



SAN FRANCISCO PLANNING DEPARTMENT

Mandatory Discretionary Review Analysis

Dwelling Unit Merger HEARING DATE: OCTOBER 24, 2013

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

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Information:
415.558.6377

Date: October 17, 2013
Case No.: **2013.0126AD**
Project Address: **1164 FULTON STREET**
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lots: 0777/011
Project Sponsor: Ewa Robinson, Janice and John Conomos
c/o Patrick Perez
Design Pad Architecture
5429 Telegraph Avenue
Oakland, CA 94609
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Do not take Discretionary Review and approve the application**

PROJECT DESCRIPTION

The proposal is to reconfigure the existing four-unit building to a two-unit building by merging the two units on the third floor with the unit on the second floor, totaling approximately 3,100 square feet upon completion. The combined unit will contain four bedrooms, three and one-half bathrooms, and other living spaces. The ground floor unit will remain at approximately 500 square feet. The proposal will involve interior renovation related to the removal of interior partitions and kitchen facilities of the units to be merged. A Certificate of Appropriateness has been issued for exterior alterations and expansion to the existing building. A copy of the Historic Preservation Commission's Motion No. 0201 is attached for your reference. While the building is not a landmark, it has been deemed a historic resource and is located within the Alamo Square Historic District.

SITE DESCRIPTION AND PRESENT USE

The subject site, which faces Alamo Square, is located on the north side of Fulton Street between Scott and Pierce Streets in the Western Addition neighborhood. The site has approximately 25 feet of lot frontage with a lot depth of approximately 100 feet, containing approximately 2,500 square feet. It contains a 2-story over garage building, built in 1888. It was designed in the Stick style, but was altered several times in the 20th century.

The existing building contains four dwelling units: a one-bedroom unit (approximately 500 square feet) on the ground floor behind the garage; a one-bedroom flat (approximately 1,400 square feet) on the second floor; and two one-bedroom units (approximately 700 square feet each) on the third floor. The

subject property is within an RH-3 (Residential, House, Three-Family) Zoning District and 40-X Height and Bulk District. The site is also within the Alamo Square Historic District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is in the Western Addition neighborhood, facing Alamo Square park. Approximately eight blocks to the east is the Civic Center, and approximately one block to the west is the Divisadero Street commercial corridor. Further to the west, approximately seven blocks away, are the Panhandle and Golden Gate Park.

Fulton Street is a two-way west and eastbound thoroughfare, connecting the Western Addition to the Richmond District and the Civic Center and the Downtown area. Alamo Square is a major destination for tourism surrounded by Victorian buildings, including the “Painted Ladies,” a block away on Pierce Street.

Buildings to the west, east and north of Fulton Street include primarily low-density residential apartments, ranging from two to four units, with some larger apartment buildings. Alamo Square is directly across the street from the project site.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice for 311	30 days	9/23/2013	10/22/2013	30 days
Posted Notice for DR	10 days	10/14/2013	10/14/2013	10 days
Mailed Notice	10 days	10/14/2013	9/23/2013	32 days

PUBLIC COMMENT

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

Department staff has not received any telephone inquiries or correspondence either in support of or in opposition to the proposed project.

PROJECT ANALYSIS

DWELLING UNIT MERGER (DUM) CRITERIA

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Does the removal of the unit eliminate only owner-occupied housing, and if so, for how long was the unit proposed to be removed owner occupied?

Project Meets Criteria

According to the project sponsors, the three units to be merged were continuously owner-occupied by the former owners, the Vinson family, since 1955. Ms. Verta Vinson, the matriarch of the family, passed away in 2007. Since then, her son and grandsons have resided in the units until the current owners purchased the property in December, 2012. The current owners are parents/in-laws of a married couple residing at 1160 Fulton Street.

2. Is the removal of the unit and the merger with another intended for owner occupancy?

Project Meets Criteria

The combined units will be occupied by two of the project sponsors (husband's parents), while the lower unit on the ground floor will be occupied by the other project sponsor (wife's parent).

3. Will the removal of the unit bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Project Meets Criteria

The prevailing density in the area is primarily two-unit buildings. The density of the subject block ranges from two-family dwellings to four-unit apartment buildings. Within the same zoning district of RH-3 in the immediate area, 59% of the buildings contain two units, while the remaining 41% of the buildings contain three or more units. There are no single-family residences in this zoning district.

4. Will the removal of the unit bring the building closer into conformance with the prescribed zoning?

Project Does Not Meet Criteria

The subject property is zoned RH-3, which would permit three dwelling units. The proposed project will reduce the number of units from four to two.

5. Is the removal of the unit necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

Project Does Not Meet Criteria

There are no design or functional deficiencies in the units to be merged.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objective and Policy of the General Plan:

HOUSING ELEMENT

Objective and Policy

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

Policy 4.2:

Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.3:

Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.

Reconfiguration of the units will provide housing for the project sponsors' extended family.

SECTION 101.1 PRIORITY POLICIES

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

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

This is not applicable since the property is a residential use.

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

The prevailing density in the area is primarily two-unit buildings. The density of the subject block ranges from two-family dwellings to four-unit apartment buildings. There are no single-family residences in this zoning district. The proposed project will reduce the building's unit count from 4 to 2 units.

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

The units to be merged were continuously owner-occupied since 1955.

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

The proposal will not impede MUNI service or overburden streets or neighborhood parking. The project proposes to add one additional parking space, for a total of two spaces upon completion.

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

This is not applicable since the property is a residential use.

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

The proposal will comply with applicable code standards.

7. Landmarks and historic buildings be preserved.

The subject building was built in 1888. A Certificate of Appropriateness has been issued for exterior alterations and expansion to the existing building. While the building is not a landmark, it has been deemed a historic resource and is located within the Alamo Square Historic District.

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

The proposal will not affect any existing parks or open spaces.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines, pursuant to Title 14 of the California Administrative Code.

BASIS FOR RECOMMENDATION

- The project meets a majority of the dwelling unit merger criteria.
- The project is in a predominantly two-unit density area.

RECOMMENDATION: Do not take Discretionary Review and approve the application

Attachments:

Parcel Map

Sanborn Map

Zoning Map

Section 311 Notice

Historic Preservation Commission Motion No. 0201

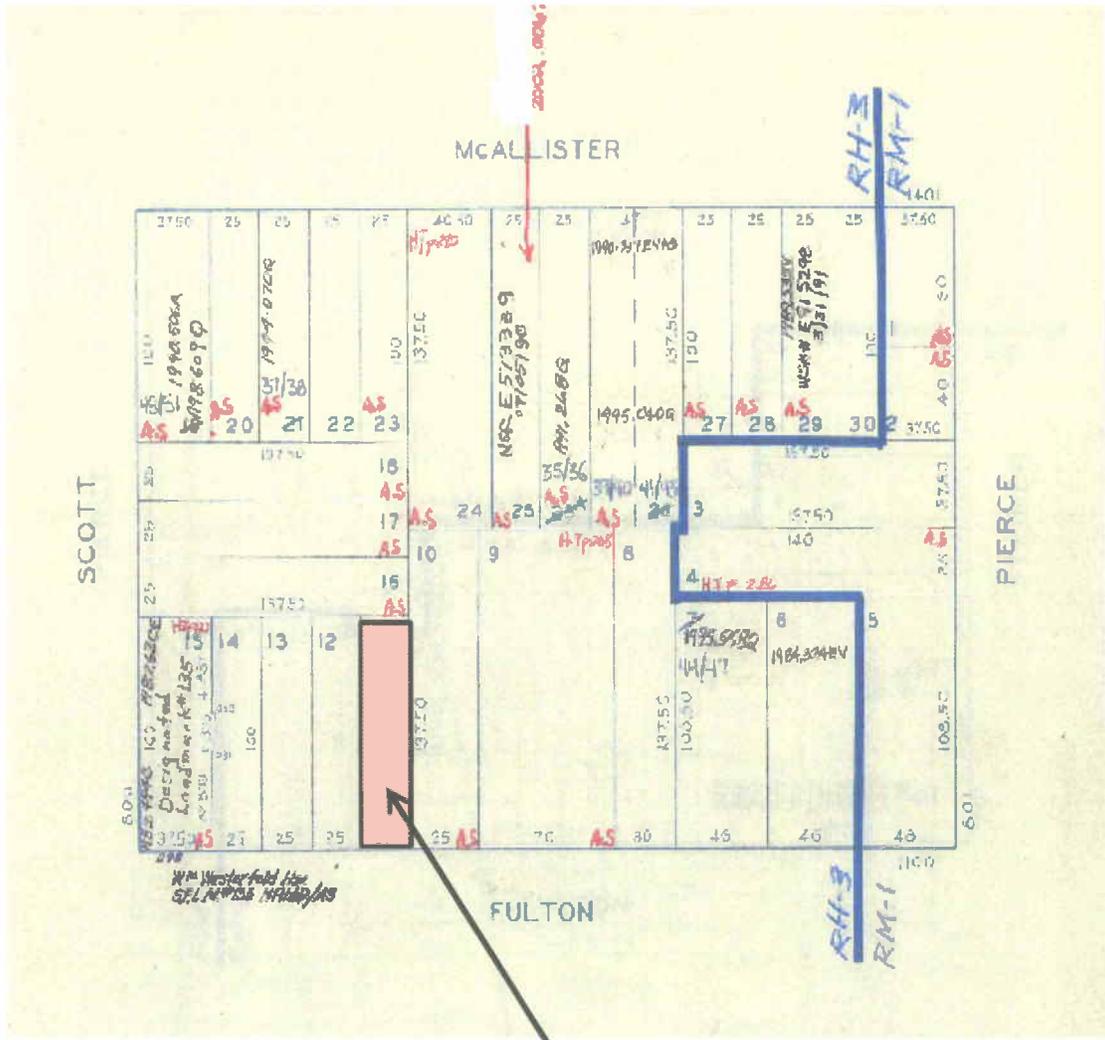
Section 317 Application submittal by Applicant:

- DUM Criteria
- Photographs
- Reduced Plans

mw: g:\documents\DR\1164 Fulton St - DUM per 317.doc

Zoning / Parcel Map

Assessor's Block 0777, Lot 011



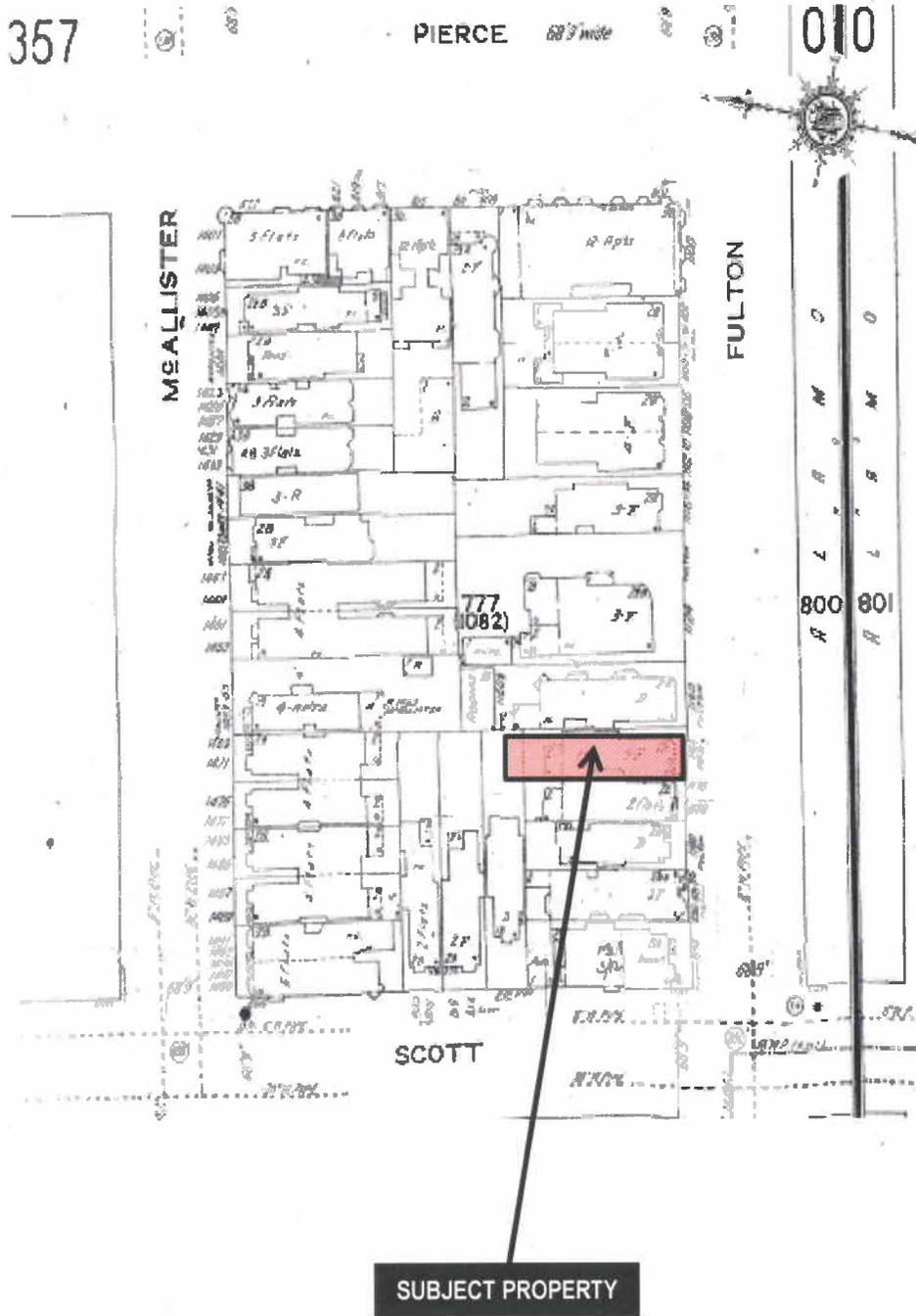
SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
 Case Number 2013.0126D
 1164 Fulton Street

