



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: SEPTEMBER 4, 2014

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

Reception:  
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**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* August 28, 2014  
*Case No.:* 2014.0108D / 2013.0520D  
*Project Address:* 910 CAROLINA STREET  
*Zoning:* RH-2 (Residential House, Two-Family)  
 40-X Height and Bulk District  
*Block/Lot:* 4160/003  
*Project Sponsor:* John Kevlin  
 Reuben, Junius & Rose, LLP  
 One Bush Street, Suite 600  
 San Francisco, CA 94104  
*Staff Contact:* Erika S. Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)

*Recommendation:* **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.0312D	New Building Case Number	2014.0108D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2013.03.13.2081	New Building Application Number	2013.03.12.2050
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	0	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	4
Existing Building Area	±541 Sq. Ft.	New Building Area	±4,804 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	August 31, 2014	Date Time & Materials Fees Paid	N/A

### PROJECT DESCRIPTION

The Project is to demolish an existing 541 gross sq. ft., one-story single-family dwelling and construct a new 4,804 gross sq. ft., three-story over basement single-family dwelling.

## SITE DESCRIPTION AND PRESENT USE

The property at 910 Carolina Street is located on the east side of the subject block between 22<sup>nd</sup> and 23<sup>rd</sup> Streets in the Potrero Hill neighborhood. The Property has 25 feet of frontage along Carolina Street with a lot depth of 100 feet. The relatively flat lot is improved with a one-story detached dwelling that is approximately 541 gross square feet, constructed circa 1907. The building does not embody any particular architectural style, and is not a historic resource. The Property is within an RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed as a one-story single-family dwelling circa 1907-1909, per Spring Valley Water Records.

## SURROUNDING PROPERTIES & NEIGHBORHOOD

The Subject Property is located in the Potrero Hill neighborhood, which is generally considered to be bordered by 16<sup>th</sup> Street to the north, Cesar Chavez Street to the south, US 101 to the west, and I-280 to the east. The Property is located on a residential block that is predominantly defined by single-family dwellings constructed between the 1900's and 2000's in a mix of architectural styles. Building heights are generally one to three stories, with most buildings having ground floor garage entrances. The adjacent property to the north is improved with a two-story, three-family dwelling that was constructed circa 1963, while the adjacent property to the south contains a one-story, single-family dwelling constructed circa 1900.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 31, 2014	August 31, 2014	10 days
Mailed Notice	10 days	August 31, 2014	August 29, 2014	12 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

## REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling unit with a two-car garage, and would rise to approximately 29'-9" in height. The basement will contain a bedroom, storage area, laundry, and a bathroom. The ground floor will contain the two-car garage in the front and a family room and bathroom at the rear. The second floor will contain a living room, kitchen, family room and a half bathroom. The third floor will contain three bedrooms and two bathrooms. There is also a roof deck proposed with access via a small stair penthouse.

The Project proposes a rear yard of approximately 33'-4" with a 8'-4" two-story pop-out obstruction, resulting in a total of 25 feet of unobstructed rear yard space. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are contemporary in style, with smooth stucco, fiber cement panels, and a painted aluminum garage door.

## **PUBLIC COMMENT**

The Project has completed the Mandatory DR notification. The Project will complete the Section 311 notification on August 31, 2014. No separate Discretionary Review has been filed. To date, staff has received one email from the adjacent neighbor at 906 Carolina Street who has concerns regarding the mass of the building at the rear. The Pre-Application Meeting was conducted on March 11, 2013 and was attended by 17 neighbors. The original building design was for a four-story over basement single-family dwelling. Due to neighbor and Residential Design Team comments, the fourth story was eliminated.

## **GENERAL PLAN COMPLIANCE**

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

### **HOUSING ELEMENT** **Objectives and Policies**

#### **OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

#### **Policy 1.1:**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

*While the Project does not propose an affordable unit, it will replace a substandard 541 sq. ft. single-family dwelling that is located on an underutilized lot with a family-sized dwelling that will have four bedrooms.*

#### **OBJECTIVE 11:**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO NEIGHBORHOODS.

#### **Policy 11.1:**

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

#### **Policy 11.2:**

Ensure implementation of accepted design standards in project approvals.

#### **Policy 11.3:**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

*The Project has been designed to be contemporary in style and utilize innovative materials that will respect the existing neighborhood character. The siting of the building on the lot complies with the Planning Code, and its massing, proportions, and scale is consistent with the adopted Residential Design Guidelines. The finish materials will emphasize and promote the beauty of the neighborhood, and the three-story over basement, single-family dwelling is harmonious with other residential buildings in the neighborhood.*

### **SECTION 101.1 PRIORITY POLICIES**

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

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

*The Project will not remove any neighborhood-serving uses as it is a dwelling unit within a residential zoned district.*

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

*The Project's proposed scale, massing, proportions and materials are consistent with the surrounding residential neighborhood and therefore, the Project will conserve and protect the existing neighborhood character.*

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

*The existing 541 sq. ft. dwelling has been vacant for several years, is located on an underutilized lot, and can be improved with a larger family-sized, single-family dwelling.*

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

*The Project will include a two-car garage, will not enlarge the width of the existing curb cut, and will not impede MUNI transit or overburden the streets or neighborhood parking.*

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

*The Project will not affect industrial and service sectors because it is located in a residential zoning district.*

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

*The Project will be constructed in accordance with the current Building Code to adequately address seismic safety issues and protect against injury and loss of life in an earthquake.*

7. Landmarks and historic buildings be preserved.

*The Subject Property was determined on November 13, 2013 not to be an eligible historical resource or landmark building.*

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

*The Project will be constructed within the 40' height limit that will not require a shadow study pursuant to Planning Code Section 295, and is not located near any parks or open space.*

## ENVIRONMENTAL REVIEW

The Department issued a Categorical Exemption, Classes 1 and 3, on November 20, 2013 that determined the proposed Project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(l)(1) and 15303(b) – Demolition and Construction of Small Structures.

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project on May 8, 2013 after receipt of the Building Permit applications and found the proposed project to be consistent with the site and neighborhood in terms of scale and character with the elimination of the proposed top floor. The original building design was for a four-story over basement single-family dwelling. Although the proposed height of the four-story over basement structure was within the 40 foot height limit, the RDT recommended the removal of the proposed top floor. Additionally, the RDT determined that the building scale at the rear is appropriate as proposed. The Project Sponsor complied with RDT's recommendation and removed the top floor, resulting in the current design - a three-story over basement single-family dwelling.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.**

## BASIS FOR RECOMMENDATION

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

- The Project will create a family-sized dwelling unit with four bedrooms.
- No tenants will be displaced as a result of this Project. The building has been vacant for several years.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling units on this lot. The Project is therefore an appropriate in-fill development.
- The existing building is not an historical resource or landmark.

- The Project will create a new single-family dwelling that is more compatible with the surrounding development pattern and neighborhood character.

**RECOMMENDATION:**

Case No. 2013.0520D – Do not take DR and approve the demolition.

Case No. 2014.0108D – Do not take DR and approve the new construction.

**DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW**

**Existing Value and Soundness**

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

***Project Does Not Meet Criteria***

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

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

***Project Does Not Meet Criteria***

*The Project Sponsor does not claim that the property is unsound. As such, the dwelling is considered habitable for the purposes of this report and Planning Code Section 317.*

**DEMOLITION CRITERIA**

**Existing Building**

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

***Project Meets Criteria***

*A review of the databases for the Department of Building Inspection and the Planning Department identified one violation against the property regarding excessive debris, which was abated in 2007.*

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

***Project Meets Criteria***

*A violation was issued on August 15, 2007 for excessive debris on the property, but was abated and closed on September 26, 2007.*

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

***Project Meets Criteria***

*Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.*

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

***Criteria Not Applicable to Project***

*The property is not a historical resource.*

**Rental Protection**

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

***Criteria Not Applicable to Project***

*The existing unit is currently vacant and thus not rental housing.*

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

***Project Meets Criteria***

*According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently vacant.*

**Priority Policies**

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

***Project Does Not Meet Criteria***

*The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project will result in a family-sized dwelling and thus preserves the quantity of housing. A family-sized four bedroom dwelling will replace a substandard single-family dwelling that contains only one bedroom. The replacement of this single-family dwelling will preserve the cultural and economic diversity within the neighborhood.*

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

***Project Meets Criteria***

*The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible new dwelling suitable for a family in a neighborhood defined by one- and two- family dwellings, the neighborhood's cultural and economic diversity will be preserved.*

11. Whether the Project protects the relative affordability of existing housing;

***Project Does Not Meet Criteria***

*There is no appraisal to confirm that the existing dwelling proposed for demolition is above the 80% average price of a single-family home, and is thus considered "relatively affordable and financially accessible" housing, and defined as an "affordable dwelling-unit" by the Mayor's Office of Housing.*

*However, the land value of the Subject Property compared with the value of other properties in this neighborhood would likely confirm the existing property is above the 80% average price of a single-family home, and is thus unaffordable.*

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;

***Project Does Not Meet Criteria***

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

**Replacement Structure**

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

***Project Meets Criteria***

*The Project replaces one single-family for another in a neighborhood characterized by one- and two-family dwellings.*

14. Whether the Project creates quality, new family housing;

***Project Meets Criteria***

*The Project will create a family-sized unit with four bedrooms, and the floor plans reflect such new quality, family housing.*

15. Whether the Project creates new supportive housing;

***Project Does Not Meet Criteria***

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

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

***Project Meets Criteria***

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

17. Whether the Project increases the number of on-site dwelling units;

***Project Does Not Meet Criteria***

*The Project does not increase the number of dwelling units on the site.*

18. Whether the Project increases the number of on-site bedrooms.

***Project Meets Criteria***

*The Project increases the number of bedrooms on the site from two to four.*

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The Subject Property is located in the Potrero Hill neighborhood, which is generally considered to be bordered by 16<sup>th</sup> Street to the north, Cesar Chavez Street to the south, US 101 to the west, and I-280 to the east. The Property is located on a residential block that is predominantly defined by single-family dwellings constructed between the 1900's and 2000's in a mix of architectural styles. Building heights are generally one to three stories, with most buildings having ground floor garage entrances. The adjacent property to the north is improved with a two-story, three-family dwelling that was constructed circa 1963, while the adjacent property to the south contains a one-story, single-family dwelling constructed circa 1900.

### 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?	X		
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 new building respects the topography and is compatible with other buildings on the street. The new building's depth is the average of the adjacent dwellings and is compatible with the existing building scale at the mid-block open space. The roof deck is located entirely within the buildable area of the property and does not directly face any adjacent windows. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character.

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

QUESTION	YES	NO	N/A
<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 replacement building is compatible with the established building scale at the street. The neighborhood building scale at the street is mixed with taller three-story buildings and shorter single-story buildings. The height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

**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:** The location of the entrance is consistent with the predominant pattern of elevated entrances found on the west side of Carolina Street. The length and type of windows along the primary façade is compatible with the mixed character found throughout the neighborhood. The garage door is limited to a width of 10'. The rooftop parapets are standard in size and compatible with the parapets found on other flat-roofed buildings in the neighborhood.

