



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE MARCH 6, 2014

*Date:* February 27, 2014  
*Case No.:* 2013.0179DV  
*Project Address:* 3660 21<sup>st</sup> Street  
*Permit Application:* 2013.03.29.3348  
*Zoning:* RH-1 (Residential House, One-Family)  
Dolores Heights Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 3605/019  
*Project Sponsor:* Alice Barkley  
McKenna Long & Aldridge LLP  
Rincon Center II 121 Spear Street, Suite 200  
San Francisco, CA 94105  
*Staff Contact:* Michael Smith – (415) 558-6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)  
*Recommendation:* **Do not take DR and approve the project as proposed.**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The subject property contains four existing structures. There are two detached garages located at the front of the lot, a single-family residence located at the rear of the lot, and an accessory greenhouse structure located to the east of the residence which is connected by a covered breezeway. The proposal is to remove both garages at the front of the property and reconstruct a new two-car garage at the east side of the front of the lot. The greenhouse structure would also be removed and replaced by an addition to east side of the building. An addition would also be constructed at the front of the building. There would be a minimal increase in the height of the building and the light well on the west side of the building would be infilled. The project has been determined to be tantamount to demolition but it was administratively approved by the Zoning Administrator pursuant to case No. 2013.0179D because it has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. The project also requires variances from the Planning Code for front setback, rear yard, and garage door width pursuant to Sections 132, 134, and 144 of the Planning Code.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of 21<sup>st</sup> Street, between Church and Sanchez Streets, within the Dolores Heights neighborhood. The subject lot measures 50 feet in width and 114 feet in depth and laterally slopes down to the east and down towards the rear property line. The site is developed with a two story, single-family dwelling that was constructed in 1923 and two detached single car garages located at the front of the lot that were constructed at an unknown date. Between the two garages is a

wooden fence and a wooden pedestrian gate topped with a gabled roof. The dwelling is set back towards the rear of the lot with most of the open space located on the east side of the lot. According to the architect’s drawings, the building has two bedrooms and two baths within 2,210 square-feet of habitable area.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is located on 21<sup>st</sup> Street within the Dolores Heights neighborhood and within the Dolores Heights Special Use District. Twenty-first Street is steeply sloped at this location with picturesque views to the north, south, and east. The block is architecturally mixed. Most of the buildings are two to three-stories in height and located near the front of their respective lots. The neighborhood has a higher than normal percentage of double wide lots.

**BUILDING PERMIT APPLICATION NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Sept. 13, 2013 – Oct. 13, 2013	Oct. 15, 2013	March 6, 2014	138 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	Feb. 14, 2014	Feb. 14, 2014	20 days
Mailed Notice	20 days	Feb. 14, 2014	Feb. 14, 2014	20 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	
Other neighbors on the block or directly across the street			
Neighborhood groups			

The adjacent neighbor to the west is the DR requestor who opposed to the project. The adjacent neighbor to the east has contacted staff in support of the project. No other comments were received.

**DR REQUESTOR**

Arran Pera, 3666 21<sup>st</sup> Street, the adjacent property to the west of the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The project would upset the historical development of the property towards the rear of the lot

**Issue #2:** The project would impinge upon the public view over the property which is protected by the Dolores Heights SUD.

**Issue #3:** The project would remove important landscaping that was designed by a noted local landscape architect.

**Issue #4:** The project does not take into account development on adjacent properties.

**Issue #5:** The CEQA review for the project does not acknowledge the property's 20% slope along the south edge.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

## PROJECT SPONSOR'S RESPONSE

The project sponsor has known that the adjacent neighbor was opposed to the project since the pre-application meeting was held for the project. The project has not been revised but since the pre-application meeting the sponsor has installed story poles of the addition and had the location of the DR requestor's east facing windows surveyed for a more accurate representation of the project's potential view impacts to 3666 21<sup>st</sup> Street to the west.

## PROJECT ANALYSIS

**Issue #1:** The project would upset the historical development of the property towards the rear of the lot

Existing development on the subject property is currently oriented towards the rear of the lot and low in height, which affords the public a view over the property towards downtown. However, this type of development is rare within this neighborhood which is generally defined by vertically oriented buildings located closer to the street. The proposed project would add minimal height above the height of the existing tower and would not depart from the current low slung nature of the existing building. Furthermore, the protection of a property's historical development is not protected by the Residential Design Guidelines. Instead the Guidelines promote neighborhood compatibility which in this case would encourage vertically oriented development towards the front of the lot.

The existing building is legal noncomplying because it encroaches into the rear yard. This noncompliance would remain in the new project but at the second floor the building would be brought closer into compliance with the Code by a two foot reduction in depth providing a 35 foot rear yard at the second floor. By comparison, the DR requestor's property has an approximately 42 foot rear yard where the Code requires a 51 foot rear yard for both properties. Thus the top floor of the proposed building would extend seven feet deeper than the DR requestor's building where now it extends nine feet deeper.

**Issue #2:** The project would impinge upon the public view over the property which is protected by the Dolores Heights SUD.

The subject property is located within the Dolores Heights Special Use District (SUD) which imposes additional provisions regarding rear yard and building height. Within the SUD, the minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which building is situated and no portion of a building shall exceed a height of 35 feet above the existing grade of the lot. The Code states further that these additional provisions are designed to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape.

The objectives of the Dolores Heights SUD are enforced through the additional Code provisions for height and rear yard. As stated above, the subject building is an anomaly because of its low Ranch style layout. The building's low slung nature affords the public a view of downtown over the property. While the view is very prominent, it is not protected by the Dolores Heights SUD beyond the specified Code provisions.

**Issue #3:** The project would remove important landscaping that was designed by a noted local landscape architect.

The landscape in question was designed by noted local landscape architect Harlin Hand but was removed by the current owner after purchase in April 2012.

**Issue #4:** The project does not take into account development on adjacent properties.

The existing building is legal noncomplying because it encroaches into the required rear yard. However, the eastern half of the lot is sparsely developed and contains most of the property's open space. This pattern of development is unique because most properties within the Dolores Heights SUD have open space located at the rear of the lot. The project builds upon the existing building location, adding a floor at the rear of the building and a two-story addition to the front of the building within the buildable area leaving the eastern half of the lot mostly free of development.

The DR requestor's building sits higher than the subject building and is also set back more than 15 feet from the east side property line. The building has numerous side facing windows along its east elevation which are completely unobstructed by the subject building and would remain unobstructed by the proposed development. A Code complying project would be developed towards the front of the lot and measure three-stories in height above the sidewalk. The proposed development has taken into account the DR requestor's building by keeping the building low to the ground in exchange for further development within the required rear yard primarily over the existing building footprint.

**Issue #5:** The CEQA review for the project does not acknowledge the property's 20% slope along the south edge.

According to Department records, the subject property may have a 20% slope which was contemplated in staff CEQA analysis for the project. Staff calculated the average slope of the property and determined that it did not have a 20% slope overall and the project was therefore exempt from further review for slope.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

## RESIDENTIAL DESIGN TEAM REVIEW

RDT reviewed the project and found it to be exceptional and extraordinary because it required variances from rear yard, front setback, and garage door width and furthermore the project was determined to be tantamount to demolition. However, RDT supports the project as proposed because the majority of the addition is located within the buildable area of the lot with a minimal increase in height. Furthermore, the second floor addition at the rear of the building would be constructed over the existing noncomplying building footprint thereby maintaining a majority of the open space on the east side of the lot and the extra wide garage would replace two single car garages and the lot is double-width which means that it can accommodate the added width without the garage appearing like a dominant feature.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, a project that is tantamount to new construction.**

## BASIS FOR RECOMMENDATION

The height and layout of the proposed development is in keeping with the existing character of the building which is characterized by low, ranch style development that is an anomaly within the Dolores Heights neighborhood. This anomalous type of development is the best way to maintain the most amount of light and air to adjacent properties and maintain the unprotected view corridor over the property.

<b>RECOMMENDATION:</b> <b>Do not take DR and approve the project as proposed.</b>
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**Attachments:**

Design Review Checklist

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Section 311 Notice

DR Application

Project Sponsor's Submittal:

    Zoning Administrator Action Memo regarding demolition

    Response to DR Application dated February 18, 2014

    Environmental Determination

    HREER

    Context Photos

    3-D Rendering(s)

    Reduced Plans

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The block is architecturally mixed. Most of the buildings are two to three-stories in height and located near the front of their respective lots.

### SITE DESIGN (PAGES 11 - 21)

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

**Comments:** The proposed building would be constructed primarily within the existing building footprint with an addition at the front of the building. Most of the buildings on the subject block do not have side spacing though the adjacent building to the west is set back on both sides. The project would retain a majority of the open space located on the east side of the lot. The height of the building is kept low which reduces light and air impacts to the DR requestor's windows on the east side of his building.

The minimal increase in height also helps to retain the unprotected public view corridor over the property some of which would be lost.

**BUILDING SCALE AND FORM (PAGES 23 - 30)**

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

**Comments:** The existing property is lacking a presence at the street as the building is hardly discernable from over the front fence. The proposed project would bring the development closer to the street which is compatible with the character of development within the neighborhood. Most of the buildings within the neighborhood are located on 25 foot wide lots with yards located behind the building. The existing building and the proposed building upset this pattern. However, the second floor of the proposed building would be pulled back two feet further from the rear providing a greater rear yard at the second floor, bringing the building closer into conformance with the rear yard requirement. This combined with the low relative height of the proposed building reduces its impact on adjacent properties.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

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

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

**Comments:** There is not pattern of building entrances on the block face. The proposed building would have an entrance that is similar to the existing building which is a gated entrance into the garden. However, the gate would be recessed approximately 16 feet from the front property line with landscaping at the sidewalk. The two garages at the front of the property would be consolidated into one double-wide garage. The extra garage width is appropriate given the extra width of the lot and the presence of a similar garage width on the adjacent property to the east. The additional garage width requires a variance from the Code. The garage would have a green roof to soften its appearance. A green roof and roof deck would also be located on the rear portion of the new dwelling.

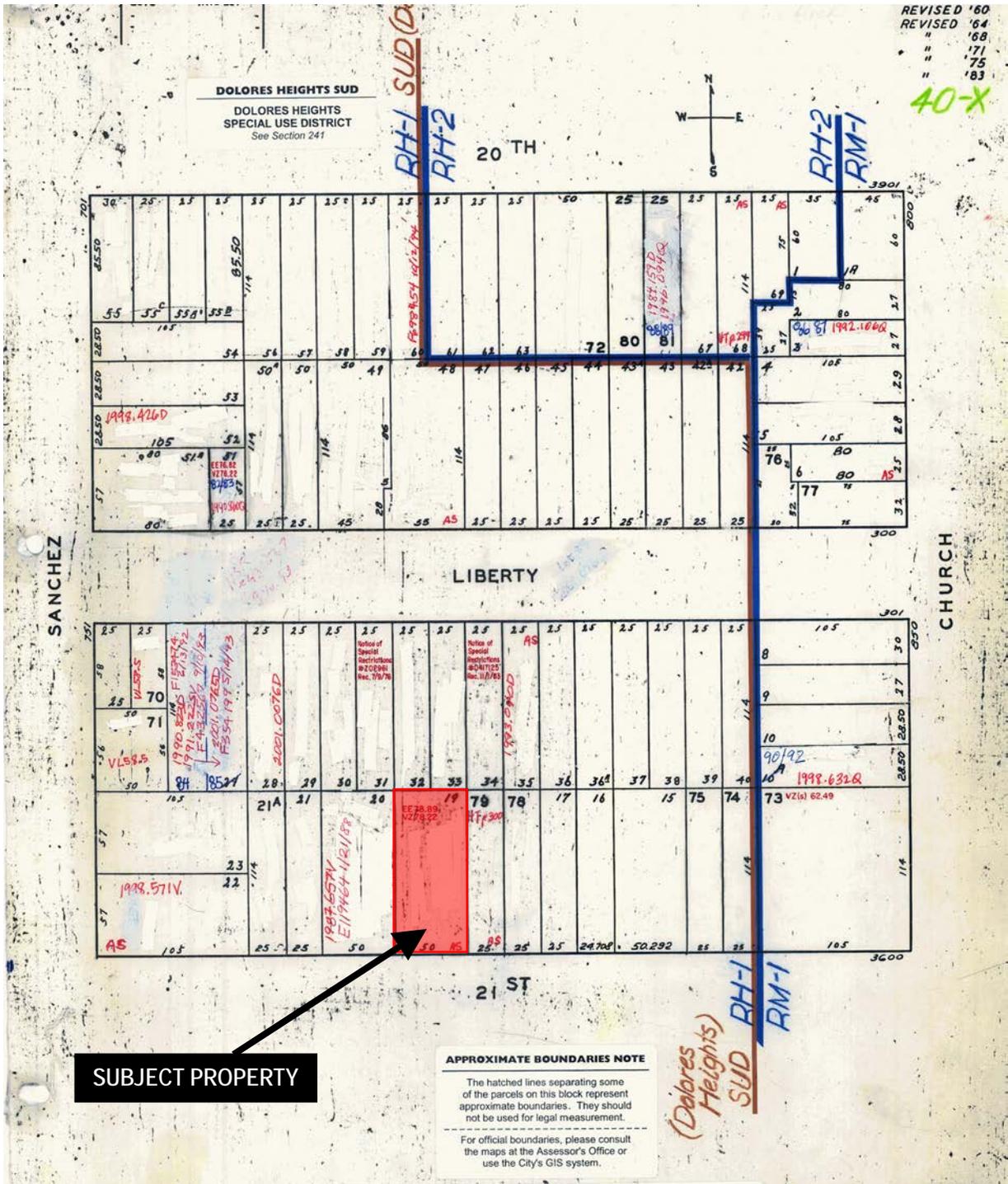
**BUILDING DETAILS (PAGES 43 - 48)**

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

Are the building's materials properly detailed and appropriately applied?	X		
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**Comments:** The proposed building would have minimalist modern detailing and be finished in stained wood siding. Wood siding is a common material that is found within the neighborhood though it is generally painted. The windows would be vertically oriented with some obscured behind wood slats.

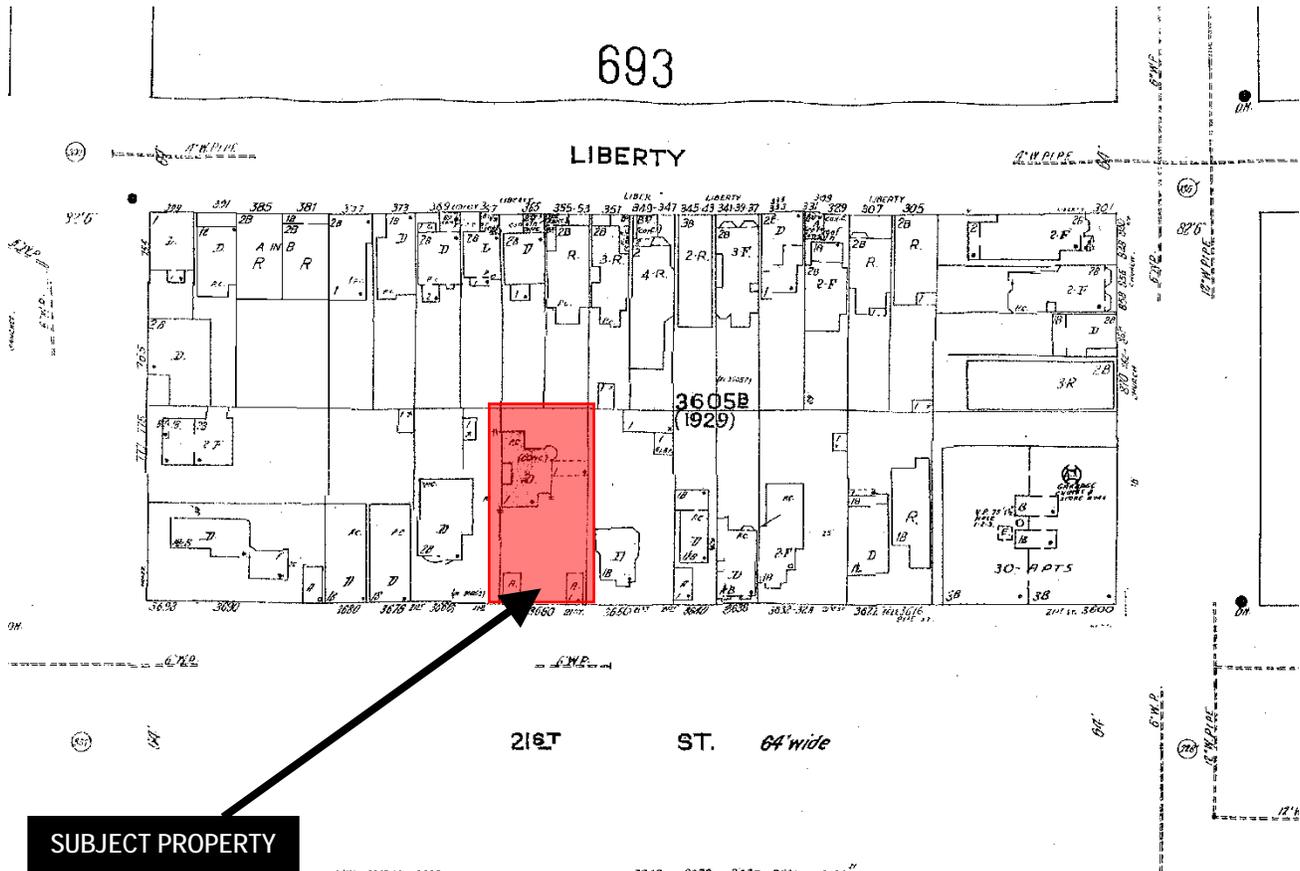
# Parcel Map



Discretionary Review Hearing  
Case Number 2013.0179DV  
3660 21<sup>st</sup> Street



# Sanborn Map\*



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



Discretionary Review Hearing  
Case Number 2013.0179DV  
3660 21<sup>st</sup> Street

# Aerial Photo



**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2013.0179DV  
3660 21<sup>st</sup> Street

# Aerial Photo



**SUBJECT PROPERTY**





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **March 29, 2013**, the Applicant named below filed Building Permit Application No. **2013.03.29.3348** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>3660 21<sup>st</sup> Street</b>	Applicant:	<b>Bridgett Shank</b>
Cross Street(s):	<b>Church and Sanchez Sts.</b>	Address:	<b>1005 Sansome Street, Suite 240</b>
Block/Lot No.:	<b>3605/019</b>	City, State:	<b>San Francisco, CA 94111</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 252.1441 x 25</b>

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 type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input 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 (measured to residence)	53 feet	15 feet
East Side Setback	6 inches	7 feet
West Side Setback	None	No Change
Building Depth	61 feet	96 feet
Rear Yard	0 feet	3 feet
Building Height (measured above grade)	23 feet, 7 inches	24 feet
Number of Stories	2	2 over basement
Number of Dwelling Units	1	No Change

**PROJECT DESCRIPTION**

The subject property contains four existing structures. There are two detached garages located at the front of the lot, a single-family residence located at the rear of the lot, and an accessory green house structure located to the east of the residence which is connected by a covered breezeway. The proposal is to remove the front garage at the west side of the property and the greenhouse structure and construct an addition to the front and east sides of the building. There would be a minimal increase in the height of the building and the light well on the west side of the building would be infilled. The project has been determined to be tantamount to demolition but it will be administratively approved pursuant to case No. 2013.0179D because it has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. The project also requires variances from the Planning Code for rear yard, front setback, and garage door width. The variance hearing will be noticed to the public at a later date pursuant to case No. 2013.0179V. See attached plans.

**For more information, please contact Planning Department staff:**

Planner: Michael Smith  
 Telephone: (415) 558-6322  
 E-mail: Michael.e.smith@sfgov.org

Notice Date: 9/13/13  
 Expiration Date: 10/13/13

# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org)** for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties 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, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

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

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

## BOARD OF APPEALS

An appeal of the decision of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of 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.

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Arran Pera

DR APPLICANT'S ADDRESS:

3666 21st Street S.F. CA

ZIP CODE:

94114

TELEPHONE:

(415) 568-7383

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

3660 21st Street, LLC Chris Cox + Visra Vichit-Vaddan

ADDRESS:

537 Liberty Street S.F. CA

ZIP CODE:

94114

TELEPHONE:

(650) 862-7133

CONTACT FOR DR APPLICATION:

Same as Above

Sue Hestor

ADDRESS:

870 Market St #1128 S.F. CA

ZIP CODE:

94102

TELEPHONE:

(415) 846-1021

E-MAIL ADDRESS:

hestor@earthlink.net

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

3660 21st Street

ZIP CODE:

94114

CROSS STREETS:

Sanchez St./Church St.

ASSESSOR'S BLOCK/LOT:

3605 / 019

LOT DIMENSIONS:

114' x 50'

LOT AREA (SQ FT):

5,700 SF

ZONING DISTRICT:

RH-1, Dolores Heights  
SUD

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

Please check all that apply

Change of Use

Change of Hours

New Construction

Alterations

Demolition

Other

Additions to Building:

Rear

Front

Height

Side Yard

Present or Previous Use:

Single Family Residence

Proposed Use:

Single Family Residence

Building Permit Application No.

2013-03-29-3548-5

Date Filed:

3-29-13

4. Actions Prior to a Discretionary Review Request

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

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

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

See Attachment

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# Discretionary Review Request

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

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

See Attachment

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

See Attachment

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

See Attachment

13-01790

**3660 21<sup>st</sup> Street - Application for Discretionary Review**

Attachment

- 1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review of this project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?**

3666 21<sup>st</sup> Street, abutting 3660 to the west, has been the Pera family residence for over 70 years. My grandmother and grandfather, Janet and Guido Pera, purchased their home in the 1950's and it has been our family residence continuously since that time. My father Angus Pera has lived at 3666 the past 22 years. I am his son Arran Pera and intend to one day move into this home with my own family.

**Standards for this site are not regular Section 311 standards**

This is a very steep block in the very steep Dolores Heights SUD area. Along with Chinatown, Dolores Heights was one of the earliest to have a specific plan incorporated into the Planning Code - before there were individual area plans. Both were adopted **before** and are in addition to any 311 policies or attempts to define Neighborhood Character under 1986 Proposition M. The specific Planning Code 241 policies for Dolores Heights were adopted in 1980 after the Commission acted in September to initiate this plan (Resolution 8087). The policies, design guidelines and mapping of the Dolores Heights SUD - were adopted by the Planning Commission. They emphasize protecting landscaping, the slope of lots and view corridors. All are undermined by the proposed development. Because the home at 3660 21<sup>st</sup> was intentionally sited in the rear of the lot, there is a PUBLIC view over this site when travelling DOWN 21<sup>st</sup> Street. See **attached photo** taken from car going down 21<sup>st</sup> Street.

The current owner of the downhill property at 3660 21<sup>st</sup> Street proposes an addition, as well as a variance, that conflicts with:

- the historical development of that house which is sited toward the rear of the lot so that other homes have been developed taking that siting into effect
- the unique policies of the Planning Code Dolores Heights Special Use District that recognize the steep streets and views available to the public from them and over this property in particular
- the election of open space in the front of the lot between the garages to a variance which effectively eliminates any obstructed yard
- the intentional removal the historic gardens which were recognized in the Dolores Heights

SUD

SUD

Discretionary review is warranted to weigh the extraordinary impacts this particular project will have not only on our individual property concerning privacy, light, air, and view obstruction but also the Dolores Heights community at large. The **attached photo** of this site from 21<sup>st</sup> Street on the first sheet of developers' plans show the extreme slope of this block.

The **variance application** cites the expansion of this property at the REAR of this lot several additions in the area of the REAR YARD SETBACK area. They want now to built in the FRONT SET BACK AREA of the lot. In 1978 the owner of this lot ELECTED to add a second story to the house in the rear setback. An already non-complying structure in the REAR is being so it is also non-complying in the FRONT. While being in the Dolores Heights Special Use District designed to ensure siting of homes does not harm neighbors or the Public.

The existing house, which has been determined to be in good condition, already provides for most of the uses planned for the new house. The proposed bedrooms along with a playspace for future children can be easily added to the existing house between the kitchen and the existing western garage. As for the home office, one already exists in the current study. A guest room, a bedroom with its own bath, already exists along the northern edge of the property on the first floor. A master bedroom and a roof deck already exists on the 2<sup>nd</sup> floor.

There is no need for construction of sub-standard sized childrens' bedrooms (61 sq ft each) without the required second means of egress along the west property line in the front setback area. The Housing Code requires that sleeping rooms shall have not less than 70 square feet of floor area. The additional spaces should be arranged in a location where they will not ignore the requirements of the Dolores Heights SUD, the neighboring properties or compromise public views.

A review of the variance applications and serial permits for 3660 show that the owners have consistently located the mass of this building in the rear of the property.

#### Lack of required report for the CEQA exemption

The CEQA Catex is based on incomplete information and calculations and therefore must be revised. On 1/18/13 the project architect claimed that a geotech report was NOT required because the site does not have more than 20% slope. This is noted in hand on page 2 of the categorical exemption. This assertion ignores the dramatic slope at the south edge of the site along 21<sup>st</sup> Street which exceeds a 20% slope (East-west direction). They instead use a diagonal line through the site. The site is 50' wide therefore a 20% slope would equal a difference of 10 feet. As can be seen from the cover page of the plans AND the photo attached to this application which shows the view of the City looking northeast OVER THE SITE from 21<sup>st</sup> Street, there is a VERY STEEPLY SLOPING SITE along 21<sup>st</sup> Street and on this block.

The Boundary & Topographic Survey done by sponsor - page 3 of plans dated 3/29/2013 - shows BY DEVELOPERS' SURVEY that site drops more than 10 feet of at front property line. The WEST property line at the 21<sup>st</sup> Street sidewalk is measured "310.50 - B/W" (bottom of wall). (Ms. Shank says this corner is 311.39'. ) The EAST property line at the 21<sup>st</sup> Street sidewalk is measured "298.76 - B/W" (bottom of wall). This is a difference in the drop in elevation of 11.74 inches - more than the 10 inch drop required (23.48% slope).

Using that same survey, 21<sup>st</sup> Street is approx. 310 at the West property line and appears to be around 298.5 at the East property line. A similar drop of over 10 feet is evident on the sidewalk.

The lack of this report is not minor. The stability of the site during construction is critical to providing support for the property at 3666 21<sup>st</sup> St uphill.

The map showing the contour lines for the slopes in this area of Dolores Heights - as well as the siting of the building is shown on the **Attached SF Property Information Map**.

- 2. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how.**

See 1 above.

The developer proposes to use a series of different variance applications to expand the house IN THE REAR SETBACK by adding a second story where he is advantaged in variance application #1 VZ78.11. Now in variance application #2 current owner Chris Cox wants to expand in the area NOT built in variance #1. In Variance application #1 former owner David Welisch added a second story in the REAR of the site and revised existing front entrance to provide a stair to same. He INTENTIONALLY built in the rear to not occupy the FRONT of the lot. This intentional siting of the building in the rear affects the orientation neighbors of the project as well as the public views from 21<sup>st</sup> Street. This is exacerbated by the relocation of the garage so that there the public view from 21<sup>st</sup> Street currently available over the area between the separated garages is limited. See **attached photo** that shows "flags" erected by sponsor to show the outlines of their proposed expansion in the front of the lot.

This owner has already destroyed/removed the historic garden in the front on this lot. This garden (or former owner Bill Gaede) was on the May April 2005 Garden Conservancy Open Days. The front garden courtyard was designed by the now-deceased award winning landscape architect Harlin Hand. It was between the garages and the residence at rear and has been virtually leveled. See **attached article and photos**.

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

See siting issues and recommendations set out in 1 above.

The split garage siting benefits the entire neighborhood and City by opening up a view of downtown and the Bay over this lot. The staff recommendation to eliminate the garage is not based on evaluation of this site in context of the Dolores Heights SUD.

# Discretionary Review Application Submittal Checklist

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

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

## NOTES:

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

# 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:           *A Pera*          

Date:           10-14-13          

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

          Arran Pera            
Owner / Authorized Agent (circle one)

13.01790





# San Francisco Property Information Map

Public Access to Useful Property Information & Resources at the Click of a Mouse

## Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0967/001  
 Mission and Van Ness 2011 0215  
 Ferry Building

The map interface includes a search bar at the top right with a magnifying glass icon and the text "SEARCH". Below the search bar are links for "Measure Distance", "Street View", and "Map Logs". On the left side, there are zoom in (+) and zoom out (-) buttons. A scale bar at the bottom left shows distances of 0, 100, and 200 feet. The map itself displays a street grid with labels for "20TH ST", "LIBERTY ST", "RAYBURN ST", and "CHURCH ST". A blue location pin is placed on the map. At the bottom right, there is a copyright notice: "City & County of San Francisco, NHD, Esri, DeLorme, NAVTEQ, USGS, USDA, EPA".

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**San Francisco Property Information Map**  
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**Step 1: Search or Click on the Map**

Search Examples: 400 Van Ness Ave 0787/001  
 Mission and Van Ness 2011.0218  
 Ferry Building

The map interface includes a search bar at the top right with a magnifying glass icon and the text "SEARCH". On the left side, there are zoom in (+) and zoom out (-) buttons. A scale bar at the bottom left indicates distances of 0, 100, and 200 feet. The map itself shows a grid of streets including 20th St, Liberty St, Church St, and Rayburn St. A blue location pin is placed on Liberty St. In the top right corner of the map area, there are links for "Measure Distance", "Street View", and "Map Legend". At the bottom right of the map area, the text "City & County of San Francisco, NHD, Esri, DeLorme, NAVTEQ, USGS, USDA, EPA" is visible.

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## More than a view blooms atop Dolores Heights / Abundant, rocky landscape by Harlan Hand part of 'Open Days'

Alice Joyce

Published 4:00 a.m., Wednesday, April 27, 2005

VIEW: LARGER | HIDE

1 of 3

PREV NEXT



Chronicle / Christina Koci Hernandez

We need some shots of the garden of Bill Gaede in San Francisco for the April Garden Walks column. The garden has a view of downtown San Francisco and the streets of Noe Valley. Right now, wisteria, camellias, and rhododendron are in bloom, according to Bill Gaede. .CHRISTINA KOCI

HERNANDEZ/CHRONICLE Photo: CHRISTINA KOCI HERNANDEZ / SF



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Commanding vistas of San Francisco set off Bill and Ilse Gaede's garden in Dolores Heights, where a verdant collection of orchids, clipped evergreens and succulents grows on a multilevel hardscape with rockwork.

 Printable Version

A wooden doorway and connecting arbor draped in jasmine and bougainvillea ornament the garden's front entrance, flanked by richly planted beds that

soften the look of the concrete sidewalk.

These streetside beds look good year-round. A backdrop of shapely winter-blooming jade plant grows in tandem with clambering pelargoniums, while combinations of blue, gray and pea-green succulent rosettes draw attention in the foreground.

The Gaedes purchased the property in 1984, and soon afterward, a section of the front garden suffered storm damage, prompting Bill Gaede to contact artist and designer Harlan Hand, who had worked on the landscape with the former owner.

Hand said he had always wanted to create a patio in the damaged area. The new rock used in the patio's construction perfectly matches the garden's older rock because Hand was able to procure it from his original source in the Sierra.

The designer's style is revealed immediately upon entering the garden, where his distinctive rockwork extends to a configuration of interconnecting terraces, with steps and paths throughout.

Plantings show Hand's collaboration, also, giving rise to a treasury of flora cultivated in layered plantings. "When I bought this place, I tried to count the plants," Gaede said. "When I reached 1,000, I quit!"

As you step inside the main door, a mysterious orchid species appears to the left. Gaede said he does not know the name of the rare orchid but recalls that the plant survived a major freeze soon after he moved into the house. Coming into bloom around May, the orchid produces a tiny single mahogany flower held on an upright stem. After blooming for one week only, it stops. Gaede said he hopes another orchid fancier may be able to identify it one day.

A pond with water lilies and a fountain emerge nearby. Early in the year, azalea 'Sherwood Red' blooms here, bringing the scenery to life. Planted about, Camellia reticulata hybrids clothed in emerald foliage are a reliable asset, and still more effective adorned in showy flowers. Vermilion 'Bob Hope' keeps company with 'Coral Delight.' Magnolia cylindrica adds shimmery white flowers to the mix.