Sanborn Map*

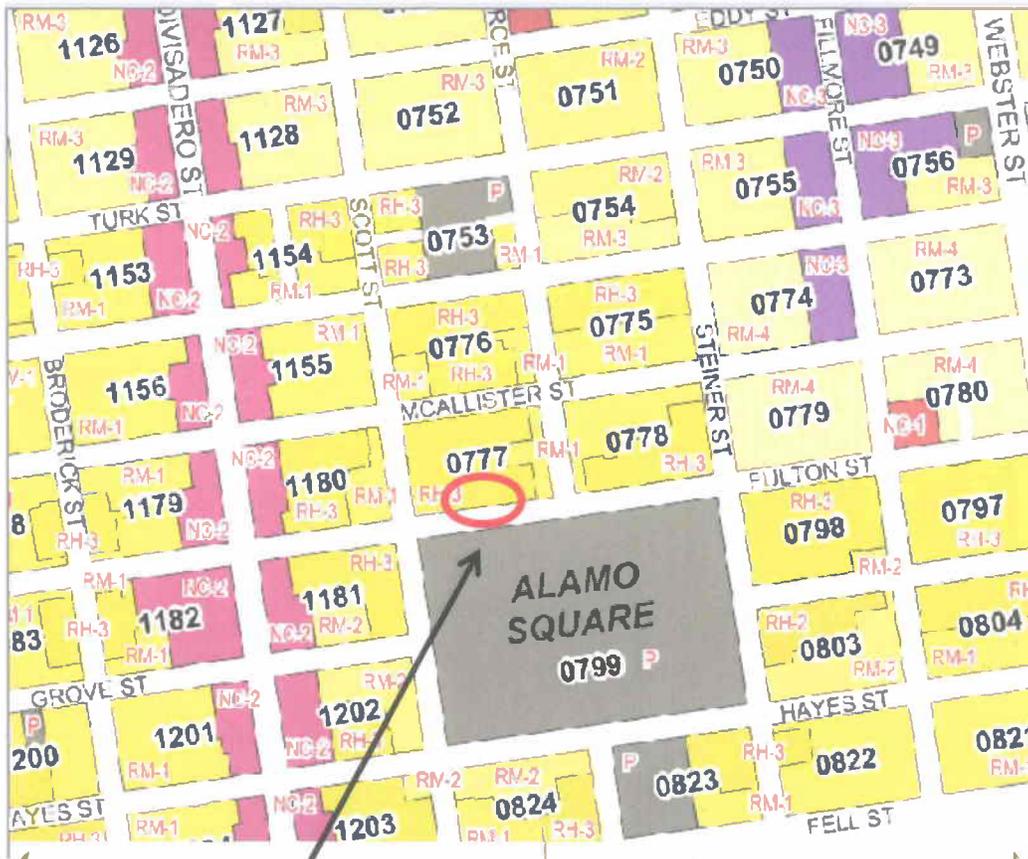
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Mandatory Discretionary Review Hearing
Case Number 2013.0126D
1164 Fulton Street



Zoning Map



PROJECT SITE

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH-DTR TB-DTR

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Mandatory Discretionary Review Hearing
Case Number 2013.0126D
1164 Fulton Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **May 31, 2013**, the Applicant named below filed Building Permit Application No. **2013.05.31.8304S** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1164 Fulton Street	Applicant:	Ewa Robinson, J & TJ Conomos
Cross Street(s):	Scott and Pierce Streets	Address:	1160 Fulton Street
Block/Lot No.:	0777/011	City, State:	San Francisco, CA 94117
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 353-0770

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may 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.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No change
Front Setback	12	No change
Side Setbacks	3.6 feet on east side	No Change
Building Depth	66 feet	No change
Rear Yard	22 feet	No change
Building Height	37 feet	46 feet to roof of stair penthouse
Number of Stories	3	3 plus stair penthouse
Number of Dwelling Units	4	2
PROJECT DESCRIPTION		
<p>The proposal is to (1) restore the façade to its original design per historic photographs; (2) construct a new deck at the rear of the first floor level; (3) construct a new stair penthouse, new roof deck and railing, and new skylights; and (4) reconfigure the existing four-unit building to a two-unit building by merging the two units on the third floor with the unit on the second floor. The reconfiguration of the units is subject to Planning Code Section 317 for dwelling unit mergers. A public hearing before the Planning Commission to consider this merger application (Case No. 2013.0126D) is scheduled for October 24, 2013 at 12:00 p.m. in City Hall, Room 400. Other interior and exterior alterations are also proposed. See attached plans.</p>		

For more information, please contact Planning Department staff:

Planner: Mary Woods
 Telephone: (415) 558-6315
 E-mail: mary.woods@sfgov.org

Notice Date: **09/23/2013**
 Expiration Date: **10/22/2013**

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0201

HEARING DATE: JUNE 5, 2013

Filing Date: February 5, 2013
Case No.: **2013.0126A**
Project Address: **1164 Fulton Street**
Landmark District: Alamo Square
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0777/011
Applicant: Patrick Perez, Architect
5429 Telegraph Avenue
Oakland, CA 94609
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 0011 IN ASSESSOR'S BLOCK 0777, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 5, 2013, Patrick Perez, Architect, (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to modify the existing garage opening at the basement level of the front façade and create a 8'-wide by 7'-tall opening flush with the main wall; to restore the primary façade by recreating and reinstalling horizontal wood siding, wood double-hung windows, window trim and hoods, cornice brackets and panels, the raised entry porch and stair, and other ornamental woodwork based upon historic photographs and physical evidence; to replace the paired windows at the second and third floors on the side (east) façade with tripled windows, salvaging and modifying the historic trimwork to fit the new width; and, to construct a 10'-tall stair penthouse and roof deck with a 42"-tall glass or cable railing at the rear of the building.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 5, 2013, the Commission conducted a duly noticed public hearing on the current project, Case No. 2013.0126A ("Project") for its appropriateness.

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

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2013.0126A based on the following conditions and findings:

CONDITIONS OF APPROVAL

1. That the original paired windows on the secondary east façade be retained without modification.
2. That, as part of the Building Permit, the Project Sponsor shall submit additional information about the historic wood siding on the primary façade, including information on any scarring or shadow lines that denote removed trim and/or decorative details. Department Preservation staff shall conduct a site visit upon removal of the non-historic wood shingle siding. Upon removal of the siding and additional research, the Project Sponsor shall submit a revised façade elevation documenting to Department Preservation Staff for review and approval of the proposed window trim, millwork, and roofing details. New window trim, millwork, and roofing details shall be based upon documentary evidence from original wood siding, and shall accurately reflect the physical evidence, the subject property's original construction and the district's period of significance.
3. That, as part of the Building Permit, architectural drawings shall clearly denote that any existing horizontal wood siding shall be retained and repaired rather than replaced.
4. That, as part of the Building Permit, the Project Sponsor shall provide product specifications for the proposed new front door, entry stair, and porch for review and approval by Planning Department Preservation Staff. The designs shall be compatible with the character of subject building and district.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

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

- The project would retain the residential use on the lot, while restoring the distinctive materials and features of the historic façade based on photographic and building evidence.
- The proposed stair penthouse and roof deck would be minimally visible from the public right-of-way due to their location towards the rear of the building and the tall historic parapet.
- The proposed siding, windows, ornamental woodwork, stairs, and porch details would be designed based upon historic photographs and any evidence left in the building structure so that they would be accurate depictions of the original forms. Where fine-grained details cannot be determined, a simplified and contemporary form would be used.
- If any historic material is uncovered at the front façade and can be feasibly repaired, it would be preserved in place.
- The proposed project meets the requirements of Article 10, Appendix E of the Planning Code.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

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

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

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

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

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

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the rehabilitation of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the existing unit will be retained.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the

Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 011 in Assessor's Block 0777 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 201.0126A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

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

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

I hereby certify that the Historical Preservation Commission **ADOPTED** the foregoing Motion on June 5, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman, and Wolfram

NAYS: None

ABSENT: None

ADOPTED: June 5, 2013



Forood Design and Construction, Inc.

Natalie Forood
License #B-955988

Dear Neighbor,

My name is Natalie Forood and I am the general contractor who has been hired by Anna and Roman Polonsky to remodel their home located at 3124 Baker Street. They recently purchased this home and are very excited to move their young family into such a lovely neighborhood. Anna and Roman have 2 year old twin girls and a six year old boy and plan on living in this home for the foreseeable future.

The project will primarily involve interior upgrades to bring the house up to code and make it functional for the family. It will also include various energy efficiency upgrades such as windows and insulation as well as making their back yard more accessible and convenient. The project scope includes a new deck and extending the master bedroom. Please refer to the attached Pre Application Notice for additional details. We will review the plans at our neighborhood meeting at the project site (3124 Baker Street) scheduled on Sunday, July 14th, 2013 at 1pm as required by the San Francisco Building Department.

I would like to assure you that I will do everything possible to minimize any inconvenience that the construction may pose to you. My team is courteous, neat and considerate. They will take extra precautions when making any deliveries or pulling out into the road.

If you have any questions or concerns, please feel free to call me on my mobile number at 650-678-7844 any time or email me at natalie@foroodconstruction.com.

Below is also the contact information for Anna and Roman.

Anna Polonsky: mobile # 415-845-4168
E-Mail: anulya@earthlink.net

Roman Polonsky: mobile # 415-378-4224
E-Mail: romandra@yahoo.com

Kind Regards,

Natalie Forood

Natalie Forood
On behalf of Anna and Roman Polonsky

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME Ewa B. Robinson, Janice R. Conomos, T. John Conomos	
PROPERTY OWNER'S ADDRESS: 1160 Fulton Street	TELEPHONE: 415) 333-0770 EMAIL: john@dromhusinc.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS: 	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Patrick Perez Same as Above <input type="checkbox"/>	
ADDRESS: designpad architecture 5429 Telegraph Ave., Oakland Ca., 94609	TELEPHONE: 415) 370-7269 EMAIL: patrick@designpad.net

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input type="checkbox"/>	
ADDRESS: 	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 1164 Fulton St	ZIP CODE: 94117
CROSS-STREETS: Pierce & Scott	

ASSESSOR'S BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ.FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0777 / 011	25'x100'	4812.5 sq.ft.	RH-3	40-X



	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	4	2	-2
2	Total number of parking spaces	1	2	+1
3	Total gross habitable square footage	3886	4371	+485
4	Total number of bedrooms	4	5	+1
5	Date of property purchase	12/18/2012		
6	Total number of rental units	4	0	-4
7	Number of bedrooms rented	0	0	
8	Number of units subject to rent control	0	0	
9	Number of bedrooms subject to rent control	0	0	
10	Number of units currently vacant	4		
11	Was the building subject to the Ellis Act within the last decade?	No		
12	Number of owner-occupied units	1	1	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  Date: 10-15-13

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

PATRICK PEREZ. AUTHORIZED AGENT
 Owner / Authorized Agent (circle one)

Loss of Dwelling Units Through Merger

1164 Fulton Street, San Francisco, CA 94117

1. Does the removal of the unit(s) eliminate only owner-occupied housing, and if so, for how long was the unit(s) proposed to be removed owner-occupied?

Yes. We are proposing to merge the top three units into one unit, and leave the fourth existing ground-floor unit as is. The top three units have always been occupied by the Vinson Family. The matriarch Verta Vinson (who passed away in 2007), her son Walter Vinson and her grandsons Altif and Tahar were the last family members to reside in upper 3 units. Walter, Altif and Tahar vacated upon sale of their property, where they have lived since 2000. Before them, other extended family lived in the family units since the Vinson's purchased the building in 1955.

2. Is the removal of the unit(s) and the merger with another intended for owner occupancy?

Yes. The building was purchased from the Vinson family by Amanda and John Conomos, Ewa Robinson (Amanda's mother), and T. John and Janice Conomos (John's parents). The building is located next to Amanda and John Conomos's residence. T. John and Janice Conomos intend to live in the upper unit and Ewa Robinson in the lower unit.

3. Will the removal of the unit(s) bring the building closer into conformance with the prevailing density in its immediate area and in the same zoning district?