**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		

**Comments:** The placement and scale of the architectural details are compatible with the residential character of this neighborhood. The proposed windows are contemporary but residential in character, and are compatible with the window patterns found on neighboring buildings. The materials for the front

façade are contemporary in style, with smooth stucco, fiber cement panels, and a painted aluminum garage door; however, they are compatible with the existing buildings in the neighborhood.

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

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

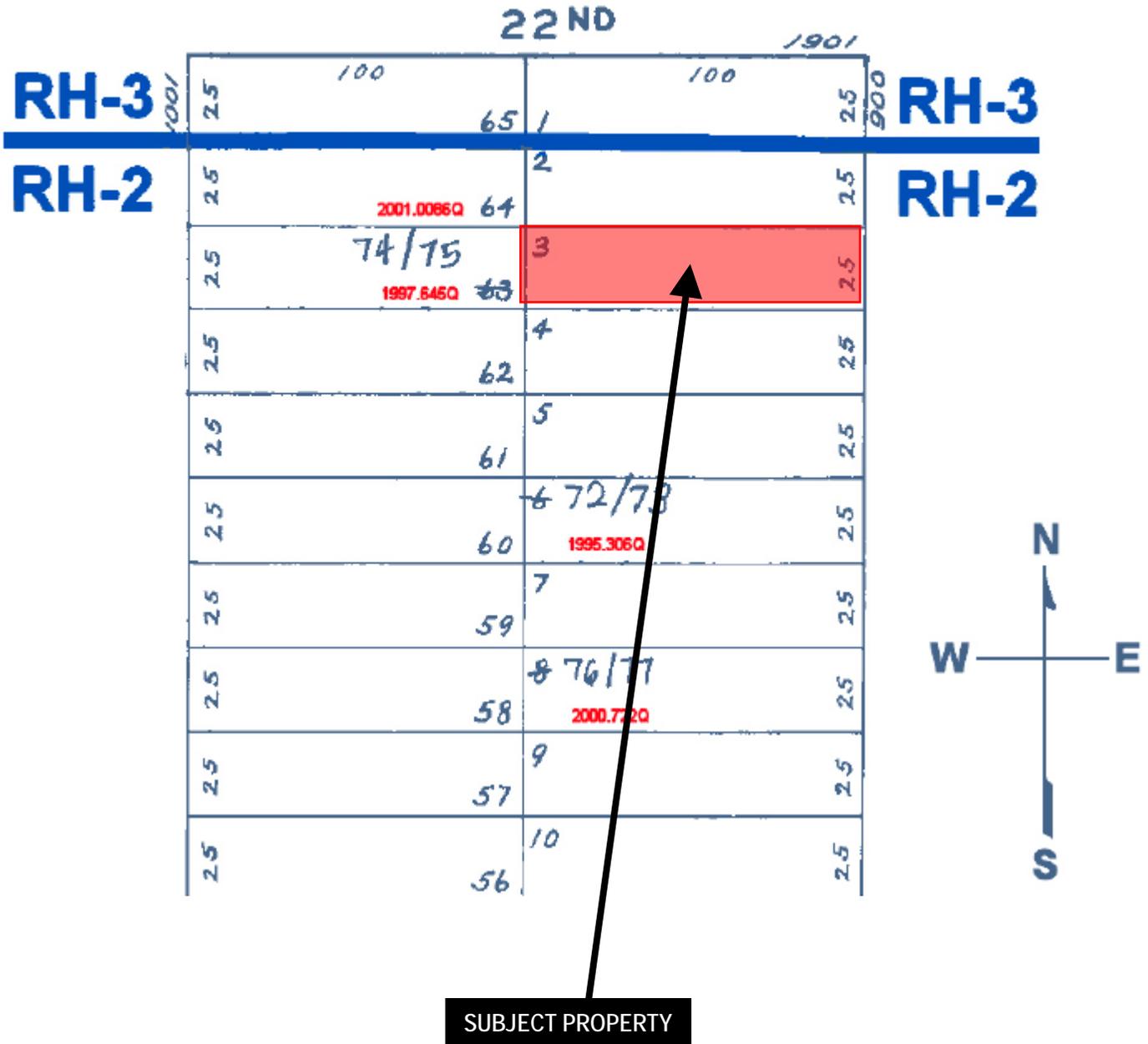
**Comments:** The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

**Attachments:**

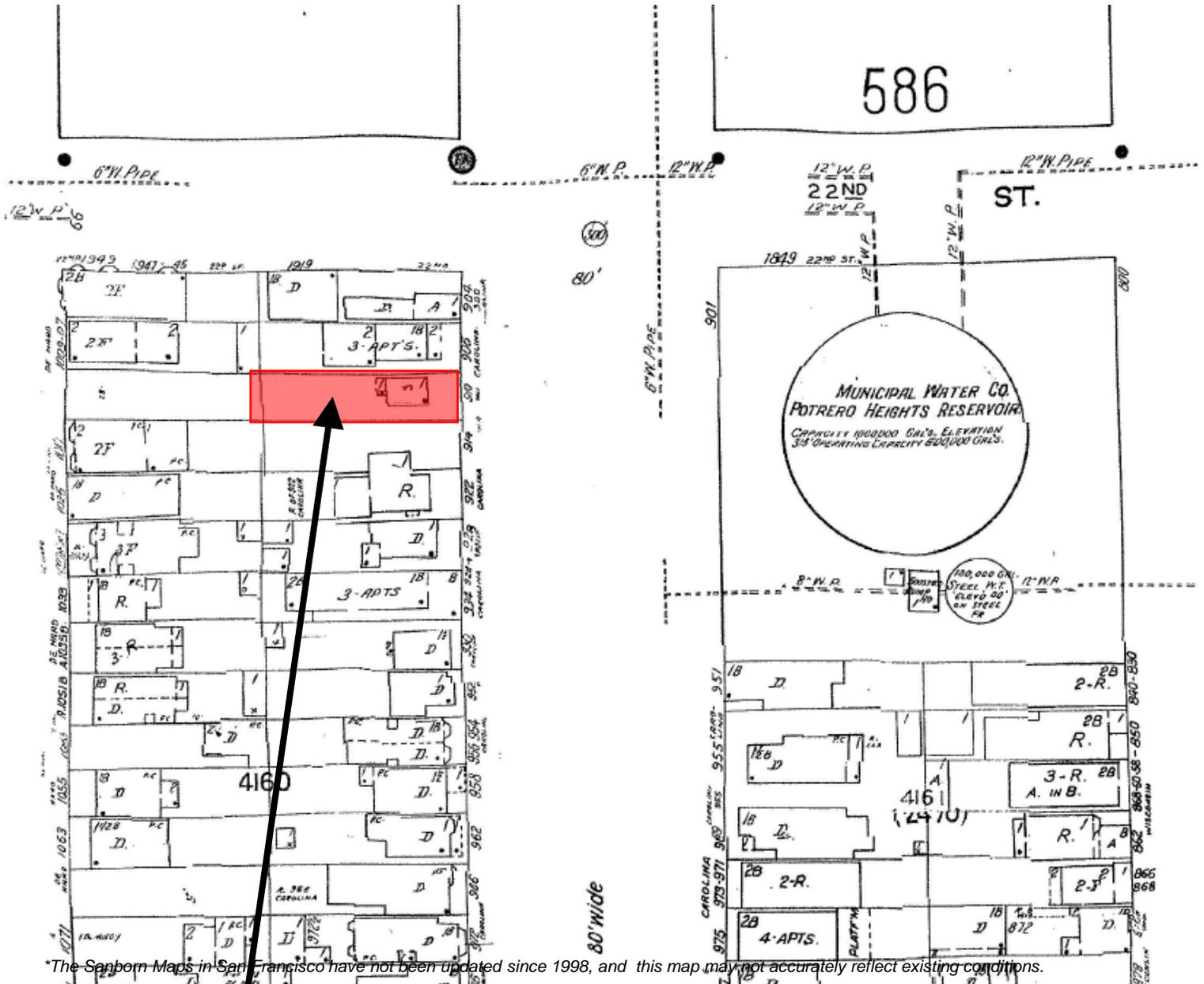
- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photo
- Section 311 Notice
- Residential Demolition Application
- Prop M findings
- Environmental Evaluation / Historic Resources Determination
- Public Correspondence
- Project Sponsor Submittal
- Color Rendering
- Reduced Plans

