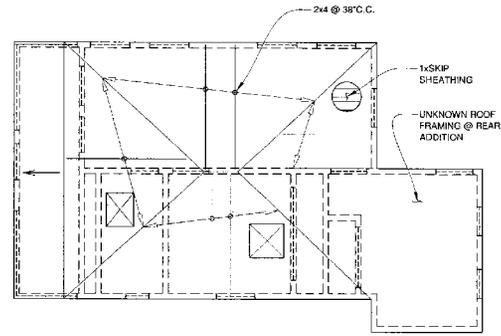
11/17/2009 12:32 PM Plotted by: stony

XREF: 3/24 clean up 06/15/09 K.S.



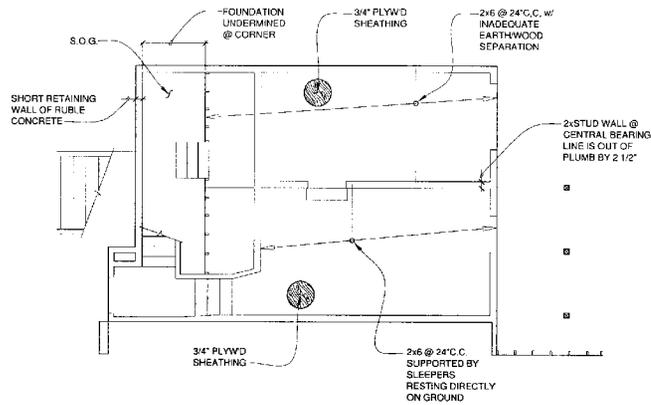
SECOND FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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



FOUNDATION AND FIRST FLOOR FRAMING PLAN

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

REVISIONS

BY

SANTOS & URRUTIA
ENGINEERS
 2421 MARSHALL STREET
 SAN FRANCISCO, CA 94112
 TELEPHONE (415) 642-7712
 FAX (415) 642-7950



FOUNDATION AND GROUND FLOOR FRAMING PLAN
 FIRST FLOOR FRAMING PLAN
 ROOF FRAMING PLAN

AS-BUILT CONDITIONS
1 MCCORMICK STREET
SAN FRANCISCO, CALIFORNIA

Date:	09/21/09
Scale:	1/4"=1'-0"
Drawn By:	K.F.
Job No:	7631
Sheet	S1
Of 2	Sheets



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Zoning Administrator Action Memo Administrative Review of Residential Demolition

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 19, 2011
Case No.: **2008.0953D**
Building Permit: **2010 0809 8402**
Project Address: **1 MCCORMICK STREET**
Zoning: RH-1 (Residential House, One Family)
40-X Height and Bulk District
Block/Lot: 0185/048
Project Sponsor: Pierre and Sally Zetterberg
1555 Sacramento Street
San Francisco, CA 94109
Property Owner: Same

Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org

PROJECT DESCRIPTION

The proposed demolition of a single family dwelling is subject to Planning Code Section 317, which allows the Planning Department to administratively approve the loss of dwelling units through demolition of 1) Single-Family Residential Buildings that are demonstrably not affordable or financially accessible housing, OR 2) Residential Buildings of two units or fewer that are found to be unsound housing. The proposal would demolish a single family residential building that has been found to be unsound and thus may be approved administratively.

ACTION

Upon review of the soundness report prepared by Santos & Urrutia Structural Engineers, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Demolition Permit Application No. 2010 0809 8402 proposing the demolition of an unsound single family dwelling.

FINDINGS

The Zoning Administrator took the action described above because the single family residence proposed to be demolished has been found to be unsound.

cc: Zoning Administrator Files



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: _____

Building Permit No.: _____

Address: 1 McCormick Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Pierre and Sally Zetterberg

Telephone No.: 415-401-1893 (for Planning Department to contact)

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

We have met McCormick Alley Neighbor concerns as set forth in their memo of 6/3/2008. Neighbors requested that we design a building "roughly the size of #2" McCormick, directly across the street, saying that would "garner the most support of alley neighbors". Our design is the same height, width and depth as #2. Our project provides a modest sized single family home in the heart of the city in scale with alley buildings, with a net zero energy goal, meeting all planning criteria and guidelines. Project is 22' height at street and fits within a 25' stepping to 30' envelope as suggested by CAP planning guidelines. It is 5' below height limit.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

Prior to filing our application with the City we made changes to our proposed project to meet neighborhood concerns. To reduce height at street two of three floors have 7' headroom.** We have twice lowered the roof.** We eliminated several hundred sq ft.** Our roof line steps back more than other buildings. With front, side, and rear setback, which neighbors support, our building covers only 45% of the lot area in a half-block which is 92% covered. Our 7' clear side yard will not accommodate parking, unlike #2 across the street, which has 9' width and parking 4' below floor level. Items with asterisks (**) were done for neighbors.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Our project offers a great deal to neighbors, the alley and the block as a whole: light at the end of the alley, the only green space fronting the alley, significant open space, and a pleasing roofscape. We step back to open to the sky. We demonstrated minimal shading impact to the neighbors through solar studies. We cast no shadows on neighbors windows until the sun is well below 45 degrees high in the sky. We explained to neighbors why adding one story to a building encircled by much taller buildings does not affect wind dynamics. The basement level provides vital needs including future accessible entry. We pursued many other schemes. Two story schemes fill the lot boundary to boundary, with many more drawbacks than advantages, narrow and enclose the end of the alley, and do not appreciably lower apparent height or shading on the alley.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	1	1
Occupied stories (all levels with habitable rooms) ...	2	2
Basement levels (may include garage or windowless storage rooms)	0	1
Parking spaces (Off-Street)	0	1
Bedrooms	2	2
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	1170	1540
Height	17'	27'-10"
Building Depth	37'-6"	39'-8"
Most recent rent received (if any)	N/A	N/A
Projected rents after completion of project	N/A	N/A
Current value of property	\$740K	----
Projected value (sale price) after completion of project (if known)	----	personal home

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

Pierre Zetterberg October 3, 2011 Pierre Zetterberg
 Signature Date Name (please print)

Sally Zetterberg

From: Kelley Lillis [pandica1@gmail.com]
Sent: Tuesday, June 03, 2008 10:57 PM
To: Sally J Zetterberg; pierre.zetterberg@ehdd.com
Cc: VenturesV@aol.com; betsyb123@mac.com; bmatteson@theabbeyco.com; Damien Lillis; at_madden@yahoo.com; minniemom@sbcglobal.net
Subject: McCormick Alley

Pierre & Sally:

Thanks for meeting with me, Damien, Robyn, Andrew, Carolyn, Ken and Betsy on May 22, and for meeting with Bill and Andrea as well. We thank you for sharing your proposals for building a new home in the alley at 1 McCormick. The neighbors have asked me to summarize their comments about the proposals, and I've done so below.

