



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: SEPTEMBER 22, 2011
Continued from the July 14, 2011 Hearing

Date: September 15, 2011
Case No.: **2010.0367DD**
Project Address: **54-60 PERALTA AVENUE**
Permit Application: 2009.12.31.4050 and 2009.12.31.4052
Zoning: RH-2 (Residential, House District, Two-Family)
Bernal Heights Special Use District
40-X Height and Bulk District
Block/Lot: 5512/029 and 031
Project Sponsor: Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, CA 94103
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Do not take DR and approve the projects as proposed.**

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BACKGROUND

The Planning Commission continued this project after hearing from the DR Requestor and other neighborhood residents on March 17, 2011. You instructed the project sponsor to work with the surrounding neighbors on the issues of parking access and safety, and on the overall design.

CURRENT PROPOSAL

The original project proposed two adjacent buildings on separate lots. Each building contained two dwelling units. No parking was provided in the 60 Peralta Avenue building. Five parking spaces were proposed for the 54 Peralta Avenue building, which would provide at least one parking space for each dwelling unit in the overall project. In response to the Planning Commission's comments, and the concerns of the surrounding neighbors, the project has been modified as detailed below and in the project sponsor's materials.

The following changes are now proposed to the building at 54 Peralta Avenue:

- The number of dwelling units is reduced from 2 to 1.
- The habitable floor area is reduced from 2,408 square feet to 1,929 square feet.
- The proposed third floor is reduced in size to increase the front setback from 7 feet to 13 feet.
- The ground floor, 4-car garage system was raised and converted from a "pallet" system to a "turntable" system to provide better maneuverability and allow cars to exit the garage without backing into the street.

The following changes are now proposed to the building at 60 Peralta Avenue:

- The number of dwelling units is reduced from 2 to 1.
- The habitable floor area is reduced from 3,266 square feet to 2,250 square feet.
- The top floor was completely removed.

The original proposal also required a parking variance because only 5 of the required 7 off-street parking spaces were proposed. The revised project, however, only requires 4 parking spaces. Therefore, the parking variance is no longer necessary.

BASIS FOR RECOMMENDATION

- The Bernal Heights SUD already restricts the mass and height of residential buildings beyond the typical Planning Code controls (i.e. 30-foot height limit). The proposed buildings meet these height and massing requirements.
- The Bernal Heights East Slope Design Review Board issued a letter (enclosed in the project sponsor's submittal) stating that the current design conforms to the Bernal Heights East Slope Building Guidelines.
- The project respects the mid-block open space and is consistent with the Residential Design Guidelines, including its guidelines on "Building Scale at the Street."
- The project is an appropriately-scaled infill development.

RECOMMENDATION: Do not take DR and approve the projects as proposed.

Attachments:

Project Sponsor's Submittal

**ATTENTION:
SAN FRANCISCO PLANNING COMMISSION**

**PROJECT SPONSOR'S SUBMITTAL IN RESPONSE TO REQUEST FOR
DISCRETIONARY REVIEW**

For

**PROPOSED SINGLE FAMILY DWELLING AT 54 PERALTA AVE;
PROPOSED SINGLE FAMILY DWELLING AT 60 PERALTA AVE**

**Building Permit Application No. 2009.12.31.4052;
Building Permit Application No. 2009.12.31.4050**

**Project Sponsor:
Thomas Aquilina**

**Consultants for Project Sponsor:
SIA Consulting Corporation
1256 Howard Street, San Francisco, CA 94103**

AQUILINA FAMILY

1856 17TH Avenue
San Francisco, CA 94122

September 6, 2012

San Francisco Planning Commission
1600 Mission Street, Suite 400
San Francisco, CA 94114

Dear Honorable Members of the Commission,

My family and I purchased 54 and 60 Peralta Avenue in 2008 with the initial intention of constructing one two-residential building on each of these vacant lots. I had hoped that my children may reside in two of these proposed units with the remaining two serving as rental properties that may provide financial support to my wife and I in our advanced years. Coming from a family that has lived in San Francisco for generations, its been my aspiration to keep my children, wife, and I in San Francisco despite the astronomical cost of living here.

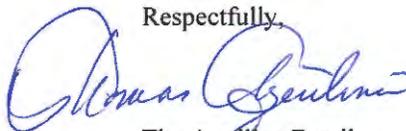
From the moment we submitted the permit application, we proactively communicated with the surrounding community, desiring to address any neighborhood concerns in an amicable and prompt fashion. However, despite our best efforts to alleviate many of these concerns, Bob Besso filed a D.R. application citing numerous objections, many of which were not premised on the Planning Code and which lacked evidentiary support. For months leading up to the D.R. hearing, we made substantial concessions including massive reductions in overall square footage as well as voluntarily providing requested setbacks from the property line. Due to these notable accommodations to neighborhood requests as well as a determination of code compliance by the Planning Department, we believed that the D.R. hearing would be ruled in our favor. Contrary to this expectation, the Planning Commission ordered a continuance of the permit application process.

Thereafter, we diligently went about making significant revisions to the plans, including further reductions in overall size of the buildings as well as changing the character of the proposed buildings from a two-unit residential to a single family dwelling. Implementing these revisions came at great personal expense. Contrary to allegations made by Mr. Besso and several other neighbors, I am not a developer with limitless funds at my disposable. For the last 25 years, I have been employed as a Muni maintenance worker whereby I attend and repair subway tracks to ensure safe travels for local commuters. All of the expenses of revising the project, ranging from monthly carrying costs to engineering fees to lost profit, have come from money saved working in this capacity as well as a line of equity that is near depletion.

As currently revised, both the Planning Department and the Bernal Heights East Slope Design Review Board have stated the plans comply with the letter and intent of the Planning Code and have voiced no objections to the project. Contrary to the recommendations of these esteemed and experienced authorities, Mr. Besso continues to obstruct the project citing concerns that experts have proven to him are unfounded. It is becoming increasingly difficult to believe that Mr. Besso is acting in good faith.

I hope the Committee understand that I have made every effort throughout our planning process to be mindful and that the Committee will support our plan as presented. Thank you for your time in considering this matter.

Respectfully,



The Aquilina Family

INDEX

DR BRIEF (p. 1 – 9)

EXHIBITS

Exhibit A	Bernal Heights Latest Letter
Exhibit A.1	Bernal Heights Comments Letters
Exhibit B	54 Peralta Ave. Plans
Exhibit C	60 Peralta Ave. Plans
Exhibit D	What Changed from the Previous Planning Commission Meeting
Exhibit E	Sidewalk Plans
Exhibit E.1	Exiting & Proposed Sidewalk Drainage
Exhibit F	Photos
Exhibit G	3D Rendering Photos
Exhibit H	Sec. 311 Poster
Exhibit I	Proposed Sidewalk Cut & Fill
Exhibit J	Emails

A. INTRODUCTION

The Project Sponsor, Thomas Aquilina, initially proposed to construct one two-unit residential building on 54 Peralta Avenue and one two-unit residential building on 60 Peralta Avenue. Parking for future occupants of these buildings would be provided for by the inclusion of a garage in 54 Peralta Avenue.

Bob Besso, of 1569 Hampshire Street, filed a request for discretionary review (“D.R”). Mr. Besso stated a plethora of objections to the Project ranging from an alleged loss of complete privacy and light to nearby buildings to a perceived danger in the parking arrangement. Many of these objections included bold assertions that were not supported by any findings from any engineer, architect, or expert with relevant specialized knowledge. To bolster the credibility of his claims and enhance the chances of succeeding on his application for discretionary review, Mr. Besso sought and attained the support of the East Slope Design Review Board (hereinafter “ESDRB”), the official neighborhood Design Review Board.

On March 17th, 2011, the Planning Commission held a joint hearing to address both the Project Sponsor’s request for a parking variance as well as Mr. Besso’s D.R. application. After hearing comments from the Project Sponsor, Mr. Besso, and ESDRB, the Planning Commission denied the parking variance and ordered a continuance of the permit application instructing the Project Sponsor to reduce the size of the building and to make good-faith attempts at addressing neighborhood concerns.

Pursuant to this mandate, the Project Sponsor revised the project to accommodate all of the explicit demands made by Mr. Besso in his D.R. application as well as other neighborhood requests. Most notably, the Project Sponsor revised the project to provide for only a single-family dwelling on each lot rather than the two-unit residential building that was initially proposed. Furthermore, the Project Sponsor completely eliminated the top floor of the proposed dwelling at 60 Peralta and provided a 13 foot setback at the top floor of the proposed dwelling at 54 Peralta. Both of these changes were made in order to comply with neighborhood requests that the contemplated buildings step down with the topography of adjacent properties. In addition, the Project Sponsor provided for grade-level parking, completely eliminating the 22.8 percent slope of the driveway that was perceived as hazardous by the D.R. applicant.

In light of these substantial changes, the ESDRB withdrew their opposition to the project and, in a letter dated August 19, 2011, stated that the present plans conform to the Bernal Heights East Slope Building Guidelines. (See Exhibit A). The SF Planning Department likewise stated that the Project complies with the Planning Code and have recommended approval of the permit applications. However, unlike the ESDRB and the SF Planning Department, Mr. Besso does not believe that these substantial changes suffice. Despite the Project Sponsor accommodating all of his requests as expressly stated in his D.R. application, he remains steadfast in his opposition citing concerns that lack both merit and factual support.

The Project Sponsor implores the Planning Commission to grant the building permits requested over a year and a half ago. The Project Sponsor has conceded to every reasonable demand made by the D.R. applicant, the ESBRD, and other affected neighbors despite the considerable financial cost he has incurred in implementing these revisions. The current plans comply with letter and spirit of the Planning Code and the Residential Design Guidelines.

B. PROJECT DATA:

Street address: **54-60 Peralta Ave.**

Permit application: 2009.1231.4052

Cross Streets: Hampshire Street

Assessor's Block/Lot: 5512/029

Lot Size: 30' x 99'=2,970 sq. ft.

Zoning District: RH-2

Height & Bulk District: 40-X

Existing use: Vacant Lot

Proposed use: Single family home

Proposed Height 26'9" +/-

Proposed Parking Spaces 2

Street address: **60 Peralta Ave.**

Permit application: 2009.1231.4050

Cross Streets: Hampshire Street

Assessor's Block/Lot: 5512/031

Lot Size: 30' x 74'=2,220 sq. ft.

Zoning District: RH-2

Height & Bulk District: 40-X

Existing use:	Vacant Lot
Proposed use:	Single family home
Proposed Height	18'7" +/-
Proposed Parking Spaces	2 provided at 54 Peralta

C. PROJECT DESCRIPTION

The Project, as initially proposed, would have added one two-unit residential building on 54 Peralta Avenue and one two-unit residential building on 60 Peralta Avenue (both lots currently vacant). However, due to the substantial revisions made in good faith attempts to alleviate neighborhood concerns, the Project now entails a single-family dwelling on each lot. Parking for future occupants of both of these buildings will be provided for by the inclusion of a garage in 54 Peralta Avenue.

D. PROJECT CHRONOLOGY

July 28, 2008	Project Sponsor met with the D.R. applicant, the East Slope Design Review Board as well as other interested neighbors to discuss the Project. (See <u>Exhibit A.1</u>).
August 11, 2008	Project Sponsor met with the D.R. applicant, the East Slope Design Review Board as well as other interested neighbors to discuss Project. (See <u>Exhibit A.1</u>).
December 31, 2009	Building Permit Application filed for both properties, proposing the construction of a two-unit residential building on each lot.
March 11, 2010	Planning Department informs the Project Sponsor that permits cannot be granted for either property due to several concerns.
April 19, 2010	Project Sponsor met with the D.R. applicant, the East Slope Design Review Board as well as other interested neighbors to discuss revisions to the Project. (See <u>Exhibit A.1</u>).
May, 27, 2010	Revised plans are submitted that reflect the comments and concerns of the Planning Department. Simultaneously, the Project Sponsor files an application for a parking variance.
November 11, 2010	Bob Besso files D.R. application.

- February, 2011 Project Sponsor met with the D.R. applicant, the East Slope Design Review Board as well as other interested neighbors to discuss recent revisions to the Project.
- February 18, 2011 The East Slope Design Review Board informs the Department of City Planning that it cannot recommend approval of the Project citing several concerns. The primary objection was in regards to the parking variance requested by the Project Sponsor.
- March 17, 2011 The Planning Commission holds a meeting addressing both the discretionary review filed by D.R. applicant as well as the Project Sponsor's application for a parking variance. As a result of this hearing, the Planning Commission orders a continuance of the permit application process.
- June 6, 2011 Project Sponsor met with the D.R. applicant, the East Slope Design Review Board as well as other interested neighbors to review significant changes to the project made in order to accommodate their concerns. (See Exhibit A.1).
- June 20, 2011 The East Slope Design Review Board sends a letter to the SF Planning Department stating that the revised plans providing for a single-family dwelling on each lot, though resolving many issues, still falls short of alleviating all neighborhood concerns. (See Exhibit A.1).
- July 25, 2011 Project Sponsor met with the D.R. applicant, the East Slope Design Review Board as well as other interested neighbors to review the most recent revisions to the project. (See Exhibit A.1).
- August 19, 2011 East Slope Design Review Board sends a letter to the SF Planning Department stating that the revised plans conform with the Bernal Heights East Slope Building Guidelines. (See Exhibit A).

E. THE PROJECT SPONSOR HAS MADE GOOD NEIGHBOR GESTURES

The Project Applicant Reza Khoshnevisan and his design team have studied the site and the neighbors' concerns and have made the following modifications to make sure that the proposal fits in the neighborhood.

1. Reduced the width of both building to 26'. (See Exhibit B; C).
2. Provided 3' set back beyond 48 Peralta at the north east corner of 54 Peralta. (See Exhibit B).
3. Reduction in the amount of excavation.

4. Eliminated two units out of the Project, changing the proposal to two single family dwellings.
5. Eliminating a full floor from 60 Peralta. (See Exhibit D).
6. Changed the parking arrangement by [1] eliminating the 22.8 percent slope of the driveway that was perceived as hazardous by neighbors (thereby allowing for grade-level parking) and [2] substituting a parking turn table for the initially proposed parking pallet (thereby allowing cars to exit garage head first). (See Exhibit D).
7. Provided front setbacks so that there is enough room for planter boxes and landscaping. (See Exhibit B; C; E).
8. Reduction of approximately 1,750 S.F. from the original draft (**approx. 30% reduction in floor area**).
9. Reduced the bulk of the building at 54 Peralta by shortening the top floor. (See Exhibit D).
10. Enhanced lighting at sidewalk level, as per neighbors guidelines, plans to be completed.

F. THE PROJECT IS WELL DESIGNED:

The Project was carefully designed to complement the surrounding neighborhood and to remain consistent with its character and scale. The proposed development allows for a compatible height & front setback that is modest in size and bulk, similar to the bulk and massing of neighboring properties. By substantially reducing the floor area of the Project, no variance of any sort is required. Furthermore, the bulk and size of the Project are considerably less than what would be permitted by the San Francisco Planning Code and the provisions of the Bernal Height Special Use district.

The scale and architecture of the proposed Project are consistent with the Residential Design Guidelines and the neighborhood. In sum, the Project's design is thoughtful, carefully tailored to suit this site, and is consistent with the character of this neighborhood.

G. THE D.R. APPLICANT'S OBJECTIONS HAVE NO MERIT:

The D.R. applicant raised the following objections, which have no basis for the reasons indicated:

Objection 1: *"The project's size & scope is out of scale with the neighborhood Character."*

Response:

The Project has been downsized a great deal. The Project satisfies the intent of San Francisco Design Guidelines as verified by RDT. Furthermore, the Project satisfies the Bernal Heights Special Use District's Guidelines and has earned the full support of the Bernal Heights Neighborhood Association. (See Exhibit A).

Objection 2: “Plans do not contain sufficient information about the sidewalk grade and removal of a portion of the retaining wall to accommodate the driveway and the garage.”

Response:

Full sidewalk improvement plans have been prepared and filed to the Department of Public Works and are under review. (See Exhibit E & E.1). We fail to see the relevance of the drainage concerns to the Planning Department's scope of approval. In addition, although encouraged by us, the DR requested has failed to have a California licensed civil engineer review our plans and to determine whether our plans are sufficient for the site. The DR requester is not qualified to outline what is wrong with our plans and where the deficiencies are.

Objection 3: “Safety and flooding concerns regarding the removal of the retaining wall.”

Response:

We emphasized the fact that we are not removing any retaining portion of the retaining wall. We are merely suggesting the removal of approximately 6 additional feet of this already broken retaining wall stem in order to accommodate the ramp. Our design improves the condition of the sidewalk due to the fact that we are providing smooth transition by removal of the steep hump which is a great trip hazard. Please note that the side walk in it's current condition is not wheel chair accessible and is likewise hazardous to many individuals with disability such as a visually impaired person that would not anticipate the bump at the top of the side walk. (See Exhibit I).

Objection 4: “Inadequate design for off street parking.”

Response:

Planning Code and the Bernal Heights Special Use Districts Guidelines do not require any off street parking and please note that without the proposed curb cut no one would ever be able to build on these great lots. This is against the City's general plan that encourages development of new housing in San Francisco.

Objection 5: “Suggested Landscaping or setback to soften the facade.”

Response:

We have provided areas where setbacks provide plenty of opportunity for planter boxes. Street trees will be planted and the existing landscaped area will be enhanced.

Objection 6: “Lack of Co-operation.”

Response:

We have had 6 formal meetings with the Bernal heights neighborhood association. (See Exhibit A & A.1). In addition the owner met with the DR applicant a few days after the Planning Commission meeting. In addition, Mr. Besso and I have exchanged 15 emails to try to reach a compromise and a few phone calls during the course of this project.

Objection 7: “Dangerous vehicular entrance and exits across existing side walk”

Response:

The plans have been modified to:

- a. Eliminated the ramp by raising the garage level to the side walk level.
- b. Provided a parking turntable to make sure that cars could exit the garage head first. For a video illustrating operation of the parking turntable see Exhibit “B” and you can also go to:
[http://www.youtube.com/watch?v=jrovSnboM80&NR=1;](http://www.youtube.com/watch?v=jrovSnboM80&NR=1)
<http://www.klausparking.com/products/Turntables.aspx>
- c. Enhance lighting at the sidewalk.

Objection 8: “Towering Buildings Blocking light and eliminating privacy”

Response:

The following are the facts of the current proposal:

54 Peralta:

- a) We have provided a 13’ set back to the 3rd level of 54 Peralta
- b) At front wall (2 story portion) we are 5’ lower than 48 Peralta’s peak
- c) At 3rd level we are 2’ above 48 Peralta’s peak.
- d) No windows are proposed facing 48 Peralta.
- e) Building height to the centre of the side walk is 26’-9”.

60 Peralta:

- a) Distance to 1569 Hampshire was increased to 22’-5”.
- b) Elevation of the roof is approximately 9’ above the peak of 1569 Hampshire.
- c) Windows are proposed facing lots fronting on Hampshire but we would be open to removing all of them.
- d) Roof finish floor is only 14’ above the Peralta street elevation & 19’ to the centre of the side walk.

This shows that our new proposal does not have towering effects, we are in scale with the surrounding homes and the privacy issues are minimal.

Objection 9: “Removal of the retaining wall causing water run off in to adjacent properties”

Response:

No retaining portion of the wall is being removed we are only cutting the top of the stem to allow for the curb cut. The curb cut will be constructed as per city detail “L-6964.1”. This detail is used throughout the city including streets that are steeper than Peralta. (See exhibit E)

Objection 10: “Unrealistic parking plan that will increase on street parking”

Response:

Garage level has been fully redesigned for easier parking.

H. THE PROJECT IS CONSISTENT WITH THE CITY’S GENERAL PLAN

The Project furthers the relevant objectives and policies of the General Plan, and will be a positive and harmonious proposal for the neighborhood. The new single-family dwellings will complement the character of the neighborhood and will comply with Residential Design Guidelines. (See Exhibit G). In addition, the proposed scope of work will provide much needed family-size housing for the City of San Francisco.

I. CONCLUSION:

The proposed project has been carefully designed to be consistent with the neighborhood character.

In conclusion we are asking the Planning Commission to deny the request for D.R. for the following reasons:

- Both the SF Planning Department and the Bernal Heights East Slope Design Review Board have expressed their approval of the Project and its compliance

with the Planning Code and the Bernal Heights Special Use District Guidelines.

- The Project Sponsor has in good-faith made numerous accommodations to address a plethora of neighborhood requests that are not mandated by the Planning Code or the Bernal Heights Special Use District Guidelines.
- The Project has been designed to be consistent with the surrounding neighborhood in terms of its façade and mass.

For all the reasons set forth above, we respectfully request that the Planning Commission not take discretionary review of this project. Thank you for your consideration.

Dated: February 7, 2011

Respectfully submitted,

Reza Khoshnevisan
SIA Consulting Corporation

Exhibit A

Bernal Heights Latest Letter

Bernal Heights
East Slope Design Review Board
Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

August 19, 2011

Corey Teague, Planner
San Francisco Planning Department
1650 Mission St., Ste. 400
San Francisco, Calif. 94103

Re: 2010.03567DV
54-64 Peralta Ave.
Block/lot: 5512-29+31

Dear City Planner:

The sponsor of this project met with the East Slope Design Review Board and interested neighbors on July 25, 2011 to review changes to the project. The following items were discussed:

In response to a request by the Design Review Board for mass reduction of the building at 54 Peralta, the sponsor agreed to increase the setback of the top floor by 6 feet, bringing the total setback of that floor to 13 feet.

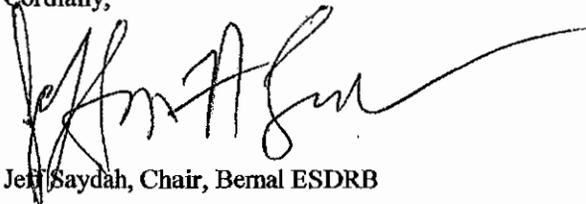
In response to requests from neighbors, the sponsor provided detailed drainage plans to prevent damage from rainwater running along the sidewalk and driveway.

Also in response to requests from neighbors, the sponsor provided detailed drawings of the garage and its turntable. Because the drawings showed two full-sized cars and two compacts, he promised to provide them with amended drawings showing four full-sized cars.

The present plans conform to the Bernal Heights East Slope Building Guidelines. The neighbors expressed additional concerns about street lighting, drainage, the slope of the sidewalk, and the functionality of the garage turntable. These issues are all outside the purview of the Design Review Board.

Thank you for your attention to this project.

Cordially,



Jeff Saydah, Chair, Bernal ESDRB

cc: Reza Khoshnevisan, Architect
Far North East Bernal Heights Neighborhood Block Club

Exhibit A.1

Bernal Heights Comments Letters



Bernal Heights

East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

September 2, 2008

SIA Consulting Corporation
1256 Hoard Street
San Francisco, CA 94103

Re: 56-60 Peralta Avenue

Dear Applicant,

The Bernal Heights East Slope Design Review Board held two neighborhood meetings on Monday, July 28, and Monday, August 11, to review plans for two two-unit buildings on previously undeveloped lots at 56-60 Peralta Avenue.

The Board feels that it needs further information about the plans and asks that you consider the following requirements contained in the Bernal Heights East Slope Building Guidelines:

- **Landscaping and Street Trees.** We request that you show plans for landscaping of the front yard setback, in accord with the guidelines. In addition, because City codes require one street tree for every 20 feet, please indicate the location of three street trees in front of the buildings.
- **Front Entry Treatment.** The guidelines call for special treatment, more than just a front door, with special treatment of the framing of the opening. At present, the plans call for recessed doorways, but we suggest that you explore ways to highlight them – especially the entry to the building on the west, at 60 Peralta.
- **Building Bulk and Architectural Massing.** We appreciate your care in stepping down the buildings toward the back of the deeply sloping lot. But the front of the buildings look massive from the street. The guidelines require a four-foot-wide side yard on one side of each 25-foot lot, with the first five feet back from the street façade left completely open, as well as two additional side yard zones (see p. 19 of the guidelines). Since your proposed buildings cover the entire width of two 30-foot lots, there seems to be ample space to create a side yard. We suggest you use the zone treatment as a way to reduce the massing of the façade or provide a setback for the upper stories.
- **Roof Treatment.** The flat roof is in keeping with the rest of the neighborhood, and you have provided for its use by creating a deck in the back. But the guidelines require that rooflines of adjacent buildings be stepped up or down in imitation of the slope of the street. Your elevations show just the opposite: The lower building, at 60 Peralta, is actually higher than its neighbor up the hill. The problem could be alleviated by cutting out sections for a sideyard or creating a setback.