Yes. The subject property is located across from Alamo Square. In surrounding block without two corner apartment buildings constructed on RH3 lots, there are 22 buildings with 56 units in surrounding block. There are three four unit buildings (including the subject property), six three unit buildings and 13 two unit buildings. Thus the prevailing density is two unit.

4. Will the removal of the unit(s) bring the building closer into conformance with the prescribed zoning?

Yes. The merger will bring the unit closer into compliance with the prescribed zoning per the attached chart.

5. Is the removal of the unit(s) necessary to correct design or functional deficiencies that cannot be corrected through interior alterations?

Yes

The overall scope of the project is as follows:

1. Removal of wood shingle siding and replacement with horizontal wood siding
2. Removal of fire escape and restoration of roofline elements that were removed to accommodate fire escape
3. Relocation of primary entrance to second story and reconstruction of entry stairs
4. Replacement of all aluminum windows and restoration of window openings to original dimensions
5. Restoration of period-appropriate detailing at windows and primary entrance

Merger of the top two floors allows for #2 to occur. Otherwise the subject property will still need a fire escape coming down the front of the building, preventing project sponsor from performing necessary restoration of home.

The proposed project includes restoration of the building's primary façade to a more original and stylistically appropriate appearance. To avoid creating "false historicism" this work will be based on the existing historic photos and any traces of missing ornament revealed when the present cladding is removed. The restoration of the house's primary façade will improve the architectural value of the house and its visual relation with surrounding properties.

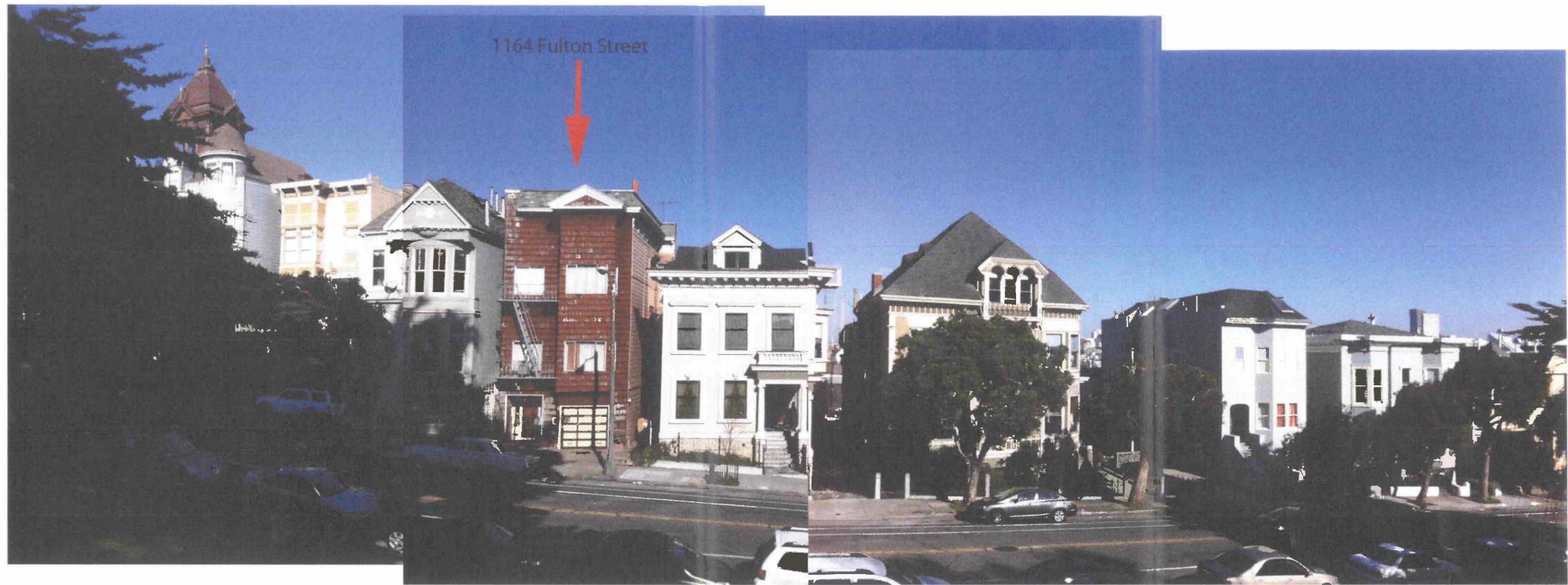
Unit Merger - Density Survey - 2013.10.15				
Project: 1164 Fulton Street - blk 0777 lot 011				
Block	Lot	Address	units per lot	
1	777	12	1176-1178 Fulton St	2
2	777	13	1180 Fulton St	2
3	777	14	1186, 1188, 1190 Fulton St	3
4	777	15	1196-1198 Fulton St	3
5	777	16	812 Scott St	2
6	777	17	814-816 Scott St	2
7	777	18	818-820 Scott St	2
8	777	48-51	1493-1499 Mcallister St	4
9	777	59	1487-1489 Mcallister St	2
10	777	37-38	1483-1485 Mcallister St	2
11	777	39	1443A, 1443, 1445 Mcallister St	3
12	777	57	1475-1477 Mcallister St	2
13	777	54-56	1469-1471A Mcallister St	3
14	777	24	1483 & 1465 Mcallister St	2
15	777	52-53	1451-1453 Mcallister St	2
16	777	35-36	1447-1449 Mcallister St	2
17	777	41-43	1439 #1-#3 Mcallister St	3
18	777	44 -47	1106-1112 Fulton St	4
19	777	8	1114-1116 Fulton St	3
20	777	9	1124 Fulton St	2
21	777	10	1160 Fulton St	2
22	777	11	1164 Fulton St	4
				56.00

56 units on 22 lots total	
Three lots with four units	9 of 22 lots have three or more units or 41%
Six lots with three units	
Thirteen lots with two units	13 of 22 lots have two units or 59%
Prevailing density is 2 units per lot	

Unit Merger - Compliance with Zoning & Prevailing Density - 2013.07.30

Project: 1164 Fulton Street - blk 0777 lot 011

	Rear Yard - 45% req'd.	Dwelling Unit Density Limit (Units)	Density within 150ft (1.5 units/lot)	Open Space Sec. 135A (100 sf per unit private or 133 sf shared)	Exposure Sec. 140 - unit facing a street or 25' deep rear yard (existing units legal non-conforming)	Parking - one for one required
Four Unit	DOES NOT COMPLY	DOES NOT COMPLY	DOES NOT COMPLY	DOES NOT COMPLY: 561 sf shared for three units, one unit has no access	DOES NOT COMPLY: 2 units do not meet the exposure requirement	DOES NOT COMPLY: deficit of 2 spaces
Three Unit	DOES NOT COMPLY	COMPLIES	DOES NOT COMPLY	DOES NOT COMPLY: 561 sf shared, but one unit has no access with removal of noncomplying stair	DOES NOT COMPLY: 1 unit does not meet the exposure requirement	DOES NOT COMPLY: deficit of 1 space
Two Unit	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES: 561sf for lower unit - 202sf for upper unit	COMPLIES: All units meet the exposure requirement	COMPLIES
One Unit	DOES NOT COMPLY	COMPLIES	COMPLIES	COMPLIES: 763 sf total	COMPLIES	COMPLIES: one surplus space



View south, Alamo Square Park



1164 Fulton Street

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Project

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Consultants

Engineer:

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Title

Cover sheet

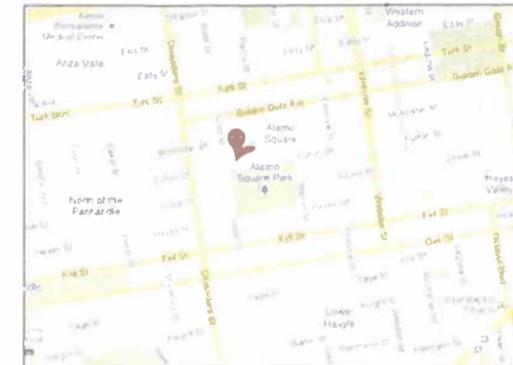
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SCOPE OF WORK

Restore facade to original design per historic photographs. Renovate interior and new 200sf stair penthouse at center of building. Reduce unit count from four to two units.

INDEX

- A0.0 Title Sheet: Legend, Project Information, Scope of Work, Index, Site Map, General Notes
- A0.2 Site plan
- A0.3 Site plan
- A1.1 Floor plans
- A1.2 Floor plans
- A1.3 Floor plans
- A1.4 Roof plan
- A2.1 Section
- A2.2 Section
- A2.3 Section
- A3.1 Exterior elevation
- A3.2 Exterior elevation
- A3.3 Exterior elevation
- A3.4 Exterior elevation
- A3.5 Exterior elevation
- A3.6 Exterior elevation

SFPC 1000(f)

DEMOLITION CALCULATION

(f) For purposes of this Article 10, demolition shall be defined as any one of the following:

- (1) Removal of more than 25 percent of the surface of all external walls facing a public street(s);
-The majority of the existing non-original and non-historical facade elements will be removed including the shake siding aluminum windows, fire escape and non-original entrance
- (2) Removal of more than 50 percent of all external walls from their function as all external walls;
- No exterior walls will be removed from their function as external walls
- (3) Removal of more than 25 percent of external walls from function as either external or internal walls;
- No exterior walls will be removed from their function as external walls
- (4) Removal of more than 75 percent of the building's existing internal structural framework or floor plates unless the City determines that such removal is the only feasible means to meet the standards for seismic load and forces of the latest adopted version of the San Francisco Building Code and the State Historical Building Code.
- The majority of the existing floor plates and perimeter load bearing structural walls will be kept intact

CODE

APPLICABLE CODES:
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA GREEN BUILDING STANDARDS

PROJECT INFORMATION

BLOCK / LOT NO./APN 0777/011
LOCATION 1164 FULTON ST
ZONING RH-3
CONSTRUCTION TYPE VB
OCCUPANCY R-3
CLIENT ROBINSON/CONOMOS
GEN. CONTRACTOR -
STRUCT. ENGINEER -

SQUARE FOOTAGE

EXISTING
FIRST FLOOR
- APARTMENT #1 - 532 SF
- GARAGE - 545 SF
- CORRIDOR - 128 SF
1205 SF TOTAL

SECOND FLOOR
- APARTMENT #2 - 1427 SF
-COMMON HALL - 205 SF
1632 SF TOTAL

THIRD FLOOR
- APARTMENT 3 - 741 SF
- APARTMENT 4 - 747 SF
-COMMON HALL - 117 SF
1605 SF TOTAL

BUILDING TOTAL - 4442 SF

PROPOSED
FIRST FLOOR
- APARTMENT #1 - 492 SF
- GARAGE - 654 SF
- CORRIDOR - 128 SF
- COMMON ENTRY - 141 SF
1415 SF TOTAL

SECOND FLOOR
- APARTMENT #2 LEVEL ONE - 1568 SF
1568 SF TOTAL

THIRD FLOOR
- APARTMENT #2 LEVEL TWO - 1560 SF
1560 SF TOTAL

FOURTH FLOOR
- STAIR PENTHOUSE - 200 SF

BUILDING TOTAL - 4743 SF

RECEIVED

OCT 15 2013

CITY & COUNTY OF S.F.
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NEIGHBORHOOD PLANNING