First of all, thank you for proactively meeting with us – we all appreciate it very much. We are supportive of a plan that would entail the demolition of the current structure and the building of a new one. To the extent letters of support may be necessary to facilitate this, you will find the neighbors willing to help. And, we all felt that the two of you would make wonderful neighbors.

The biggest concern for all of the neighbors on McCormick alley is the height of the proposed building. (It was a little unclear from the drawings how tall the proposed structure would be when considering the solar collection area at the top of the building.) In any event, a three-story structure raises concerns regarding the amount of sunlight the building would block for the adjacent property (3 McCormick to the north) and the two properties to the east (2 McCormick, 4 McCormick), the large shadows the proposed building would cast, the structure's impact on the wind dynamics which currently exist in the alley, and whether the structure would be consistent with the height, density and design of the other homes on McCormick. (McCormick is a unique and unusually intimate alley.)

In the afternoon, it seems that 2 McCormick and 4 McCormick might have significant blockage of sunlight from a structure of more than 25 feet. A large structure may very well place 2 McCormick and 4 McCormick in a shadow in the afternoon, as they face west and currently enjoy exposure to the sun. The neighbors also are concerned that the proposed building will cast shadows significantly larger than those cast by the existing structure, particularly to the east during the afternoon and to the west in the morning.

Some thoughts and ideas from the neighbors include consideration of (and support for) seeking a variance to place a carport or parking area on the south side of the proposed building, which would expand the building footprint and allow for a lower building height. The location of the parking area seems to play a significant role in the analysis. Some neighbors expressed interest in evaluating the impact of a proposed structure if it went a bit deeper into the lot as a means of lowering its height. In general, a building roughly the size of 2 McCormick appears to garner the most support from the neighbors.

That's about it. Thanks for working with us and for giving us the opportunity to comment on your ideas.

Best regards

The McCormick Alley Neighbors

April 10, 2010

Addressing neighbors concerns

The home is designed sensitive to all neighbors concerns following good design practice and sustainable principals. The building footprint is small (43% of Lot) matching the present building. The front of the building is set back similar to three other mid block houses and generous side and rear yards are retained contributing to minimal mid-block open space. The top floor is set back appropriate to the narrow alley. The project offers a small foot print, compact form, considerable open space, narrow diagonal profile, and minimal foundation work.

We have met with all adjacent property owners except for 1826-1836 Larkin which shares seven feet at the rear lot line. Residents say owners live in Hong Kong. No one has responded to invitations to meet.

We met with six of seven McCormick Street owners who jointly issued one statement (6/3/2008). They offered their support for a new building and having us move in as neighbors. Their main concern was the proposed 30' height of the home, anticipated shading impacts on the neighbor to the north and two across the street, and "whether the project will be consistent with the height, density, and design of other building on McCormick". They suggested a 25' high building might be more appropriate.

The project height: is consistent with two of the other three building on the west side of McCormick at 27' and 35' as well as the 29' peak of #2 across the street. Both #7/#9 and 1451-61 Pacific are more imposing with pediments overhanging the street. Project upper floor is set back 5', which is more than others on the block. The street wall face is just 22' high. The roof is barely noticeable from the opposite side of the street. The building is set back enough not to be noticeable from Pacific Street. Jackson Street is 15' higher than McCormick Street, and the backs of buildings dwarf the alley.

1. Density – Our project FAR of 1.3 is smaller than 5 out of the other 7 buildings on McCormick. Number 1 McCormick covers only 45% of the lot in a half block that has 92% building coverage.
2. Scale – Our project is similar scale to other alley buildings.
3. Shadows –The project is designed to minimize shadows and allow as much light into #3 & #7/9 rear yard as possible. The side yard allows light at the end of the alley.
4. Wind – The building is so small that it has no appreciable effect on wind in the alley.
5. Green space – Project contributes to green space mid block.
6. Light – Project provides a narrow diagonal profile to maximize light.

The three of the owners sharing rear and south property lines were met with individually. All expressed satisfaction with the project. None expressed specific objections. All appreciated efforts to build a sustainable building. The height of the project was pointed out relative to the height of their buildings. None took exception to the buildings 30' height. 1446-50 Jackson at the end of McCormick commented on the need for alley garages to be enclosed for safety reasons and appreciated that the side yard would be retained. 1452-56 Jackson appreciated our desire to maintain gracious side and rear yards both relative to their property and to the benefit of mid-block open space. The owner of 1469-75 Pacific, the warehouse building at the rear of the property who intends to develop the property, approved of the design without reservation.

A Pierre Zetterberg
1555 Sacramento St.

June 27, 2010

Meetings and discussions with neighbor regarding proposed new construction at 1 McCormick:

McCormick St neighbors:

We met with six of seven McCormick owners who jointly issued one statement. They offered their support for a new building and having us move in as neighbors. Their main concern was the proposed 30' height, along with anticipated shading impacts on the neighbor to the north and across the street, impact on wind dynamics in the alley, and "whether the project will be consistent with the height, density, and design of other buildings on McCormick". They suggested a 25' high building might be more appropriate.

Height: The proposed 28' roof height is in keeping with two of the three other buildings on the west side of McCormick at 35' & 27' high both of which are more imposing with pediments overhanging the street. The ridge of #2 McCormick across the street is 29'. Jackson Street neighbors to the south are over 50' high, almost twice the height.

We share our neighbors desire to limit height. Our street face is only 22' high to the top of railing with the upper floor set back 5'; the most of any neighbor and an appropriate distance on the narrow alley. Viewed from across the street the roof parapet would be unobtrusive. If the street face were raised to 25', the upper story would be hidden from view. Including the side yard, 1 McCormick averages 22.5' in height, which is half a story below the rest of the west side and matches buildings across the alley.