- **Façade Elements.** The Board suggests that you rework these elements to provide more articulation and reduce the flat office/industrial effect. You might try to make the buildings look more individual and break down their scale by the use of trim, smaller windows, or different materials. We hope that you will apply similar methods to the back of the buildings, since they will be clearly visible from Cesar Chavez.

Your plans call for four parking places, all located in the building at 56 Peralta, and that you are applying for a one-car variance, which we would support. But our calculations suggest that you are in fact required to provide seven parking places, requiring a variance for three places. We could not support that request.

In addition, the neighbors expressed concerns about drainage, the front sidewalk, parking, the bulk and mass of the buildings, and loss of wildlife habitat.

At the meetings, you agreed to provide the Board with more detailed plans for the garage, including cut sheets, as well as more information about your treatment of the extremely hilly sidewalk in front of the buildings. After we review them, along with your responses to the requests contained in this letter, we will be able to make a more definite decision on your proposal.

The Board wishes to thank the project sponsor for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,

A handwritten signature in black ink, appearing to read "Jeff Saydah", written over a circular stamp.

Jeff Saydah, Chair, Bernal ESDRB



Bernal Heights
East Slope Design Review Board
Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

June 5, 2010

SIA Consulting Corporation
1256 Howard Street
San Francisco, CA 94103

Re: 54 – 62 Peralta Avenue

Dear Applicant,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on Monday April 19, 2010 to review your revised plans for a project that proposes to construct a two-unit residential building on each of two adjoining lots that are currently vacant. The April meeting was a follow-up to comments from the Board that was discussed at our previous meetings on July 28 and August 11, 2009.

The Board regrets to inform you that we cannot recommend that the Department of City Planning approve this project as proposed. The Board also cannot recommend approval of the parking variances that are required to construct the project as currently planned. The Board believes that the project does not comply with either the letter or the spirit of the Bernal Heights East Slope Building Guidelines.

The Board's primary concern about your project is your request for a variance for three parking spaces. The drawings indicate that the total area of 54 – 56 Peralta Avenue will be 2,342 s.f., which requires three off-street parking spaces pursuant to Section 241 of the Planning Code. The drawings also indicate that the total area of 60 – 62 Peralta Avenue will be 3,245 s.f., which requires four off-street parking spaces. You have proposed a total of four off-street parking spaces, with two of the spaces deeded to 60 – 62 Peralta, where a total of seven spaces are required. The Board feels strongly that variances for new construction not be viewed lightly. The off-street parking requirement is an important provision for reducing your project's reliance on neighborhood parking. The Board recognizes that off-street parking cannot be provided at 60 – 62 Peralta and the difficulty in providing additional off-street parking within 54 – 56 Peralta, however, we feel that the parking deficit is more a reflection of the size of the buildings and not site access.

The Board also has concerns about the scale of 60 – 62 Peralta at the street wall. The top floor of 60 – 62 Peralta is set back 7' from the front wall and the building looms over the rear yard of the adjacent building to the west on Hampshire Street. With the minimal front setback the top floor would be clearly visible from the street thus interrupting the stepping

of the rooflines at the street wall. To address this situation the Board suggests setting the top floor back a minimum of 15' from the front wall and setting it back 5' from the west side property line.

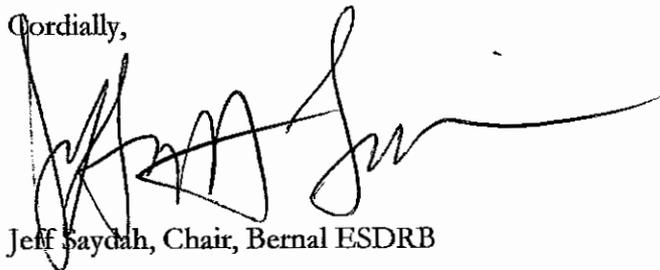
You indicated that your project would necessitate changes to the public right-of-way adjacent to the property. Your plans indicate that the sidewalk slope would become steeper but the full scope of the proposed changes is unclear. We suggest providing a call-out detail of the sidewalk changes with an existing and proposed transverse section because it is an important element of your project that needs to be accurately understood by all who review your project. The sidewalk at this location is fairly steep and we would prefer that stairs be added instead of a steeper slope. Furthermore, we want to know if a Public Works hearing will be required for the changes.

Both buildings are set back a minimal amount leaving little room for landscaping. The Board suggests adding planter/window boxes to the façade where appropriate to make up for the lack of landscaping. This type of greenery will help soften the edges of the building, add texture, and create intimacy.

Neighbors in attendance at the meeting expressed similar concerns to those of the Board and have drafted a letter describing their concerns (see attached). The Board strongly urges you to reconsider these aspects of your project and we welcome another meeting if you are interested in resolving these issues.

The Board wishes to thank you for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the permit application.

Cordially,

A handwritten signature in black ink, appearing to read "Jeff Saydah", with a long horizontal flourish extending to the right.

Jeff Saydah, Chair, Bernal ESDRB



Bernal Heights

East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

February 18, 2011

Ben Fu, Planner
Dept. of City Planning
1650 Mission Street
San Francisco, Calif. 94103

Re: 2010.03567DV
54/56 Peralta Ave
62/64 Peralta Ave
Block/lot: 5512-29+31

Dear City Planner:

The East Slope Design Review Board held a neighborhood meeting in February to review the revised plans for this project to construct a two-unit residential building on each of two adjoining lots that are currently vacant. This meeting was a follow up to comments from the Board that were discussed at previous meetings in July and August 2009 and April 2010.

To reinforce our previous letter, the Board cannot recommend that the Department of City Planning approve this project as proposed. The Board also cannot support the parking variances that are part of the project. The Board believes that the design does not comply with the East Slope Building Guidelines.

The Review Board's primary concern is the request for a variance for three parking spaces. The size and bulk of the plans require seven parking spaces according to Section 242 of the Planning Code. The plans provide only four spaces, squeezed into one of the buildings. The intent of Section 242 is to limit the bulk and mass of new construction, particularly on steeply sloping lots. We also believe that the neighborhood has a limited ability to provide on-street parking for the current residents. The radical parking scheme will have a burdensome impact on the adjoining houses. A modification to the plans that reduces the size and bulk will reduce the need for a parking variance.

There is neighborhood concern about the impact that cutting the street wall and curb needed for parking egress will have on the drainage of rain water away from neighbors below the proposed buildings. The drawings do not show enough detail to be assured that this will not be a significant problem. The Board would like to know if a Public Works hearing will be required for the sidewalk and street wall changes.

February 18, 2011 ~~~ 54/56 + 62/64 Peralta Ave (Page 2)

In the Board's previous letter, we had issues with the scale of 62/64 Peralta Avenue at the street wall, and its effect on the adjacent property on Hampshire Street. The current plans do not address these concerns, and we do not believe that they comply with the East Slope Building Guidelines. Our suggestion is to set back the top floor a minimum of fifteen feet from the front wall and five feet from the west side.

At our meetings, neighbors expressed some similar concerns which we expect they will explain in detail at their requested Discretionary Review.

- Scale of buildings: the neighbors object to the large mass of the buildings relative to the character of the existing neighborhood, as well as the number of units proposed.
- Drainage: the neighbors are concerned about the impact cutting through the street wall to get to the garage will have on the water drainage down Peralta Avenue.
- Parking egress: the neighbors expressed concern that the slope of the sidewalk will impact safety by making it difficult for cars exiting the garage to see pedestrians.
- Parking: the neighbors are skeptical that the parking scheme will be practical for regular use by the tenants of the two buildings. The concern is that the garage will not be in full use, putting extra cars on the street, burdening the already limited street parking.

Thank you for your consideration.

Cordially,



Jeff Saydah, Chair, Bernal Heights ESDRB

cc: Reza Khoshnevisan - Architect
Bob Besso, D. R. Requestor
Scott Sanchez, Zoning Administrator



Bernal Heights
East Slope Design Review Board
Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

June 20, 2011

Corey Teague, Planner
San Francisco Planning Department
1650 Mission St., Ste. 400
San Francisco, Calif. 94103

RECEIVED

JUN 29 2011

Re: 2010.03567DV
54-64 Peralta Ave.
Block/lot: 5512-29+31

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

Dear City Planner:

On March 17, 2011 the Planning Commission held a hearing to determine whether to approve a request for a discretionary review and a parking variance for a two-building project at 54-62 Peralta. The decision was postponed until July 14, 2011.

Pursuant to the hearing, the project sponsor met with the East Slope Design Review Board and interested neighbors on June 6, 2011 to discuss proposed changes in the project. The sponsor has reduced the size of the buildings, making the request for a parking variance unnecessary.

But the Design Review Board notes that a number of issues remain unresolved and asks that the sponsor address them:

Because of concerns about the mass of the building at 54 Peralta and its relationship to neighboring houses, we suggest that the front bulk be reduced by moving the top floor back 6 feet. This kind of setback would echo the similar treatment of another house on the same block.

The neighbors' major concern is potential damage from rainwater running downhill into the driveway, and beyond, once a curb cut is made. We hope that city departments will apply the highest standards in monitoring this part of the project.

Because street parking is scarce, neighbors would like to be assured that the proposed garage plans are feasible. The project sponsor is committed to providing specs for the neighbors.



Bernal Heights

East Slope Design Review Board

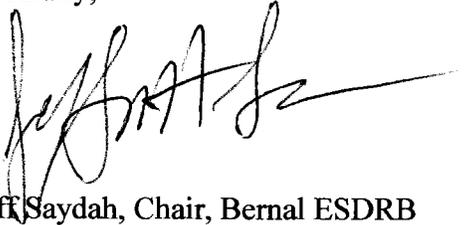
Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285-8978]

This is an area with narrow, one-way streets, making access difficult when large vehicles are present. The neighbors have requested a construction plan that addresses traffic mitigation.

Other concerns were raised by neighbors at the meeting to hear the discretionary review request, which we hope you will consider.

Thank you for your attention to this matter.

Cordially,



Jeff Saydah, Chair, Bernal ESDRB

cc: Reza Khoshnevisan, Architect
Far North East Bernal Heights Neighborhood Block Club

Exhibit B

54 Peralta Ave. Plans



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
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 WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE
Proposed Site Plan

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	05/29/2008
REVISED DATE	09/01/2011
JOB NO.	08-1364A
SHEET NO.	A-1.0

ELECTRICAL NOTES:

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS. PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL SEPARATION.

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS.
 (A) GARAGE
 (B) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES.
 (C) WITHIN 6' OF SINK OR BASIN
 (D) EXTERIOR (WATERPROOF)

RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS.
 (A) 12' O.C. MAX. AND WITHIN 6' OF THE END OF WALLS.
 (B) ANY WALL SPACE 2' OR MORE FEET WIDE.
 (C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12'. SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN LENGTH.

LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)."

ENERGY NOTES:

PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES. PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES.

EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT FOR 15 WATT OR SMALLER, 50 LUMENS PER WATT FOR 16 WATT-40WATT, & 60 LUMENS PER WATT FOR 40 WATT OR HIGHER. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM, THE HEIGHT EFFICACY LUMINAIRE SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.

ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) OR AIR TIGHT (AT) RATED BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

PROVIDE FLUORESCENT FIXTURES FOR BATHROOMS, LAUNDRY, UTILITY ROOMS AND GARAGES, OR A MANUAL ON / OCCUPANCY SENSOR CONTROL FOR ALL INCANDESCENT FIXTURES (DIMMERS DO NOT QUALIFY)

PROVIDE FLUORESCENT FIXTURES FOR ALL ROOMS, INCLUDING CLOSETS 70 SQ. FT. OR MORE (OTHER THAN KITCHEN, BATHROOM, LAUNDRY, UTILITY ROOM AND GARAGES), OR PROVIDE OCCUPANCY SENSORS OR DIMMERS.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:

(A) CLOSABLE METAL OR GLASS DOORS.
 (B) COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE.

EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.
 (C) A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL.
 EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

PLUMBING AND MECHANICAL NOTES:

HEATING SUPPLY AIR DUCTS SHALL BE MIN. NO. 26 GA. GALVANIZED SHEET METAL WITH SEALED ANNULAR OR A FIRE DAMPER PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOUSE.

PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE.

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS. MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH.

SHOWER & TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION, U.P.C. 4107.

DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED. LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

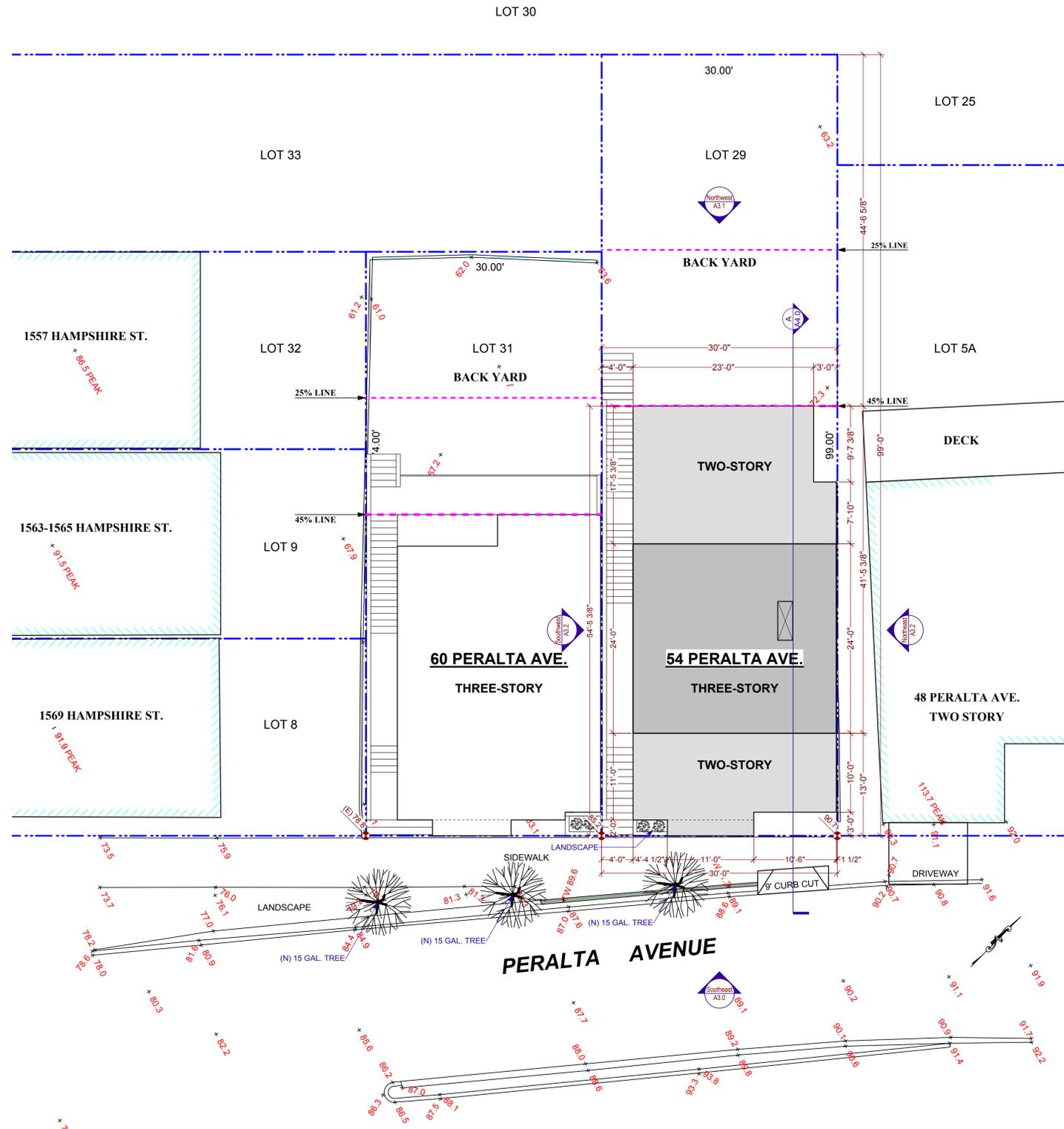
SANITATION NOTES:

SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET

MOISTURE RESISTANT UNDERLAYMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.B.C. 8067.1.3.

BEDROOM WINDOWS:

MIN. OPENABLE AREA TO BE 5.7 S.F., MIN WIDTH: 20" MIN HEIGHT: 24" AND MAX SILL HT: 44"



Proposed Site Plan
 1/8" = 1'-0"

	PROPERTY LINE
	(N) WALL TO BE CONSTRUCTED



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SHEET TITLE

**Proposed
Third Floor Plan,
& Roof Plan**

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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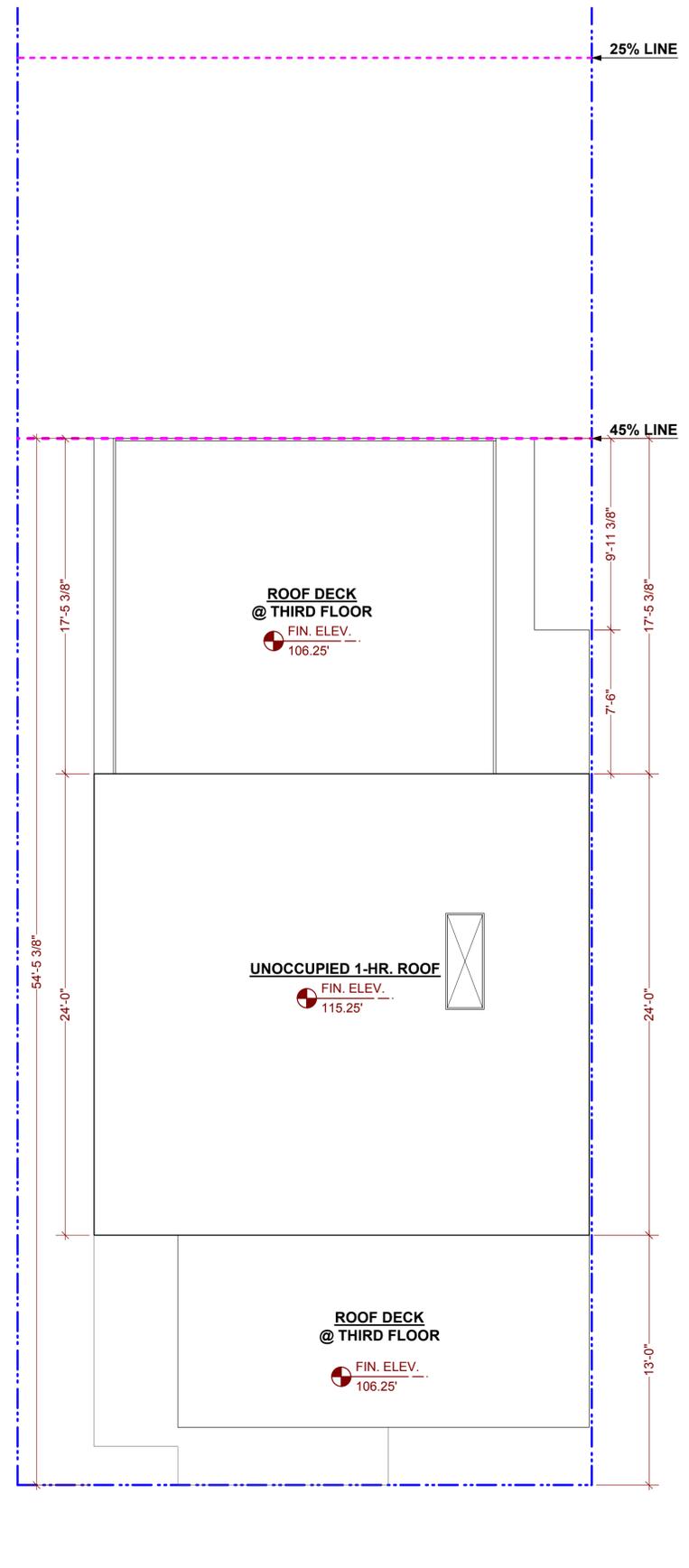
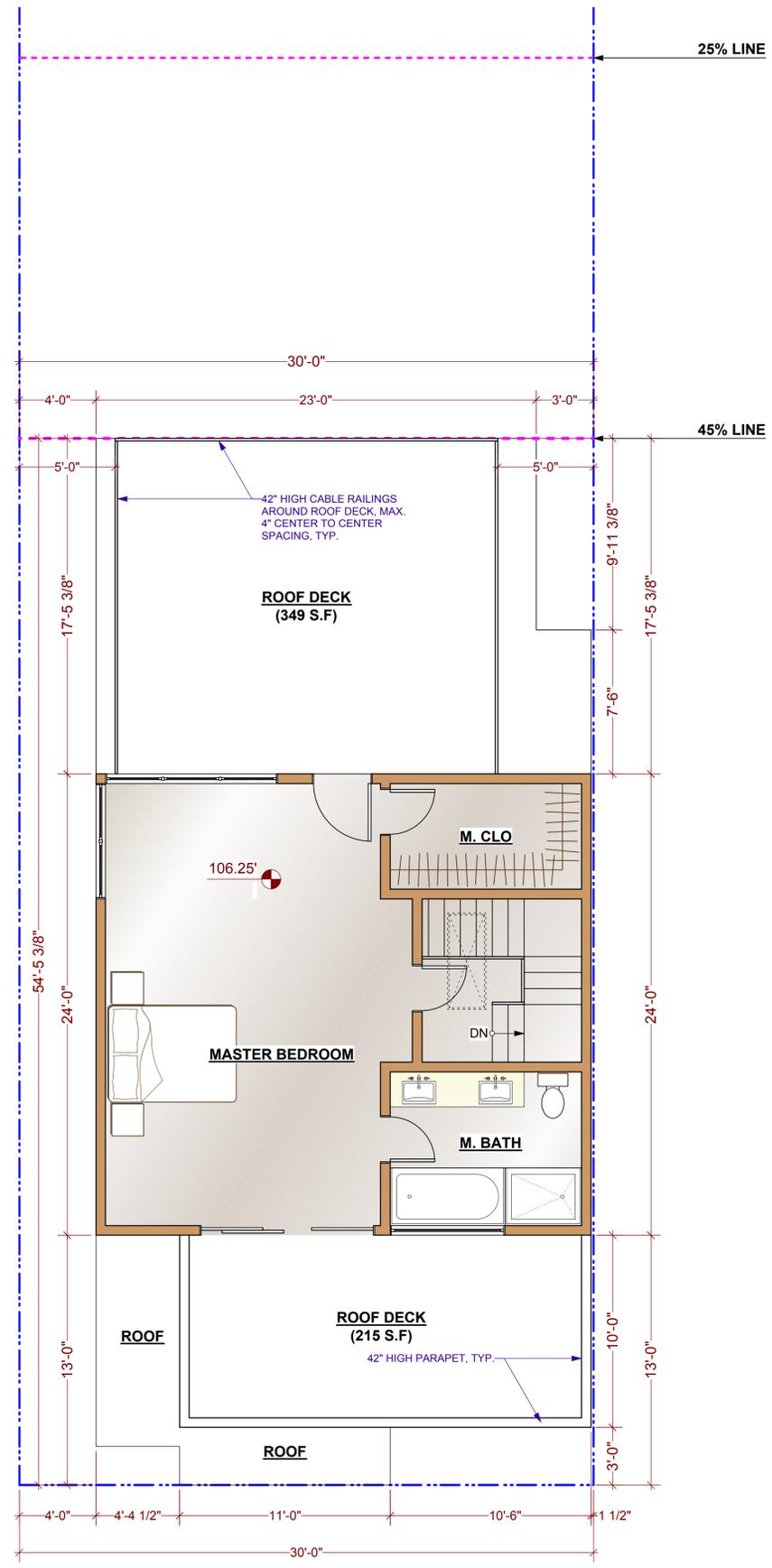
DATE 05/29/2008

REVISED DATE 09/01/2011

JOB NO. 08-1364A

SHEET NO.