Hand's design incorporates a network of pathways to allow access to all corners of the garden. The setting's high points offer sweeping views of downtown San Francisco and the bay.

Another brilliant stroke was Hand's notion to plant cymbidium orchids in the ground. "Orchids are typically planted in pots. ... Most people think you cannot plant cymbidiums in the ground," Gaede said. All the same, Hand showed Gaede how to do it, using a popular potting mix called Super Soil.

Gaede grows an abundance of cymbidiums and other types of orchids, which bloom lavishly primarily during the winter months. Many plants have been growing for 25 years, and "they just keep going. I thought we'd lose plants when temperatures got down to 28 degrees," Gaede said, "but we covered them up and they made it."

An arbor cloaked in wisteria provides structure in the front garden. Placed by the pathways, elegant laceleaf maples are interesting across the seasons, from their sculptural

branches to their fine-textured, beautifully colored leaves.

The topiary outlines of mugho pines are carefully shaped to open their forms and get a sort of view through, Gaede said. "Pruning goes on all year. . . . Hand always told me, 'We need to keep things down to scale.' "

From a doorway to the lower garden, one gazes down on an arrangement of plant material that demonstrates Hand's signature color harmonies: drifts of a low-growing, blue-violet succulent and a rare bromeliad, its small bronze leaves splotted in green. Fleshy-leaved specimens of coppery orange, cardinal red and apple green complete the picture.

In easy reach, flowering abutilons and fuchsias commingle with cactus species, aloes, watsonias and yuccas.

At the rear of the property, the former owner, a structural engineer and past president of the San Francisco Orchid Society, built a retaining wall that runs along a sheer drop-off on the edge of the boundary line.

In this setting, tender Vireya rhododendron specimens find shelter. A tall plant with shell-pink flowers contrasts with the soft coral flowers of a mature plant of smaller stature, growing beneath. Opposite, a white camellia plays off Rhododendron 'Fragrantissimum.' Diverse plantings come into view. Deep purple hybrid Douglas irises, the brilliant tones of echeverias and bird-of-paradise consort with a Meyer lemon yielding nonstop fruit. Left behind by the former occupant, the sculptural profile of a Burmese winged dragon wears a mossy veneer that shows its age.

Visitors are transfixed by the rear garden's exhilarating views. Sited "in the weather shield of Twin Peaks," Gaede says, "There will be nights when you can see the fog roll in all over the city, but we won't have any here. It's a great house to have ... to watch the weather in San Francisco."

The Gaede garden at [3660 21st St.](#) in San Francisco is open to the public on May 22 in conjunction with The Garden Conservancy Open Days Program; admission is \$5. Visit [www.gardenconservancy.org](http://www.gardenconservancy.org) or phone toll free (888) 842- 2442 for information or to order an Open Days directory.

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February 18, 2014

Ms. Cindy Wu  
President, Planning Commission  
1650 Mission Street  
San Francisco, CA 94013

Subject: Case Number 13.0179D  
Discretionary Review Request of Single-Family Home Addition at  
3660 21<sup>st</sup> Street, San Francisco, CA (Block 3605/019)

Dear Commissioner Wu:

This office represents 3660 21<sup>st</sup> Street LLC (the "Applicant"), which proposes to renovate and expand an existing 2,415 sq. ft. single-family home with two detached garages located at 3660 21<sup>st</sup> Street (Assessor's Block 3605, lot 019 (the "Site")). The Site is located in the Dolores Height Special Use District (the "Dolores Street SUD"). The existing single family home and garages are lawful non-complying structures as the home is located almost entirely in the required rear yard, and the two garages are located predominately in the required front set-back. The proposed project includes vertical and horizontal expansion and requires front set-back and rear yard variances (the "Project"). Copies of the existing and proposed plans are included in the case report.

On March 29, 2013, Arran Pera ("Pera"), who is the non-resident son of the adjacent property owners at 3666 21<sup>st</sup> Street and who states that he will move into the 3666 21<sup>st</sup> Street residence one day, filed a discretionary review request with the Planning Commission. Contrary to Pera's contention, the Project is consistent with the policies of the Dolores Street SUD. There are no extraordinary or exceptional circumstances that would warrant discretionary review of this project. For reasons discussed below, the discretionary review request should be denied.

## PROJECT SITE

The Project Site is located mid-block on the north side of 21st Street between Church and Sanchez Streets. The 50' x 114' Site is in a 40-X height and bulk district, in an R-1 zoning district and in the Dolores Heights Special Use District (Planning Code §241). The Site is down-

sloping approximately 6' to 10' between the front and the rear property lines. The cross-slope difference from the east towards the west corner of the front property line is approximately 9.48' and decreases to less than 3' at the rear property line. The Site is improved with two detached one-car garages and a two-story single-family home with a partial basement. The entrance to the home is through a gate between the two garages. For photographs of the existing home, the Site and its vicinity see Sheet G0.10 of the plans attached to the case report.

The existing home and both garages were constructed in 1923 and are lawful non-complying structures. The garages are located within the 15' required front set-back with only 4'-4" in the buildable area. Except for a maximum depth of 9'-7", the single-family home is located within the required rear yard. The existing home was designed to step down, reflecting the grade. The maximum height of the existing home is approximately 23'-7 1/2" above existing grade (16'-1 1/2" when measured under the Planning Code). See Sheet A3.10 attached to Case Report. Open space is located on the east side of the home, between the garages and the home and the northeast corner of the Site.

The buildings on the subject block are two- and three-stories, with predominately three-story structures. Most are single-family homes with a few two and three-unit buildings, as well as a 30-unit apartment building at the northwest corner of Church and 21<sup>st</sup> Streets. The architectural styles of the buildings vary from simple late-Victorian, Edwardian, and post-1960's modern. See block face photographs attached to the case report.

### **PROPOSED PROJECT**

The Project involves demolition of the west garage, expansion of the east one-car garage to a two-car garage, as well as vertical and horizontal additions and renovations to the existing single-family home. When completed, the Project will increase the existing home from 2,547 sq. ft. to 4,198 sq. ft. (or an additional 1,651 sq. ft.) without the garages. Specifically, the proposed Project includes:

- Demolition of the western one-car garage and expansion of the eastern one-car garage into a two-car garage at the request of the Planning Department;
- Demolition of 100% of the front and rear façades, 48% of all of the exterior walls, and 48.8% of the floor and roof;
- The addition of a new master bedroom on the second floor. The area below the new master bedroom will be open on three sides, connecting the usable open space on the east side of the Site;
- Extensive interior renovation;

- Seismic upgrades of the existing foundation; and
- Expansion of the basement level to create a mechanical room, a home office and crawl space.

See Sheet A1.11 for the proposed Site Plan and Sheets A2.10 through A2.13 for the proposed floor plans attached to the Case Report.

The Planning Department has determined that the proposed Project is a *de-facto* demolition and is permitted. See September 25, 2013 Zoning Administrator Action Memo (Administrative Review of Dwelling Unit Demolition ) attached hereto as **Exhibit 1**. When completed, the Project will maintain the existing west elevation and portions of the east elevation. The maximum height of the Project will be 24'1½" above the existing grade, which is 9'-10½" lower than permitted under the Dolores Height SUD. When measured under the Planning Code, the Project will be 16'-6" high. The Project has been designed to preserve Pera's existing view and the existing view of the neighbors across the street to the maximum feasible extent. See **Exhibit 2** for the east elevation of the Project overlaid with the existing building outline, the adjacent uphill neighbor and the outline of the permissible Planning Code envelope. The Project will require variances from the front set-back and rear yard requirements. A CEQA Categorical Exemption Determination was issued on May 20, 2013 for the Project and is attached hereto as **Exhibit 3**.

Upon completion, the renovated home will be owner-occupied by Visra Vichit-Vadakan and her family.

#### **DISCRETIONARY REVIEW STANDARD**

No exceptional or extraordinary circumstances exist to justify a discretionary review by this Commission. Rather, this is a case in which Pera seeks to preserve 100% of the view across the Applicant's property. As far as the Applicants can determine, Pera's real objection is to any view blockage from their west-facing window across the Applicants' property, which was raised at the pre-application meeting. In that regard, the Applicant met with Pera and his architect, Arnie Lerner, on December 14, 2013, to discuss the issues raised in the Discretionary Review request. However, the only issues discussed by Mr. Lerner were unspecified project impacts on the neighbors across the street. Discretionary review is granted *only* if "exceptional and extraordinary circumstances" exist. The Discretionary Review before this Commission is devoid of any exceptional or extraordinary circumstances and must be denied.

### CONSULTATION WITH DISCRETIONARY REVIEW APPLICANT

The Applicant first began meeting with the individual neighbors prior to November, 2012. Numerous meetings and e-mails took place between November 4, 2012, and December 14, 2013. A copy of the contacts and meetings between the Applicants, Pera and other neighbors is attached hereto as **Exhibit 4**.

### ISSUES RAISED BY DISCRETIONARY REQUESTOR

Pera raises the following issues:

1. The Categorical Exemption is inadequate because the front property line has a slope greater than 20% between the east and west-side property line;
2. The Project conflicts with the policies of the Dolores Heights SUD; and the Project will have “extraordinary impacts” on the privacy, light, air and view of Pera’s property and on the Dolores Heights community at large;
3. The Project would adversely affect the neighbors across the street;
4. The existing home is in good condition and has sufficient space to meet the needs of Applicant’s future family, and/or the expansion can be located elsewhere on the lot; and
5. Plants have been removed from the existing garden.

### RESPONSE TO ISSUES RAISED

1. *The Issuance of a Categorical Exemption for this Project is proper.*

Pera complains that no geotechnical investigation report was submitted to the Planning Department. When the environmental review application was submitted to the Department, the application was not accompanied by a topographic survey. Two topographic surveys were thereafter prepared and submitted to the Planning Department. See **Exhibit 5** and **Exhibit 6** for copies of the topographic surveys. The first survey dated January 18, 2013, has an incorrect slope calculation by using the diagonal dimension between the front and rear property line. When this error was brought to the attention of Michael Foster, the surveyor, he corrected the error. The updated topographic survey (Exhibit 5) and the February 7, 2013, letter from Michael Foster to the Planning Department is attached hereto as **Exhibit 7**. After reviewing the corrected survey and letter from the surveyor, the Department determined that the Site does not exceed 20% grade.

Pera presents no evidence that the planned renovation will somehow cause instability of the Site and such a claim is unsubstantiated. Issuance of a categorical exemption for this Project is proper.

2. *The Project is consistent with the Policies of the Dolores Height SUD and will have no adverse impact on the air and light and only minimum view blockage on the adjacent homes or the neighborhood.*

Among the purposes of the Dolores Heights SUD are to prevent *unreasonable obstruction of view and light by buildings* or plant materials, and to encourage development in context and scale with established character and landscape. In the Dolores Heights SUD, the rear yard is to be 45% of the lot depth for RH-1 districts and no portion of the height of a building can exceed 35 feet above the existing grade of the lot.

The Project is consistent with the aforementioned policies in that:

- Under the SUD, no portion of the project can exceed 35' from existing grade. Here, the maximum height of the Project is no more than 24'-1½" from the existing grade, and the height of the building is 16'-6". See **Exhibit 8**.
- By expanding the existing garage at the east side of the front set-back area to accommodate two cars, the Project will regain the front set-back area on the west side to provide transition from the 25'-2" front set-back of the 3666 - 21<sup>st</sup> Street building to the west and the 3650 21<sup>st</sup> Street Building to the east that has no front set-back.
- The Project, when completed, appears as a one-story building from the street and will not block the views of the neighbors across the street. The Dolores Heights SUD does not mandate or guarantee preservation of private view corridors, only that a Project does not *unreasonably obstruct view and light of the neighboring buildings*. Any view blockage to the west from Pera's home will be minimal. Exhibit 2 clearly demonstrates that the Project does not unreasonably obstruct Pera's view and will have no impact on Pera's privacy, light and air.

3. *The Project will not adversely affect the neighbors across the Street.*

The maximum height of the Project, when measured under the Planning Code, will only be approximately 6" higher than the existing height. See Exhibit 2. Therefore, it is difficult to see how the Project will adversely affect the neighbors across the Street in any manner.

4. *The Existing home will be improved to meet Current Building Code Fire, Seismic Safety and LEED Platinum standards.*

Although the Project is an extensive renovation and not new housing, the renovation includes improvements that would meet or exceed the standards of the San Francisco Green Building Code. The Project will meet LEED Platinum certification standards and has been approved for Priority Processing under San Francisco's DBI AB-004 and Planning Department Bulletin #02. Renovations include a Healthy Homes agenda that would eliminate all toxic materials, glues and solvents from the existing building and any proposed construction work. The home will have windows providing natural cross-ventilation to improve indoor air quality. To maximize energy conservation, the home will have improved insulation in the exterior walls and roof. Green Building features include:

- Reduced irrigation demand by 65% or more;
- Rainwater & Gray water systems for irrigation;
- Green Roof over garage;
- Low-flow plumbing fixtures;
- Exceed T-24 Energy Calculations by 15% or more
- Solar PV to provide 40% or more of annual electricity consumption
- Solar thermal to assist domestic hot water & radiant heating
- Extensive high-efficacy LED lighting
- Energy Star appliances
- Reuse of existing framing to the maximum extent possible & use of FSC framing for all new framing
- Use of efficient framing techniques
- Aquatherm green pipe for all domestic water supply lines
- Recycled glass batt insulation
- Diversion of 75% or more of the construction waste

While the existing home is not unsound housing as defined by the Department, it will be seismically upgraded to meet current seismic safety and fire standards. The Zoning Administrator has determined that while the Project is a *de facto* demolition, the value of the

home exempts it from the scope of the Planning Department's demolition policies. See Exhibit 1. Finally, it would be a gross invasion of the Applicant's privacy if Pera is allowed to dictate the design of the renovated home instead of the Applicant who will reside there.

5. *Plant removal and The Garden*

As part of the environmental review, on page 4 of the Historic Resource Evaluation Response, landscape architect Harlan Hand was discussed under Criterion 3. The Historic Resource Evaluation Response concluded that Mr. Hand is not a master landscape architect, nor does the Site appear to be his most significant work. Removal of the plants and the garden will not adversely affect the Site or the neighborhood. See **Exhibit 9** for a copy of the Planning Department's Historic Resource Evaluation Response.

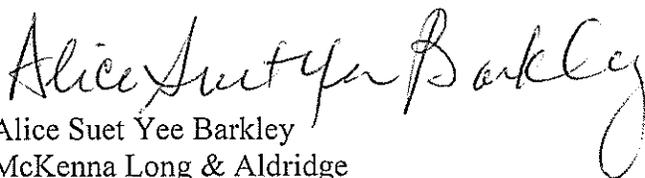
The Applicants discussed with their landscape architect that they would like native, non-invasive and drought resistant plants that would be family-friendly in the garden. The landscape architect examined the garden, selected healthy plants that will be preserved, and removed those that were unhealthy or not suited to a native-low water garden. Plant selection for a garden is subjective and personal. There is no merit in Pera's allegation that the garden and removal of the plants merit a Discretionary Review.

**CONCLUSION**

There are no exceptional or extraordinary circumstances to support this Discretionary Review request. The Discretionary Review Applicant's concerns over privacy, and light and air access to their rear-yard, are negligible at best. The Project has been designed to keep the height of the renovated home similar to that of the existing home. The Project before this Commission is substantially smaller than the code-permitted building envelope in height. The Project respects the character of the block face and the existing interior block open space. The Case Report shows that the Project complies with the Residential Design Guidelines.

Based on the foregoing, it is respectfully submitted that the Discretionary Review request be denied and the Project be approved.

Very truly yours,

  
Alice Suet Yee Barkley  
McKenna Long & Aldridge

## TABLE OF EXHIBITS

- Exhibit 1 Zoning Administrator Action Memo dated September 25, 2013 (Administrative Review of Dwelling Unit Demolition.
- Exhibit 2 East elevation of the proposed project overlaid with the existing building outline against the adjacent uphill neighbor.
- Exhibit 3 CEQA Categorical Exemption Determination dated May 20, 2013
- Exhibit 4 Chronology is contacts with neighbors.
- Exhibit 5 Topographic survey dated January 18, 2013
- Exhibit 6 Updated Topographic survey
- Exhibit 7 February 7, 2013 letter from Michael Foster.
- Exhibit 8 Drawing showing height of proposed project above existing grade and drawing showing height of proposed project as measured under the Planning Code.
- Exhibit 9 Planning Department's Historic Resource Evaluation Response dated May 15, 2013

Commissioner Cindy Wu  
February 18, 2014  
Page 9

Enclosures: Exhibits

cc: Commissioner Michael Antonini  
Commissioner Gwyneth Borden  
Commissioner Rodney Fong  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya  
Jonas Iona, Commission Secretary  
Scott Sanchez  
Michael Smith  
Bridgett Shank  
Visra Vichit Vadakin  
Sue Hestor  
File

# **EXHIBIT 1**



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Zoning Administrator Action Memo Administrative Review of Dwelling Unit Demolition

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**Date:** September 25, 2013  
**Case No.:** 2013.0179D  
**Project Address:** 3660 21<sup>st</sup> STREET  
**Permit No.:** 2013.03.29.3348  
**Zoning:** RH-1 (Residential, House - One-Family)  
 40-X Height and Bulk District  
**Block/Lot:** 3605/019  
**Applicant:** Bridgett Shank  
 Feldman Architecture  
 1005 Samsome Street, Suite 240  
 San Francisco, CA 94111  
**Owner:** 3660 21<sup>st</sup> Street, LLC  
 3660 21<sup>st</sup> Street  
 San Francisco, CA 94114  
**Staff Contact:** Michael Smith – (415) 558-6322  
 Michael.e.smith@sfgov.org

### PROJECT DESCRIPTION:

The proposal is to remove the front garage at the west side of the property and the greenhouse structure and construct an addition to the front and east sides of the building. There would be a minimal increase in the height of the building and the light well on the west side of the building would be infilled. The project would be tantamount to demolition of the existing building which is located within a RH-1 (Residential, House-One-Family) Zoning District and 40-X Height and Bulk District.

### ACTION:

Upon review of the appraisal report, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Building Permit Application No. 2013.03.29.3348, proposing a project that is tantamount to demolition of the existing single-family dwelling.

### FINDINGS:

The Zoning Administrator took the action described above because the proposed demolition meets the criteria outlined in Planning Code Section 317(d) as follows:

1. No permit to demolish a Residential Building in any zoning district shall be issued until a building permit for the replacement structure is finally approved, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code.

*The project applicant submitted Building Permit Application 2013.03.29.3348 for the proposed building. This permit proposes a replacement building that has four bedrooms and three-and-one-half bathrooms in*

*approximately 4,600 square-feet. The proposed building has been reviewed by the Residential Design Team and been determined to comply with the Residential Design Guidelines.*

2. If Conditional Use authorization is required for approval of the permit to Demolish a Residential Building by other sections of this Code, the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application. If neither permit application is subject to Conditional Use authorization, then separate Mandatory Discretion Review cases shall be heard to consider the permit applications for the demolition and the replacement structure.

*Conditional Use authorization is not required by any other part of the Planning Code for this proposal. The applicant filed a Mandatory Discretionary Review application for demolition of the subject building.*

3. Single-Family Residential Buildings on sites in RH-1 Districts that are demonstrably not affordable or financially accessible, that is, housing that has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to demolish, are not subject to a Mandatory Discretionary Review hearing.

*The subject building is a single-family house within a RH-1 District and is therefore eligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code. The project sponsor submitted a credible appraisal report dated 5/3/2013 that was prepared Michael Botta in accordance with the Planning Code, which was verified by the Department to demonstrate that the value of the subject property at \$3,200,000 is greater than at least 80% of the combined land and structure values of single-family homes in San Francisco. Therefore, the approval of the demolition permit does not require a Mandatory Discretionary Review hearing before the Planning Commission and can be approved administratively.*

4. Residential Buildings of two units or fewer that are found to be unsound housing are exempt from Mandatory Discretionary Review hearings and may be approved administratively. "Soundness" is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The "soundness factor" for a structure shall be the ratio of a construction upgrade cost to the replacement cost expressed as a percent. A building is unsound if its soundness factor exceeds 50%.

*The subject building is a single-family house and has not been found to be unsound. Therefore, it is ineligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code.*

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Demolition Permit Application. For information regarding the appeals process,

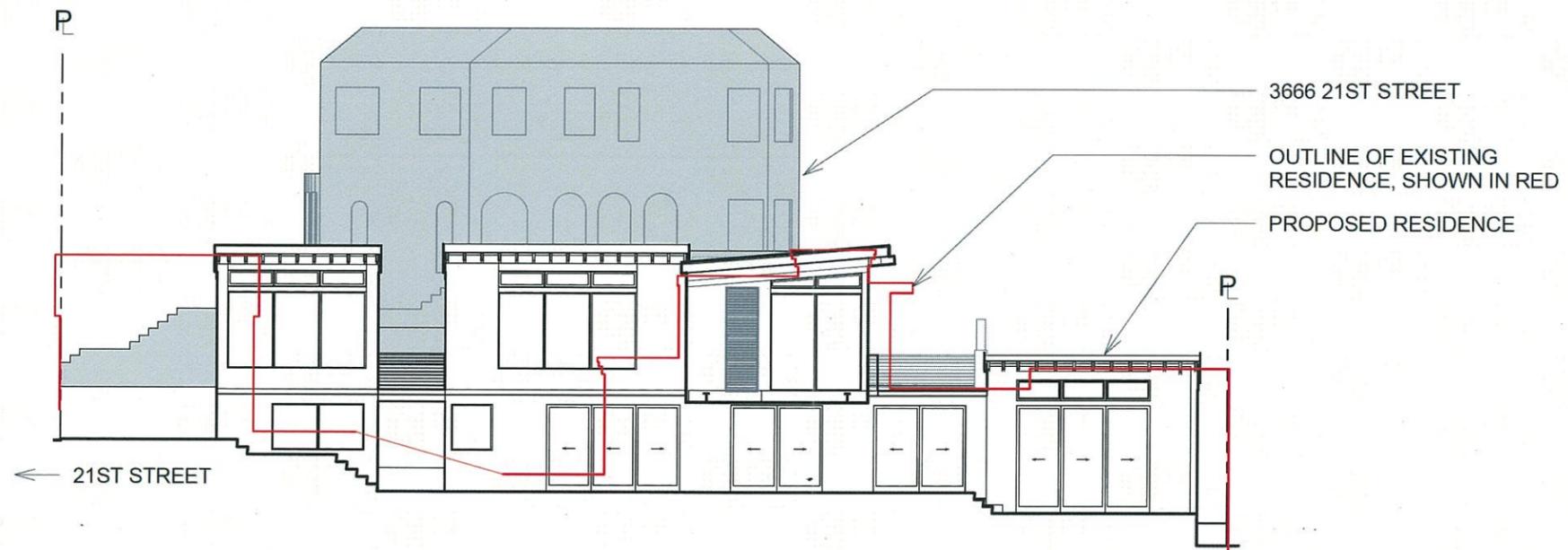
Zoning Administrator Action Memo  
Administrative Review of Dwelling Unit Demolition  
September 25, 2013

CASE NO. 2013.0179D  
3660 21<sup>st</sup> Street

please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files

# **EXHIBIT 2**



**F** FELDMAN  
ARCHITECTURE

1005 Sansome St, Ste 240  
San Francisco, CA 94111

p 415 252 1441  
f 415 252 1442

PROJECT 3660 21ST STREET  
3660 21ST STREET,  
SAN FRANCISCO, CA. 94114

TITLE PROPOSED  
ELEVATION DIAGRAM

DATE 02/12/14  
SCALE 1/16" = 1'-0"

**EAST  
ELEV.**

# **EXHIBIT 3**



# CEQA Categorical Exemption Determination

SAN FRANCISCO  
PLANNING  
DEPARTMENT

## Property Information/Project Description

PROJECT ADDRESS 3660 21st ST	BLOCK/LOT(S) 3605/019
---------------------------------	--------------------------

CASE NO. 2013.0179.E	PERMIT NO.	PLANS DATED
-------------------------	------------	-------------

- Addition/ Alteration (detailed below)       Demolition (requires HREER if over 50 years old)       New Construction

### STEP 1 EXEMPTION CLASS

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

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

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

If ANY box is initialed below an *Environmental Evaluation Application* is required.

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

\_\_\_\_\_ Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)*

AV \_\_\_\_\_ Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

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

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

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

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

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

CONTINUED ON PAGE 2

Slope = or > 20%: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Landslide Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Liquefaction Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA impacts and can proceed with categorical exemption review.

GO TO STEP 3

05/22/13

Per topo survey just 20% slope.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

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

Category A: Known Historical Resource GO TO STEP 5

Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- 1. Change of Use and New Construction (tenant improvements not included).
- 2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.
- 4. Window replacement that meets the Department's Window Replacement Standards (does not include storefront window alterations).
- 5. Garage work, specifically, a new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of garage door in an existing opening.
- 6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.
- 7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.
- 8. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin: Dormer Windows.
- 9. Additions that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

Project is not listed:

GO TO STEP 5

Project does not conform to the scopes of work:

GO TO STEP 5

Project involves 4 or more work descriptions:

GO TO STEP 5

Project involves less than 4 work descriptions:

GO TO STEP 6

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

If condition applies, please initial.

1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
2. Interior alterations to publicly-accessible spaces.
3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the Secretary of the Interior's Standards for Rehabilitation.
8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.  
Specify: \_\_\_\_\_
9. Reclassification of property status to Category C  
  - a. Per Environmental Evaluation Evaluation, dated: \_\_\_\_\_  
\* Attach Historic Resource Evaluation Report
  - b. Other, please specify: per HREER dated 5/15/2013  
\* Requires Initial by Senior Preservation Planner / Preservation Coordinator

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

Further Environmental Review Required.

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

**GO TO STEP 6**

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

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

**GO TO STEP 6**

Preservation Planner Initials

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

- Further Environmental Review Required.  
Proposed Project does not meet scopes of work in either:  
(check all that apply)
- Step 2 (CEQA Impacts) or
  - Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*.

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

Allison Umbel  
Planner's Signature

Allison Vanderslice  
Print Name

5/20/2013  
Date

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



# **EXHIBIT 4**

## EXHIBIT 4

### 3660 21<sup>st</sup> Street – Contacts With Neighbors

1. Prior to 10.13.12: The Applicants reached out to adjacent neighbors. Email addresses were exchanged and email contact was made on 10.13.12.
2. 11.02.12: The Applicants e-mailed concept studies to neighbors. A copy is attached hereto as Exhibit A.
3. 11.04.12: The Applicant and project architects met with met with Angus and Arran Pera at 3660 21<sup>st</sup> street. The Peras expressed concerns about the Project and complained that they did not have sufficient information to understand the project. The Applicant responded that the design was at the conceptual level and the meeting was to understand their concerns before proceeding any further with the design.

The Applicants and project architects also met with Jerome Goldstein and Tom Taylor at their house at 3650 21<sup>st</sup> and presented the conceptual design. They indicated that they have no objection.

4. 2.19.13: The Applicants e-mailed the Schematic Design to the adjacent neighbors prior to the pre-app meeting.
5. 2.25.13: The Applicants sent out the pre-application notification with a cover letter inviting the neighbors to attend a meeting on March 13, 2013 between 7:30 and 8:30 PM at the Applicants' home at 537 Liberty Street. A copy of the letter is attached as Exhibit B.
6. 3.13.13: The neighbors, including the Peras, who attended the Pre-Application, expressed the following concerns:
  - Wendy Tice-Wallner, a neighbor across the street and Arran Pera, expressed concerns about view blockage.
  - Arran Pera was concerned with about the project's impact on his light and privacy.
  - The neighbors suggested that story poles be erected to help the neighbors to understand the height, scale and massing of the project.
  - Peras provided written comments including that they did not receive a mailed notice of the pre-app meeting.

Copies of the Pre-Application Meeting Notice and Sign-In Sheet are attached hereto and collectively referred to as Exhibit C.

