



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: OCTOBER 16, 2014

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San Francisco,
CA 94103-2479

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Information:
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Date: October 9, 2014
Case No.: 2014.0688DD
Project Address: 240 – 242 Alma Street
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 1282/012
Project Sponsor: John Kevlin
 Reuben & Junius, LLP
 One Bush Street, Suite 600
 San Francisco, CA 94104
Staff Contact: Sara Vellve – (415) 588-6263
Sara.Vellve@sfgov.org
Recommendation: **Do not take DR and approve the new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.0688D	New Building Case Number	2014.0688D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	Demolition performed w/o permit	Alteration Application Number	2014.03.19.1083
Number Of Existing Units in Question	3	Number Of Proposed Units in Question	3
Existing Parking	2 tandem	New Parking	2 tandem
Number Of Existing Bedrooms	1 (subject unit only)	Number Of New Bedrooms	1 (subject unit only)
Exist. Building Footprint	± 34' x ± 29'	New Building Footprint	± 34' x ± 29'
Existing Building Area	± 900 sf	Proposed Building Area	± 1,500 sf
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	10/06/2014	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The Project is to seek approval of a demolition of a single-family dwelling (“Carriage House”) that was undertaken without the benefit of permits, and to reconstruct a building for the same use, envelope and location on the lot. The majority of the Carriage House was demolished on October 13, 2013 and the Department of Building Inspection (DBI) issued a Notice of Violation (NOV) on November 1, 2013. The

overall building volume would be expanded through approximately 2' – 6" of excavation to lower the floor into grade. The replacement building was partially re-framed the day that demolition occurred and the aerial photo reflects the structure under a tarp.

An alteration permit (2013.03.06.1599) was issued by DBI on March 14, 2013 to perform interior and exterior renovations to the Carriage House. This permit was approved by the Planning Department and a Class 1 Categorical Exemption was granted. The project sponsor has reported that on Friday, October 13, 2013 the scope of work was exceeded (the building was demolished) which resulted in complaints from neighbors and issuance of DBI's NOV for the demolition. The subject permit is to resolve the NOV and permit reconstruction of the Carriage House to the configuration approved under the 2013 permit.

To reconstruct the building in its previous footprint, exceptions from Planning Code Sections 134 (rear yard) and 140 (dwelling unit exposure) are necessary.

SITE DESCRIPTION AND PRESENT USE

The property at 240 – 242 Alma Street is located on the north side of Alma Street between Shrader and Stanyan Streets in the Cole Valley neighborhood. The Property has approximately 30' of lot frontage along Alma Street with a lot depth of 100'. Prior to construction activity, the lot contained a two-story, two-family dwelling at the front of the property fronting Alma Street, and an approximately 14 foot tall residential building, the "Carriage House," in the required rear yard. The Carriage House, is the subject of the Discretionary Review case. Prior to its demolition, Carriage House containing one dwelling unit was located in the rear of the property at the rear property line. A mid-lot open space of approximately 23' separated the two structures and provided open space. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation.

Based on a Board of Appeals Memorandum of Decision dated May 14, 1980, the Carriage House was originally constructed circa 1917 as a one-story structure and used for non-residential purposes, including auto repair, until conversion to a residential use was sought in 1979. On May 14, 1980 a Notice of Decision and Order was issued by the Board of Appeals legalizing the Cottage House as a dwelling unit. The date of the Order is after the cutoff date for units subject to rent control, which was June 13, 1979. The front building containing two units was constructed soon after the Carriage House and is subject to rent control.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of two-to-four -story buildings, containing mostly one- to six residential dwelling-units. Grattan Playground is located directly across Alma Street to the south. Based on aerial photos of the block, three other structures are located in the mid-block area; two directly to the west of the subject property and one to the east fronting Shrader Street. Lot sizes in the block vary greatly from 21' x 50' to 15' – 47' x 150'. The only consistent lot size is 25' x 125', and found on Stanyan Street between Alma and Grattan Streets

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	October 6, 2014	September 26, 2014	20 days
Mailed Notice	10 days	October 6, 2014	October 6, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	2	0	0
Other neighbors on the block or directly across the street	4	0	0
Neighborhood groups	0	0	0

REPLACEMENT STRUCTURE

The single-family replacement structure will retain the footprint, height and use of the original Carriage House that was demolished. The overall building volume would be expanded by approximately 600 square feet through 2' – 6" of excavation to lower the floor into grade. The interior will be improved consistent with a Building Permit Application and Class 1 Categorical Exemption approved through Building Permit Application 2013.03.06.1599 and issued on March 14, 2013. Overall, the replacement structure would be approximately 31 feet deep, 29 feet wide and 14 feet tall. The new structure would retain the mid-lot open space of approximately 23' deep from the rear of the two-unit building fronting Alma Street.