Shading Impacts: The design minimizes shade impacts on neighbors and the alley. The favorable narrow east/west orientation, small footprint, compact form, and large rear & side yards allow sunlight into the confined rear yards of #3 & #7 McCormick and the alley year round [PGE shading study 5/13/10]. Being shorter front and back than #3 to the north, which has no common wall windows or lightwells, means mid-day shadows fall primarily on the roof. The narrow building profile with the top floor set back provides considerable sky light to #2 & #4 across the street and at end of the alley all day long. Balconies and bays are kept back from building corners to maintain a slim diagonal profile to angled sunlight and sightlines.

Density: One McCormick is one of the smallest buildings on the block. Its 1.3 FAR is less than five of the other seven buildings fronting McCormick even with a garage. Block average FAR is 2.7, double the density. The 45% site coverage proposed would be the best on a block where open space is dreadfully lacking. The north half of the block is 92% covered with only two other yards wider than 16'. Setback as designed, the front of 1 McCormick will not be noticed by passers-by on Pacific Avenue.

Wind effect in the alley: The building is so small and narrow there will be no appreciable effect on wind in the alley. Its roof will be two stories below the plane of rooftops encircling the block.

Design Character of the alley: The alley is of mixed design with no predominant style. The project retains the character of the six mid-block properties with residential scale relating to the street, front setbacks, and planting at street level. It maintains unique qualities like the high-low massing pattern on the west side and the open airy feel of the alley's south end, an important attribute of this dead end alley. In addition, it will be the only building with a yard on street and an upper floor that steps back, opening up to the sky and providing rich layering in the facade.

Adjacent neighbors:

We met with other rear and sideyard property owners individually except for 1826-1836 Larkin which shares seven feet at the rear lot line. Residents say owners live in Hong Kong. No one responded to invitations to meet. All expressed satisfaction with the project, and support for efforts to build a sustainable building. None raised specific concerns. The height of the project was pointed out relative to the height of their buildings. None took exception to the building's 28' height. 1446-50 Jackson at the end of McCormick commented on the need for alley garages to be enclosed for safety reasons. They and 1452-56 Jackson appreciated our desire to maintain the generous side and rear yards both relative to their properties and to the benefit of the block. The owner of 1469-75 Pacific at the rear lot line, who intends to develop his property soon, fully supported the design.

The home is designed sensitive to neighbors concerns following good design practice and sustainable principles. The design values qualities that make alleys interesting urban spaces. "Successful alley places have a quality of disorder that makes them interesting and attractive places to walk...[with] opportunities for glimpses into yards, walls, greenery, variation in building heights, and massing and a fine-grained development pattern." (City Action Plan for Housing, San Francisco Planning Department 2003).

Sally and Pierre Zetterberg
1555 Sacramento St.
San Francisco, CA 94109
Office 415 401 1893

Summary of discussion from the Pre-Application Meeting

Meeting Date: August 06, 2010
Meeting Time: 6 pm
Meeting Address: 1 McCormick, San Francisco, CA 94109
Project Address: 1 McCormick
Property owner Name: Pierre and Sally Zetterberg
Project Sponsor/ Representative: Pierre and Sally Zetterberg

NOTE: On 8/09/2010, a copy of the following notes, and a copy of the plans, was provided to the neighbors who attended the meeting.

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns:

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Bill Matteson and Andrea Stanshaw (#2 McCormick), and others: Expressed concern about proposed height and shade impact.

Project Sponsor Response: When we met with you and other neighbors in May 2008, the main concern was about the project's proposed building height of 30 ft. In consideration we designed the building to be only 18.5 ft at the street (22 ft top of railing), with top of parapet set back 4.5 ft. This fits within a height limit envelope of 25 ft stepping up to 30 ft to top of parapet. This is 5 ft below the Planning Code height restriction of 30 ft stepping to 35 ft. Our project is consistent in height with other neighboring buildings, such as yours across the street (at #2 McCormick) with a ridge height of over 28'. The city measures the "bulk" of a building by FAR (floor area of the building to the lot size). One McCormick's FAR is less than all but two buildings on the alley and less than all other buildings on the block.

[We drew an overlay of #2 McCormick on the front façade of the project to demonstrate the building façades are nearly identical in massing.]

Question/Concern #2 Damien and Kelley Lillis (#3 McCormick): Will we have privacy in our downstairs bedroom facing the backyard from your building?

Project Sponsor Response: This is not an issue since 1 McCormick is set even further back than your building. One cannot see into your building from the proposed house.

Question/Concern #3: Damien and Kelley Lillis (#3 McCormick): Damien and Kelly expressed concern about shade in their backyard and skylights.

Project Sponsor Response: Damien and Kelley were shown how their backyard (and that of #7/9 McCormick) benefits greatly from 1 McCormick's large rear yard and additional 10-11 ft of rear setback. We explained that shadowing on their skylights could not be avoided even if 1 McCormick were only 2 stories, since #3 McCormick skylights are on the south edge of the building.

Question/Concern #4: Andrea Stanshaw (#2 McCormick): What is the object shown on the roof? It looks like that will block significant light, cast more shadows, and block views?

Project Sponsor Response: That is the stair penthouse which is 25-30 ft back from the street, and cannot be seen from any window of #2 McCormick. It is only 4' wide diminishing in height over 10'. Its shadow on #3 McCormick is negligible because the sun's rays are at the steepest at mid day. It was demonstrated to Andrea that it casts no shadow on her building on the east side of McCormick since the sun's rays have to be nearly horizontal at which point everything is in shadow. PGE shadow studies show the penthouse shadows half #7 McCormick's lightwell window for about 15-20 minutes on the winter equinox.

Question/Concern #5: Kelley Lillis (#3 McCormick): How close is your building to ours? They look like they are right up against each other. Can you move the building a little to the south to provide some gap like now exists in order to reduce shadowing on our building?

Project Sponsor Response: Moving the building a few feet won't appreciably reduce shadowing on your building. Shadow lines would move only a few feet. You have no property line window that would be affected and your property line skylights would be in shadow whether we shifted the building or not. Moving the building to the middle of the lot is not feasible because the Code requires a 5' side yard for windows; the resulting gap on the north side would be unusable and dark, and losing the south side yard would be detrimental to our three neighbors to the south who liked the landscaped side yard. It would also diminish our efforts to allow light to the end of the alley and detract from our effort to enhance block open space. Moving our building would affect our sustainable design goals to fit within the existing building foot print with least disturbance to the site.