7. 3.14.13: The Project architect determined that the incorrect owner of 3666 21<sup>st</sup> Street, not the occupant or correct owner.
8. 3.27.13: The Applicants e-mailed the neighbors who attended the pre-application meeting that the story poles will be installed on 3/29/13 and will remain until

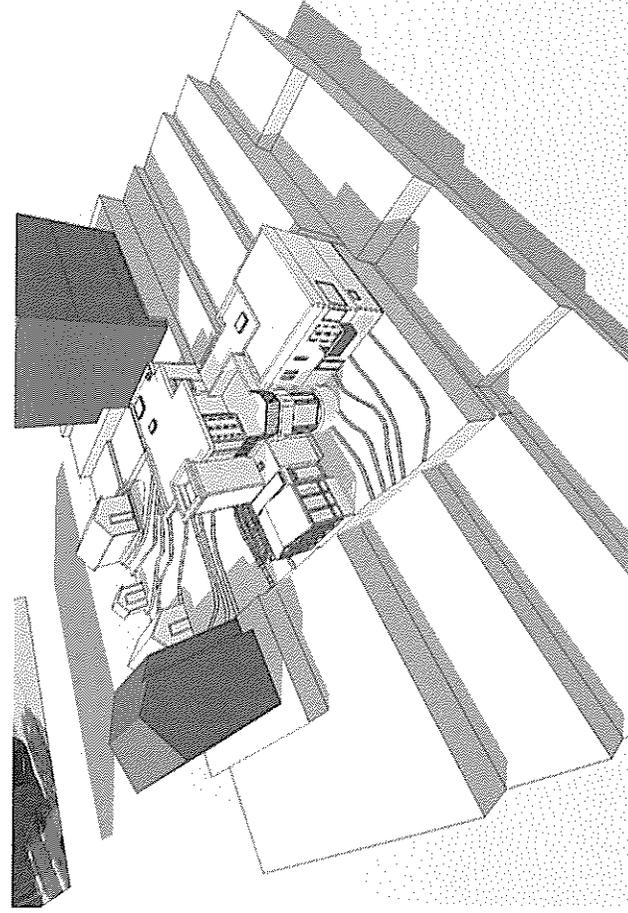
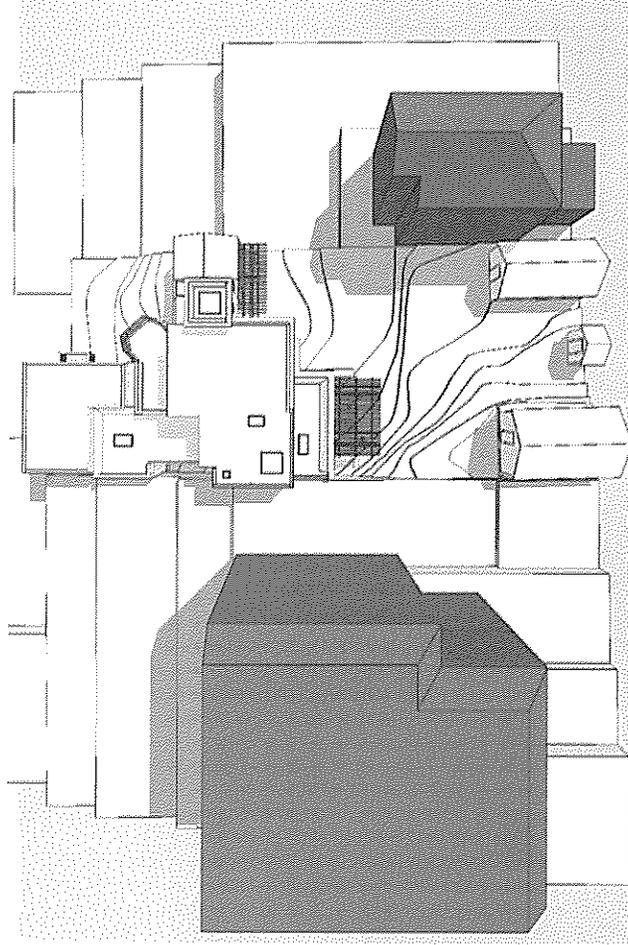
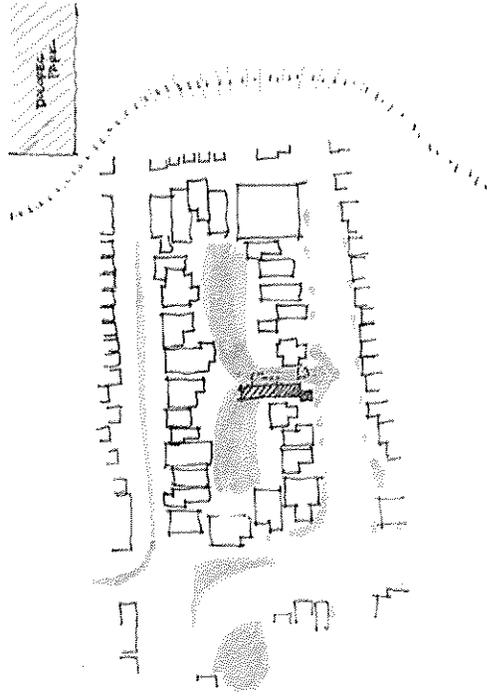
4/1/13. The neighbors were also informed of the following the design revisions made to address their concerns:

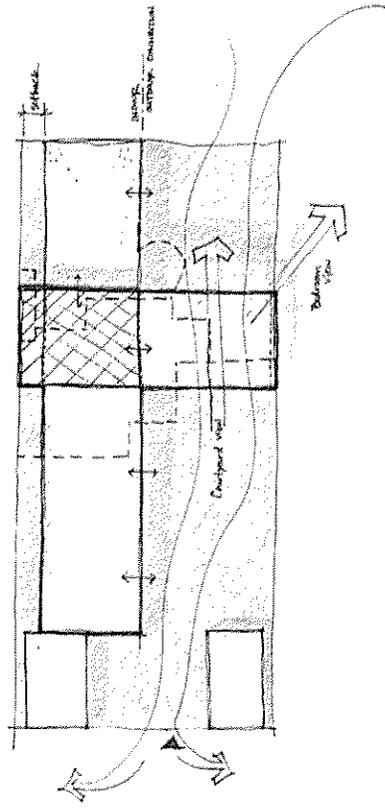
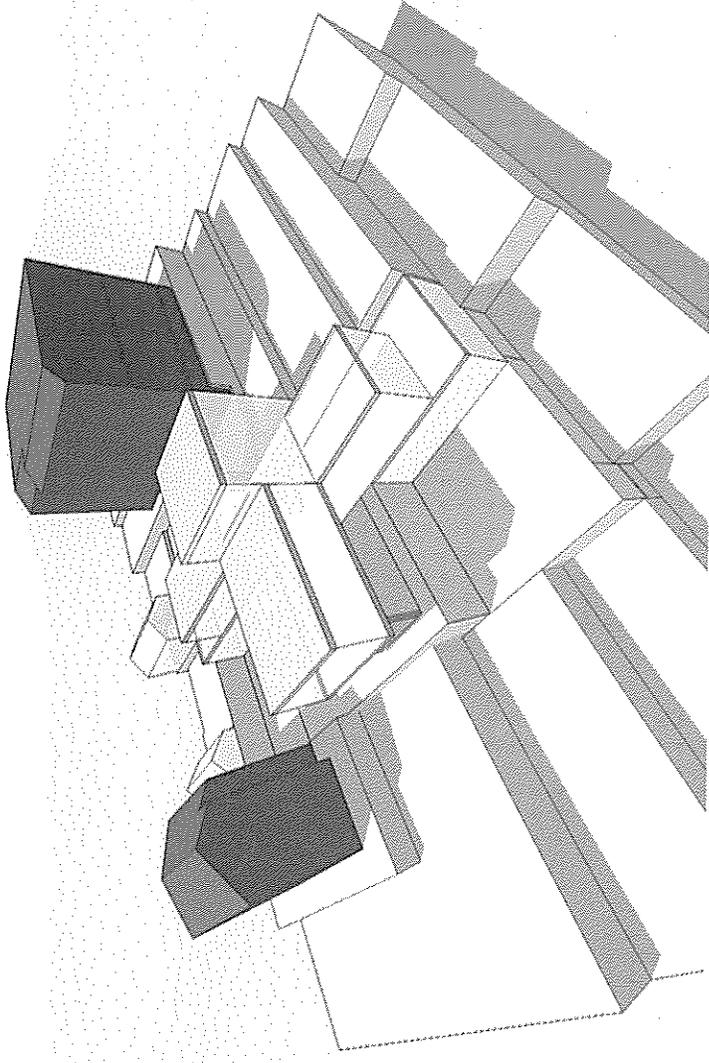
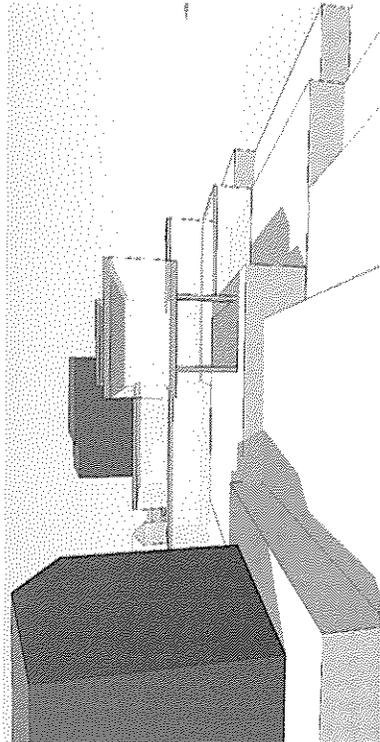
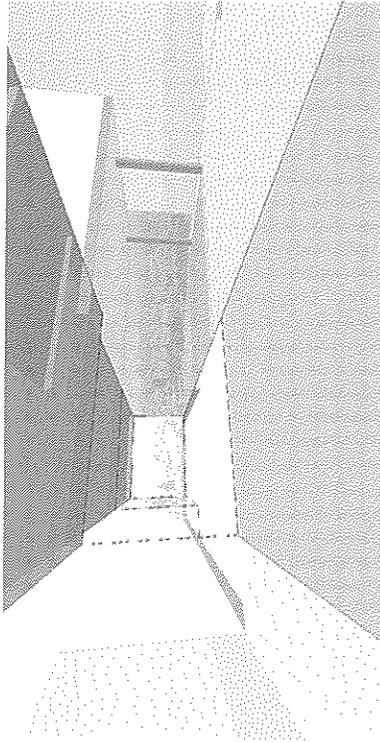
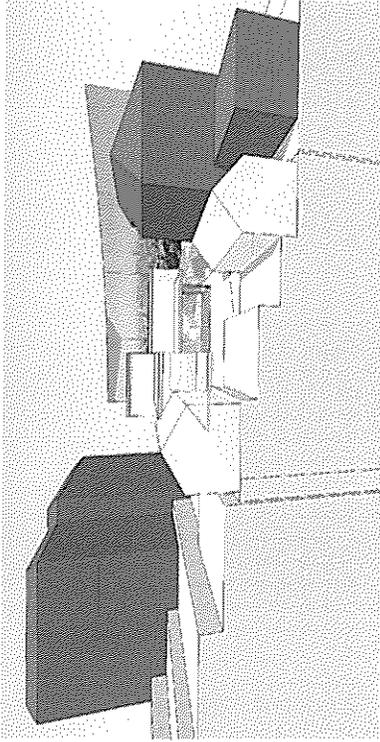
- The stair penthouse to the roof deck will be replaced by an operable skylight; and
- The roof deck guardrails will be changed to glass to minimize visual obstruction.

9. 3.29.13: Story-poles were erected
10. 4.1.13: The Applicants received an email from Arran and Angus Pera asking why no story-poles were put up for the back of the structure and asked when they would be added.
11. 4.8.13: The Applicants provided Arran with the revised plans showing the two design changes that addressed the neighbor's concerns and explaining that the story poles were unable to be affixed to the roof, only to the ground. The Applicants described the changes to the existing structure so that the neighbors with a clear understanding of the height of the proposed project. The Applicant also offered to walk through the design revisions with Arran in person.
12. 4.11.13: The Project architect received an email from Philippe Vendrolini of 337 Liberty wondering why he wasn't notified of the project and that he was informed by the City that the project was an 'interior remodel' contrary to the story poles. The Project architect responded that he did not get a pre-application notification because he resides outside the pre-application notification requirement.
13. 4.20.13 (week of): The Applicant met with Philippe Vendrolini and walked him through the proposed changes. Neither the applicant nor the project architect has from Philippe since that meeting.
14. 4.30.13: The Applicants requested access to the Goldsetin-Taylor and the Pera properties in order to measure their window and door locations. Jerry offered access anytime and to write a letter of support.
15. 5.7.13: The Peras offered access to their site on May 31<sup>st</sup> at 3 pm only and asked that the measurements be taken by a surveyor and that they be provided the survey first. They also informed the Applicants that they were hiring an architect to 'better understand the proposed plans'. The Project Architect on behalf of the Applicants agreed to use a surveyor and explained which elevations/facades would be measured. The Project Architect also requested an earlier date since the measurements can be taken outside and the Peras need not be present.
16. 5.8.13: The Peras informed the Applicants that they would be meeting with their architect, Arnie Lerner, on 5/10/13 and expressed concerns about the accuracy of first submittal showing both homes. The Peras indicated they would respond later about the date of the survey.

17. 5.9.13: The Project architect thanked the Peras for granting access and reiterated that the measurements only involved the windows and doors on the east and south facades of the home.
18. 5.14.13: In the absence of any response from Peras, the Project Architect set the survey date for 5/31/13, the date selected by Peras.
19. 5.15.13: The Project Architect asked Peras if the measurements can be taken at 1pm on 5/31 and the reasons for the measurements. The project architect informed Peras that the measurements were requested by the Planning Department.
20. 5.23.13: The Applicants, through the Project Architect informed Peras' that they are rejecting the demand that they be given the power to choose the surveyor, to review the drawings prior to undertaking the survey, or to review the survey by their surveyor of choice before giving a copy to the Applicant. The Applicant offered to provide Peras with a copy of the survey.
21. 5.24.13: Peras asked for additional items to be surveyed on surrounding properties and confirmed the 5/31/13, 3pm time for the survey.
22. 5.28.13: The Project architect confirmed the time for the survey.
23. 6.13.13: The Project architect emailed the Peras and their architect the window/door survey results.
24. 9.16.13: The Project architect informed the Peras via e-mail that the Section 311 notification has been mailed from Planning Dept.
25. 9.25.13: The project architect received an email from Melissa Pera, who is the wife of Aaran Pera, requesting two full-size hard copies of the drawings.
26. 9.26.13: The Project Architect emailed response and asked where to mail drawings.
27. 10.15.13: Peras filed Discretionary Review request of the Project.
28. 10.28.13: The Applicants offers to meet Arran Pera one on one.
29. 11.04.13: Arran Pera agreed but said that he could meet "at the end of the month" after he has met with his lawyer and his architect again.
30. 12.14.13: The Applicants met with Pera and his architect, Arnie Lerner, and asked Mr. Lerner to summarize the issues. Lerner stated only that they were concerned with the Project impact from across 21<sup>st</sup> street and asked that no additional height be added in the front of the house. Melissa Pera contended that the Applicants should have purchased a different house if they wanted to renovate and made other unspecific accusations. The Peras made no effort to arrive at a mutually acceptable resolution.

# **Exhibit A**





Capitola, Elva Bruciani

PROJECT: Car/Vicki Vekhan TITLE: Concept Studies DATE: 11.09.2017  
 2650 14th Street San Francisco, CA

1005 Sansome St, Ste 740 P 415 552 1441  
 San Francisco, CA 94111 F 415 552 1442

**FELDMAN**  
**ARCHITECTURE**

# **Exhibit B**

Dear Neighbor,

Hope this finds you well. We write this as a quick introduction of ourselves -- Visra Vichit-Vadakan and Chris Cox -- to you, our newest neighbors. We've recently purchased the home at 3660 21st. formerly owned by the beloved Bill and Ilse Gaedes. After getting to know them, having fallen in love with the property and the warmth and beauty of the neighborhood, we made the decision that this was the perfect spot to start our family and lay down our roots.

First things first: we'd love to get to know you better and introduce ourselves in person, so if you are up for a coffee or a chat please drop us a line and let us know and we'll swing by. We're currently living just up the street, so dropping by is no problem (Related: the home is currently inhabited by Visra's sister, Viria, in case you're wondering why the lights are on).

Second, and importantly, we're planning on renovating the home prior to moving in to make the space more family- and toddler-friendly and to give the space a better appreciation of the north-facing views. We've drafted preliminary plans for this remodel that we'd like to share with you as soon as possible to get feedback. To do this, we'll be hosting an event at our home, 537 Liberty st, from 7:30 pm - 8:30 pm on Wednesday, March 13th, 2013 where we'll review the plans with the neighborhood and get a first round of thoughts on what we should be thinking about. If you'd like to see our plans but are unable to come to the meeting please contact us and we can arrange another time to meet. Even if you aren't interested in the plans for house, we'd love to see you there just to say hi.

We look forward to meeting you!

Visra and Chris

The image shows two handwritten signatures in black ink. The signature on the left is for Visra, appearing as 'Visra Vichit-Vadakan'. The signature on the right is for Chris, appearing as 'Christopher K. Cox'. There is a small dot between the two signatures.

Visra:  
[visrav@gmail.com](mailto:visrav@gmail.com)  
[\(310\) 990-9958](tel:(310)990-9958)

Chris:  
[christopher.k.cox@gmail.com](mailto:christopher.k.cox@gmail.com)  
[\(650\)862-7133](tel:(650)862-7133)

# **Exhibit C**

# Notice of Pre-Application Meeting

FEBRUARY 25, 2013

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 3660 21ST STREET, cross street(s) CHURCH/ SANCHEZ ST. (Block/Lot#: 3605 - 019; Zoning: RH-1 DOLORES HEIGHTS SUB), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization.

The development proposal is to: HORIZONTAL ADDITION TO A SINGLE FAMILY RESIDENCE. REMODEL OF EXISTING RESIDENCE. RECONFIGURING TWO (E) SINGLE CAR GARAGES INTO A SINGLE TWO CAR GARAGE.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>1</u>
Existing bldg square footage: <u>2,769 SF</u>	Proposed: <u>3,950 SF</u>	Permitted: <u>10,260 SF</u>
Existing # of stories: <u>2</u>	Proposed: <u>2</u>	Permitted: <u>35 FT</u>
Existing bldg height: <u>28'-7.5"</u>	Proposed: <u>28'-2"</u>	Permitted: <u>35 FT</u>
Existing bldg depth: <u>62'-0"</u>	Proposed: <u>98'-11"</u>	Permitted: <u>47'-0"</u>

**MEETING INFORMATION:**

Property Owner(s) name(s): 3660 21ST STREET, LLC  
 Project Sponsor(s): CHRIS COX & VISRA VICHIT VADAKAN  
 Contact information (email/phone): BRIAN SHANK, bshank@feldmanarch.com AND 415.262.1441 x 25  
 Meeting Address\*: 537 LIBERTY STREET  
 Date of meeting: WEDNESDAY, MARCH 13, 2013  
 Time of meeting\*\*: 7:20 - 9:30 PM

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have any questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

# Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, CHRIS COX, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 537 LIBERTY STREET (location/address) on 3/13/13 (date) from 7:30pm (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 3/13, 2013 IN SAN FRANCISCO.

[Signature]  
Signature

[Signature]

CHRIS COX  
Name (type or print)

Visra Vichit-Vadatan

OWNER  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

3660 21st  
Project Address

## Pre-Application Meeting Sign-in Sheet

Meeting Date: 3/13/2013  
 Meeting Time: 7:30pm  
 Meeting Address: 537 LIBERTY ST.  
 Project Address: 3660 21st ST.  
 Property Owner Name: 3660 21st STREET, LLC  
 Project Sponsor/Representative: CHRIS COX & VISRA VIKHIT VADAEAN

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.					<input type="checkbox"/>
2.	Tom Given	3625 21st		tom.given@gmail.com	<input type="checkbox"/>
3.	Tom Taylor	3650 21st		tomtaylor55.com	<input type="checkbox"/>
4.	Linda Sundberg	3670 21st		linda@Sundberg.com	<input type="checkbox"/>
5.	WENDY TICE-WALLNER	3655 21st ST.		wtice-wallner@comcast.net	<input type="checkbox"/>
6.	ARRAN PARRA	3660 21st		mooPARRA@AOL.com	<input type="checkbox"/>
7.	Melissa Pera	3666 21st St			<input type="checkbox"/>
8.	ANGUS PERA	3666-21st			<input type="checkbox"/>
9.	Tom Peggan	861 Sanchez			<input type="checkbox"/>
10.	Hillary Turner	369 Hill St.			<input type="checkbox"/>
11.	Tom/Chai Kamlaya	385 Liberty St.			<input type="checkbox"/>
12.	DAVID PENNEBAKER	3049 21st		daveps@yahoo.com	<input type="checkbox"/>
13.	Daniel Gonzales	3049		danielgo@pacbell.net	<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

## Summary of discussion from the Pre-Application Meeting

Meeting Date: 3/13/2013  
 Meeting Time: 7:30 pm  
 Meeting Address: 537 LIBERTY ST.  
 Project Address: 3460 21st ST.  
 Property Owner Name: 3460 21st STREET, LLC  
 Project Sponsor/Representative: CHRIS COX & VERA VICKIT-VADAKAN

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

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Wendy Tice-Wallner, neighbor; Concern re: height of new structure & impact of roof deck on privacy as her property is directly across the street & new structure could impact both. She strongly suggests installation of stony poles ASAP to allow visual understanding of impact.  
 Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #2: Angus & Aeran Pera (neighbors): Not notified of meeting, was informed by other neighbor. Concerned about impacts to light, privacy & air on main living area of their home by the addition to the non-conforming structure. Problem with the roof deck; met previously twice w/ us and feel their concerns not being addressed.  
 Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #3: voiced by several attendees: concern about stair penthouse to access roof deck, do not like added height to structure that this creates.  
 Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #4: Question by Wendy Tice-Wallner: what are the impacts to curb cuts? Will the over all length of curb cut be bigger?

Project Sponsor Response: Architects met with Planners @ SF PIC and Planners encouraged combining the two driveways/garages into a single driveway garage for two cars. Current plan incorporates this, so one existing curb cut would increase but one will be removed, so the total length of curb cuts will not increase & will probably decrease by a few feet.

# Summary of discussion from the Pre-Application Meeting

Meeting Date: 3-13-13  
 Meeting Time: 7:30-8:30 PM  
 Meeting Address: 537 LIBRARY  
 Project Address: 3660 95TH ST  
 Property Owner Name: \_\_\_\_\_  
 Project Sponsor/Representative: \_\_\_\_\_

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

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Anaya Peralta/Arran Peralta  
~~- Not Notified of Meeting today - informed by other neighbor~~  
~~- Addition to non conforming structure impacts light privacy air on main living area~~  
~~- Roof deck is big problem, met previously at table and concerns not addressed~~

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #2: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #3: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Question/Concern #4: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Summary of discussion from the Pre-Application Meeting

Meeting Date: 3/13/2013  
 Meeting Time: 7:30 pm  
 Meeting Address: 537 LIBERTY ST.  
 Project Address: 3060 21<sup>ST</sup> STREET  
 Property Owner Name: 3060 21<sup>ST</sup> STREET, LLC  
 Project Sponsor/Representative: CHRIS LOX & VISRA VIKHIT-VADAKAN

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

Question/Concern #1 by (name of concerned neighbor/neighborhood group): WENDY TICE-WALLNER  
CONCERN RE HEIGHT OF NEW STRUCTURE & IMPACT OF ROOF DECK ON PRIVACY AS MY PROPERTY IS DIRECTLY ACROSS + NEW STRUCTURE COULD IMPACT BOTH.  
 Project Sponsor Response: STRONGLY SUGGEST INSTALLATION OF STONY POLES ASAP TO ALLOW VISUAL UNDERSTANDING OF IMPACT.

Question/Concern #2: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

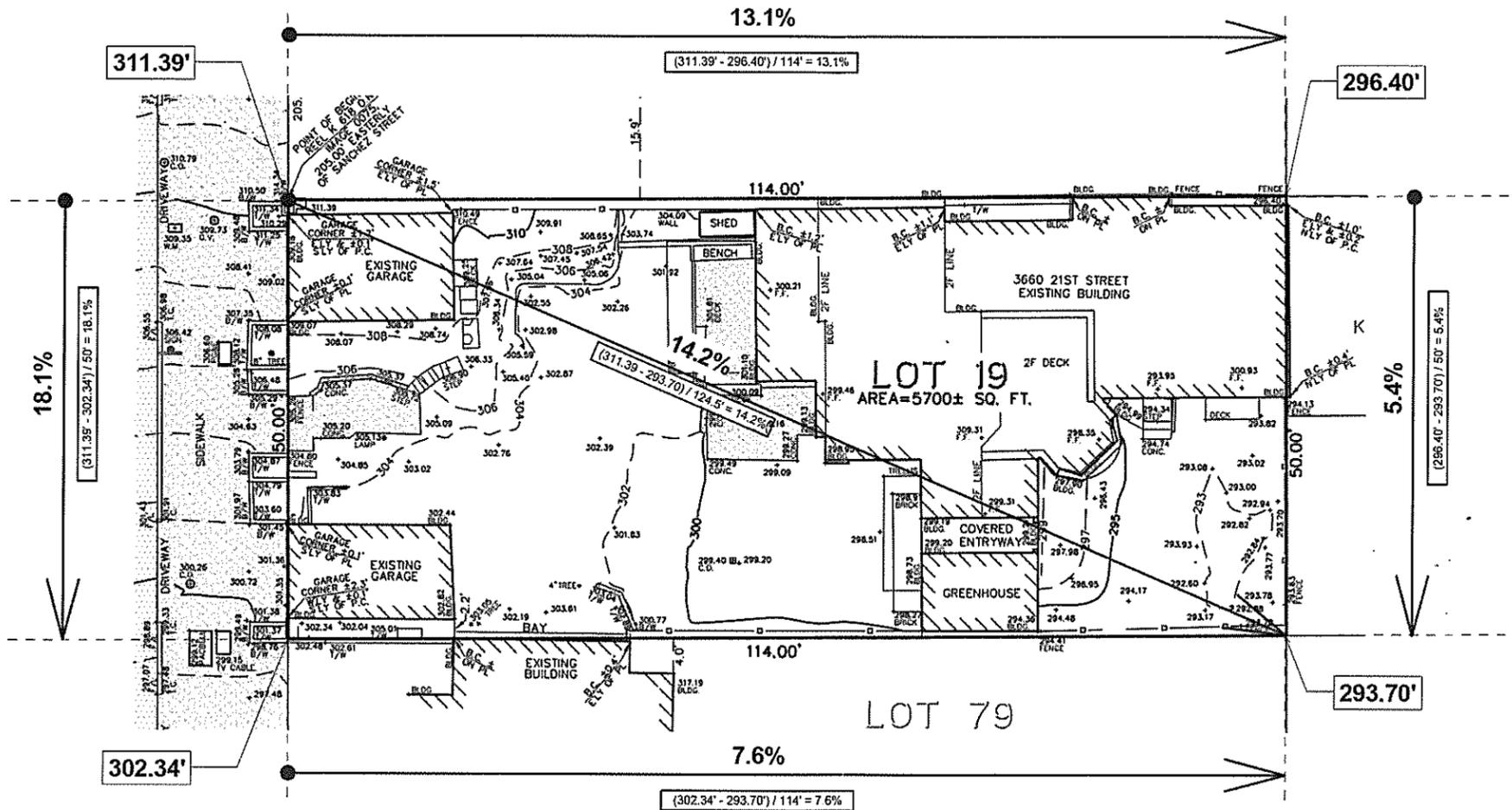
Question/Concern #3: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

# **EXHIBIT 5**



**CALCULATION FORMULA**

(ELEV @ HIGH END - ELEV @ LOW END) / LENGTH = % SLOPE

- ANALYSIS:  
1. STEEPEST SLOPE: 18.1% @ FRONT P.L.  
2. \*AVERAGE SLOPE\* (DIAGONAL FROM SW TO NE CORNER) = 17.7%

PROJECT NAME  
**COX VICHIT-VADAKAN**

JOB NO. 12-009  
PROJECT ADDRESS  
3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114

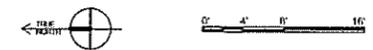
CLIENT NAME  
3660 21ST STREET,  
LLC

CURRENT RELEASE DATE:  
01 18 2013

CURRENT RELEASE SET:  
ENVIRONMENTAL  
EVALUATION  
(HISTORIC)

PREVIOUS RELEASE

SHEET TITLE  
SITE SLOPE  
CALCULATIONS

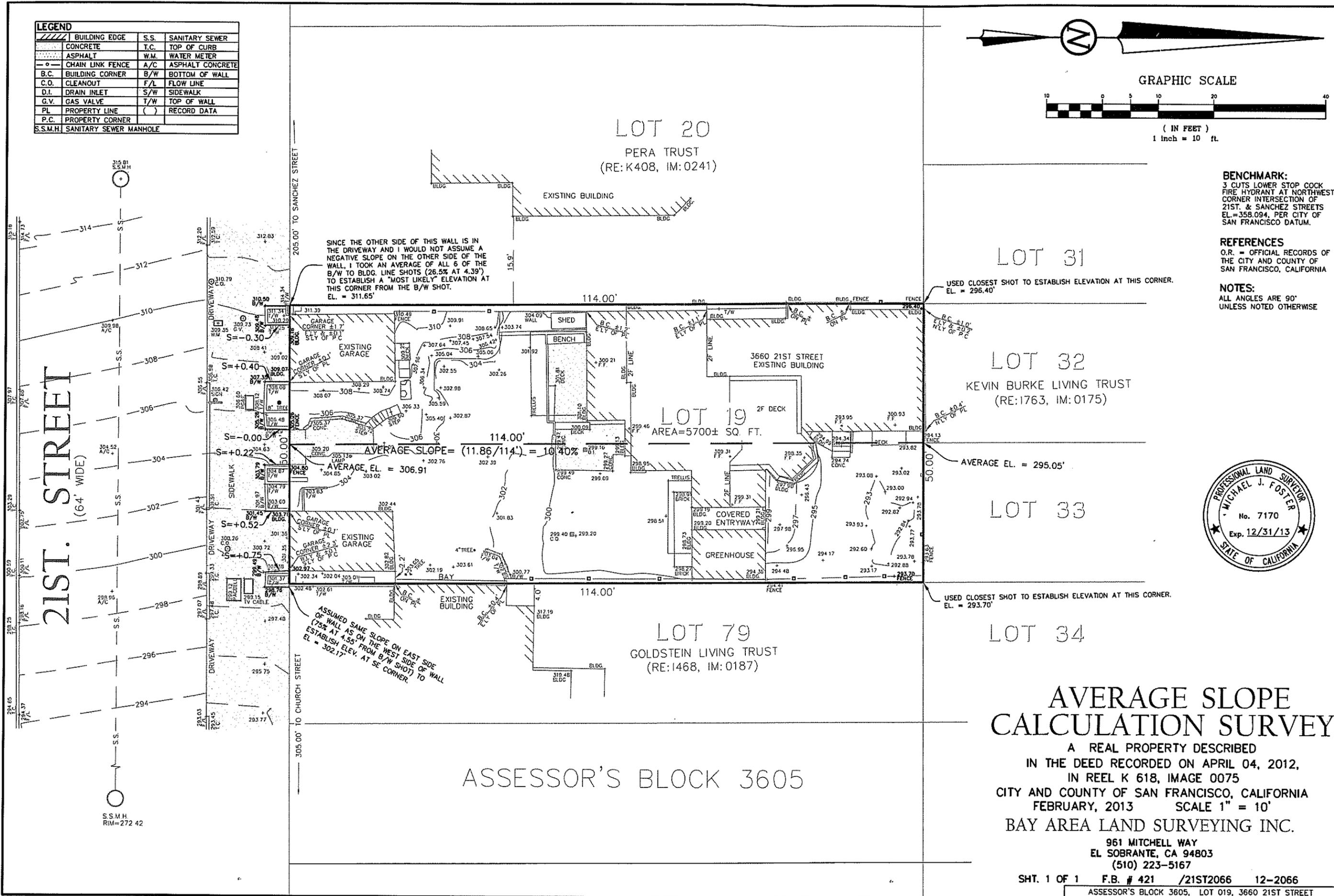
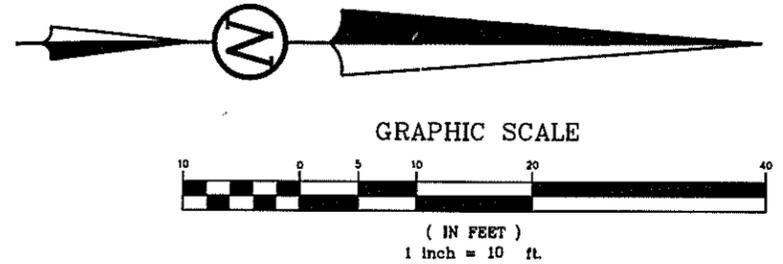


1 SITE SLOPE CALCULATIONS (OVERLAID ON SURVEY)  
1/8" = 1'-0"

**S0.00.**

# **EXHIBIT 6**

LEGEND				
	BUILDING EDGE	S.S.	SANITARY SEWER	
	CONCRETE	T.C.	TOP OF CURB	
	ASPHALT	W.M.	WATER METER	
	CHAIN LINK FENCE	A/C	ASPHALT CONCRETE	
	B.C.	BUILDING CORNER	B/W	BOTTOM OF WALL
	C.O.	CLEANOUT	F/L	FLOW LINE
	D.I.	DRAIN INLET	S/W	SIDEWALK
	G.V.	GAS VALVE	T/W	TOP OF WALL
	PL	PROPERTY LINE	( )	RECORD DATA
	P.C.	PROPERTY CORNER		
	S.S.M.H.	SANITARY SEWER MANHOLE		



**BENCHMARK:**  
 3 CUTS LOWER STOP COCK  
 FIRE HYDRANT AT NORTHWEST  
 CORNER INTERSECTION OF  
 21ST. & SANCHEZ STREETS  
 EL.=358.094, PER CITY OF  
 SAN FRANCISCO DATUM.

**REFERENCES**  
 O.R. = OFFICIAL RECORDS OF  
 THE CITY AND COUNTY OF  
 SAN FRANCISCO, CALIFORNIA

**NOTES:**  
 ALL ANGLES ARE 90°  
 UNLESS NOTED OTHERWISE



# AVERAGE SLOPE CALCULATION SURVEY

A REAL PROPERTY DESCRIBED  
 IN THE DEED RECORDED ON APRIL 04, 2012,  
 IN REEL K 618, IMAGE 0075  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 FEBRUARY, 2013 SCALE 1" = 10'  
 BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY  
 EL SOBRANTE, CA 94803  
 (510) 223-5167

SHT. 1 OF 1 F.B. # 421 /21ST2066 12-2066

ASSESSOR'S BLOCK 3605, LOT 019, 3660 21ST STREET

ASSESSOR'S BLOCK 3605

ASSUMED SAME SLOPE ON EAST SIDE  
 OF WALL AS ON THE WEST SIDE OF WALL  
 ESTABLISH ELEV. AT SE CORNER.  
 EL = 302.17'

SINCE THE OTHER SIDE OF THIS WALL IS IN  
 THE DRIVEWAY AND I WOULD NOT ASSUME A  
 NEGATIVE SLOPE ON THE OTHER SIDE OF THE  
 WALL, I TOOK AN AVERAGE OF ALL 6 OF THE  
 B/W TO BLDG. LINE SHOTS (26.5% AT 4.39')  
 TO ESTABLISH A "MOST LIKELY" ELEVATION AT  
 THIS CORNER FROM THE B/W SHOT.  
 EL. = 311.65'

LOT 19  
 AREA=5700± SQ. FT.