PUBLIC COMMENT

The Project completed Section 311 notification on October 6, 2014. Two letters of support were received and have been incorporated into the sponsor's submittal. Staff understands that the sponsor has been working with neighbors to gain their support of the replacement building. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

**HOUSING ELEMENT
 Objectives and Policies**

**OBJECTIVE 2:
 RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY**

Policy 2.3:

Prevent the removal or reduction of housing for parking.

The proposal will not create additional parking on the lot as there will continue to be two off-street parking spaces provided in the main building fronting Alma street..

**OBJECTIVE 3
PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY
RENTAL UNITS.**

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Polity 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The demolished dwelling unit was legalized after 1979 and was not subject to rent control; therefore, approval of the demolition would be consistent with the General Plan with regard to rent control. The original, and proposed, unit could be considered "naturally affordable" due to the relatively small size in comparison to other new units proposed in the RH-2 District.

**OBJECTIVE 11:
PROMOTE THE CONSTRUCTION AND REHABILITATION OF WELL-DESIGNED
HOUSING THAT EMPHASIZES BEAUTY, FLEXIBILITY, AND INNOVATIVE DESIGN,
AND RESPECTS EXISTING NEIGHBORHOOD CHARACTER.**

Policy 2.3:

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

The proposed replacement building would be constructed in the same location with the same footprint and height from curb as the original Carriage House. Therefore, the proposal would retain the neighborhood character as it existed prior to the demolition.

SECTION 101.1 PRIORITY POLICIES

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

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

The proposal does not involve an existing or proposed retail use.

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

The proposal would reconstruct a single-family dwelling that was demolished without the benefit of permits. The proposed building's footprint, height from curb and location on the lot is the same as the original structure.

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

The demolished unit was not subject to rent control. Due to the overall size of the replacement structure it could be considered 'naturally affordable.'

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

The proposal does not represent an overall intensification or change of use to the property.

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

The proposal does not involve an industrial, service or office use.

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

The proposed single-family dwelling would be subject to all requirements of the Department of Building Inspection with regard to life and safety measures.

6. Landmarks and historic buildings be preserved.

As the original structure was demolished without historic review there is no way to analyze the changes as they relate to historic preservation. The alteration project proposed through the 2013 building permit application was found to be consistent with the California Environmental Quality Act through a Class I Categorical Exemption, and the proposed replacement building will be constructed to those plans.

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

The proposal is not subject to Section 295 of the Planning Code.

Section 317 Residential Demolition Policies

1. Whether the property is free of a history of serious, continuing Code violations.

The property did not have a history of serious, continuing Code Violations.

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

The house was in need of upgrades, but had been maintained in a decent, safe and sanitary condition.

3. Whether the property is an "historical resource" under CEQA.

An alteration permit issued in 2013 analyzed changes to the building and found them to be categorically exempt from CEQA. The building was illegally demolished without analysis regarding its historic significance under CEQA.

4. Whether the removal of the resource will have a substantial adverse impact under CEQA.
This consideration cannot be analyzed as the building was demolished before analysis could occur.
5. Whether the project converts rental housing to other forms of tenure or occupancy.
The owner intends to occupy the unit after reconstruction.
6. Whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing.
The unit in question was legalized in 1980, after the cutoff for rent protection would have applied.
7. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity.
The reconstructed unit would be consistent with an approved building permit application to alter the structure to make overall habitability improvements.
8. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity.
The reconstructed building would be the same height, footprint and location on the lot as the demolished building. The owner has addressed neighbor concerns, such as adding louvers to address privacy concerns.
9. Whether the project protects the relative affordability of existing housing.
The reconstructed building will be the same size as the building for which alterations were approved through a building permit application that was issued in 2013.
10. Whether the project increases the number of permanently affordable units as governed by Section [415](#).
The proposal is to replace one dwelling unit that was demolished without the necessary approvals.
11. Whether the project locates in-fill housing on appropriate sites in established neighborhoods.
The project replaces a single-family dwelling in the same location as it has been since the building was constructed circa 1917.
12. Whether the project increases the number of family-sized units on-site.
The proposal would reconstruct a small dwelling unit on the site.
13. Whether the project creates new supportive housing.
The proposal would reconstruct a small dwelling unit on the site.

14. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character.

The proposal would replicate an alteration project that was approved in 2013. The proposal would replace a single-family dwelling in the same location as before its demolition with the same building footprint and height.

15. Whether the project increases the number of on-site dwelling units.

The proposal would reconstruct one unit of three on a lot in RH-2 Zoning District.

16. Whether the project increases the number of on-site bedrooms.

The proposal will add one bedroom to the property.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Class 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on October 2, 2014.

RESIDENTIAL DESIGN TEAM REVIEW

The proposal does not include an increase to the height or envelope of the building that was demolished. The architecture is consistent to a project that was previously approved by the Planning Department.

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

BASIS FOR RECOMMENDATION

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

- The Project will not result in the elimination of a rent-controlled dwelling unit.
- The Project will support a building that is consistent in size and use as the original building; thus, preserving neighborhood character.
- The Project will retain neighborhood character as the replacement building will retain the building height, footprint and location of the demolished building.
- MUNI services will not be affected by the replacement project.

RECOMMENDATION:

Case No. 2014.0688DD – Do not take DR and approve the demolition.

Case No. 2014.0688DD – Do not take DR and approve the new construction as proposed.

The Design Review Checklist is not included as the proposal represents a replacement building that is substantially the same as the one demolished.

Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Section 311 Notice

Residential Demolition Application

Prop M findings

Categorical Exemptions

BPA 2013.03.06.1599

BPA 2014.03.19.10832