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Project

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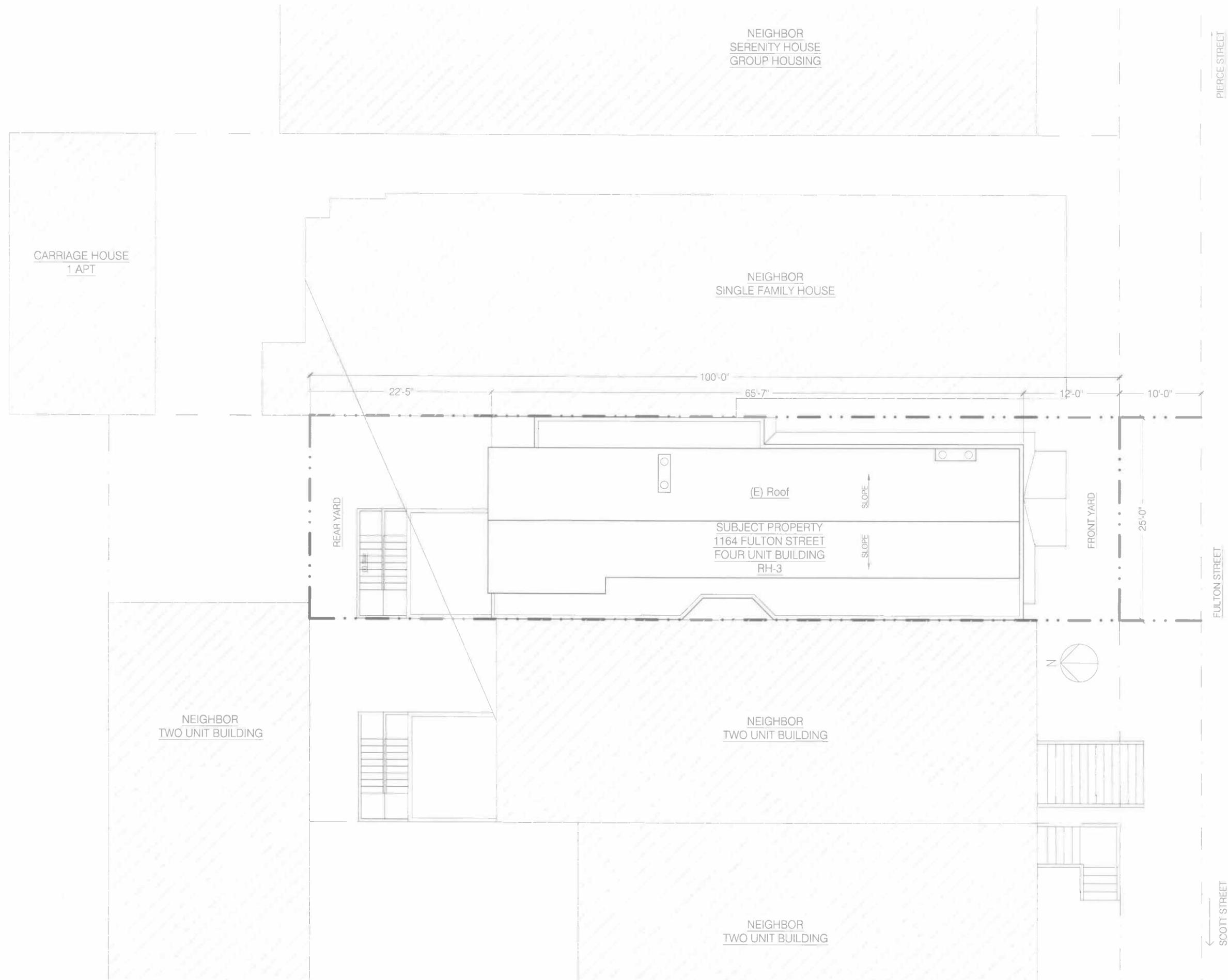
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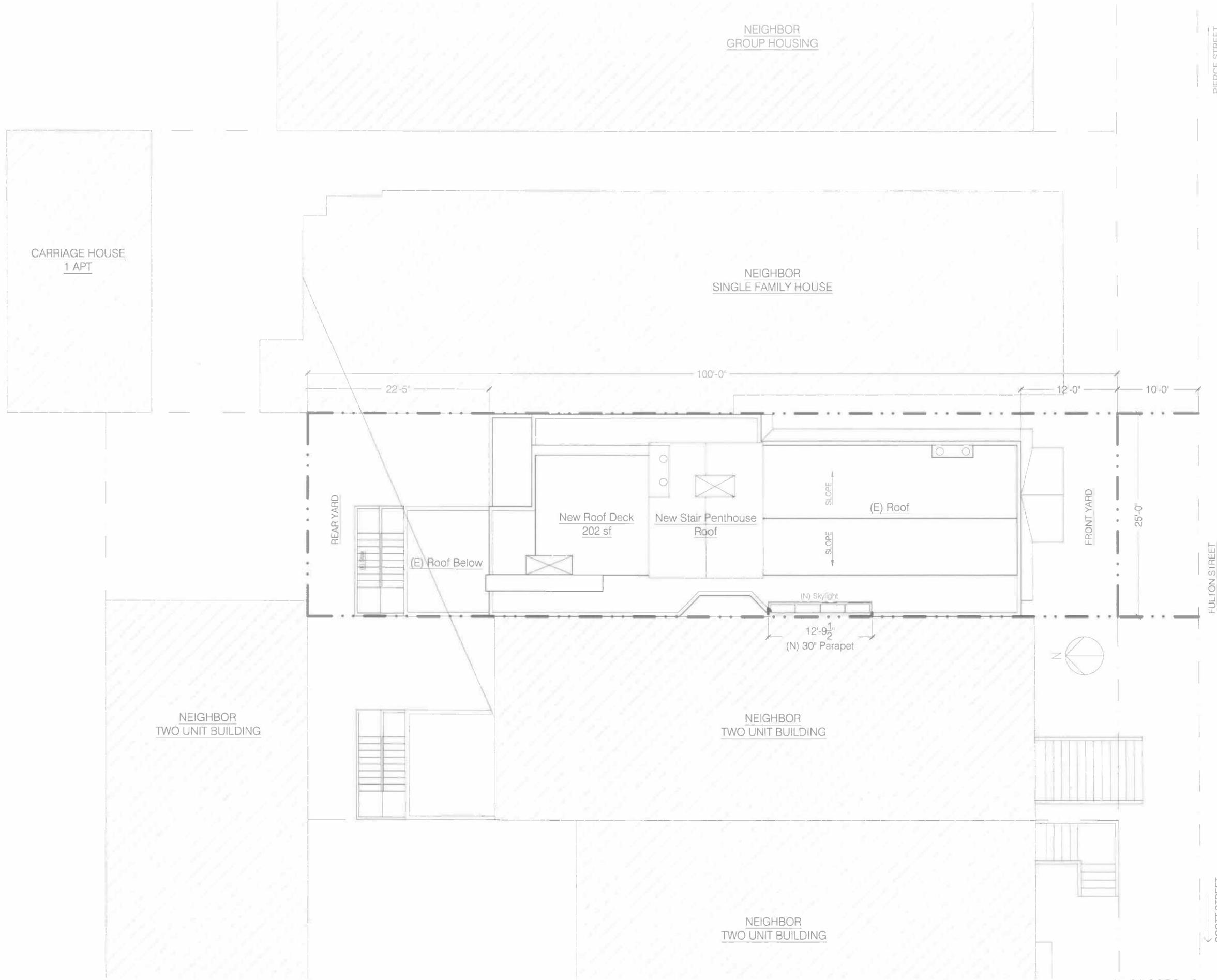
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architecture
Patrick Paraz Architect
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Oakland CA 94609
415.370.7269

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Title
Proposed Site Plan

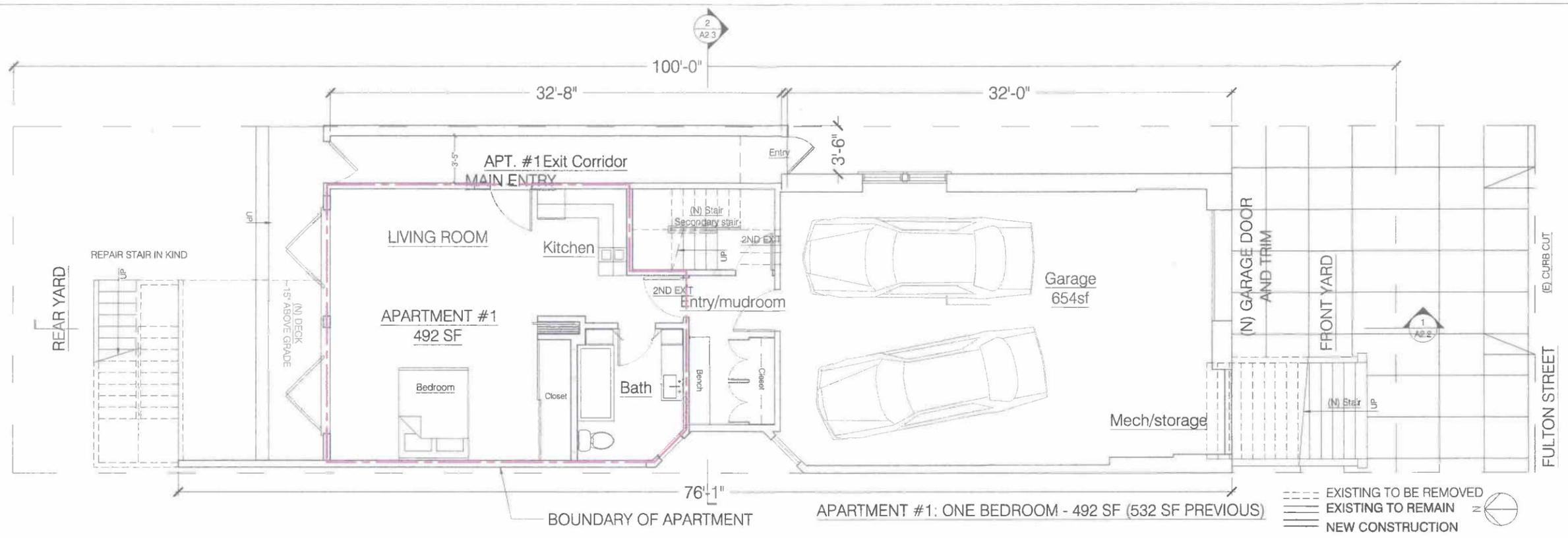
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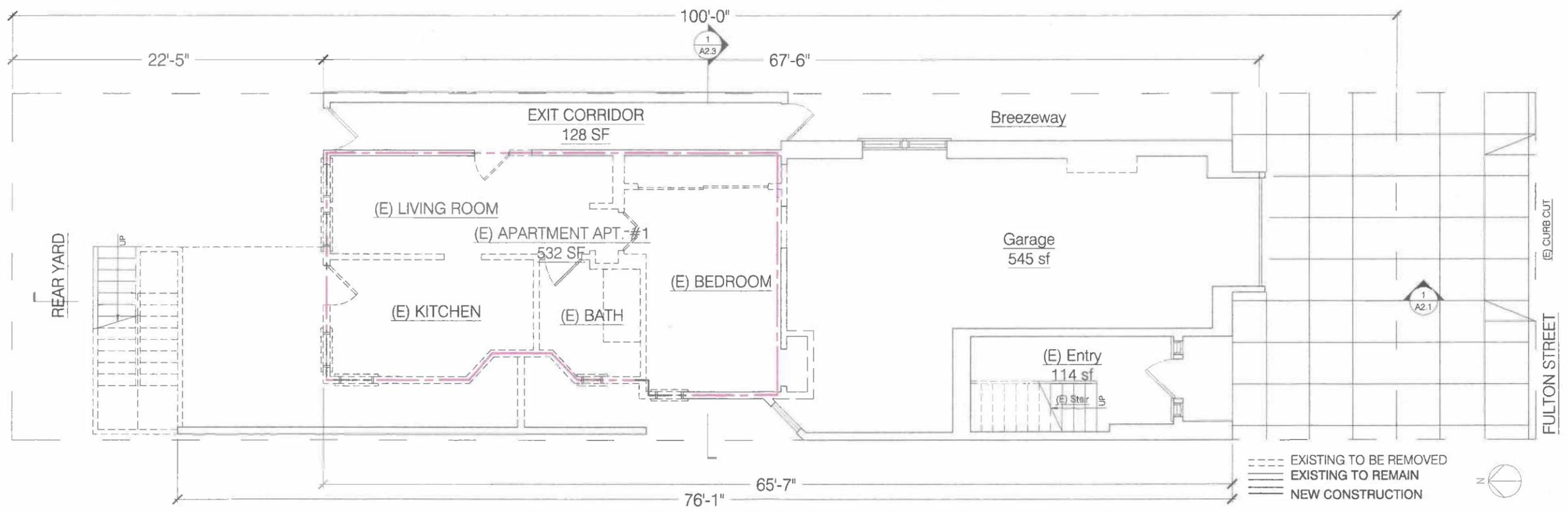
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PROPOSED first floor plan