A-2.1





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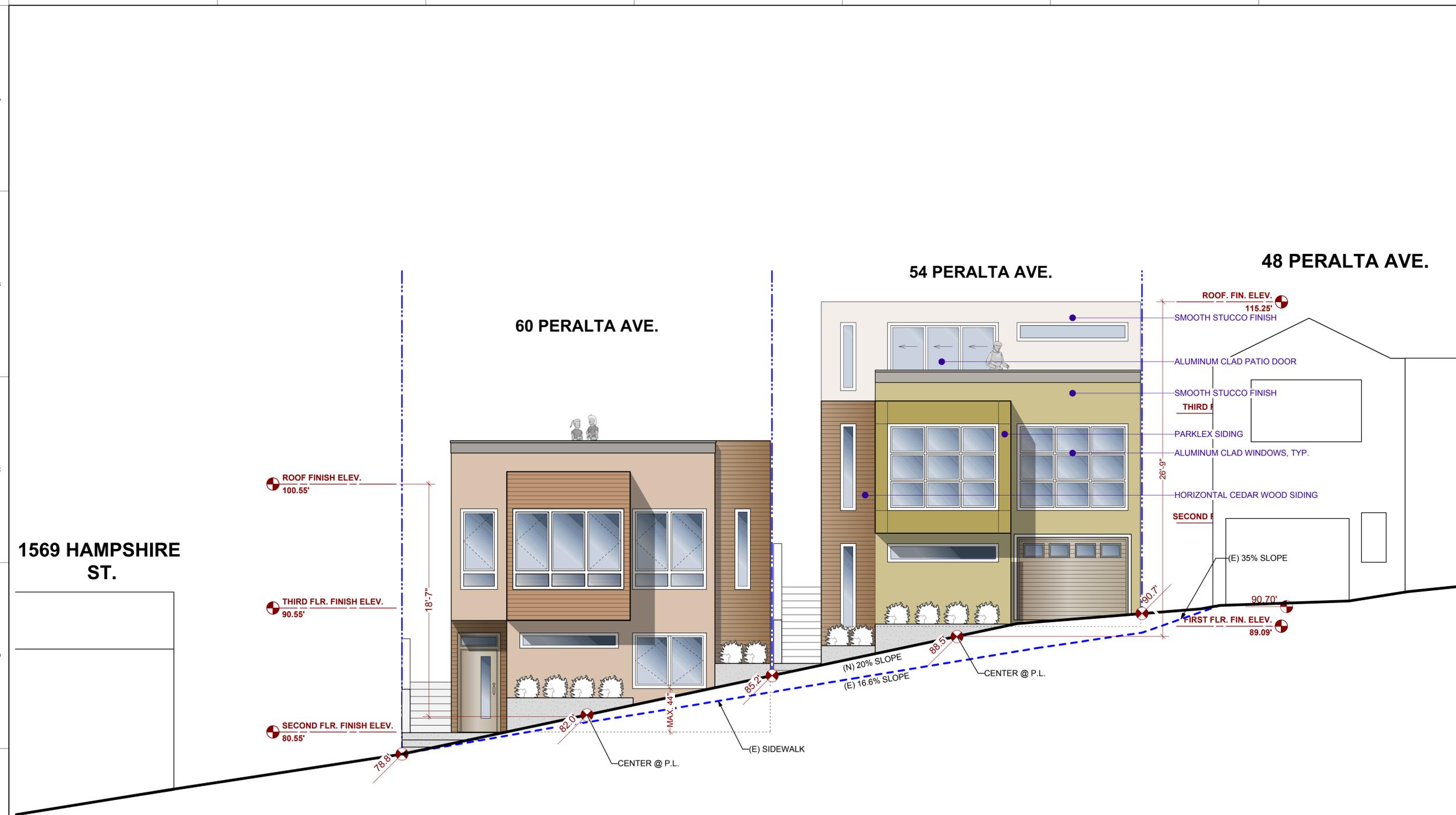
SHEET TITLE
Proposed Front Elevation (Southeast)

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ISSUES / REVISIONS	
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SHEET NO.	

A-3.0



Proposed Front Elevation (Southeast)
 1/4" = 1'-0"



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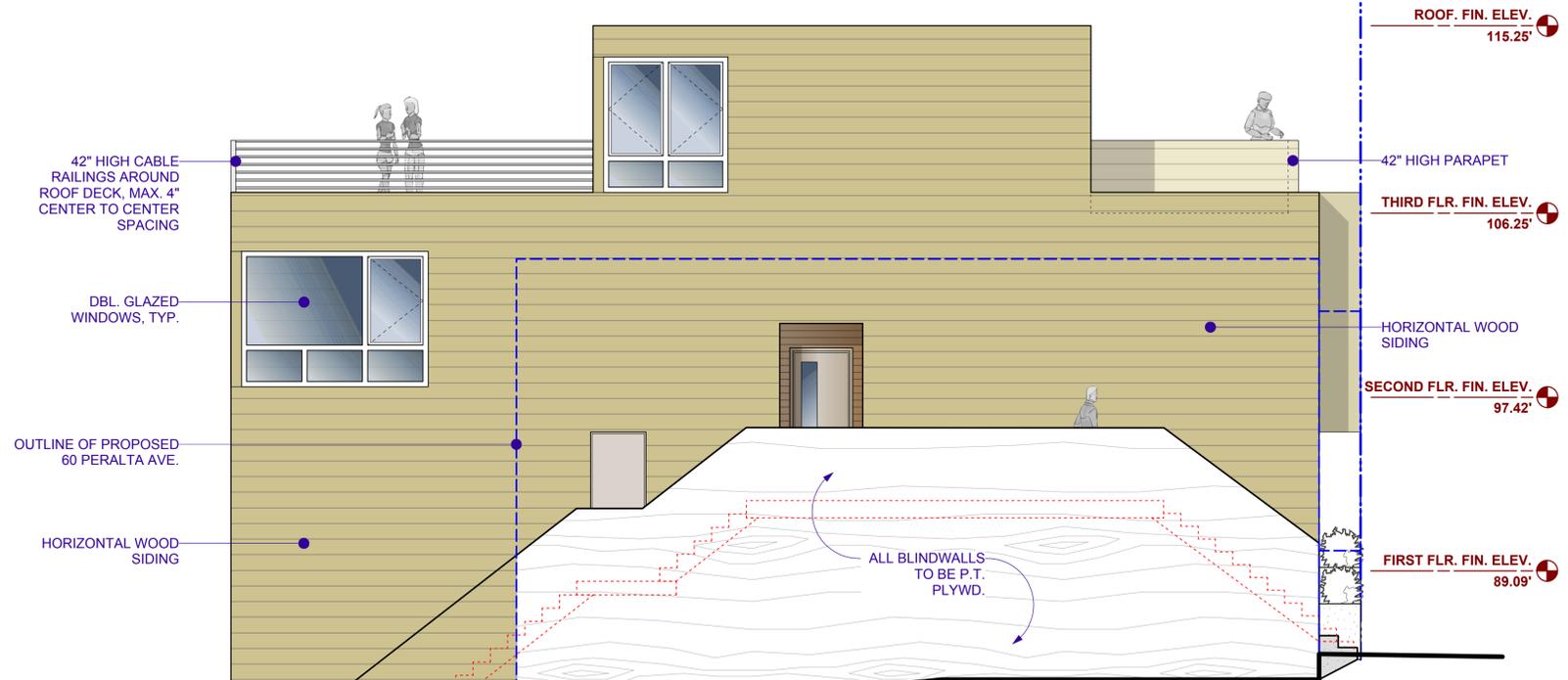
SHEET TITLE
**Proposed
 Left (Southwest)
 Right (Northeast)
 Elevations**

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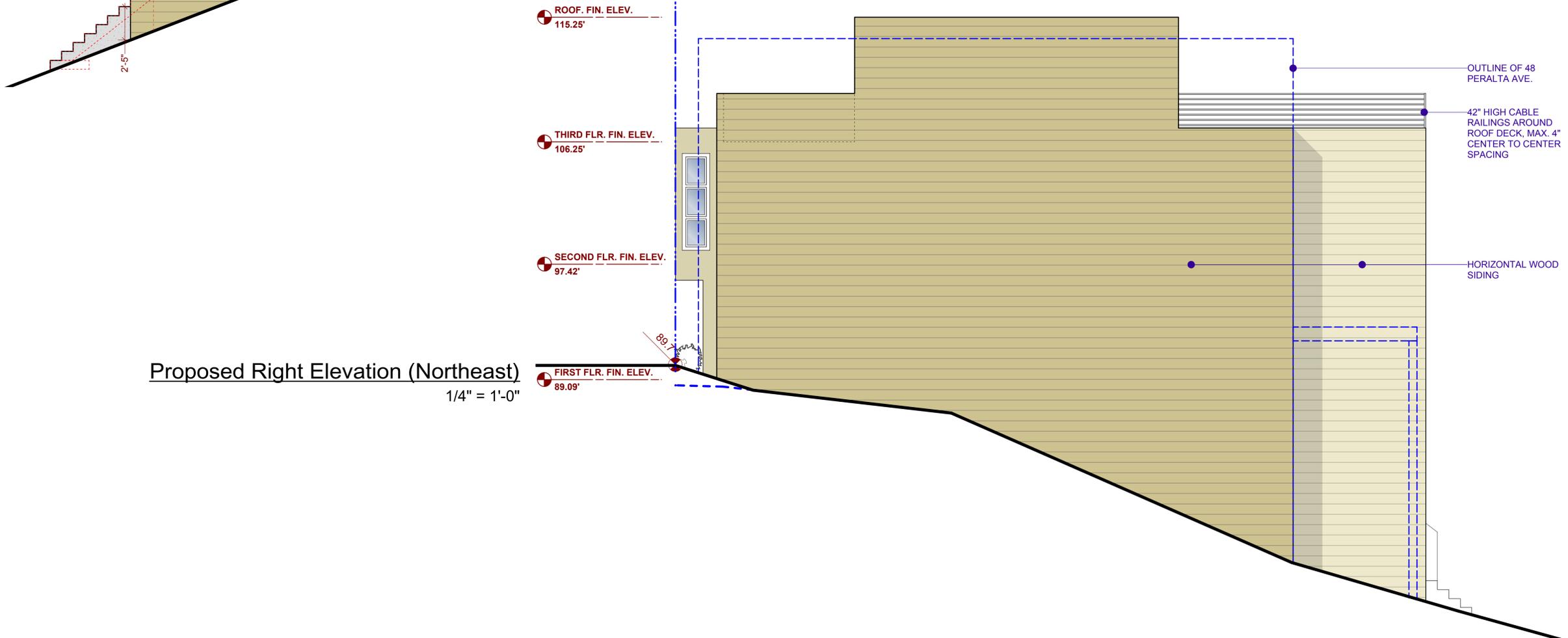
ISSUES / REVISIONS	
NO.	DESCRIPTION

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DATE	05/29/2008
REVISED DATE	09/01/2011
JOB NO.	08-1364A
SHEET NO.	

A-3.2



Proposed Left Elevation (Southwest)
 1/4" = 1'-0"



Proposed Right Elevation (Northeast)
 1/4" = 1'-0"



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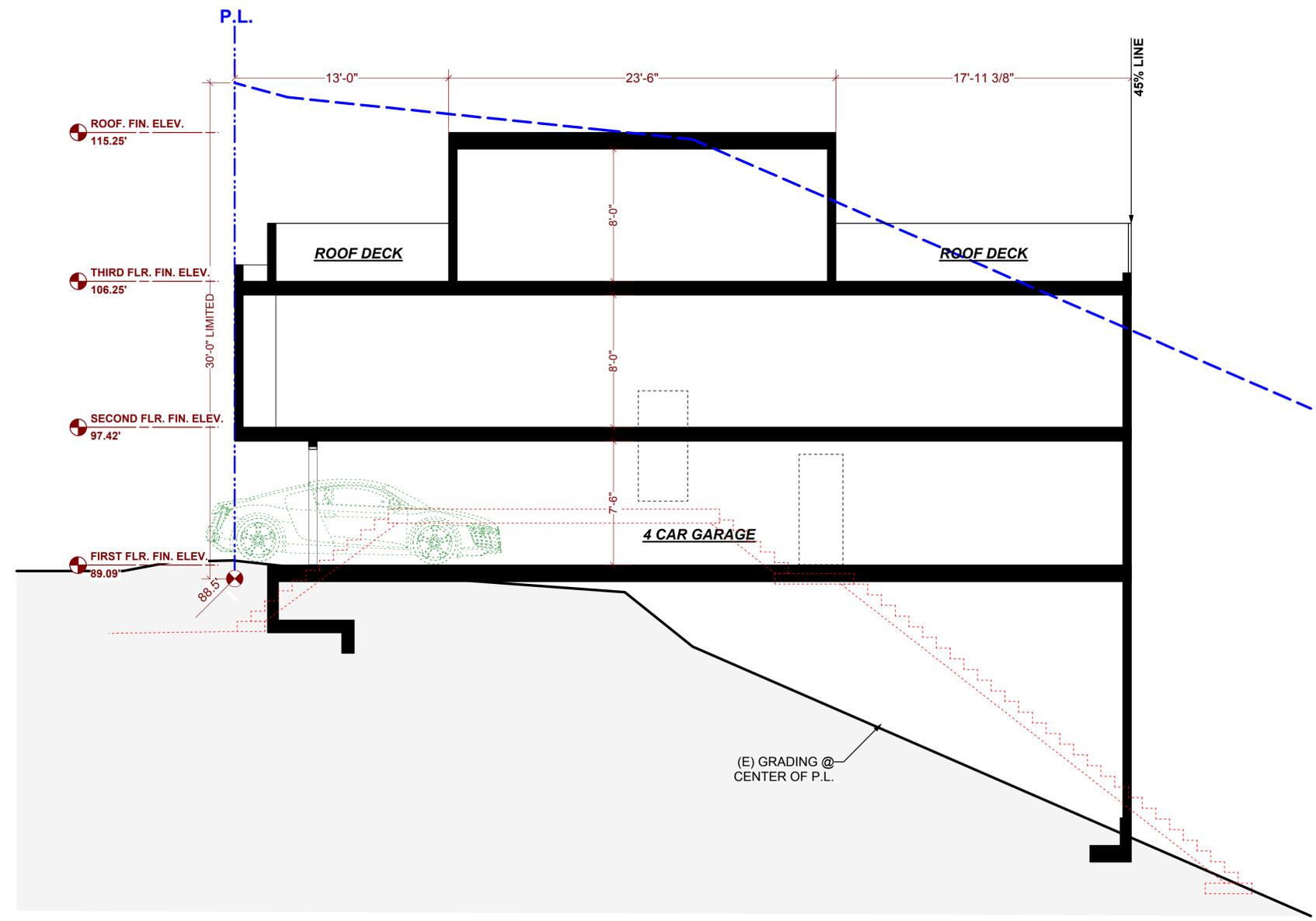
**Proposed
 Section A-A**

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

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REVISED DATE	09/01/2011
JOB NO.	08-1364A
SHEET NO.	

A-4.0



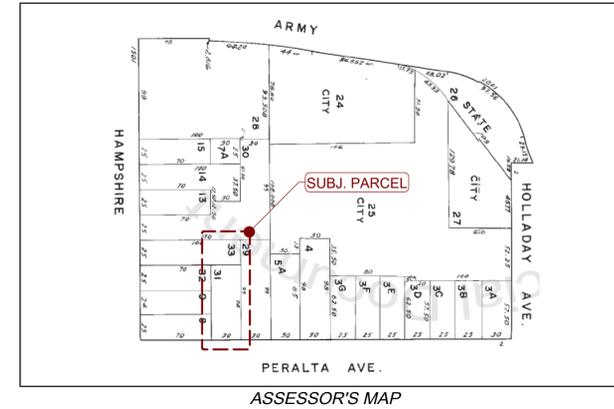
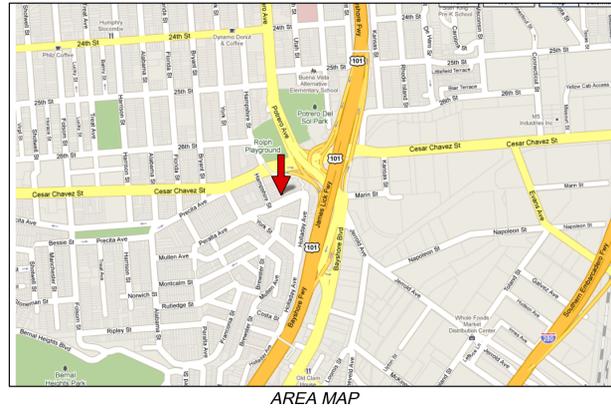
Proposed Section A-A
 1/4" = 1'-0"

Exhibit C

60 Peralta Ave. Plans

SCOPE OF WORK:

PROPOSED NEW CONSTRUCTION OF THREE-STORY SINGLE FAMILY HOME.



PROJECT NAME
**60 PERALTA AVE
SAN FRANCISCO, CA**



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SHEET TITLE
**Cover Sheet,
& Project Data**

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

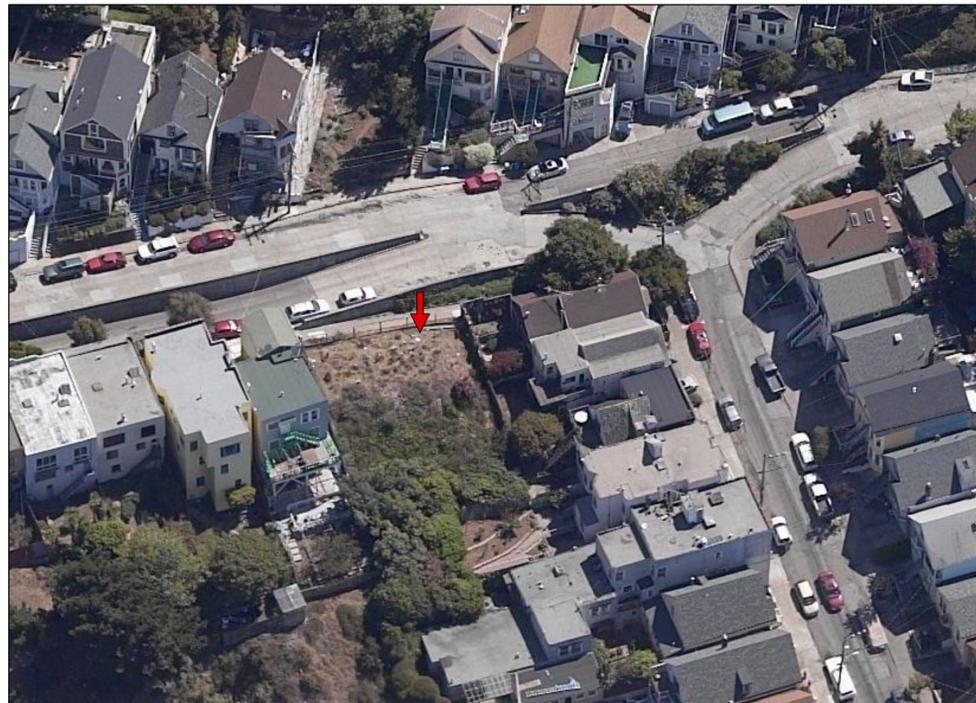
ABBREVIATION

#	POUND OR NUMBER	GWB	GYPSUM WALL BOARD
&	AND	GYP	GYPSUM
@	AT	H.C.	HANDICAPPED
ABV	ABOVE	HP	HIGH POINT
ACT	ACOUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR	ILO	IN LIEU OF
ALUM	ALUMINUM	INSUL	INSULATED
APPROX	APPROXIMATE	INT	INTERIOR
ASPH	ASPHALT	LO	LOW
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLKG	BLOCKING	MEMBR	MEMBRANE
BOT	BOTTOM	MIN	MINIMUM
BSMT	BASEMENT	MO	MASONRY OPENING
BST	BOTTOM OF STAIRS	MTL	METAL
BYND	BEYOND	(N)	NEW
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CHNL	CHANNEL	NO	NUMBER
CJ	CONTROL JOINT	NOM	NOMINAL
CLG	CEILING	N.T.S.	NOT TO SCALE
CLO	CLOSET	O.C.	ON CENTER
CLR	CLEAR	OFF	OFFICE
CNTR	COUNTER	OH	OPPOSITE HAND
COL	COLUMN	OZ	OUNCE
COMPR	COMPRESSIBLE	PCC	PRE-CAST CONCRETE
CONC	CONCRETE	P.L.	PROPERTY LINE
CONT	CONTINUOUS	PLUMB	PLUMBING
CORR	CORRIDOR	PLYD	PLYWOOD
CPT	CARPET	PT	PRESSURE TREATED
CTR	CENTER	RBR	RUBBER
CTYD	COURTYARD	RCP	REFLECTED CEILING PLAN
DBL	DOUBLE	RD	ROOF DRAIN
DEMO	DEMOLISH	RDWD	REDWOOD
DET	DETAIL	REQD	REQUIRED
D.F.	DRINKING FOUNTAIN	RM	ROOM
DIA	DIAMETER	S.F.	SQUARE FOOT
DIMS	DIMENSIONS	SIM	SIMILIAR
DN	DOWN	SPEC	SPECIFIED OR SPECIFICATION
DR	DOOR	SPK	SPRINKLER
DWG	DRAWING	SSTL	STAINLESS STEEL
(E)	EXISTING	STD	STANDARD
EA	EACH	STL	STEEL
EL	ELEVATION	STRUCT	STRUCTURAL
ELEC	ELECTRICAL	SQ.	SQUARE
ELEV	ELEVATOR/ELEVATION	TC	TOP OF CURB
EQ	EQUAL	TELE	TELEPHONE
EXT	EXTERIOR	TLT	TOILET
EXP JT	EXPANSION JOINT	TO	TOP OF
EXT	EXTERIOR	TOC	TOP OF CONCRETE
F.D.	FLOOR DRAIN	TOS	TOP OF STEEL
FIXT	FIXTURE	TP	TOILET PAPER DISPENSER
FLR	FLOOR	T/D	TELEPHONE/DATA
FLUOR	FLUORESCENT	TST	TOP OF STAIRS
FM	FILLED METAL	TYP	TYPICAL
FND	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
FO	FACE OF	U/S	UNDERSIDE
F.O.F.	FACE OF FINISH	V.I.F.	VERIFY IN FIELD
FURR	FURRING	VP	VISION PANEL
GA	GAUGE	W/	WITH
GALV	GALVANIZED	WD	WOOD
G.B.	GRAB BAR	W.H.	WATER HEATER
GND	GROUND		
GRP	GROUP		

APPENDIX:

- A-0.0 COVER SHEET**
- A-1.0 SITE PLAN & NOTES**
- A-2.0 FIRST & SECOND FLOOR PLANS**
- A-2.1 THIRD FLOOR PLAN, & ROOF PLAN**
- A-3.0 FRONT ELEVATION**
- A-3.1 REAR ELEVATION, & WINDOW DETAILS**
- A-3.2 LEFT & RIGHT ELEVATIONS**
- A-4.0 SECTION A-A**
- C-1 SURVEY**

AERIAL PHOTO



PROJECT DATA

LOT AREA :	2,200 S.F.
FIRST FLOOR AREA:	420 S.F.
SECOND FLOOR AREA:	906 S.F.
THIRD FLOOR AREA:	924 S.F.
TOTAL FLOOR AREA:	2,250 S.F.
NUMBER OF STORIES:	3
NUMBER OF UNITS:	1
BUILDING HEIGHT:	18'-7"
ZONING DISTRICT:	RH-2
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	V A
A.P.N. :	5512-031
APPLICABLE CODES:	2007 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS

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SHEET TITLE

Proposed Site Plan

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JOB NO. 08-1364B

SHEET NO.

A-1.0

ELECTRICAL NOTES:

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS. PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL SEPARATION.

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS.

- (A) GARAGE
(B) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES.
(C) WITHIN 6' OF SINK OR BASIN
(D) EXTERIOR (WATERPROOF)

RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS.

- (A) 12' O.C. MAX. AND WITHIN 6' OF THE END OF WALLS.
(B) ANY WALL SPACE 2 OR MORE FEET WIDE.
(C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12'. SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN LENGTH.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)."

ENERGY NOTES:

PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES. PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES.

EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT FOR 15 WATT OR SMALLER, 50 LUMENS PER WATT FOR 16 WATT-40WATT, & 60 LUMENS PER WATT FOR 40 WATT OR HIGHER. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM, THE HEIGHT EFFICACY LUMINAIRE SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.

ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) OR AIR TIGHT (AT) RATED BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

PROVIDE FLUORESCENT FIXTURES FOR BATHROOMS, LAUNDRY, UTILITY ROOMS AND GARAGES, OR A MANUAL ON / OCCUPANCY SENSOR CONTROL FOR ALL INCANDESCENT FIXTURES (DIMMERS DO NOT QUALIFY)

PROVIDE FLUORESCENT FIXTURES FOR ALL ROOMS, INCLUDING CLOSETS 70 SQ. FT. OR MORE (OTHER THAN KITCHEN, BATHROOM, LAUNDRY, UTILITY ROOM AND GARAGES), OR PROVIDE OCCUPANCY SENSORS OR DIMMERS.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:

- (A) CLOSABLE METAL OR GLASS DOORS.
(B) COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE. EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.
(C) A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

PLUMBING AND MECHANICAL NOTES:

HEATING SUPPLY AIR DUCTS SHALL BE MIN. NO. 26 GA. GALVANIZED SHEET METAL WITH SEALED ANNULAR OR A FIRE DAMPER PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOUSE.

PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE.

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS. MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH.

SHOWER & TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION, U.P.C. 4107.

DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED. LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

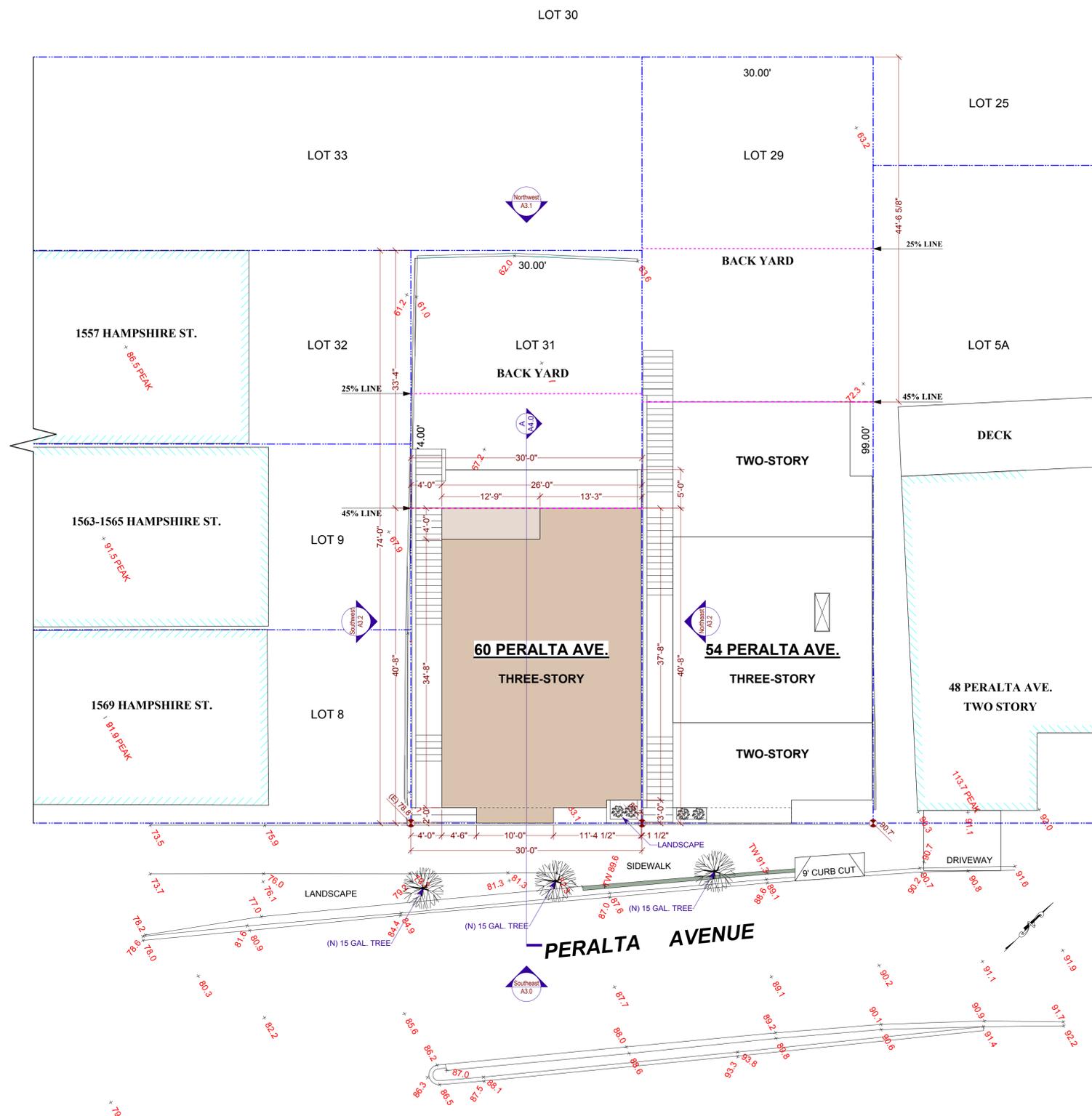
SANITATION NOTES:

SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET

MOISTURE RESISTANT UNDERLAYMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.B.C. 8067.1.3.

BEDROOM WINDOWS:

MIN. OPENABLE AREA TO BE 5.7 S.F., MIN WIDTH: 20" MIN HEIGHT: 24" AND MAX SILL HT: 44"



Proposed Site Plan

1/8" = 1'-0"



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

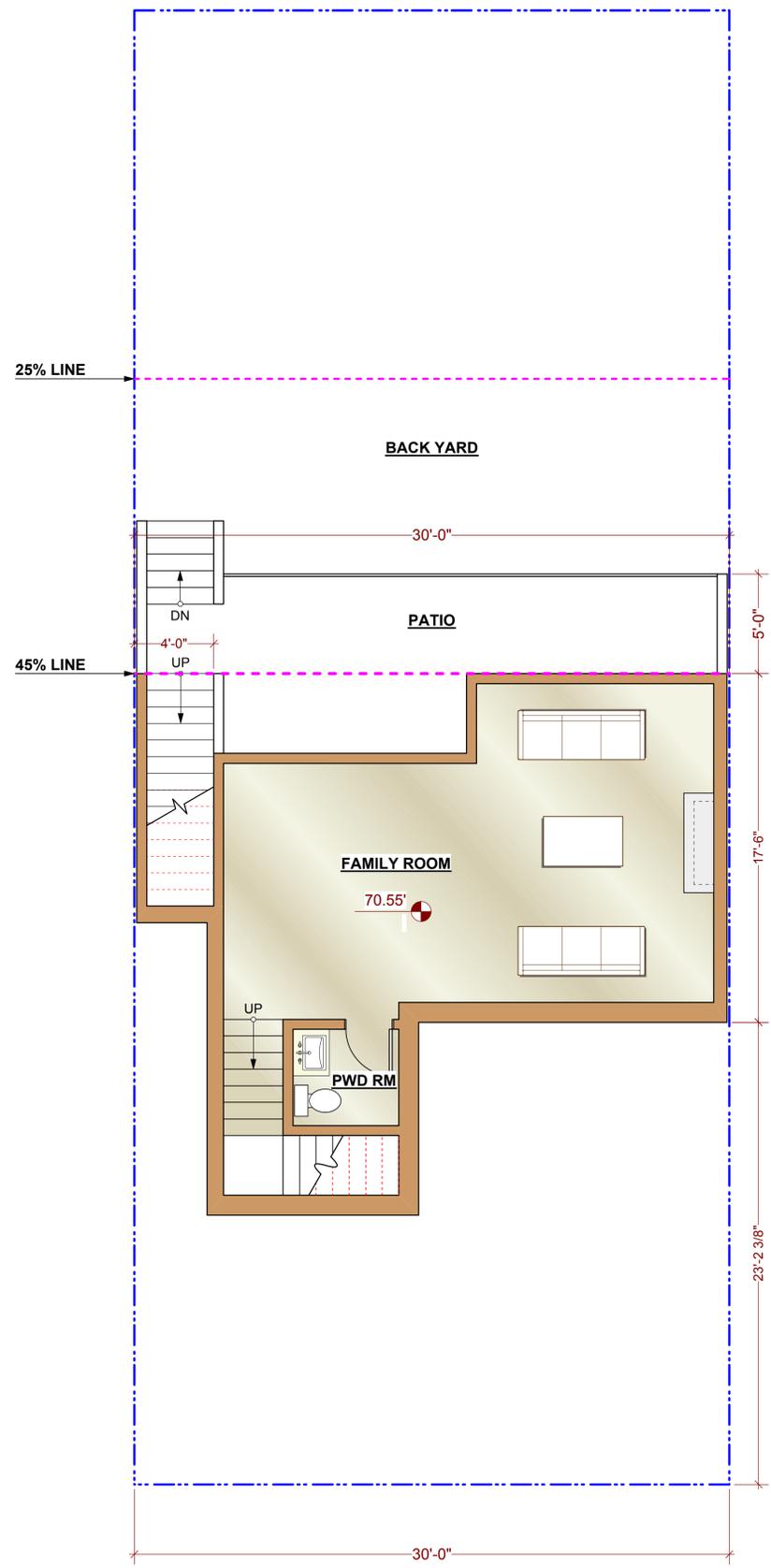
**Proposed
First & Second
Floor Plans**

These documents are property of SIA CONSULTING ENGINEERS and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

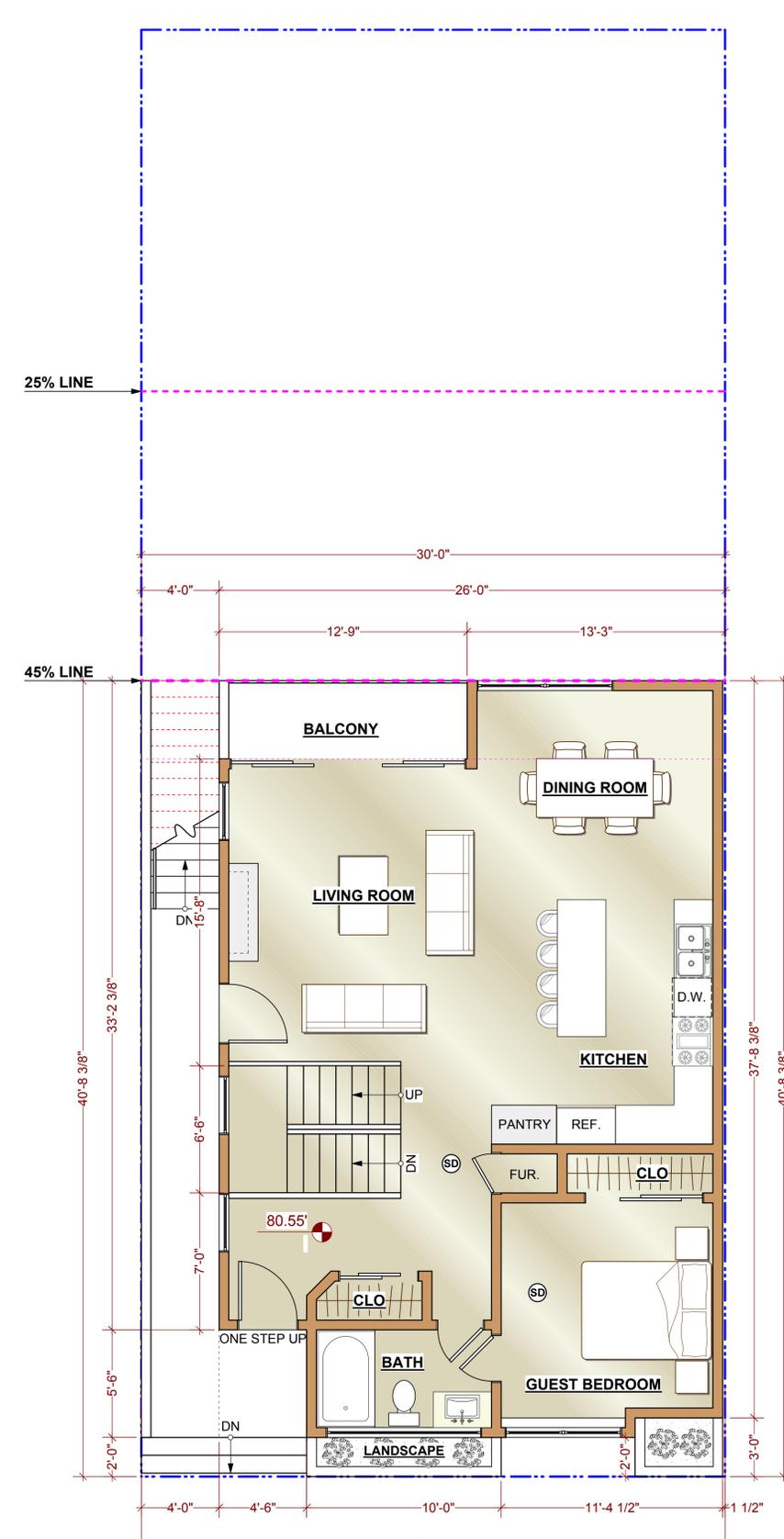
ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	05/29/2008
REVISED DATE	09/01/2011
JOB NO.	08-1364B

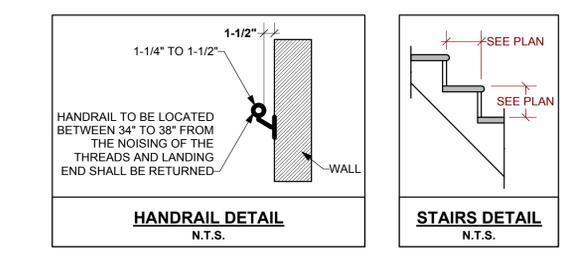
SHEET NO. **A-2.0**



Proposed First Floor Plan
1/4" = 1'-0"



Proposed Second Floor Plan
1/4" = 1'-0"



(SD)	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATT
---	PROPERTY LINE
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR FIRE RATED



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SHEET TITLE

**Proposed
Third Floor Plan,
& Roof Plan**

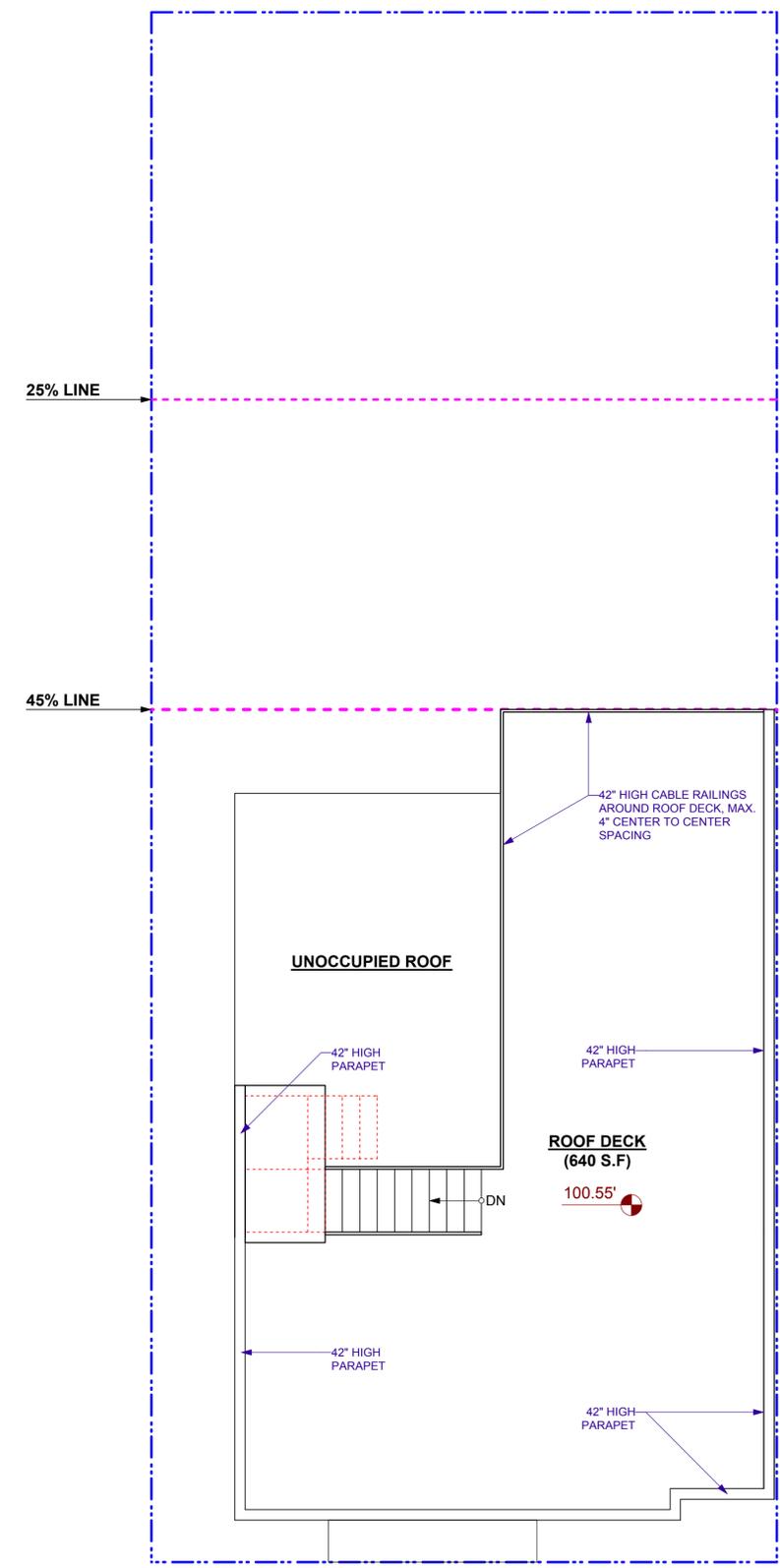
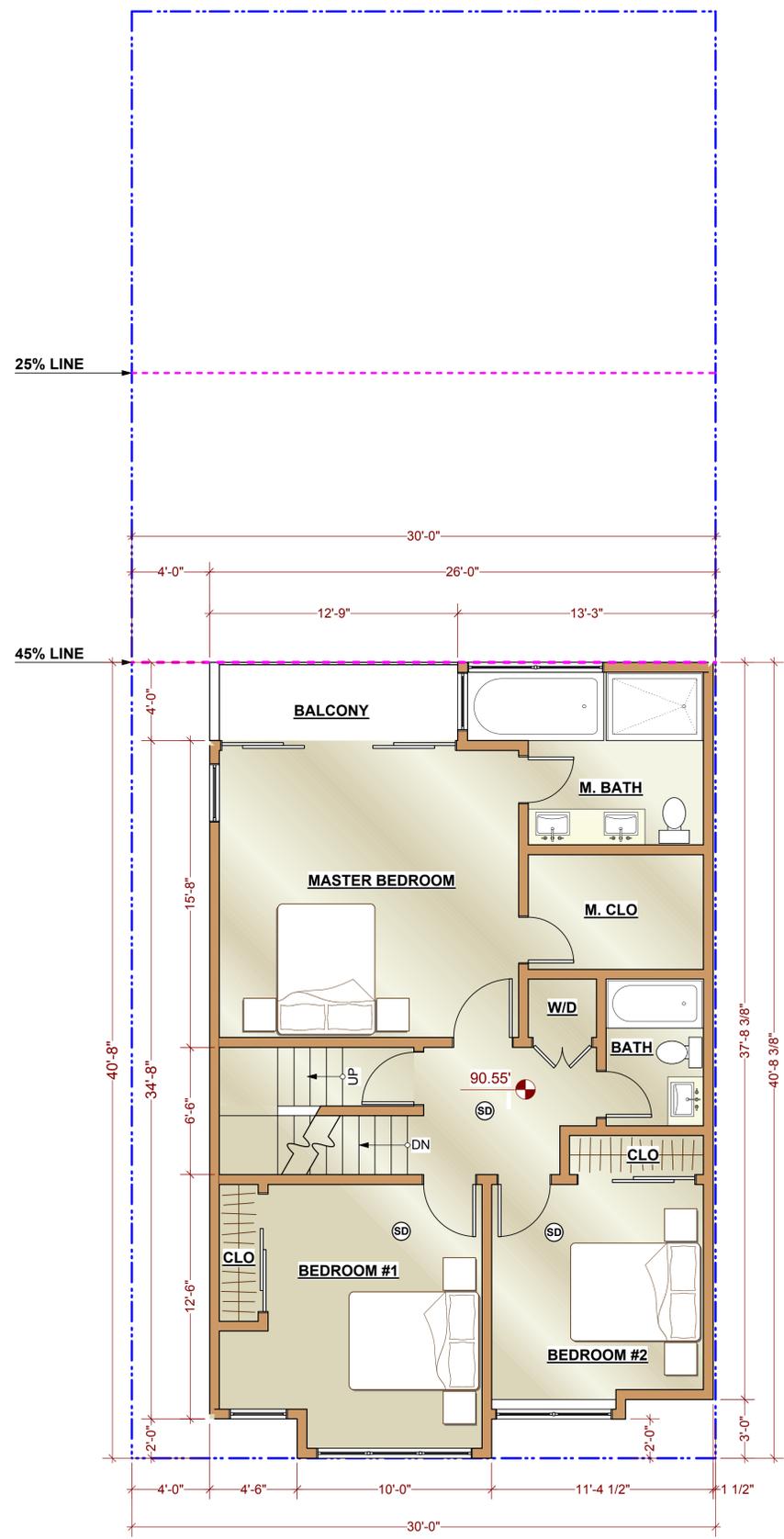
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NO.	DATE	DESCRIPTION

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JOB NO.	08-1364B

SHEET NO. **A-2.1**



(SD)	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATT
---	PROPERTY LINE
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR FIRE RATED



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SHEET TITLE

Proposed Rear Elevation (Northwest)

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

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DATE	05/29/2008
REVISED DATE	09/01/2011
JOB NO.	08-1364B

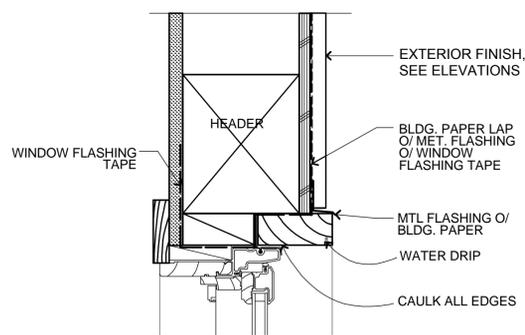
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A-3.1

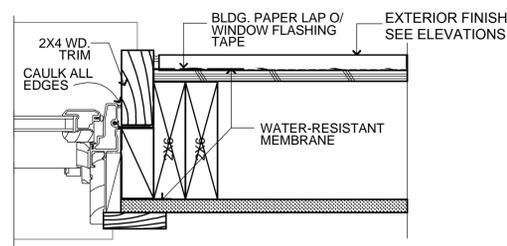


Proposed Rear Elevation (Northwest)

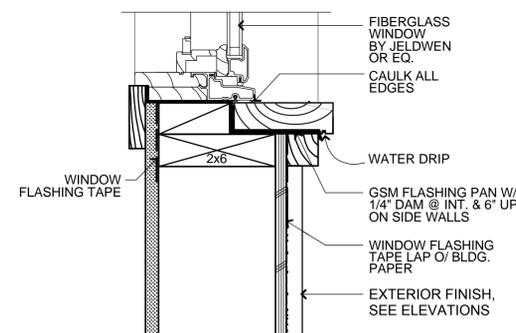
1/4" = 1'-0"



WINDOW DETAIL - HEAD
SCALE 3" = 1'-0"



WINDOW DETAIL - JAMB
SCALE 3" = 1'-0"



WINDOW DETAIL - SILL
SCALE 3" = 1'-0"