AVERAGE SLOPE =  $(11.86/114') = 10.40\%$   
 AVERAGE EL. = 306.91

USED CLOSEST SHOT TO ESTABLISH ELEVATION AT THIS CORNER.  
 EL. = 296.40'

AVERAGE EL. = 295.05'

USED CLOSEST SHOT TO ESTABLISH ELEVATION AT THIS CORNER.  
 EL. = 293.70'

LOT 20  
 PERA TRUST  
 (RE:K408, IM:0241)

LOT 31

LOT 32  
 KEVIN BURKE LIVING TRUST  
 (RE:1763, IM:0175)

LOT 33

LOT 34

LOT 79  
 GOLDSTEIN LIVING TRUST  
 (RE:1468, IM:0187)

21ST STREET  
 (64' WIDE)

S.S.M.H.  
 RIM=272.42

# **EXHIBIT 7**



## Land Surveying Inc.

961 Mitchell Way,  
El Sobrante, CA 94803

PH. (510) 223-5167  
FAX (510) 223-0112

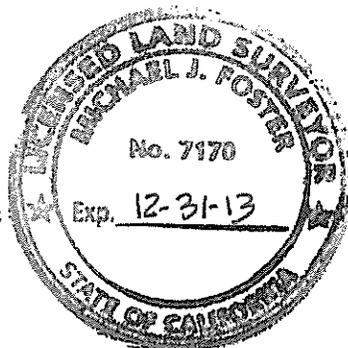
February 7, 2013  
Job No. 12-2066

Monica Cristina Pereira  
Environmental Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-0942

**RE: Survey Slopes and Elevations  
3660 21<sup>st</sup> Street, San Francisco**

Ms. Pereira,

Bay Area Land Surveying Inc has surveyed the property at 3660 21<sup>st</sup>. Street in San Francisco. Elevations are based on the bench mark shown on our drawing, 3 cuts on the lower stop cock of the fire hydrant at the Northwest corner of Sanchez and 21<sup>st</sup> Streets. This benchmark has an elevation of 358.094 based upon City of San Francisco Records and is based upon City of San Francisco datum. All of the elevations shown on our drawing were shot manually with a theodolite and rod and were done in accordance with common survey standards. I calculated the slopes on the drawing as described in the notes on the drawing, using the closest elevations we had to the rear property corners and meaning the elevations at the back of sidewalk at the 2 front corners since the back of sidewalk at each property corner was obscured by a raised planter. Please note that if I had used the closest physical shots we had to those corners (309.16 and 302.97) we would have an average elevation of 306.07 for the front of the lot and we would have calculated a slope of 9.75% for the lot.

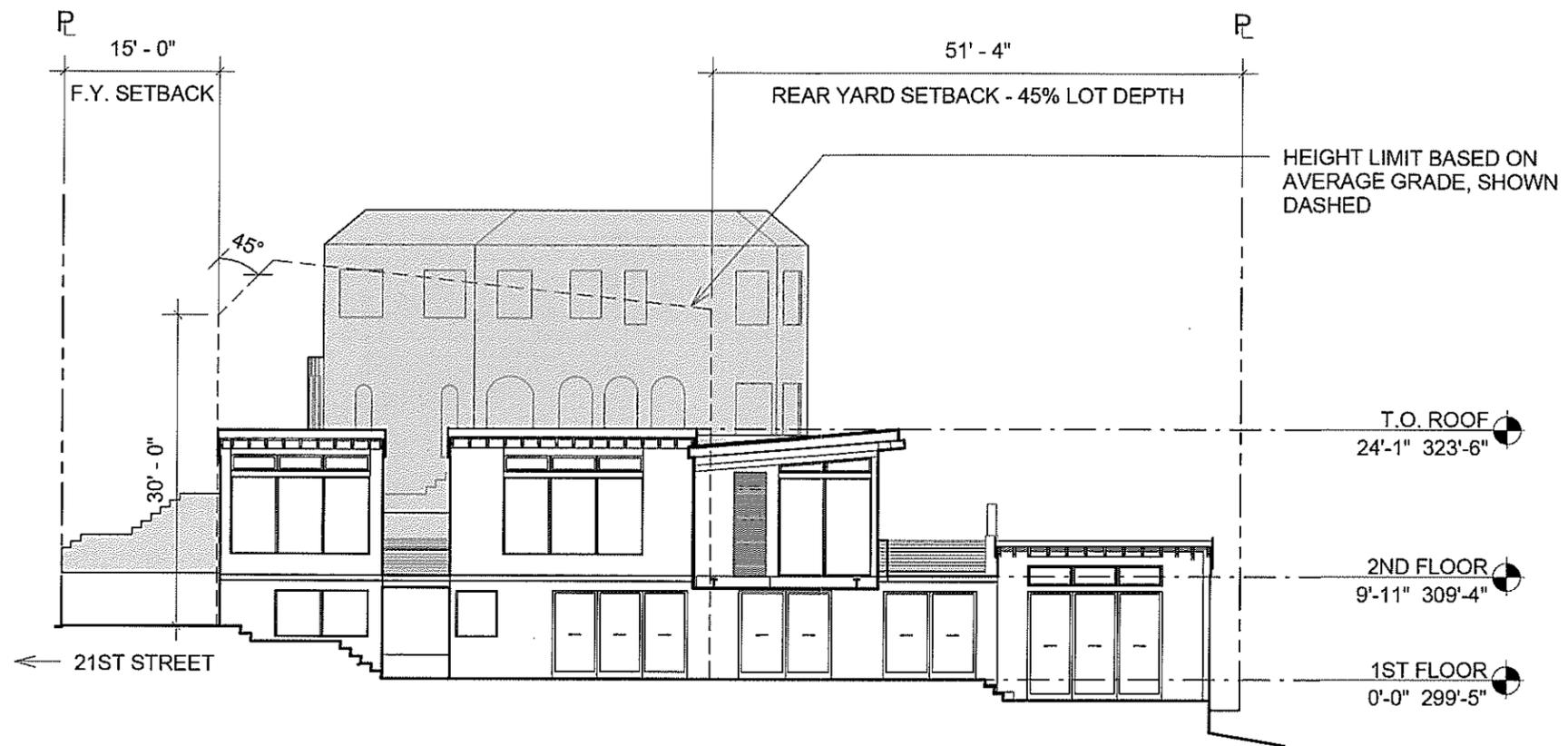


/SF 21<sup>st</sup>2066-slope.doc

Sincerely,

Michael J. Foster, L.S. 7170  
Bay Area Land Surveying, Inc.

# **EXHIBIT 8**



**F** FELDMAN  
ARCHITECTURE

1005 Sansome St, Ste 240  
San Francisco, CA 94111

p 415 252 1441  
f 415 252 1442

PROJECT 3660 21ST STREET  
3660 21ST STREET,  
SAN FRANCISCO, CA. 94114

TITLE DOLORES HEIGHTS  
SETBACK DIAGRAM

DATE 02/12/14  
SCALE 1/16" = 1'-0"

**DH-SUD**

# **EXHIBIT 9**



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

**Date** May 15, 2013  
**Case No.:** 2013.0179E  
**Project Address:** 3660 21st Street  
**Zoning:** RH-1, 40-X Height and Bulk District  
**Block/Lot:** 3605/019  
**Staff Contact:** Allison Vanderslice, Preservation Planner  
(415) 575 - 9075  
[allison.vanderslice@sfgov.org](mailto:allison.vanderslice@sfgov.org)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PART I: HISTORIC RESOURCE EVALUATION

#### Building and Property Description

The subject parcel is located on the north side of 21st Street between Sanchez and Church streets in Dolores Heights, on the boundary of the Castro/Upper Market and the Noe Valley neighborhoods. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The subject block slopes down to the east and north.

Built in the 1920s, 3660 21st Street is a single-family residence set back from the street behind two detached, single-car garages topped with front-facing gable roofs. The property is accessed off of 21st Street through a gable-roofed entry gate that stands between the two garages. The residence is a two-story, irregular-plan wood-frame building topped with a flat roof. The building consists of several volumes that step down the hill to the north. Cladding consists of stucco, vertical wood board siding, and horizontal wood board siding. Fenestration is primarily fixed and casement windows featuring art glass or multi-lights. French doors access both the primary and rear elevations. A trellis-covered front patio extends from the north facade. A single-story, flat roof, wood and glass, green house building stands along the east property line and is connected to the house by a covered breezeway.

Landscape architect Harlan Hand designed the gardens in both the front yard between the entry gate and the house and in the rear yard. This garden, which dates to the 1980s, was included in The Garden Conservancy Open Days Program and was featured in the *San Francisco Chronicle* (April 27, 2005). Portions of this garden have been recently removed.

Based on the information provided in the *Historic Resource Evaluation* (HRE) report for the subject property prepared by Tim Kelley Consulting (April 2013), the subject building was constructed around the mid-1920s. The subject building replaced an earlier and smaller residential building shown on the 1886, 1900, and 1905 Sanborn maps. This earlier building was not shown on the 1914 Sanborn map, which shows the subject lot as a vacant. Therefore, this earlier building appears to have been demolished prior to 1914. While no permit records were found for the subject building's construction, a building permit (dated April 30, 1923) to build a brick basement for a future residence on the subject lot is likely

associated with the existing building's construction. Ethel Lynn, who purchased the property in 1923, is listed as residing at the address in the 1926 city directory, indicating that the subject building was constructed by this time. Based on this information, it appears that the subject building was constructed in c.1925 and that the building is not an early adobe structure, as suggested by residents of the neighborhood.

#### **Pre-Existing Historic Rating / Survey**

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in c.1925).

#### **Neighborhood Context and Description**

The subject property and the surrounding area have been associated with various neighborhoods including Dolores Heights, Eureka Valley, Noe Valley and Upper Market/Castro. The initial development of the general area consisted of dairies and tanneries with scattered residences on large, irregular lots. By the 1880s, with the opening of nearby cable car lines, more intensive residential development began to occur. However, only sparse residential development is shown on the 1880s Sanborn maps of subject block and nearby blocks, due to the steep hill that defines the neighborhood. Scattered development continued through the turn of the century and the area was populated by ethnically diverse, lower to middle-class skilled laborers, small business owners, and civil servants.

After the 1906 Earthquake and Fire, further residential development occurred in the area, although larger and vacant parcels were still mixed in with the developed, standard 25-foot lots. About half of these lots were developed by the mid-1910s, in contrast to much of the nearby neighborhoods, which was primarily built out by this time. During the remaining first half of the 20th century, some single-family residences were reconfigured to contain rental units and several new homes were added during this period, including a row of homes across 21st Street that were constructed in the late 1930s and early 1940s. Additional waves of development occurred in the area following World War II and again in the 1970s and 1990s as the neighborhood transitioned way from primarily work-class families. Due to these waves of development, this area of 21st Street is characterized by one- to three-story residential structures in a mix of architectural styles including Italianate, Queen Anne, First Bay Tradition, Period Revival, Modern, and contemporary infill.

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Based on the information provided in the HRE report for the subject property, additional research by Department staff, and information found in the Department's records, Department staff finds that the building on subject property is not individually eligible for inclusion on the California Register nor does it contribute to a potential historic district.

As outlined above, the subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of 21st Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Constructed around the mid-1920s, the subject property also post-dates the period of significance of nearby potential historic districts in Noe Valley along 21st Street. Therefore, the subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Constructed in the 1920s, the subject property is not associated with events significant in the history of Dolores Heights, the Noe Valley neighborhood or San Francisco generally. Based on the HRE report and a review of Department records, the subject property replaced a late 19th century building on the subject property and is not associated with either the original establishment of the neighborhood or other identified local development trends or events. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually under Criterion 1.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

According to the research presented in the HRE report for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner of the building was likely Ethel Lynn, who purchased the property in 1923 and resided there in 1926. Lynn was a local physician with her own practice on Geary Street and primarily lived in Pacific Heights or Nob Hill. She authored *The Adventures of a Women Hobo*, published in 1917, about a cross country trip by her and her husband primarily on a tandem bicycle in 1908.<sup>1</sup> While Lynn might be considered a significant local figure as a prominent female physician and author, her association with the subject property appears to be limited. Roger and Marie Code owned and occupied the property from 1931 to 1959. According to the HRE report, Roger Code was a musician. Additional research did not identify any further information about the Codes. The HRE report did not identify any other potentially significant figures residing at or owning the property. Therefore, the subject property is not eligible under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

Constructed around the mid-1920s, this residential building does not appear to be a significant example of a type, period, region, or method of construction. This single-family residence is a vernacular, Mediterranean Revival-style building with stucco-cladding and French doors but with very little detailing or ornamentation. The various cladding materials, additions, and alterations further detract from the building's ability to embody this or any other style. Neither the architect nor the builder of the building was identified.

Harlan Hand (1922-1998) was a local landscape designer, artist, and science teacher. Hand moved to the San Francisco Bay Area in the late 1940s and began teaching science in the 1950s. He was president of the California Horticultural Society (1974-1975), one of the founders of *Pacific Horticulture*, and a board member of the University of California Botanical Garden.<sup>2</sup> Hand focused on designing rock gardens and examples of his designs primarily from the 1980s and 1990s are still extant in San Francisco, Oakland, and El Cerrito. Hand designed portions of the garden on the subject property at least twice, with the later design dating to the mid-1980s.<sup>3</sup> Although Hand is locally known, he does not appear to be a master landscape architect nor does the subject property appear to be his most significant work. Therefore, the property does not appear to be significant due to its association with Hand. Therefore, the subject property is not eligible under Criterion 3.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

---

<sup>1</sup> *The Bookseller, Newsdealer and Stationer*. Excelsior Publishing House, 1917 (46): 685.

<sup>2</sup> George Waters, "Harlan Hand," *Pacific Horticulture*, Spring 1999, Vol. 60, No. 1.

<sup>3</sup> Alice Joyce, "More than a view blooms atop Dolores Heights." *San Francisco Chronicle* April 27, 2005. Accessed May 2013: [www.sfgate.com/bayarea/article/More-than-a-view-blooms-atop-Dolores-Heights-2639160.php#ixzz2TPU5fgj3](http://www.sfgate.com/bayarea/article/More-than-a-view-blooms-atop-Dolores-Heights-2639160.php#ixzz2TPU5fgj3)

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

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

Since 3660 21st Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

Since 3660 21st Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District
- No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

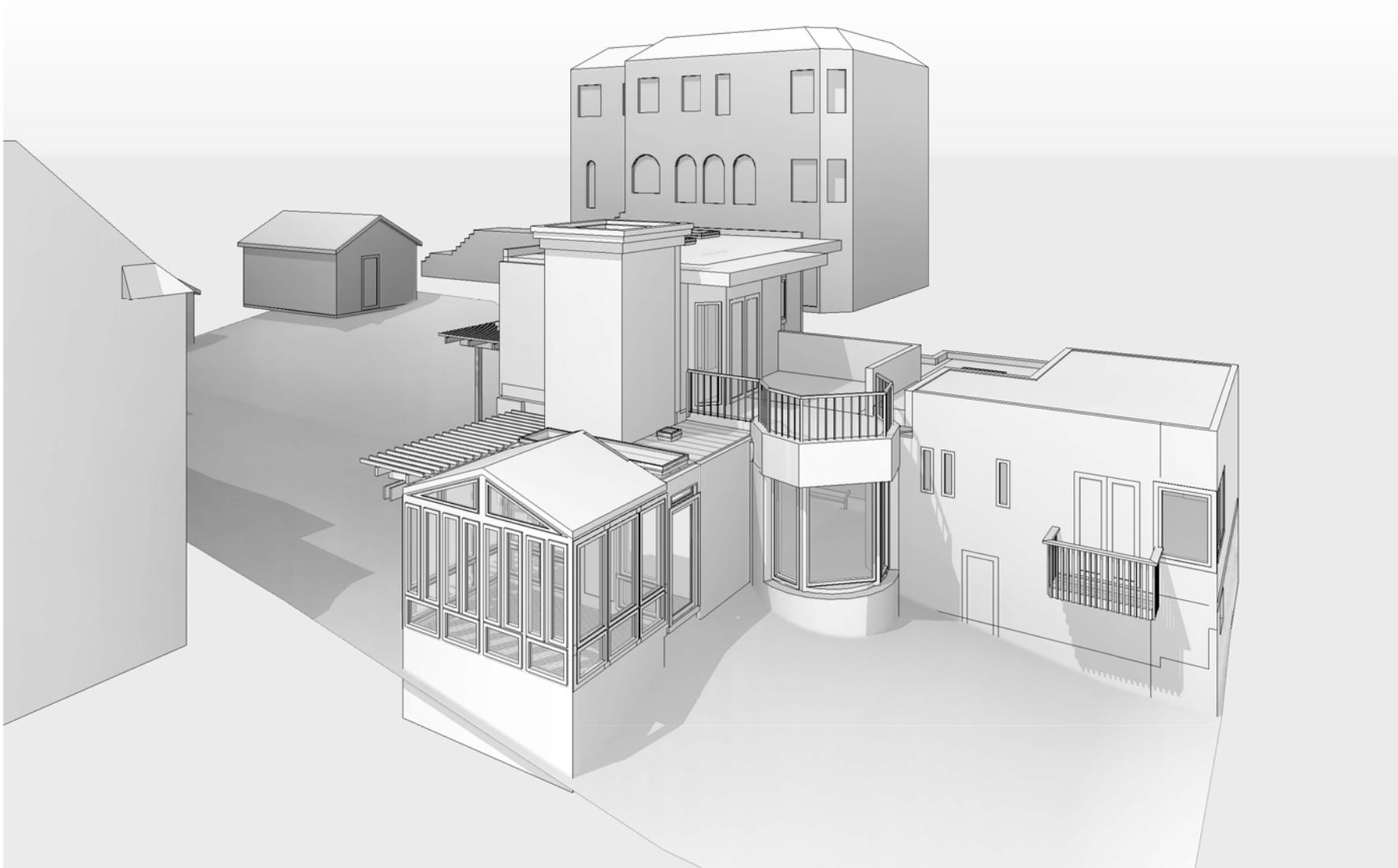
Signature:   
Tina Tam, Senior Preservation Planner

Date: 5-20-2013

IMAGE



Source: Tim Kelley, 2013.



1005 Sansome St, Ste 240  
San Francisco, CA 94111

p 415 252 1441  
f 415 252 1442

PROJECT 3660 21ST STREET  
3660 21ST STREET,  
SAN FRANCISCO, CA. 94114

TITLE NORTH EAST  
BIRD'S EYE  
DATE 02/27/14  
SCALE

EXISTING  
3D VIEW



1005 Sansome St, Ste 240  
San Francisco, CA 94111

p 415 252 1441  
f 415 252 1442

PROJECT 3660 21ST STREET  
3660 21ST STREET,  
SAN FRANCISCO, CA. 94114

TITLE NORTH EAST  
BIRD'S EYE  
DATE 02/27/14  
SCALE

PROPOSED  
3D VIEW



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE  
**PROJECT INFO**

**GO.00**

**DRAWING INDEX**

GENERAL	
G0.00	PROJECT INFO
G0.10	SITE PHOTOS
SURVEY	
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY
LANDSCAPE	
L1.01	PRELIMINARY LANDSCAPE SITE PLAN
L1.02	PRELIMINARY LANDSCAPE PLAN - ROOF AND DECK AREAS
ARCHITECTURAL	
A1.10	EXISTING SITE PLAN
A1.11	PROPOSED SITE PLAN
A1.12	SITE CONTEXT ELEVATIONS
A2.00	EXISTING/DEMO UNCONDITIONED BASEMENT FLOOR PLAN
A2.01	EXISTING/DEMO FIRST FLOOR & GARAGE A FLOOR PLAN
A2.02	EXISTING/DEMO SECOND FLOOR & GARAGE B FLOOR PLAN
A2.03	EXISTING/DEMO ROOF PLAN
A2.10	PROPOSED BASEMENT FLOOR PLAN
A2.11	PROPOSED FIRST FLOOR PLAN
A2.12	PROPOSED SECOND FLOOR PLAN
A2.13	PROPOSED ROOF PLAN
A3.00	EXISTING GARAGE ELEVATION/STREET VIEW
A3.01	EXISTING SOUTH ELEVATION
A3.02	EXISTING EAST ELEVATION
A3.03	EXISTING WEST ELEVATION
A3.04	EXISTING NORTH ELEVATION
A3.10	PROPOSED SOUTH ELEVATION
A3.11	PROPOSED EAST ELEVATION
A3.12	PROPOSED WEST ELEVATION
A3.13	PROPOSED NORTH ELEVATION
A4.00	EXISTING BUILDING SECTIONS
A4.01	EXISTING BUILDING SECTIONS
A4.10	PROPOSED BUILDING SECTIONS
A4.11	PROPOSED BUILDING SECTIONS
A8.40	WINDOW DETAILS

**SCOPE OF WORK**

THIS PROJECT CONSISTS OF THE FOLLOWING:  
A REMODEL AND ADDITION OF A SINGLE FAMILY HOME.  
INTERIOR RENOVATION AT ALL EXISTING LEVELS & (N)  
WINDOWS & DOORS AT ALL LEVELS. EXPANSION OF FIRST  
LEVEL AND SECOND LEVEL.

**VARIANCE**

REBUILD EXISTING TWO SINGLE CAR GARAGES INTO ONE TWO  
CAR GARAGE WITHIN THE FRONT YARD SETBACK. EXPAND THE  
SECOND FLOOR WITHIN THE REAR YARD SETBACK.

**APPLICABLE CODES**

THIS PROJECT SHALL COPPLY WITH THE FOLLOWING CODES:

- 2010 CA BUILDING CODE
- 2010 CA MECHANICAL CODE
- 2010 CA ELECTRICAL CODE
- 2010 CA PLUMBING CODE
- 2010 CALIFORNIA ENERGY CODE (TITLE-24)
- 2010 CA FIRE CODE

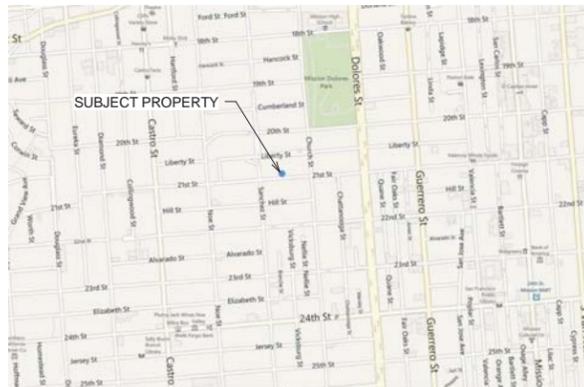
**PROJECT DIRECTORY**

<b>ARCHITECT</b> FELDMAN ARCHITECTURE 1005 SANSOME ST. STE 240 SAN FRANCISCO, CA 94111 PHONE: 415 252 1441 FAX: 415 252 1442 EMAIL:	<b>ARCHITECT</b> BERNARD TRAINOR + ASSOCIATES 537 HOUSTON ST. MONTEREY, CA 93940 PHONE: 831 655 1414 FAX: 831 655 3462
<b>OWNER</b> CHRIS COX & VISRA VICHIT VADAKAN P.O. BOX 14820 SAN FRANCISCO CA 94114	

**PERSPECTIVE DRAWING**



**VICINITY MAP**



**AERIAL PHOTO**



**PROJECT INFO**

**ADDRESS:** 3660 21ST STREET SAN FRANCISCO, CA 94114  
**BLOCK/LOT:** 3605/019

**OCCUPANCY:** R-3  
**CONSTRUCTION TYPE:** V-B  
**ZONING:** RH-1 (DOLORES HEIGHTS - SPECIAL DISTRICT)

**PERMITTED USES:** SINGLE FAMILY RESIDENCE  
**EXISTING USE:** SINGLE FAMILY RESIDENCE  
**PROPOSED USE:** SINGLE FAMILY RESIDENCE

**SETBACKS:**  
**REAR:** 45% OF BLOCK LENGTH (51'-4")  
**FRONT:** 15'-0"  
**SIDE:** 0'-0"

**BUILDING HEIGHT:**  
**EXISTING:** 23' - 7 1/2"  
**PROPOSED:** 24' - 1 1/2"  
**PERMITTED:** 35' - 0"

**# OF STORIES** **EXISTING:** 2  
**PROPOSED:** 2

**SQUARE FOOTAGE**

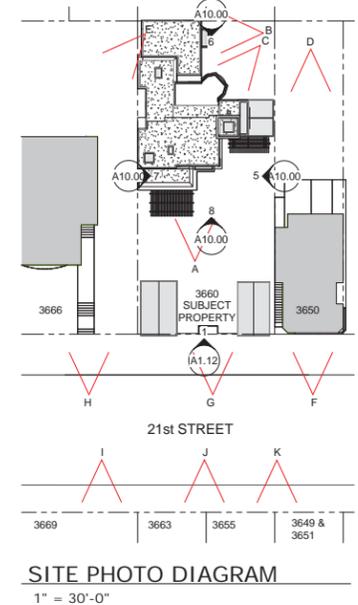
	EXISTING	ADDITION	PROPOSED
BASEMENT	329 SF	367 SF	684 SF
FIRST FLOOR	1,665 SF	320 SF	1,985 SF
SECOND LEVEL	553 SF	964 SF	1,529 SF
HOUSE	2,547 SF	1,651 SF	4,198 SF
GARAGE(S)	430 SF	11 SF	441 SF
TOTAL SF	2,977 SF	1,662 SF	4,639 SF

**ABBREVIATIONS**

AB.	ANCHOR BOLT	JAN.	JANITOR
A.F.F.	ABOVE FINISHED FLOOR	JH	JOIST HANGER
AGGR.	AGGREGATE	JNT.	JOINT
ALUM.	ALUMINUM	JST.	JOIST
ALT.	ALTERNATE	KIT.	KITCHENLAB
ANOD.	ANODIZED	LAB.	LABORATORY
APPROX.	APPROXIMATE	LAM.	LAMINATE
ARCH.	ARCHITECTURAL	LAV.	LAVATORY
BD.	BOARD	LT.	LIGHT
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	MECH.	MECHANICAL
BLKG	BLOCKING	MEMB.	MEMBRANE
BM.	BEAM	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
BTWN.	BETWEEN	MISC.	MISCELLANEOUS
B.U.R.	BUILT UP ROOFING	M.O.	MASONRY OPENING
B.W.	BOTH WAYS	MTL.	METAL
C.J.	CONTROL JOINT	MUL.	MULLION
CLG.	CEILING	N	NORTH
CLK.	CAULKING	(N)	NEW
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	NO.	NUMBER
COL.	COLUMN	NOM.	NOMINAL
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONN.	CONNECTION	O.C.	ON CENTER
CONSTR.	CONSTRUCTION	O.D.	OUTSIDE DIAMETER
CONT.	CONTINUOUS	OH.	OVERHEAD
C.T.	CERAMIC TILE	OPG.	OPENING
DEG.	DEGREE	OPP.	OPPOSITE
DET/DTL	DETAIL	PCT.	PRE-CAST
D.F.	DRINKING FOUNTAIN	P.L.	PROPERTY LINE
DIAG.	DIAGONAL	P.LAM.	PLASTIC LAMINATE
DIA.	DIAMETER	PLAS.	PLASTER
DN.	DOWN	PLYWD.	PLYWOOD
DS.	DOWNSPOUT	PR.	PAIR
DWG.	DRAWING	Q.T.	QUARRY TILE
E	EAST	R	RISER
(E)	EXISTING	(R)	REMODELED
EA	EACH	R.D.	ROOF DRAIN
E.J.	EXPANSION JOINT	RE.	REFER TO
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	REFR.	REFRIGERATOR
EL.	ELEVATION	REINF.	REINFORCED
ELEC.	ELECTRICAL	REQD.	REQUIRED
ELEV.	ELEVATOR	RM	ROOM
EMER.	EMERGENCY	R.O.	ROUGH OPENING
ENCL.	ENCLOSURE	RWL.	RAINWATER LEADER
EQ	EQUAL	S	SOUTH
EQUIP.	EQUIPMENT	S.C.	SOLID CORE
EXT.	Exterior	SCHED	SCHEDULE
F.A.	FIRE ALARM	SECT.	SECTION
F.D.	FIRE ALARM	S.F.	SQUARE FOOT
F.D.C.	FIRE DEPARTMENT CONNECTION	SHT.	SHEET
FDNFND	FOUNDATION	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
F.E.C.	FIRE EXTINGUISHER CABINET	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
FFE	FINISH FLOOR ELEVATION	STAGG.	STAGGERED
F.H.C.	FIRE HOSE CABINET	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL	FLOW LINE	STRUC.	STRUCTURAL
FLR.	FLOOR	SUSP.	SUSPENDED
FLUR.	FLUORESCENT	TR	TREAD
F.O.B.	FACE OF BRICK	T&B	TOP AND BOTTOM
F.O.C.	FACE OF CONCRETE	TERR.	TERRAZO
F.S.	FULL SIZE	T&G	TONGUE AND GROOVE
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	TI.	TOP OF
FURR.	FURRING	TYP.	TYPICAL
GA.	GAUGE	UON	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VCT	VINYL COMPOSITION TILE
G.C.	GENERAL CONTRACTOR	VER	VERIFY
GL	GLASS	V.I.F.	VERIFY IN FIELD
GLB	GLUE LAM BEAM	VERT.	VERTICAL
GR.	GRADE	W	WEST
GYP.	GYPSPUM	W/	WITH
GYP BD.	GYPSPUM BOARD	W.C.	WATER CLOSET
GSM	GALVANIZED SHEET METAL	WD.	WOOD
HB	HOSE BIB	WO.	WITHOUT
H.C.	HOLLOW CORE	&	AND
H/C	HANDICAPPED	L	ANGLE
HDWD	HARDWOOD	@	AT
HDWE.	HARDWARE		
H.M.	HOLLOW METAL		
HR.	HOUR		
HT.	HEIGHT		
HVAC	HEATING VENTILATION AIR CONDITIONING		
HW	HOT WATER		
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INT.	INTERIOR		

**ARCHITECTURAL SYMBOLS**

Name	00' - 0 0/0"	LEVEL NAME + ELEVATION	NORTH ARROW
	1	SECTION TAG	12
	0	ELEVATION TAG	3
	1	DETAIL CALLOUT	REVISION
	0'-0"	SPOT ELEVATION	CENTERLINE
	11	WINDOW TAG	PROPERTY LINE
	11	DOOR TAG	PARTITION TAG
	11		CEILING HEIGHT
	11		FINISH TAG



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**SITE PHOTOS**



**K: PROPERTIES ACROSS THE STREET:  
3649-3655 21ST STREET**



**J: PROPERTIES ACROSS THE STREET:  
3655-3663 21ST STREET**



**I: PROPERTIES ACROSS THE STREET:  
3669 21ST STREET**



**H: ADJACENT PROPERTY TO WEST - STREET  
VIEW: 3666 21ST STREET**



**G: SUBJECT PROPERTY - STREET VIEW:  
3660 21ST STREET**



**F: ADJACENT PROPERTY TO EAST - STREET VIEW:  
3650 21ST STREET**



**E: ADJACENT PROPERTY TO WEST - REAR VIEW:  
3666 21ST STREET**



**D: ADJACENT PROPERTY TO EAST -  
REAR VIEW:  
3660 21ST STREET**



**C: SUBJECT PROPERTY: REAR VIEW**

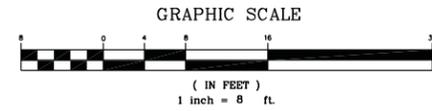


**B: SUBJECT PROPERTY: SIDE VIEW**



**A: SUBJECT PROPERTY: FRONT VIEW**

LEGEND		
	BUILDING EDGE	S.S. SANITARY SEWER
	CONCRETE	T.C. TOP OF CURB
	ASPHALT	W.M. WATER METER
	CHAIN LINK FENCE	A/C ASPHALT CONCRETE
	B.C. BUILDING CORNER	B/W BOTTOM OF WALL
	C.O. CLEANOUT	F/L FLOW LINE
	D.I. DRAIN INLET	S/W SIDEWALK
	G.V. GAS VALVE	T/W TOP OF WALL
	PL. PROPERTY LINE	( ) RECORD DATA
	P.C. PROPERTY CORNER	
	S.S.M.H. SANITARY SEWER MANHOLE	



**BENCHMARK:**  
3 CUTS LOWER STOP COCK  
FIRE HYDRANT AT NORTHWEST  
CORNER INTERSECTION OF  
21ST. & SANCHEZ STREETS  
E.L.=358.094, PER CITY OF  
SAN FRANCISCO DATUM.