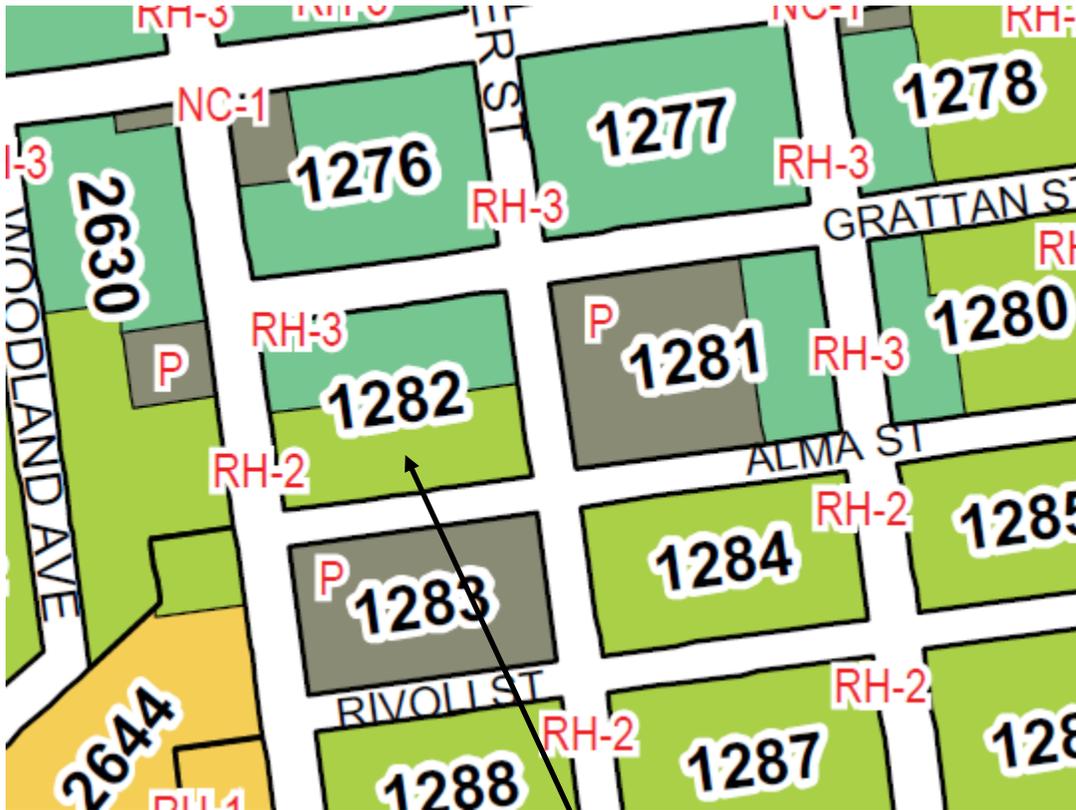
Applicant's Submittal

Summary/Brief

Context Photos

Reduced Plans

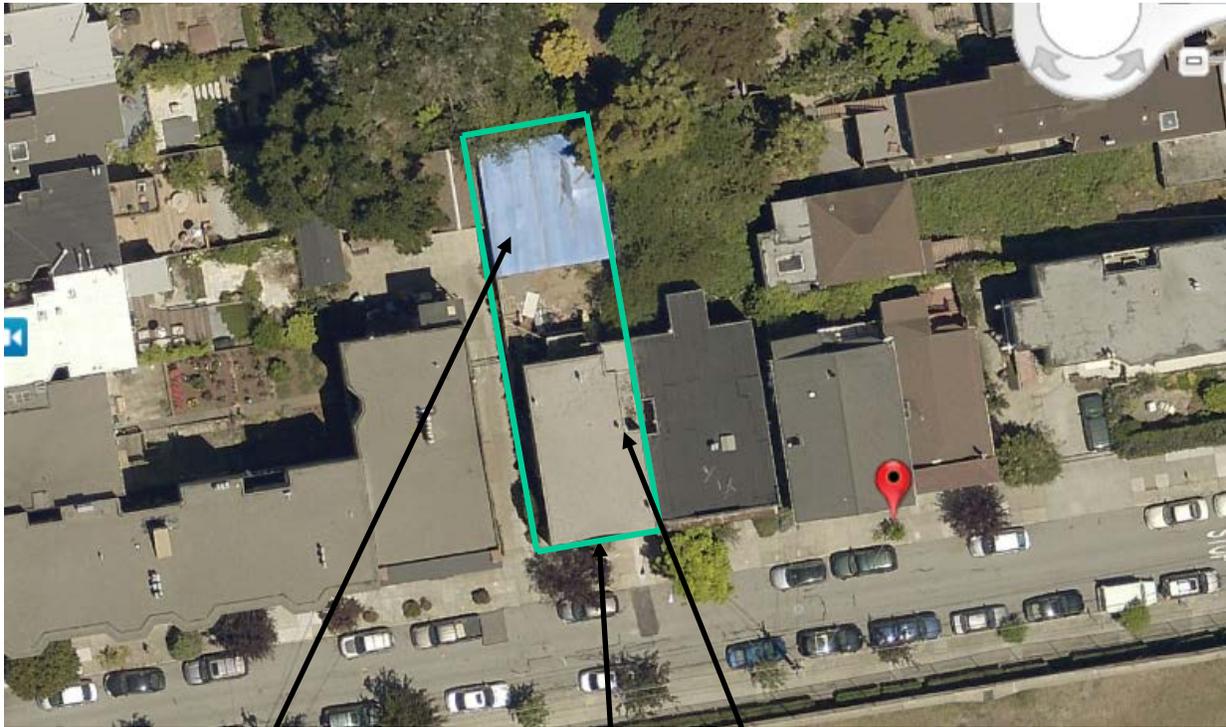
Zoning Map



SUBJECT PROPERTY



Aerial Photo



CARRIAGE HOUSE UNDER
TARP PER DBI REQUIREMENT
UNTIL RECONSTRUCTION
PERMIT ISSUED.

SUBJECT PROPERTY

FRONT BUILDING
CONTAINING TWO DWELLING
UNITS





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **January 31, 2014**, the Applicant named below filed Building Permit Application Nos. 2014.03.19.1083 (Alteration) with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	240 – 242 Alma Street	Applicant:	John Kevlin, Reuben & Junius
Cross Street(s):	Shrader Street	Address:	1 Bush Street, Suite 600
Block/Lot No.:	1282/012	City, State:	San Francisco, CA 94117
Zoning District(s):	RH-2/40-X	Telephone:	(415) 567 - 9000

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	X Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Dwelling	No Change
Front Setback from front property line	±68 feet	No Change
Side Setbacks	None	No Change
Overall Building Depth	±31 feet	No Change
Rear Yard	±0 feet	No Change
Building Height	± 14 feet	No Change
Number of Stories	1+	2
Number of Dwelling Units	1	1
Number of Parking Spaces	As Is	No Change
PROJECT DESCRIPTION		
<p>The proposal is to substantially reconstruct a rear-yard cottage that was substantially demolished per the enclosed plans. The overall footprint of the cottage would not change. The proposal would excavate below the current floor level to create two floors without increasing the overall building height as measured from the curb. The proposal requires exceptions to the rear yard and exposure requirements of the Planning Code, and is subject to mandatory Discretionary Review for demolition of housing. A hearing has been <u>tentatively scheduled</u> for Thursday, October 16, 2014 and will be separately noticed at a later date.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code. To date, a request for discretionary review has not been filed.</p>		

