



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 13, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 6, 2014
Case No.: **2014.0553DD**
Project Address: **3768-3770 FILLMORE STREET**
Permit Application: 2014.0319.1107
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 0436C/038
Project Sponsor: **Jeremy Schaub**
Gabriel Ng + Architects Inc.
1360 9th Avenue, Suite 210
San Francisco, CA 94122
Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project is to add a partial fourth floor and two third-story roof decks. The subject building is a two-story over garage, three-unit building. The building is a contributing structure in a historic district. The proposal is designed not to affect any of the character-defining features of the building. The proposed fourth floor addition has a 42'-2" deep setback from the front façade and 17'-8" setback from the rear (40'-7" from the rear property line). The vertical addition is 9'-11" high and includes a simple utilitarian staircase for roof access only (no fourth floor roof deck is proposed).

SITE DESCRIPTION AND PRESENT USE

The project site is located between Marina Boulevard and Jefferson Street in the Marina district. The subject parcel measures approximately 29.68 wide by 125 feet deep according to City Assessor's records.

The lot contains a three-unit building originally constructed in 1923 and designed in the Mediterranean Revival Style.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Marina neighborhood is characterized by three- and four-story buildings consisting of multiple-unit apartment buildings intermixed with single-family dwellings and commercial corridors along Lombard and Chestnut Streets. The neighborhood is bounded by Marina Boulevard to the north, Lombard Street to the south, Van Ness Avenue to the east and the Presidio to the west. The predominant architectural styles are Mediterranean Revival, Spanish Eclectic, and other Period Revival style buildings.

The adjacent buildings on Fillmore Street are similar in size and style to the project site with two- and three-units and three-stories. The buildings on the opposite side the street (facing the project) are four-story apartment buildings with 9-12 units.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATES	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 9, 2014 – August 8, 2014	August 7 & 8, 2014	November 13, 2014	96 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	November 3, 2014	November 3, 2014	10 days
Mailed Notice	10 days	November 3, 2014	November 3, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbors	5	1 (DR requestor)	--
Other neighbors on the block or directly across the street	1	1 (DR requestor)	--
Neighborhood groups	--	--	--

Six letters from neighbors that support the project have been received as of November 3, 2014 (see attached).

DR REQUESTORS

Benjamin and Linda Miller, owners of 1442 Jefferson Street, located around the corner and east of the project.

Frank Gollop, owner of 1462 Jefferson Street, located around the corner and east of the project. This site is adjacent to the rear property line of the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Applications*, dated August 7 and 8, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 5 and November 3, 2014.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team met on September 10, 2014 and found no exceptional or extraordinary circumstances related to this project or the DR requestor's concerns. The project was found to be consistent with other four-story buildings in the neighborhood. Furthermore, the fourth floor addition is minimally visible from the street, maintains the existing character of the street, and respects the depths of the adjacent buildings and mid-block open space.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

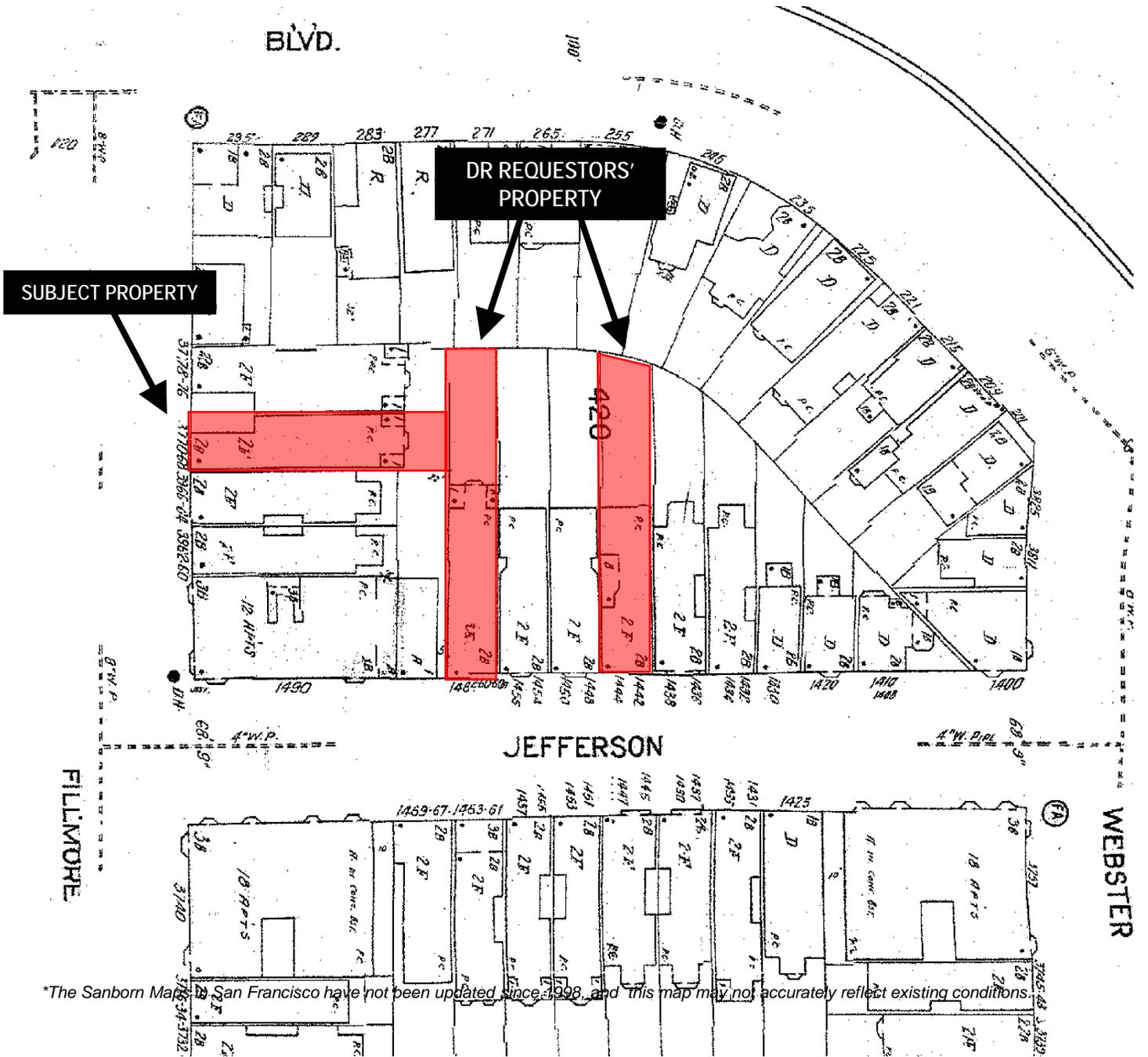
RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
Zoning Map
Context Photographs
CEQA Categorical Exemption Determination
Historic Resource Evaluation Response
Section 311 Notice
DR Applications
Response to DR Application dated September 5, 2014
Reduced Plans

LA: G:\Cases\14. 0553 DD - 3768 Fillmore\DR - Abbreviated Analysis DRAFT.doc

Sanborn Map*



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

Discretionary Review Hearing
 Case Number 2014.0553DD
 3768-3770 Fillmore Street



Aerial Photo 1

SUBJECT PROPERTY

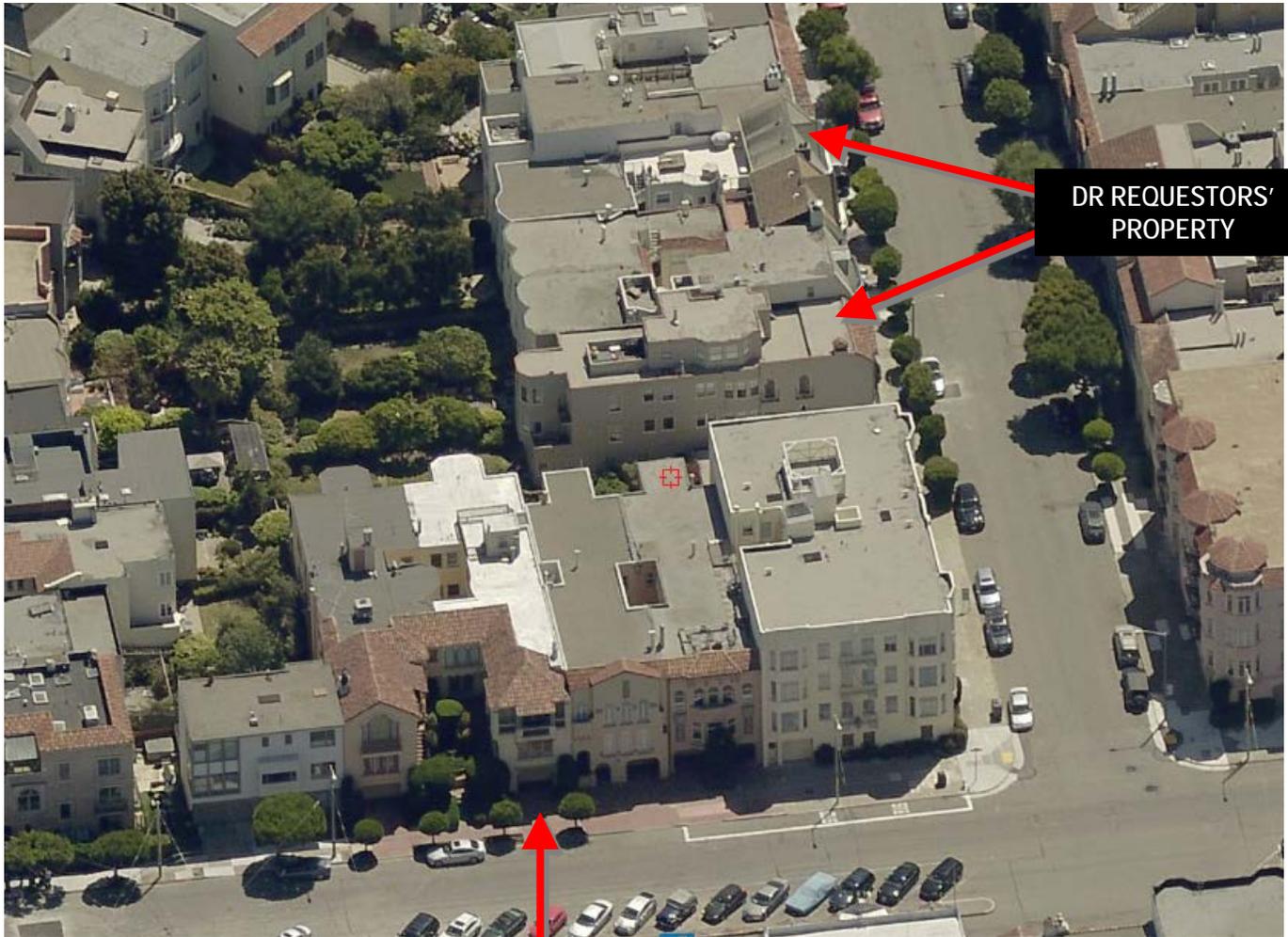


DR REQUESTORS'
PROPERTY

Discretionary Review Hearing
Case Number 2014.0553DD
3768-3770 Fillmore Street



Aerial Photo 2



DR REQUESTORS' PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.0553DD
3768-3770 Fillmore Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.0553DD
3768-3770 Fillmore Street

Site Photos



SUBJECT PROPERTY



**DR REQUESTORS'
PROPERTY**

Discretionary Review Hearing
Case Number 2014.0553DD
3768-3770 Fillmore Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **March 19, 2014**, the Applicant named below filed Building Permit Application No. **2014.03.19.1107** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	3768-3770 Fillmore Street	Applicant:	Jeremy Schaub
Cross Street(s):	Marina Blvd & Jefferson Street	Address:	1360 9th Avenue Suite 210
Block/Lot No.:	0436C/038	City, State:	San Francisco, CA 94122
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 682-8060

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 type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Three-family dwelling	No Change
Front Setback	20 feet	No Change
Side Setbacks	None	No Change
Building Depth	107 feet, 4 inches	No Change
Rear Yard	22 feet, 11 inches	No Change
Building Height	30 feet, 1 inch	40 feet
Number of Stories	3	4
Number of Dwelling Units	3	No Change
Number of Parking Spaces	Not Applicable	No Change
PROJECT DESCRIPTION		
The proposal consists of a fourth floor addition and two third-story roof decks on top of an existing three-story three-family dwelling. See attached plans.		

For more information, please contact Planning Department staff:

Planner: Laura Ajello
 Telephone: (415) 575-9142
 E-mail: laura.ajello@sfgov.org

Notice Date: **7/09/2014**

Expiration Date: **8/08/2014**

中文詢問請電: **(415) 575-9010**

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3768-3770 Fillmore St.		0436C/038-040	
Case No.	Permit No.	Plans Dated	
2014.0553E	201403191107	2/24/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. 4th floor addition			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	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?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, 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)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet 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.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments): <i>Per part II evaluation, see attached.</i></p>
<input type="checkbox"/>	<p>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<p>Comments (optional): <i>Determined to be a Category A building as a contributor to an eligible historic district</i></p>	
<p>Preservation Planner Signature: <i>[Signature]</i> <i>A. Kirby</i> <i>7.3.2014</i></p>	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>					
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 40%;">Planner Name:</td> <td>Signature or Stamp:</td> </tr> <tr> <td> <p>Project Approval Action: Select One</p> <p><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td></td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		Planner Name:	Signature or Stamp:	<p>Project Approval Action: Select One</p> <p><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	
Planner Name:	Signature or Stamp:					
<p>Project Approval Action: Select One</p> <p><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>						

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	
CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date May 22, 2014
Case No.: 2014.0553E
Project Address: 3768-3770 Fillmore Street
Zoning: RH-2 (Residential, House, Two-family)
40-X Height and Bulk District
Block/Lot: 0436C/038-040
Date of Review: May 22, 2014 (Part I)
Staff Contacts: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org

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PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

3768 – 3770 Fillmore Street is located between Marina Boulevard and Jefferson Street in the Marina District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building is a two-story-over-garage wood-frame, three-unit building designed in the Mediterranean Revival Style. The building features a flat roof with a hipped parapet clad in Spanish clay tile. The façade is clad in stucco with terra cotta, tile, wood, and wrought iron detailing. Wood casement windows are arranged in groups of three with rounded arches. A carved lintel supported by carved brackets sits above the recessed garage door – an original coffered wood double door. The third story is set back to provide a covered patio, which projects beyond the plane of the primary façade. The balcony railing is constructed of stucco with a stacked red clay tile center to allow air through.