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SHEET TITLE

**Proposed
Left (Southwest)
Right (Northeast)
Elevations**

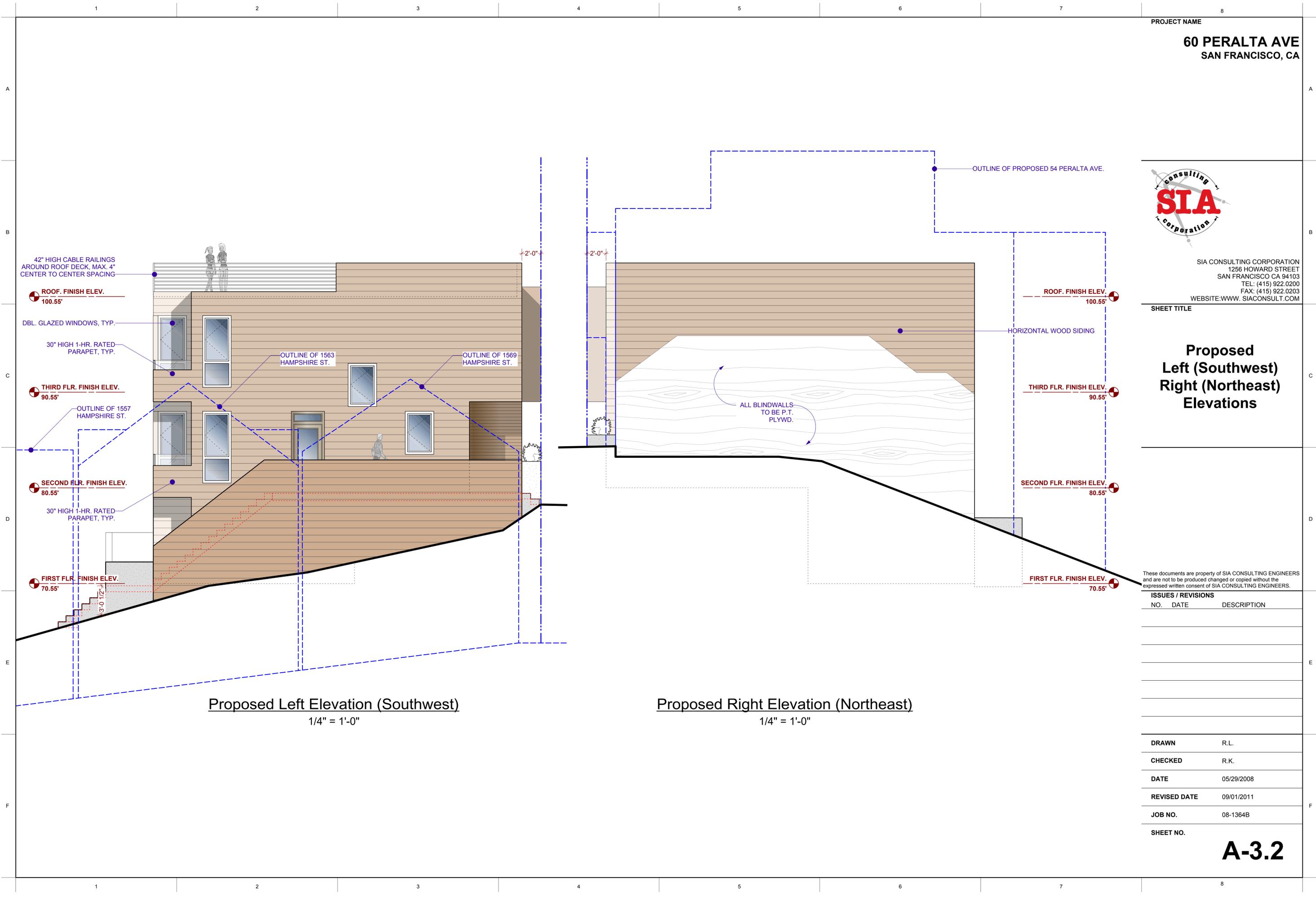
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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JOB NO.	08-1364B

SHEET NO. **A-3.2**

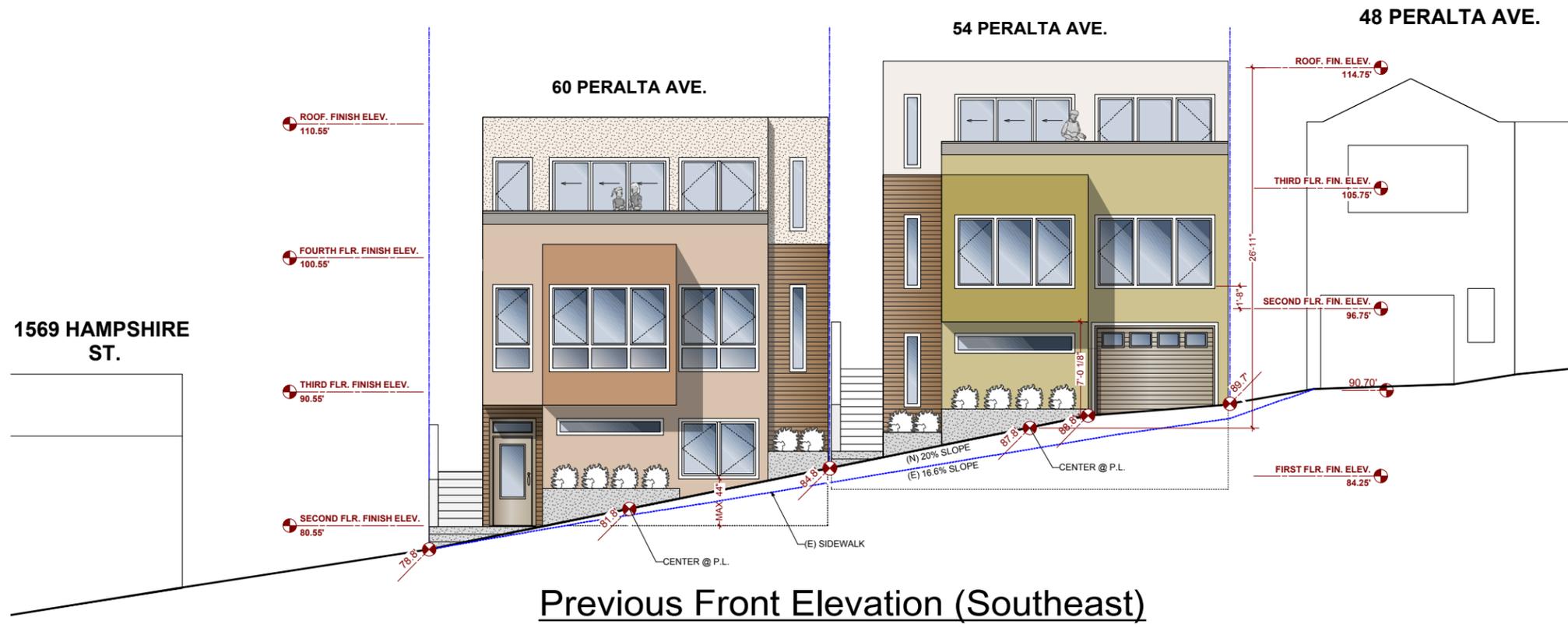
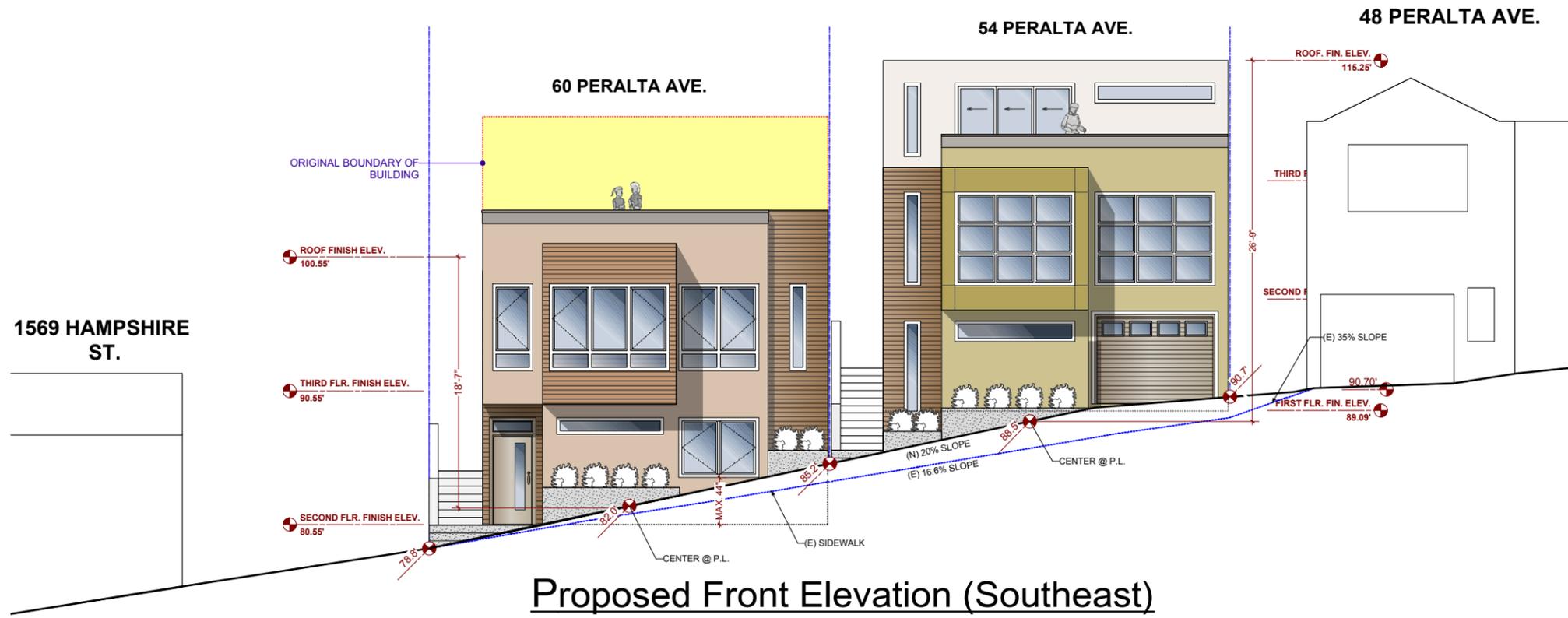


Proposed Left Elevation (Southwest)
1/4" = 1'-0"

Proposed Right Elevation (Northeast)
1/4" = 1'-0"

Exhibit D

What Changed from the Previous Planning Commission Meeting



New Proposed VS Previous Submittal

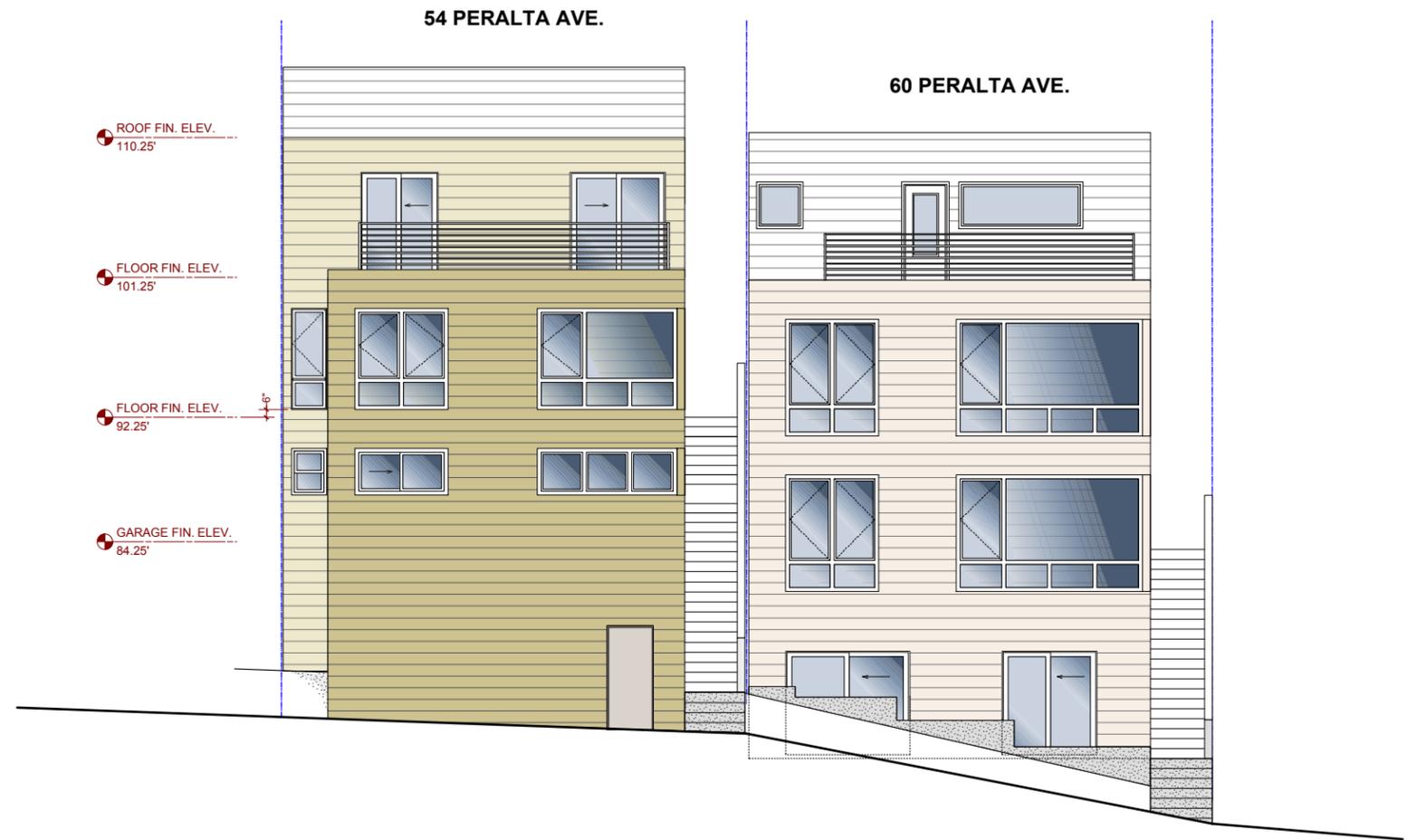
54-60 PERALTA AVE.
SAN FRANCISCO, CA





Proposed Rear Elevation (Northwest)

3/32" = 1'-0"



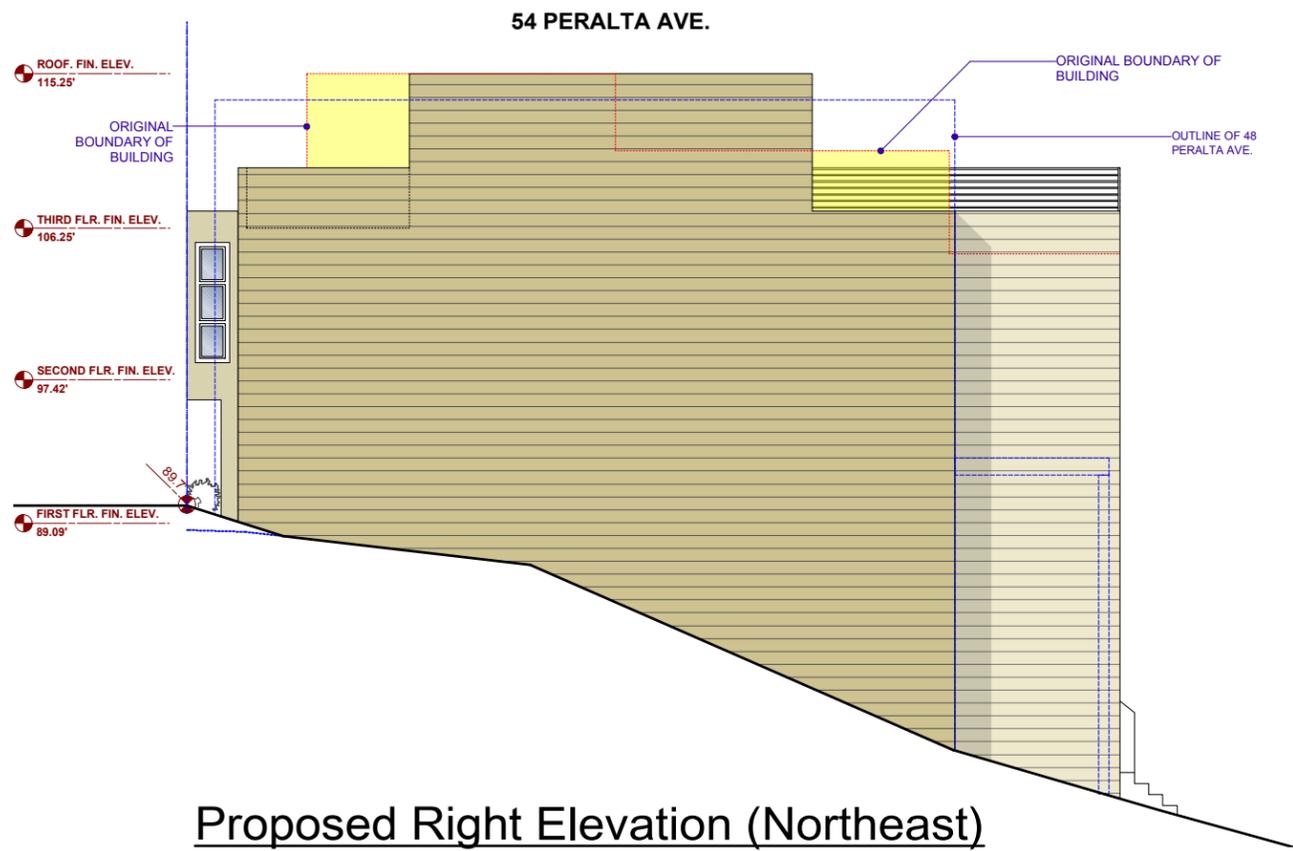
Previous Rear Elevation (Northwest)

3/32" = 1'-0"

New Proposed VS Previous Submittal

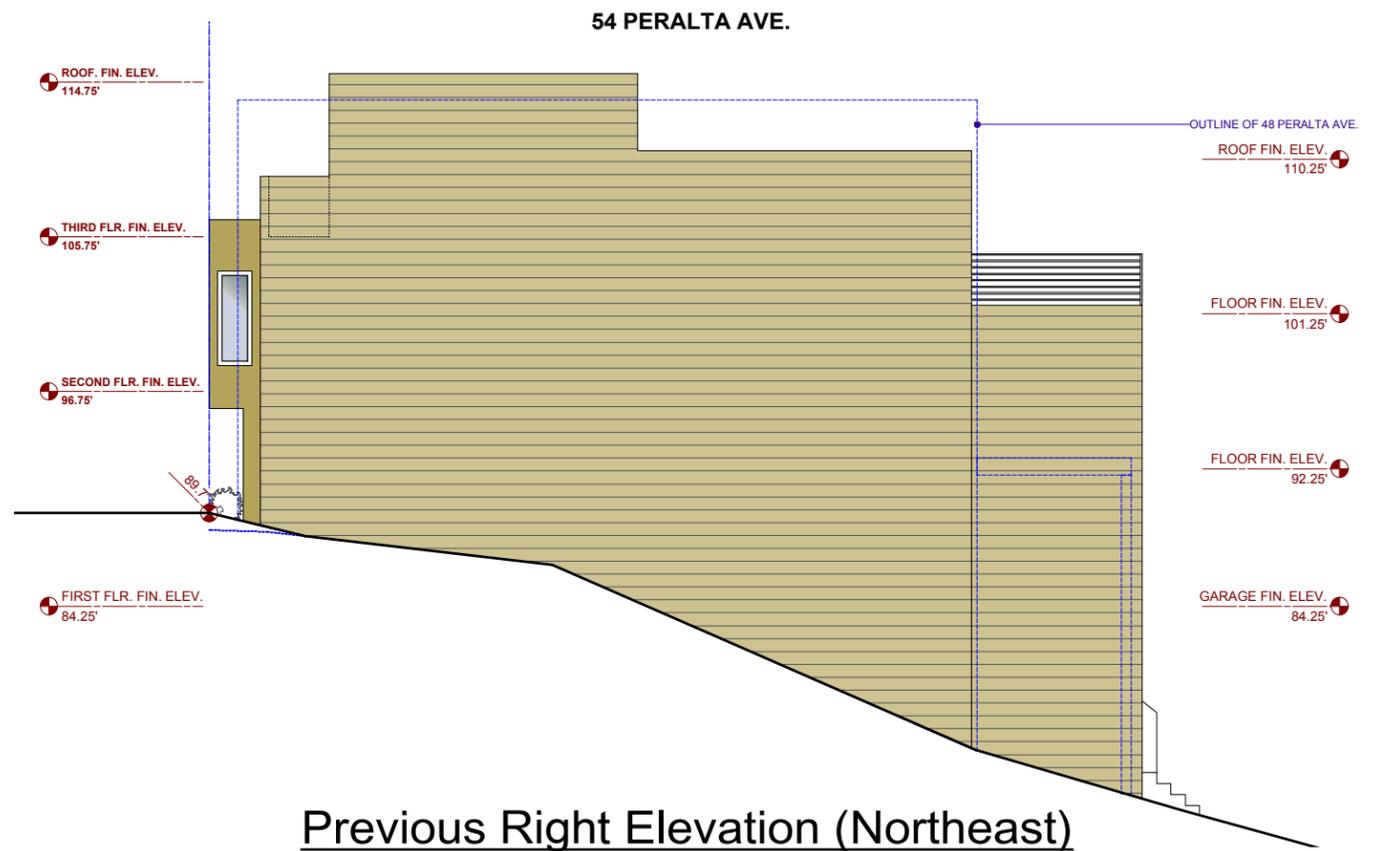
54-60 PERALTA AVE.
SAN FRANCISCO, CA





Proposed Right Elevation (Northeast)

3/32" = 1'-0"



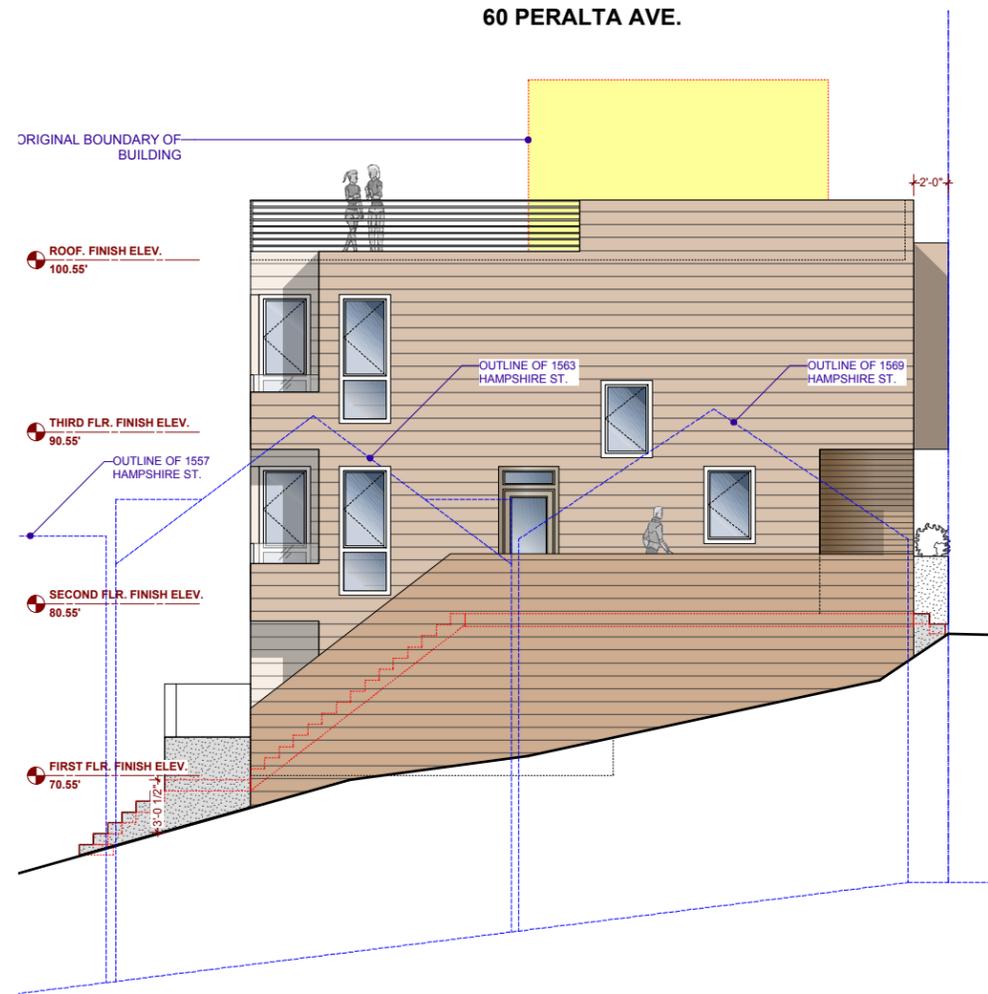
Previous Right Elevation (Northeast)

3/32" = 1'-0"