EXISTING first floor plan

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Title
Floor plans

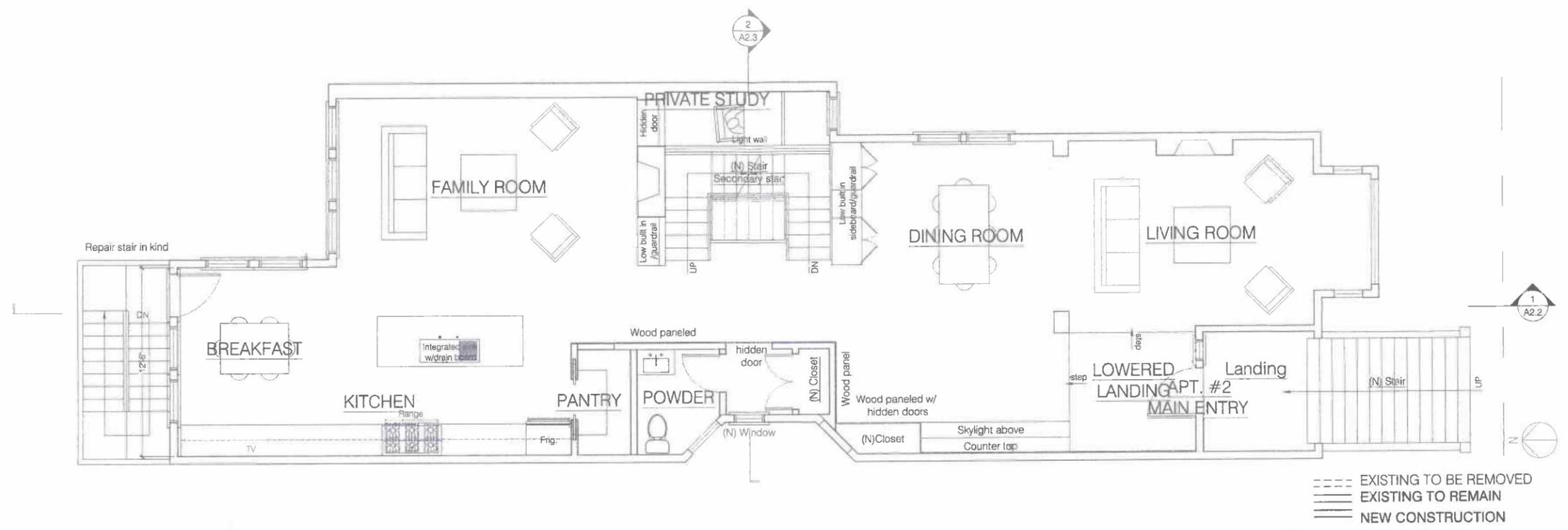
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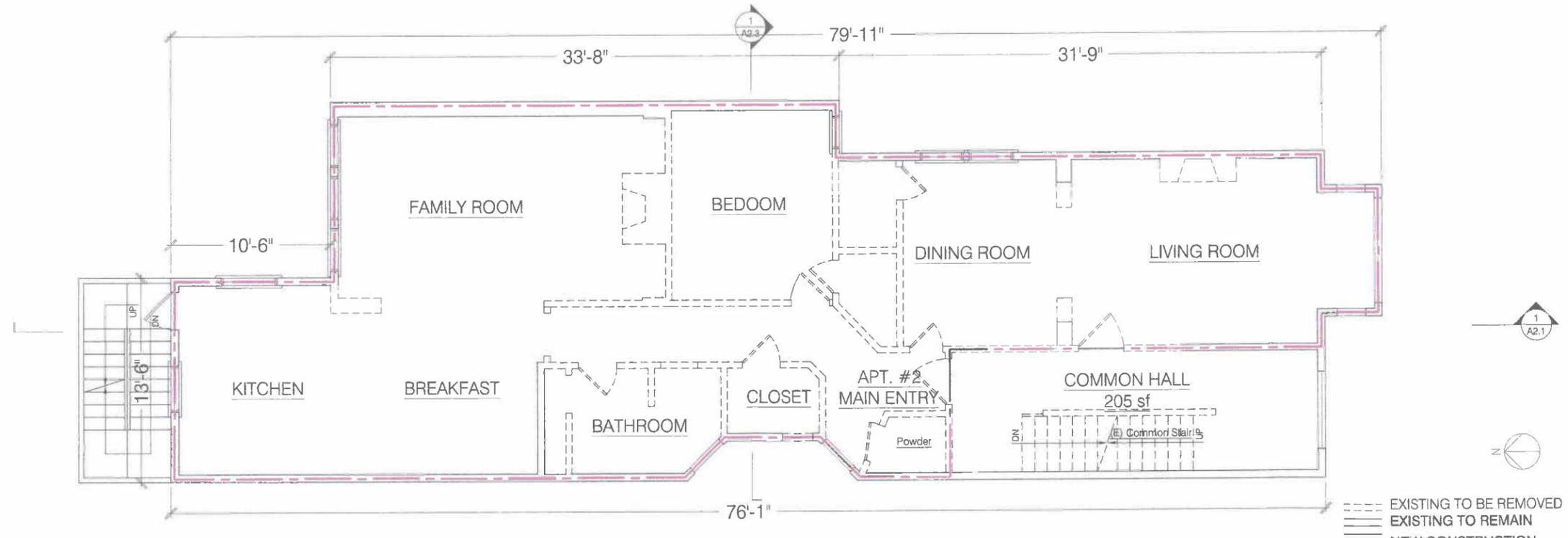
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APARTMENT #2: FOUR BEDROOM PROPOSED- 1568 SF LOWER LEVEL (1427 SF - PREVIOUS)

PROPOSED **second floor plan**



APARTMENT #2: ONE BEDROOM - 1427 SF
COMMON HALL - 205 SF
TOTAL - 1632 SF

EXISTING **second floor plan**

Consultants

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Stamp



Title

Floor plans

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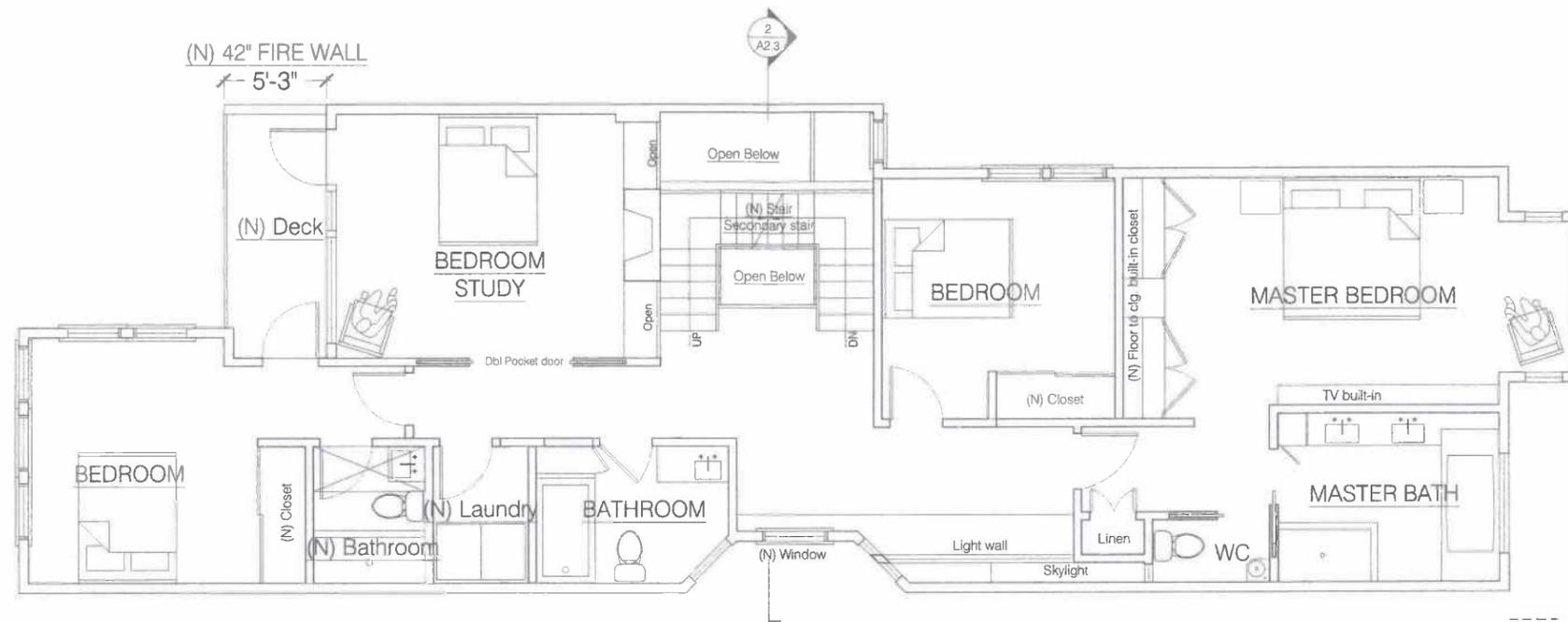


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Floor plans

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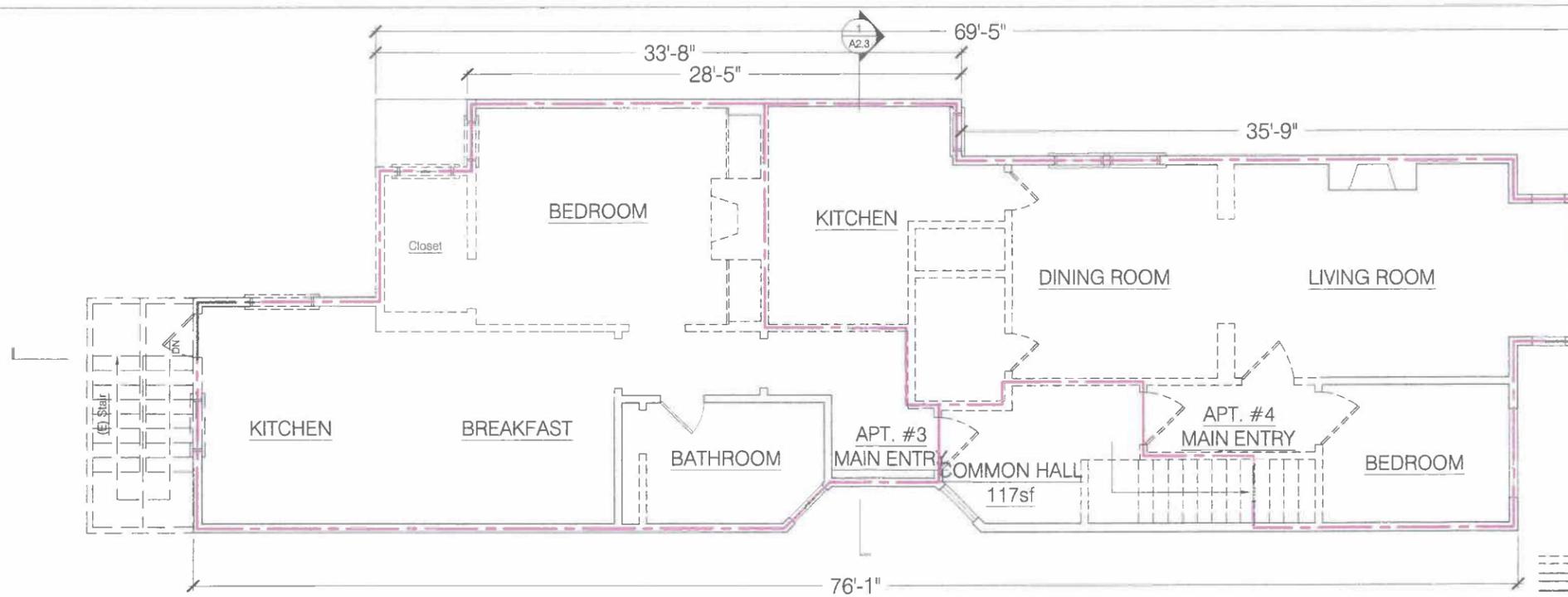
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APARTMENT #2: FOUR BEDROOM - 1560 SF UPPER LEVEL - 3149 TOTAL SF