The adjacent building to the north, 3776 – 3780 Fillmore Street, is a twin structure that shares a wall with the subject building. Between the two buildings a landscaped courtyard steps up off of the street level with terra cotta and ceramic tile patio. The primary entrance is set back from the street at the rear of the northern façade. An arched metal gate leads into a tunnel entrance with tiled stairs that access the three individual arched wood doorways.

Pre-Existing Historic Rating / Survey

The subject property at 3768 – 3770 Fillmore Street is identified in the 1976 Architectural Quality Survey with an overall score of 2. It is not listed on any other 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 1935).

Neighborhood Context and Description

The Marina neighborhood is characterized by multiple-unit apartment buildings intermixed with single-family dwellings and commercial corridors along Lombard Street and Chestnut Street. The neighborhood is bounded by Marina Boulevard to the north, Lombard Street to the south, Van Ness Avenue to the east and the Presidio to the west. The predominant architectural styles are Mediterranean Revival, Spanish Eclectic, and other Period Revival style buildings.

Prior to development, the Marina District was predominantly marshland. The area was known as Harbor View and was the site of roughly 400 scattered commercial and residential buildings with no systematic development. The land is situated between the City’s two military facilities, the Presidio and Fort Mason. In 1915, the Panama-Pacific International Exhibition (PPIE) was held on the site, which was filled with dredged materials and debris from the 1906 earthquake, yielding roughly 635 acres of developable land.¹ The international event spurred the extension of rail and streetcar lines to the area to connect it to downtown; this increased accessibility to the area and prompted development before and after the PPIE. The first large-scale residential development occurred in the Marina in the early 1920s when several large land holdings were sold to real estate developers. By 1930, approximately 75% of the Marina’s parcels were built out, housing roughly 25,000 people.² The construction of the Golden Gate Bridge in 1937 had a dramatic effect on the Marina District, spurring the widening of Lombard Street to accommodate the increased traffic flow of U.S. Route 101 and attracting motels and auto-related businesses to the area.

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 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:	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 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <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 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <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:	Period of Significance: ca. 1930- 1940 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

¹ JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project*. Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

² Ibid.

Based on the information provided by the applicant and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture), although it does appear to be a contributor to a potential historic district. No formal survey has taken place to assess potential historic districts within the Marina 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.

There is no information provided by the applicant or located in the San Francisco Planning Department's background files to indicate that the subject building was 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. Although the neighborhood is indirectly related to the 1915 PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The subject building was constructed in 1929, during the period (1925 – 1940) when the Marina District was largely constructed following the PPIE. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Therefore, the building does not appear to be eligible for listing under Criterion 1.

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

Research does not indicate that any of the owners or others associated with the subject property were historically significant persons in our local, regional, or national past. Serafino and Elena Iacono purchased the subject property and the adjacent lot to the north in 1933, although they waited for two years before developing the two lots. The Iaconos hired architect Sidney A. Colton to construct the twin two-unit buildings, and lived in the upper unit of the neighboring building until 1954. Serafino Iaconos was an Italian immigrant who owned the New Sonoma Creamery, which remained in business through the 1960s. The tenants of the subject property have been upper-middle class couples, no data on tenants is available following 1981 as the city directories ceased publication. The building was sold to businessman John Milton Seropan III in 1976; he and his wife Judith A.C. Seropan have lived at the subject property since the purchase while renting out the lower unit. The Iacono family and the Seropans do not appear to be of local, regional or national significance, nor do the known tenants of the subject property.

Therefore, the building does not appear to be eligible for listing 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;

Architect Sidney A. Colton was a prominent figure in the development of the Marina, although there is not comprehensive record of properties that he designed. The builder of the subject property was H. H. Isaacs, who additionally constructed the neighboring property at 3776 – 3780 Fillmore Street for owners Serafino and Elena Iacono. While both Colton and Isaacs may have been prominent characters in the development of the Marina District, neither appears to be a master.

The subject building is a strong representative of the Spanish Eclectic or Mediterranean Revival style or single-family building type from the early 20th century, although it does not appear to rise to the level of

individual significance for its artistic values under Criterion 3. However, the building does appear to be located among an architecturally significant group of buildings in the eastern portion of the Marina District that may qualify for listing as a historic district.

The blocks bounded by Marina Boulevard, Fillmore Street, Buchanan Street, and Bay Street contain buildings constructed almost entirely between 1930 and 1940. As such, these buildings represent the end of the development period for the Marina neighborhood, which was 75% built out by 1930. The buildings within these blocks are generally of high architectural quality and together create a cohesive streetscape of Spanish Eclectic or Mediterranean Revival-style residences. Overall, these buildings present finer detailing and craftsmanship than some of the earlier sections of the neighborhood. The homes also range between 3 and 4 stories, whereas the earlier portions of the Marina neighborhood contain a substantial number of smaller 2-story homes. A brief visual inspection of this area also shows that the buildings retain a high level of historical integrity with the exception of some infill buildings and altered buildings along the edges of the eligible district at Marina Boulevard, Bay Street, and Buchanan Street. For these reasons, the Department finds that the described area is eligible for listing on the California Register for embodying the distinctive characteristics of the late development period of the Marina District and for possessing high artistic values.³ As such, the subject building appears to be eligible for listing under Criteria 3 as a contributor to an eligible historic district.

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.

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 integrity from the period of significance noted in Step A (ca. 1930 - 1940):

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

3768 – 3770 Fillmore retains a high degree of its integrity and continues to convey its individual significance. No notable alterations have taken place at the primary façade.

³ San Francisco Planning Department. *Historic Resource Evaluation Report: 1410 Jefferson Street*. May 13, 2013.

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.

The character-defining features of the subject building include:

- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Stucco siding;
- Spanish Eclectic ornamentation, including twisted composite pilasters and elaborate moldings;
- Recessed garage entrance with original doors;
- Street-facing balcony with red clay tile railing;
- Wood-framed casement windows;
- Shared courtyard with neighboring property clad in terra cotta and Spanish tile.

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: 5-23-14



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date June 25, 2014
Case No.: 2014.0553E
Project Address: 3768 – 3770 Fillmore Street
Zoning: RH-2 – Residential, House, Two-Family
40-X Height and Bulk District
Block/Lot: 0436C/038 - 040
Date of Review: May 22, 2014 (Part I)
June 25, 2014 (Part II)
Staff Contact: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@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 II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

3768 – 3770 Fillmore Street is located on the east side of Fillmore Street between Marina Boulevard and Jefferson Street in the Marina District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

3768 – 3770 Fillmore Street was constructed in 1935 by architect Sidney A. Colton for owners Serafino and Elena Iacono, owners of the New Sonoma Creamery. The subject building is a two-story-over-garage, wood-frame, three-unit building designed in the Mediterranean Revival Style. The building features a flat roof with a hipped parapet clad in Spanish clay tile. The façade is clad in stucco with terra cotta, tile, wood, and wrought iron detailing. Wood casement windows are arranged in groups of three with rounded arches. A carved lintel supported by brackets sits above the recessed garage door – an original coffered wood double door. The third story is set back to provide a covered patio, which projects beyond the plane of the primary façade. The balcony railing is constructed of stucco with a stacked red clay tile center to allow air through.

The character-defining features of the subject property include the following:

- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Stucco siding;
- Spanish Eclectic ornamentation, including twisted composite pilasters and elaborate moldings;

- Recessed garage entrance with original doors;
- Street-facing balcony with red clay tile railing;
- Wood-framed casement windows;
- Shared courtyard with neighboring property clad in terra cotta and Spanish tile.

The subject property at 3768 – 3770 Fillmore Street is identified in the 1976 Architectural Quality Survey with an overall score of 2, placing it within the top ten percent of the City’s building stock in 1976. It is not listed on any other local, state or national registries. The property was found to be contributor to an eligible historic district under Criterion 3 (Architecture) for the purposes of CEQA according to the Supplemental Information Form submitted by Ver Planck Historic Preservation Consulting (February, 2014) and staff research, per the Historic Resource Evaluation Response, Part I, completed on May 22, 2014 (Case No. 2014.0553E). No formal survey has taken place to assess potential historic districts within the Marina District.

The blocks bounded by Marina Boulevard, Fillmore Street, Buchanan Street, and Bay Street contain buildings constructed almost entirely between 1930 and 1940. As such, these buildings represent the end of the development period for the Marina neighborhood, which was 75% built out by 1930. The buildings within these blocks are generally of high architectural quality and together create a cohesive streetscape of Spanish Eclectic or Mediterranean Revival-style residences. Overall, these buildings present finer detailing and craftsmanship than some of the earlier sections of the neighborhood. The homes also range between three and four stories, whereas the earlier portions of the Marina neighborhood contain a substantial number of smaller two-story homes. A brief visual inspection of this area also shows that the buildings retain a high level of historical integrity with the exception of some infill buildings and altered buildings along the edges of the potential district at Marina Boulevard, Bay Street, and Buchanan Street. For these reasons, the Department finds that the described area is potentially eligible for listing on the California Register for embodying the distinctive characteristics of the late development period of the Marina District and for possessing high artistic values.¹ As such, the subject building appears to be eligible for listing under Criterion 3 as a contributor to an eligible historic district.

Proposed Project

Demolition

Alteration

Per Drawings Dated: February 24, 2014

Project Description

3768 – 3770 Fillmore Street is a two-story-over-garage, three-unit residence constructed in 1935 by architect Sidney A. Colton. The residence is designed in the Mediterranean Revival architectural style. The proposal is to construct fourth floor vertical addition set back 43 feet, 2 inches from the primary façade; to construct a roof deck above the existing third story; and to insert an elevator within an existing interior stairwell. The proposed vertical addition would be 9 feet, 11 inches high and feature a staircase at the south wall to provide access to the fourth story roof and the façade would feature a utilitarian design with no decorative features and stucco cladding.

¹ San Francisco Planning Department. *Historic Resource Evaluation Report: 1410 Jefferson Street*. May 13, 2013.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*, and will not cause a significant adverse impact to the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing three-unit residence and no changes are proposed to the primary façade of the building. The building's spatial relationship to the neighborhood and surrounding district will not be altered as the addition is setback substantially, making it minimally visible from the public right of way. The apartment building located at the corner of Fillmore Street and Jefferson Street (1490 Jefferson Street) is also four stories in height, and other penthouses are located on the subject block; therefore the proposed project is not setting a new precedent on the subject block or altering the character of the eligible historic district.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

All aspects of the historic character of the historic building will be retained and preserved and no character-defining materials or architectural elements that characterize the property will be impaired or removed.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

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

Conjectural elements are not a part of the proposed project. The proposed addition is constructed of contemporary yet compatible materials in a subordinate and minimally visible design.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not remove or alter distinctive features, finishes, or elements that express distinctive craftsmanship.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

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

The proposed project involves the construction of an approximately 580 square-foot (41' x 13'-6") addition on the roof of the existing residence, set back 43'-2" from the primary (west) façade and 15'-3" from the façade of the street-facing courtyard and a minimum of 10' from the rear (east) facade. The proposal additionally proposes to construct a roof deck on the remaining third story roof, which would include a 42"-high metal railing that would be concealed behind the existing historic parapet. The proposed addition will not remove or alter any historic materials and would feature a simple, utilitarian design constructed of compatible yet contemporary materials with no conjectural elements. Due to the substantial setback of the proposal and single-story height, the proportions of the historic residence would not be visibly altered.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

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

If the proposed addition were removed, there would be no significant impacts to the historic structure or the eligible historic district. In the unlikely event of the removal of the proposed alteration, the integrity of the historic property or district would not be impaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 7-2-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

AK: G:\Preservation\3768 Fillmore\3770 Fillmore_Part II.doc



72 Filmore St
Berkeley, CA 94723 - approximate address
Street View - Nov 2013

CASE NUMBER:

14.05530

RECEIVED 152

AUG 08 2014

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
PIC

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Benjamin & Linda Miller		
DR APPLICANT'S ADDRESS: 1442 Jefferson Street	ZIP CODE: 94123	TELEPHONE: (415) 823-4657
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Jeremy Schaub		
ADDRESS: 1360 9th avenue San Francisco CA	ZIP CODE: 94122	TELEPHONE: (415) 682-8060
CONTACT FOR DR APPLICATION: Linda Miller Same as Above <input type="checkbox"/>		
ADDRESS: same as above	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: lbscmiller@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3768-3770 Fillmore Street		ZIP CODE: 94123
CROSS STREETS: Marina Blvd. and Jefferson Street		
ASSESSORS BLOCK/LOT: 0436C / 038	LOT DIMENSIONS: 29.67X125	LOT AREA (SQ FT): 3,711
ZONING DISTRICT: RH-2		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: Three Family, 2 story over basement, 30'1" in height

Proposed Use: Three Family, 3 story over basement, 40' in height

Building Permit Application No. 2014.03.19.1107

Date Filed: March 19, 2014

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.

No outreach effort was carried out by the Applicant. Nor has there been a neighborhood meeting or mediation.

Emails and phone conversations has taken place with some neighbors and Planning Staff.

There have been no changes proposed.

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.

The project is within a block which is dominated by 3 story buildings and some 4 story buildings. Most buildings do have roof top penthouses as is the case with the subject project. The upper floors and activated roofs have minimal square footage and building volume. The proposed addition is inconsistent with the pattern and character of the block as views from the interior open space/rear yards. Without setbacks surrounding the new top floor the proposed addition is not consistent with the broader neighborhood character.