New Proposed VS Previous Submittal

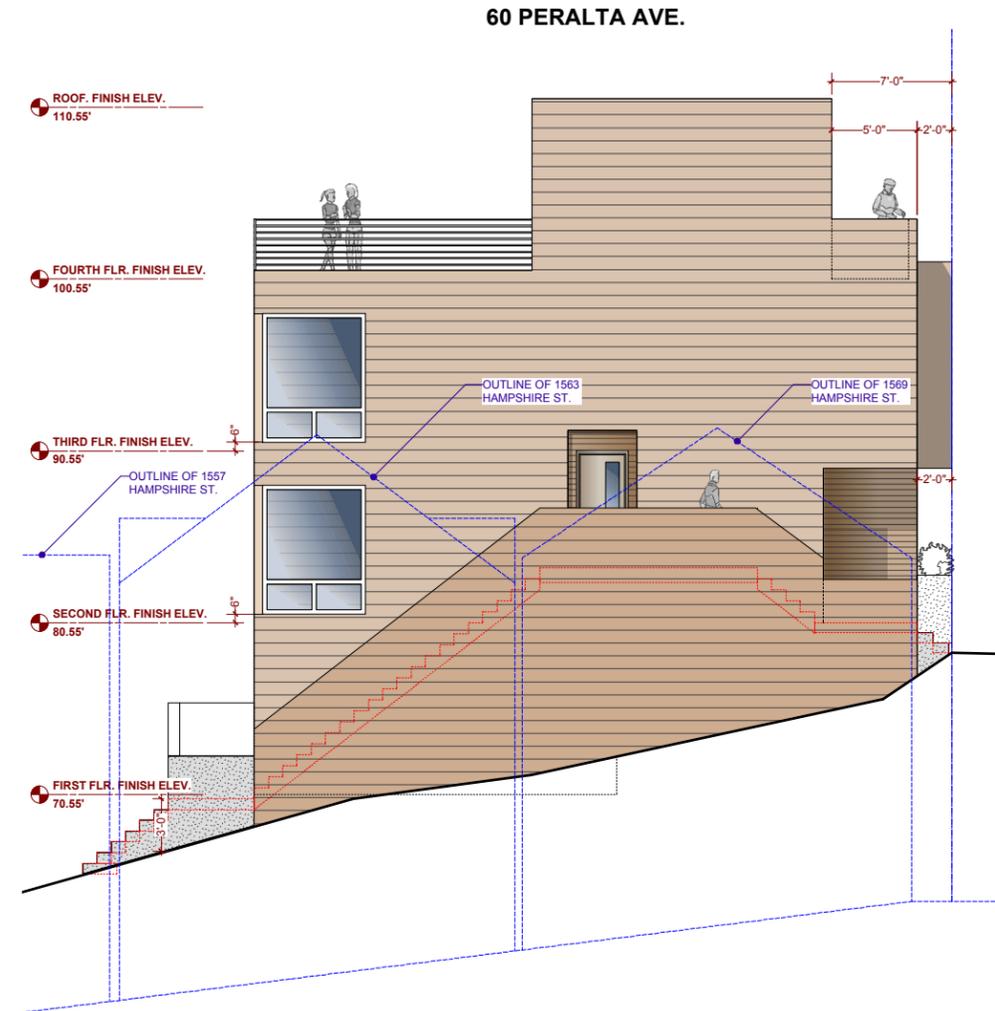
54-60 PERALTA AVE.
SAN FRANCISCO, CA





Proposed Left Elevation (Southwest)

3/32" = 1'-0"



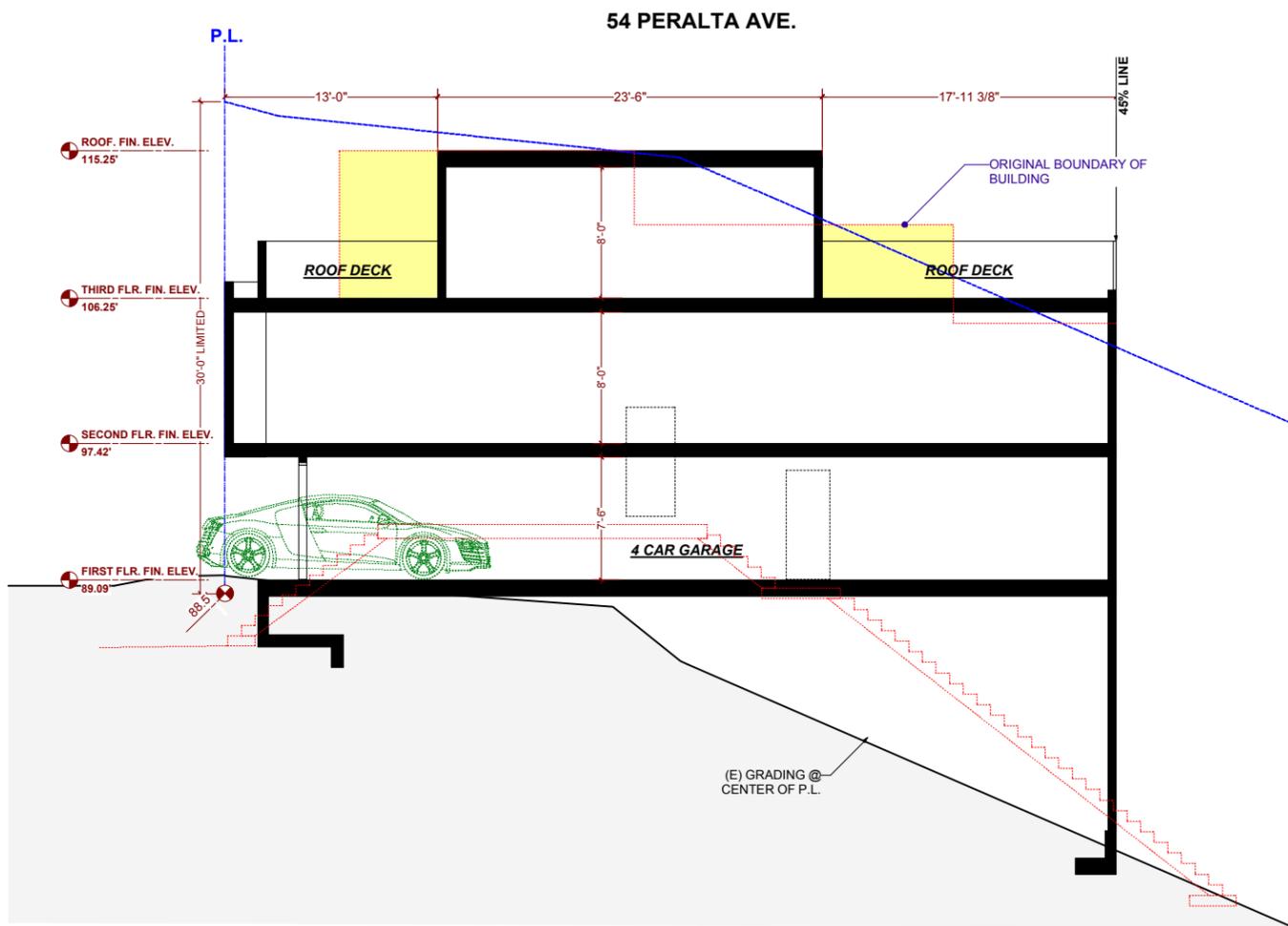
Previous Left Elevation (Southwest)

3/32" = 1'-0"

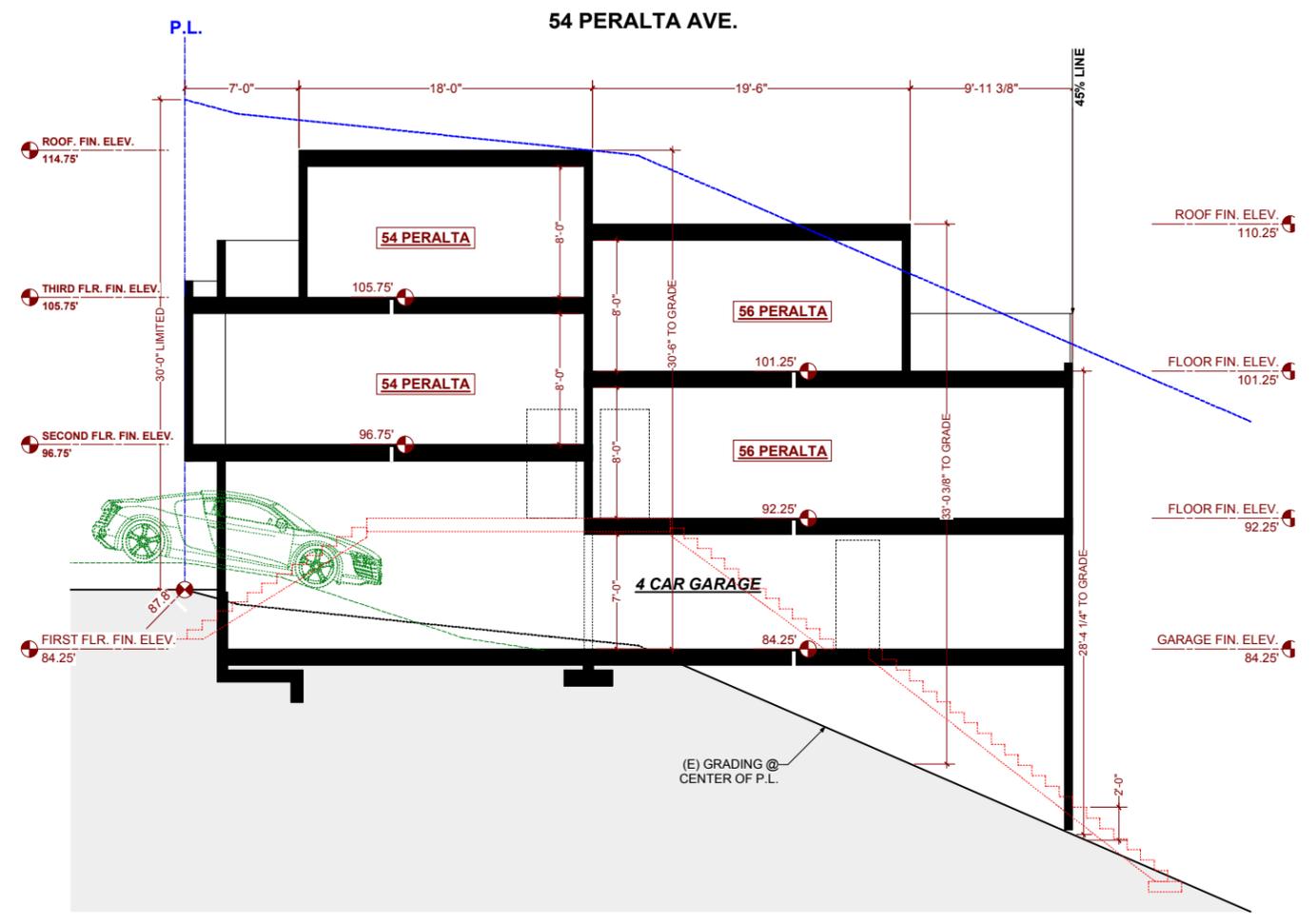
New Proposed VS Previous Submittal

54-60 PERALTA AVE.
SAN FRANCISCO, CA





Proposed Section A-A
3/32" = 1'-0"

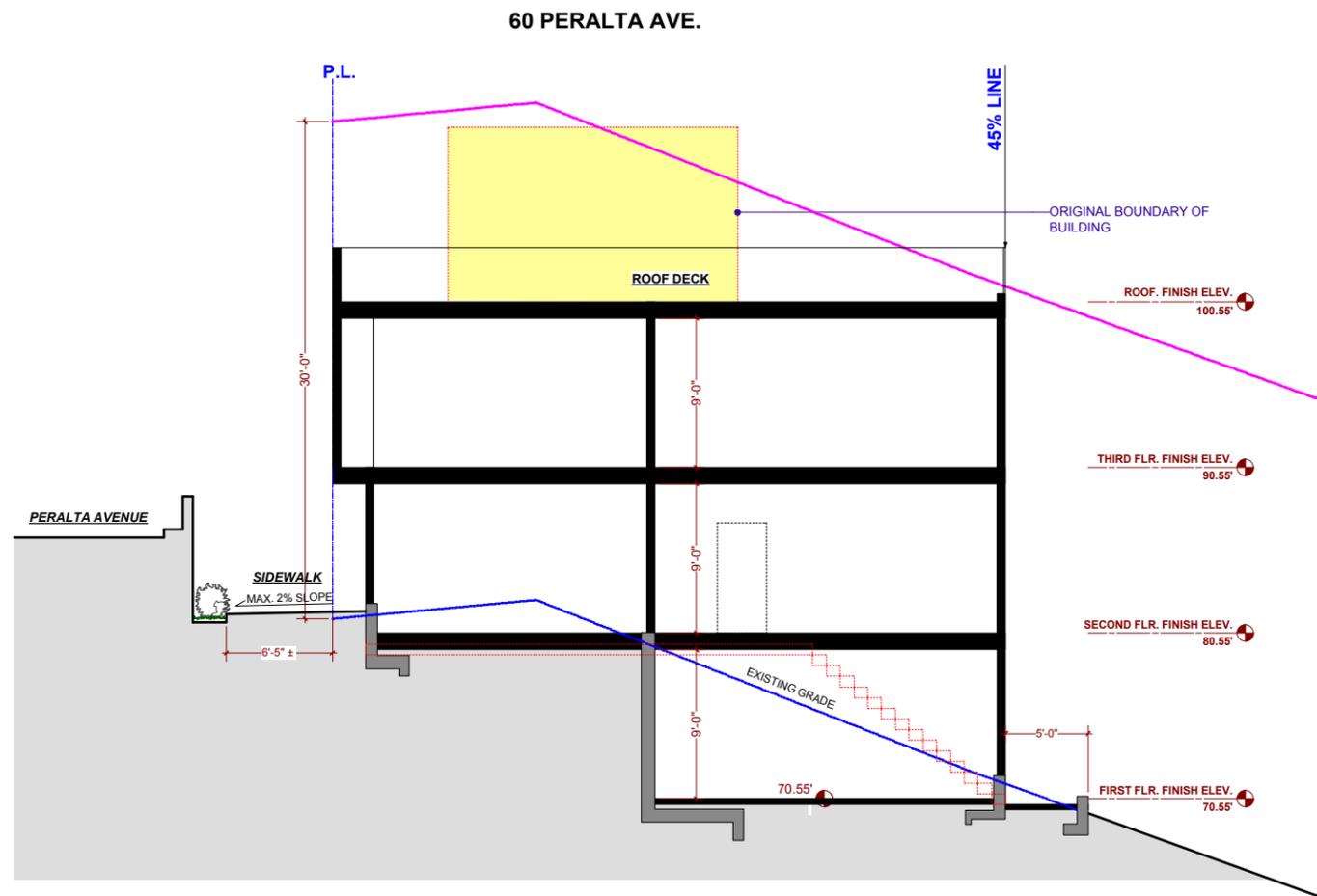


Previous Section A-A
3/32" = 1'-0"

New Proposed VS Previous Submittal

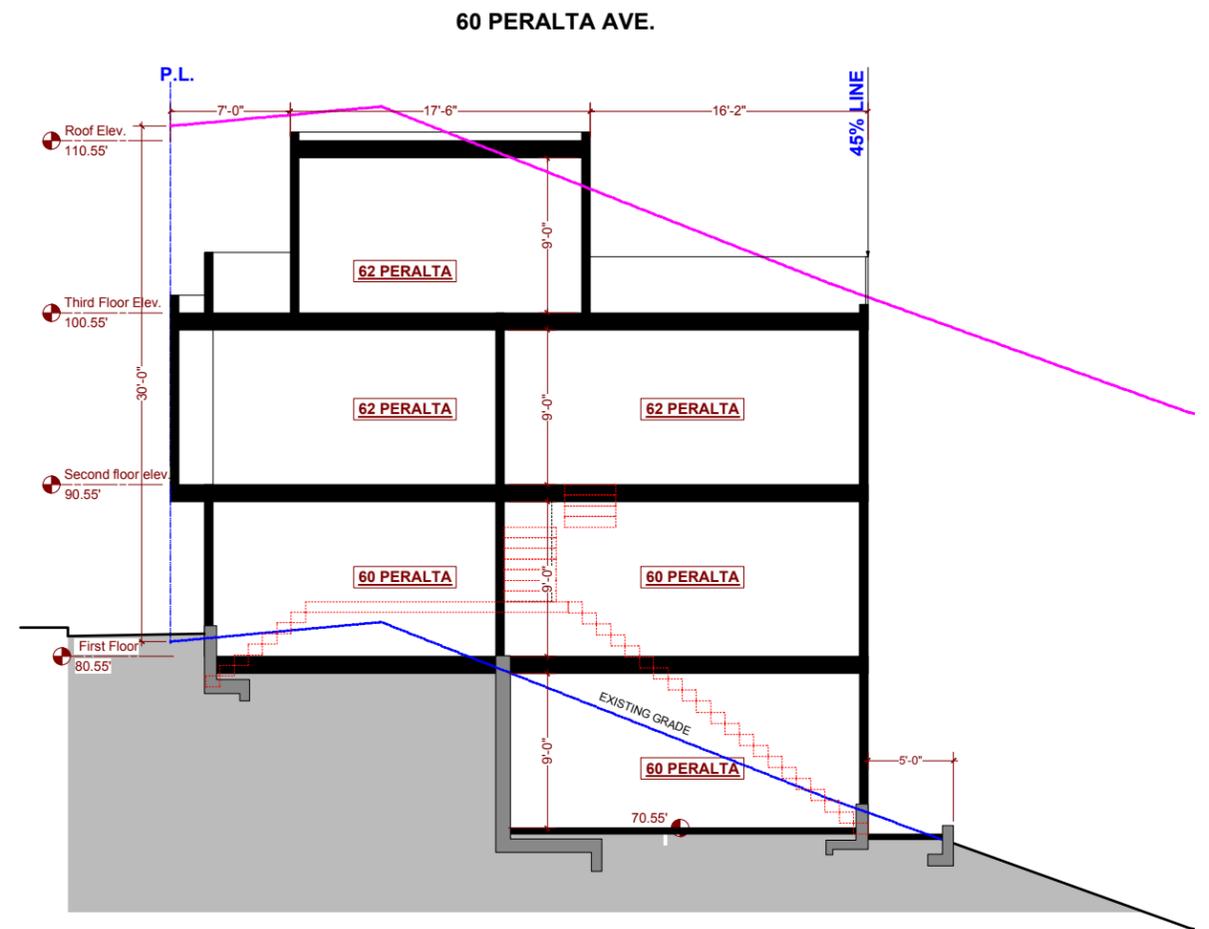
54-60 PERALTA AVE.
SAN FRANCISCO, CA





Proposed Section A-A

3/32" = 1'-0"



Previous Section A-A

3/32" = 1'-0"

New Proposed VS Previous Submittal

54-60 PERALTA AVE.
SAN FRANCISCO, CA



Exhibit E

Sidewalk Plans



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1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

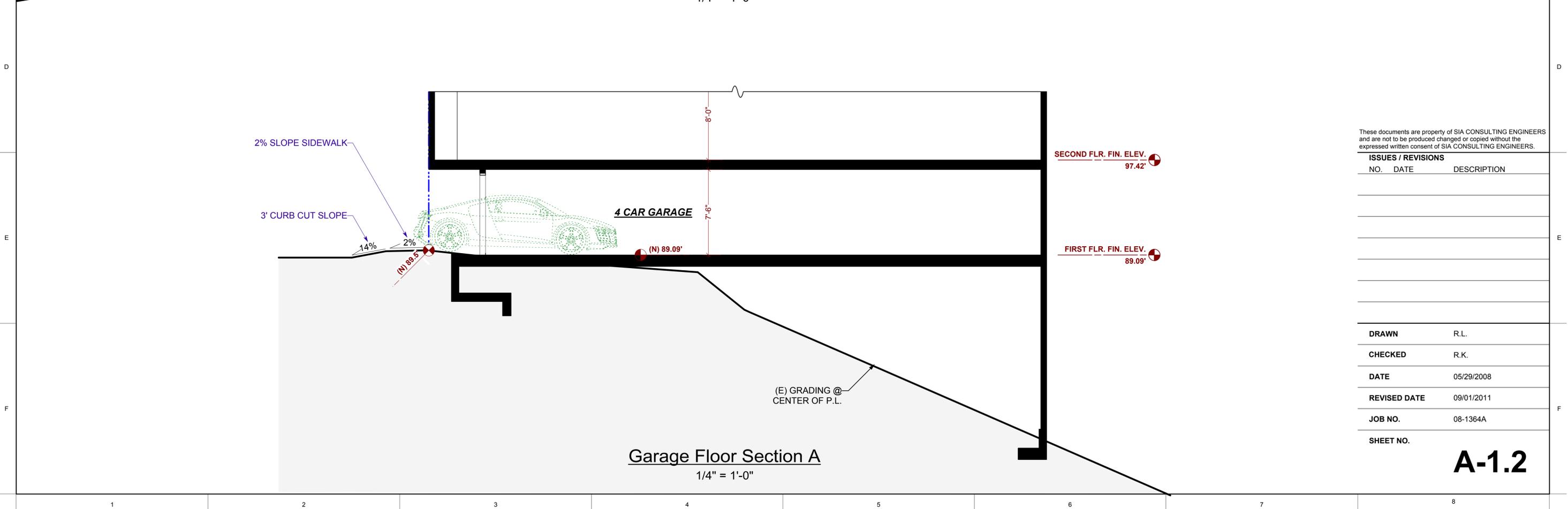
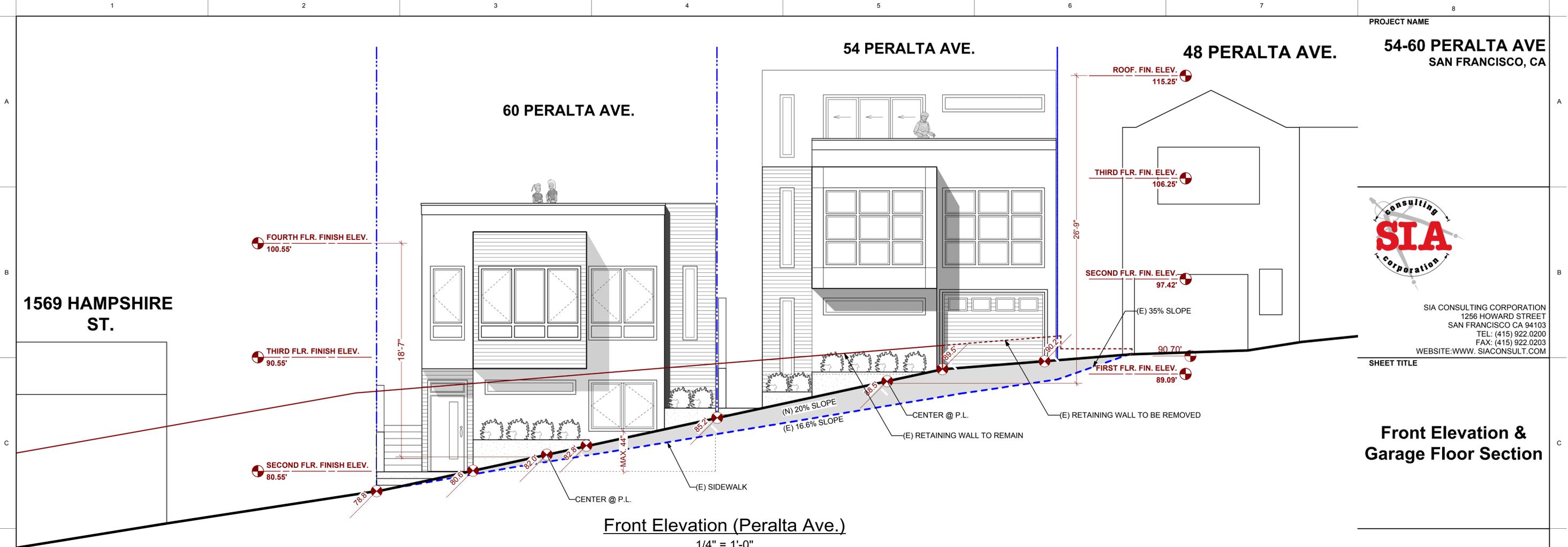
Front Elevation & Garage Floor Section

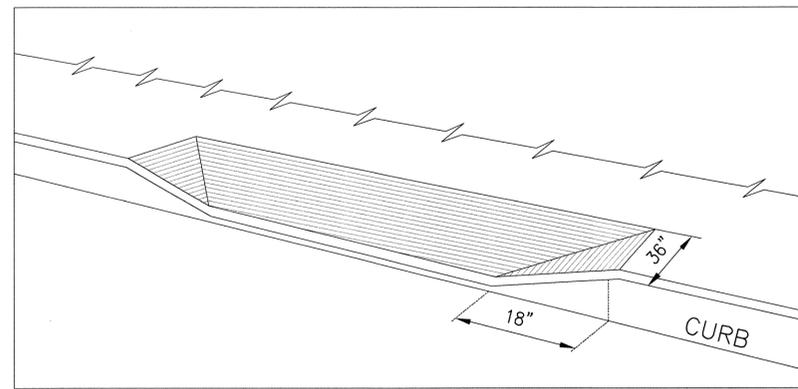
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ISSUES / REVISIONS