Question/Concern #6: David Lee (1462 Jackson) and others: With all the discussion about the shadowing of the proposed building would story poles be considered?

Project Sponsor Response: They are not necessary. #7/9 McCormick two doors down is the same height and width as our project with open gaps on both sides so one can just walk 40' down the alley to see the actual shadow effect. The difference is that our parapet is set back 6' further than #7/9's so the shadowing observed will be more that of our building. All you need to do is subtract 6' in a horizontal plane to see what the shadow effect would be. Also this is mid Summer when shadowing is least obtrusive. We have PGE shadow studies on disk that we would be happy to review with any of you. These have the advantage of showing accurate shadowing throughout the year.

Question/Concern #7: Robin Tucker (#7 McCormick), Andrea Stanshaw (#2 McCormick), and Kelley Lillis (#3 McCormick): We like you and want you as our neighbors. The building looks modern, and we just wish the project could be more "cottagey" like the rest of the end of the alley.

Project Sponsor Response: Alley buildings are of mixed styles. Only #4 McCormick appears to fit the description of a 'cottage'. The new building is planned to be a gracious addition to the alley.

Question/Concern #8: Damien Lillis (#3 McCormick): As part of the discussion on keeping the alley "cottagey", Damien asked if the house were built and on the market how may net square feet of occupied space would be advertised?

Project Sponsor Response: About 1600 sq ft (actually 1520 sq ft), which would include the basement garden room, and exclude the garage, stairs, and mechanical space.

Question/Concern #9: Damien Lillis and Andrea Stanshaw: Will the finishes on the outside be nice? Want to keep the "cottagey" feeling at the end of the alley, and not have it too modern.

Project Sponsor Response: Yes, the finishes will be of good quality with concern for sustainable principals. Finishes will be residential in scale, and combinations of shingle, stucco, and possibly siding. We plan on avoiding materials that require maintenance since scaffolding would be required.

Question/Concern #10: Robin Tucker (#7 McCormick): Do you plan on living at 1 McCormick?

Project Sponsor Response: Yes, this will be our personal residence, (we think you all know the strong personal presence we have shown at 1 McCormick over the past the 3 years).

Question/Concern #11: Bill Matteson (#2 McCormick): Would you consider putting up a 30 ft story pole at the SE corner of the building to indicate shadowing effect on #2 across the street?

Project Sponsor Response: A story pole at the SE corner would show no shadow cast on #2 McCormick this time of year so would serve no purpose. We diagramed the shadow path on the drawings to demonstrate this. Again we suggested he look at the shadow path cast by #7/9 up the street and repeated our offer to show any interested neighbor the PG&E shadow studies for 1 McCormick, which accurately show shadowing effects for winter and summer solstice and equinox.

Question/Concern #12: Andrea Stanshaw (#2 McCormick): I need time to get used to it. May I have the drawing with the lines showing shadows at different time of the day (that Pierre drew on the plans for the group during the meeting)?

Project Sponsor Response: Yes; the drawing were given to Andrea. We offered again to show the PG&E shading studies done for 1 McCormick to any interested parties. One person, Damien Lillis, expressed interest.

End

1 McCormick

Neighborhood Meeting, Sept. 4, 2010:

At our Neighborhood Meeting on Aug 6, 2010, we discussed shading impacts of the project and offered to show PG&E shadow studies to any interested neighbors. Damien (#3 McCormick) contacted us Friday September 3rd to set up a neighborhood meeting. The meeting was held on Sept. 4th at Damien's house with Damien and Kelly Lillis (3 McCormick) and Bill and Andrea Matteson (2 McCormick).

Summary of Discussions:

We reiterated to the neighbors that we had taken their concerns from Neighborhood Meetings (May 19 and 22, 2008) as well as our own desire to limit shadowing into account in the design of our building. We kept height five feet below the height limit, set back the front parapet 5', retained a generous side yard (1/4 of the lot width), and incorporated a large rear yard setback (40% of lot depth). The building is designed to have narrow front and diagonal profiles. The living space is less than 1600 sf. Gross square footage with the garage it is 2,100 sf.

We presented 'overhead' and 'fronting building elevation' views for hourly time periods at four different times of the year.

Concern:

3 McCormick was concerned about the shading on their skylights. They have two skylights located on (and within 5 ft of) the common property line.

Response:

The shading of the skylights on the property line is unavoidable at mid day. We demonstrated the shadowing would occur whether our project was 3 stories (currently proposed), or 2 stories since even a one story wall will cast a 5' shadow midday if the sun angle is less than 70 degrees (virtually the entire year). The skylights will get sunlight in the early morning and much of the afternoon as the sun path moves to the west, helped by our building being 13' shorter than #3 McCormick.

Concern:

3 McCormick was concerned about the impact of the project on sunlight in their backyard.

Response:

The shading studies reveal no discernable added shading from the project because #3's rear yard is already so deep and narrow (14' wide bounded front & back by 20' walls (East and West) with a 7' fence to the south) the sun has to be high in the sky to reach the ground plane in their yard. Since our building is set back much further than #3, by the time the sun is high enough to reach into #3's rear yard, it's shadow has moved out of the way to the east. Our project will cast a shadow on building behind the backyard for about an hour in the morning.

Concern:

2 McCormick was concerned about the shading impact of our project from across the street to the west.

Response:

Site orientation is favorable to #2 McCormick and shading from our project will be minimal. #2's street windows already have 3' overhangs. On June 21st project shadowing reaches the lower right window at 5pm PDT, the second floor window by 6pm, and has moved off the building to the south by 6:30pm. In Fall and Spring (equinox) shadowing reaches the first floor bottom left window by 4pm PDT, the second floor window by 5pm PDT, shades the entire west face at 6pm (by which times sun rays are nearly horizontal), but allows a ray of light at 7pm to the upper left window near sunset. In December with the sun setting more in the south, shadows only reach a third of the way onto the north side of the building in the last hour of the day, a benefit of us retaining the side yard and keeping the building narrow.