For more information, please contact Planning Department staff:

Planner: Sara Vellve

Telephone: (415) 558 - 6263

E-mail: sara.vellve@sfgov.org

Notice Date: **09/05/2014**

Expiration Date: **10/06/2014**

中文詢問請電: (415) 575-9010

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

#2

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Daniel Rabin	
PROPERTY OWNER'S ADDRESS: 242 Alma Street San Francisco, CA 94117	TELEPHONE: (415) 522-5700
	EMAIL:

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

CONTACT FOR PROJECT INFORMATION: John Kevlin - Reuben, Junius & Rose, LLP	
Same as Above <input type="checkbox"/>	
ADDRESS: One Bush Street, Suite 600 San Francisco, CA 94104	TELEPHONE: (415) 567-9000
	EMAIL: jkevin@reubenlaw.com

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

2. Location and Classification

STREET ADDRESS OF PROJECT: 240 - 242 Alma Street	ZIP CODE: 94117
CROSS STREETS: Stanyan and Schrader Streets	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1282 / 012	30' x 100'	3,000 sf	RH-2	40-X

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S): 2013.03.06.1599 (renovation)	DATE FILED: 3/6/2013
		2014.03.19.1083 (demo/new construction)	3/19/2014
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)	
		ELLIS ACT Was the building subject to the Ellis Act within the last decade?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	3	3	0	3
Hotel Rooms	n/a	n/a	n/a	n/a
Parking Spaces	n/a	n/a	n/a	n/a
Loading Spaces	n/a	n/a	n/a	n/a
Number of Buildings	2	1	1	2
Height of Building(s)	14', 3" (carriage house)	14', 3"	0	14', 3"
Number of Stories	2	2	0	2
Bicycle Spaces	n/a	n/a	n/a	n/a
GROSS SQUARE FOOTAGE (GSF)				
Residential	900 sf (carriage house)	1,514 sf (carriage house)	0	1,514 sf
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	900 sf	1,514 sf	0	1,514 sf

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	1	0
Rental Units:	2	2	0
Total Units:	3	3	0
Units subject to Rent Control:	0	0	0
Vacant Units:	1	0	(-1)

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	1	2	1
Rental Bedrooms:	3	3	0
Total Bedrooms:	4	5	1
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	240-1	2	1,100 sf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	240-1	2	1,100 sf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	240-2	1	700 sf	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	240-2	1	700 sf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	242 (carriage house)	1	900 sf	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	242	2	1,514 sf	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

See attached.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

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

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

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

The Project is residential and would not impact any retail uses.

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

The Project would facilitate family occupancy of the Property. The Project will maintain and remodel a dwelling unit in the carriage house that is subject to rent control that has been in existence since 1980.

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

The Project will maintain an existing dwelling unit that has been in existence since 1980.

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

The Project will not include office space or other uses that generate commuter traffic. The Project will maintain three dwelling units at the Property that have been in existence since 1980, and therefore will have no new impact on traffic, transit, or neighborhood parking.

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

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

The Project would not displace any industrial, service, or arts uses or activities.

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

The Project will ensure the Carriage House meets or exceeds all current structural and seismic requirements under the San Francisco Building Code.

7. That landmarks and historic buildings be preserved; and

The Project would maintain a structure that has existed at the Property since 1921.

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

The Project would maintain the existing massing at the Property that has existed since 1921, and therefore will have no effect on the pattern of existing mid-block open space on the subject block. The house will remain consistent with the scale of the homes in its immediate vicinity and on the larger block. Additionally, the Project would not impact any park vistas.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

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

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

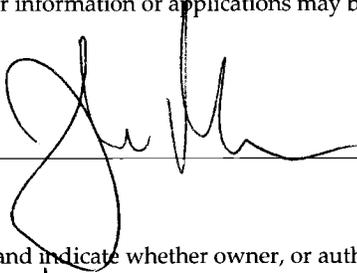
REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: Other information or applications may be required.

Signature: _____



Date: _____

August 5, 2014

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

John Kevin
 Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Demolition	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input checked="" type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- * Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 242 Alma St.	BLOCK/LOT(S) 1282/012
---------------------------------	--------------------------

CASE NO. _____	PERMIT NO. 2013.03.06.1599	PLANS DATED _____
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- Addition/ Alteration (detailed below) Demolition (requires HRER if over 50 years old) New Construction

STEP 1 EXEMPTION CLASS

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

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

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

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

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

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

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

..... **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to EPA's Map of CEQA's Archeological Sensitive Areas

..... **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to EPA's Map of CEQA's Noise Mitigation Areas

..... **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to EPA's Map of CEQA's Determination Layers - Topography

CONTINUED ON PAGE 2

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

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

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

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

_____ **Seismic, Flooding, and Liquefaction Zones:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zones?

Consult with EP

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

Consult with EP to determine the applicable level of CEQA analysis

NOTE:

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

Project Can Proceed With Categorical Exemption Review.