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:

The project includes setbacks at the front and rear of the upper floor. However, these setbacks do little to reduce the impact generated by the addition as viewed from the rear of surrounding properties (and the interior open space) The setbacks reduce the appearance from Fillmore St. But the more sensitive areas are at the rear of the surrounding properties of this block.

All properties to the rear of the project site will be impacted. All existing active roof tops (those with open roof decks) will be affected. Our property as well as 1454 and 1460 Jefferson will be significantly impacted.

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?

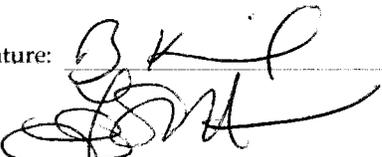
Reduce the size/volume and alter the shape of the proposed roof addition. The height of the addition should also be reduced. Eliminate upper most roof top deck and stairs to the roof.

14.05530

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: 5/6/14 _____

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

Linda S. Miller
Owner / Authorized Agent (circle one)

BENJAMIN H MILLER

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

NOTES:

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

For Department Use Only

Application received by Planning Department:

By: _____

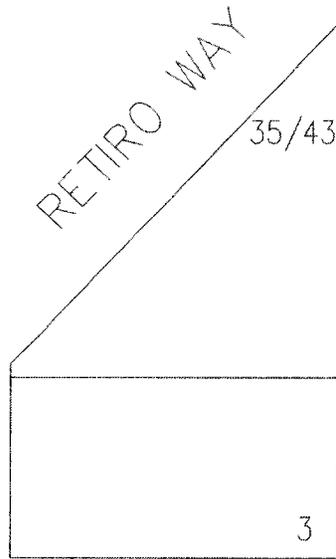
Date: _____

14-05530

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0436C38T	3768-3770 FILLMORE ST	MILLER	14	0804
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	LINDA MILLER	1442 JEFFERSON ST	SAN FRANCISCO	CA	94123
0001	005	.....	.....	.....	.....	.....
0419A	001	ROBERT LEVITSKY	1200 EMERSON ST	PALO ALTO	CA	94301-3528
0419A	001	OCCUPANT	301 MARINA BL	SAN FRANCISCO	CA	94123-1213
0436C	012	MARY BERONIO TRS	3766 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	012	OCCUPANT	3764 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	012	OCCUPANT	3764A FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	029	MILDRED GOLLOP LP	96 CHURCH ST	WESTON	MA	02493
0436C	029	OCCUPANT	1460 JEFFERSON ST	SAN FRANCISCO	CA	94123
0436C	029	OCCUPANT	1460A JEFFERSON ST	SAN FRANCISCO	CA	94123
0436C	029	OCCUPANT	1462 JEFFERSON ST	SAN FRANCISCO	CA	94123
0436C	032	RUBENS TRS	3776 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	032	OCCUPANT	3778 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	032	OCCUPANT	3780 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	038	J & J SEROPAN	3768 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	039	J & J SEROPAN	3768 FILLMORE ST #2	SAN FRANCISCO	CA	94123-1258
0436C	040	J & J SEROPAN	3768 FILLMORE ST #A	SAN FRANCISCO	CA	94123-1258
0436C	040	OCCUPANT	3770 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0438A	003	3775 FILLMORE LLC	325 MARINA BL	SAN FRANCISCO	CA	94123-1213
0438A	003	OCCUPANT	3775 FILLMORE ST #1	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #2	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #3	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #4	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #5	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #6	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #7	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #8	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #9	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #10	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #11	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #12	SAN FRANCISCO	CA	94123-1270
0438A	035	TRAVIS BINEN	3789 FILLMORE ST #1	SAN FRANCISCO	CA	94123-1230
0438A	036	MELVYN KALB	45 MAYER CT	LOS ALTOS	CA	94022-3130
0438A	036	OCCUPANT	3789 FILLMORE ST #2	SAN FRANCISCO	CA	94123-1230
0438A	037	RIVERA & HUNT	3789 FILLMORE ST #3	SAN FRANCISCO	CA	94123-1230
0438A	038	VERONIQUE GARRO	1276 REDMOND AV	SAN JOSE	CA	95120-2748
0438A	038	OCCUPANT	3789 FILLMORE ST #4	SAN FRANCISCO	CA	94123-1230
0438A	039	TAPLIN RUSSELL	2170 PACIFIC AV	SAN FRANCISCO	CA	94115-1546
0438A	039	OCCUPANT	3689 FILLMORE ST #5	SAN FRANCISCO	CA	94123
0438A	040	ROBERT LEVITSKY	1200 EMERSON ST	PALO ALTO	CA	94301-3528
0438A	040	OCCUPANT	3789 FILLMORE ST #6	SAN FRANCISCO	CA	94123-1230
0438A	041	SEAN SNYDER TRS	3789 FILLMORE ST #7	SAN FRANCISCO	CA	94123-1230
0438A	042	DANIEL DOMINGUEZ	3789 FILLMORE ST #8	SAN FRANCISCO	CA	94123-1230
0438A	043	DANIEL DOMINGUEZ	3030 BRIDGEWAY	SAUSALITO	CA	94965-2810
0438A	043	OCCUPANT	3789 FILLMORE ST #9	SAN FRANCISCO	CA	94123-1230
9999	999	.....	.....	.....	.....	.....

MARINA BOULEVARD

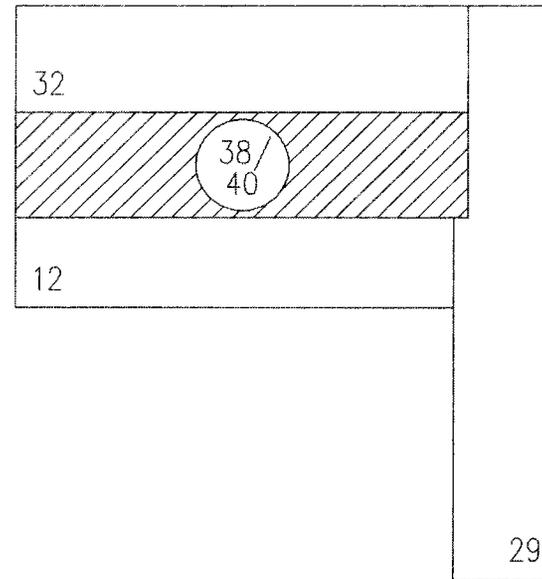
BLOCK 419A



BLOCK 438A

FILLMORE STREET

BLOCK 436C



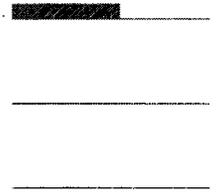
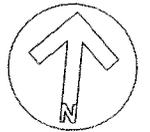
JEFFERSON STREET



1221 Harrison Street Suite 18
San Francisco CA 94103-4448
(415) 391-4775

BLOCK 436C
LOT 38

San Francisco, CA



JOB NO:	DATE: 140804
0436C38T	DRAWN: DC
	CHECKED: DC

DISCRETIONARY
REVIEW
AREA MAP



14.05.10

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Frank Gollop		
DR APPLICANT'S ADDRESS: 1462 Jefferson Street	ZIP CODE: 94123	TELEPHONE: (617) 803-6661
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Jeremy Schaub		
ADDRESS: 1360 9th avenue San Francisco CA	ZIP CODE: 94122	TELEPHONE: (415) 682-8060
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> Frank Schaub		
ADDRESS: same as above	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: gollop@bc.edu		

2. Location and Classification

STREET ADDRESS OF PROJECT: 3768-3770 Fillmore Street		ZIP CODE: 94123
CROSS STREETS: Marina Blvd. and Jefferson St.		
ASSESSORS BLOCK/LOT: 0436C / 038	LOT DIMENSIONS: 29.67X125	LOT AREA (SQ FT): 3,711
ZONING DISTRICT: RH-2		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: Three Family, 2 story over basement 30'1" in height

Proposed Use: Three Family, 3 story over basement 40' in height

Building Permit Application No. 2014.03.191107

Date Filed: March 19, 2014

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.

No outreach effort was carried out by the Applicant. Nor has there been a neighborhood meeting or mediation.

Emails and phone conversations has taken place with some neighbors and Planning Staff.

There have been no changes proposed.

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.

The project is within a block which is dominated by 3 story buildings and some 4 story buildings. Most buildings do have roof top penthouses as is the case with the subject project. The upper floors and activated roofs have minimal square footage and building volume. The proposed addition is inconsistent with the pattern and character of the block as views from the interior open space/rear yards. Without setbacks surrounding the new top floor the proposed addition is not consistent with the broader neighborhood character.

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:

The project includes setbacks at the front and rear of the upper floor. However, these setbacks do little to reduce the impact generated by the addition as viewed from the rear of surrounding properties (and the interior open space). The setbacks reduce the appearance from Fillmore St. But the more sensitive areas are at the rear of the surrounding properties of this block.

All properties to the rear of the project site will be impacted. All existing active roof tops (those with open roof decks) will be affected. Our property as well as 1454 and 1460 Jefferson will be significantly impacted.

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?

Reduce the size/volume and alter the shape of the proposed roof addition. The height of the addition should also be reduced. Eliminate upper most roof top deck and stairs to the roof.

14.0553D

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: Frank Gollop, Inc

Date: 8/8/14

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

FRANK GOLLOP
Owner / Authorized Agent (circle one)

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

NOTES:

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: _____

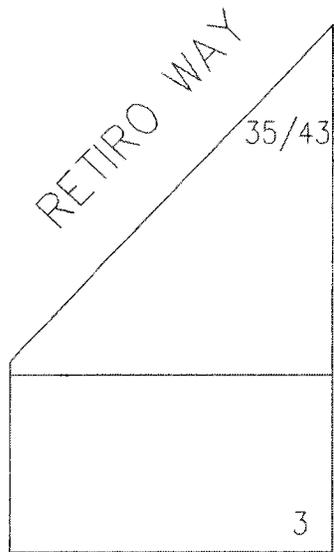
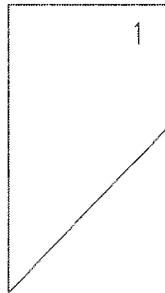
Date: _____

14.0553D

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0436C38T	3768-3770 FILLMORE ST	MILLER	14	0804
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	LINDA MILLER	1442 JEFFERSON ST	SAN FRANCISCO	CA	94123
0001	005	.....	.....	.....	.....	.....
0419A	001	ROBERT LEVITSKY	1200 EMERSON ST	PALO ALTO	CA	94301-3528
0419A	001	OCCUPANT	301 MARINA BL	SAN FRANCISCO	CA	94123-1213
0436C	012	MARY BERONIO TRS	3766 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	012	OCCUPANT	3764 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	012	OCCUPANT	3764A FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	029	MILDRED GOLLOP LP	96 CHURCH ST	WESTON	MA	02493
0436C	029	OCCUPANT	1460 JEFFERSON ST	SAN FRANCISCO	CA	94123
0436C	029	OCCUPANT	1460A JEFFERSON ST	SAN FRANCISCO	CA	94123
0436C	029	OCCUPANT	1462 JEFFERSON ST	SAN FRANCISCO	CA	94123
0436C	032	RUBENS TRS	3776 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	032	OCCUPANT	3778 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	032	OCCUPANT	3780 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	038	J & J SEROPAN	3768 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0436C	039	J & J SEROPAN	3768 FILLMORE ST #2	SAN FRANCISCO	CA	94123-1258
0436C	040	J & J SEROPAN	3768 FILLMORE ST #A	SAN FRANCISCO	CA	94123-1258
0436C	040	OCCUPANT	3770 FILLMORE ST	SAN FRANCISCO	CA	94123-1258
0438A	003	3775 FILLMORE LLC	325 MARINA BL	SAN FRANCISCO	CA	94123-1213
0438A	003	OCCUPANT	3775 FILLMORE ST #1	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #2	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #3	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #4	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #5	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #6	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #7	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #8	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #9	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #10	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #11	SAN FRANCISCO	CA	94123-1270
0438A	003	OCCUPANT	3775 FILLMORE ST #12	SAN FRANCISCO	CA	94123-1270
0438A	035	TRAVIS BINEN	3789 FILLMORE ST #1	SAN FRANCISCO	CA	94123-1230
0438A	036	MELVYN KALB	45 MAYER CT	LOS ALTOS	CA	94022-3130
0438A	036	OCCUPANT	3789 FILLMORE ST #2	SAN FRANCISCO	CA	94123-1230
0438A	037	RIVERA & HUNT	3789 FILLMORE ST #3	SAN FRANCISCO	CA	94123-1230
0438A	038	VERONIQUE GARRO	1276 REDMOND AV	SAN JOSE	CA	95120-2748
0438A	038	OCCUPANT	3789 FILLMORE ST #4	SAN FRANCISCO	CA	94123-1230
0438A	039	TAPLIN RUSSELL	2170 PACIFIC AV	SAN FRANCISCO	CA	94115-1546
0438A	039	OCCUPANT	3689 FILLMORE ST #5	SAN FRANCISCO	CA	94123
0438A	040	ROBERT LEVITSKY	1200 EMERSON ST	PALO ALTO	CA	94301-3528
0438A	040	OCCUPANT	3789 FILLMORE ST #6	SAN FRANCISCO	CA	94123-1230
0438A	041	SEAN SNYDER TRS	3789 FILLMORE ST #7	SAN FRANCISCO	CA	94123-1230
0438A	042	DANIEL DOMINGUEZ	3789 FILLMORE ST #8	SAN FRANCISCO	CA	94123-1230
0438A	043	DANIEL DOMINGUEZ	3030 BRIDGEWAY	SAUSALITO	CA	94965-2810
0438A	043	OCCUPANT	3789 FILLMORE ST #9	SAN FRANCISCO	CA	94123-1230
9999	999	.....	.....	.....	.....	.....