**REFERENCES**  
O.R. = OFFICIAL RECORDS OF  
THE CITY AND COUNTY OF  
SAN FRANCISCO, CALIFORNIA

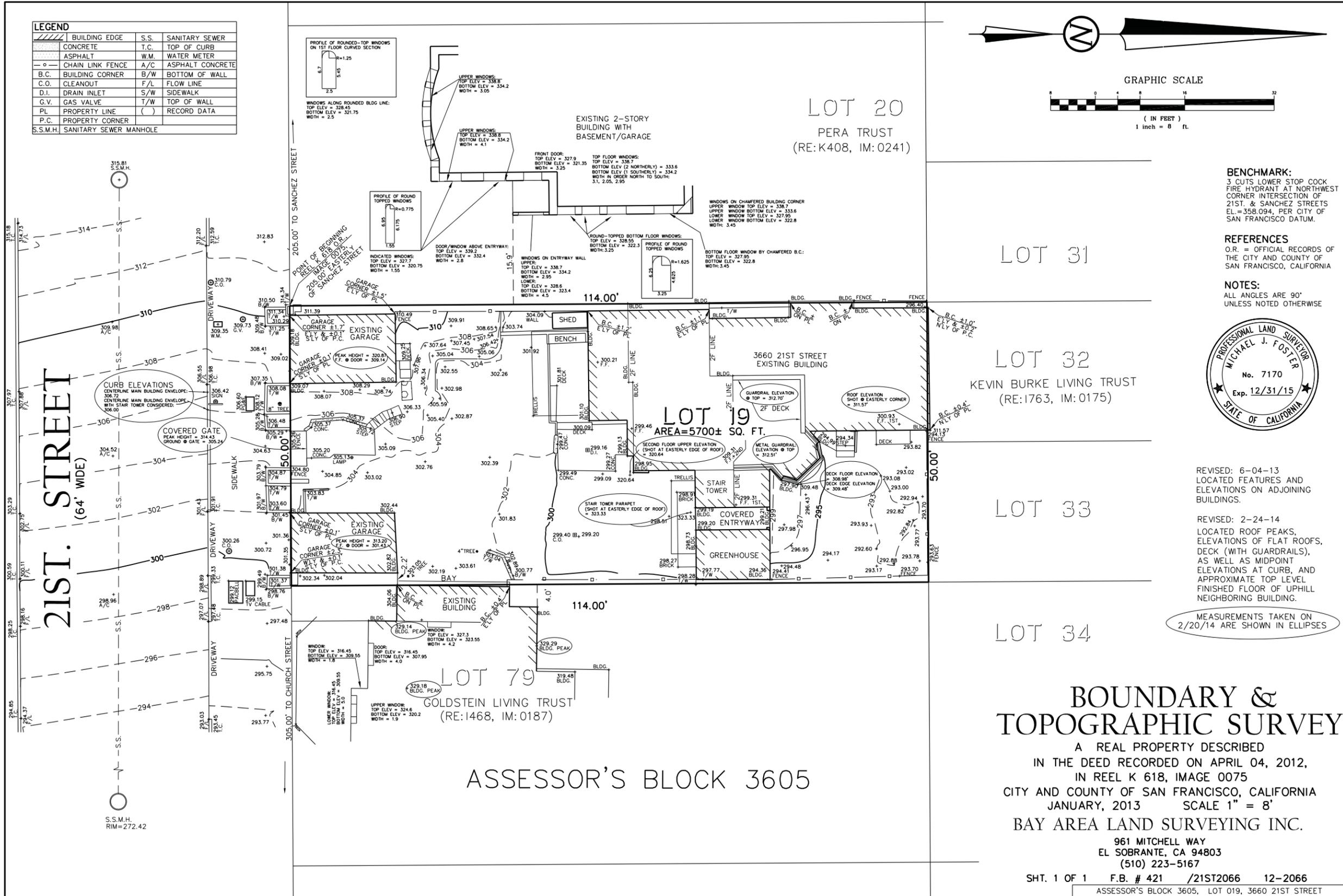
**NOTES:**  
ALL ANGLES ARE 90°  
UNLESS NOTED OTHERWISE



REVISED: 6-04-13  
LOCATED FEATURES AND  
ELEVATIONS ON ADJOINING  
BUILDINGS.

REVISED: 2-24-14  
LOCATED ROOF PEAKS,  
ELEVATIONS OF FLAT ROOFS,  
DECK (WITH GUARDRAILS),  
AS WELL AS MIDPOINT  
ELEVATIONS AT CURB, AND  
APPROXIMATE TOP LEVEL  
FINISHED FLOOR OF UPHILL  
NEIGHBORING BUILDING.

MEASUREMENTS TAKEN ON  
2/20/14 ARE SHOWN IN ELLIPSES



# BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED  
IN THE DEED RECORDED ON APRIL 04, 2012,  
IN REEL K 618, IMAGE 0075  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
JANUARY, 2013 SCALE 1" = 8'  
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-5167

SHT. 1 OF 1 F.B. # 421 /21ST2066 12-2066

ASSESSOR'S BLOCK 3605, LOT 019, 3660 21ST STREET

ASSESSOR'S BLOCK 3605

FLAVOR IMAGES



STONE PAVING AND PLANTING FLAVOR

Hardscape Flavor Images are not intended to be exact representations of materials, finishes, colors and/or installation details for the Cox Vichit-Vadakan Residence project. Rather, the images provide a preliminary depiction of each depicted site element, as shown and described herein.

GROUND FLOOR PRELIMINARY PLANT LIST

Botanical Name	Common Name	Size
<b>Garden Trees:</b>		
Acer palmatum 'Bloodgood'	Japanese Maple	24" Box
Betula nigra	River Birch	36" Box
<b>Shrubs + Groundcovers:</b>		
Asparagus 'Myers'	Myers Asparagus Fern	1 gallon
Blechnum spicant	Deer Fern	1 gallon
Carex pansa	Dune Sedge	plugs
Carex praegracilis	Field Sedge	plugs
Chondropetalum tectorum	Cape Reed	5 gallon
Dicksonia antarctica	Tasmanian Tree Fern	1 gallon
Doryanthes palmeri	Spear Lily	1 gallon
Festuca 'Scott Mountain'	California Fescue	4" pots
Festuca 'Molate'	Molate Sedge	1 gallon
Iris douglasiana	Douglas Iris	1 gallon
Lomandra 'Breeze'	Lomandra	1 gallon
Pteris tremula	Australian Brake Fern	1 gallon
Polystichum munitum	Western Sword	1 gallon
Senecio mandraliscae	Blue Kleinia	6" pots
<b>Street Tree Planting:</b>		
Ginkgo biloba	Maidenhair	36" Box

KEYED NOTES

- ① STONE PAVERS
- ② DECKING
- ③ CONCRETE WALL
- ④ ENTRY GATE
- ⑤ PROPOSED GARDEN TREE
- ⑥ DECKING STEPS
- ⑦ BOULDER
- ⑧ NATIVE MEADOW / TURF
- ⑨ GRAVEL PAVING
- ⑩ WATER BOULDER
- ⑪ FIRE FEATURE
- ⑫ VERTICAL CONCRETE SCREEN WALL
- ⑬ GUARD RAIL
- ⑭ FIRE FEATURE
- ⑮ PLANTER
- ⑯ PROPOSED STREET TREES
- ⑰ CURB



STREET TREE LOCATIONS SHOWN ARE APPROXIMATE. FINAL LOCATIONS SHALL BE COORDINATED WITH SAN FRANCISCO PLANNING AND PUBLIC WORK DEPARTMENTS



PROJECT NAME  
**COX VICHIT-VADAKAN RESIDENCE**

JOB NO. 12-009  
PROJECT ADDRESS  
3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114

CLIENT NAME  
3660 21ST STREET,  
LLC

CURRENT RELEASE DATE:  
01.28.2014  
CURRENT RELEASE SET:  
SITE PERMIT AND  
VARIANCE SET  
REVISION 2

PREVIOUS RELEASE  
SITE PERMIT CHECK SET 05 07 2013  
REVISION 1 07 03 2013

SHEET TITLE  
**PRELIMINARY  
LANDSCAPE SITE  
PLAN**

FLAVOR IMAGES



GREEN ROOF PLANTING FLAVOR



ROOF DECK FLAVOR



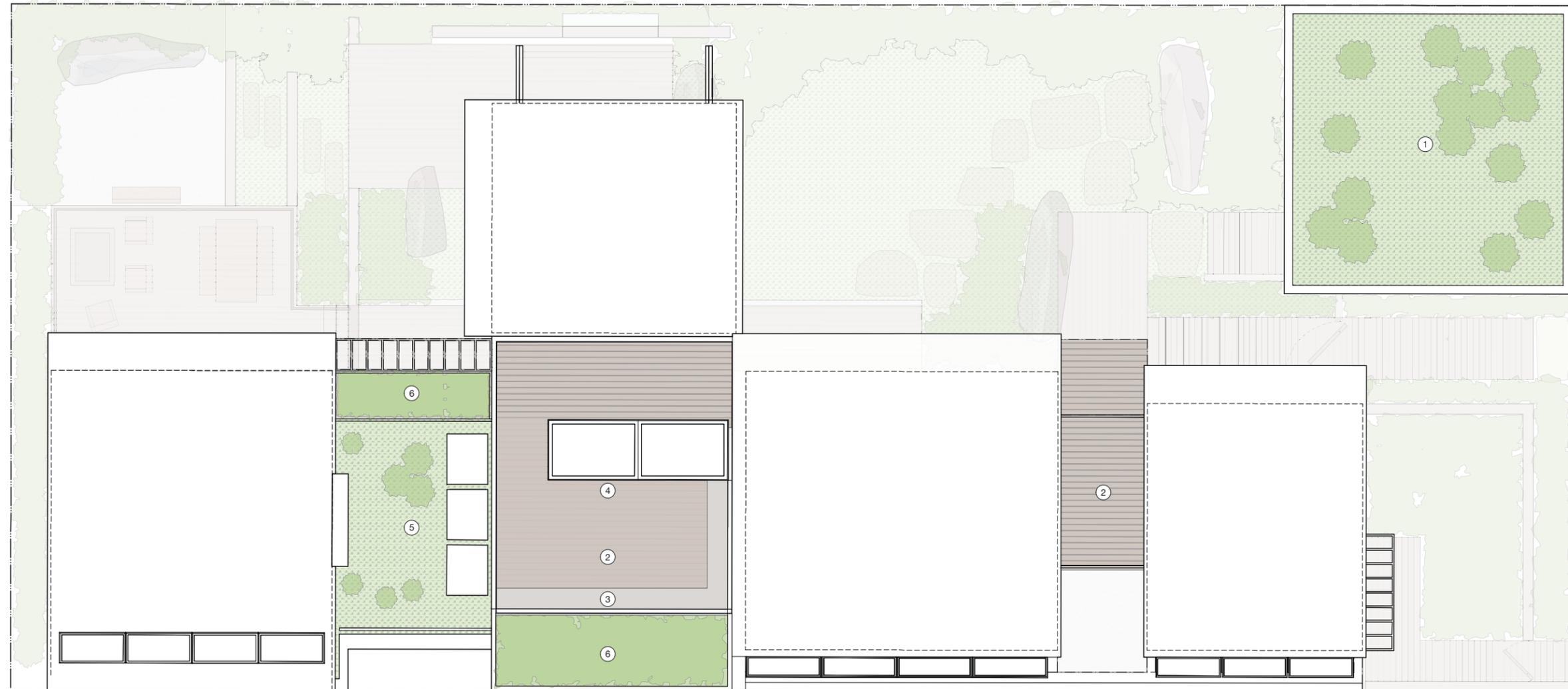
GREEN ROOF AND DECK PRELIMINARY PLANT LIST

Botanical Name	Common Name
Shrubs + Groundcovers:	
Achillea tomentosa	Yarrow
Armeria maritima ssp. californica	Sea Pink
Blechnum spicant	Deer Fern
Carex praegracilis	Field Sedge
Chondropetalum tectorum	Cape Reed
Festuca 'Tomales Bay'	Tomales Bay Fescue
Festuca 'Molate'	Molate Sedge
Fragaria chiloensis	Strawberry
Iris douglasiana	Douglas Iris
Koeleria glauca	Blue Hair Grass
Lomandra 'Breeze'	Lomandra
Sedum spurium	Two-row Stonecrop

KEYED NOTES

- ① GREEN ROOF OVER GARAGE
- ② ROOF DECK
- ③ BENCH
- ④ ROOF DECK ACCESS / SLIDING SKYLIGHT
- ⑤ ROOF GARDEN
- ⑥ PLANTER

Flavor Images are not intended to be exact representations of materials, finishes, colors and/or installation details for the Cox Vichit-Vadakan Residence project. Rather, the images provide a preliminary depiction of each depicted site element, as shown and described herein.



bernard trainor + associates  
LANDSCAPE ARCHITECTURE

537 Houston St  
Monterey, CA 93940  
tel: 831.655.1414  
fax: 831.655.3462

www.bernardtrainor.com



PROJECT NAME  
**COX VICHIT-  
VADAKAN  
RESIDENCE**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014  
CURRENT RELEASE SET:  
SITE PERMIT AND  
VARIANCE SET  
REVISION 2

PREVIOUS RELEASE  
SITE PERMIT CHECK SET 05 07 2013  
REVISION 1 07 03 2013

SHEET TITLE  
**PRELIMINARY  
LANDSCAPE PLAN -  
ROOF AND DECK  
AREAS**



① PRELIMINARY LANDSCAPE PLAN - ROOF AND DECK AREAS  
1/4" = 1'-0"

**L1.02**



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
02.26.2014

CURRENT RELEASE SET:  
**3 SITE PERMIT &  
VARIANCE SET  
REV.3**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013  
SITE PERMIT/VARIANCE R2 1.28.2014

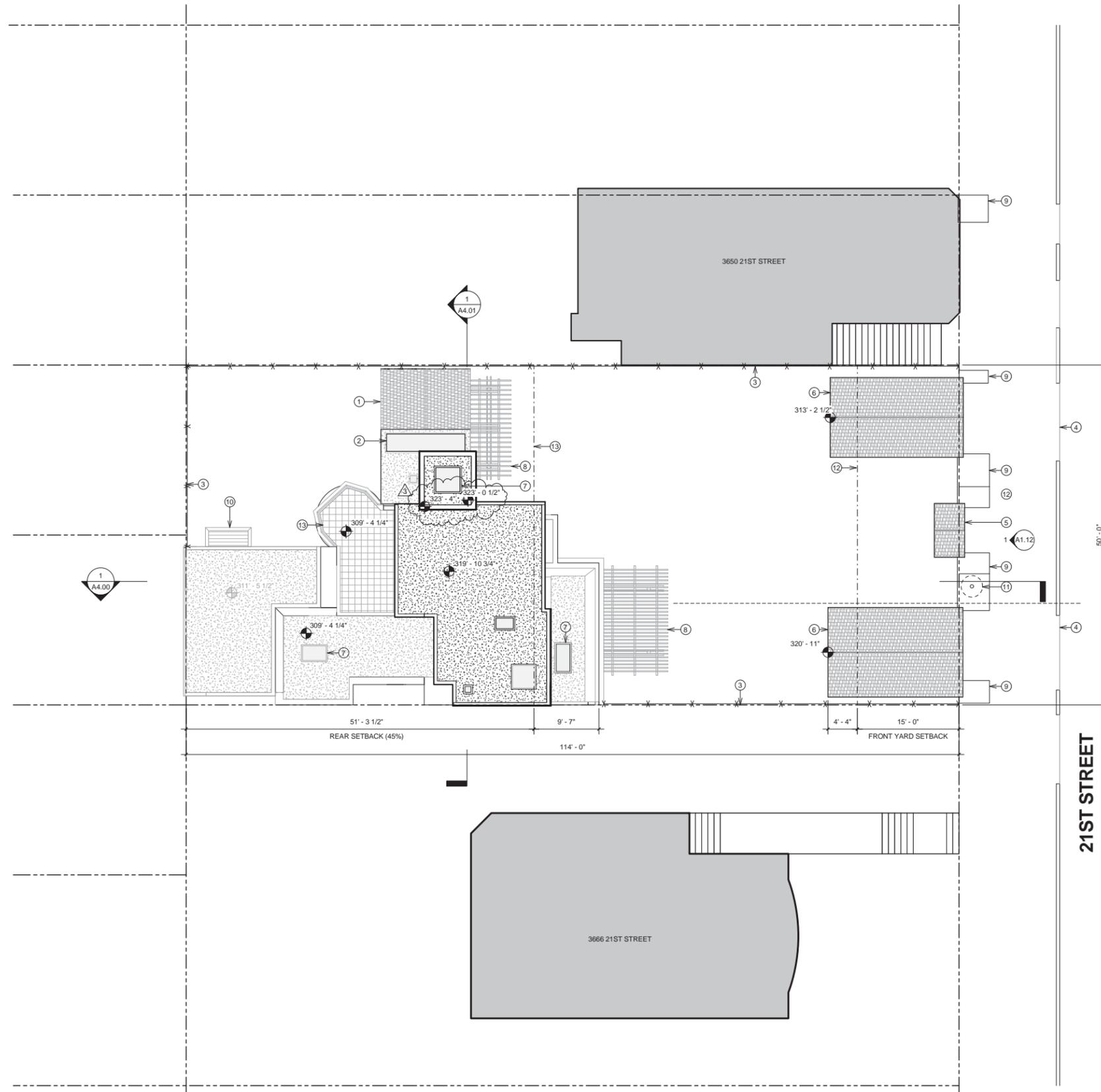
SHEET TITLE  
**EXISTING SITE PLAN**

**LEGEND**

- PROPERTY LINE
- SETBACK LINE

**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ FENCE
- ④ CURB CUT
- ⑤ ENTRY GATE
- ⑥ SINGLE CAR GARAGE
- ⑦ SKYLIGHT, TYP.
- ⑧ TRELLIS
- ⑨ PLANTER TO BE REMOVED
- ⑩ BALCONY TO BE REMOVED
- ⑪ TREE TO BE REMOVED
- ⑫ SIDEWALK
- ⑬ ROOF DECK
- ⑭ FRONT YARD SETBACK
- ⑮ REAR YARD SETBACK



**1 EXISTING SITE PLAN**  
1/8" = 1'-0"

2/25/2014 3:35:19 PM

**A1.10**



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

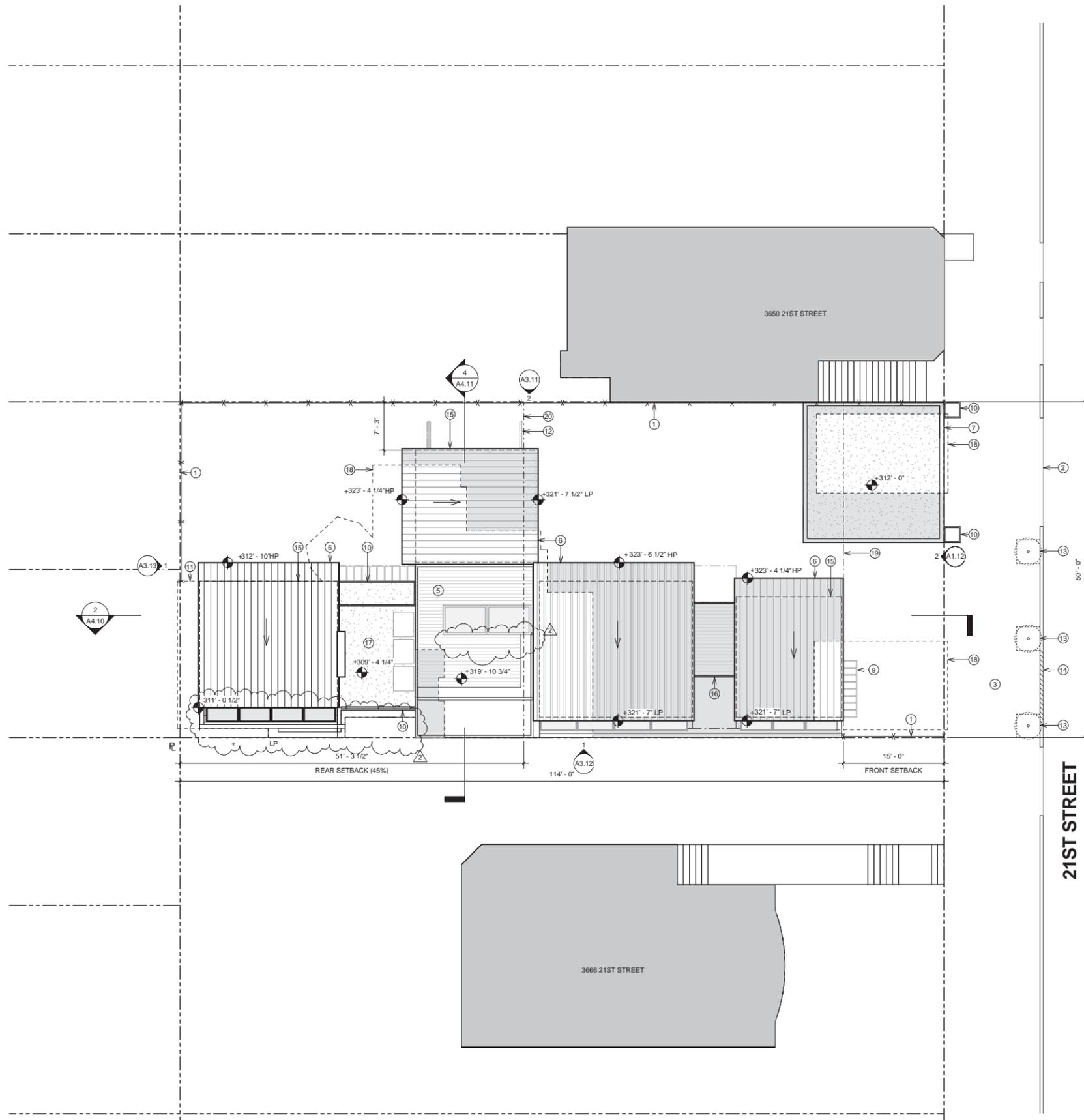
SHEET TITLE  
**PROPOSED SITE PLAN**

**LEGEND**

- PROPERTY LINE
- - - SETBACK LINE
- HP HIGH POINT
- LP LOW POINT
- AREA OF ADDITION

**KEYED NOTES**

- ① (E) FENCE
- ② (E) CURB CUT TO BE ENLARGED FOR 2-CAR DRIVEWAY
- ③ (E) SIDEWALK
- ④ NOT USED
- ⑤ ROOF DECK
- ⑥ METAL SLOPED ROOF
- ⑦ (P) TWO CAR GARAGE
- ⑧ GREEN ROOF
- ⑨ METAL AWNING
- ⑩ METAL PLANTER
- ⑪ METAL PLANTER BELOW
- ⑫ BEAM BELOW
- ⑬ (P) STREET TREE
- ⑭ REMOVE (E) CURB CUT, SHOWN HATCHED
- ⑮ BUILDING OUTLINE BELOW, SHOWN DASHED
- ⑯ BALCONY BELOW
- ⑰ ROOF GARDEN
- ⑱ OUTLINE OF EXISTING BUILDING FOOTPRINT, SHOWN DASHED
- ⑲ FRONT YARD SETBACK
- ⑳ REAR YARD SETBACK



**1 PROPOSED SITE PLAN**  
1/8" = 1'-0"



**A1.11**



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114

CLIENT NAME  
3660 21ST STREET,  
LLC

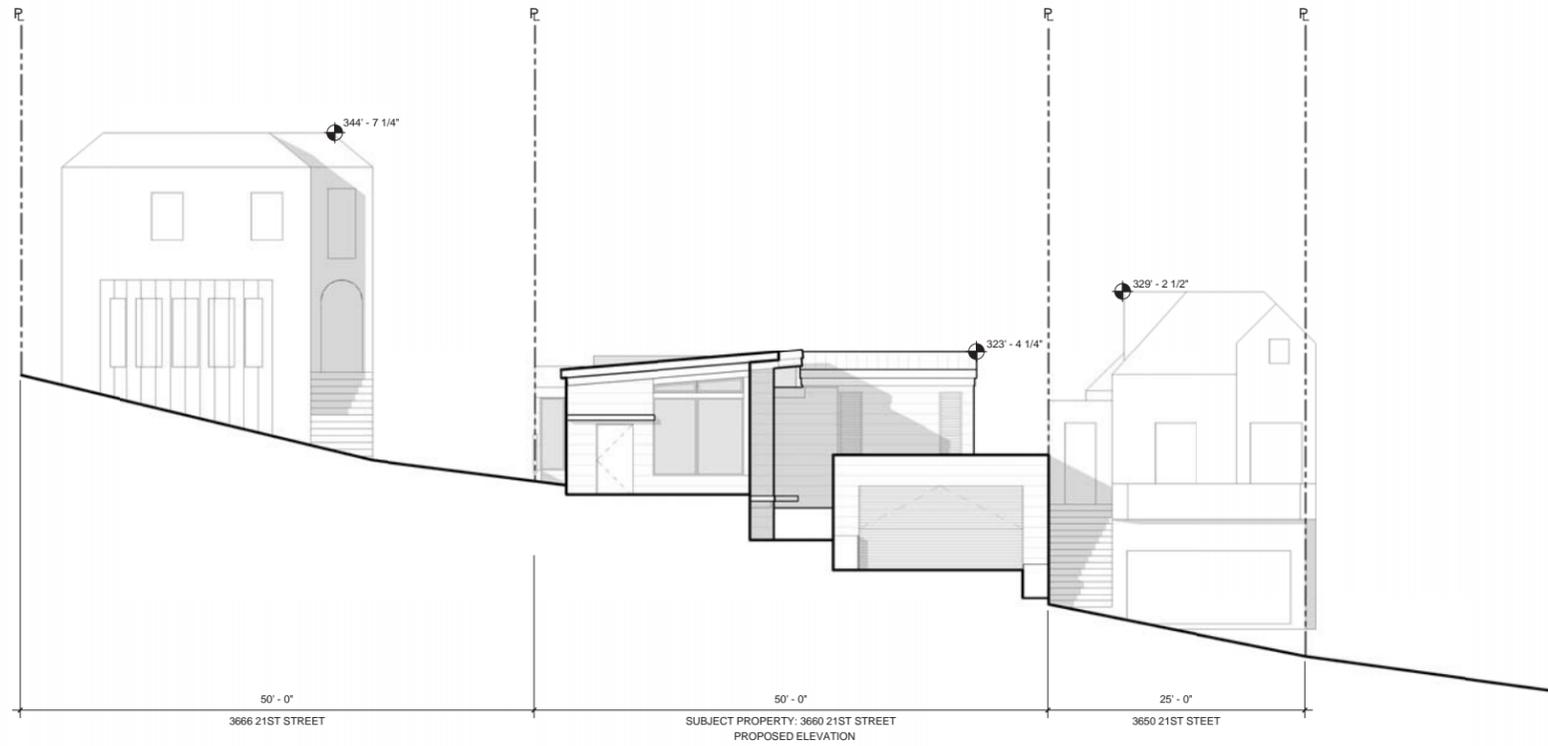
CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2** SITE PERMIT &  
VARIANCE SET  
REV.2

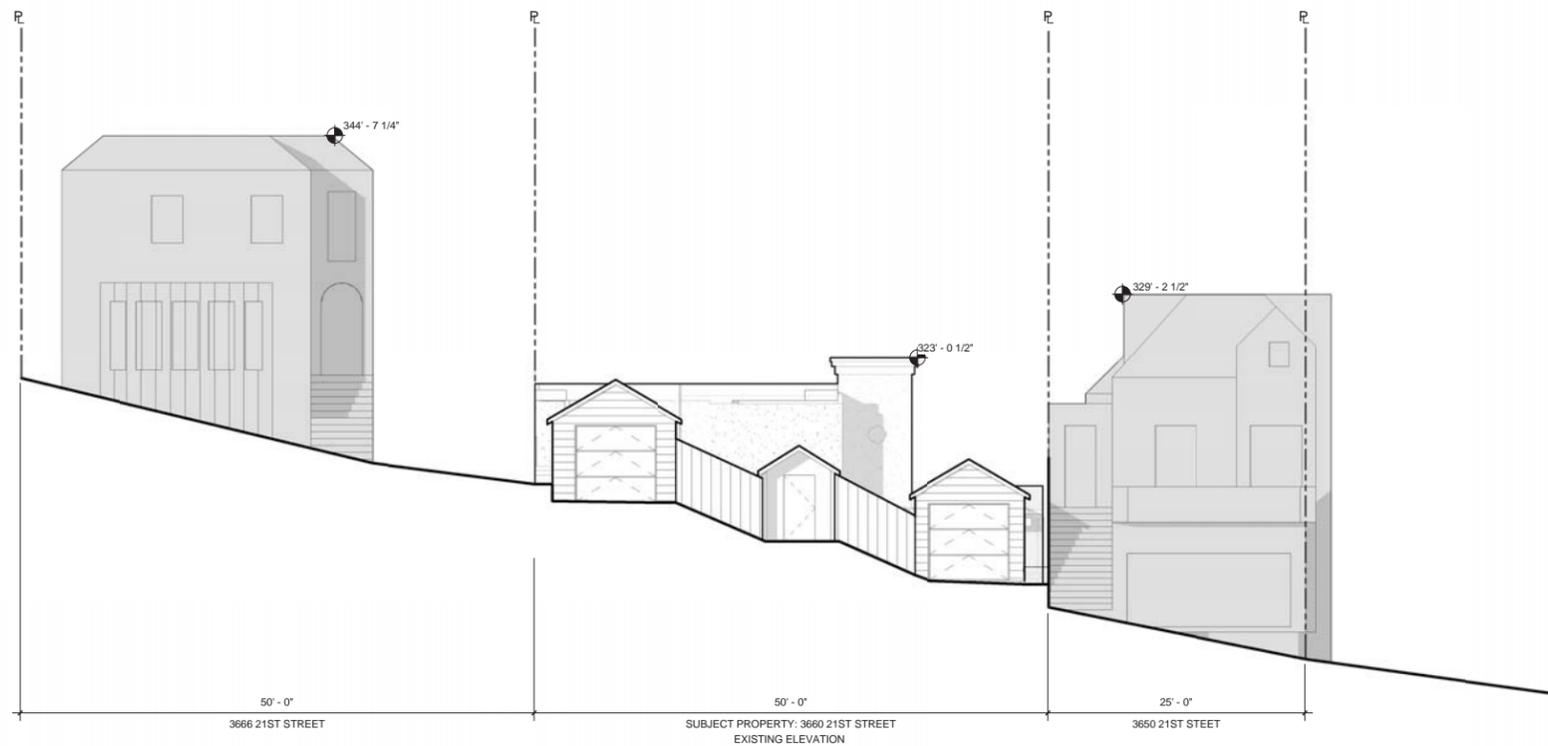
PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
SITE CONTEXT  
ELEVATIONS