Concern:

2 McCormick was concerned about our project blocking their view of the west sky from their front windows.

Response:

Our building front is basically the same height and width as their building. Our project will be a change for #2 McCormick. Where there was a 1.5 story building across the street there will be a 3 story building. Yet our project minimizes the impact by staying narrow, setting back in the front, and retaining green space. If we were to reduce the height and incorporate project square footage into 2 floors, the building would expand into the rear and side yards to the maximum allowed. This would reduce the light in the backyard of 2 McCormick, exacerbate the narrowness and depth of the alley, and eliminate the green space which neighboring buildings have said they want. The green space is an important contribution to the alley's character and uniqueness, and the block as a whole

Concern:

3 McCormick was concerned about the "mass" of our project.

Response:

Our project's FAR is one of the three smallest on the block matching the other six mid-alley building lots even with a garage included (which the others do not have). Our living area to lot size is the same as other alley buildings. Our design has the best open-space-to-lot-area of any building on the block.

End

October 1, 2011

Size comparisons of buildings on 1 McCormick Alley (reasonable and best estimates)

<u>Building</u>	<u>Height</u>	<u>Stories</u>	<u>Flr./flr.</u>	<u>FAR</u>	<u>Coverage</u>	<u>Garage</u>
<u>#2</u>	26'	2	9'	1.0	52%	1 (uncovered)
<u>#4</u>	16'	2	9'	1.2	57%	--
<u>#14</u>	22'	2	10'	1.8	88%	1 (tandem?)
<u>1447 Pacific**</u>	22'	2	10'	1.9	95%	1 compact
<u>#1 Proposed</u>	27'	3	8'	1.2*	45%	1
<u>#3</u>	12'	2	9'	1.1	60%	1 substandard off-street
<u>#28 **</u>	28'	3	12'	2.5	90%	--
<u>1451-1461**</u>	35'	4	11'	3.4	90%	2 + 2 garage + off-street

*Minus garage level, living unit is only 1170nsf, the smallest of single family homes on the alley

**Multi unit buildings

Pierre Zetterberg



Mid-Block view of 1 McCormick from the southwest

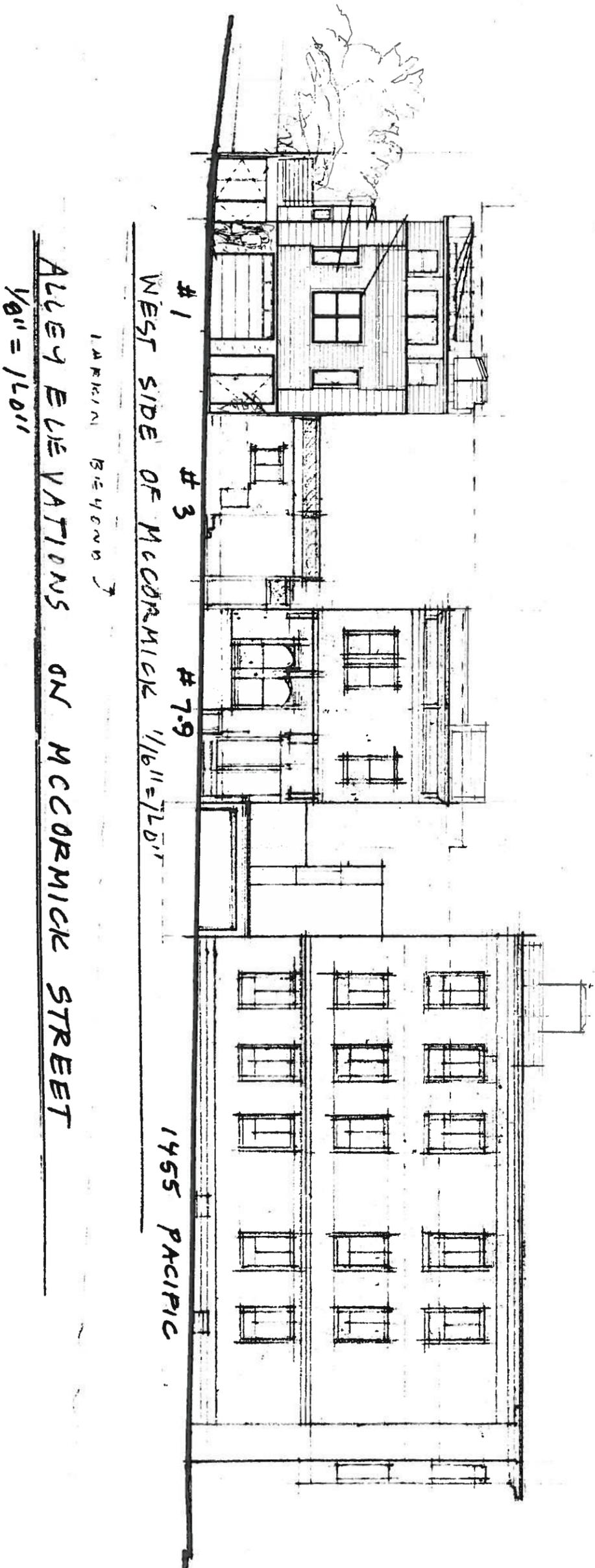
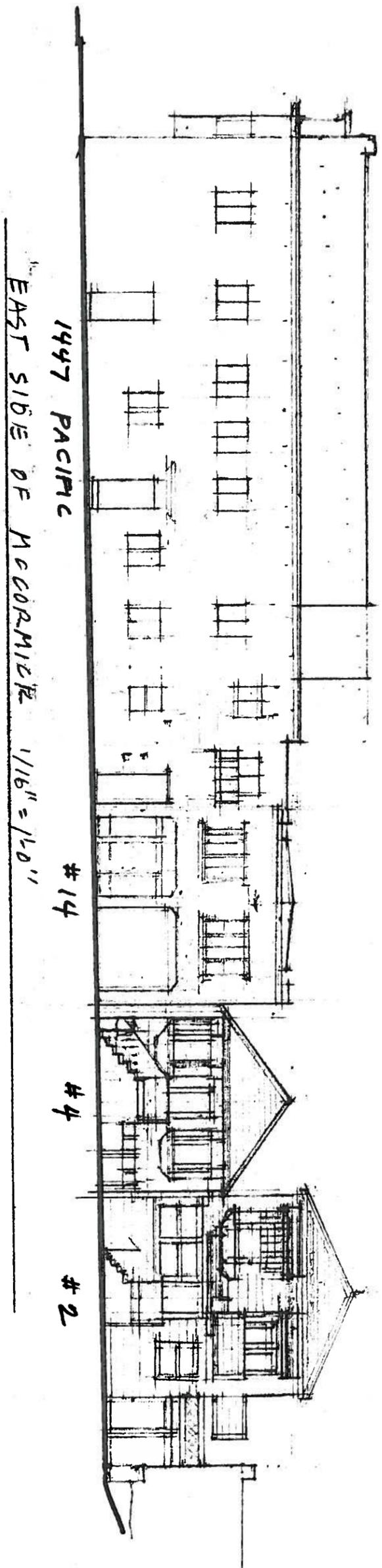