\* All page numbers refer to the Residential Design Guidelines

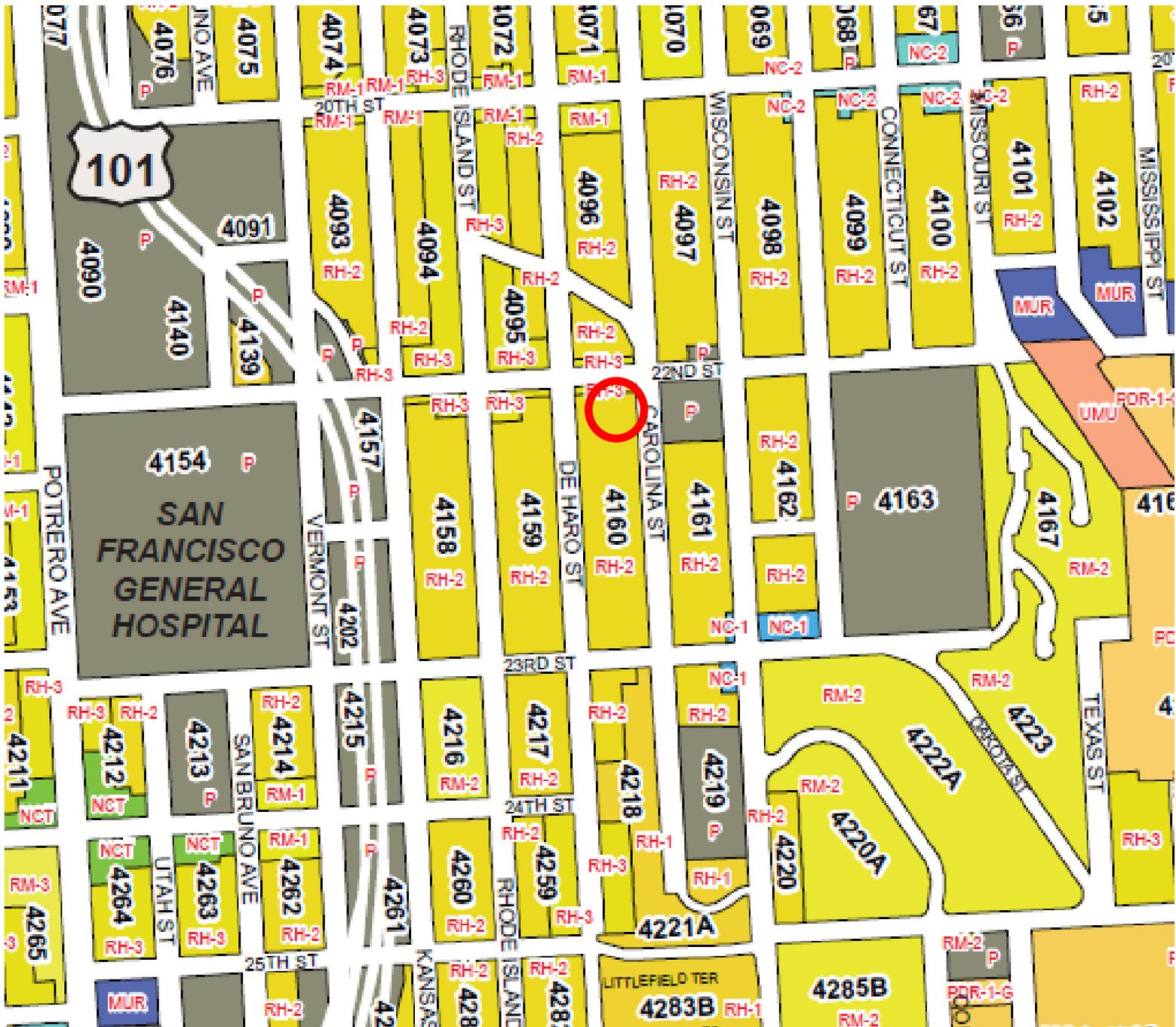
# Parcel Map



# Sanborn Map\*



# Zoning Map



Discretionary Review Hearing  
Case Number 2013.0520D/2014.0108D  
910 Carolina Street  
Block 4160 / Lot 003



# Aerial Photo



**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2013.0520D/2014.0108D  
910 Carolina Street  
Block 4160 / Lot 003

# Site Photo



Discretionary Review Hearing  
Case Number 2013.0520D/2014.0108D  
910 Carolina Street  
Block 4160 / Lot 003



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

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

On March 12, 2013, the Applicant named below filed Building Permit Application No. 2013.03.12.2050 (New) and Building Permit Application No. 2013.03.13.2081 (Demo) with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	910 Carolina Street	Applicant:	John Kelvin
Cross Street(s):	Btw 22 <sup>nd</sup> and 23 <sup>rd</sup> Streets	Address:	1 Bush Street, Suite 600
Block/Lot No.:	4160/003	City, State:	San Francisco, CA 94104
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 567-9000

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 checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	19 feet 6 inches	15 feet
Side Setbacks	3 feet (left) / 2 feet 6 inches (right)	None
Building Depth	40 feet 6 inches	60 feet
Rear Yard	40 feet	25 feet
Building Height	15 feet	30 feet
Number of Stories	1	3
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
The proposal is to demolish the existing single-family dwelling and construct a new single-family dwelling. The proposed project requires the approval of a Mandatory Discretionary Review application. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Erika S. Jackson  
 Telephone: (415) 558-6363  
 E-mail: erika.jackson@sfgov.org

Notice Date:  
 Expiration Date:

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

# APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Leon Kemel	
PROPERTY OWNER'S ADDRESS: 1616 Franklin St., Suite 201 Oakland, CA94612	TELEPHONE: ( ) 510-836-1300 EMAIL: kemel92@sbcglobal.net

APPLICANT'S NAME: Reza Khoshnevisan, SIA CONSULTING CORP Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 1256 Howard Street San Francisco, Ca. 94103	TELEPHONE: ( ) 7415-922-0200 EXT 108 EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ( ) EMAIL:

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

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 910 CAROLINA ST		ZIP CODE: 94107		
CROSS STREETS: 22ND & 23RD ST				
ASSESSORS BLOCK/LOT: 4160 / 003	LOT DIMENSIONS: 25' 100'	LOT AREA (SQ FT): 2,500 ± S.F.	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X

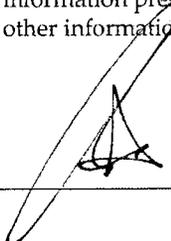
	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	1	0
2	Total number of parking spaces	0	2	2
3	Total gross habitable square footage	541 ± S.F.	4,844 ± S.F.	4,303 ± S.F.
4	Total number of bedrooms	1	3	2
5	Date of property purchase		2013	
6	Total number of rental units	1	0	0
7	Number of bedrooms rented	1	0	0
8	Number of units subject to rent control	0	0	0
9	Number of bedrooms subject to rent control	0	0	0
10	Number of units currently vacant	1	0	0
11	Was the building subject to the Ellis Act within the last decade?	0	0	0
12	Number of owner-occupied units	0	0	0

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_



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

11/20/2013

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

Aidin Massoudi

Owner / Authorized Agent (circle one)

# Loss of Dwelling Units Through Demolition

(FORM A - COMPLETE IF APPLICABLE)

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

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

## Existing Value and Soundness

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

The existing shed under utilizes the lot with an approx. 80' set back, and thus does not provide family size housing. Moreover, the existing shed stands in a dilapidated state and is currently uninhabitable.

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

The housing has not been found to be unsound at the 50% threshold.

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

The property is free of a history of serious, continuing code violations.

**Existing Building (continued)**

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

The existing shed does not provide family size housing and remains in a dilapidated state and is currently uninhabitable.

5. Whether the property is a *historical resource* under CEQA;

The property is not a historical resource under CEQA.

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

n/a

**Rental Protection**

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

The project is not converting rental housing.

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

The project is not removing rental units.

**Priority Policies**

9. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;  
The proposed demolition project preserves cultural and economic neighborhood diversity by conserving the surrounding housing.

10. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The proposed demolition conserves neighborhood character by replacing an under utilized space, and unusable dilapidated shed with a new and much needed family size housing. The proposed project will maintain the integrity of the neighborhood's cultural and economic diversity.

11. Whether the Project protects the relative affordability of existing housing;

The proposed single family dwelling protects the relative affordability of existing housing.

12. Whether the Project increases the number of permanently affordable units as governed by Section 415;

The project increases the number of permanently affordable units by constructing a new single family dwelling

**Replacement Structure**

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

The proposed project does not interfere with the construction or existence of in-fill housing.

Replacement Structure

14. Whether the Project creates quality, new family housing;

The proposed project will create a quality, new single family dwelling to replace an under utilized space, and and unusable dilapidated shed with new a family size housing

15. Whether the Project creates new supportive housing;

The proposed project will not create new supportive housing.

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

The proposed project will construct a well-designed dwelling that enhances existing neighborhood character and shall adhere to the guidelines of the San Francisco Planning Department.

17. Whether the Project increases the number of on-site dwelling units;

The project increases the number of on-site dwelling units by constructing a single family unit.

18. Whether the Project increases the number of on-site bedrooms.

The project increases the number of on-site bedrooms by constructing a single family dwelling with multiple bedrooms.

# Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

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

<b>Please respond to each policy; if it's not applicable explain why:</b>
<p>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</p> <p>The proposed project is consistent with Sec. 101.1(b)(1), because it will not displace any retail business in the neighborhood commercial district.</p>
<p>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</p> <p>The proposed project will conserve and protect existing housing and neighborhood character, thus preserving the cultural and economic diversity of our neighborhoods.</p>
<p>3. That the City's supply of affordable housing be preserved and enhanced;</p> <p>The proposed project will construct a new affordable single family dwelling, thus increasing the City's supply of affordable housing.</p>
<p>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</p> <p>The proposed project site is within walking distance of a Muni transit line and includes multiple parking spaces and is therefore consistent with Sec. 101.1(b)(4) of the city planning code.</p>

**Please respond to each policy; if it's not applicable explain why:**

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

Sec. 101.1(b)(5) is not applicable because the proposed project will not displace or remove any industrial and service sectors due to commercial office development.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed project will meet all present building and fire code requirements. Therefore the project is consistent with section 101.1(b)(6) of the city planning code.

7. That landmarks and historic buildings be preserved; and

Section 101.1(b)(7) is not applicable because no landmark or historic building will be affected by this project.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

No sunlight access to open space or parks will be affected; no public view vista will be blocked. Therefore the proposed project is consistent with section 101.1.(b)(8) of the city planning code.



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0520E  
 Project Title: 910 Carolina Street  
 Zoning: RH-2 (Residential – House, Two Family) Use District  
 40-X Height and Bulk District  
 Block/Lot: 4160/003  
 Lot Size: 2,495 square feet  
 Project Sponsor: Reza Khoshnevisan – SIA Consulting Corporation  
 (415) 922-0203  
 Staff Contact: Christopher Espiritu – (415) 575-9022  
 christopher.espiritu@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

### PROJECT DESCRIPTION:

The proposed project would include the demolition of an existing 750-square foot (sq. ft) single family residence, constructed in 1907. Also, the project would include the construction of a new four-story, 4,848 sq. ft building at approximately 40 feet in height. The project site is located on the block bounded by 22<sup>nd</sup> Street to the north, 23<sup>rd</sup> Street to the south, Carolina Street to the east, and De Haro Street to the west, in the Potrero Hill Neighborhood. The proposed project features a two-car garage at approximately 706 sq. ft on the ground floor and two dwelling units at a combined 4,142 sq. ft in size. The project involves minor grading and excavation to a depth of less than 8 feet to level the existing grade and accommodate a crawlspace/storage located at the rear of the proposed building. The proposed project is not located within a Historic District nor located adjacent to historically rated properties.

### EXEMPT STATUS:

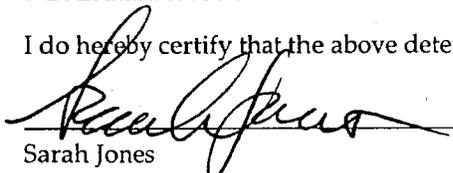
Categorical Exemption, Classes 1 and 3 [California Environmental Quality Act (CEQA) Guidelines Sections 15301(1)(1) and 15303(b)]

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
 Sarah Jones  
 Environmental Review Officer

November 20, 2013  
 Date

cc: Reza Khoshnevisan, Project Sponsor  
 Rich Sucre, Preservation Planner

Supervisor Malia Cohen, District 10  
 Virna Byrd, M.D.F.  
 Historic Preservation Distribution List

**APPROVALS:**

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, then the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, then the issuance of a building permit by the Department of Building Inspection is the Approval Action.

**REMARKS:**

**Naturally Occurring Asbestos.** Based on mapping conducted by the U.S. Geological Survey, the project site may be underlain by serpentine rock.<sup>1</sup> The proposed project would involve excavation and construction that could potentially release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled.

In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.<sup>2</sup> To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,<sup>3</sup> and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

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<sup>1</sup> Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

<sup>2</sup> California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: <http://www.arb.ca.gov/toxics/Asbestos/1health.pdf>. Accessed April 15, 2013.