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

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

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

Category A: Known Historical Resource **GO TO STEP 5**

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

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

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

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).

JP

2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

JP

3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).

5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

Project Planner must check box below before proceeding.

Project is not listed:

GO TO STEP 5

Project does not conform to the scopes of work:

GO TO STEP 5

Project involves 4 or more work descriptions:

GO TO STEP 6

Project involves less than 4 work descriptions:

GO TO STEP 6

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

If condition applies, please initial.

_____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. **Interior alterations to publicly-accessible spaces.**

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

_____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation, dated _____

* Attach Historic Resource Evaluation Report

b. Other, please specify: _____

* Re-permittance/State of repair, demolition, etc. Permittance required

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

Further Environmental Review Required.

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

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

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

GO TO STEP 6

Preservation Planner Initials

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

Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

Step 2 (CEQA Impacts) or

Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*. _____

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

Planner's Signature

Jon Purci

Date

3/6/13

Print Name

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
240 - 242 Alma Street		1282/012	
Case No.	Permit No.	Plans Dated	
2014.0688D	2014.03.19.1083	3/19 & 20/2014, 7/18/2014	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Construct a single-family dwelling to replace a single-family dwelling demolished without the benefit of permits. No change to building footprint or height from curb. CEQA review for historic resource is not feasible as building was demolished and there is nothing to analyze.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<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 Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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</i>

	<i>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, unless reviewed by an Environmental Planner.	
<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): sara velle	

**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 type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 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"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. 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"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. 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 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 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 type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
Planner Name: Sara Velve	Signature: <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">sara velve</div> <small>Digitally signed by sara velve DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=sara velve, email=sara.velve@sfgov.org Date: 2014.10.02 14:58:44 -07'00'</small>
Project Approval Action: Building Permit <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
<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>	

**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:

REUBEN, JUNIUS & ROSE, LLP

October 8, 2014

By Hand Delivery

President Cindy Wu
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 242 Alma Street – Brief in Support of Project
Our file: 7947.01

Dear President Wu:

Our office represents Daniel Rabin (the “Project Sponsor”), owner of 240-242 Alma Street (the “Property”). The Property consists of a two-unit building at the front, and a one-unit carriage house at the rear. Mr. Rabin obtained a permit in 2013 to renovate the carriage house. His contractor doing the renovation work exceeded the scope of the permit and caused a technical demolition of the existing carriage house. Mr. Rabin now seeks authorization to reconstruct the carriage house, in the exact massing and configuration that was authorized by the 2013 permit (which is smaller than the original carriage house). The Project plans are attached as **Exhibit A**. These plans are the same as those previously approved for the carriage house (with one window removed on the west property line and two windows removed on the north property line). Photos of the Property are also attached as **Exhibit B**.

Mr. Rabin has been sensitive to the concerns of his rear neighbors. He has agreed to provide a screen wall with vertical louvers along the portion of the rear property line not occupied by a building wall, and has proposed no windows along the rear building wall.

The Project will preserve an existing dwelling unit in a structure that is smaller than what has existed at the Property since 1917. It will increase the size of the unit without expanding the envelope of the previous structure to create a new family-sized dwelling unit. The Project will do its incremental share to ease the current housing crisis. **If the project is not approved, a dwelling unit that has existed at the Property since at least 1980 will be lost from the housing stock.**

A. Project Background

On March 14, 2013, the Department of Building Inspection (“DBI”) approved a building permit application to remodel the carriage house (the “2013 Permit”). The 2013 Permit was approved by the Planning Department, which described the scope of work as “Interior remodel/foundation repair—SFD [single-family dwelling] at rear of lot.” The Permit did not

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin

Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin

Lindsay M. Petrone | Melinda A. Sarjapur | Kenda H. McIntosh | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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authorize demolition of the carriage house. The associated permit plans indicate no demolition of the carriage house; rather, they show a renovation and remodel of the existing structure.

Mr. Rabin purchased the Property in 2011 and his goal for the 2013 Permit was to renovate the carriage house to be used as his principal residence. He currently lives in one of the dwelling units in the main building at the Property. No tenant has occupied the carriage house since 2011. Upon occupying the carriage house, Mr. Rabin will offer his current unit for rent.