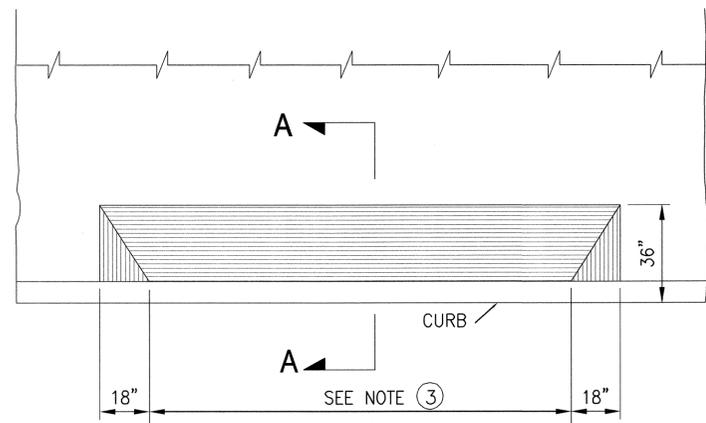
NO.	DATE	DESCRIPTION

DRAWN	R.L.
CHECKED	R.K.
DATE	05/29/2008
REVISED DATE	09/01/2011
JOB NO.	08-1364A
SHEET NO.	A-1.2





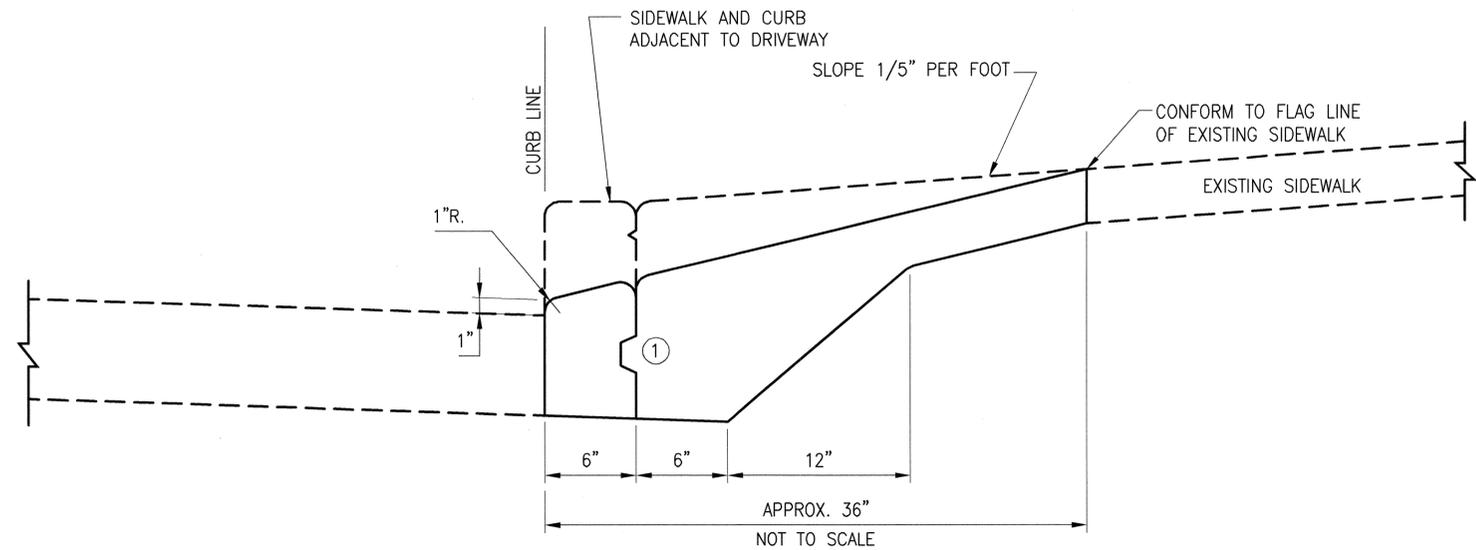
VIEW FROM ROADWAY



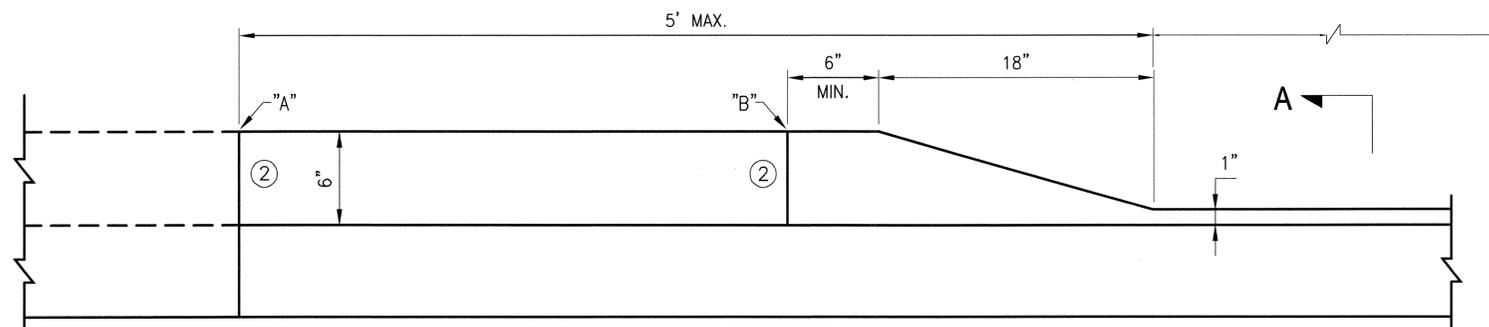
PLAN VIEW OF DRIVEWAY

NOTES:

- ① 2-1/2"x1" LONGITUDINAL JOINT PER STANDARD PLAN 87,173 ONLY IF CURB IS POURED SEPARATELY.
- ② CONCRETE CURB SHALL BE REPLACED TO JOINT "A" IF WITHIN 5 FEET, OR SAWCUT AT POINT "B" IF JOINT IS OVER 5 FEET AWAY. STONE CURB SHALL BE REPLACED TO NEAREST SECTION AND THE ENDS CLEANED AND SQUARED.
- ③ WIDTH OF DRIVEWAY IS 9 FEET STANDARD, 30 FEET MAXIMUM.



SECTION "A-A"



FRONT VIEW

This Standard Plan was developed for use on public works projects in the City and County of San Francisco, and shall not be used without consulting a Registered Professional Engineer. The Department of Public Works reserves the right to make revisions to this Standard Plan at any time.

NO.	DATE	DESCRIPTION	BY	APP.
TABLE OF REVISIONS				
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION				

REFERENCE INFORMATION & FILE NO. OF SURVEYS



BUREAU OF ENGINEERING
 DEPARTMENT OF PUBLIC WORKS
 CITY AND COUNTY OF SAN FRANCISCO

REVIEWED:	DATE:	PLANS APPROVAL DATE:	APRIL 30, 2007
PR	10/01/06	<i>Paul D. De...</i>	4/27/07
DRAWN:	DATE:	SECTION MANAGER	
GY	10/01/06	<i>M...</i>	4/30/07
CHECKED:	DATE:	DEPUTY BUREAU MANAGER	
EK	11/01/06	<i>Jan...</i>	
		BUREAU MANAGER	

STANDARD PLAN	
STREETS AND HIGHWAYS	
DRIVEWAY CONSTRUCTION	

OLD FILE NO.	L-6964.1
FILE NO.	L-19,689.1 CH 3
REV. NO.	87,171

Exhibit E.1

Existing & Proposed Sidewalk Drainage

PROJECT NAME

54-60 PERALTA AVE
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

**Existing & Proposed
Sidewalk Drainage**

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

DATE 05/29/2008

REVISED DATE 09/01/2011

JOB NO. 08-1364A

SHEET NO.

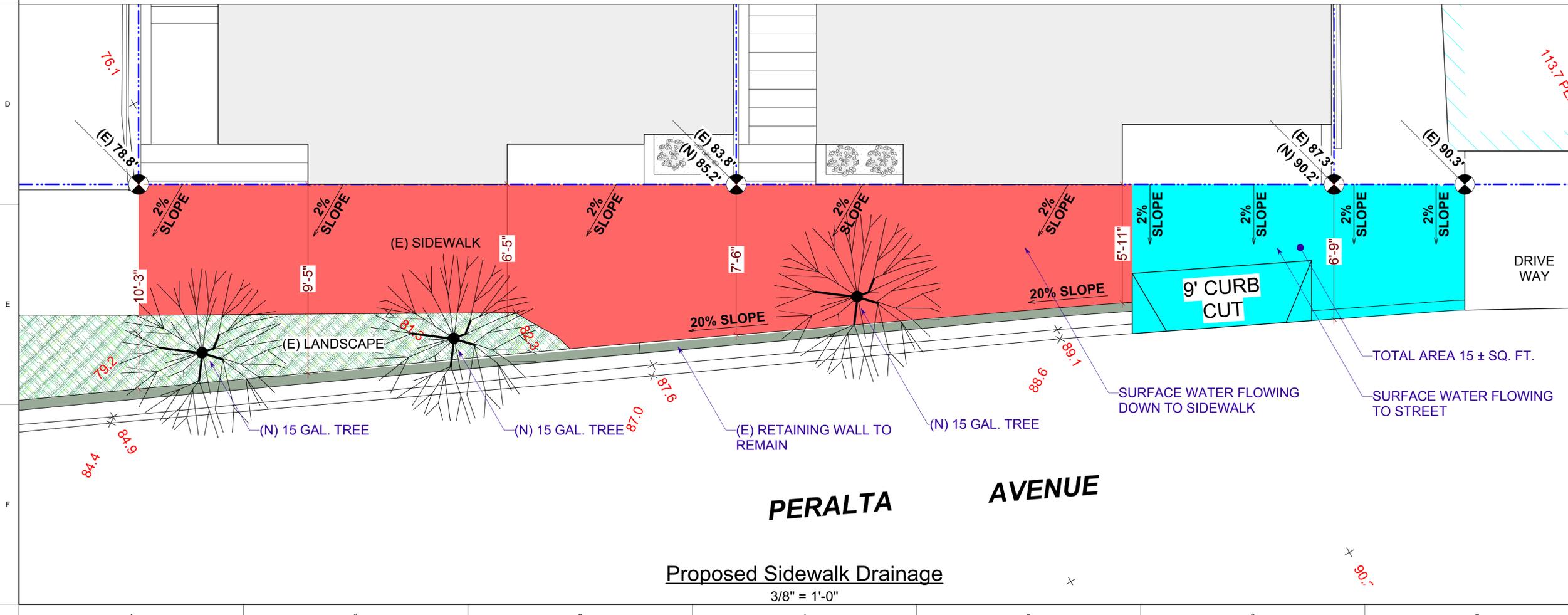
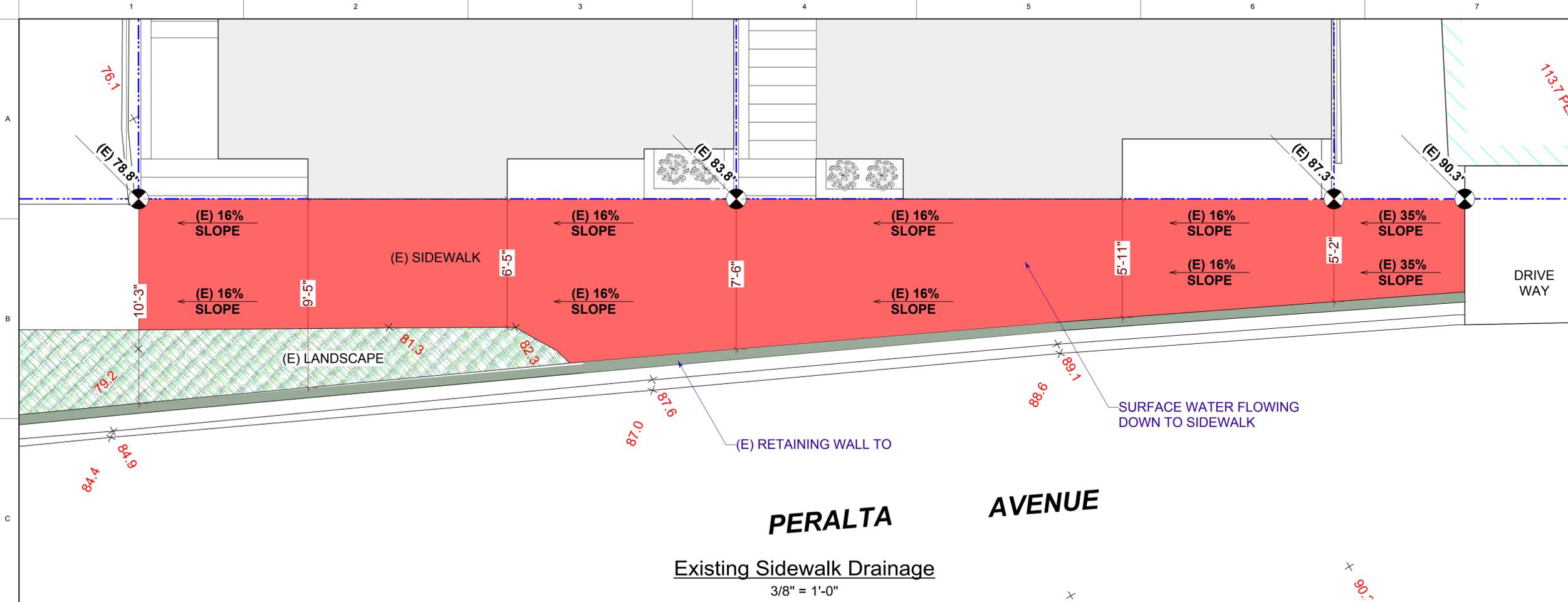
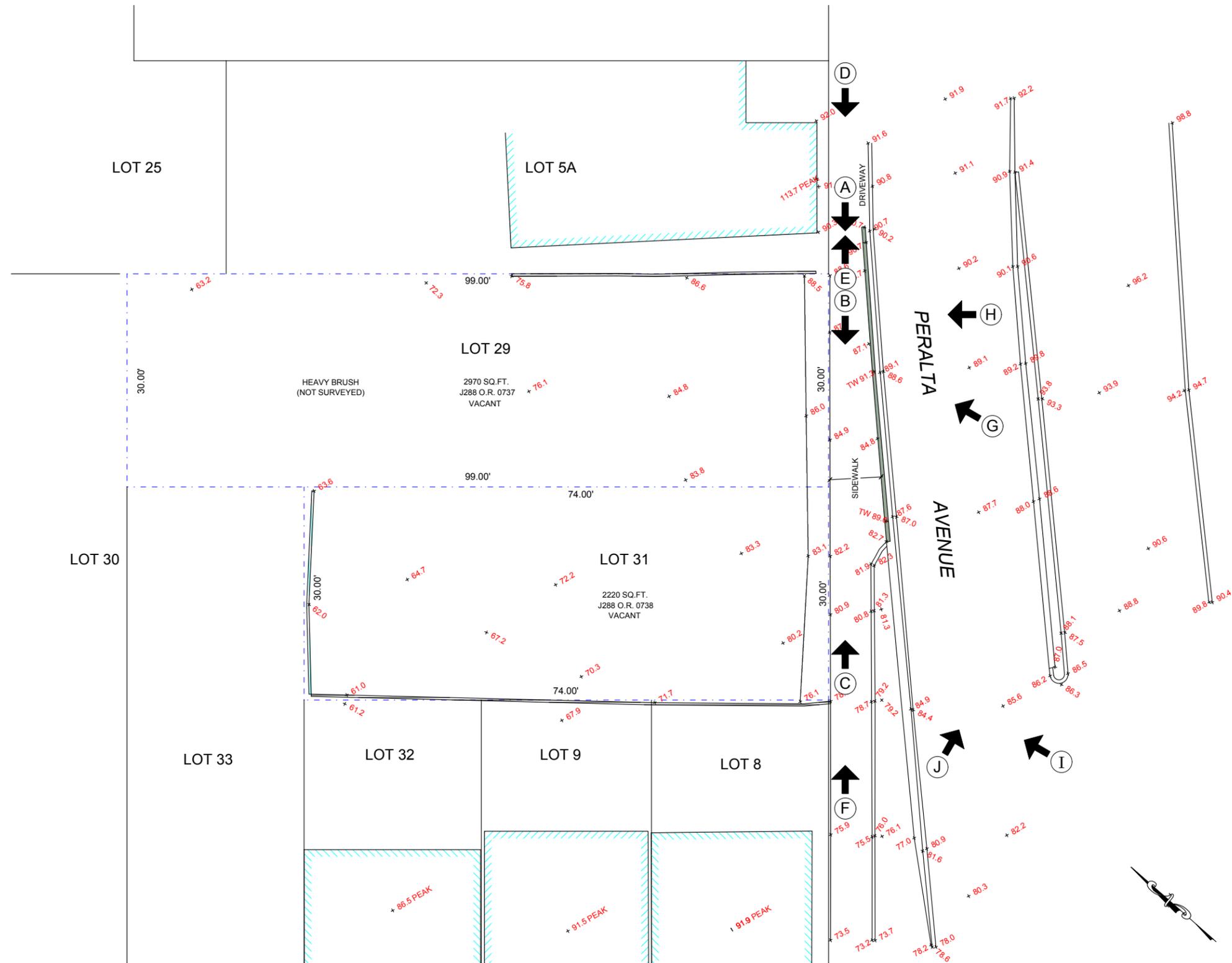


Exhibit F

Photos



SITE PLAN (PHOTO MAP)

A.P.N.: 5512 - 029 & 031

54-60 PERALTA AVE.
SAN FRANCISCO, CA





(A) PERALTA AVE SIDEWALK & RETAINING WALL



(B) PERALTA AVE SIDEWALK & RETAINING WALL

**54-60 PERALTA AVE.
SAN FRANCISCO, CA**





(C) PERALTA AVE SIDEWALK & RETAINING WALL



(D) PERALTA AVE FACINING WEST

54-60 PERALTA AVE.
SAN FRANCISCO, CA





(E) PERALTA AVE SIDEWALK & RETAINING WALL
AT NORTH-EASTERN LOT LINE OF LOT 029



(F) PERALTA AVE SIDEWALK & RETAINING WALL



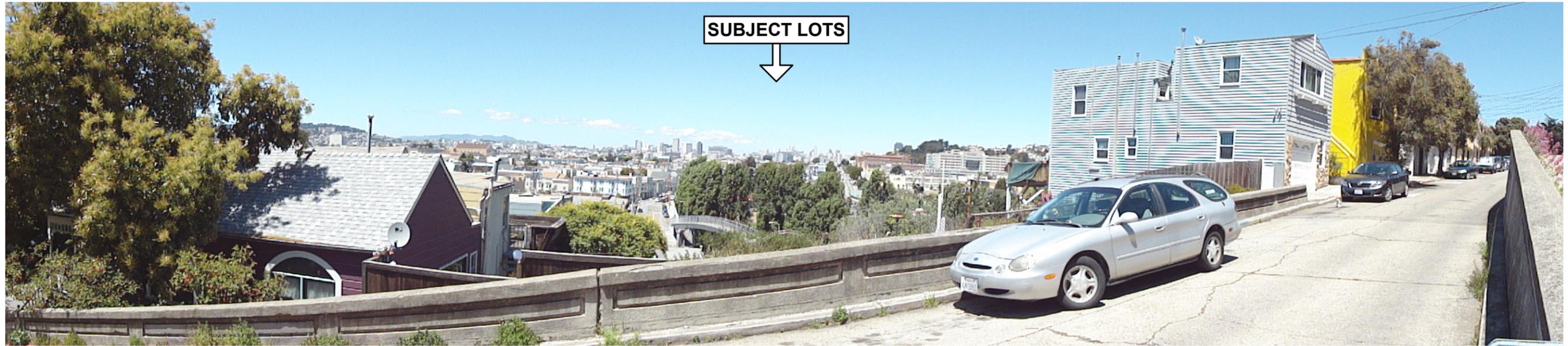
(G) PERALTA AVE RETAINING WALL



(H) PERALTA AVE: PROPERTIES ON THE SAME BLOCK AS SUBJECT LOTS

54-60 PERALTA AVE.
SAN FRANCISCO, CA





(I) PERALTA AVE: PROPERTIES ON THE SAME BLOCK AS SUBJECT LOTS



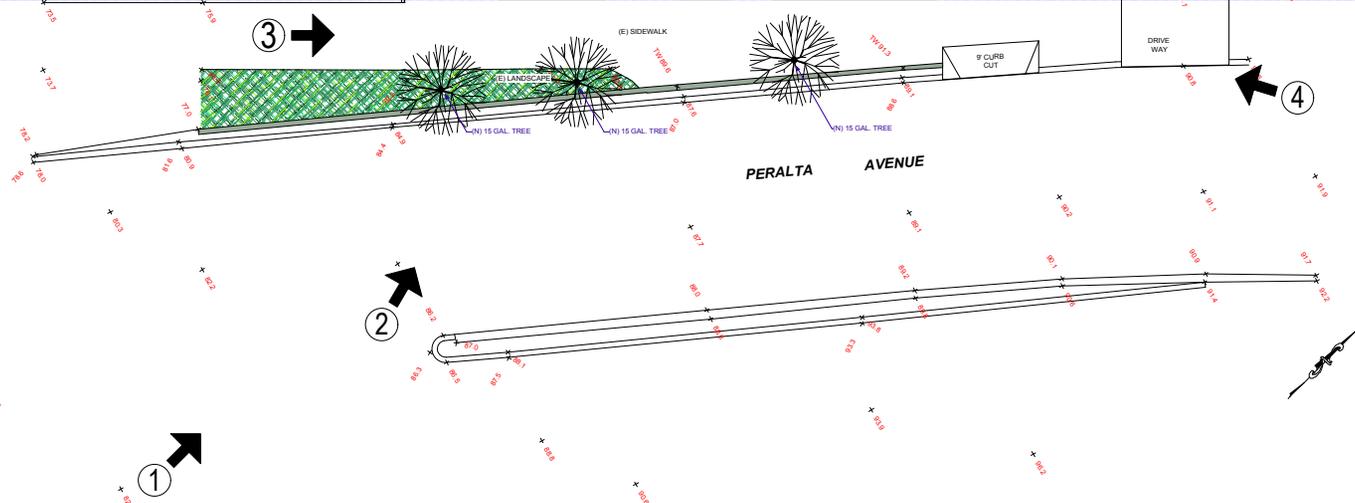
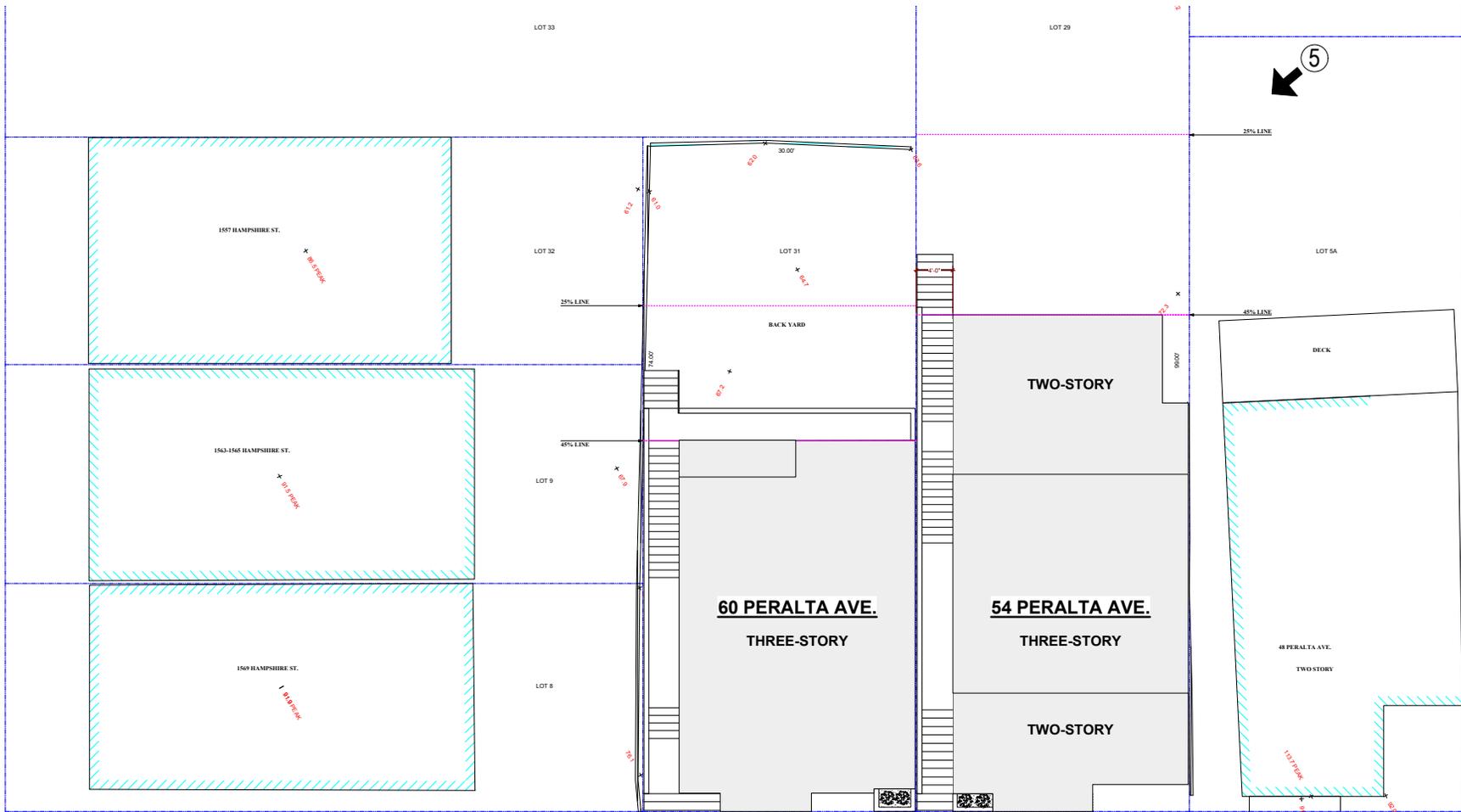
(J) PERALTA AVE: PROPERTIES OPPOSITE OF SUBJECT LOTS