<sup>3</sup> California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

**Historic Architectural Resources.** In evaluating whether the proposed project would be exempt from environmental review, the Planning Department determined that the existing one-story, single-family residence on the project site is not a historic resource as defined by CEQA (see attached Preservation Team Review Form).<sup>4</sup> In addition, Department staff reviewed a Historic Resource Evaluation (HRE), dated March 2013, and concurred with the research and findings that the subject property at 910 Carolina Street is not eligible for inclusion in the California Register of Historical Resources (California Register) as the existing building does not meet any of the four significance criteria areas for inclusion, as described below.<sup>5</sup>

Investigation of the project site revealed that the subject property was possibly an earthquake refugee shack and thus could be associated with the historically significant event of the 1906 earthquake and reconstruction period. However, as one of thousands of such shacks, the subject property would not be eligible for listing on that basis alone. Also, there was no evidence that the subject property had any association with any other significant historic events. Based upon this history, 910 Carolina Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events).

The property at 910 Carolina Street is not associated with significant persons in the history of San Francisco or the State of California, as none of the owners were listed in the San Francisco Biography Collection, San Francisco Public Library, or otherwise indicated to be important to local, regional or national history. Therefore, 910 Carolina Street is not eligible for listing under Criterion 2 (Persons).

Constructed in 1907, the subject property originally displayed some of the distinctive characteristics of a typical earthquake refugee shack. However, the property no longer conveys those characteristics fully, nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. In addition, there were observed discrepancies between this building and known earthquake shacks, including: horizontal orientation of the siding, lack of longitudinal structural members for the roof, placement of the entrance and windows, and presence of studs, rather than only corner posts. Based on the information provided in HRE and Planning Department records, 910 Carolina Street is not eligible for listing under Criterion 3 (Architecture).

Based upon a review of information in Department records, 910 Carolina Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion

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<sup>4</sup> San Francisco Planning Department, *Preservation Team Review Form* for 910 Carolina Street, San Francisco, CA by Rich Sucre, Preservation Planner, November 7, 2013 (attached).

<sup>5</sup> *Historic Resource Evaluation (HRE)* for 910 Carolina Street, San Francisco, CA by Tim Kelley Consulting, L.L.C., March 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2013.0520E

typically applies to rare construction types when involving the built environment and the subject buildings on the project site are not an example of a rare construction type.

As the existing building on the project site has been determined not to be a historic resource, the proposed project would not cause a significant impact on historic resources under CEQA.

**EXEMPT STATUS:**

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition and removal of individual small structures, including single-family residences. Additionally, Class 1 provides that in urbanized areas, up to three single-family residences may be demolished under the exemption. The proposed project would include the demolition of one single-family residence located on the project site. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction (or conversion) of small structures and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Additionally, Class 3 provides an exemption for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption also applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include the construction of a new 4,848-sq. ft building with two units and would therefore meet the criteria for exemption under Class 3.

**CONCLUSION:**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not result in significant impacts related to historic resources and naturally occurring asbestos. Thus, the project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

## PRESERVATION TEAM REVIEW FORM

<b>Preservation Team Meeting Date:</b> 5/28/2013	<b>Date of Form Completion</b> 11/7/2013
--	--

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Rich Sucre	910 Carolina Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
4160/003	22nd and 23rd Streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B		2013.0520E

PURPOSE OF REVIEW:	PROJECT DESCRIPTION:
<input checked="" type="radio"/> CEQA <input type="radio"/> Article 10/11 <input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration <input checked="" type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	March 11, 2013
------------------------------------	----------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
<p>- Proposed Project include demolition of existing single-family residence and new construction of a four-story two-family dwelling</p> <p>- Submitted historic resource consultant report: Tim Kelly Consulting, LLC, Historical Resource Evaluation, 910 Carolina St, San Francisco, California (March 2013)</p>	

PRESERVATION TEAM REVIEW:				
<b>Historic Resource per CEQA</b>		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
<p style="text-align: center;">Individual</p> <p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event:            <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Criterion 2 -Persons:           <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Criterion 3 - Architecture:    <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Criterion 4 - Info. Potential:   <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Period of Significance: <input style="width: 100px;" type="text" value="n/a"/></p>	<p style="text-align: center;">Historic District/Context</p> <p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event:            <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Criterion 2 -Persons:           <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Criterion 3 - Architecture:    <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Criterion 4 - Info. Potential:   <input type="radio"/> Yes   <input checked="" type="radio"/> No</p> <p>Period of Significance: <input style="width: 100px;" type="text" value="n/a"/></p> <p style="text-align: center;"><input type="radio"/> Contributor   <input type="radio"/> Non-Contributor</p>			

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

- The Department concurs with the research and conclusion provided in the historic resource evaluation report (dated March 2013). 910 Carolina Street does not appear to be a historic resource based upon the report and available information found in the Planning Dept. The subject property does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. 910 Carolina St does not appear to be notable for its architecture or design, as it represents a one-story, single-family residence, which was constructed shortly after the 1906 Earthquake and Fire. The subject property lacks any distinguishing architectural detail.
- Originally completed circa 1907-1909, the subject property was constructed as a one-story, single-family residence for Annie O'Brien, as noted by Spring Valley Water Records.
- Located in Potrero Hill neighborhood, the subject property and the subject block do not appear to be part of an eligible historic district.
- The historic resource consultant conducted an evaluation of the subject property as an earthquake refugee shack, and concluded that 910 Carolina Street is not an earthquake refugee, as noted by its overall size and dimension, construction, and design.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>S. Martin</i>	11-13-13

IMAGES



910 Carolina Street Aerial View

\*Subject Property Not Visible from Street\*

(Source: Google Maps, 2013; Accessed November 7, 2013)

## Jackson, Erika

---

**From:** Dorothy <d.larson507@gmail.com>  
**Sent:** Thursday, August 14, 2014 11:08 AM  
**To:** Jackson, Erika  
**Subject:** 910 Carolina Street  
**Attachments:** photo 1.JPG; ATT00001.txt; photo 2.JPG; ATT00002.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

I would like to express my concerns about the back of the proposed building site at 910 Carolina. As you can see in the photos below the corner home had a step down design as well as my building at 906. The house on the south side of 910 is only a one story building. I would hope the Planning Department would take this into account and not approve the plans for a four story in the back of the building. A four story would tower over my building which is only two stories as well as the building on it's south side - a one story.

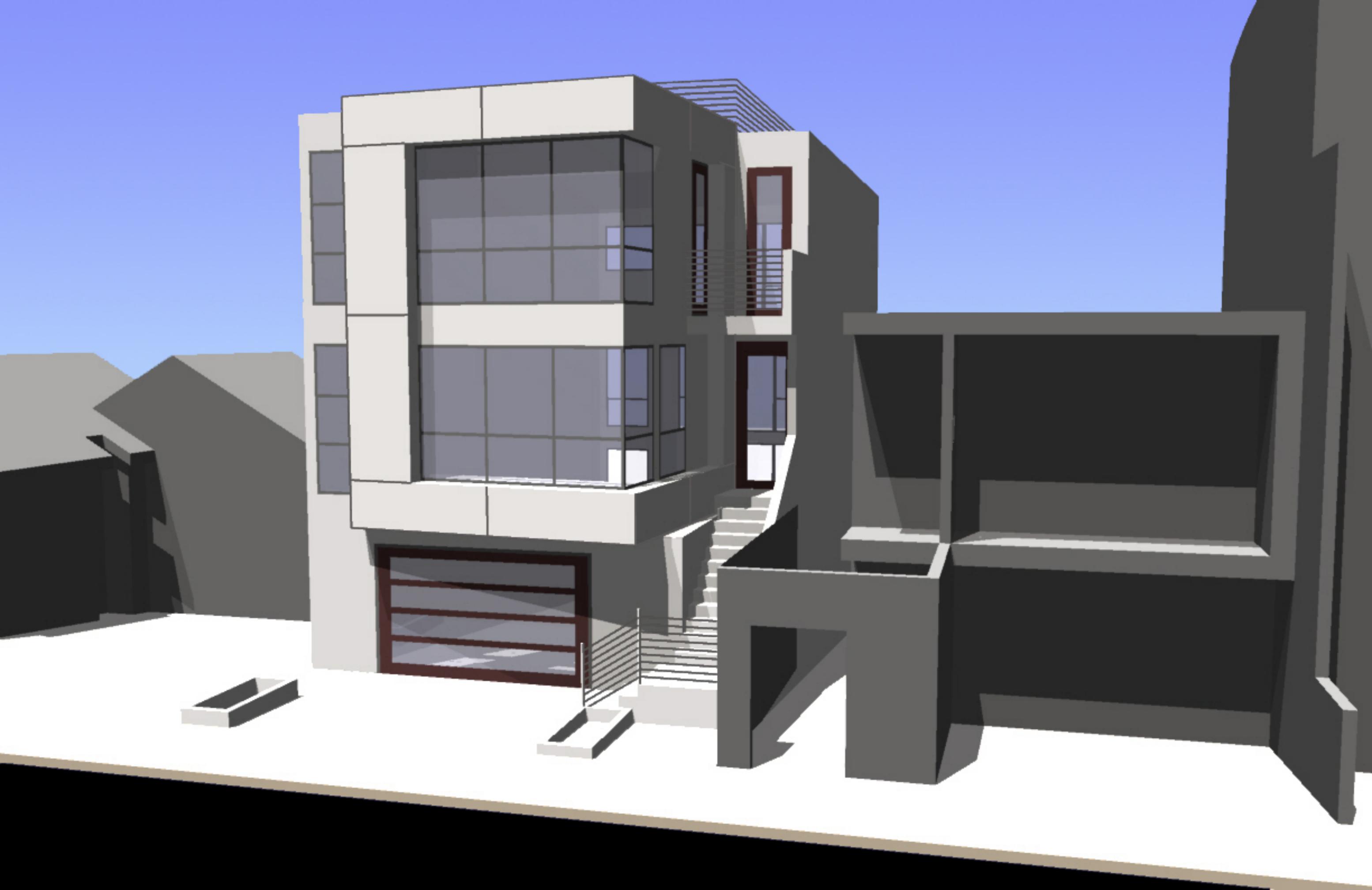
Please take this into account before you approve this really large single family home.