MARINA BOULEVARD

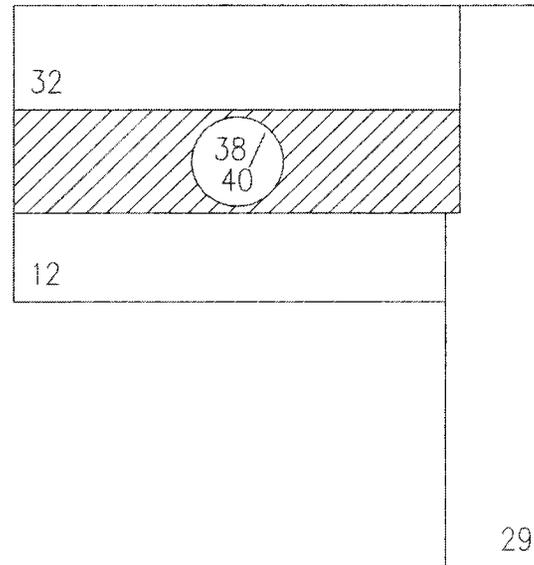
BLOCK 419A



BLOCK 438A

FILLMORE STREET

BLOCK 436C



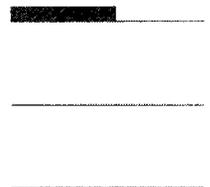
JEFFERSON STREET



1221 Harrison Street, Suite 18
San Francisco, CA 94103-4448
(415) 391-4775

BLOCK 436C
LOT 38

San Francisco, CA



JOB NO:	DATE: 140804
0436C38T	DRAWN: DC
	CHECKED: DC

DISCRETIONARY
REVIEW
AREA MAP

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

14-05530



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014.0553D

Building Permit No.: 2014-0319-1107

Address: 3768-70 Fillmore Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Jeremy Schaub, architect

Telephone No.: 415-682-8060 (for Planning Department to contact)

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

Please see attached response.

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

Please see attached response.

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

Please see attached response.

September 5th, 2014



RESPONSE TO DISCRETIONARY REVIEW

PROPERTY ADDRESS: 3768-70 Fillmore Street
BUILDING PERMIT APPLICATION #: 2013-1204-3317
CASE NO.: 2014.1119D
ZONING DISTRICT: RH-2

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

The proposed project should be approved because it was designed to comply with SF Planning Code and the Residential Design Guidelines, as reviewed and approved by staff. This entire neighborhood is zoned 40-X height and bulk district, and our project is within that limit. The DR requestors claim that this addition would affect the neighborhood character and rear yard open space, but they both own 4 story buildings with similar roof decks. See Exhibits 1 and 2.

- 2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requestor and other concerned parties?**

Per DR requestor's concern #2 – the rear of the addition is set back 17'-8" from the existing rear wall. The front and side are also set back to avoid impacts to the immediate neighbors. Their stated complaint is that the addition will block their view, which is not protected, and cannot be avoided in this case.

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

The proposal is a modest addition and is within the allowed buildable area in the RH-2 Zoning District. The addition is to create additional accessible living space and add an elevator to a top floor condominium. After the addition the unit would only be +/- 3,000 square feet. The walls have already been set back from the front, right and rear elevations, and the stair to the roof is required by the fire department.

Both DR requestors live in 4 story buildings with decks. The project sponsor is also proposing a 4th story, similar to many others found in the neighborhood.



November 3rd, 2014

Cindy Wu, President
And Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: 3768-70 Fillmore Street (Block 0436C, Lots 038-040)
Case No. 2014.0553DD
Hearing Date: November 13th, 2014

Dear President Wu and Commissioners –

Our architecture firm represents Milt and Judy Seropan, the owners of the building at 3768-70 Fillmore Street. They have lived in the top unit since 1976, and have rented out the other two units since then. The building was converted to condominiums in 2001. The Seropans have decided that they want to live out their retirement in this house, but need to make some modifications for their needs. The very modest fourth floor will allow for more accommodating hallway and bathroom spaces, a room for their live-in assistant, and an elevator to the top floors.

With large setbacks from the front, rear and south side, the addition is much smaller than what the Planning Code allows. The height is within the zoning limit, and the project is compliant with the Residential Design Guidelines. The Seropans and our office have spoken to many neighbors, and we have letters of support from six of the owners and tenants of adjacent properties on Fillmore Street. Please see attached [Exhibits A-1 – A-6](#).

Both of the DR requestors reside around the corner on Jefferson Street. Their stated concern is the neighborhood character, and the views from the interior open space. Each of the DR Requestors has their own 4th floor and deck, as do many of the buildings within the neighborhood. See [Exhibit B](#). They have not shown any portion of this project to be exceptional or extraordinary, which is the base line for granting Discretionary Review.

PROPOSED PROJECT

The subject building is on an interior lot, on the east side of Fillmore Street, between Marina Boulevard and Jefferson Street. The lot measures 29' 8 ¼" x 125', and consists of an existing three story, three unit condo building. The building was built in 1935, at the same time as 3776-78 Fillmore Street next door. A large shared courtyard provides private entries for two of the units, and the lower floor is accessed via an entry near the garage door. The building is considered a contributor to an eligible historic district, so the addition is proposed to be minimally visible from the street.

Our proposal is for a one story vertical addition to the top unit, so that #3770 would consist of the 3rd and 4th floors. The front setback is 43'-2" to reduce the impact on the front façade and

GABRIEL NG + ARCHITECTS INC.

courtyard. The rear setback is 10'-0" from the existing back wall; more than 40'-0" from the rear property line. The addition would include a new master bedroom and a social room, as well as new decks in the setback areas of the 4th floor. A new elevator would also be installed in the location of the rear service stair, to facilitate the owners' accessibility in and around the unit. We have also provided a side setback at the neighbor's lightwell on the south side, along with the required roof access for a four story building.

NEIGHBORHOOD OUTREACH

A pre-application meeting was held at the site on Thursday, March 13th, 2014. The project sponsor has also spoken with the adjacent homeowners in person on several occasions. During the 311 notification period our office spoke with Laura Miller (DR Requestor), Mrs. Gollop (DR Requestor), Maxine Nilsen (owner of 1490 Jefferson), Betty Agnos (tenant at 1490 Jefferson) and Henry Glasser (representing 3776 Fillmore) to explain the scope of the project. Since then, we have received 6 letters of support. These letters come from adjacent properties on Fillmore Street, those which are the most affected neighbors.

We have met with Mr. Miller and his representative, Mr. Gerald Green, and had several phone calls and emails with the Mary Gallagher who represents the Gollop Family. Our office has revised the roof stair's configuration to reduce its bulk and appearance, which was the area most visible to both DR Requestors.

NO EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES

The main concerns of the DR Requestors come down to three main issues.

1. The proposed addition conflicts with the neighborhood character of predominantly 3 story buildings.

Approximately 1/3rd of the neighborhood already has four stories, and our proposal is within the 40-X height limit. Both DR requestors' buildings have 4th floors and roof decks. Their top floors are mainly visible at the front façade, while ours is set back 43'-2". This complies with the Residential Design Guidelines, and CEQA standards.

2. The Addition is inconsistent with the pattern and character of the block and views from the interior open space

Views are not protected, and our addition is set back from the existing rear wall of the building. We have also provided a side setback from the adjacent lightwell. Our project will have zero effect on the light or air of the two DR Requestors. See Exhibit C.

3. The proposed addition is too tall, and there should not be a top deck or stairs.

The addition is within the height limit, and will provide for a ceiling height of just over 8' high. The roof will be unoccupied, as the proposed decks at the 4th floor will provide for open space. San Francisco Building Code requires a stair to the roof in 4 story buildings, and we have already shown a plan without a roof penthouse. We have also revised the design to lessen the profile of the stair, as shown in the most recent plans.

CONCLUSION

This proposal is a modest addition for a couple who wants to stay in their home. The project complies with all of the Zoning Codes and Residential Design Guidelines. The DR Requestors have not identified any exceptional or extraordinary circumstances. The truth is that this project will block their views of the Golden Gate Bridge, and they seek only to stop the addition. We respectfully request that you do not grant the request for Discretionary Review, and approve the project as proposed.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Jeremy Schaub', written in a cursive style.

-Jeremy Schaub
Partner Architect, Gabriel Ng + Architects, Inc.

To Whom It May Concern:

Subject: 1-story Vertical Addition
3768-3770 Fillmore Street
Block 0436C, Lots 038-040
San Francisco, CA 94123

I am the owner of 3762 Fillmore Street.

My property is next door to the proposed project at 3770 Fillmore St. I have reviewed Milt and Judy Seropan's proposal prepared by Gabriel Ng + Architects dated June 16th, 2014.

I found the 1-story design fits in the neighborhood. I feel the proposed addition would have little or no visual impact on me and it looks to be in character with other surrounding buildings.

Signed: 

Dated: 11/2/2014

Mojdeh Stone
Owner of 3762 Fillmore Street, San Francisco, CA 94123

3768-70 FILLMORE ST.
NOVEMBER 3RD, 2014
2014.0553D EXHIBIT A-1

To Whom It May Concern:

Subject: 1-story Vertical Addition
3768-3770 Fillmore Street
Block 0436C, Lots 038-040
San Francisco, CA 94123

I am the owner of 3764-3766 Fillmore Street.

My property is next door to the proposed project at 3770 Fillmore St. I have reviewed Milt and Judy Seropan's proposal prepared by Gabriel Ng + Architects dated June 16th, 2014.

I found the 1-story design fits in the neighborhood. I feel the proposed addition would have little or no visual impact on me and it looks to be in character with other surrounding buildings.

Signed: *Mary Lou Beronio* Dated: *11/1/14*

Mary Lou Beronio
Owner of 3764-3766 Fillmore Street, San Francisco, CA 94123

3768-70 FILLMORE ST.
NOVEMBER 3RD, 2014
2014.0553D EXHIBIT A-2

To Whom It May Concern:

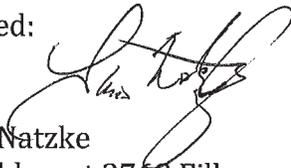
Subject: 1-story Vertical Addition
3768-3770 Fillmore Street
Block 0436C, Lots 038-040
San Francisco, CA 94123

I am the neighbor at 3768 Fillmore Street.

My property is next door to the proposed project at 3770 Fillmore St. I have reviewed Milt and Judy Seropan's proposal prepared by Gabriel Ng + Architects dated June 16th, 2014.

I found the 1-story design fits in the neighborhood. I feel the proposed addition would have little or no visual impact on me and it looks to be in character with other surrounding buildings.

Signed:



Eric Natzke

Neighbor at 3768 Fillmore Street, San Francisco, CA 94123

Dated:

11/01/14

3768-70 FILLMORE ST.
NOVEMBER 3RD, 2014
2014.0553D EXHIBIT A-3

To Whom It May Concern:

Subject: 1-story Vertical Addition
3768-3770 Fillmore Street
Block 0436C, Lots 038-040
San Francisco, CA 94123

I am the owner of 3776-3780 Fillmore Street.

My property is next door to the proposed project at 3770 Fillmore St. I have reviewed Milt and Judy Seropan's proposal prepared by Gabriel Ng + Architects dated June 16th, 2014.

I found the 1-story design fits in the neighborhood. I feel the proposed addition would have little or no visual impact on me and it looks to be in character with other surrounding buildings.

Signed



Dated: Nov 1, 2014

Carl Rubens

Owner of 3776-3780 Fillmore Street, San Francisco, CA 94123

3768-70 FILLMORE ST.
NOVEMBER 3RD, 2014
2014.0553D EXHIBIT A-4

To Whom It May Concern:

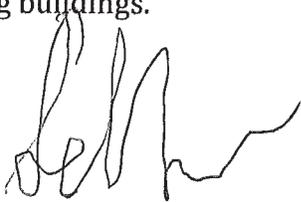
Subject: 1-story Vertical Addition
3768-3770 Fillmore Street
Block 0436C, Lots 038-040
San Francisco, CA 94123

I am the neighbor at 3776 Fillmore Street.

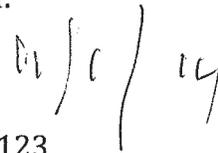
My property is next door to the proposed project at 3770 Fillmore St. I have reviewed Milt and Judy Seropan's proposal prepared by Gabriel Ng + Architects dated June 16th, 2014.

I found the 1-story design fits in the neighborhood. I feel the proposed addition would have little or no visual impact on me and it looks to be in character with other surrounding buildings.

Signed:



Dated:



Seth Chandler
Neighbor at 3776 Fillmore Street, San Francisco, CA 94123

3768-70 FILLMORE ST.
NOVEMBER 3RD, 2014
2014.0553D EXHIBIT A-5

To Whom It May Concern:

Subject: 1-story Vertical Addition
3768-3770 Fillmore Street
Block 0436C, Lots 038-040
San Francisco, CA 94123

I am the neighbor at 3780 Fillmore Street.

My property is next door to the proposed project at 3770 Fillmore St. I have reviewed Milt and Judy Seropan's proposal prepared by Gabriel Ng + Architects dated June 16th, 2014.