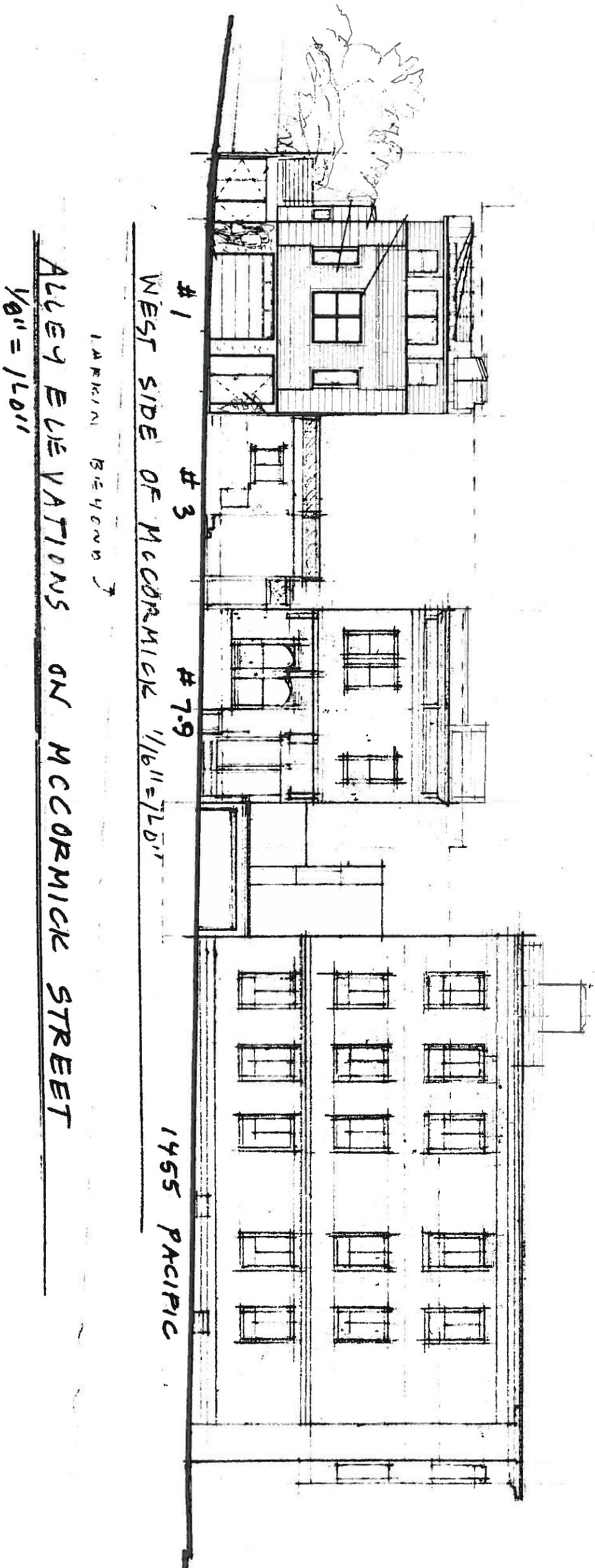
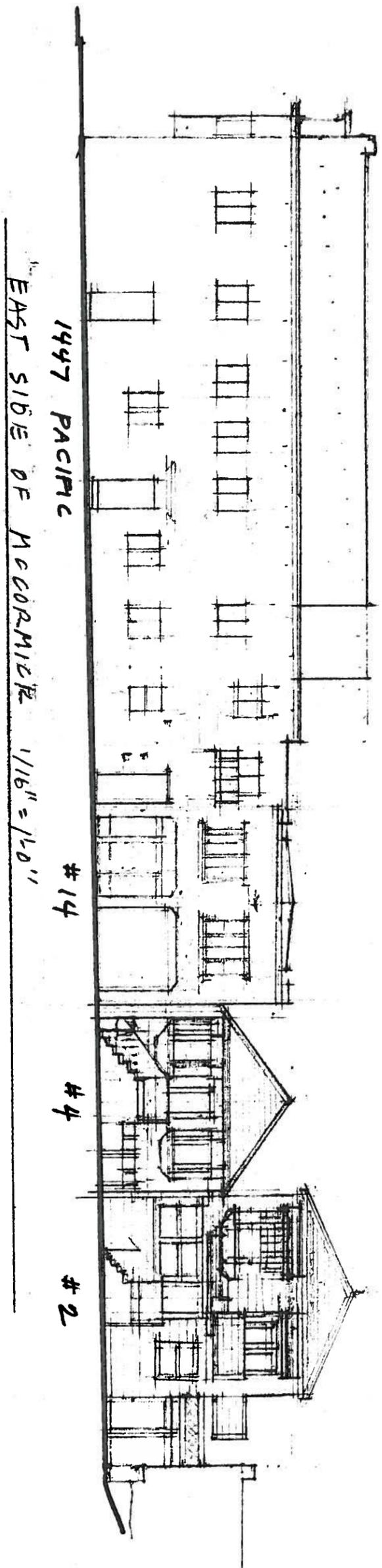
1 McCormick