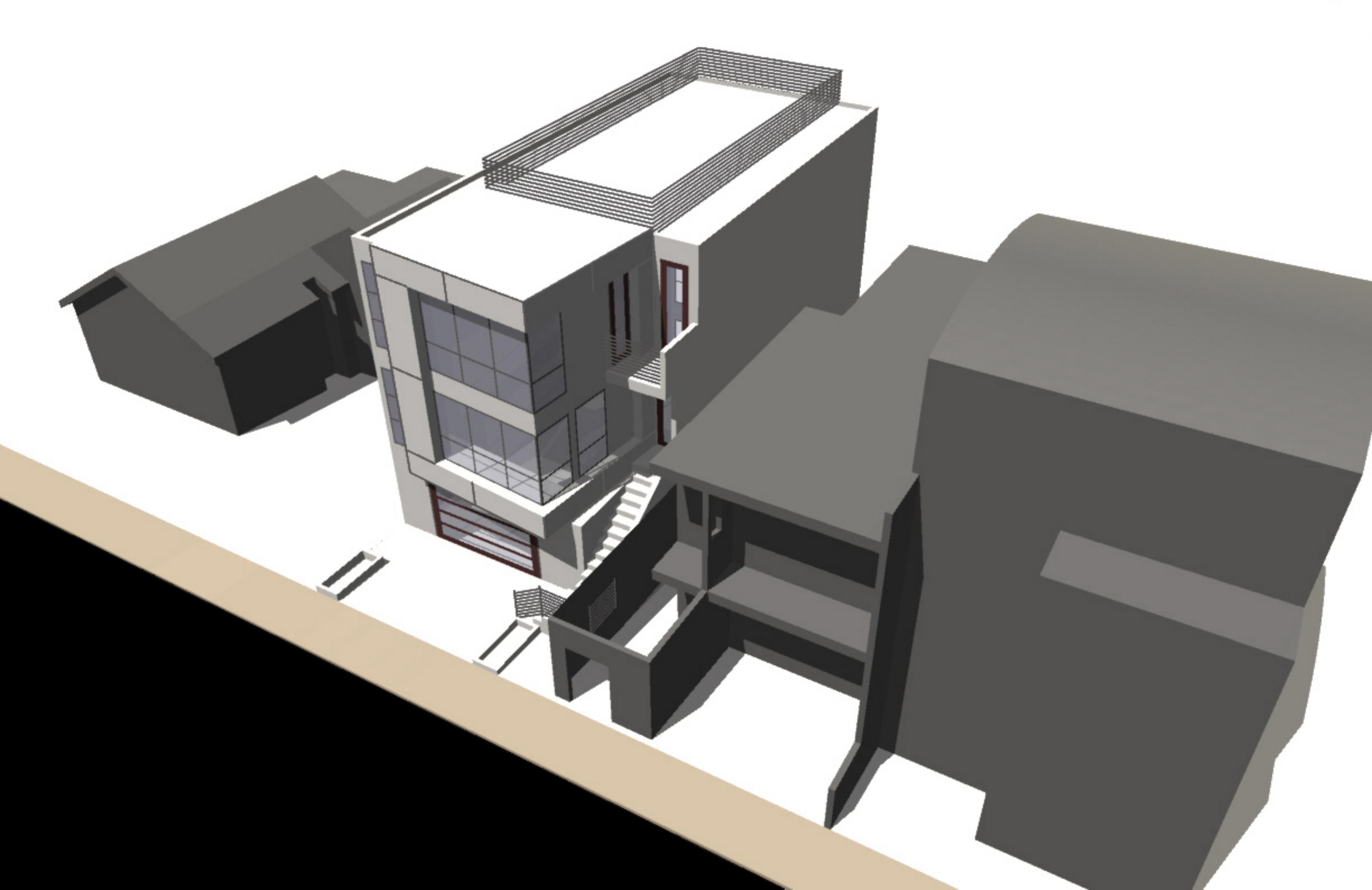
Thank you for your considering,

Dorothy Larson  
Owner of 906 Carolina Street  
415-596-0197













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

SHEET TITLE

**(E) Site Plan  
& (E) Floor Plan**

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

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L. / A.A.

CHECKED R.K.

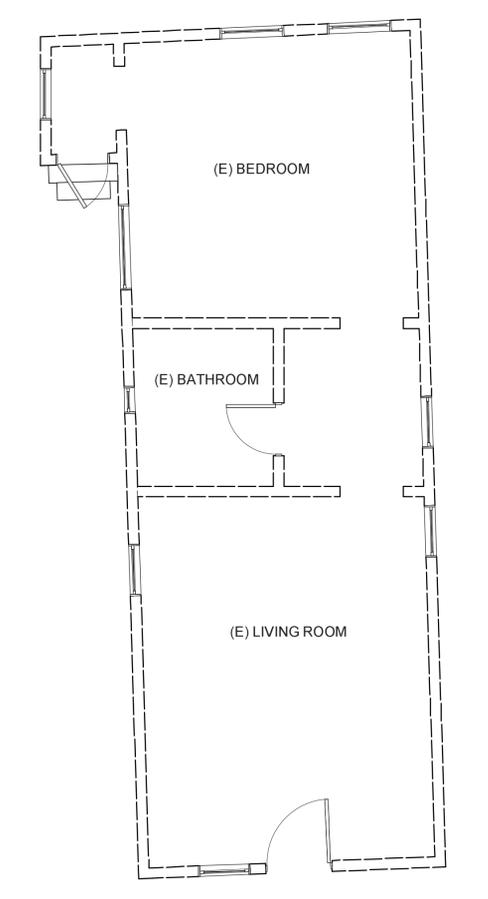
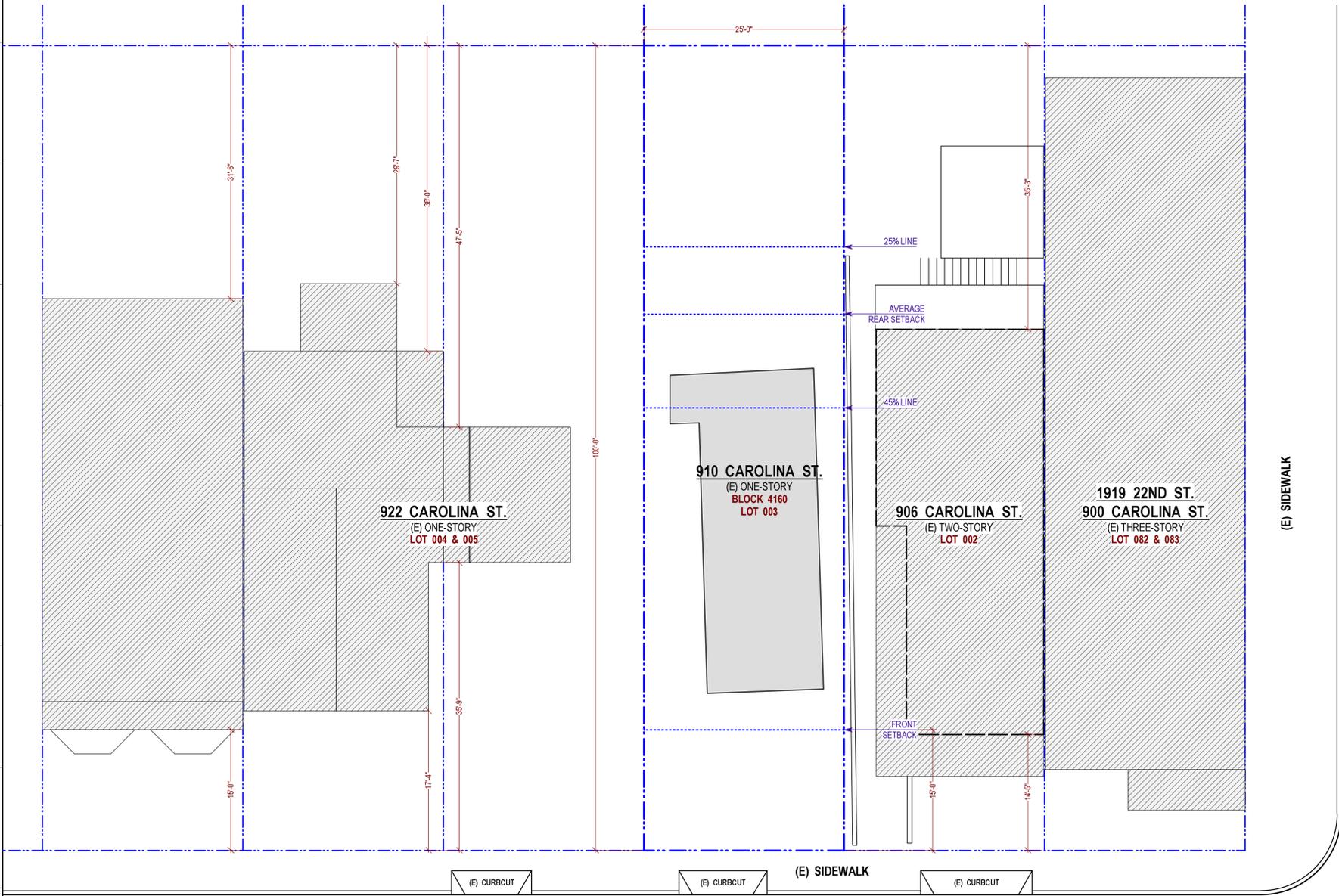
DATE 02/05/2012

REVISED DATE 05/28/2014

JOB NO. 13-1565

SHEET NO.

**A-1.0**



**Existing Site Plan**

1/8" = 1'-0"

BLOCK & LOT: 4160-003

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:



**Existing Floor Plan**

1/4" = 1'-0"

Existing Walls to be Removed:

Property Line:





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Proposed  
Floor Plans

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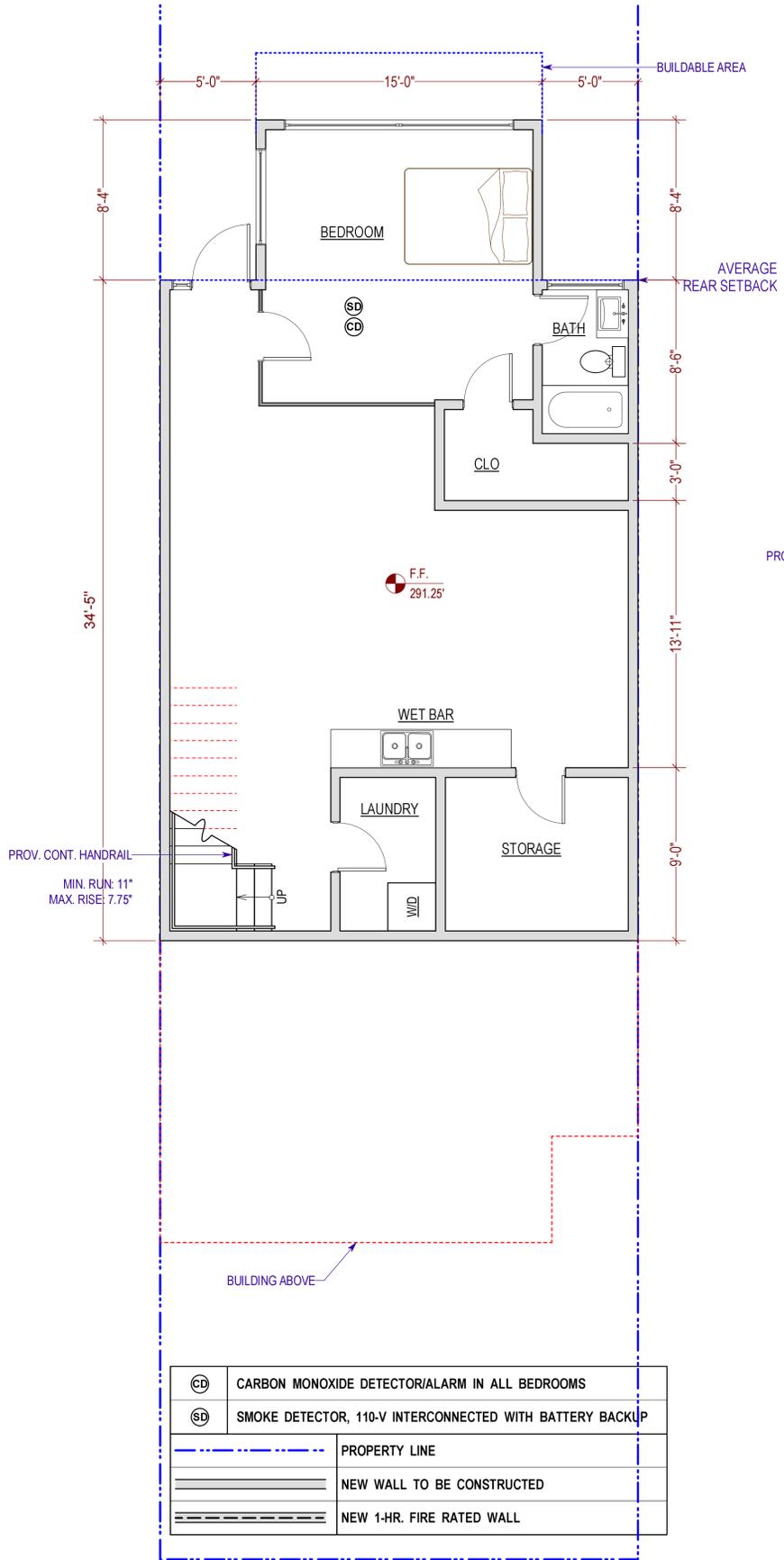
DATE 02/05/2012

REVISED DATE 05/28/2014

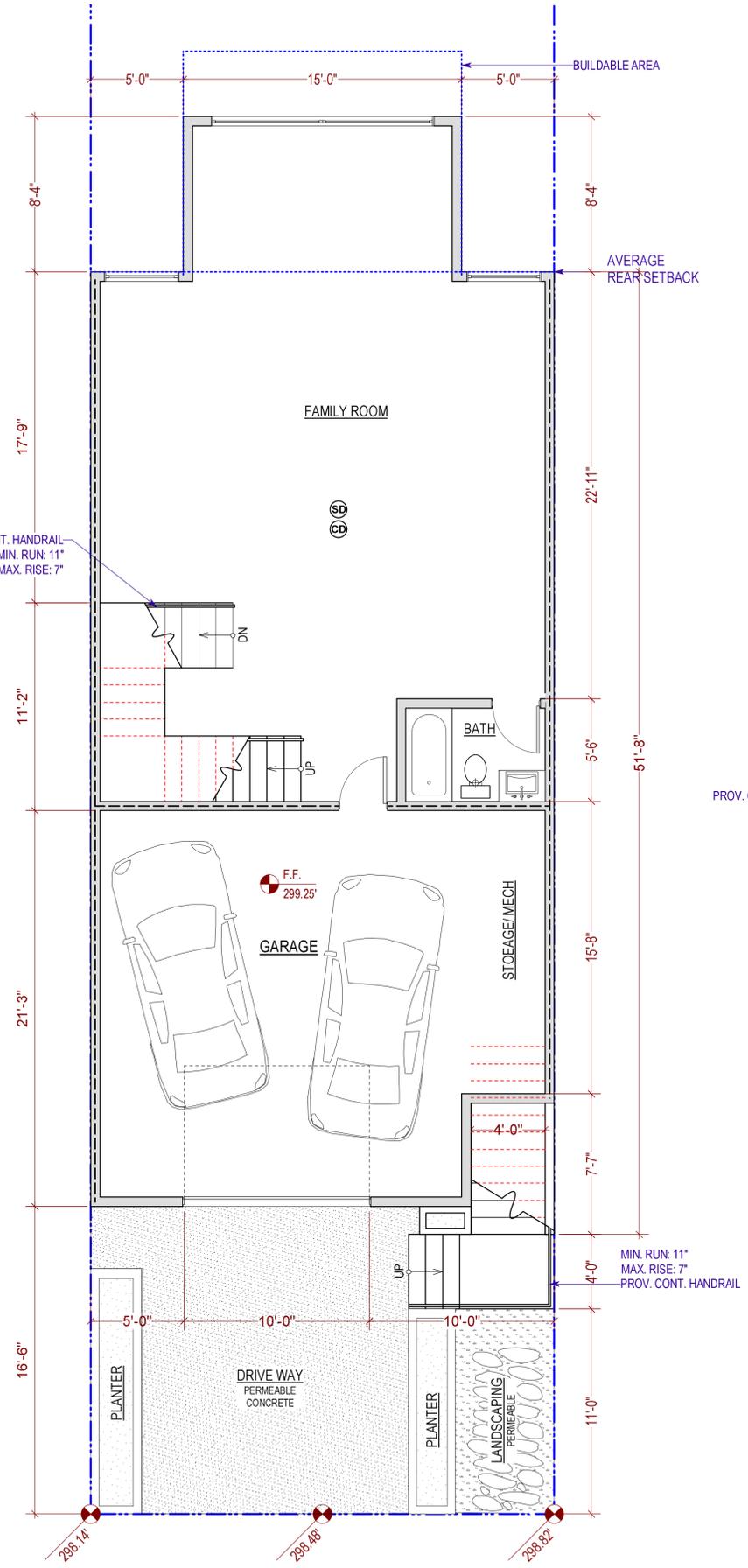
JOB NO. 13-1565

SHEET NO.

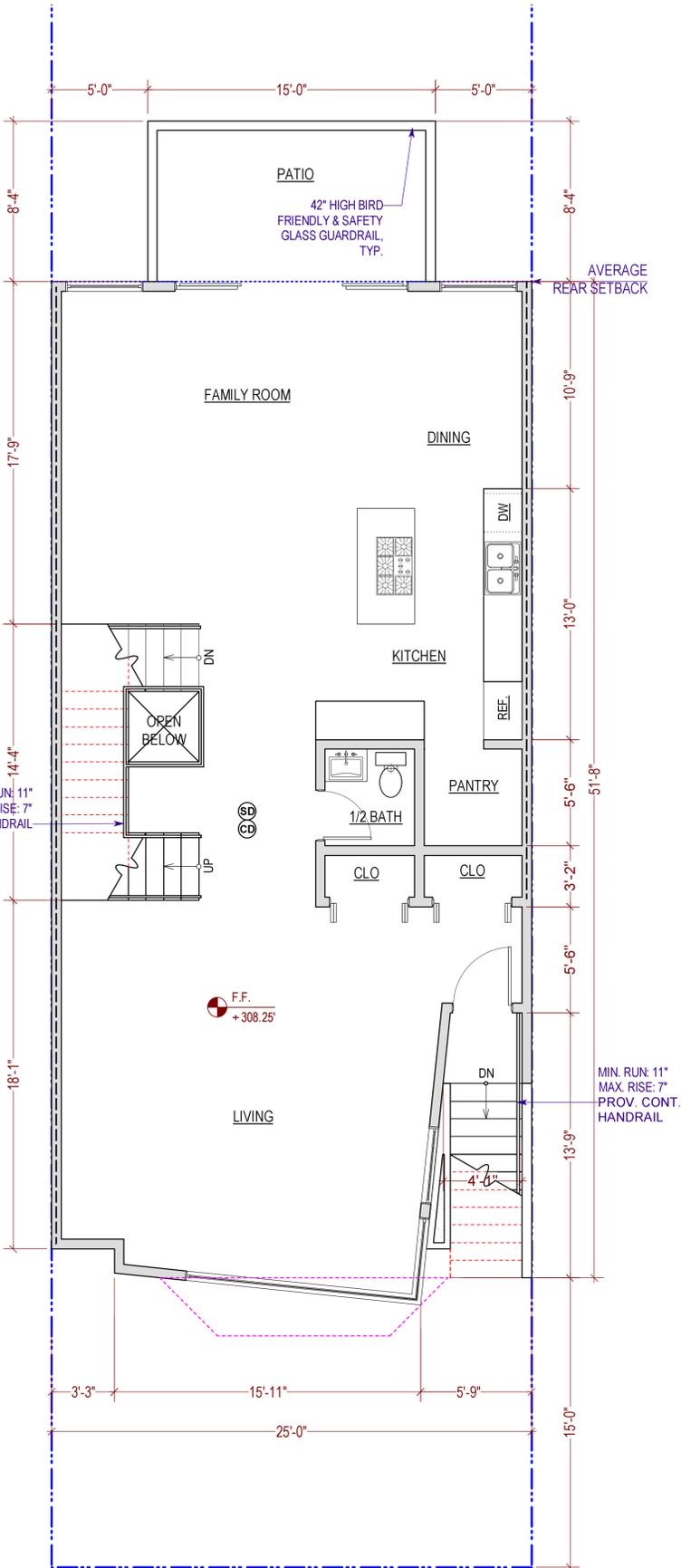
A-2.1



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



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



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



	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED
	NEW 1-HR. FIRE RATED WALL





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**Building Elevations**

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SHEET NO.