PREVIOUS APARTMENT #3 - 741SF
PREVIOUS APARTMENT #4 - 747SF

PROPOSED third floor plan



APARTMENT #3: ONE BEDROOM - 741 SF
APARTMENT #4: ONE BEDROOM - 747 SF
COMMON HALL - 117 SF
TOTAL - 1605 SF

EXISTING third floor plan

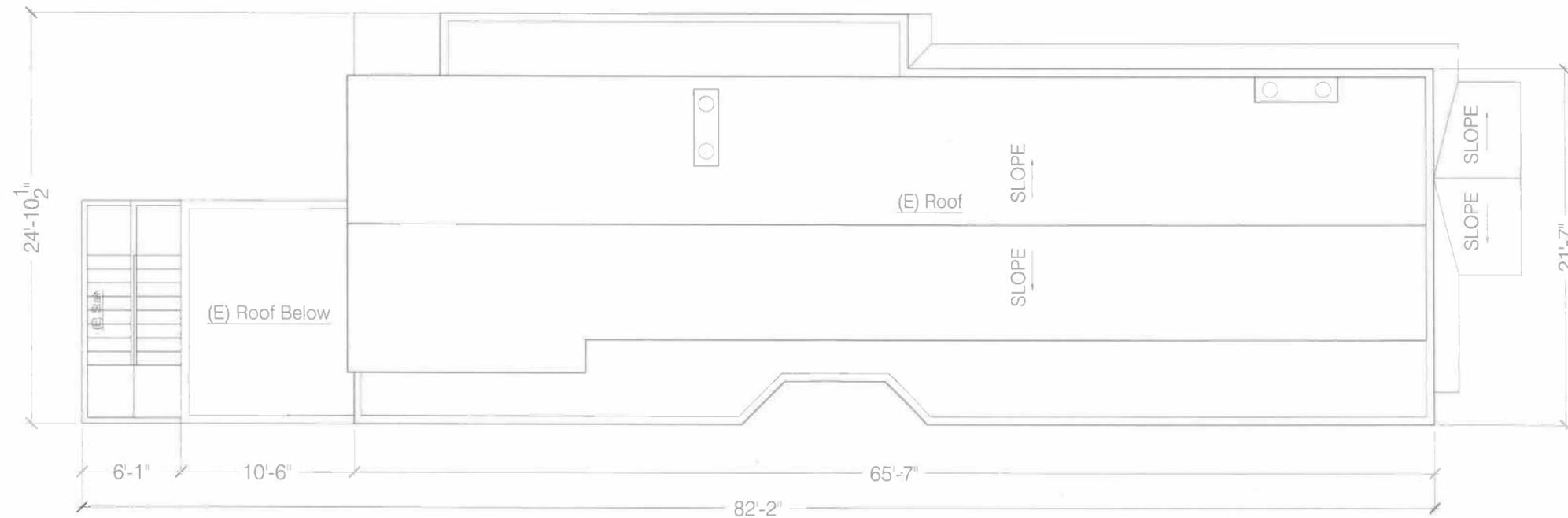
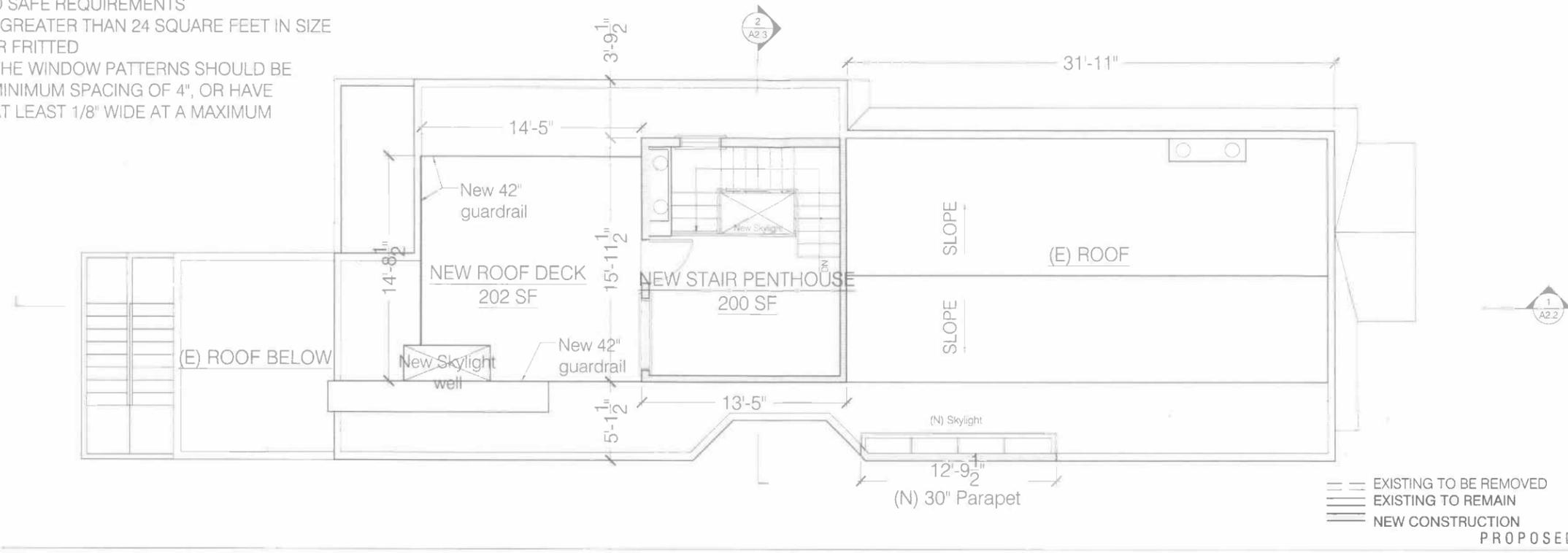
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Project

1164 Fulton St
San Francisco, CA

PER SAN FRANCISCO BIRD SAFE REQUIREMENTS
GLASS PANELS TO BE NO GREATER THAN 24 SQUARE FEET IN SIZE
GLASS TO BE FROSTED OR FRITTED
VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE
AT LEAST 1/4" WIDE AT A MINIMUM SPACING OF 4", OR HAVE
HORIZONTAL ELEMENTS AT LEAST 1/8" WIDE AT A MAXIMUM
SPACING OF 2"



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Floor plans

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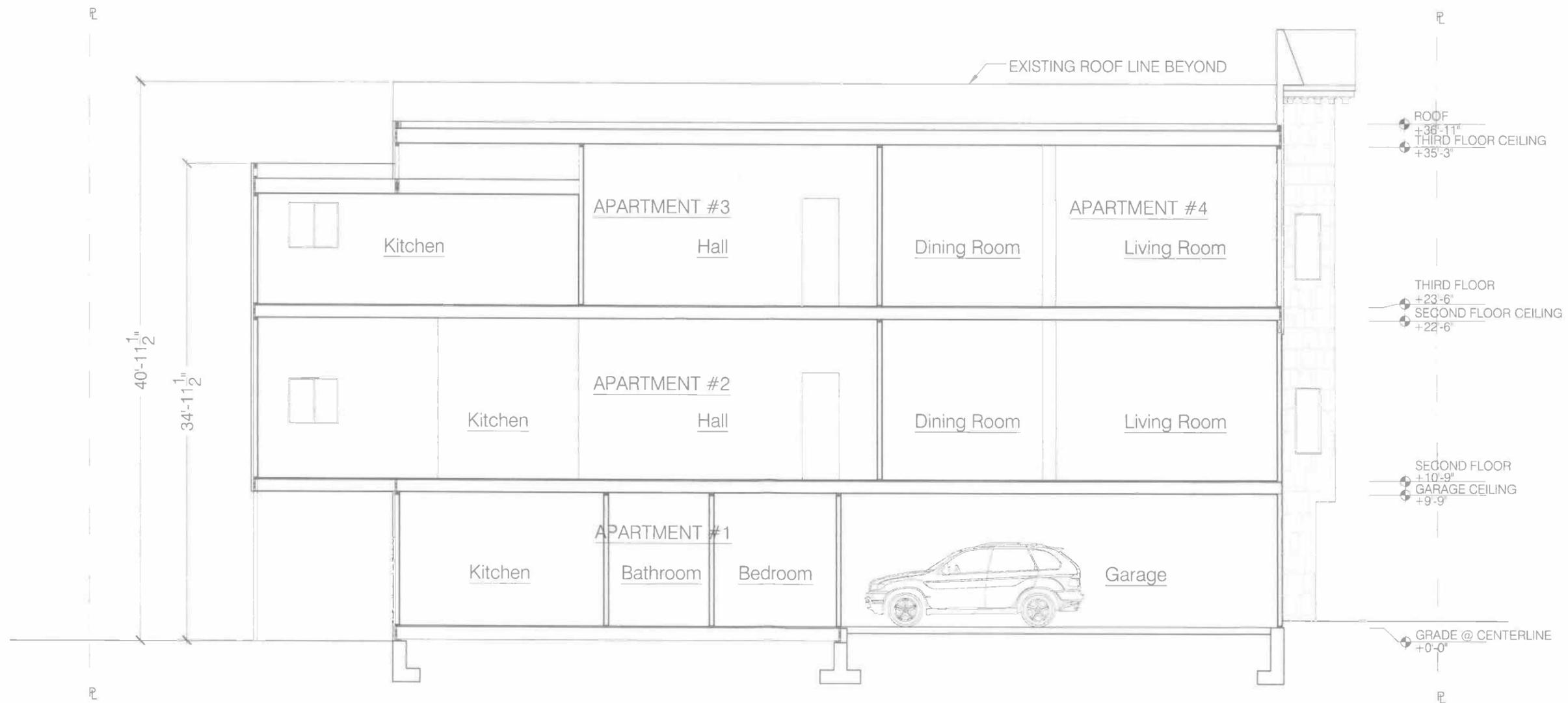


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Elevations

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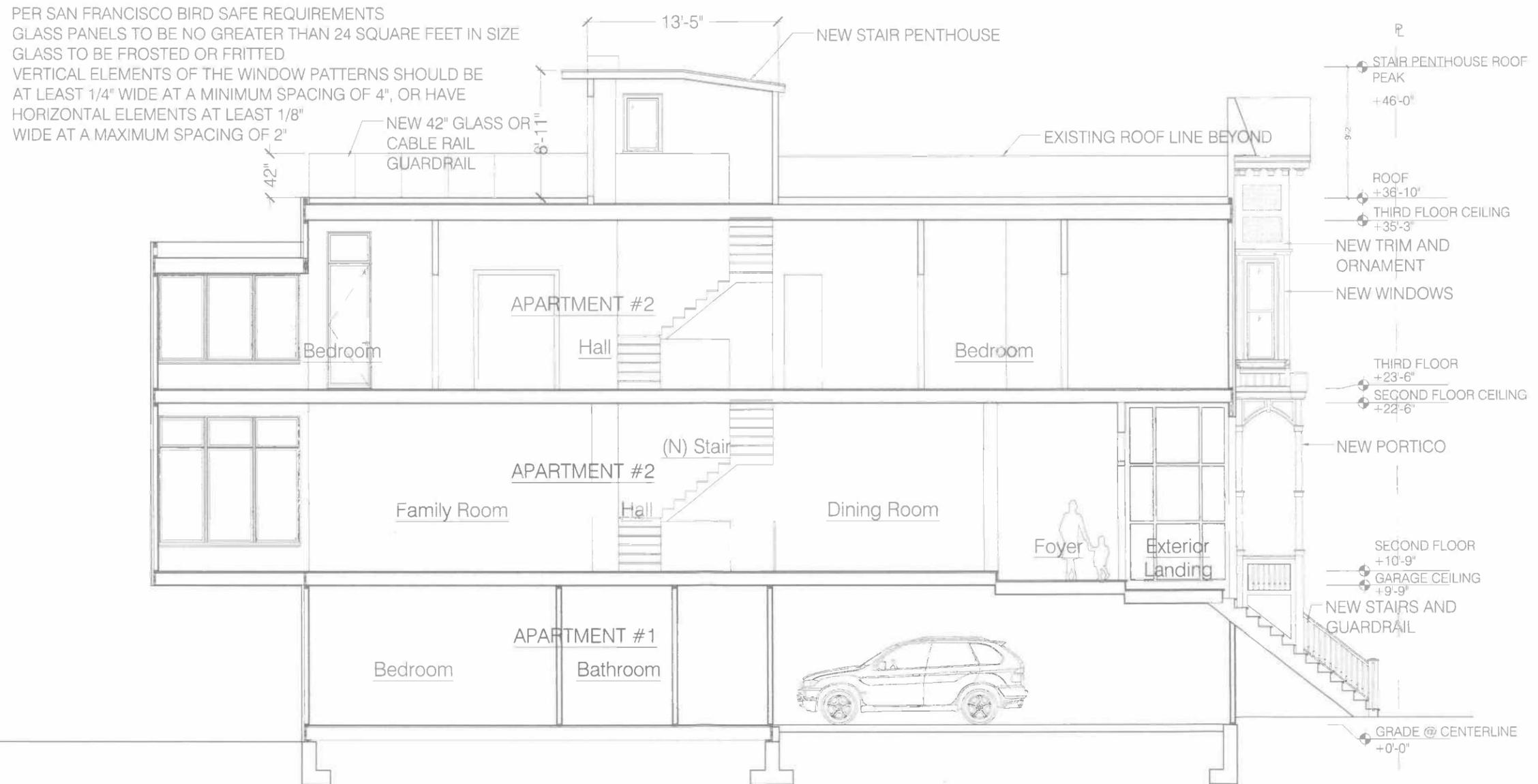
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PER SAN FRANCISCO BIRD SAFE REQUIREMENTS
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GLASS TO BE FROSTED OR FRITTED
VERTICAL ELEMENTS OF THE WINDOW PATTERNS SHOULD BE
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PROPOSED section

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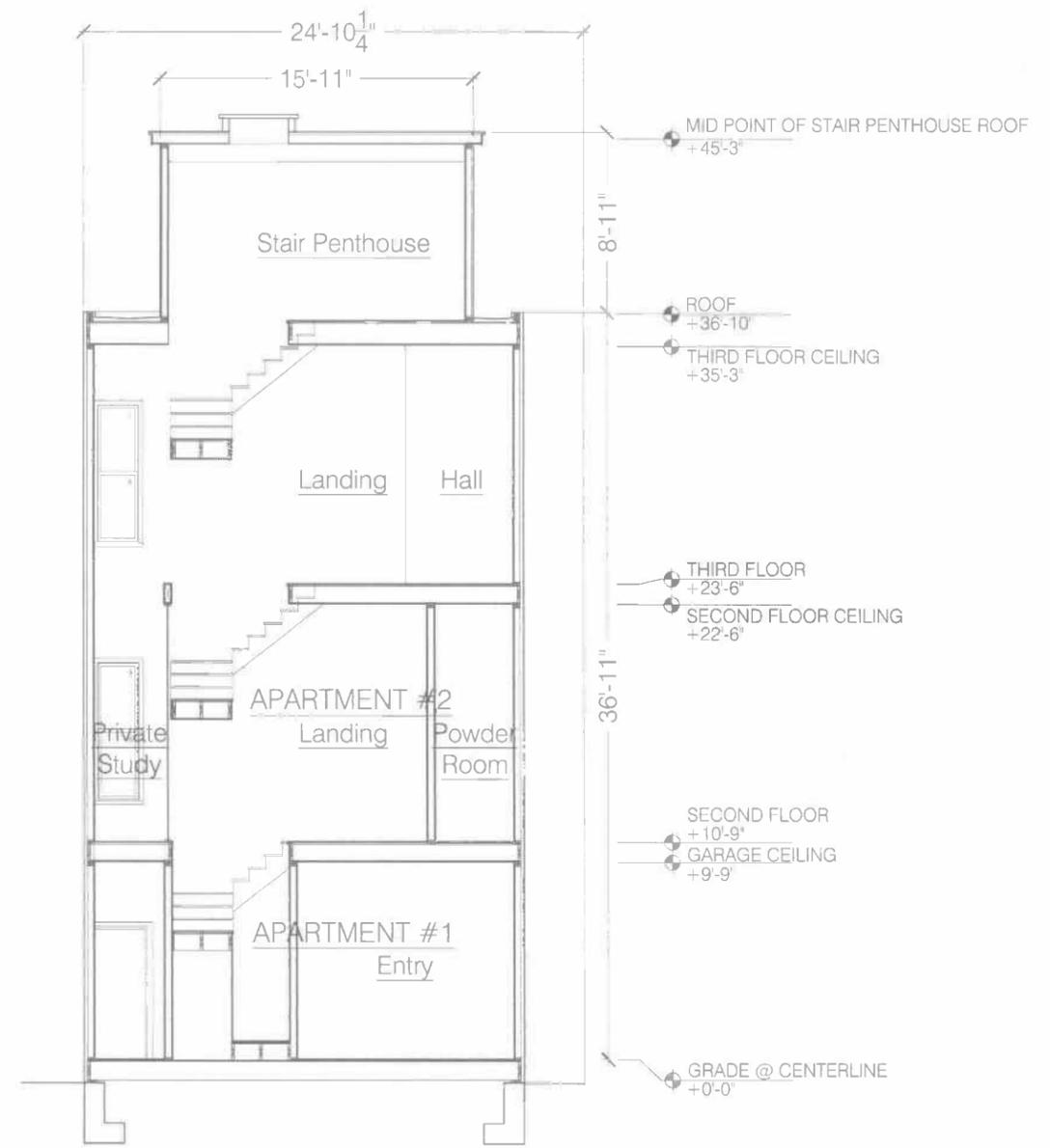