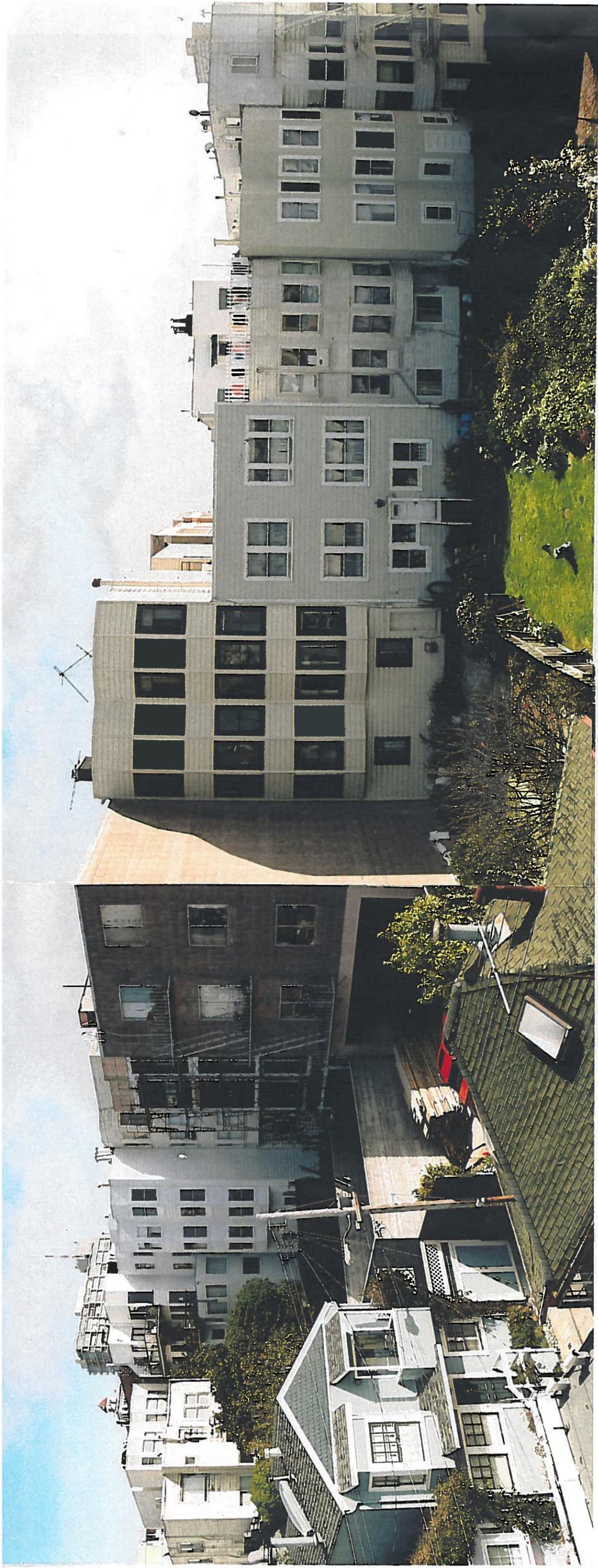


View South of McCormick Street

FOR SALE
HILL & CO
921-6000
CONDONOR
KATE RIPPLE







#2 MCCORMICK

BACK SIDES OF BUILDINGS ON JACKSON STREET



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 9/13/11 RDT MEETING DATE: 9/21/11

PROJECT INFORMATION:

Planner: Crawford

Address: 1 Mc Cormick

Cross Streets: 20 foot wide lane off of Pacific

Block/Lot: 0185/048

Zoning: RH-1

Height/Bulk District: 65-a

BPA/Case No. 2010 0809 8402

Project Status Initial Review Post NOPDR DR Filed

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

Demo new construction of a three story single family dwelling.

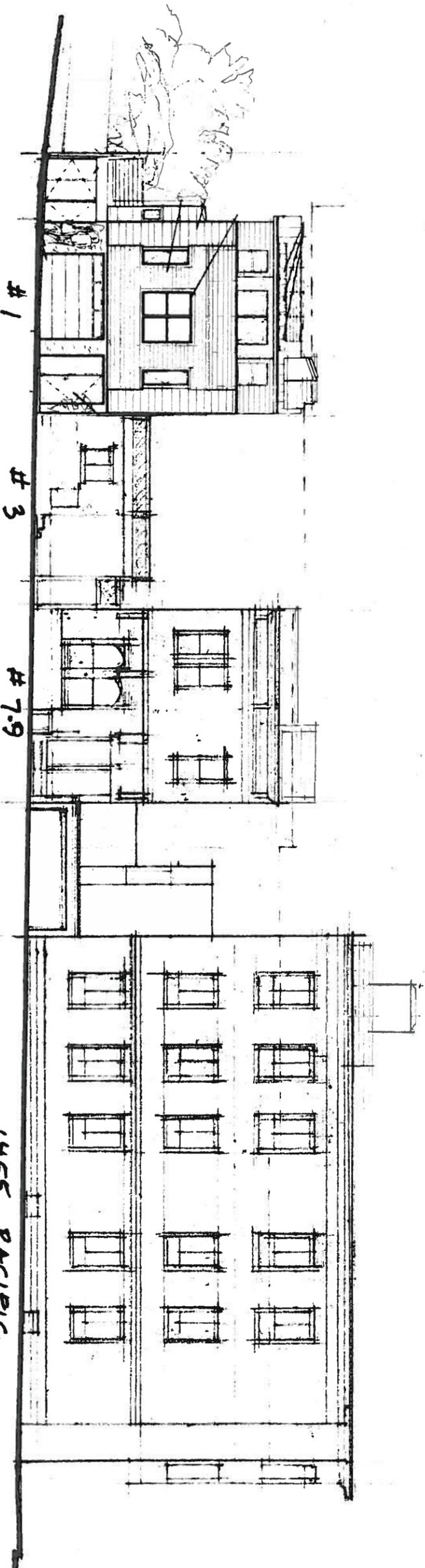
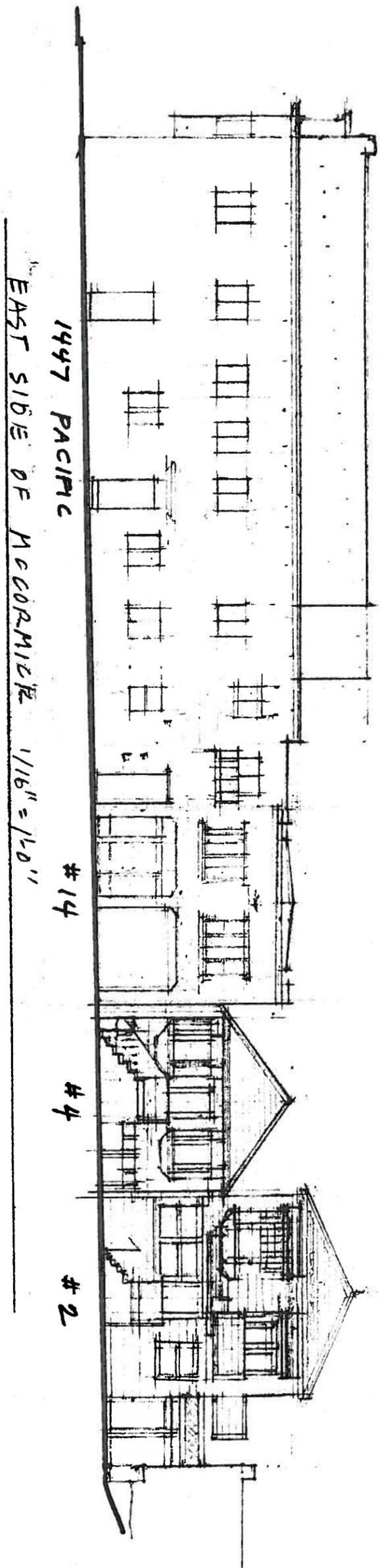
PROJECT CONCERNS:

The project is 3-stories tall at the end of the lane. The adjacent dwelling is 1-story and all the other buildings on the subject side of the block are 3-stories. All the buildings across the street are 2-stories.

The DR Requestor objects to the project because it is too tall for the street and the project demolishes a historic resource.

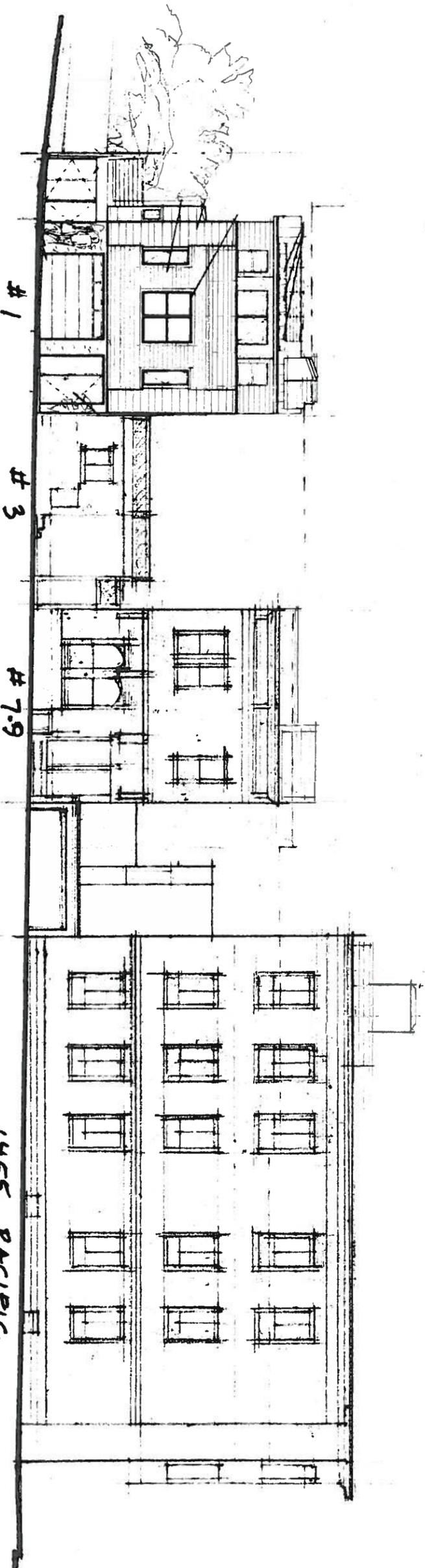
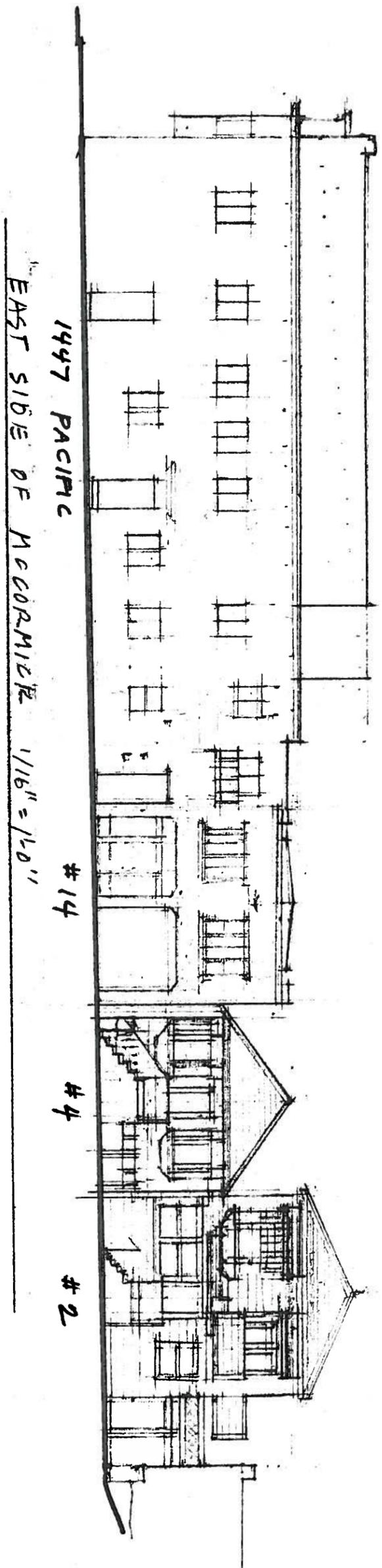
RDT COMMENTS:

- THE PROJECT AS PROPOSED IS CONSISTENT WITH THE SCALE AND CHARACTER OF THE NEIGHBORHOOD (RDG, PAGES 10,16, 23-29) – PROJECT SPONSOR SHOULD PROVIDE ELEVATION OF ENTIRE BLOCKFACE & INCLUDE LOCATION OF REAR FACADES OF JACKSON STREET BUILDINGS TO DOCUMENT SCALE OF THE BLOCK
- THE PROJECT WILL BE SUBJECT TO FULL D.R. HEARING; HOWEVER, THERE ARE NO EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES



ALLEY ELEVATIONS ON MCCORMICK STREET
 1/8" = 1'-0"

LARKIN BEYOND



ALLEY ELEVATIONS ON MCCORMICK STREET
 1/8" = 1'-0"

LARKIN BEYOND J



Mid-Block view of 1 McCormick from the southwest



1 McCormick



FOR SALE
HILL & CO
921-6000
CONDONOR
KATE RIPPLE

View South of McCormick Street