**A-3.1**

**910 CAROLINA ST.**

**900 CAROLINA ST.**

**906 CAROLINA ST.**

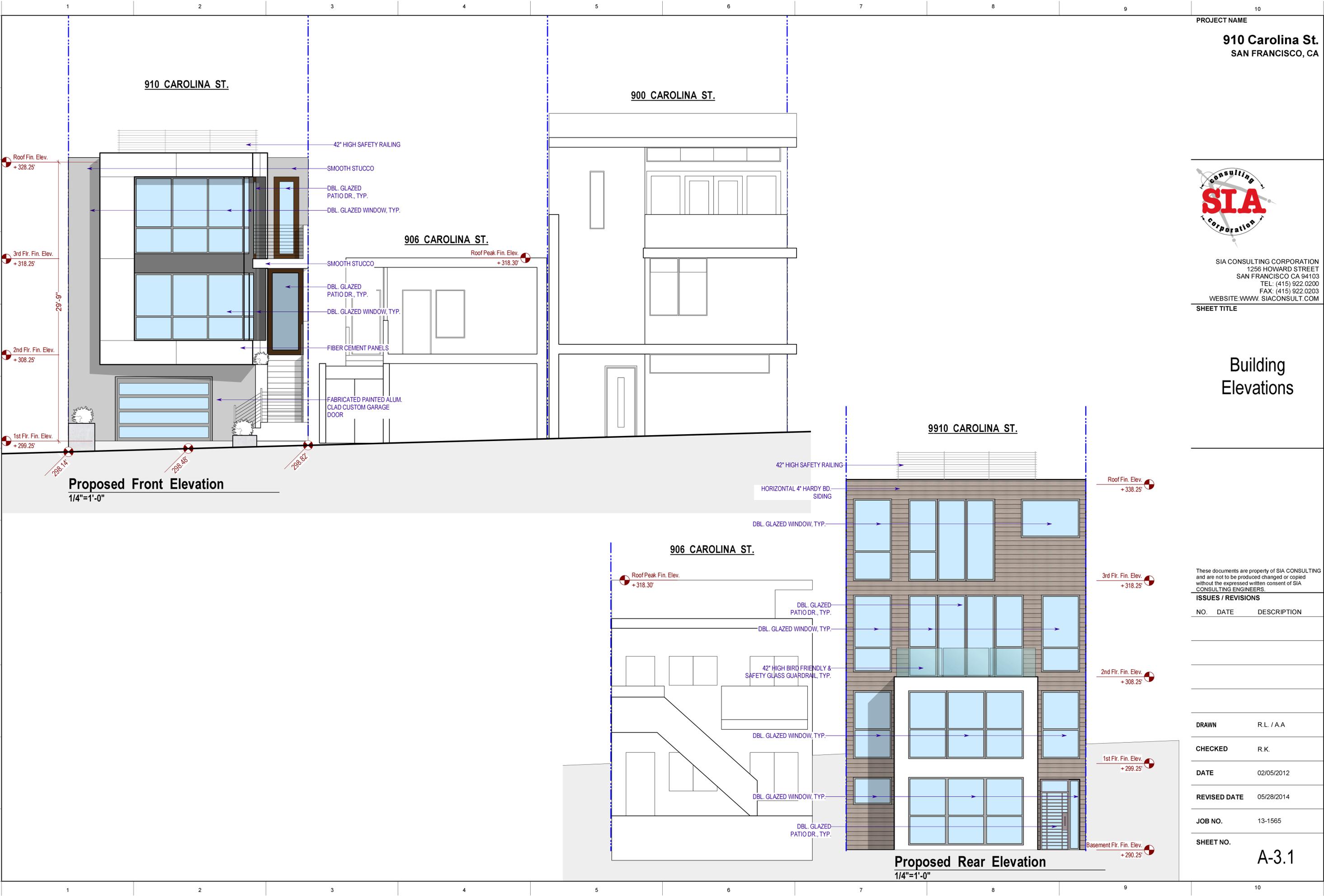
**9910 CAROLINA ST.**

**Proposed Front Elevation**

1/4"=1'-0"

**Proposed Rear Elevation**

1/4"=1'-0"



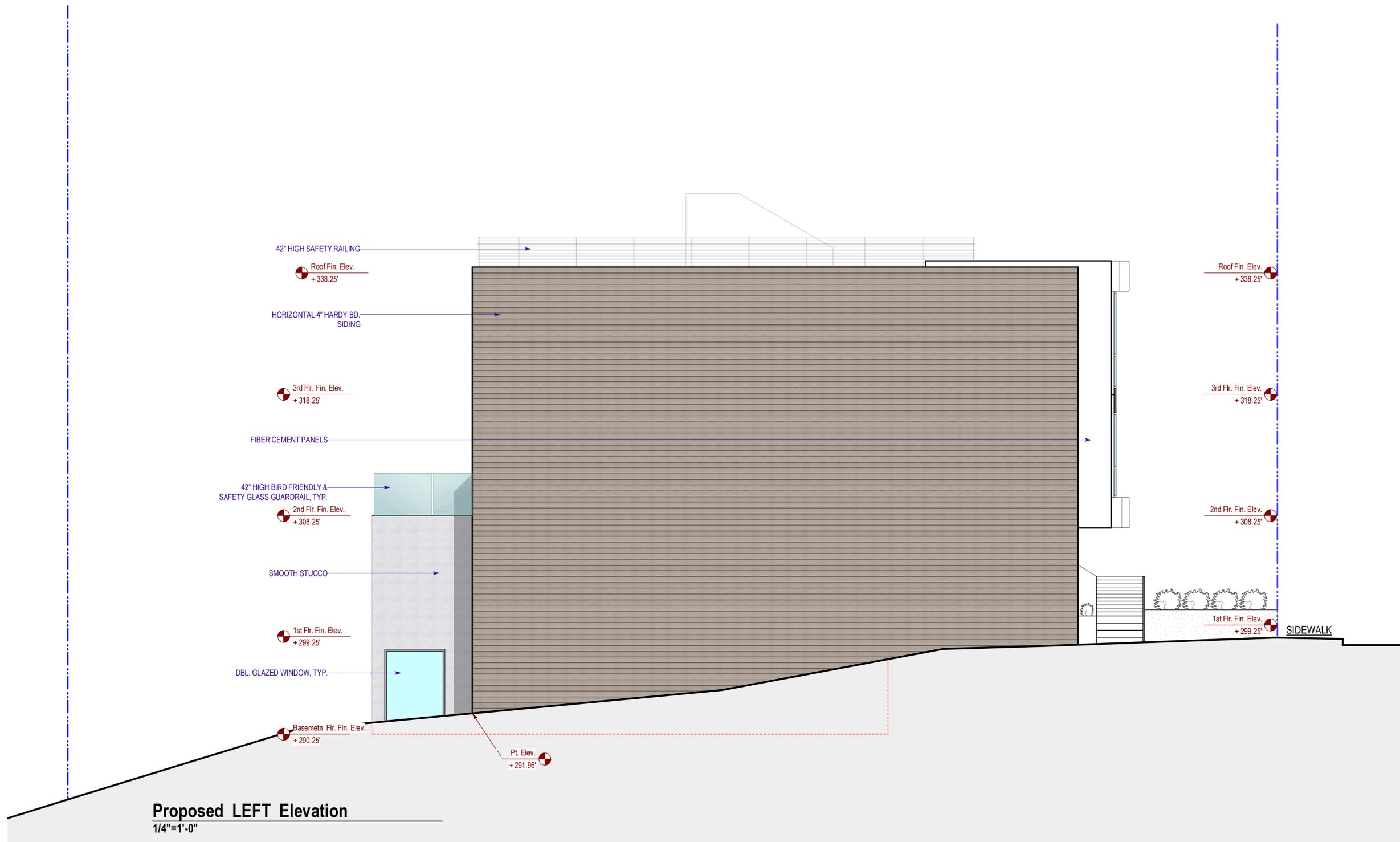
PROJECT NAME  
**910 Carolina St.**  
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
 1256 HOWARD STREET  
 SAN FRANCISCO CA 94103  
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# Building Elevations



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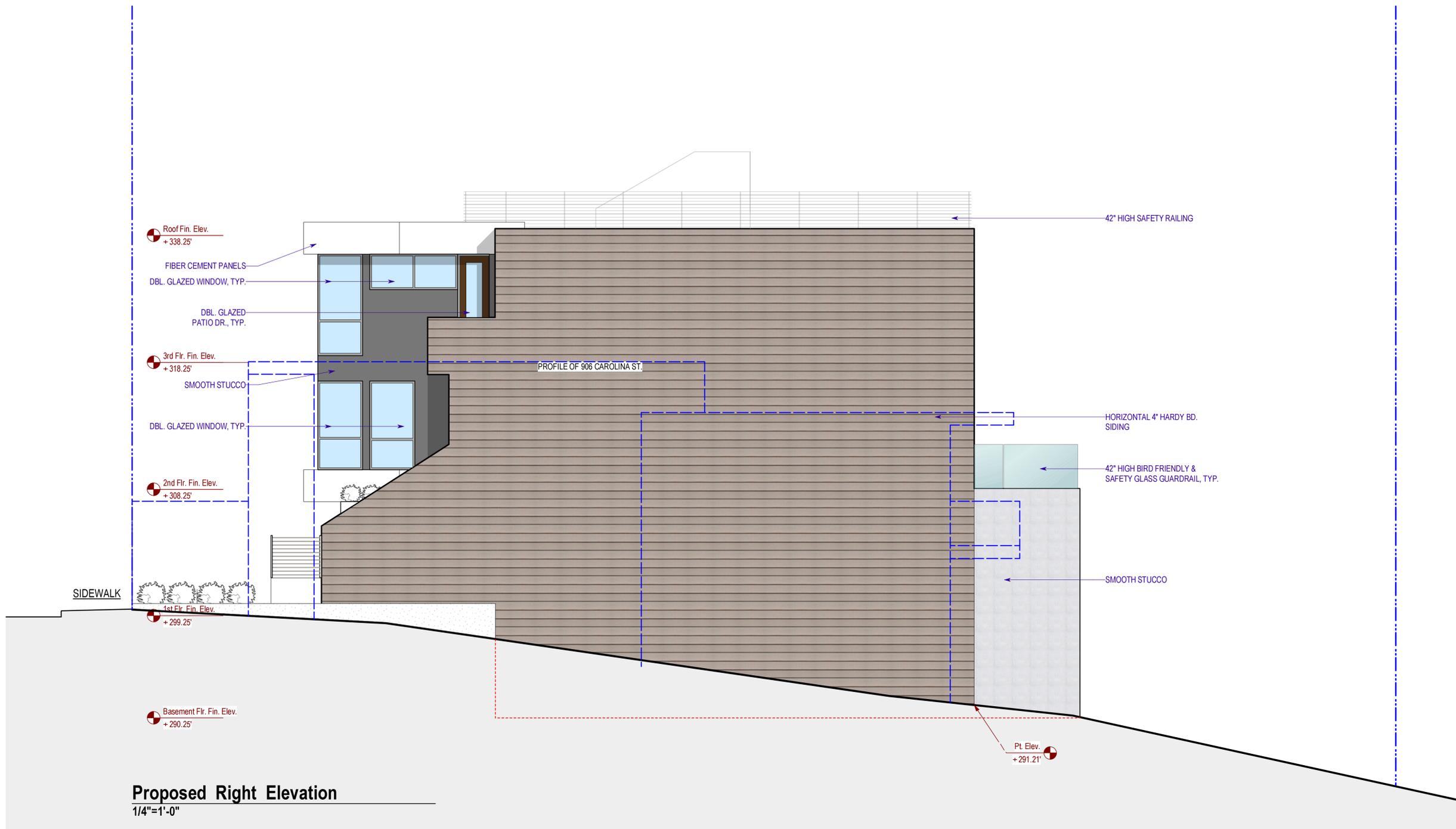
**DATE** 02/05/2012