**A1.12**



**2** SITE CONTEXT - PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



**1** SITE CONTEXT - EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



**KEYED NOTES**

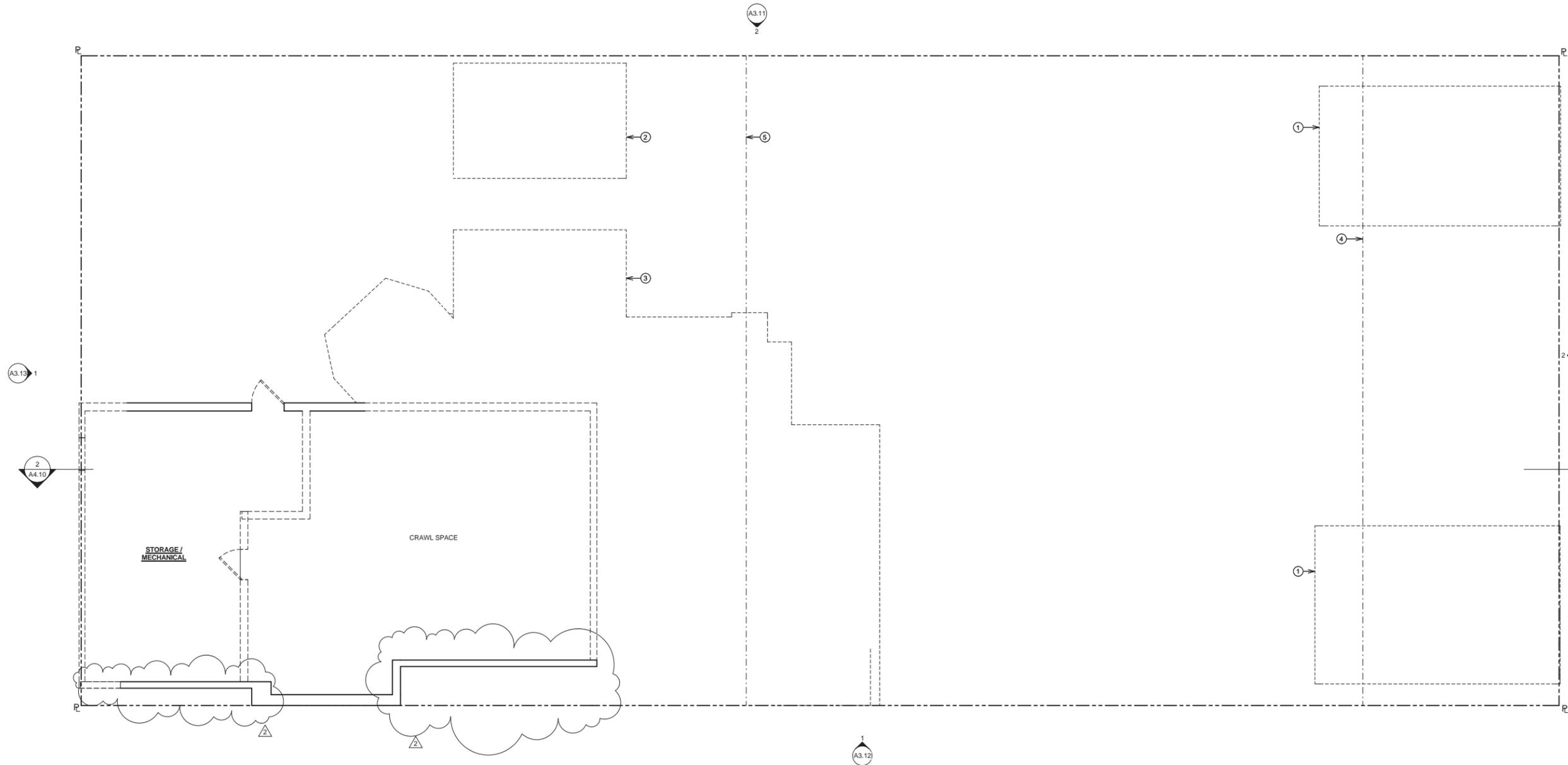
- ① GARAGE ABOVE SHOWN DASHED
- ② GREENHOUSE ABOVE SHOWN DASHED
- ③ HOUSE ABOVE SHOWN DASHED
- ④ FRONT YARD SETBACK
- ⑤ REAR YARD SETBACK

**LEGEND**

- EXISTING WALL TO REMAIN
- DEMO

**SHEET NOTES**

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME  
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JOB NO. 12-009  
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94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
 **SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING/DEMO  
UNCONDITIONED  
BASEMENT FLOOR  
PLAN**

**A2.00**

**1** EXISTING/DEMO UNCONDITIONED BASEMENT FLOOR PLAN  
1/4" = 1'-0"

1/27/2014 10:18:59 AM



**KEYED NOTES**

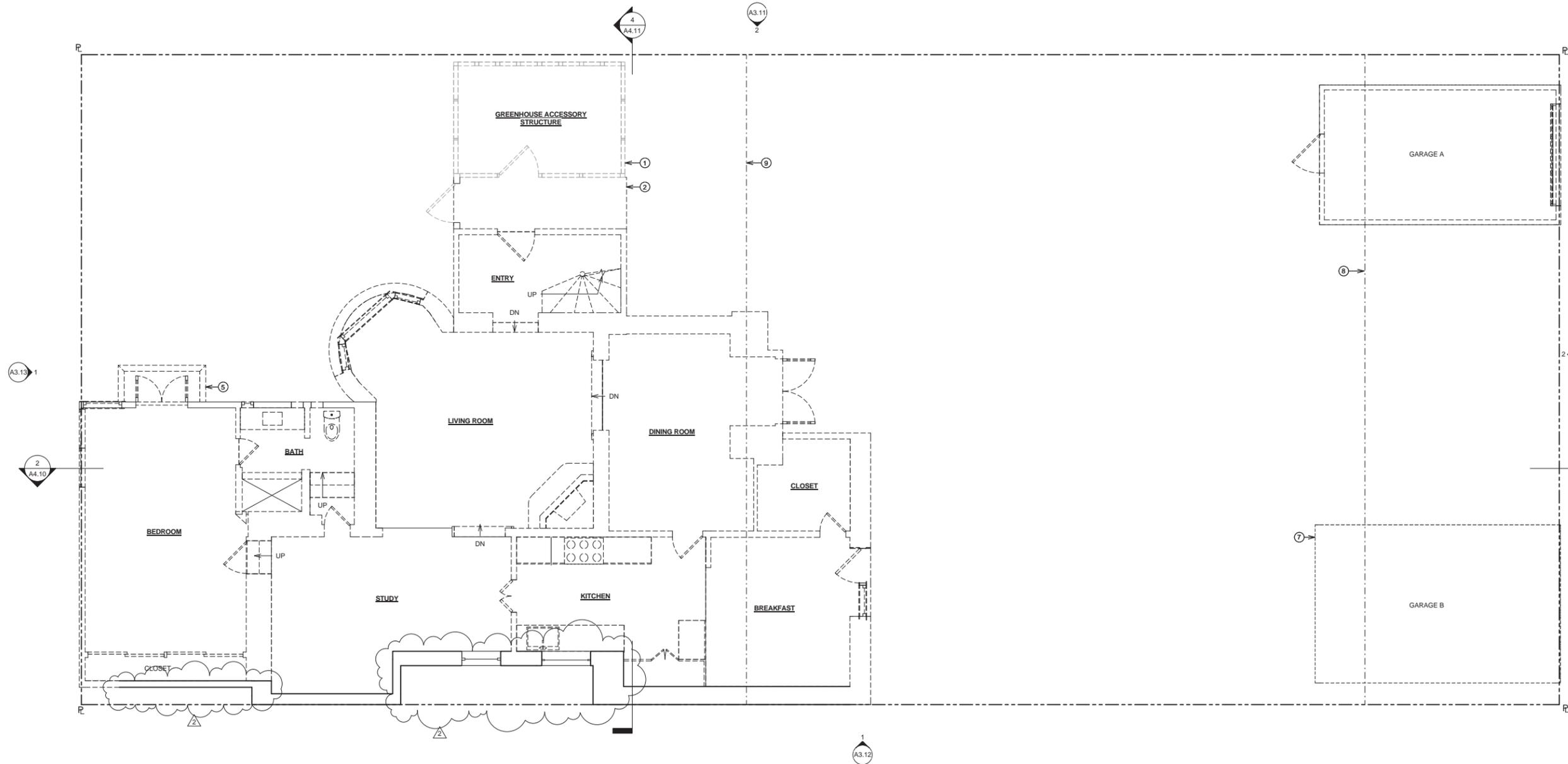
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ GARAGE ABOVE SHOWN DASHED
- ⑧ FRONT YARD SETBACK
- ⑨ REAR YARD SETBACK

**LEGEND**

- EXISTING WALL TO REMAIN
- DEMO

**SHEET NOTES**

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
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CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING/DEMO  
FIRST FLOOR &  
GARAGE A FLOOR  
PLAN**

**A2.01**

**1** EXISTING/DEMO FIRST & GARAGE A FLOOR PLAN  
1/4" = 1'-0"



**KEYED NOTES**

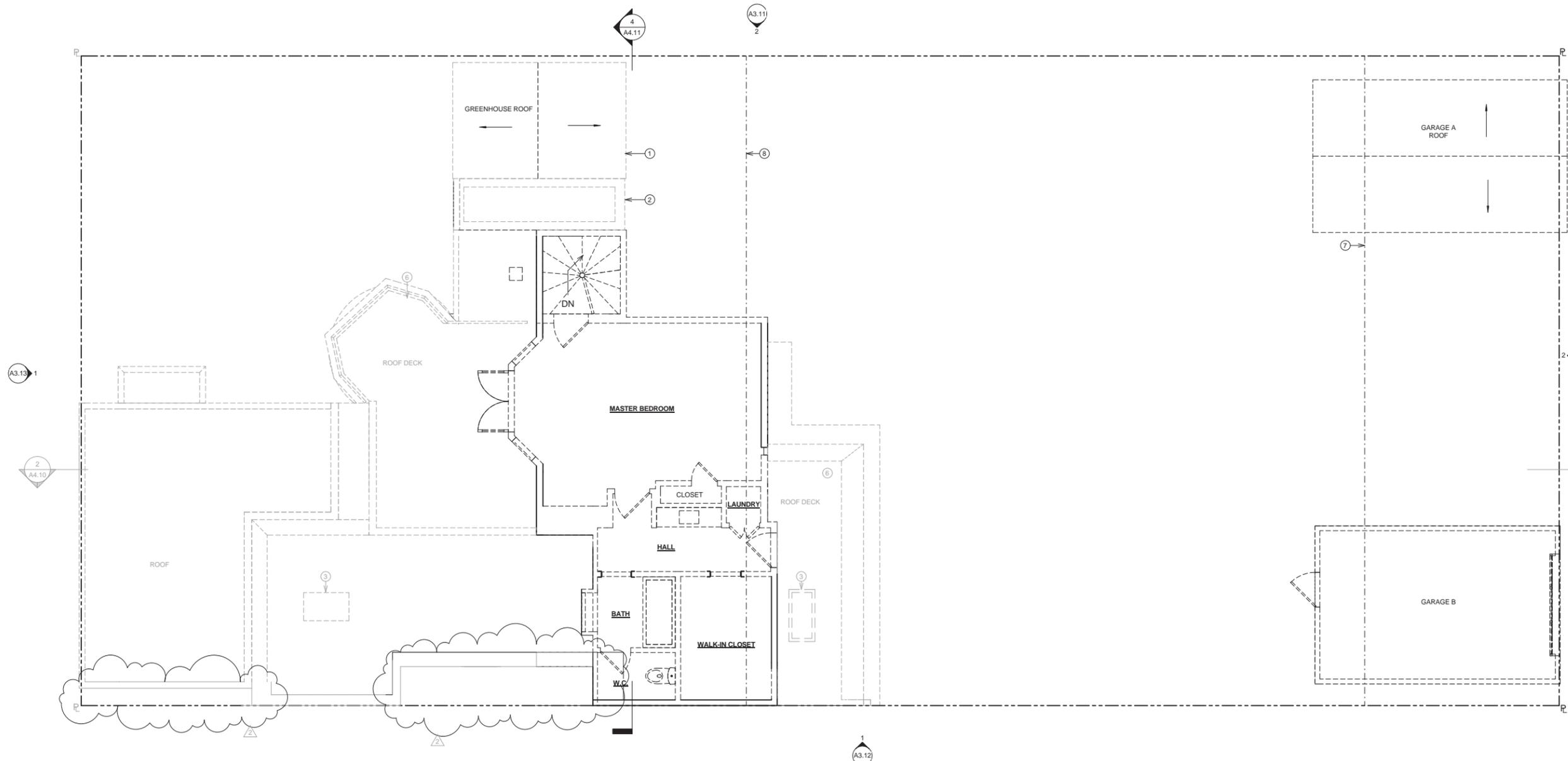
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ FRONT YARD SETBACK
- ⑧ REAR YARD SETBACK

**LEGEND**

- EXISTING WALL TO REMAIN
- DEMO

**SHEET NOTES**

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING/DEMO  
SECOND FLOOR &  
GARAGE B FLOOR  
PLAN**

**A2.02**

**1** EXISTING/DEMO SECOND & GARAGE B FLOOR PLAN  
1/4" = 1'-0"

1/27/2014 10:19:01 AM





**KEYED NOTES**

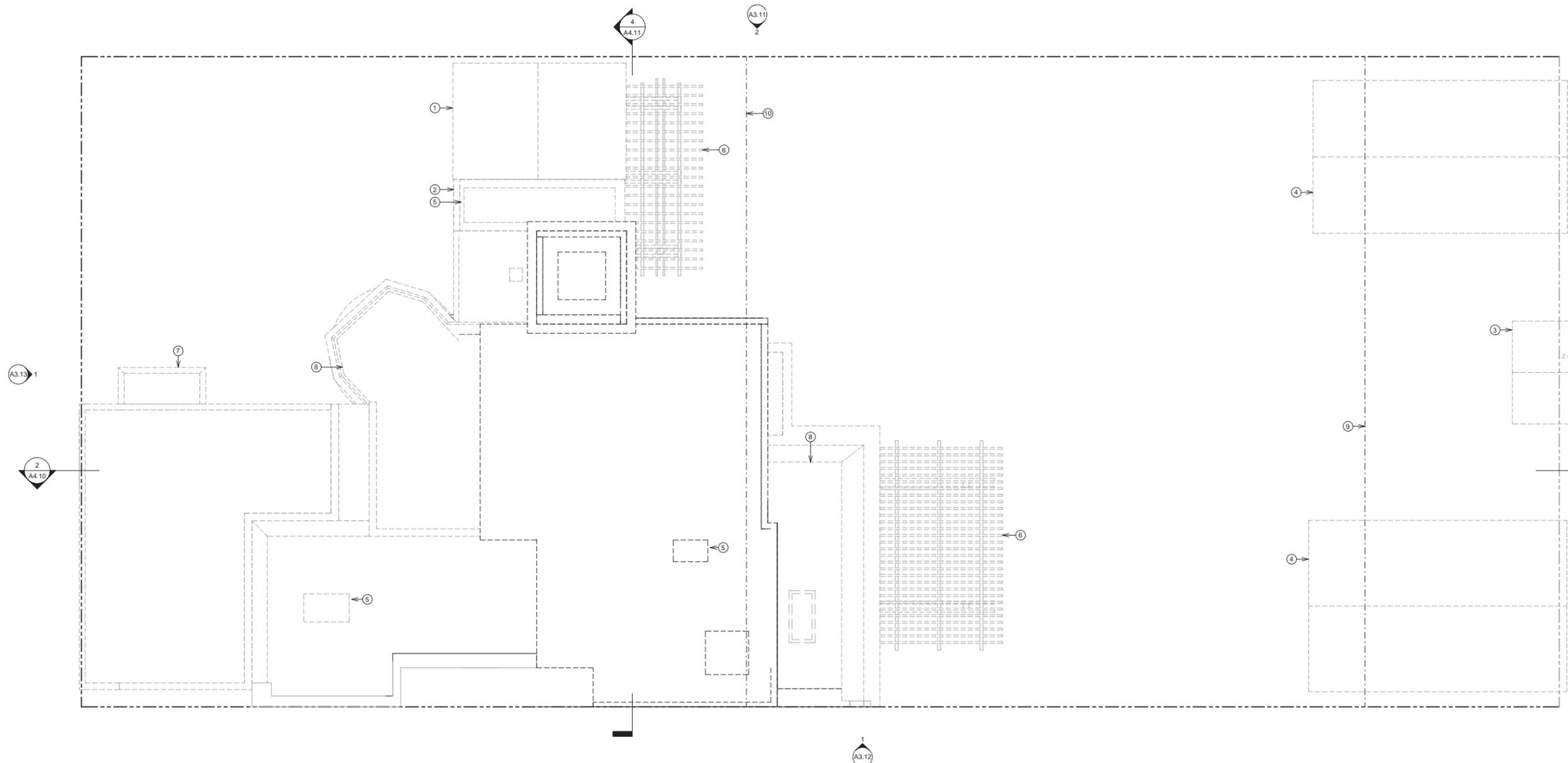
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ ENTRY GATE
- ④ SINGLE CAR GARAGE
- ⑤ SKYLIGHT, TYP.
- ⑥ TRELLIS
- ⑦ BALCONY TO BE REMOVED
- ⑧ ROOF DECK
- ⑨ FRONT YARD SETBACK
- ⑩ REAR YARD SETBACK

**LEGEND**

- EXISTING WALL TO REMAIN
- DEMO

**SHEET NOTES**

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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**3660 21ST STREET**

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CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING/DEMO  
ROOF PLAN**

**A2.03**

**1 EXISTING/DEMO ROOF PLAN**  
1/4" = 1'-0"

1/27/2014 10:19:02 AM



**KEYED NOTES**

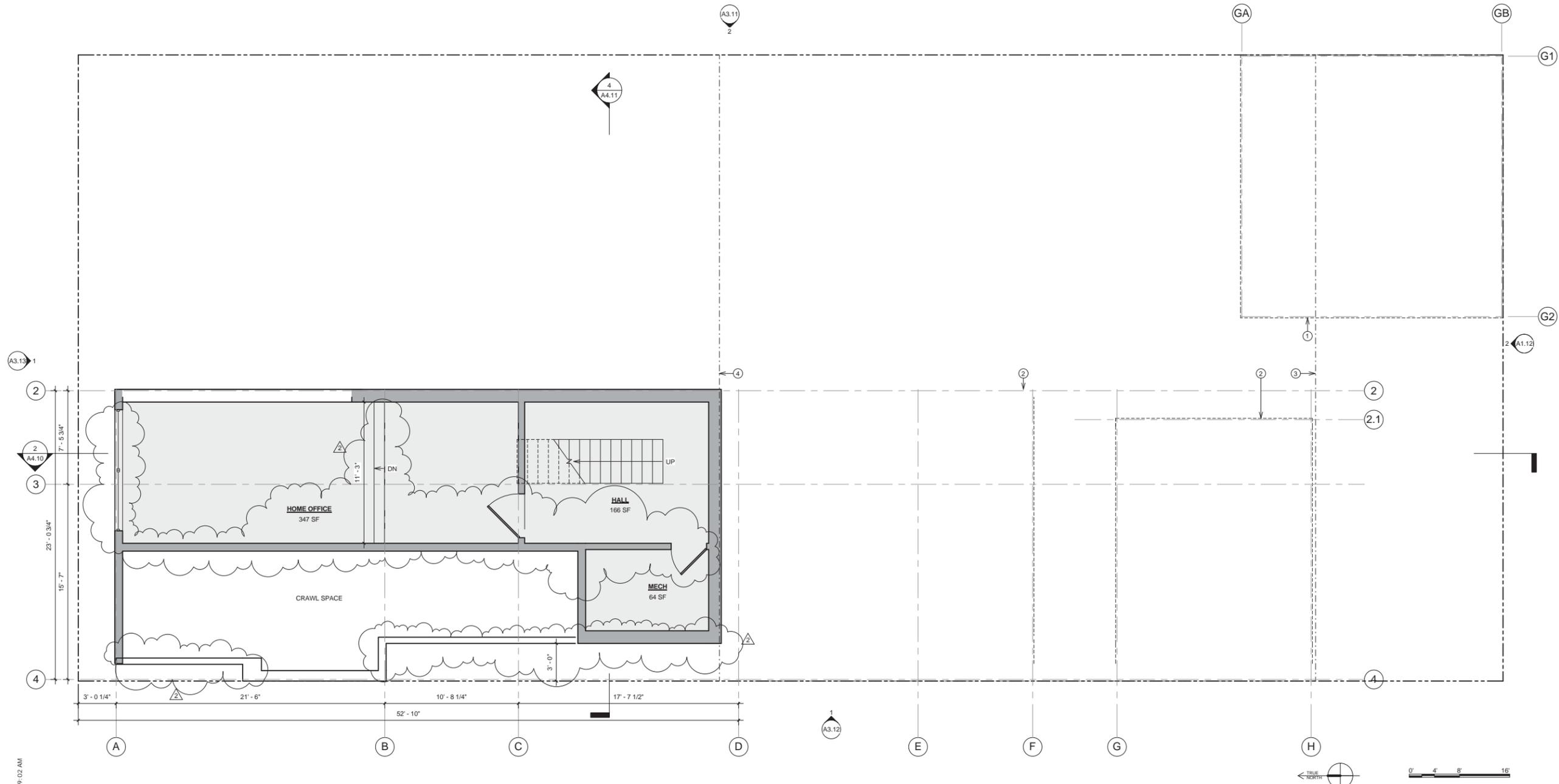
- ① GARAGE ABOVE SHOWN DASHED
- ② HOUSE ABOVE SHOWN DASHED
- ③ FRONT YARD SETBACK
- ④ REAR YARD SETBACK

**LEGEND**

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

**SHEET NOTES**

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**△ SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**PROPOSED BASEMENT  
FLOOR PLAN**

**A2.10**

**1 PROPOSED BASEMENT FLOOR PLAN**  
1/4" = 1'-0"

1/27/2014 10:19:02 AM



**KEYED NOTES**

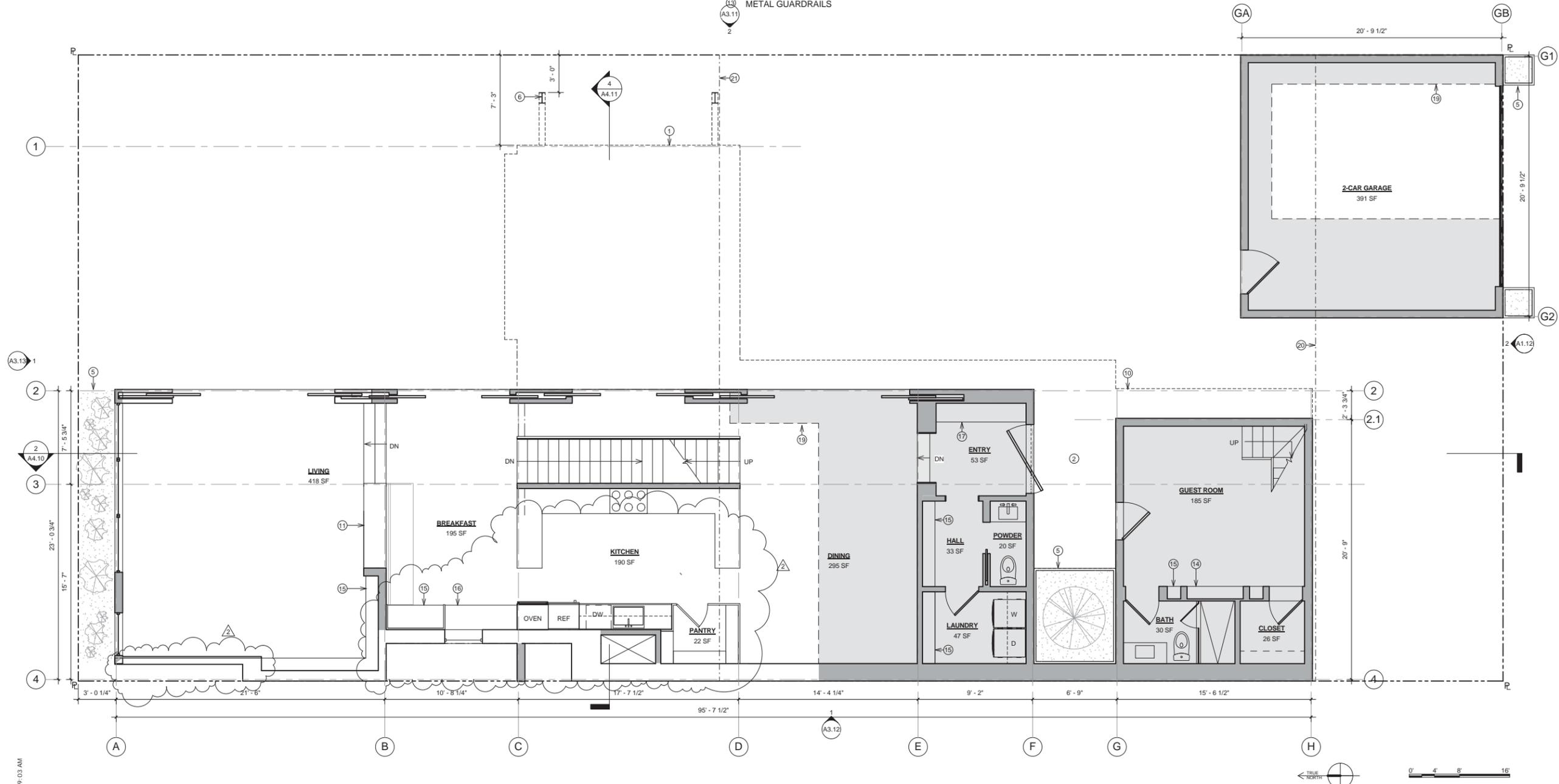
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- ⑯ DESK
- ⑰ WINDOW SEAT
- ⑱ BUILT-IN STORAGE
- ⑲ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑳ FRONT YARD SETBACK
- ㉑ REAR YARD SETBACK

**LEGEND**

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
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**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**PROPOSED FIRST  
FLOOR PLAN**

**A2.11**

**1 PROPOSED FIRST FLOOR & GARAGE FLOOR PLAN**  
1/4" = 1'-0"

1/27/2014 10:19:03 AM



**KEYED NOTES**

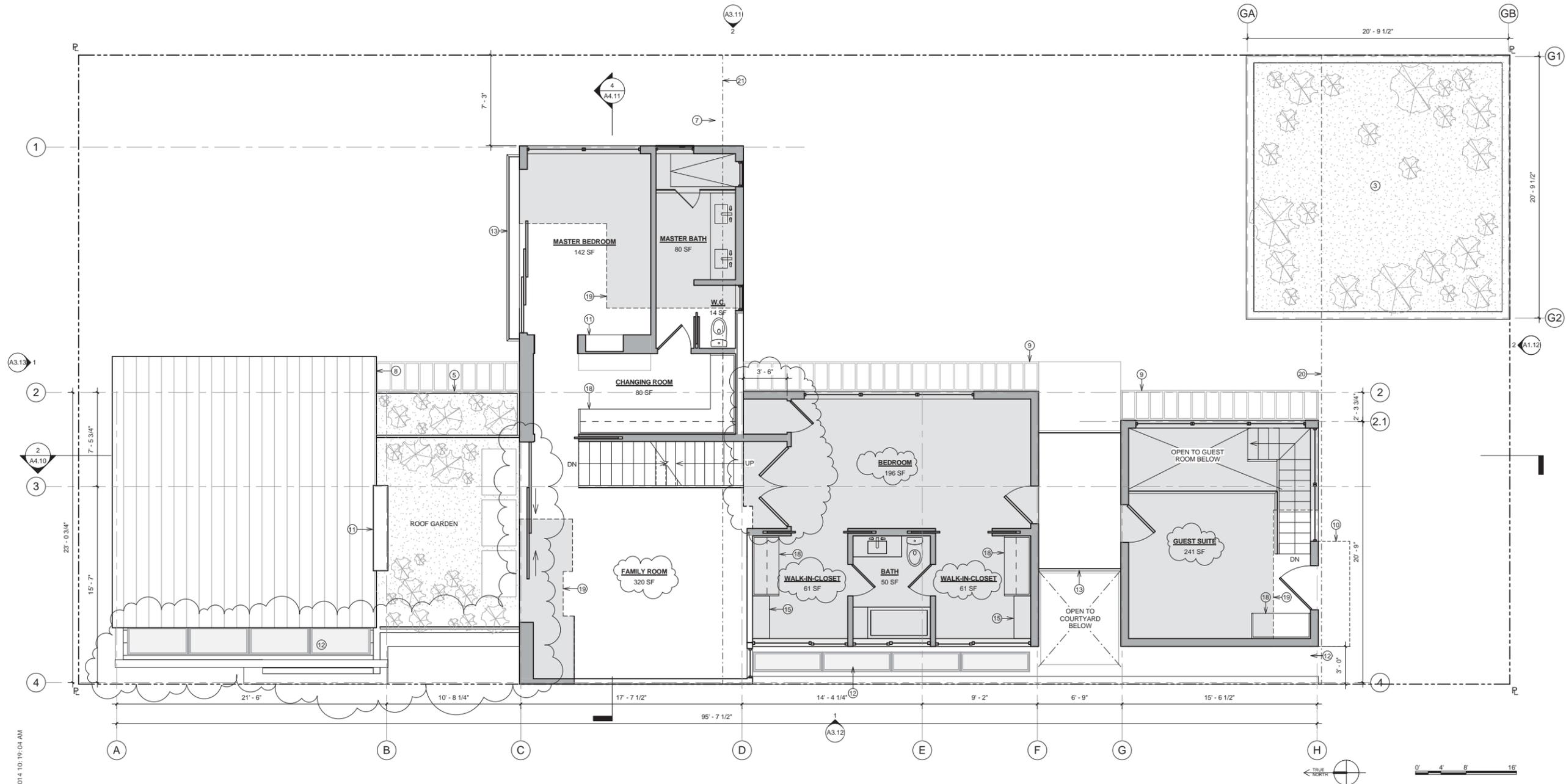
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- ⑯ DESK
- ⑰ WINDOW SEAT
- ⑱ BUILT-IN CLOSETS
- ⑲ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑳ FRONT YARD SETBACK
- ㉑ REAR YARD SETBACK

**LEGEND**

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VEIRFY ALL DIMENSIONS, TYP.