Subsequent to 2013 Permit issuance, Mr. Rabin hired Planart Construction as the contractor to conduct the work authorized by the permit. Mr. Rabin provided the contractor with the 2013 Permit and associated plans. He emphasized with the contractor the sensitivity of the work due to the fact that the carriage house is adjacent to three property lines and is a non-complying structure. The contractor began work authorized by the 2013 Permit in July of 2013. On Friday, October 18, 2013, when Mr. Rabin left the Property to go to his work, the carriage house was standing. That afternoon, he returned home to find the walls of the carriage house completely torn down. The materials that made up the existing walls were ruined, and could not be reconstructed. The contractor had previously built new structural elements supporting the second floor, and was supposed to reinforce the existing walls, but instead they simply demolished the walls of the structure. This work was done unbeknownst to Mr. Rabin and without his authorization. The contractor subsequently rebuilt the exterior walls of the carriage house. After a Notice of Violation ("NOV") was issued, the Department of Building Inspection ("DBI") allowed the contractor to place tarpaulin over the structure to protect it from the elements, but no further work has been done.¹

Seeking to resolve the NOV filed on the Property, Mr. Rabin filed a Letter of Determination request from the Planning Department, requesting a determination of the process involved to reconstruct the carriage house. The Zoning Administrator issued a Letter of Determination essentially allowing the carriage house to be reconstructed so long as certain Planning Code and Department procedures were completed, including obtaining Planning Commission approval under Mandatory Discretionary Review for the demolition/new construction and obtaining a variance from the rear yard and dwelling unit exposure requirements of the Planning Code.

Mr. Rabin has already experienced significant project delays and increased costs due to acts not authorized by him. He has followed the process exactly as the city should hope one would: he pursued a building permit for renovation of his home, hired a contractor to conduct the work, and began working through the necessary city processes as soon as the non-permitted demolition of the carriage house occurred. Approving the project would avoid manifest injustice that would

¹ Mr. Rabin has retained an attorney to bring his claim for damages against Planart Construction. They have already sent the contractor a letter informing them of the claim, asking them to contact their insurer, and to begin mediation discussions. Further progress on this claim will be made when a more precise determination of damages can be made after the Planning Commission hearing.

otherwise be done to Mr. Rabin. **It would also avoid the loss of an existing dwelling unit from the city's housing stock.**

B. Neighborhood Outreach

The property owner of 237 Grattan Street (to the north and east of the Property) has indicated to Mr. Rabin that he was concerned with the windows facing north and east with views over his property. While there are numerous trees on the adjacent properties screening any views of 237 Grattan Street, Mr. Rabin agreed to provide a privacy screen along the entirety of his rear property line not occupied by the carriage house. The screen will consist of vertical louvers and it will be the same height as the carriage house.

Photos of the trees in this area are attached as **Exhibit C**.

The neighbors adjacent to the east and west of the Property are in support of the project. Letters in support of the project are attached as **Exhibit D**.

C. Residential Demolition Criteria

The proposed project overall fulfills the 16 criteria for residential demolition outlined in Section 317. The project maintains an existing dwelling unit in a carriage house structure, and makes the unit more livable.

In particular, the 16 criteria apply to the project as follows:

- i. Whether the property is free of a history of serious, continuing Code violations;

Project does not support: There was no history of serious, continuing Code violations prior to the negligent demolition conducted by Mr. Rabin's contractor. Mr. Rabin now seeks to correct that act.

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

Project supports: Mr. Rabin purchased the Property in its current condition in April of 2012. He immediately set out to renovate the carriage house and filed a permit to do so in March 2013. The project will make the carriage house more habitable, and accommodating of a family.

- iii. Whether the property is an "historic resource" under CEQA;

Project supports: The Planning Department confirmed the existing building is not an historic resource as part of environmental review for the proposed project.

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tel: 415-567-9000
fax: 415-399-9480

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Project supports: The Planning Department determined the proposed project would not result in any substantial, adverse impacts under CEQA.

- v. Whether the project converts rental housing to other forms of tenure or occupancy;

Project supports: Mr. Rabin currently lives in one of the dwelling units in the front building at the Property. Once complete, he intends to occupy the carriage house and rent out the unit he currently occupies. As a result, the Property will continue to operate with one owner-occupied unit and two rental units.

- vi. Whether the project removes rental units subject to the Rent Control Ordinance or affordable housing;

Project supports: The project would protect and maintain the three existing dwelling units at the Property. Without approval, one dwelling unit would be lost.