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**SHEET NO.**

**A-3.3**



**Proposed Right Elevation**  
1/4"=1'-0"



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**Building Section**

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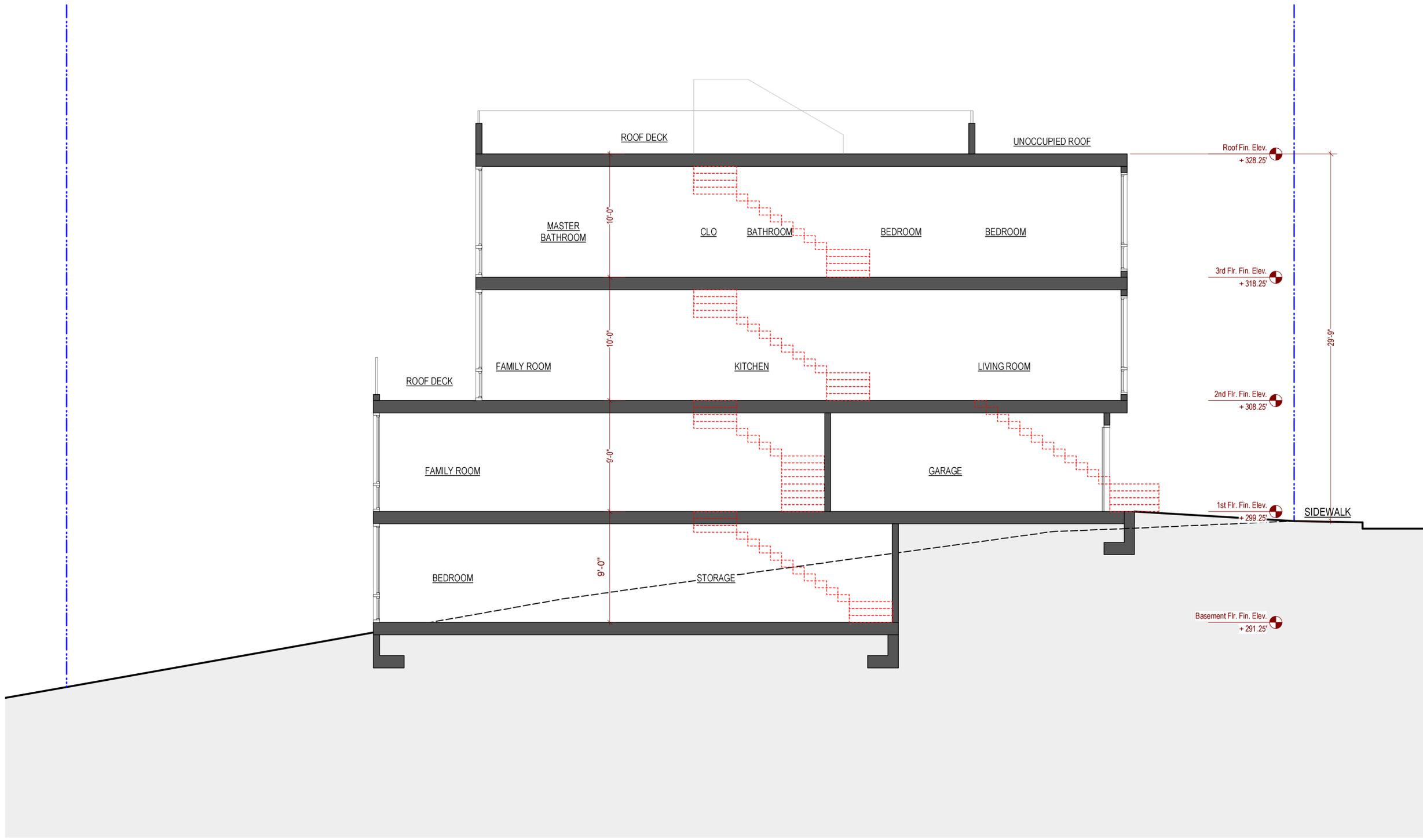
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DATE	02/05/2012
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REVISED DATE	05/28/2014
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JOB NO.	13-1565
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SHEET NO.	A-4.1
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**Proposed Section A-A**  
1/4"=1'-0"



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**DATE** 02/05/2012

**REVISED DATE** 05/28/2014

**JOB NO.** 13-1565

**SHEET NO.** A-4.2

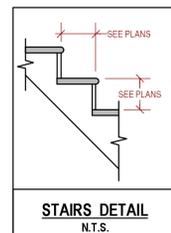
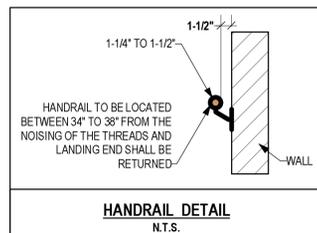
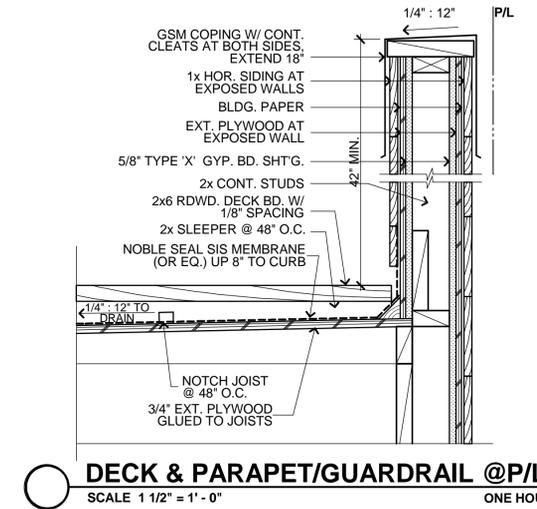
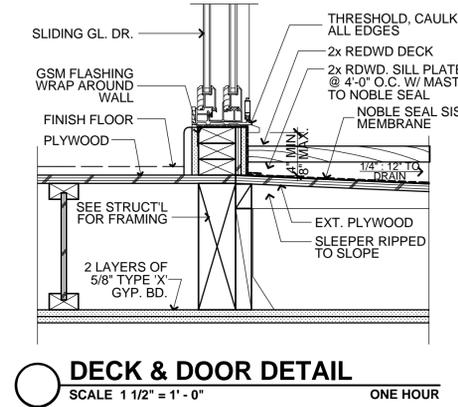
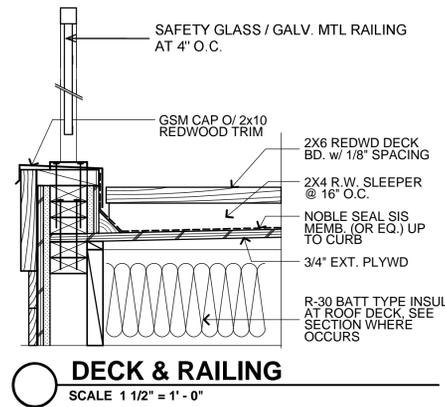
<b>C-1</b>	<b>(E) FLOOR-CEILING SYSTEMS, WOOD-FRAMED</b>
<b>SYSTEM DESCRIPTION</b>	<b>SKETCH AND DESIGN DATA</b>
GA FILE NO. FCF 5406	1 HOUR FIRE      35 to 39 STC SOUND
<b>GYPSUM WALL BOARD, WOOD JOISTS</b>	
Base layer 5/8" type "x" gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" type W or S drywall screws 24" o.c. Face layer 5/8" type "x" gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2". Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.	Approx. Ceiling Weight: 5psf Fire Test: FM FC 172, 2-25-72 ITS, 8-8-98 ESTIMATED SOUND TEST:

<b>W-1</b>	<b>(E) EXTERIOR WALLS AND EXTERIOR PARTITIONS, WOOD-FRAMED TO BE UPGRADED</b>	1 HOUR FIRE
<b>(E) EXTERIOR FINISH (SIDING)</b>		
W/ROCK-WOOL BATTS INSULATION, DENSITY OF 1LB/RSF      1-LAYER 5/8" GYPSUM BOARD, TYPE X		

<b>W-2</b>	<b>(E) WALLS AND PARTITIONS, WOOD-FRAMED TO BE UPGRADED</b>	1 HOUR FIRE
<b>(E) EXTERIOR FINISH</b>		
2-LAYER 5/8" GYPSUM BOARD, TYPE X		

<b>W-3</b>	<b>EXTERIOR WALLS, WOOD-FRAMED</b>
<b>SYSTEM DESCRIPTION</b>	<b>SKETCH AND DESIGN DATA</b>
GA FILE NO. WP 8105	1 HOUR FIRE
<b>GYPSUM WALLBOARD, WOOD STUDS</b>	
EXTERIOR SIDE: One layer 48" wide 5/8" type X gypsum sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)	Thickness: Varies Approx. Weight: 7 psf Fire Test: See SWR 3510 (UL R3510-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314)

<b>W-4</b>	<b>WALLS &amp; INTERIOR PARTITIONS, WOOD-FRAMED</b>
<b>SYSTEM DESCRIPTION</b>	<b>SKETCH AND DESIGN DATA</b>
GA FILE NO. WP 3243	1 HOUR FIRE      50 TO 54 STC SOUND
<b>GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS</b>	
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1-1/4" Type S drywall screws. One Layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs. End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space. OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/16" heads, 7" o.c. Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=53). (LOAD-BEARING)	Thickness: 5 3/8" Approx. Weight: 7psf Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U305 SOUND TEST: NRCC TL93-103, 3-98 NRCC TL93-118, 3-98





# Green Building: Site Permit Checklist

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 910 Carolina St.	Block/Lot 4160 / 003	Address 910 Carolina St.
Gross Building Area 4,804 sf +/- (One Residence)	Primary Occupancy R-3	Design Professional/Applicant: Sign & Date Sia Tahbazof
# of Dwelling Units 1	Height to highest occupied floor 29'-9"	Number of occupied floors 4

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

### AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

PROJECT NAME

910 Carolina St.  
SAN FRANCISCO, CA



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SHEET TITLE

## Green Building Checklist

### ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Divert at least 65% of construction and demolition debris by complying with the San Francisco Construction & Demolition Debris Ordinance)	●

### GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

### Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

### LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)		X				
Overall Requirements:						
LEED certification level (includes prerequisites):	SILVER	SILVER	SILVER	SILVER	SILVER	SILVER
Base number of required points:	50	2	50	50	50	50
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●				Meet LEED prerequisites	
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●		Meet LEED prerequisites	
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Recycling by Occupants: Provide space for storage, collection, and loading of compost, recycling, and trash. Exceeds requirements of LEED MR prerequisite 1. See Administrative Bulletin 088 for details.	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSC4.2. (13C.5.106.4)	●		n/r	●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●		See San Francisco Planning Code 155	●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●		See CBC 1207	●	n/r	n/r

### OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>2</sup>	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
Type of Project Proposed (Check box if applicable)		
Recycling by Occupants: Provide space for storage, collection, and loading of recycling, compost and trash. (13C.5.410.1, et al) - See Administrative Bulletin 088 for details.	●	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSC4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification D1350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.8
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

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### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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DATE 02/05/2012

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JOB NO. 13-1565

SHEET NO. GP-0.1