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94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**PROPOSED SECOND  
FLOOR PLAN**

**A2.12**

**1 PROPOSED SECOND FLOOR PLAN**  
1/4" = 1'-0"

1/27/2014 10:19:04 AM



**KEYED NOTES**

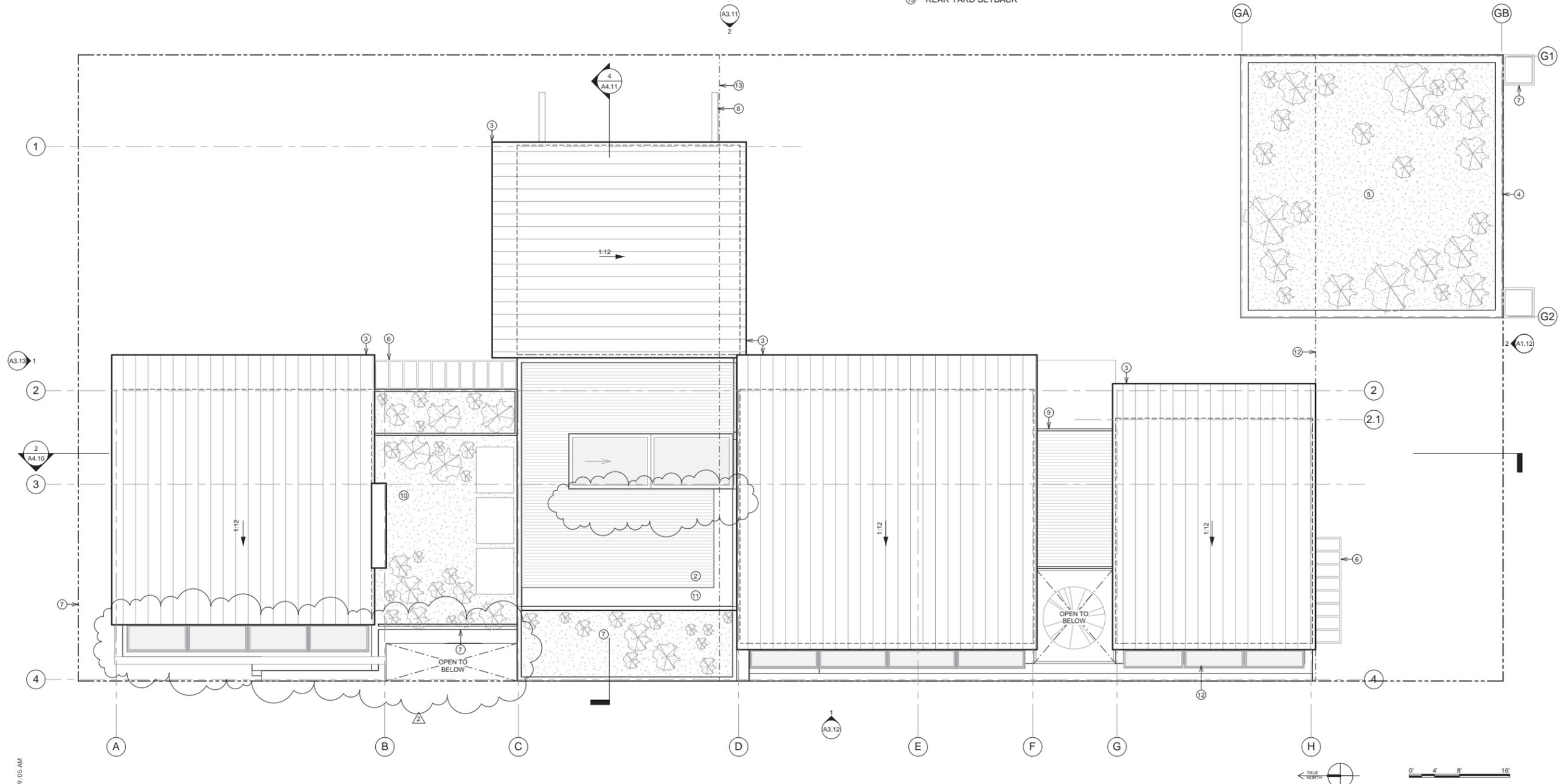
- ① NOT USED
- ② ROOF DECK
- ③ SLOPED ROOF
- ④ (P) TWO CAR GARAGE
- ⑤ GREEN ROOF
- ⑥ METAL SUNSHADE AWNING
- ⑦ METAL PLANTER
- ⑧ BEAM BELOW
- ⑨ BALCONY
- ⑩ ROOF GARDEN
- ⑪ BENCH
- ⑫ FRONT YARD SETBACK
- ⑬ REAR YARD SETBACK

**LEGEND**

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION
- 1-HR RATED ASSEMBLY

**SHEET NOTES**

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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**3660 21ST STREET**

JOB NO. 12-009  
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**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**PROPOSED ROOF  
PLAN**

**A2.13**

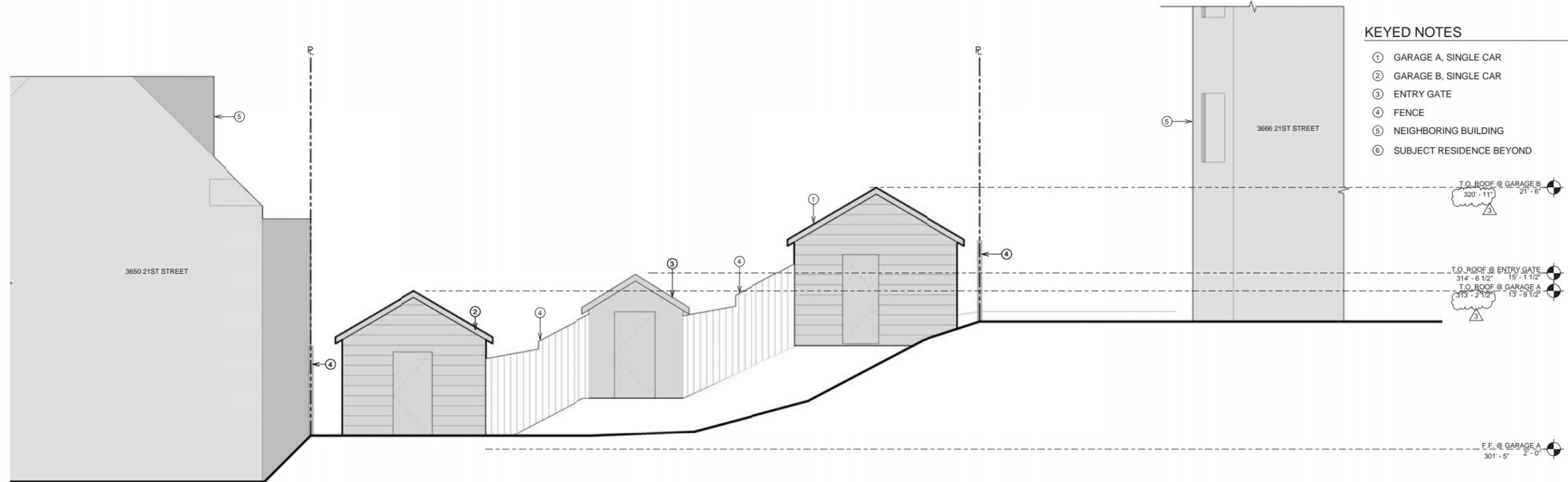
**1 PROPOSED ROOF PLAN**  
1/4" = 1'-0"

1/27/2014 10:19:05 AM

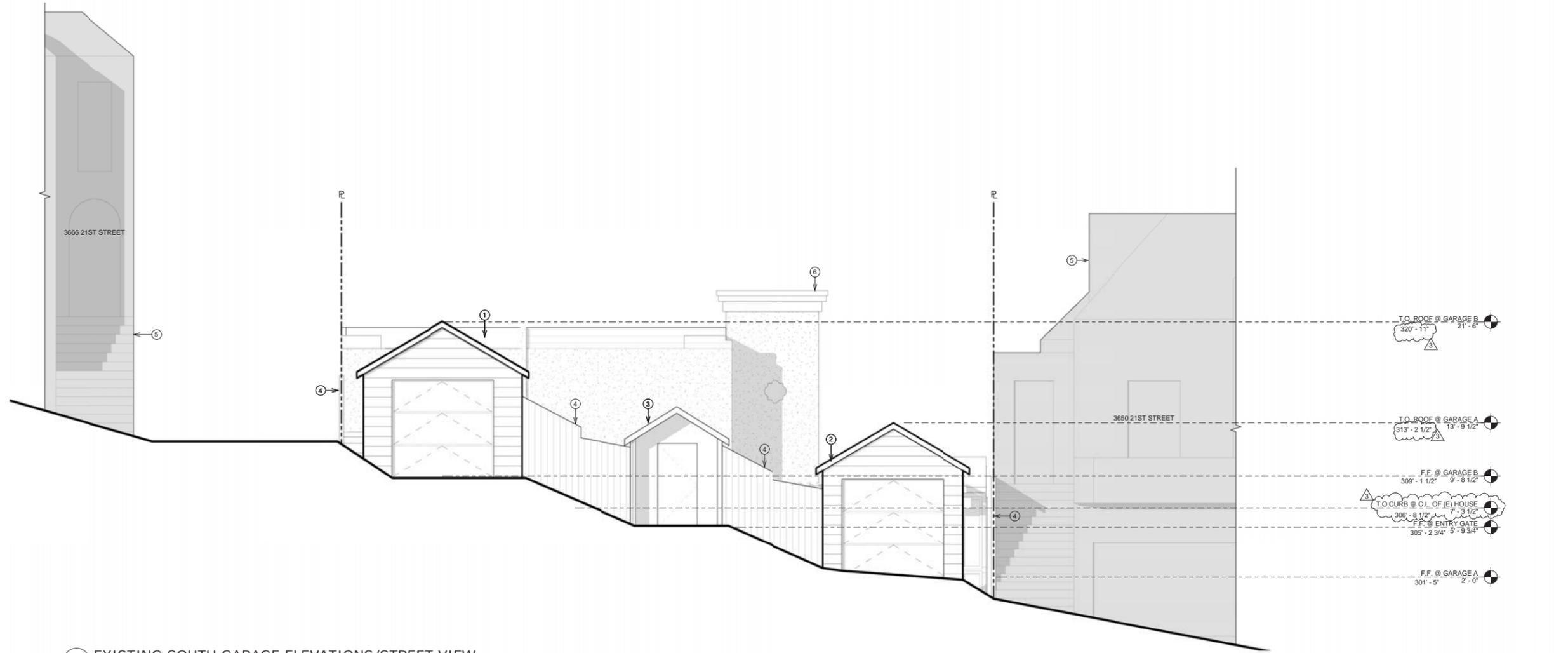


**KEYED NOTES**

- ① GARAGE A, SINGLE CAR
- ② GARAGE B, SINGLE CAR
- ③ ENTRY GATE
- ④ FENCE
- ⑤ NEIGHBORING BUILDING
- ⑥ SUBJECT RESIDENCE BEYOND



② EXISTING NORTH GARAGE ELEVATIONS  
1/4" = 1'-0"



① EXISTING SOUTH GARAGE ELEVATIONS/STREET VIEW  
1/4" = 1'-0"

PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
02.26.2014

CURRENT RELEASE SET:  
③ **SITE PERMIT &  
VARIANCE SET  
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

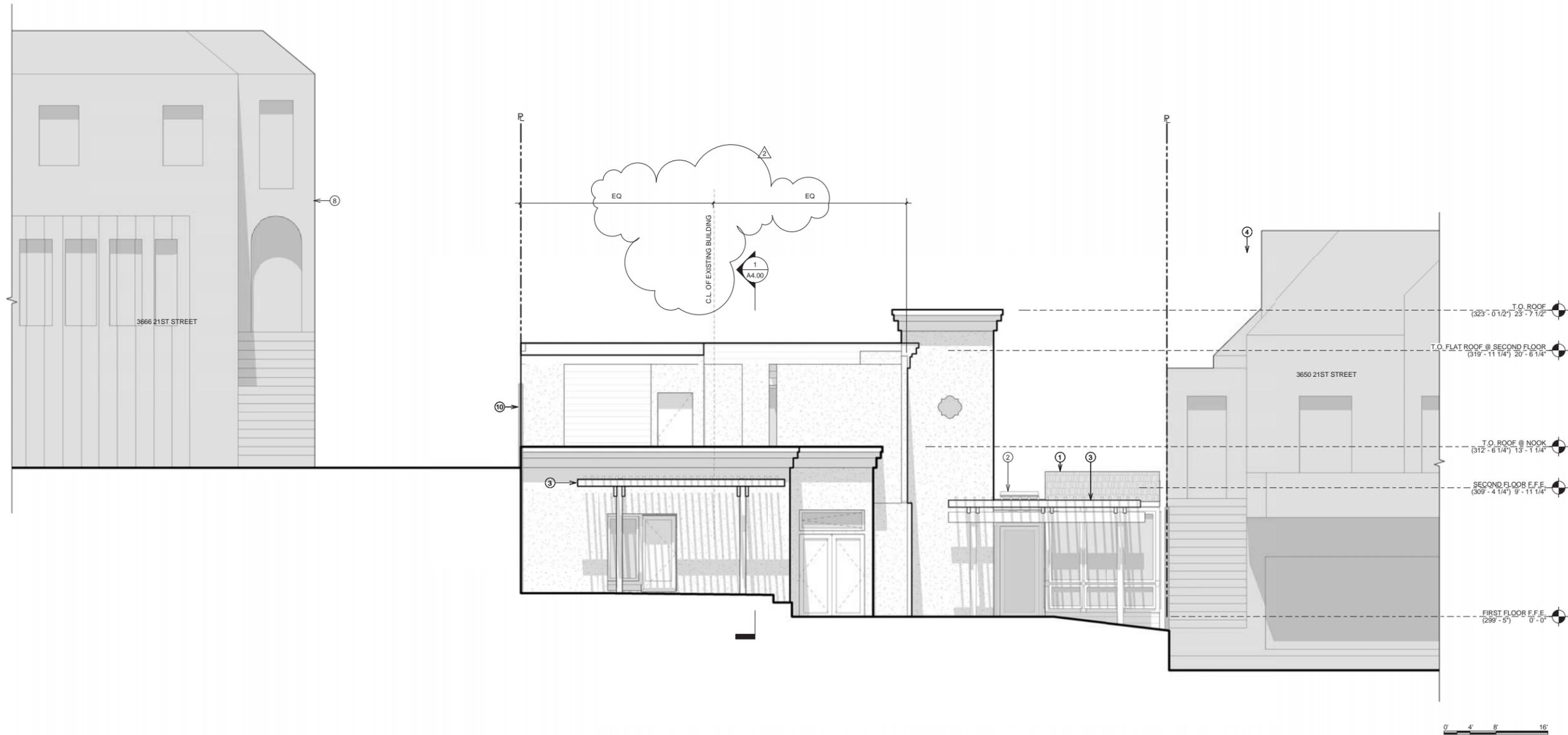
SHEET TITLE  
**EXISTING GARAGE  
ELEVATION/STREET  
VIEW**

**A3.00**



**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ NEIGHBORING BUILDING
- ⑨ GRADE BEYOND
- ⑩ FENCE



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01.28.2014

CURRENT RELEASE SET:  
② **SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

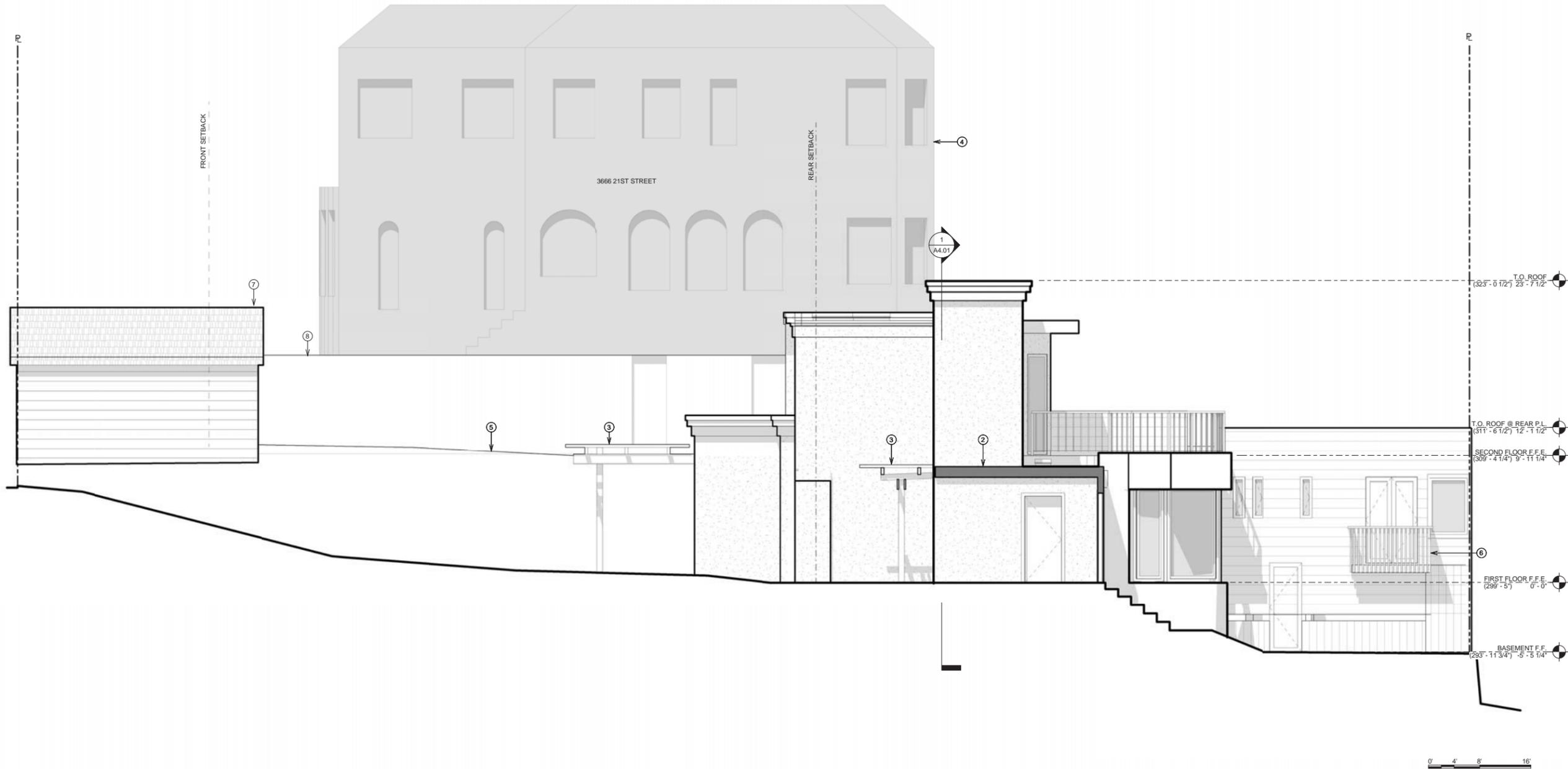
SHEET TITLE  
**EXISTING SOUTH  
ELEVATION**

**A3.01**



**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ FENCE



PROJECT NAME  
**3660 21ST STREET**

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CURRENT RELEASE DATE:  
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CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE  
**EXISTING EAST  
ELEVATION**

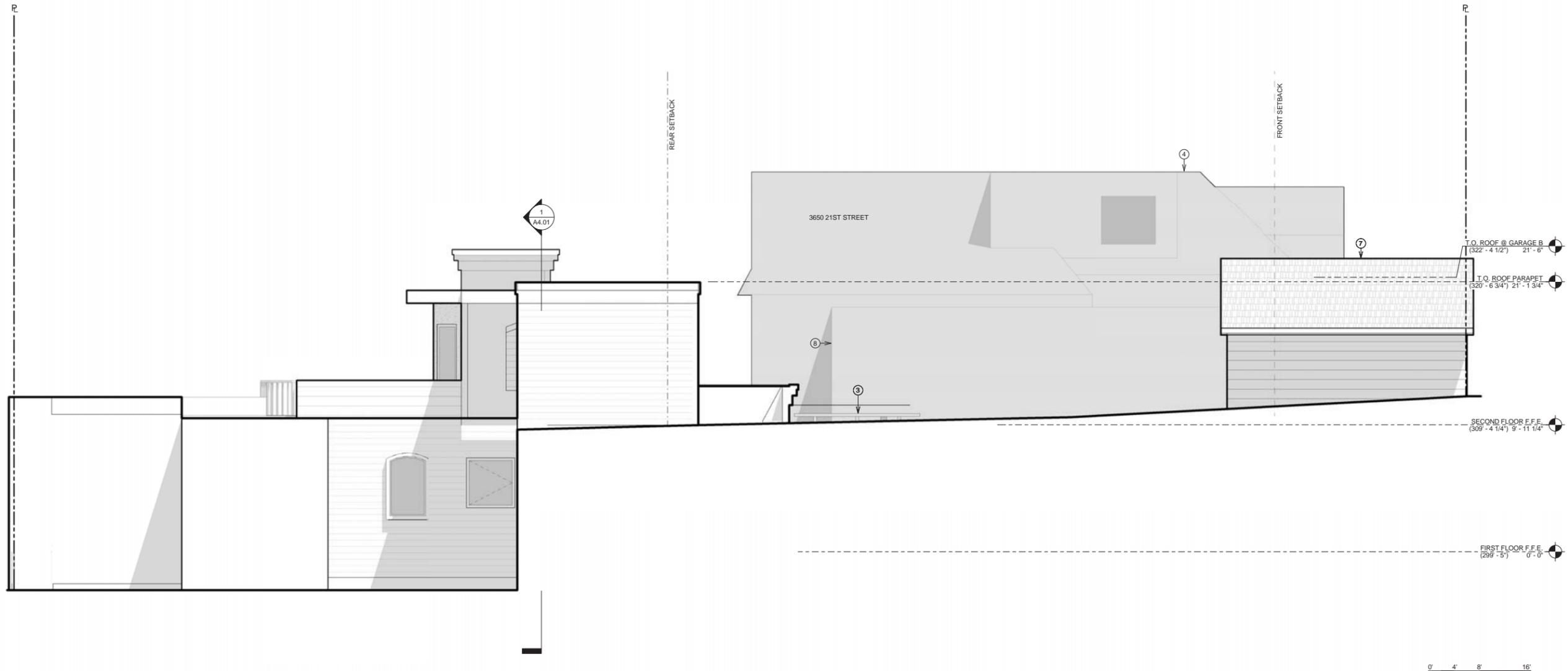
**A3.02**

**1 EXISTING EAST ELEVATION**  
1/4" = 1'-0"



**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ FENCE



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
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CURRENT RELEASE SET:  
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VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING WEST  
ELEVATION**

**A3.03**

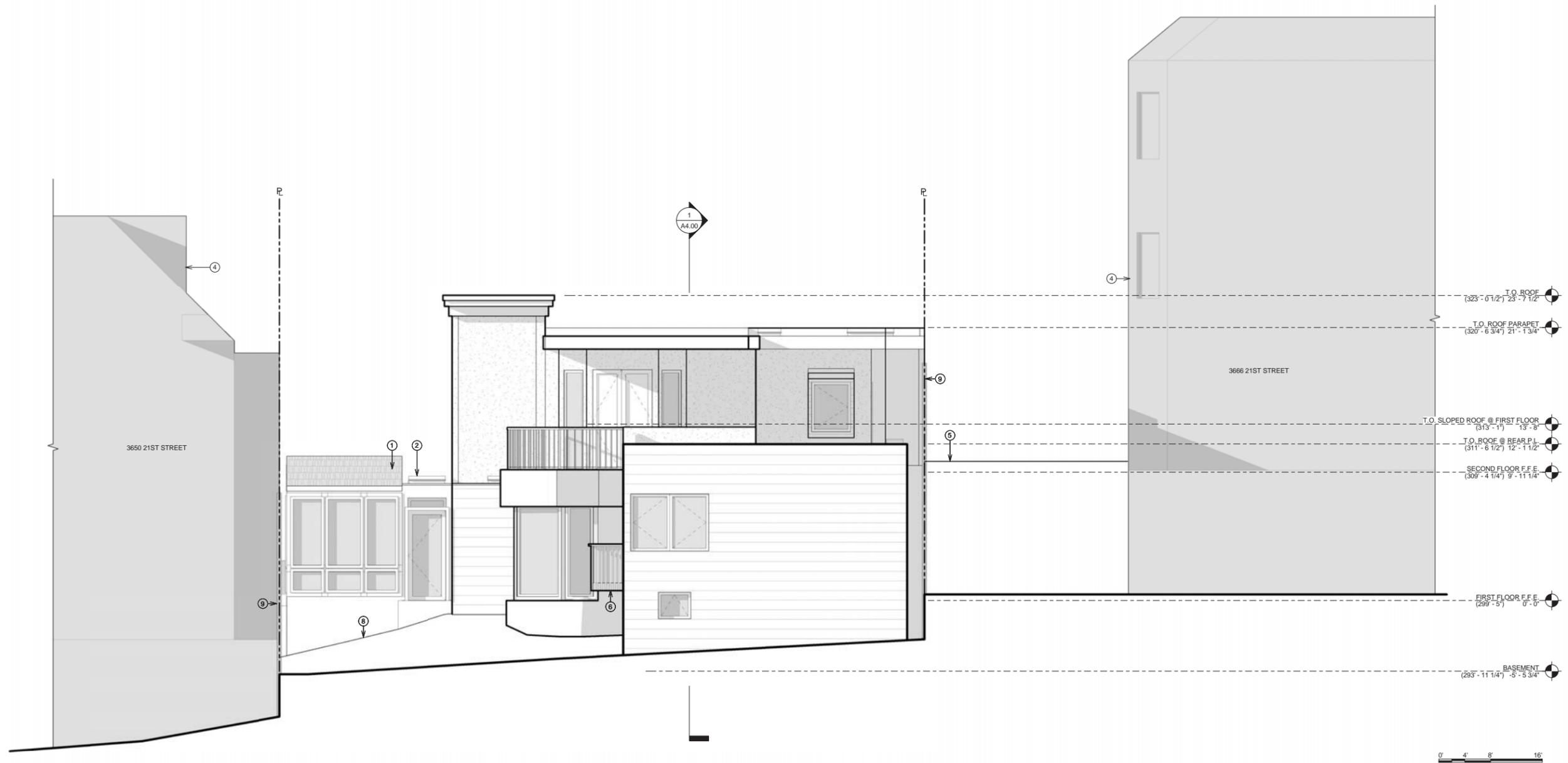
**1 EXISTING WEST ELEVATION**  
1/4" = 1'-0"

1/27/2014 10:19:24 AM



**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ GRADE BEYOND
- ⑨ FENCE



PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**△ SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING NORTH  
ELEVATION**

**A3.04**

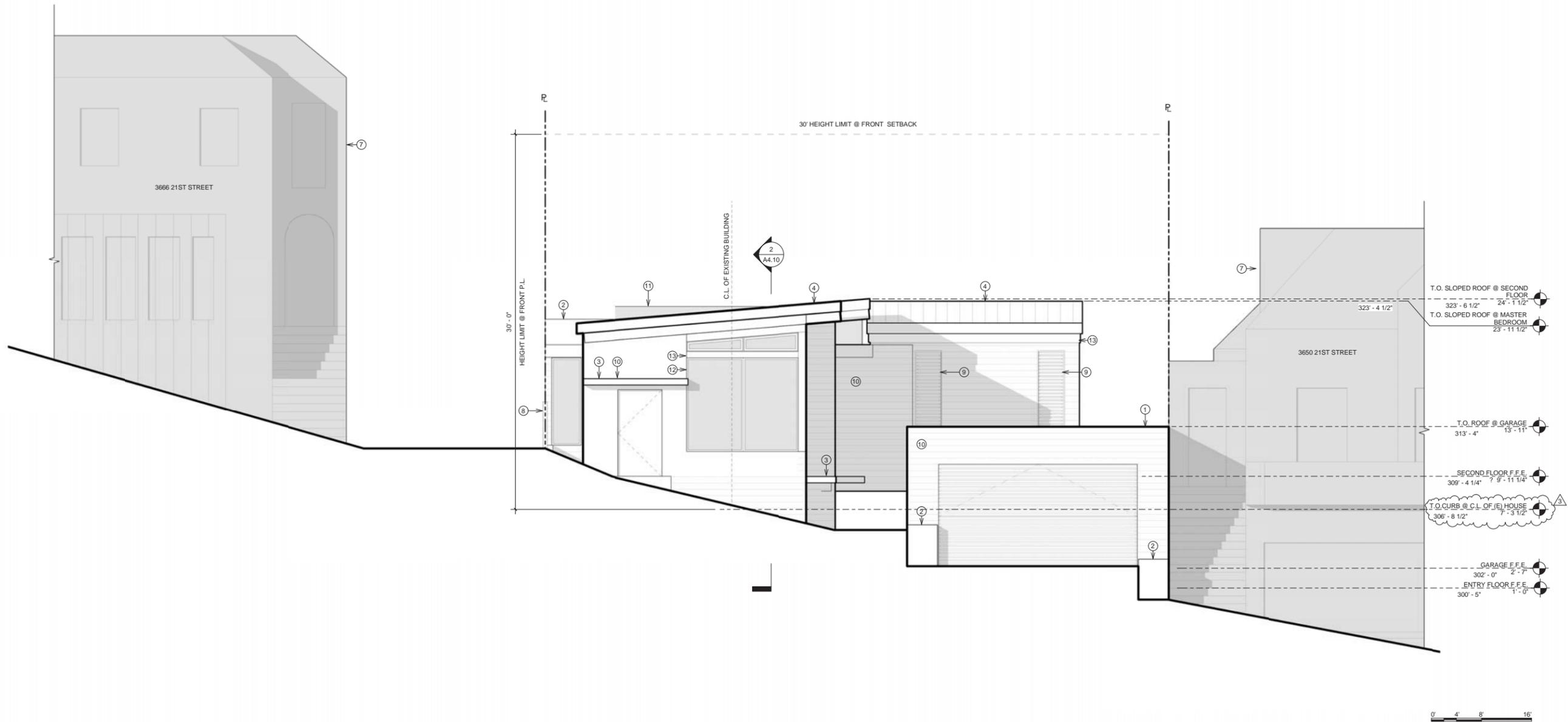
**1** EXISTING NORTH ELEVATION  
1/4" = 1'-0"

1/27/2014 10:19:30 AM



**KEYED NOTES**

- ① GREEN ROOF ABOVE 2-CAR GARAGE
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME  
**3660 21ST STREET**

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94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

CURRENT RELEASE DATE:  
02.26.2014

CURRENT RELEASE SET:  
**3 SITE PERMIT &  
VARIANCE SET  
REV.3**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013  
SITE PERMIT/VARIANCE R2 1.28.2014

SHEET TITLE  
**PROPOSED SOUTH  
ELEVATION**

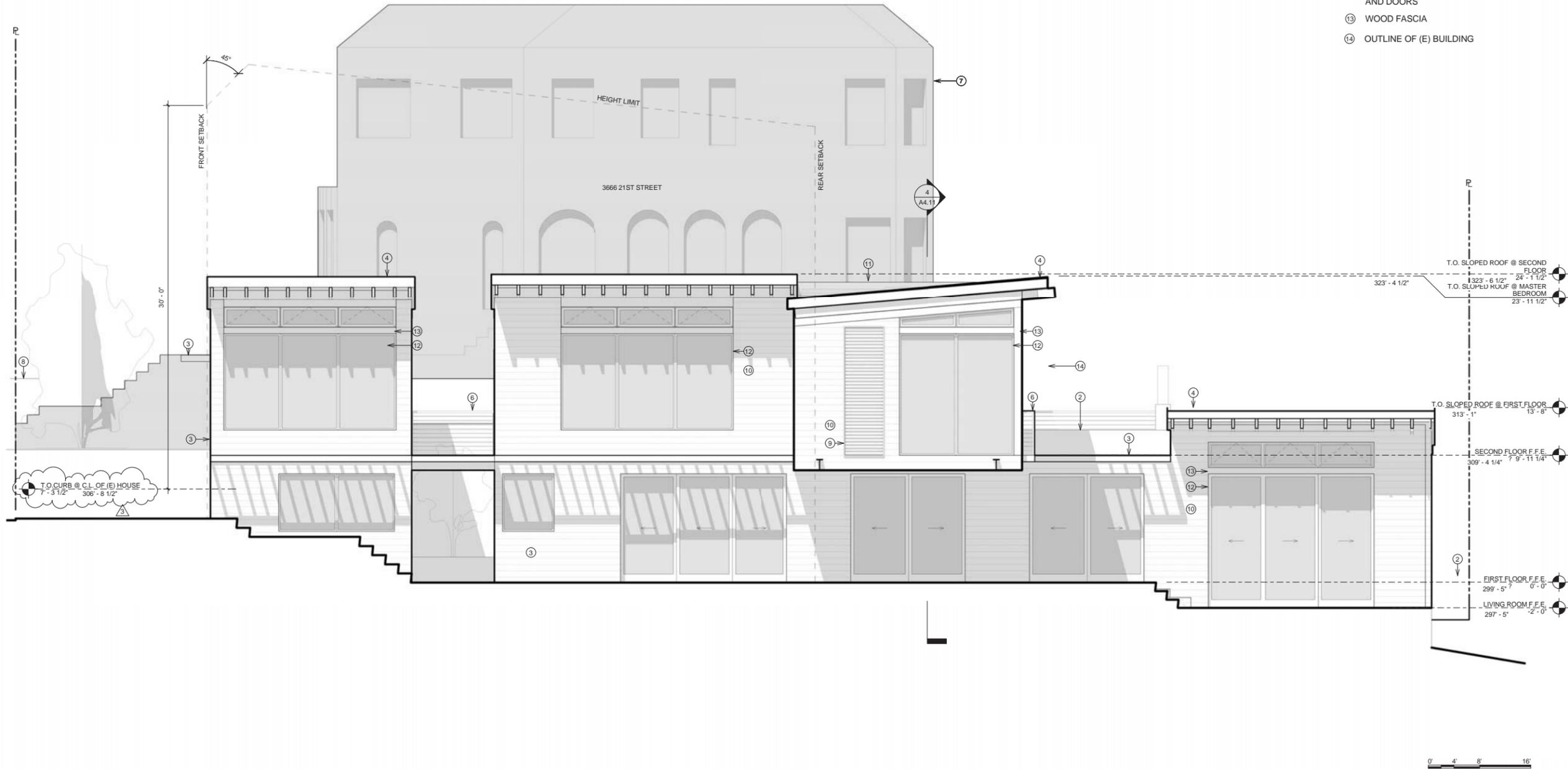
**A3.10**

**1** PROPOSED SOUTH ELEVATION/STREET VIEW  
1/4" = 1'-0"



**KEYED NOTES**

- ① GREEN ROOF AT GARAGE BEYOND
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA
- ⑭ OUTLINE OF (E) BUILDING



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LLC**

CURRENT RELEASE DATE:  
02.26.2014

CURRENT RELEASE SET:  
**3 SITE PERMIT &  
VARIANCE SET  
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE  
**PROPOSED EAST  
ELEVATION**