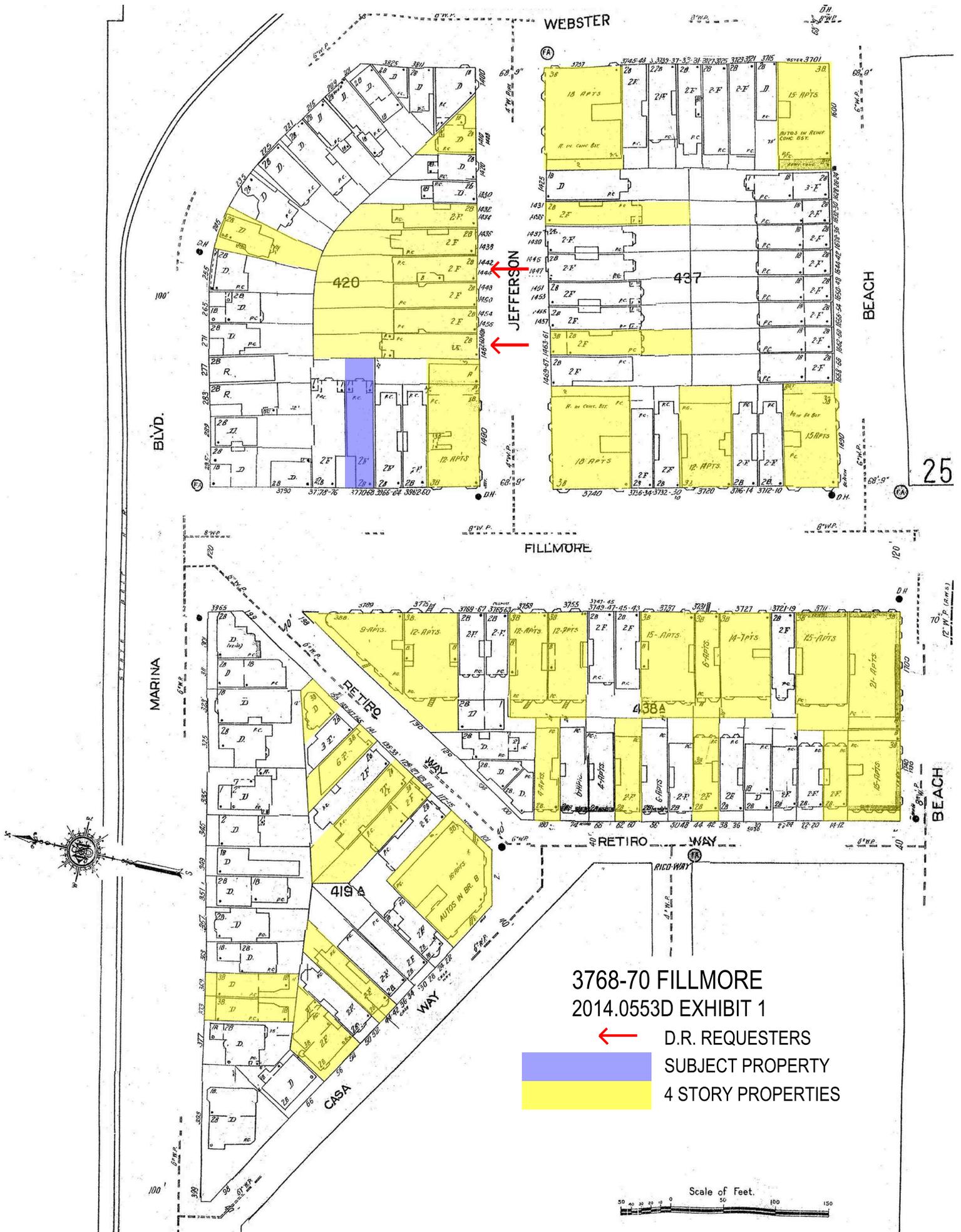
I found the 1-story design fits in the neighborhood. I feel the proposed addition would have little or no visual impact on me and it looks to be in character with other surrounding buildings.

Signed: 

Dated: Nov. 2, 2014

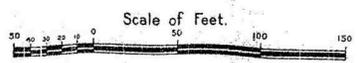
Marie Utzig
Neighbor at 3780 Fillmore Street, San Francisco, CA 94123

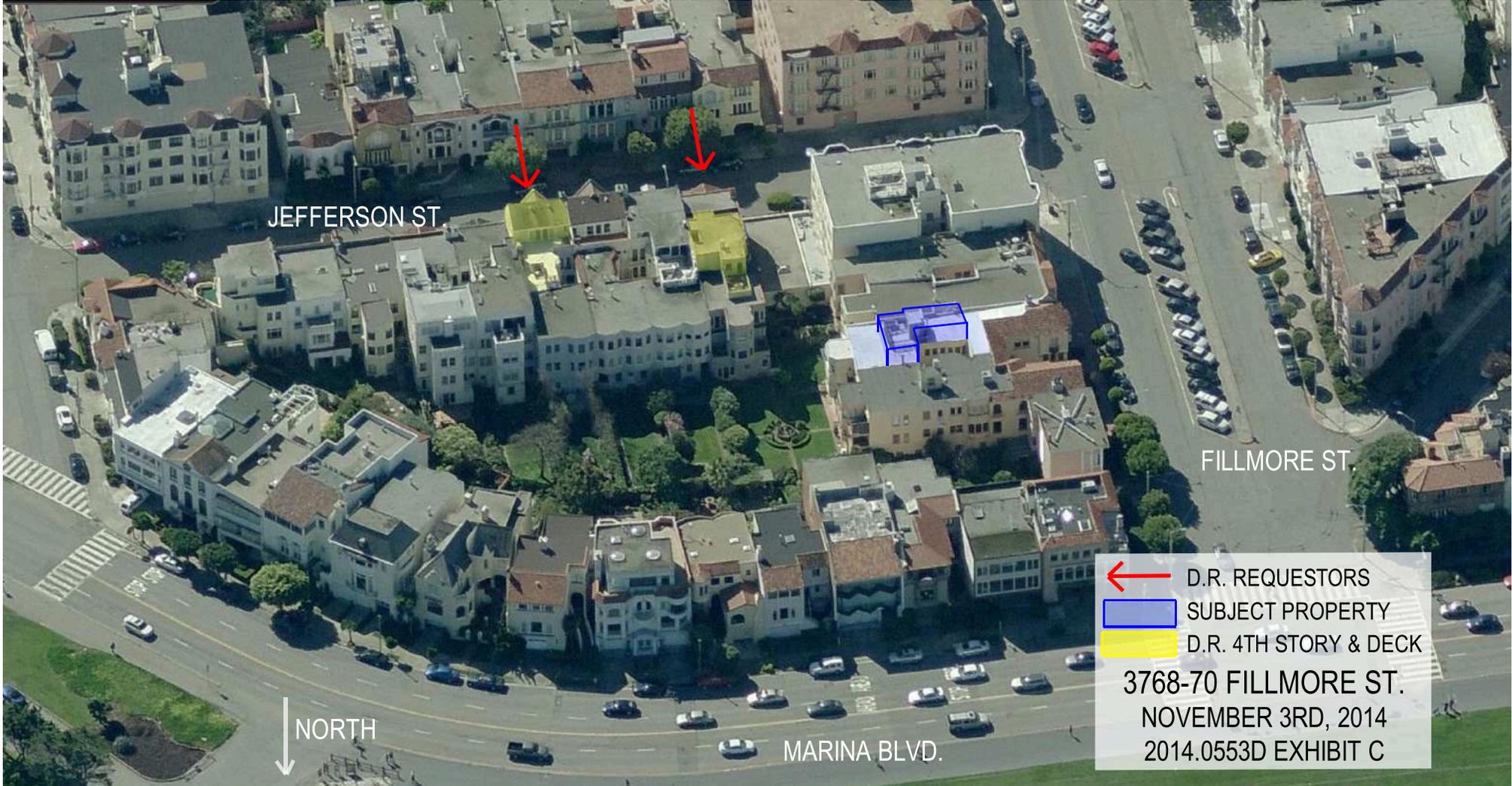
3768-70 FILLMORE ST.
NOVEMBER 3RD, 2014
2014.0553D EXHIBIT A-6



3768-70 FILLMORE
2014.0553D EXHIBIT 1

- ← D.R. REQUESTERS
- SUBJECT PROPERTY
- 4 STORY PROPERTIES





JEFFERSON ST

FILLMORE ST

MARINA BLVD.

NORTH
↓

 D.R. REQUESTORS
 SUBJECT PROPERTY
 D.R. 4TH STORY & DECK
 3768-70 FILLMORE ST.
 NOVEMBER 3RD, 2014
 2014.0553D EXHIBIT C

ABBREVIATIONS

&	AND
@	AT
CL	CENTER LINE
Ø	DIAMETER
#	FOUND OR NUMBER
PL	PROPERTY LINE
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D/W.	DISHWASHER
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT
INTERRUPTER	INTERRUPTER
G.S.M.	GALVANIZED SHEET METAL
GA.	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSONUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSCURED
OPNG.	OPENING
PL	PROPERTY LINE
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S.	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL.	SLIDER WINDOW
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT



GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

DRAWING INDEX

A-0.0	RENDERING
A-0.1	GREEN BUILDING SUBMITTAL: ATTACHMENT C-7
A-0.2	SITE PLAN
A-1.0	EXISTING SITE / ROOF PLAN
A-1.1	EXISTING PLANS
A-1.2	EXISTING ELEVATIONS
A-2.0	GROUND & SECOND FLOOR PLANS
A-2.1	THIRD & FOURTH FLOOR PLANS
A-3.0	FRONT / WEST ELEVATION
A-3.1	REAR & SIDE ELEVATIONS
A-3.2	SECTIONS

APPLICABLE CODES & ORDINANCES

2013 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
 2013 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS
 2013 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS
 2008 CALIFORNIA ENERGY CODE - TITLE 24
 2013 NFPA 13R STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

SCOPE OF WORK

- ADD FOURTH FLOOR FOR MASTER BEDROOM & SOCIAL ROOM
- REPLACE 2ND STAIR WITH ELEVATOR
- VOLUNTARY SEISMIC UPGRADE
- SPRINKLER UNDER SEPARATE PERMIT

PROJECT DATA

BUILDING PERMIT APPLICATION #: 2014-0319-1107
 BLOCK/LOT: 0436C / 038-040
 ZONING: RH-2
 OCCUPANCY: R-2
 NUMBER OF UNITS: 3
 NUMBER OF STORIES: 4
 TYPE OF CONSTRUCTION: V-B

VICINITY MAP



SYMBOLS

⊕	COLUMN GRID LINE	EL. = XX.XX'	ELEVATION
⊕	SECTION / DETAIL IDENTIFICATION SHEET NUMBER	—	EXISTING STUD WALL
⊕	INTERIOR ELEVATION ID	—	NEW STUD WALL
⊕	INTERIOR ELEVATION #	—	NEW DOOR
⊕	SHEET NUMBER	—	EXISTING WALL/DOOR TO BE REMOVED
⊕	ENLARGED PLAN SECTION OR DETAIL REFERENCE	—	EXISTING WALL/DOOR TO REMAIN
⊕	DOOR NUMBER	—	WALL DETAIL NUMBER
⊕	WINDOW NUMBER	—	



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3768-3770 FILLMORE STREET
BLOCK 0436C, LOT 038-040
SAN FRANCISCO, CA 94123

RENDERING

Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/22/14 EXT. STAIR	JS

Job 131230

Sheet **A-0.0**



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GREEN BUILDING SUBMITTAL:
 ATTACHMENT C-7

Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

Job 131230

Sheet

A-0.1

Of 11 Sheets

City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

INDOOR WATER USE

PRESCRIPTIVE APPROACH

All fixtures must not exceed flow rates summarized below (from CalGreen Tables 5.303.2.2, & 5.303.2.3):

Fixture Type	Maximum Prescriptive Flow Rate	Referenced Standard from California Plumbing Code Table 1401.1
Showerheads ²	2 gpm @ 80 psi	n/a
Lavatory faucets - nonresidential	0.4 gpm @ 60 psi	ASME A112.18.1/CSA B125.1
Kitchen faucets	1.8 gpm @ 60 psi	n/a
Wash fountains	1.8 [rim space (in.)/20 gpm @ 60 psi]	n/a
Metering faucets	.20 gallons/cycle	ASME A112.18.1/CSA B125.1
Metering faucets for wash fountains	.20 [rim space (in.)/20 gpm @ 60 psi]	n/a
Tank-type water closets	1.28 gallons/flush ¹ and EPA WaterSense Certified	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Flushometer valve water closets	1.28 gallons/flush ¹	ASME A112.19.2/CSA B45.1 - 1.28 gal (4.8 L)
Urinals	0.5 gallons/flush	ASME A112.19.2/CSA B45.1 - 0.5 gal (1.9 L)

Notes:

1) For dual flush toilets, effective flush volume is defined as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8 L).
2) The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (5.303.2.1).

OR

PERFORMANCE APPROACH

Instructions to applicant:

Fill in all blank cells in both tables below. The number of occupants using each fixture type must be the same in both the Baseline and Design cases. If there are no fixtures of a type in your project, enter "0" for number of occupants. Multiply each row to determine the amount of water used in each fixture type, then sum the last column to determine the total daily water use. Take 80% of this baseline case to be the maximum allowable water use (corresponding to the required 20% reduction). The Total Design Case Daily Water Usage use from Worksheet WS-2 must not exceed the Total Allowable Daily Water Usage from Worksheet WS-1.

Worksheet WS-1 (summary) - Baseline & Allowable Water Use					
Fixture Type	Daily use	Occupants ²	Baseline Flow Rate	Baseline Usage (gallons per day)	
Showerhead	5 min.	x	2.0 gpm	=	
Showerhead - residential	8 min.	x	2.5 gpm	=	
Lavatory faucets	0.25 min.	x	0.5 gpm	=	
Lavatory faucets - residential	0.25 min.	x	2.2 gpm	=	
Kitchen faucets	4 min.	x	2.2 gpm	=	
Metering faucets	3	x	0.25 gal	=	
Water closets (all types)	1 male ¹ 3 female	x	1.28 gal	=	
Urinals	2 male	x	0.5 gal	=	
Total Baseline Case Daily Usage:					
Total Allowable Daily Water Usage (Baseline Usage x 80%):					

Notes:

1) The daily use number shall be increased to three if urinals are not installed in the room.
2) For non-residential occupancies, refer to table A, Chapter 4, 2010 California Plumbing Code for occupant load factors.
3) Fixtures and fittings must meet the standards referenced in California Plumbing Code Table 1401.1, see above.