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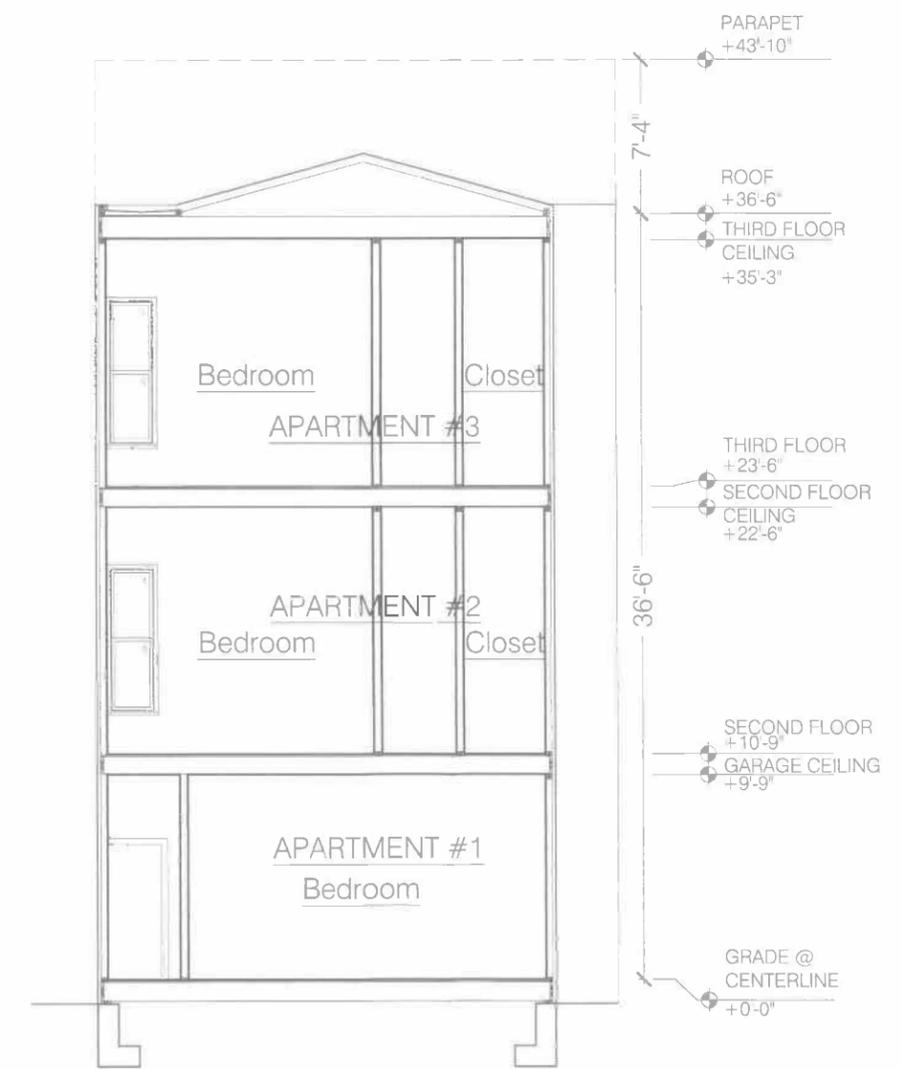
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scale:	1/4" = 1'-0"



PROPOSED section 2



EXISTING section 1

Revision

- 1 SD 2012.10.03
- 2 SD 2012.12.14
- 3 CoA 2012.12.19
- 4 Unit Merger 2013.04.15
- 5 CoA rev 1 2013.04.17
- 6 Site Permit 2013.05.23
- 7 Site Permit R1 2013.06.16
- 8 Site Permit R2 2013.09.17
- 9
- 10

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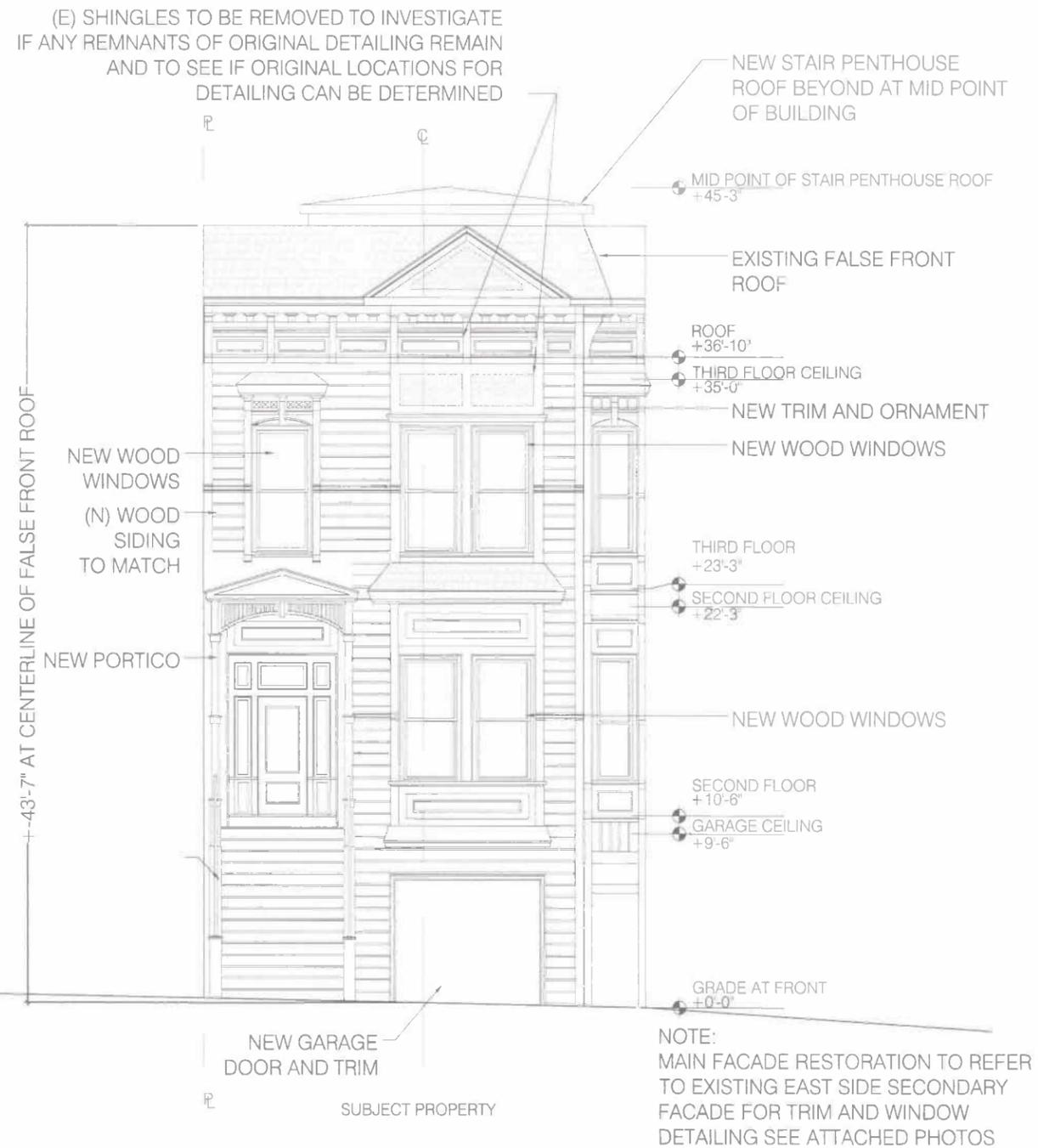
Title

Elevations

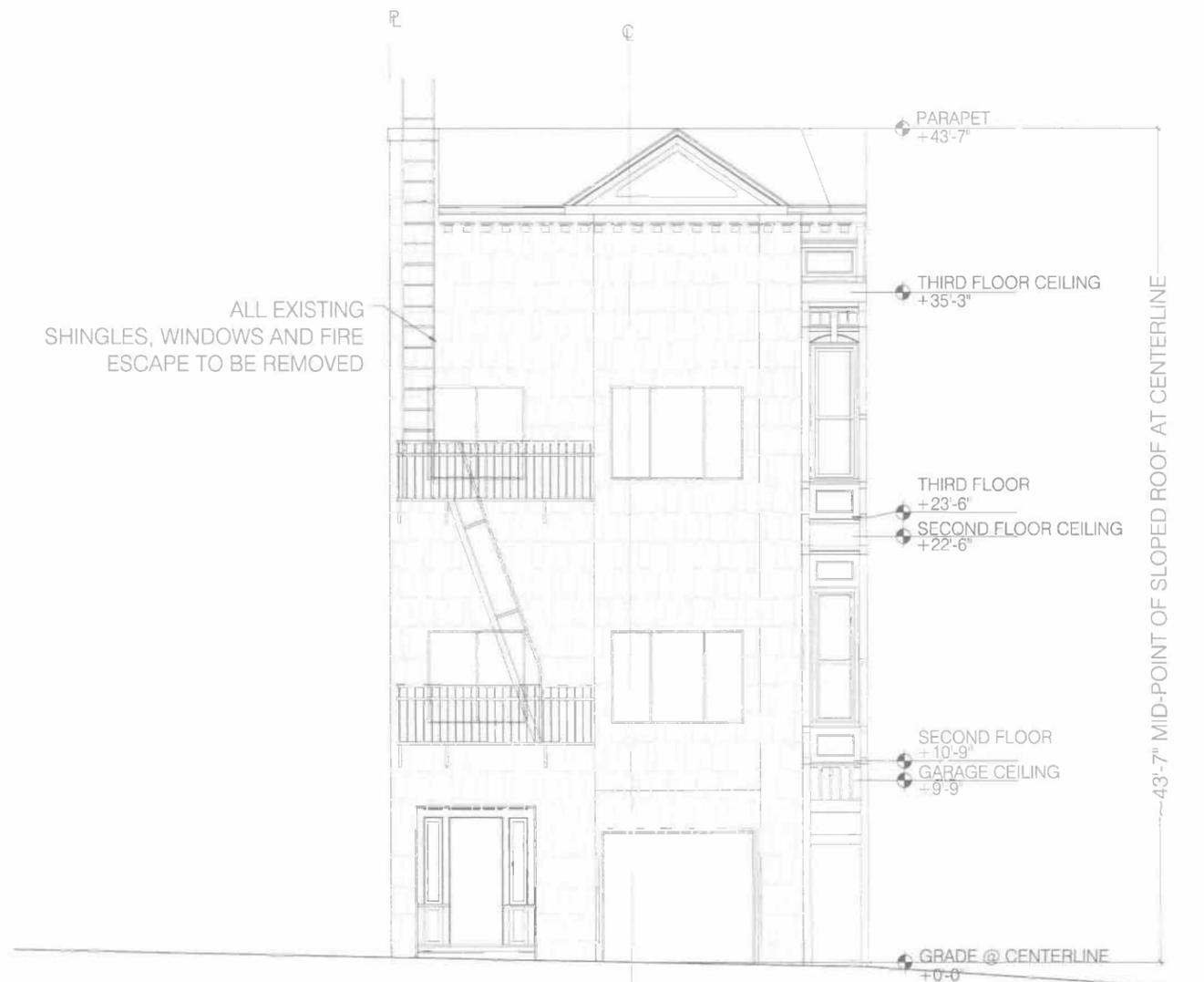
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PROPOSED front elevation | 2 |