**54-60 PERALTA AVE.
SAN FRANCISCO, CA**



Exhibit G

3D Rendering Photos



SITE PLAN (3D RENDERING LOCATION MAP)

A.P.N.: 5512 - 029 & 031



RENDERING -1
(SHOWING BULK ONLY)



RENDERING -2
(SHOWING BULK ONLY)



RENDERING -3
(SIDE WALK CONDITION)





RENDERING-5

Exhibit H

SEC. 311 Poster



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 31, 2009, the Applicant named below filed Building Permit Application No. 2009.12.31.4050 and 2009.12.31.4052 (New Construction of Two Buildings) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Reza Khoshnevisan	Project Addresses:	54-56 and 60-62 Peralta Ave
Address:	1256 Howard Street	Cross Streets:	Holladay Ave and Hampshire St
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	5512/029 and 031
Telephone:	(415) 922-0200	Zoning Districts:	RH-2 / 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		PROPOSED CONDITIONS		
<input 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 (FOR EACH BLDG)	54-56 Peralta Ave	60-62 Peralta Ave
FRONT SETBACK.....	+/- 2 feet	+/- 2 feet
FRONT SETBACK (at Top Floor).....	+/- 7 feet	+/- 7 feet
SIDE SETBACK.....	+/- 4 feet (southern side)	+/- 4 feet (southern side)
BUILDING DEPTH (Lowest Floor).....	+/- 54 feet 6 inches	+/- 41 feet
REAR YARD.....	+/- 44 feet 7 inches	+/- 33 feet 4 inches
HEIGHT OF BUILDING (from front curb).....	+/- 29 feet	+/- 29 feet
NUMBER OF STORIES (front).....	3	3
NUMBER OF STORIES (rear).....	3 plus Crawlspace	4
NUMBER OF PARKING SPACES.....	4 (2 provided for 60-62 Peralta Ave)	0 (2 provided at 60-62 Peralta Ave)
NUMBER OF DWELLING UNITS.....	2	2

PROJECT DESCRIPTION

The proposal is to construct two new two-family homes on down-sloping adjacent lots (currently vacant), resulting in a total of four new dwelling units. The 52-54 Peralta Ave building will contain four off-street parking spaces, of which two will be reserved for the units in the proposed adjacent building at 60-62 Peralta Ave, resulting in one off-street parking space for each of the four new units. Providing only four parking spaces for the two buildings requires a variance from Planning Code Section 242(e). The parking variance for this project is tentatively scheduled to be heard by the Zoning Administrator on September 22, 2010. Separate notice will be issued for the variance hearing.

PLANNER'S NAME: Corey Teague

PHONE NUMBER: (415) 575-9081

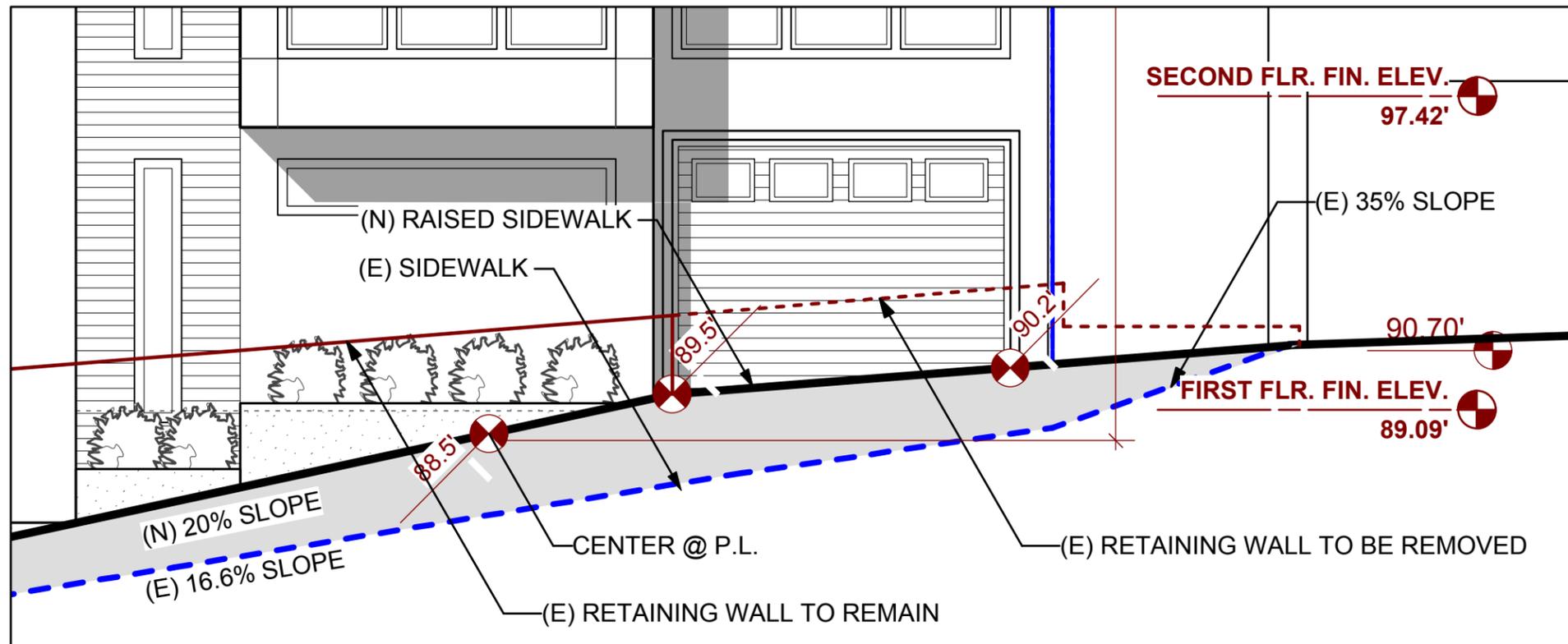
EMAIL: corey.teague@sfgov.org

DATE OF THIS NOTICE: _____

EXPIRATION DATE: _____

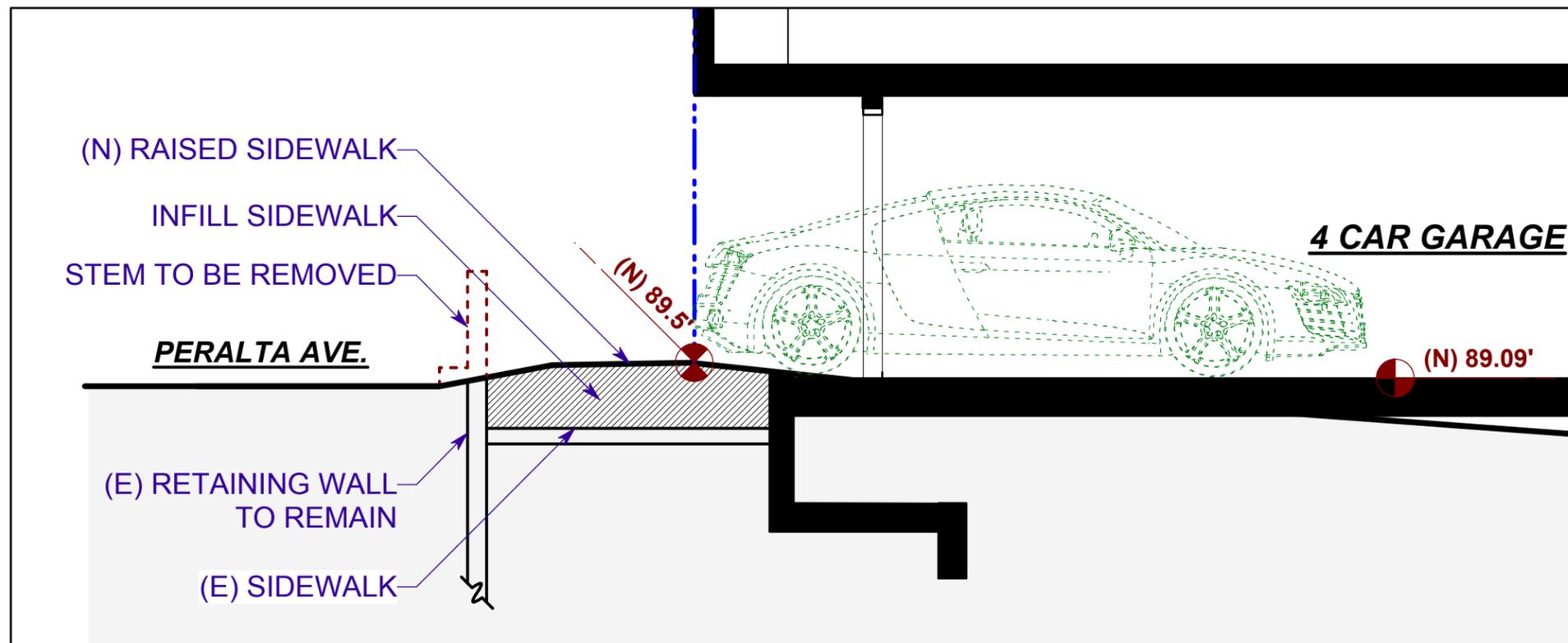
Exhibit I

Proposed Sidewalk Cut & Fill



Front Elevation

1/4" = 1'-0"



Section

1/4" = 1'-0"

Proposed Sidewalk Cut & Fill

54 PERALTA AVE.
SAN FRANCISCO, CA



Exhibit J

Emails

From: Bob Besso (11 items)

	 From: Bob Besso (11 items)	RE: Exterior Lighting Re: 54-62 Per...	25 KB	Thu 9/1/2011 6:37 PM	
	Bob Besso	RE: 54-62 Peralta	21 KB	Mon 8/29/2011 7:52 PM	
	@ Bob Besso	FW: Model Lighting Ordinance	1,020 ...	Mon 8/29/2011 7:31 PM	
	@ Bob Besso	FW: Exterior Lighting Re: 54-62 Per...	39 KB	Mon 8/29/2011 7:29 PM	
	Bob Besso	FW: 54-62 Peralta	14 KB	Sat 8/27/2011 9:25 AM	
	Bob Besso	video 54-62 Peralta	10 KB	Mon 4/4/2011 1:46 PM	
	Bob Besso	I added you as a friend on Quepa...	14 KB	Fri 3/18/2011 5:43 PM	
	Bob Besso	RE: 54-62 Peralta Ave - Staffing Up...	32 KB	Sun 2/13/2011 4:57 PM	
	Bob Besso	RE: 54-62 Peralta Ave - Staffing Up...	30 KB	Wed 2/9/2011 9:56 PM	
	Bob Besso	RE: 54-62 Peralta Ave - Staffing Up...	13 KB	Wed 2/2/2011 4:36 PM	
	Bob Besso	RE: 54-62 Peralta Ave - PC Hearing ...	9 KB	Fri 12/10/2010 1:28 PM	

[-] To: 'Bob Besso' (3 items)

 @ 'Bob Besso'	54-60 Peralta	Fri 9/2/2011 4:22 PM	10 MB	
 'Bob Besso'	54-62 Peralta details	Mon 7/25/2011 2:17 PM	10 KB	
 'Bob Besso'	54-62 Peralta Ave - meeting	Sat 1/29/2011 10:36 AM	8 KB	

[-] To: 'Bob Besso'; Teague, Corey (1 item)

 @ 'Bob Besso'; Teague, Corey	54-62 Peralta	Mon 8/29/2011 11:25 AM	611 KB	
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Reza Khoshnevisan

From: Reza Khoshnevisan
Sent: Friday, September 02, 2011 4:22 PM
To: 'Bob Besso'
Cc: Teague, Corey
Subject: 54-60 Peralta
Attachments: 54 peralta ave-Parking Illustration.pdf; 54 peralta ave-Single family.pdf; 54 peralta-Retaining wall cut illustration.pdf

Hi Bob;

I never said that you are making unreasonable demands, I said that your demands would undermine the feasibility of 54 Peralta. This is due to the fact that if we remove the top floor, the living area would be reduced to Approx. 1,300 S.F. and the cost of construction of this building would be close or higher than the value of the unit. In addition both planning department including the 6 member design team (RDT) and the Bernal height neighborhood association whom helped to write the Bernal Heights special use district guidelines agree that our latest design is in character with the planning code, City of San Francisco Design Guidelines and the intent of the Bernal heights special use districts ordinance.

As for the communication, I am very disappointed that you are saying that I am not available for meeting where in the 2 neighborhood meetings that we had since our commission hearing I stated several times that I am only a phone call away and that I would be prepared to meet with you guys anytime. And during both meeting I brought 3 sets of 11X17 & one set of the full size plans and I left all the reduced sets in the room. I know that the Bernal heights took one set last time so one of you guys must have the other 2 sets.

As for the garage, our parking level is now at the sidewalk level therefore it would not cause any more safety concerns than thousands of other homes in the neighborhood. If you recall in my last email I sent you the new garage level, section and illustration of how each car maneuvers in to its spot and asked you to contact me if you had any questions. In addition please understand that drafting these revisions are not a press of a button, we spend hours analyzing and drafting these revisions which are time consuming and add additional expense to the owner. Also, if I verbally and in writing agreed that I will comply with the lighting ordinance and that I would even hire a specialized lighting consultant to make sure that the traffic coming in & out of the building as well as the pedestrians walk ways are well lit, why is this not good enough. I think that it is reasonable for me not to prepare detailed construction set until I know the extend and the agreed upon bulk of the building.

Having said all of this, again I am emphasizing that I am available to meet on a very short notice. We just polished up the attached plans and dropped them off to planning department. I am more than willing to drop off as many sets as you need to your house for your review. We have a hearing date set on September 22nd but that's almost 3 weeks away and I am still hopeful that during this time we can reach an agreement. I can hold a meeting in my office or I can come to you so that we can discuss the proposal in greater detail. I wish everybody in the neighborhood a Happy and safe labor day weekend and I'm looking forward to hearing from you soon

Kindest regards;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203
Cell: 650.773.1862

From: Bob Besso [mailto:bobbesso@hotmail.com]
Sent: Thursday, September 01, 2011 6:36 PM

To: Reza Khoshnevisan
Cc: Teague, Corey
Subject: RE: Exterior Lighting Re: 54-62 Peralta
Importance: High

Reza,

We are very disappointed to hear that you think that we are making unreasonable demands. We have talked once to you since our last community meeting where you promised to provide both lighting details and a parking specifics. We received parking specifics this week, and the lighting specifics have yet to be developed. Furthermore, while you showed us the modified designs at the last community meeting, you did not provide a copy for us to take home and review! Since then, plans have evidently been modified with thinner floors, but we have no ability to review the new plans.

In my first and only conversation with the owner since the DR hearing, he stated that he wanted to avoid another DR by complying with all Special Use District Guidelines. Clearly that is not the case as there is, evidently, still an uncharacteristic third floor on 54 Peralta, and it is still higher than the adjoining 48 Peralta property, which is clearly inconsistent with SUD Guidelines, regardless of mitigating setback.

Because we were never provided with revised plans, we don't know what the buildings will look like, the actual dimensions or square footage, the new elevations, or how it will be lit. We still are not convinced that the parking scenario is likely to be used and/or is safe because we don't have elevations, nor are we convinced that the curb cut and retaining wall removal will not cause safety issues to adjoining properties.

The Planning Commission clearly instructed you and the owner to work with the neighborhood to resolve the issues. Since the DR hearing we have had one community meeting where promises were made but not produced, and couple of emails and one phone conversation. Now it sounds like you are throwing your hands up, saying we are unreasonable. We believe that any reasonable person would conclude that you and the owner have not provided what you promised and you have not provided us with an ample opportunity to respond to the plans.

If that is the extent of your effort to fulfill your obligations to the Neighborhood as directed, than we will be prepared to present our position to the Planning Commission.

Respectfully,

Bob Besso

From: reza@siaconsult.com
To: rd.kimball@yahoo.com
CC: bobbesso@hotmail.com; corey.teague@sfgov.org
Date: Thu, 1 Sep 2011 14:31:17 -0700
Subject: RE: Exterior Lighting Re: 54-62 Peralta

I really think the document is well thought of and it would be great to incorporate them on our plans therefore we are committed to comply with the lighting ordinance, But we have to make sure that this is the final request. We have a really short time to submittal deadlines for the Sep.22nd commission meeting and unless I am assured that there will be no other outstanding issues such as removal of one full level off the 54 Peralta, I will not be able to complete the lighting plan this week. Due to the Labor Day Weekend, I am short staffed and it would be physically impossible.

Thanks;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

From: Rochelle Kimball [mailto:rd.kimball@yahoo.com]
Sent: Thursday, September 01, 2011 1:31 PM
To: Reza Khoshnevisan
Cc: Bob Besso; Teague, Corey
Subject: RE: Exterior Lighting Re: 54-62 Peralta

We need to see a lighting specification & plan to agree to proceed. That is what you agreed to & promised at the last neighborhood meeting. We will hold you to it. You said it was no problem for you. Just follow my exterior lighting document I sent & you will have it. Shouldn't need a lighting designer to do this, but if you do, do it now please.

Bob Besso will be writing to you with other concerns.

Thank you,
Rochelle

--- On **Thu, 9/1/11, Reza Khoshnevisan** <reza@siaconsult.com> wrote:

From: Reza Khoshnevisan <reza@siaconsult.com>
Subject: RE: Exterior Lighting Re: 54-62 Peralta
To: "Rochelle Kimball" <rd.kimball@yahoo.com>
Cc: "Bob Besso" <bobbesso@hotmail.com>, "Teague, Corey" <corey.teague@sfgov.org>
Date: Thursday, September 1, 2011, 8:17 PM

Hi Rochelle;

We are willing to attach the lighting ordinance to my plans at this point and to promise to hire a lighting designer to prepare a detailed set of plans that complies with the ordinance as part of the construction set but we need to know this is the only remaining concern and that once we agree to this Bob will withdraw his request for discretionary review.

Thanks;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

From: Rochelle Kimball [mailto:rd.kimball@yahoo.com]
Sent: Thursday, September 01, 2011 12:51 PM
To: Reza Khoshnevisan
Cc: Bob Besso; Teague, Corey
Subject: Fw: Exterior Lighting Re: 54-62 Peralta

Too many distractions today. Phone ringing off hook. HERE it is again.
Rochelle

From: Rochelle Kimball <rd.kimball@yahoo.com>
Subject: Fw: Exterior Lighting Re: 54-62 Peralta
To: reza@siaconsulting.com
Cc: "Bob Besso" <bobbesso@hotmail.com>, "Corey Planning Commission"

<corey.teague@sfgov.org>

Date: Thursday, September 1, 2011, 7:40 PM

Attached is Exterior Lighting document given to you at last planning meeting.

Thank you,

Rochelle Kimball

Reza Khoshnevisan

From: Reza Khoshnevisan
Sent: Monday, July 25, 2011 2:17 PM
To: 'Bob Besso'
Subject: 54-62 Peralta details

Hi Bob;

I hope that all is well, I have received the Bernal heights neighborhood Associations comments and we are in full agreement of the terms including moving the top floor of 54 Peralta back by 6'. below are some clarifications as far as how the turn table works, The following is a youtube clip & details that explains the operation of this device please circulate this to the interested neighbors, I will bring the specs for your review tonight.

<http://www.youtube.com/watch?v=jrovSnboM80&NR=1>

<http://www.klausparking.com/products/Turntables.aspx>

Kindest regards;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

Reza Khoshnevisan

From: Reza Khoshnevisan
Sent: Saturday, January 29, 2011 10:36 AM
To: 'Bob Besso'
Subject: 54-62 Peralta Ave - meeting

Hi Bob;
Got your message, Feb 7th at 7 pm, works fine.

Have a great weekend;
Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

Reza Khoshnevisan

From: Reza Khoshnevisan
Sent: Monday, August 29, 2011 11:25 AM
To: 'Bob Besso'; Teague, Corey
Subject: 54-62 Peralta
Attachments: 54-60 peralta ave-Single family.8.29 parking.pdf

Hi Bob;

I worked on another revision so that we can get all your issues resolved, one of the issues you guys have is the is you don't like it that the garage is 18" below the sidewalk. The following file shows that we now raised the garage finish floor almost to the side walk level. The way this is achieved is that we reduced the thickness of the floors from 14" to 10". This is done by providing beams at each level at the centre of the building so that we could use, this would raise the construction cost by a great deal and I haven't really talked about this with client but I think that he would be open to it. In addition we lowered the ceiling height at garage so that we could level the garage with the side walk.

As far as drainage as I presented we are using the DPW standard details that is used all over town including street that are much steeper than Peralta. Also I have an illustration for the parking maneuvering for your review. I still don't have the Bernal Heights but I am under impression that we have for most part satisfied neighborhood associations concerns. I am really hopeful that you guys see the effort we are making to make these building fit in with the block and hopefully there is no need for another planning commission meeting. Please let me know if you have any questions I am ready to meet if you like to resolve any remaining issues.

Kindest regards;

Reza Khoshnevisan
SIA Consulting Corp.
1256 Howard Street
San Francisco, Ca. 94103
Tel: 415.922.0200, ext.108
Fax: 415.922.0203

From: Bob Besso [<mailto:bobbesso@hotmail.com>]
Sent: Saturday, August 27, 2011 9:25 AM
To: Teague, Corey
Cc: Reza Khoshnevisan
Subject: FW: 54-62 Peralta

FYI: Communication with our block club.

From: bobbesso@hotmail.com
To: FNEBHNBC
Subject: 54-62 Peralta
Date: Sat, 27 Aug 2011 09:14:51 -0700

Hi All,

I talked to Cory Teague at planning this week, he called to ask about our position on the proposed project. I indicated that we had another meeting, and that we reviewed the significant changes made in the plans, but that we have heard nothing since (I believe that Reza was supposed to get back to us with an updated parking diagram). I also told him that we appreciate the significant changes made in the plans, but that we still have concerns relating to the safety and usability of the parking arrangement, the drainage issues related to the curb and retaining wall cut, and the fact that there is still a third floor on 54 Peralta, regardless of the mitigating setback from the front of the building. The third floor

is not compliant with the step-down component of our Special Use District which indicates that buildings be stepped-down consistent with the topography, in this case both West and North sloping.

Please let me know of any oversight or other issues. Corey indicated that we are still scheduled for Discretionary Review on September 22nd, and he asked that I copy him on significant communications.

Thanks,
Bob Besso

Reza Khoshnevisan

From: Bob Besso [bobbesso@hotmail.com]
Sent: Saturday, August 27, 2011 9:25 AM
To: Teague, Corey
Cc: Reza Khoshnevisan
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Please let me know of any oversight or other issues. Corey indicated that we are still scheduled for Discretionary Review on September 22nd, and he asked that I copy him on significant communications.

Thanks,
Bob Besso

Reza Khoshnevisan

From: Bob Besso [bobbesso@hotmail.com]
Sent: Monday, April 04, 2011 1:46 PM
To: Reza Khoshnevisan
Subject: video 54-62 Peralta

Hi Reza,

Talked to Tom yesterday. He said you're working on new plans for two single family homes for the site. He also asked that I send you the link to the video that was discussed at the hearing. Here is the link

<http://www.youtube.com/watch?v=ZBOMN-OAI1Q>

Bob Besso

415-760-1837 begin_of_the_skype_highlighting 415-760-1837 end_of_the_skype_highlighting