Worksheet WS-2 (summary) - Design Water Use					
Fixture Type	Daily use	Occupants ²	Design Flow Rate	Design Usage (gallons per day)	
Showerhead	5 min.	x		=	
Showerhead - residential	8 min.	x		=	
Lavatory faucets	0.25 min.	x		=	
Lavatory faucets - residential	0.25 min.	x		=	
Kitchen faucets	4 min.	x		=	
Metering faucets	3	x		=	
Water closets (all types)	1 male ¹ 3 female	x		=	
Urinals	2 male	x		=	
Total Design Case Daily Usage:					

REQUIREMENTS

Instructions:

This form is for additions and alterations to residential occupancy which increase conditioned area, volume, or size of a residential building. See Administrative Bulletin 93, Attachment A, Table 1 for applicability. An abbreviated summary of each requirement is included for reference. Projects required to meet a LEED standard must use C-3 "Submittal for LEED Projects", and projects required to meet GreenPoint Rated must use the C-4 "Submittal for GreenPoint Rated Projects." Projects seeking certification may use the C-3 "Submittal for LEED Projects" or C-4 "Submittal for GreenPoint Rated" as alternatives to this form.

Check the box by each measure to indicate that you intend to comply with the listed requirement. For each requirement, use the "Plan Set Location" column to indicate where in the submittal documents compliance with the requirement can be verified. Requirements apply to areas and systems within the scope of addition and alteration. **Where items are not applicable, indicate "N/A" in the "Reference" column.**

Required Measures	Residential Addition & Alteration	Reference (Indicate Plan Set Sheet & Detail, or Specification, where applicable)
Type of Project:		
Construction and Demolition Debris: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance	●	
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 088.	●	
Water Efficient Irrigation: Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See the guide at www.sfwater.org/landscape)	●	
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (See www.sfwater.org/sdg)	●	
Grading and paving: Construction plans shall indicate how the site grading or drainage system will manage surface water flows to keep water from entering the building, such as swales, drains, or water retention gardens. (CalGreen 4.106.3)	●	
Smart Irrigation Controller: Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.	●	
Indoor Water Efficiency: Install water-efficient fixtures and fittings as summarized in CalGreen 4.303 (See "Indoor Water Efficiency" at left.) Replace all noncompliant fixtures in project area (CalGreen 3.301.1.1, San Francisco Housing Code 12A)	●	
Energy Efficiency: Comply with California Energy Code (Title 24, Part 6)	●	
Pest Protection: Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.	●	
Moisture content of building materials: Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: (CalGreen 4.505.3) 1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure	●	
Capillary break for concrete slab on grade: Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: (CalGreen 4.505.2.) 1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2) A slab design specified by a licensed design professional.	●	
Fireplaces and woodstoves: Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 4.503.1)	●	
Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)	●	
HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)	●	
Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system.	●	
Bathroom exhaust fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.	●	
Carpet: All carpet must meet one of the following: (CalGreen 4.504.3) 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.	● OR ●	
Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior or exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.5.	●	
Interior 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. See CalGreen Table 4.504.3.	●	
Low-VOC aerosol paints and coatings: Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CalGreen 4.504.2.3.)	●	
Low VOC Caulks, Construction adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)	●	

VERIFICATION

Instructions:

Indicate below who is responsible for ensuring green building requirements are met. **Projects that increase total conditioned floor area by ≥1,000 square feet are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93.** For projects that increase total conditioned floor area by <1,000 square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

VERTICAL ADDITION AND REMODEL

Project Name

BLOCK 0436C, LOT 038-040

Block/Lot

3768-3770 FILLMORE STREET

Address

R-2

Primary Occupancy

7,400

Gross Building Area

800

Increase In Conditioned Floor Area

Projects that increase total conditioned floor area by ≥1,000 square feet:

The Green Building Compliance Professional of Record for this project is:

N/A

Name

N/A

Firm

N/A

Architectural or Engineering License

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CalGreen Inspector

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Licensed Professional: Sign & Date¹

(May be signed by the applicant when less than 1,000 square feet is added.)

Affix professional stamp:



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SITE PLAN

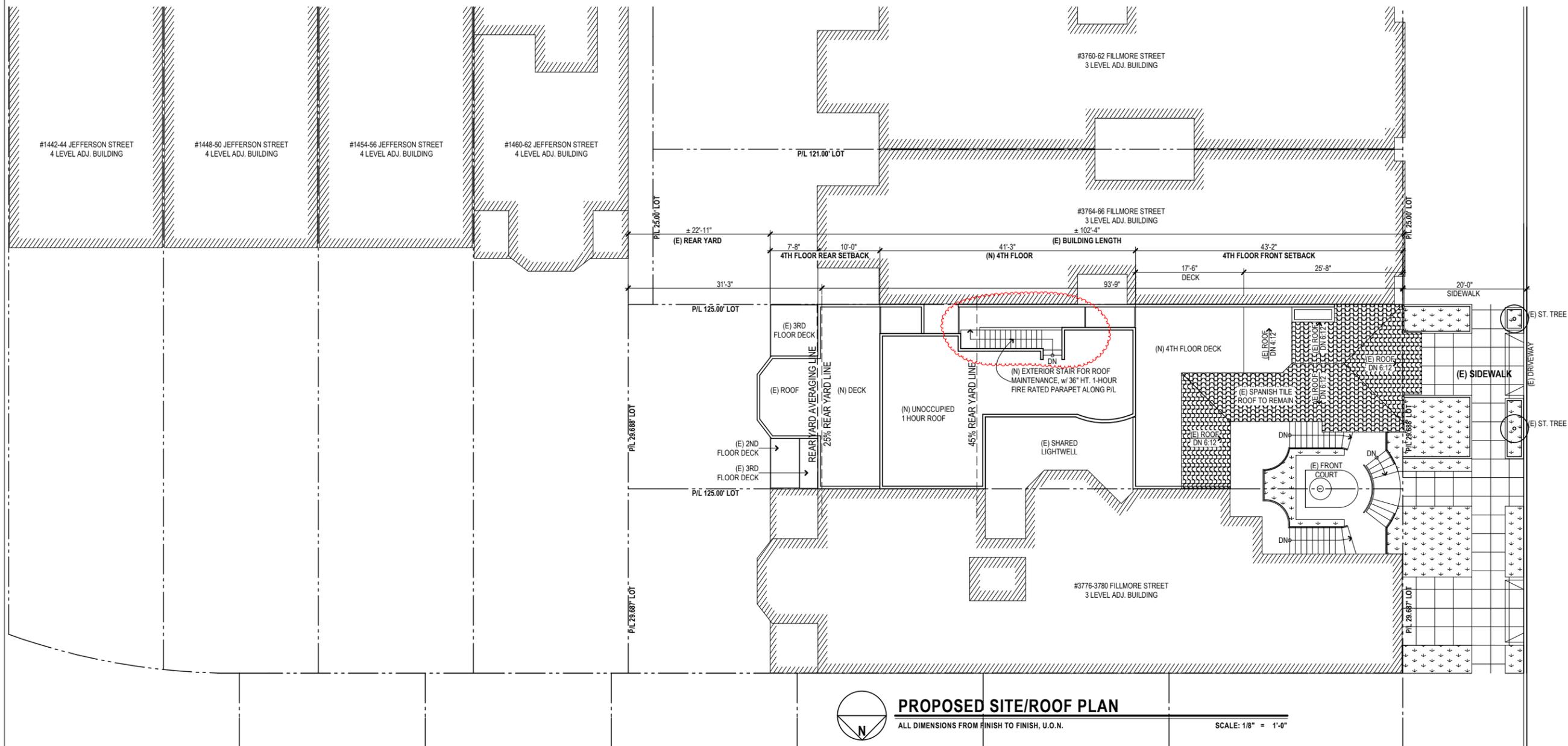
Date	By
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2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

Job 131230

Sheet

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EXISTING SITE / ROOF PLAN

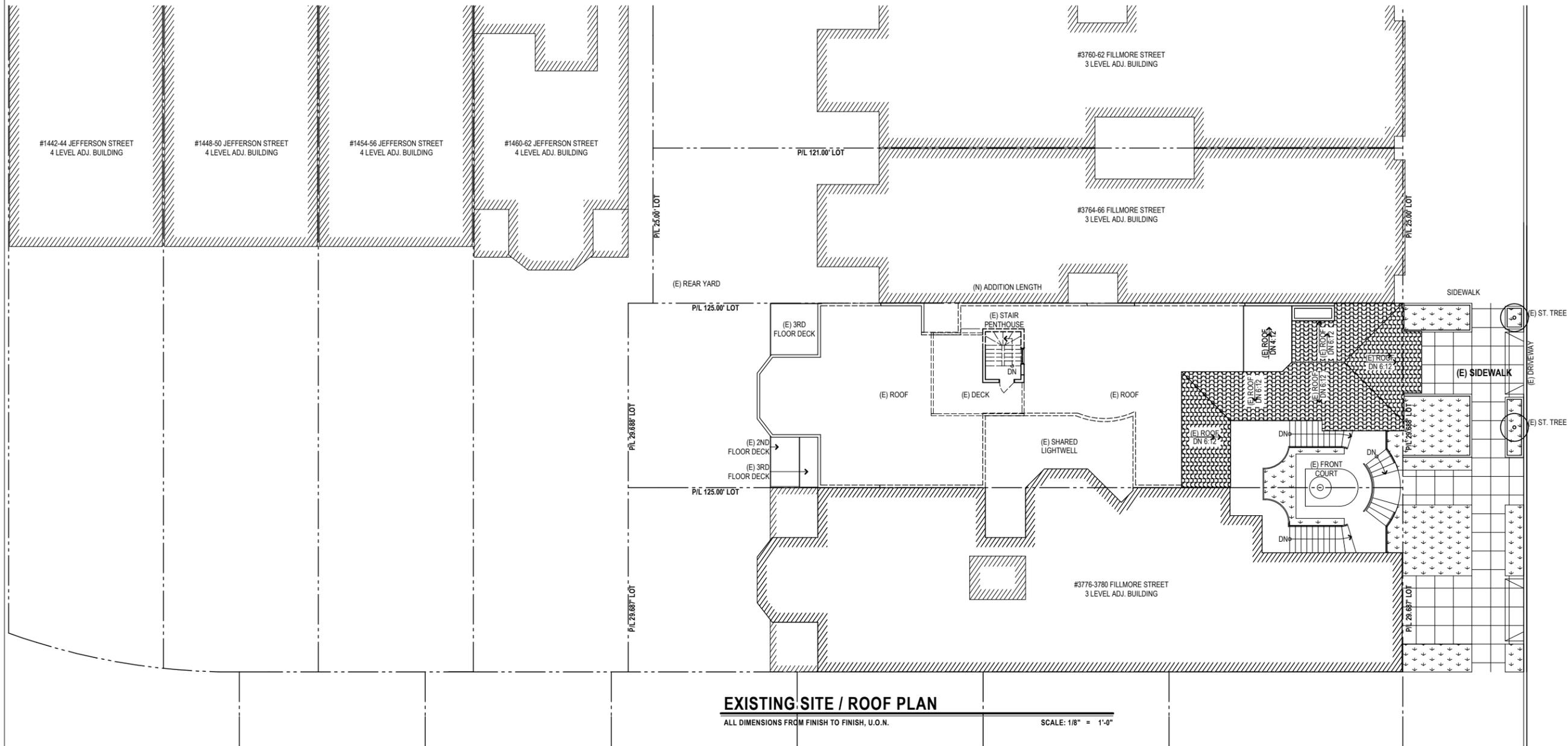
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10/29/14 EXT. STAIR	JS

Job 131230

Sheet

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WALL LEGEND

	NEW WALL
	EXISTING WALL
	(E) WALL TO BE REMOVED



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EXISTING PLANS

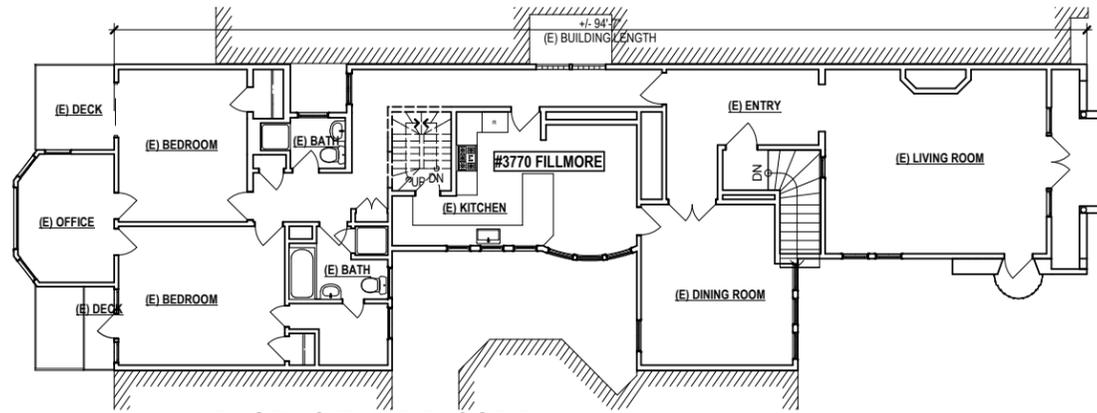
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Job 131230