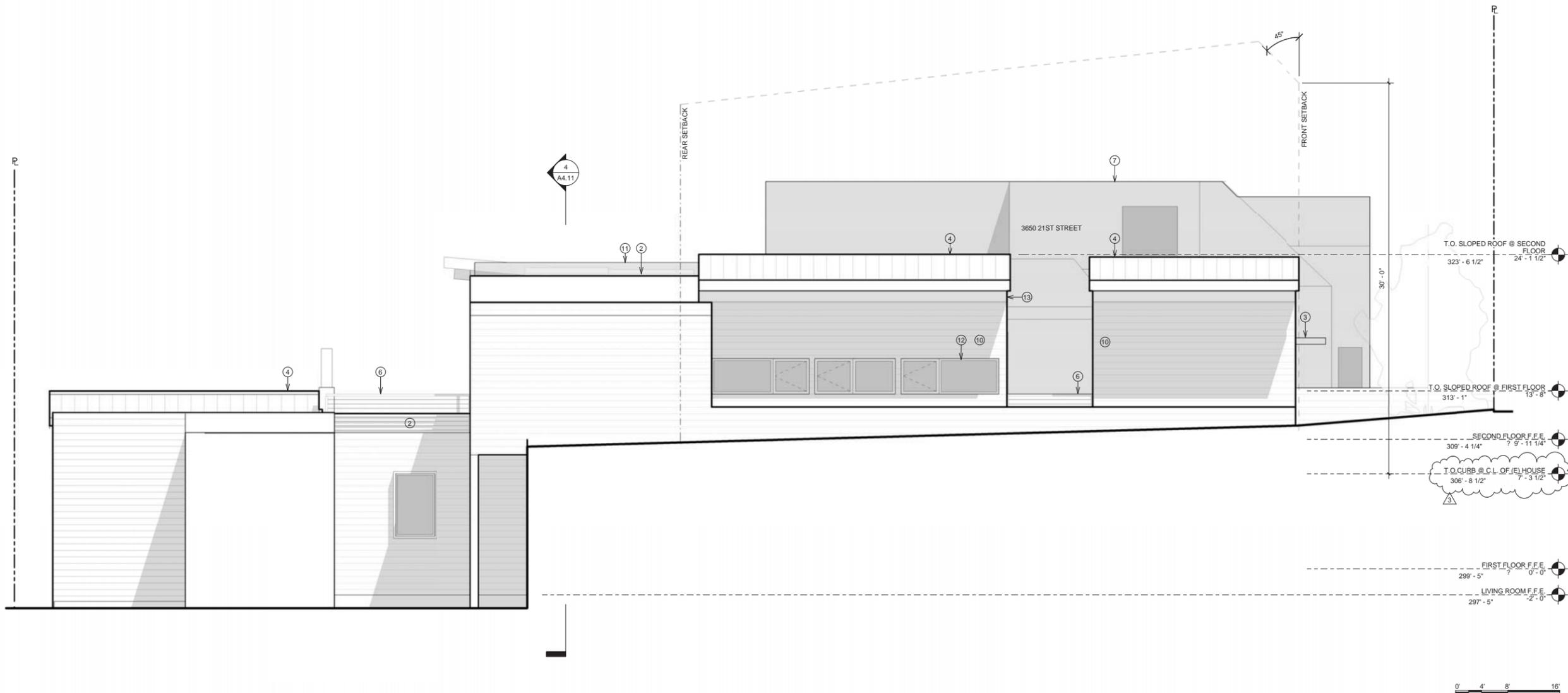
**A3.11**

**2 PROPOSED EAST ELEVATION**  
1/4" = 1'-0"



**KEYED NOTES**

- ① GREEN ROOF
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEYOND (E) FENCE
- ⑧ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME  
**3660 21ST STREET**

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CLIENT NAME  
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CURRENT RELEASE DATE:  
02.26.2014

CURRENT RELEASE SET:  
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VARIANCE SET  
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE  
**PROPOSED WEST  
ELEVATION**

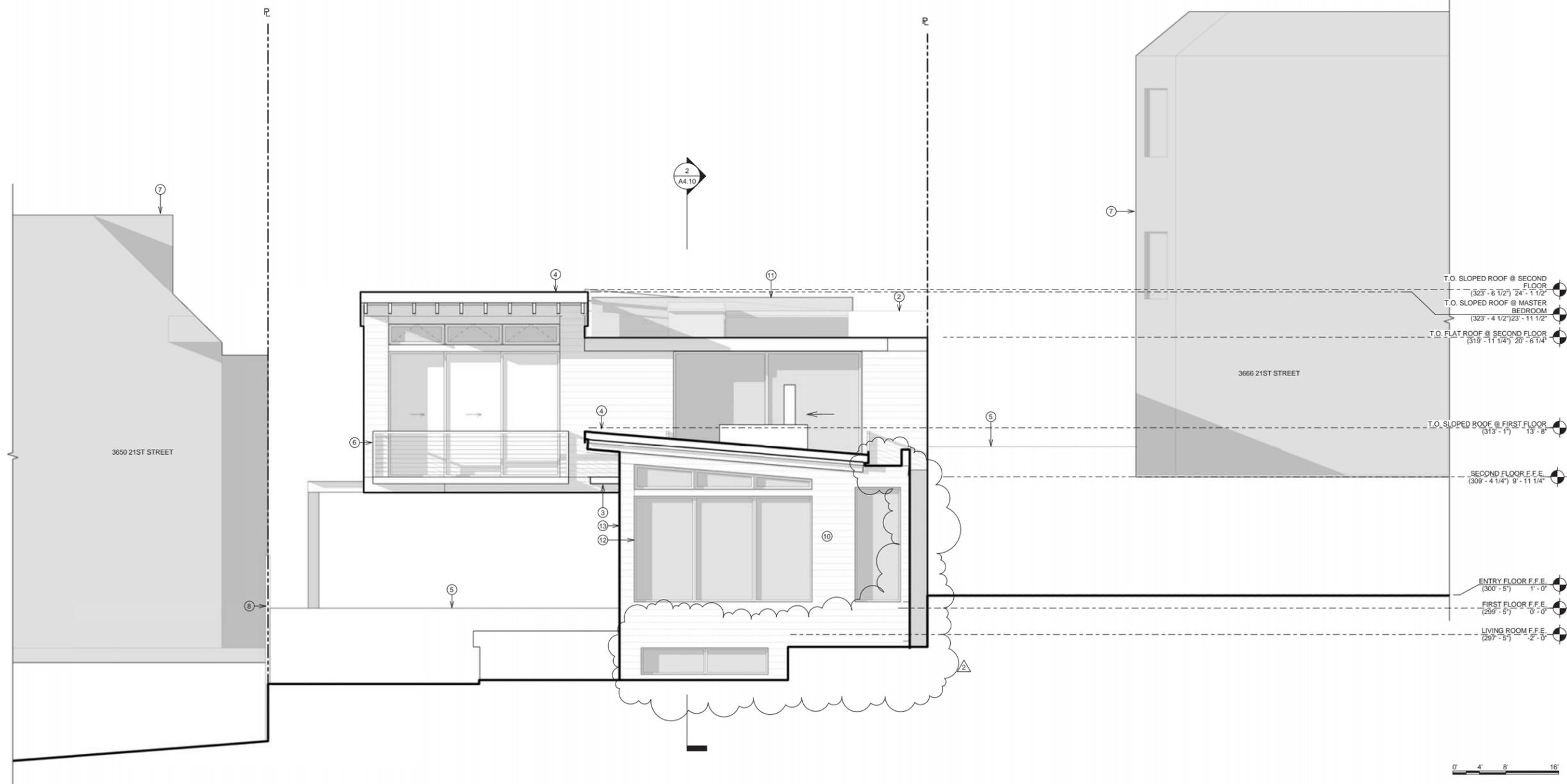
**A3.12**

**1 PROPOSED WEST ELEVATION**  
1/4" = 1'-0"



**KEYED NOTES**

- ① GREEN ROOF ABOVE 2-CAR GARAGE
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ OUTLINE OF NEIGHBORING BUILDING
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME  
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CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**△ SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**PROPOSED NORTH  
ELEVATION**

**A3.13**

**1 PROPOSED NORTH ELEVATION**  
1/4" = 1'-0"

1/27/2014 10:19:53 AM



**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ ROOF DECK
- ⑨ GRADE BEYOND
- ⑩ FENCE

PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
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**3660 21ST STREET,  
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94114**

CLIENT NAME  
**3660 21ST STREET,  
LLC**

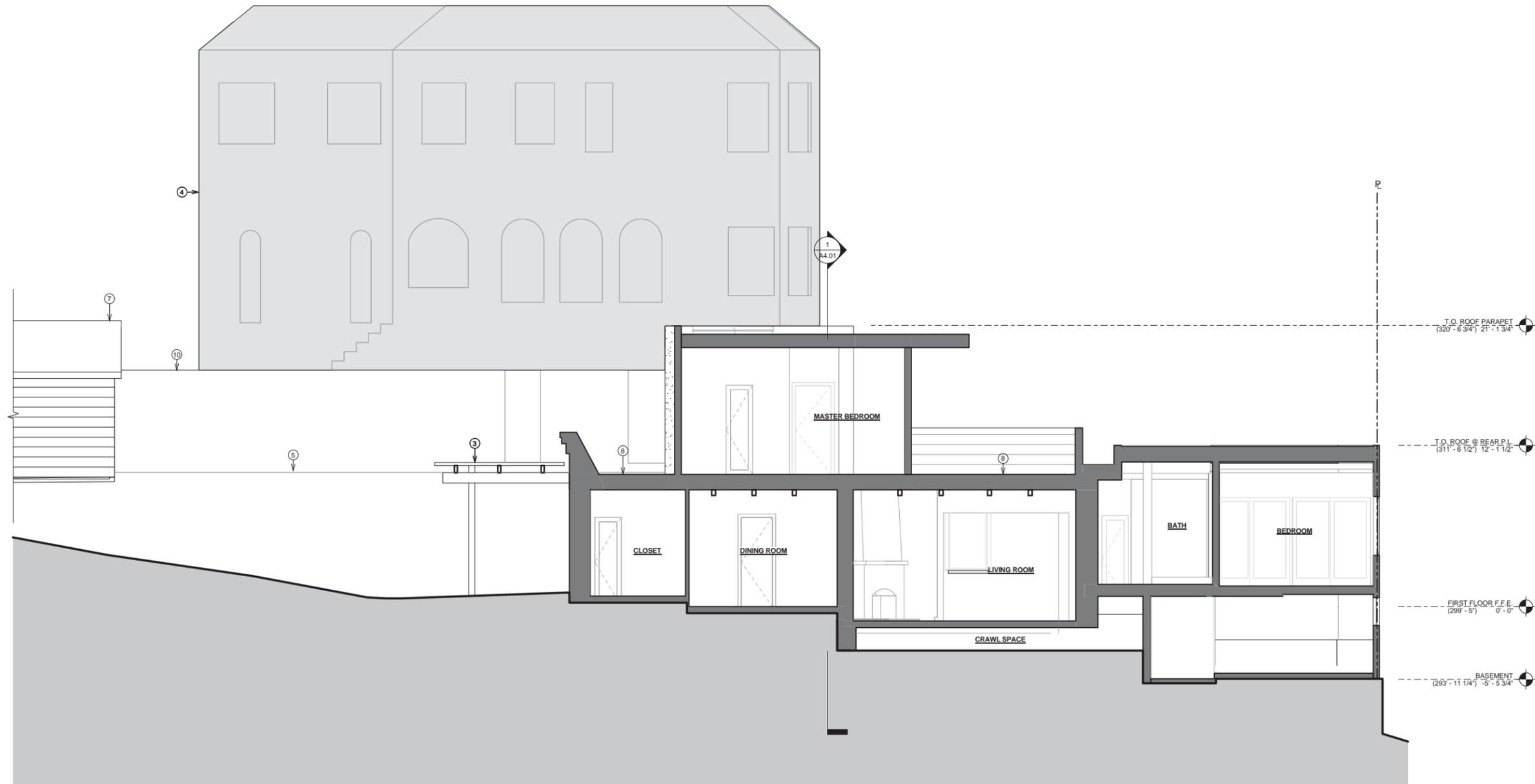
CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**2 SITE PERMIT &  
VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING BUILDING  
SECTIONS**

**A4.00**

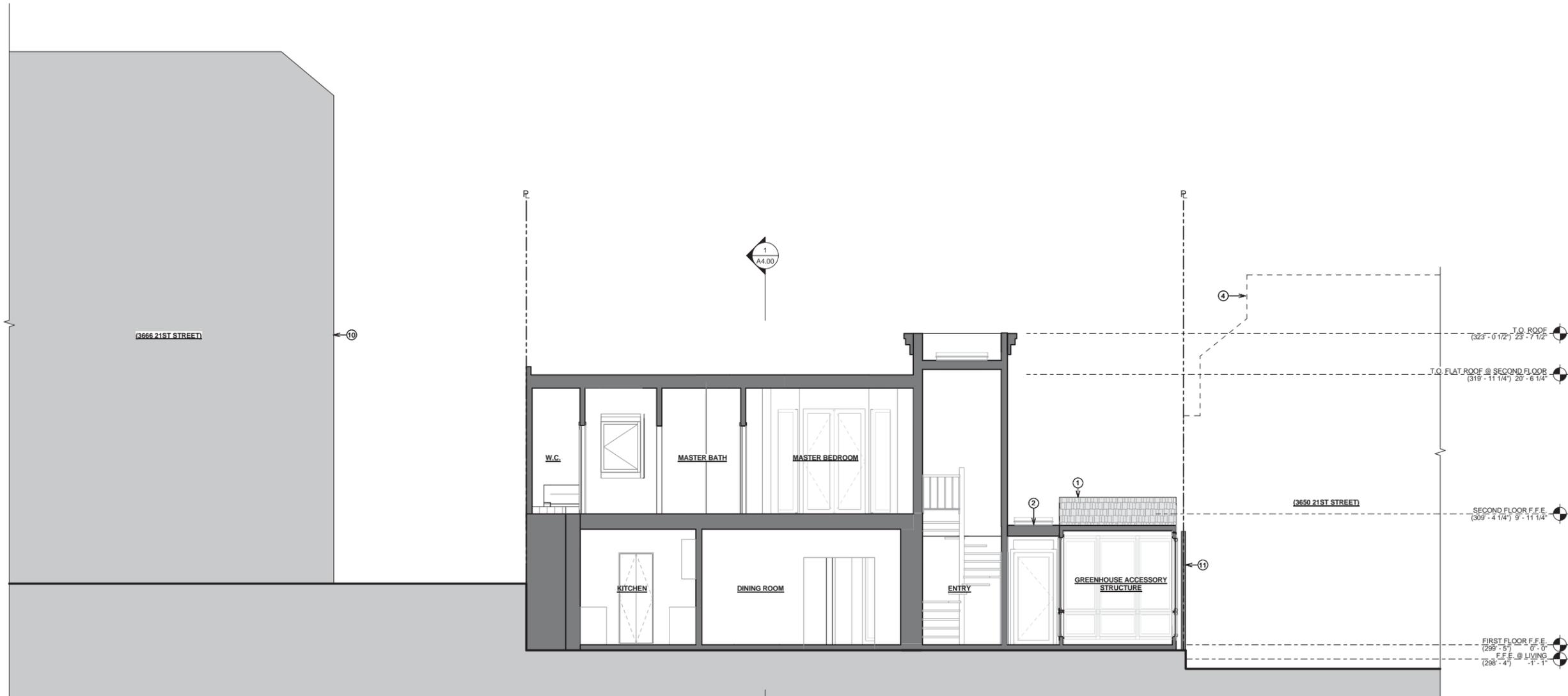


**1 (E) LONGITUDIINAL BUILDING SECTION (NORTH-SOUTH)**  
1/4" = 1'-0"



**KEYED NOTES**

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ ROOF DECK
- ⑨ GRADE BEYOND
- ⑩ NEIGHBORING BUILDING
- ⑪ FENCE



PROJECT NAME  
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CURRENT RELEASE SET:  
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VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013  
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SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**EXISTING BUILDING  
SECTIONS**

**① (E) TRANSVERSE BUILDING SECTION (EAST-WEST)**  
1/4" = 1'-0"

1/27/2014 10:19:55 AM

**A4.01**

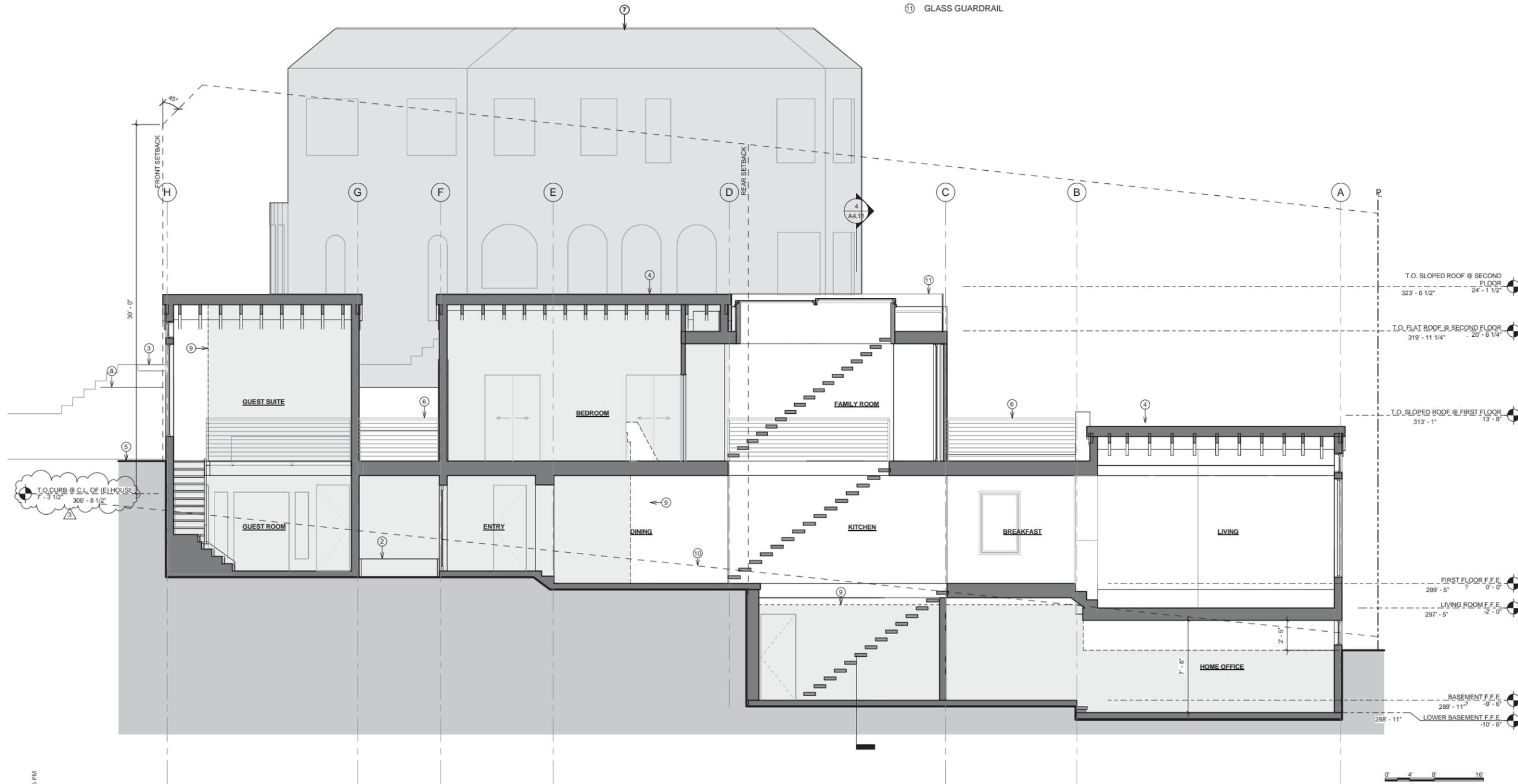


**KEYED NOTES**

- ① GREEN ROOF
- ② METAL PLANTER
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑧ (E) FENCE
- ⑨ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑩ AVERAGE GRADE
- ⑪ GLASS GUARDRAIL

**LEGEND**

■ AREA OF ADDITION



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02.26.2014

CURRENT RELEASE SET:  
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VARIANCE SET  
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE  
**PROPOSED BUILDING  
SECTIONS**

**A4.10**

**2 (P) LONGITUDINAL BUILDING SECTION (NORTH-SOUTH)**  
1/4" = 1'-0"



**KEYED NOTES**

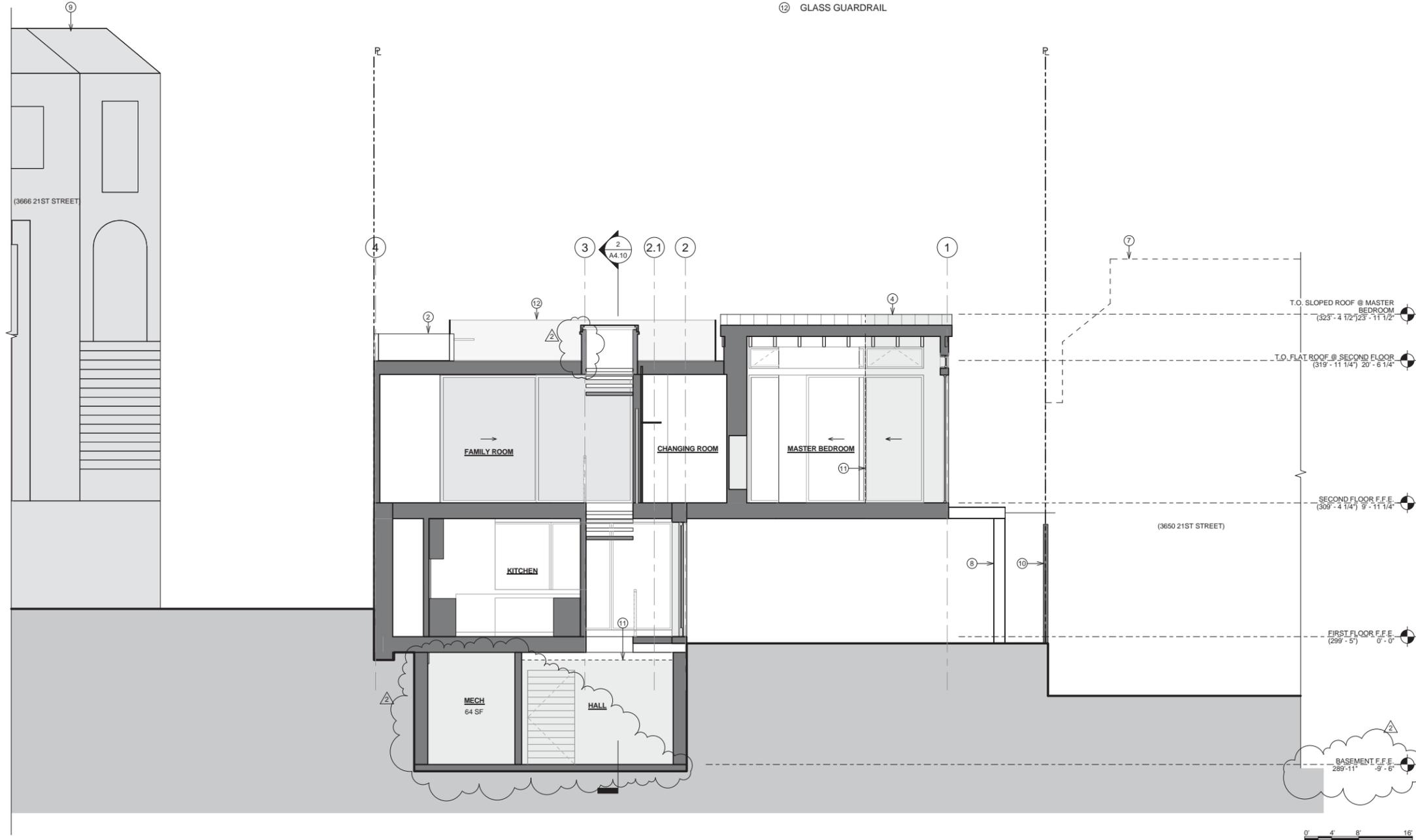
- ① GREEN ROOF
- ② METAL PLANTER
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑧ STEEL COLUMN
- ⑨ NEIGHBORING BUILDING
- ⑩ (E) FENCE
- ⑪ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑫ GLASS GUARDRAIL

**LEGEND**

AREA OF ADDITION

**SHEET NOTES**

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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REV.2**

PREVIOUS RELEASE  
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NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE  
**PROPOSED BUILDING  
SECTIONS**

**A4.11**

④ (P) TRANSVERSE BUILDING SECTION (EAST-WEST)  
1/4" = 1'-0"



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VARIANCE SET  
REV.3**

PREVIOUS RELEASE  
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SITE PERMIT/VARIANCE 3.29.2013  
SITE PERMIT/VARIANCE R1 7.03.2013  
SITE PERMIT/VARIANCE R2 1.28.2014

SHEET TITLE  
**WINDOW DETAILS**

**A8.40**

**STEP 1: SILL, JAMB & HEAD FLASHING**

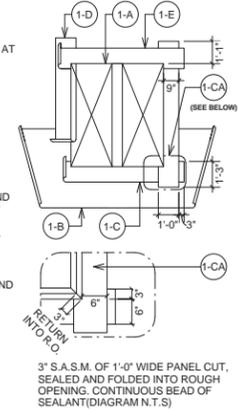
(1-A) CONSTRUCT ROUGH OPENING PER WINDOW MANUFACTURER INSTRUCTIONS. VERIFY SHEATHING CUT FLUSH WITH ROUGH OPENING AT ALL EDGES

(1-B) INSTALL SHEATHING PAPER AT SILL. CUT IT SUFFICIENTLY LONG TO PROJECT BEYOND THE VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-D. NOTCH SHEATHING PAPER TO ACCOMMODATE WINDOW.

(1-C, 1-CA) INSTALL SELF ADHERING SHEET MEMBRANE (S.A.S.M.) AT SILL WITH 9" BELOW AND 3" BEYOND INTO THE ROUGH OPENING. EXTEND S.A.S.M. 3" BEYOND VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-D. SEE DIAGRAM 1-CA FOR ADDTL INFO.

(1-D) APPLY S.A.S.M. AT JAMB SIMILAR TO STEP 1-C. CUT SUFFICIENTLY LONG TO PROJECT 4" BEYOND VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-E

(1-E) APPLY S.A.S.M. AT HEAD SIMILAR TO STEP 1-C.

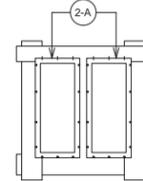


**STEP 2: WINDOW INSTALLATION**

(2-A) APPLY CONT. ELASTOMERIC SEALANT BEAD TO THE INTERIOR SIDE OF WINDOW NAIL FIN. APPLY ADDITIONAL SEALANT AT MITER CORNERS OF WINDOW FRAME (BACKSIDE). INSPECT WINDOW FINIS FOR DAMAGE. INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE NOTED BY MANUFACTURER, INSTALL AS FOLLOWS:

-DO NOT FASTEN THROUGH HEAD FIN. NAIL 1/2" ABOVE FINIS. BEND NAIL DOWN OVER HEAD FIN TO ALLOW FOR MOVEMENT. TAP DOWN SHARP EDGE OF NAIL HEAD TO AVOID DAMAGE TO FLASHING PAPER

-MIN. 3 FASTENERS EACH SIDE AT 16" O.C. MAX, TYP.  
-NO FASTENERS TO BE WITH 3" OF OUTSIDE CORNER OF FINIS

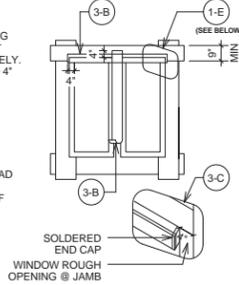


**STEP 3: HEAD AND POST FLASHING**

(3-A) WHERE OCCURS, APPLY VERTICAL STRIP OF MODIFIED BITUMINOUS SHEET WATERPROOFING MEMBRANE TO MULLIONS BETWEEN ADJACENT WINDOWS. OVERLAP JAMB FLANGES COMPLETELY. EXTEND 4" BEYOND TOP OF HEAD FLANGE AND 4" BEYOND BOTTOM OF SILL FLANGE.

(3-B) WHERE HEAD TRIM OCCURS, INSTALL SHEET METAL HEAD FLASHING WITH SOLDERED END CAPS, TYP. SEE DIAGRAM 3-C. INSTALL SHEET METAL FLASHING TO HAVE A 2" MIN. VERTICAL LEG, A HORIZONTAL LEG 1/8" DEEPER THAN HEAD TRIM, AND A VERTICAL 1/4" HEIMED BOTTOM EDGE. INSTALL S.A.S.M. OVER VERTICAL LEG OF SHEET METAL FLASHING. EXTEND SHT. METAL FLASHING 4" BEYOND JAMB ROUGH OPENING.

(3-C) SOLDERED END CAPS @ SHT.MTL. HEAD FLASHING

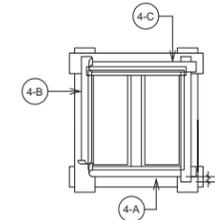


**STEP 4: 2ND S.A.S.M. APPLICATION**

(4-A) APPLY 6" WIDE STRIP S.A.S.M. AT SILL TO LAP NAIL FIN. CUT SUFFICIENTLY LONG TO PROJECT 3" BEYOND THE VERTICAL S.A.S.M. TO BE APPLIED AT STEP 4-B

(4-B) CONTINUE INSTALLING 6" WIDE S.A.S.M. AT JAMB TO OVERLAP NAIL FIN. AND EXTEND 3" BEYOND SILL S.A.S.M.

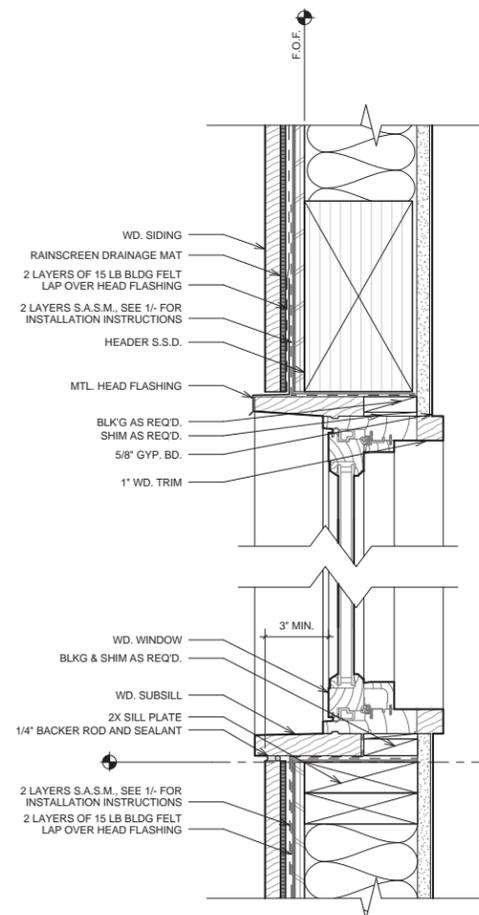
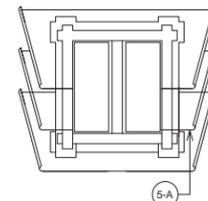
(4-C) INSTALL 6" S.A.S.M. AT HEAD TO OVERLAP SHT. MTL. HEAD FLASHING. EXTEND 3" BEYOND EDGE OF S.A.S.M. AT JAMB



**STEP 5: BUILDING PAPER APPLICATION**

(5-A) INSTALL BUILDING PAPER. OVERLAP WEATHERBOARD FASHION FROM BOTTOM TO TOP OF WALL PER MANUFACTURER'S INSTRUCTIONS.

NOTE: DO NOT PENETRATE THE WINDOW NAIL FINIS WITH FASTENERS FOR SIDING OR TRIM



WD. SIDING  
RAINSCREEN DRAINAGE MAT  
2 LAYERS OF 15 LB BLDG FELT LAP OVER HEAD FLASHING  
2 LAYERS S.A.S.M., SEE 1/ FOR INSTALLATION INSTRUCTIONS  
HEADER S.S.D.  
MTL. HEAD FLASHING  
BLKG AS REQ'D.  
SHIM AS REQ'D.  
5/8" GYP. BD.  
1" WD. TRIM

WD. WINDOW  
BLKG & SHIM AS REQ'D.  
WD. SUBSILL  
2X SILL PLATE  
1/4" BACKER ROD AND SEALANT

2 LAYERS S.A.S.M., SEE 1/ FOR INSTALLATION INSTRUCTIONS  
2 LAYERS OF 15 LB BLDG FELT LAP OVER HEAD FLASHING

**1** TYP. WINDOW HEAD & SILL  
3" = 1'-0"

**3** WINDOW FLASHING  
1/4" = 1'-0"