EXISTING front elevation | 1 |

Revision	
1	SD 2012.10.03
2	SD 2012.12.14
3	CoA 2012.12.19
4	Unit Merger 2013.04.15
5	CoA rev 1 2013.04.17
6	Site Permit R1 2013.05.23
7	Site Permit R1 2013.06.19
8	Site Permit R2 2013.09.17
9	
10	

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Title
Elevations

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EXISTING west elevation

Revision

1	SD 2012.10.03
2	SD 2012.12.14
3	CoA 2012.12.19
4	Unit Merger 2013.04.15
5	CoA rev 1 2013.04.17
6	Site Permit 2013.05.23
7	Site Permit R1 2013.06.18
8	Site Permit R2 2013.09.17
9	
10	

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Title

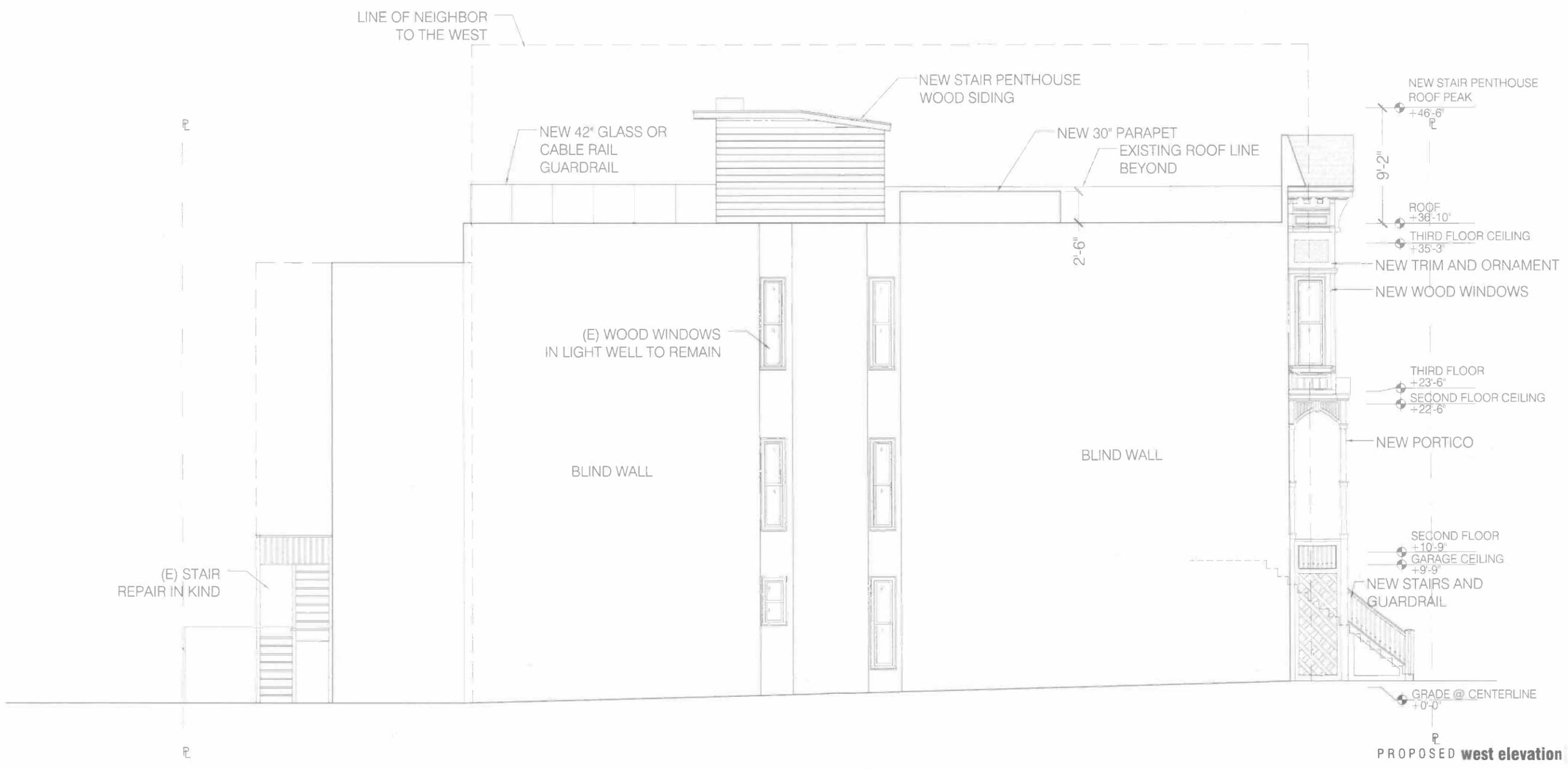
Elevations

ISSUED FOR PERMIT
DATE: 2012.10.02
SCALE: 1/4" = 1'-0"

PERMIT
CD
2012.10.02
1/4" = 1'-0"

A 3.3
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PROPOSED west elevation

Revision

- 1 SD 2012.10.03
- 2 SD 2012.12.14
- 3 CoA 2012.12.19
- 4 Unit Merger 2013.04.15
- 5 CoA rev 1 2013.04.17
- 6 Site Permit 2013.05.23
- 7 Site Permit R1 2013.06.18
- 8 Site Permit R2 2013.09.17
- 9
- 10

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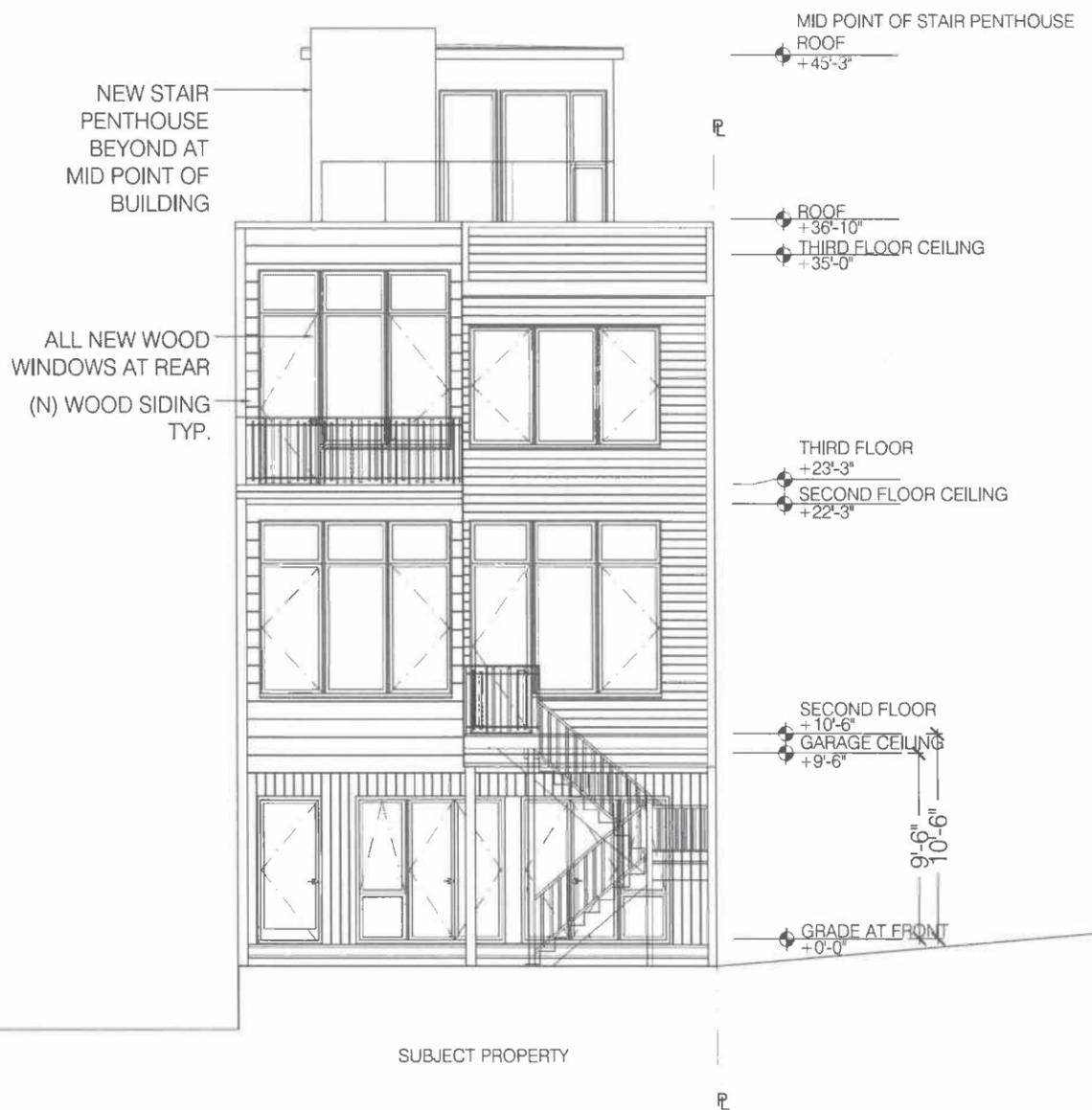
Title

Elevations

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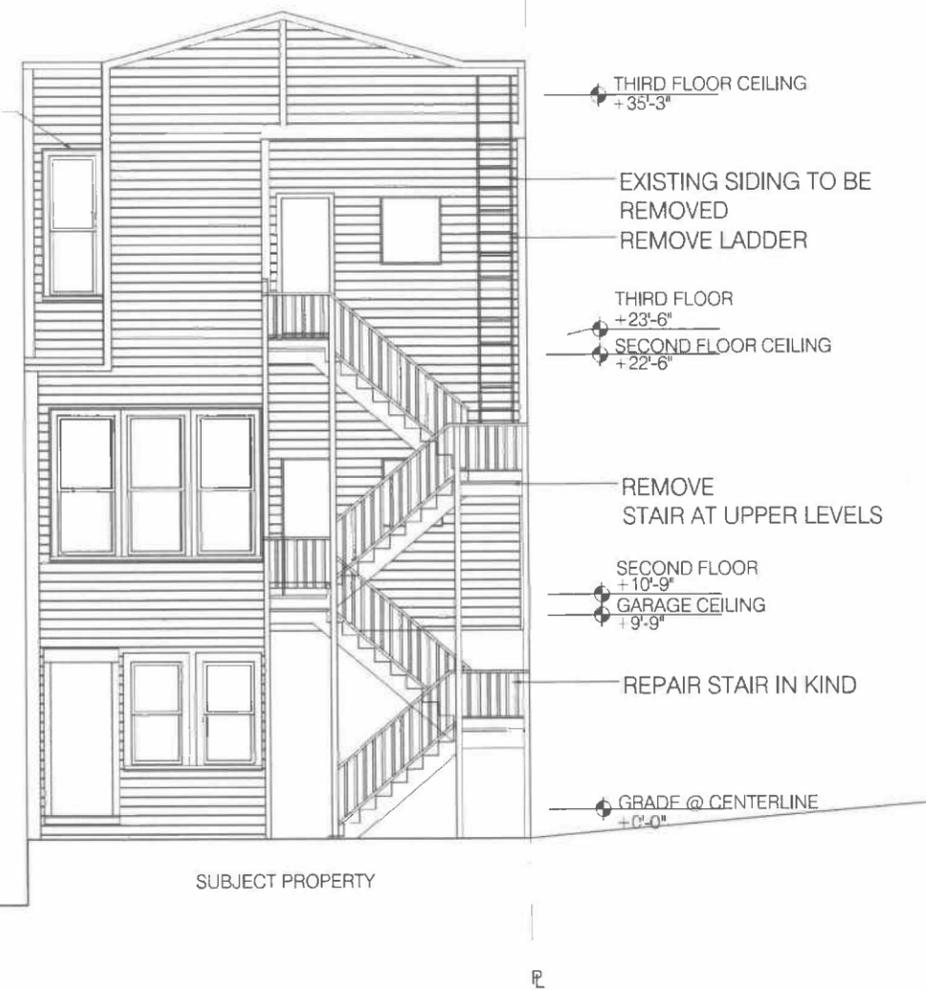
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scale	1/4" = 1'-0"

A 3.4
Sheet



PROPOSED rear elevation | 2 |

ALL EXISTING WINDOWS AT REAR TO BE REMOVED



EXISTING rear elevation | 1 |

Revision

- 1 SD 2012.10.03
- 2 SD 2012.12.14
- 3 CoA 2012.12.19
- 4 Unit Merger 2013.04.15
- 5 CoA rev 1 2013.04.17
- 6 Site Permit 2013.05.23
- 7 Site Permit R1 2013.06.18
- 8 Site Permit R2 2013.09.17
- 9
- 10

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EXISTING east elevation

Revision	
1	SD 2012.10.03
2	SD 2012.12.14
3	CoA 2012.12.19
4	Line Merge 2013.04.15
5	CoA rev 1 2013.04.17
6	Site Permit 2013.05.23
7	Site Permit R1 2013.06.18
8	Site Permit R2 2013.09.17
9	
10	

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PROPOSED east elevation