Sheet

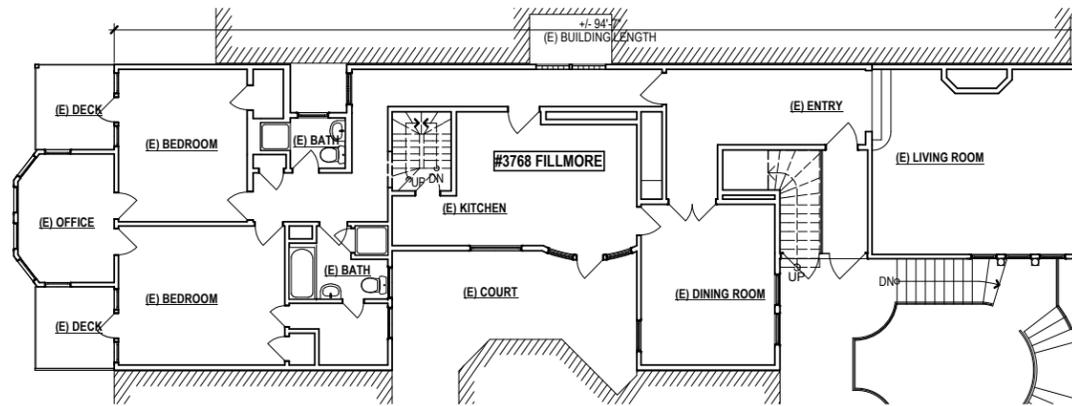
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Of 11 Sheets



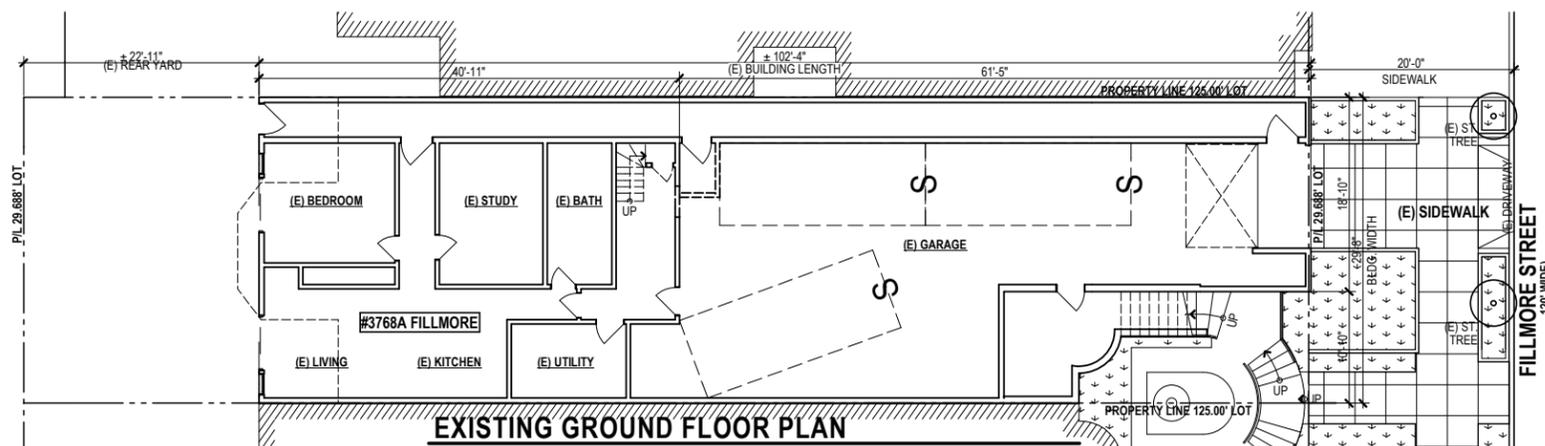
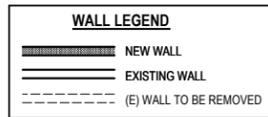
EXISTING THIRD FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



EXISTING GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



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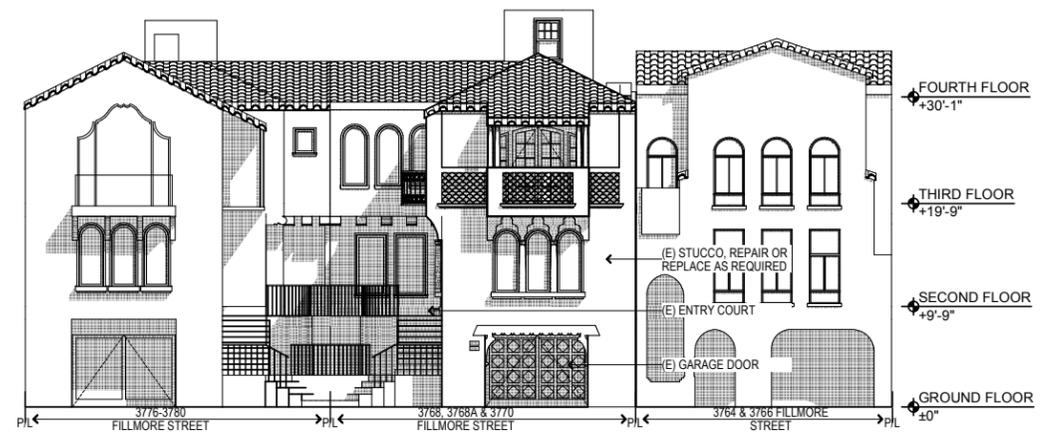
VERTICAL ADDITION AND REMODEL
 3768-3770 FILLMORE STREET
 BLOCK 0436C, LOT 038-040
 SAN FRANCISCO, CA 94123



EXISTING REAR / EAST ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

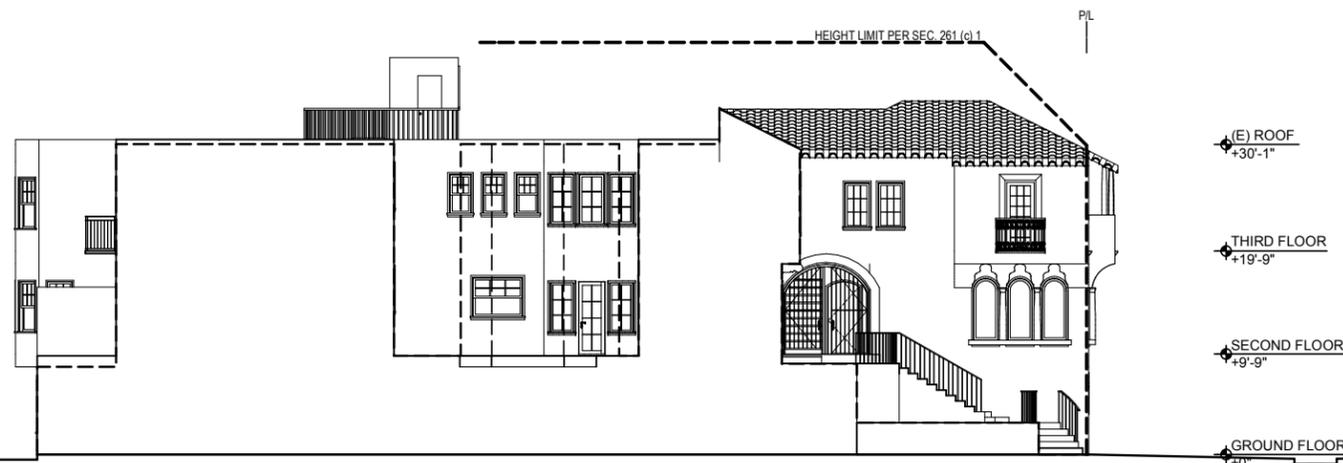
SCALE: 1/8" = 1'-0"



EXISTING FRONT / WEST ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

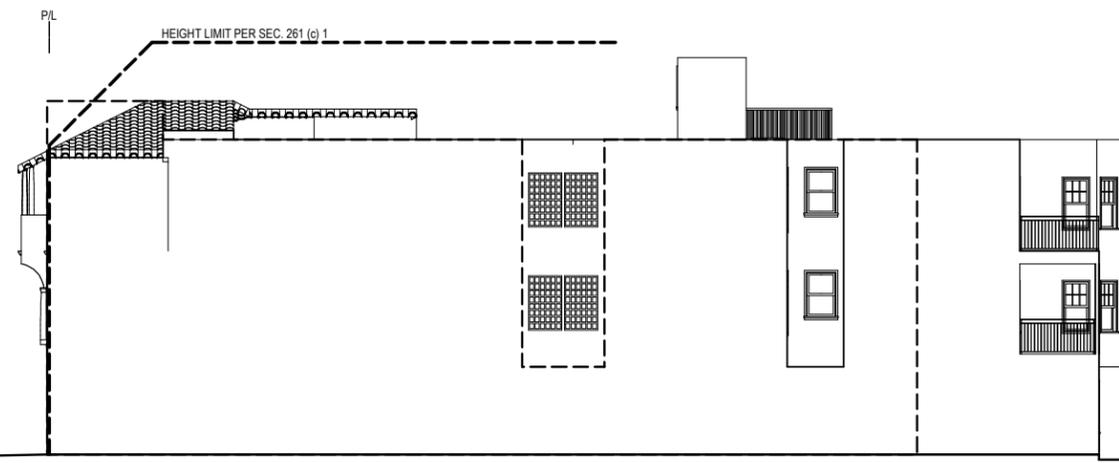
SCALE: 1/8" = 1'-0"



EXISTING LEFT / NORTH ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"



EXISTING RIGHT / SOUTH ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

EXISTING ELEVATIONS

Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

Job 131230

Sheet

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Of 11 Sheets



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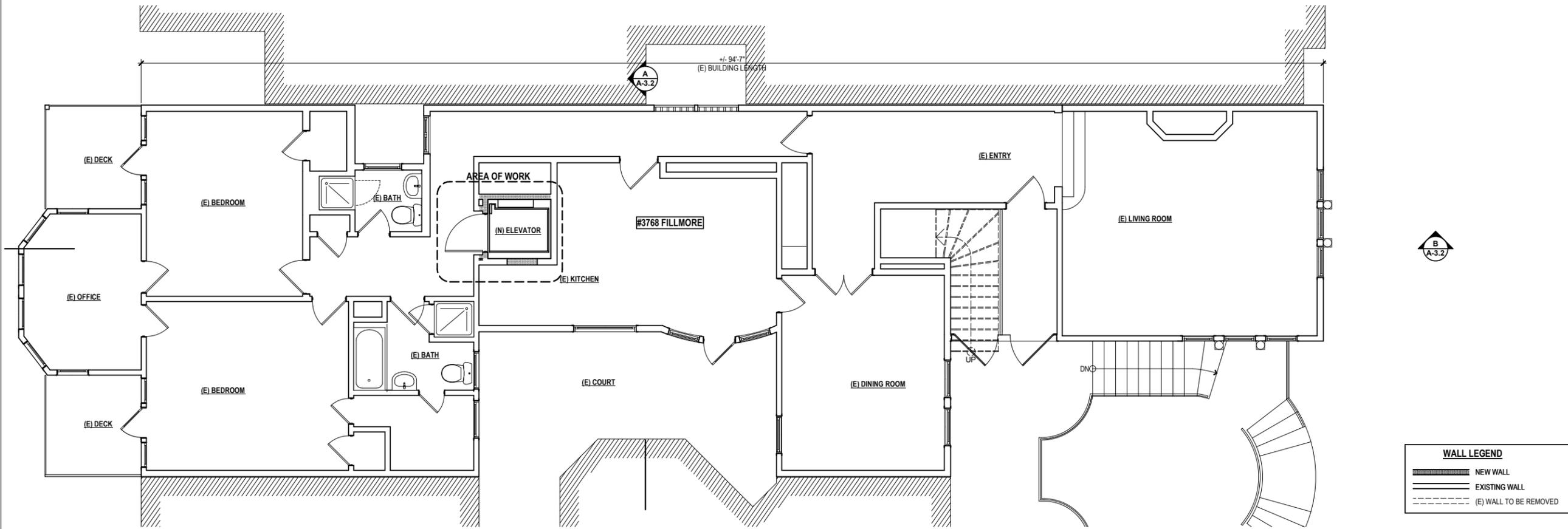
GROUND & SECOND FLOOR PLANS

Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

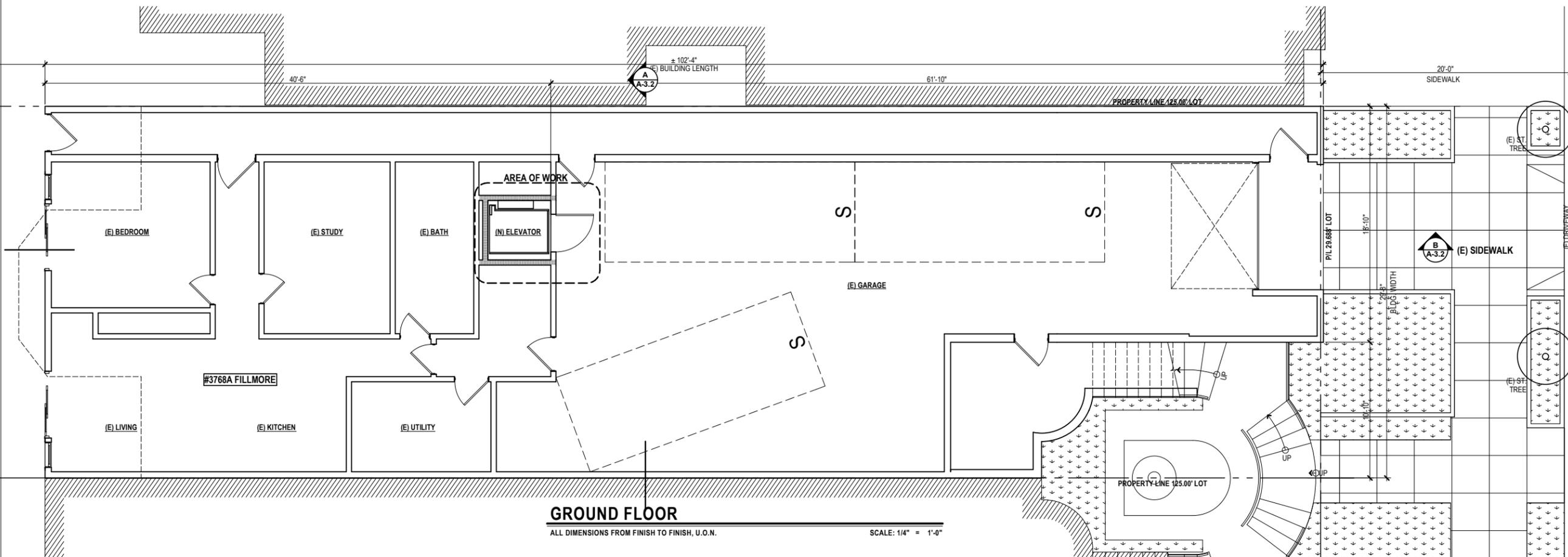
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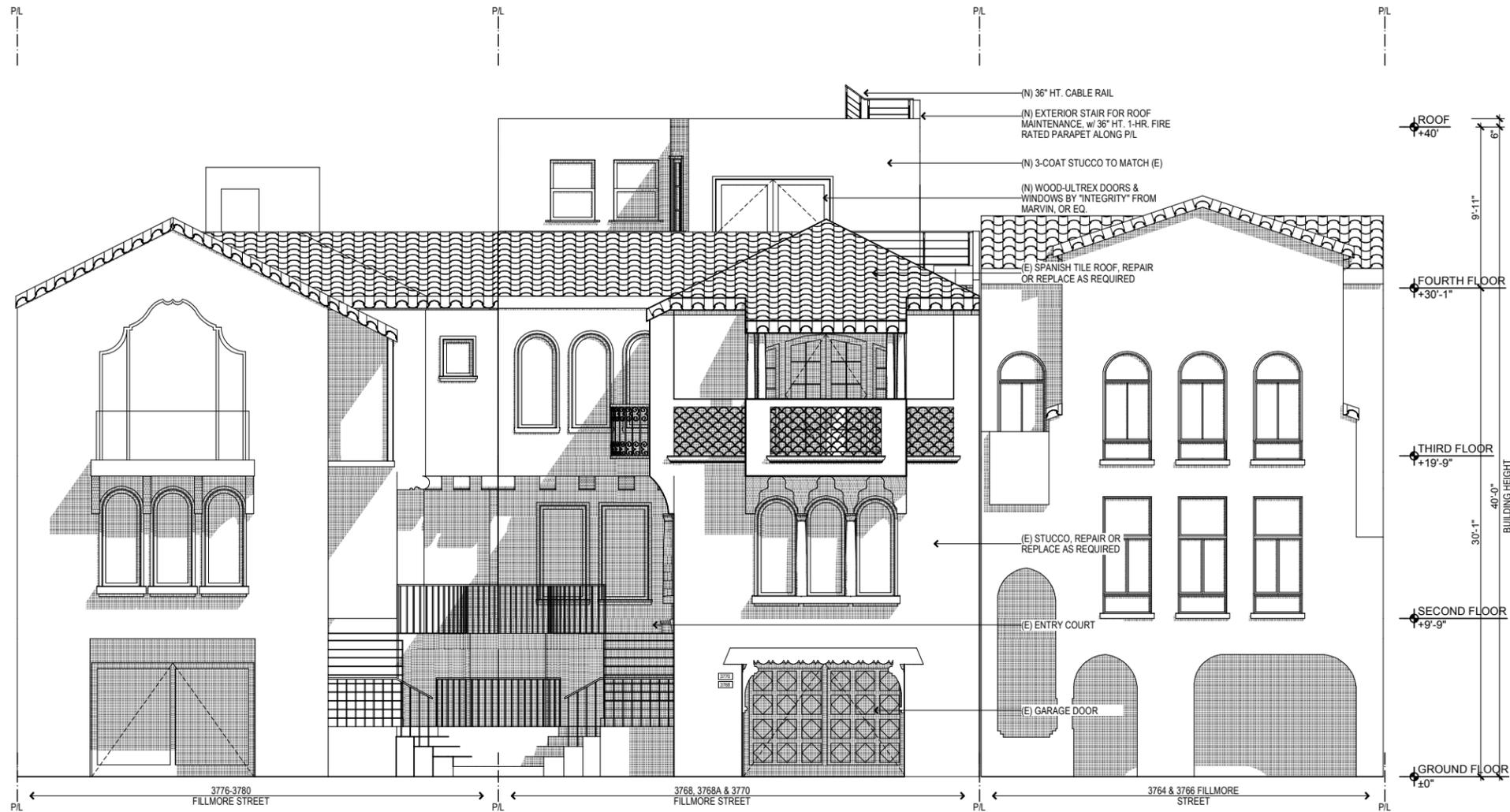
Of 11 Sheets



SECOND FLOOR
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



GROUND FLOOR
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



PROPOSED FRONT / WEST ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



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FRONT / WEST ELEVATION

Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

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REAR & SIDE ELEVATIONS

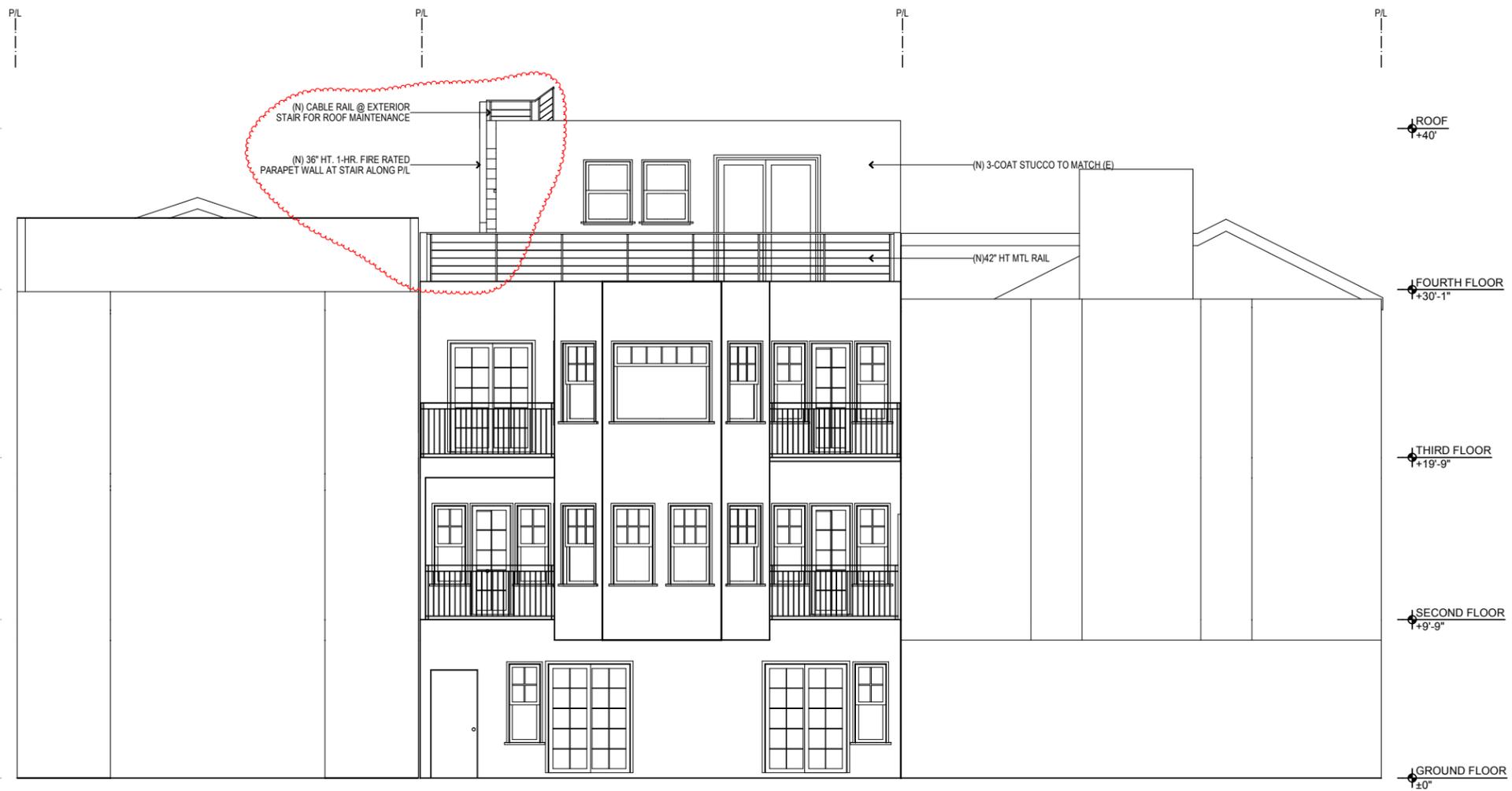
Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

Job 131230

Sheet

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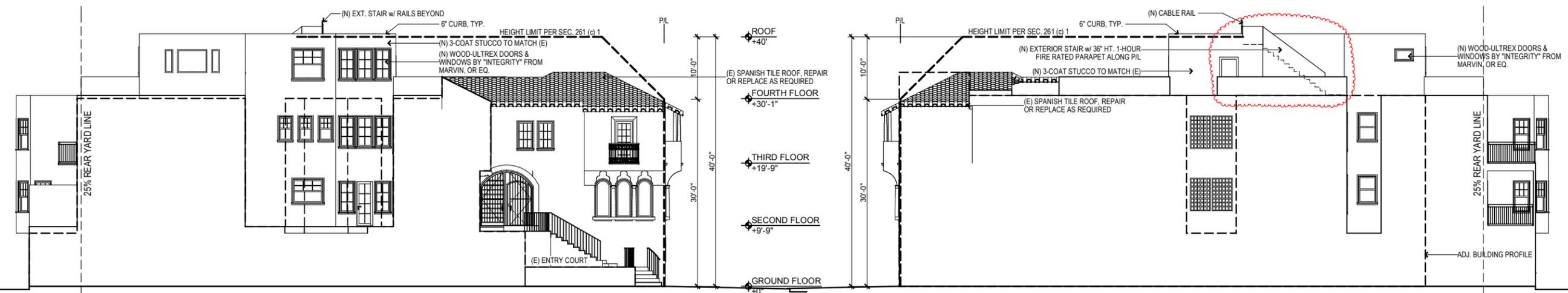
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PROPOSED REAR / EAST ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



PROPOSED LEFT / NORTH ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

SCALE: 1/8" = 1'-0"

PROPOSED RIGHT / SOUTH ELEVATION

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

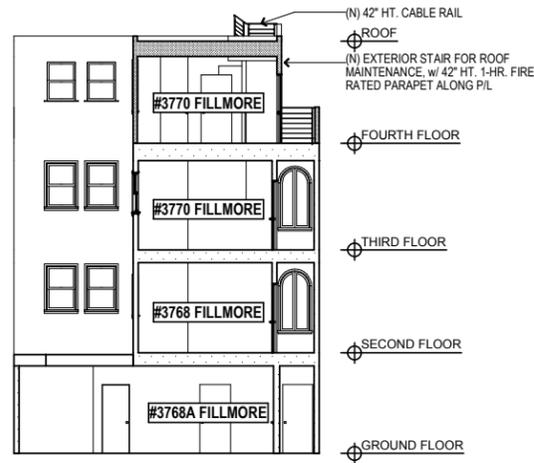
SCALE: 1/8" = 1'-0"



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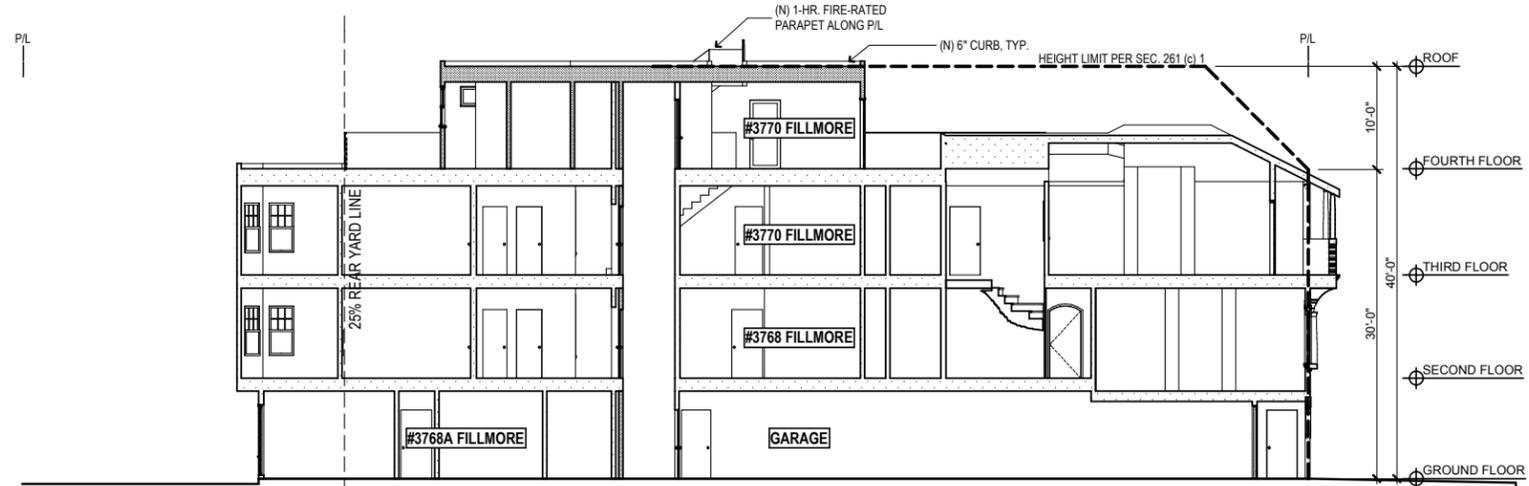
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2 CROSS SECTION
 1/8" = 1'-0"

WALL LEGEND	
	NEW WALL
	EXISTING WALL
	(E) WALL TO BE REMOVED



1 LONGITUDINAL SECTION
 1/8" = 1'-0"

SECTIONS

Date	By
1/8/14	YIP
2/24/14 EE APPLICATION	JS
3/17/14	YIP
5/5/14	YIP
5/19/14	JS
10/29/14 EXT. STAIR	JS

Job 131230

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