- vii. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project supports: The primary goal of the project is to conserve the existing dwelling unit in the carriage house at the Property. Without project approval, a dwelling unit would be lost.

- viii. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project supports: The primary goal of the project is to conserve the existing dwelling unit in the carriage house at the Property. Without project approval, a dwelling unit would be lost.

- ix. Whether the project protects the relative affordability of existing housing;

Project supports: The project will maintain the three dwelling units that existed at the Property since at least 1980.

- x. Whether the project increases the number of permanently affordable units as governed by Section 415;

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Project neutral: The project does not include the creation of any new dwelling units subject to Section 415.

- xi. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

Project supports: The project will maintain the three dwelling units at the Property that have existed since 1980.

- xii. Whether the project increases the number of family-sized units on-site;

Project supports: The project converts a one-bedroom dwelling unit to a two-bedroom dwelling unit.

- xiii. Whether the project creates new supportive housing;

Project neutral: The project does not propose supportive housing.

- xiv. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

Project supports: The project proposes the reconstruction of a carriage house that has existed at the Property since 1917.

- xv. Whether the project increases the number of on-site dwelling units;

Project neutral: The project maintains the three dwelling units that have existed at the Property since 1980.

- xvi. Whether the project increases the number of on-site bedrooms.

Project supports: The project would increase the number of bedrooms on-site. The main building consists of one 2-bedroom unit and one 1-bedroom unit. The carriage house previously contained a 1-bedroom unit, and the project will change it to a 2-bedroom unit.

D. Project is in Conformity with the Surrounding Neighborhood

The project proposes to maintain an existing, carriage house at the rear of the Property. The subject block does not have a consistent pattern of mid-block open space, and in fact there are no less than three other structures occupying the mid-block open space area. See subject block map attached as **Exhibit E**. The project would maintain the existing built environment at the Property, as it has existed since the 1920s.

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President Cindy Wu

October 8, 2014

Page 6

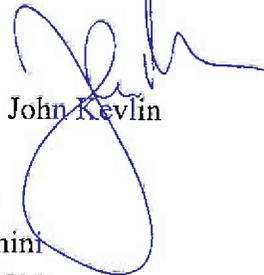
E. Conclusion

Mr. Rabin has been a victim of his negligent contractor, and has gone through serious cost and inconvenience as a result. He has methodically pursued the process to reconstruct the carriage house as soon as it was demolished without authorization. While the carriage house had already been approved as part of the 2013 Permit, Mr. Rabin removed two windows and agreed to install a privacy screen at the rear of his Property to be sensitive to his rear neighbor. Finally, approving the project would maintain a dwelling unit that has existed since at least 1980.

We now ask the Planning Commission to confirm that the Project is reasonable and modest in nature, and does not rise to the threshold of "exceptional and extraordinary circumstances" that are required to take DR. Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

cc: Vice President Rodney Fong
Commissioner Michael Antonini
Commissioner Christine Johnson
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionan - Commission Secretary
Sara Vellve - Planner
Daniel Rabin - Project Sponsor

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EXHIBIT A

& < > @ / # AB ABV A/C AD ADI AFF AIA ALT ALUM APPROX ARCH ASPH AWG BD BETW BLDG BLKG BM BOF BOT BUR C CAB CAR CB CC CEC CI CJ CLO CLG CMU C.O. COAX COL COMM CONC CONN CONST CONT CONTR CPTR CU DBL DF DET DIA DIM DISP DIST DIV DN DR DSP DW DWG DWR EA EB EF EJ ELECT ELEV EN ENGR EQ ES EW (E) EXIST EXP EXT FB FD FDN FIN FJ FL FLR FOC FOF FOS FP FR FS FT FTG FURR FUT G GA GALV GB GEN GFI GI GL GR GSM GYP HB HC HDG HDR HORIZ HT HTR HW HWH ID IF IN INCL INSUL INT JST JT KD LAV LB LH LP LT MAX MB MED MEMB MEZZ MFR MIN MISC MO MSRY MTD	AND ANGLE, LESS THAN ANGLE, GREATER THAN AT PER POUND OR NUMBER ANCHOR BOLT ABOVE AIR CONDITIONING AREA DRAIN ADJUSTABLE ABOVE FINISHED FLOOR AMERICAN INSTITUTE OF ARCHITECTS ALTERNATE ALUMINUM APPROXIMATELY ARCHITECTURAL ASPHALT AMERICAN WIRE GAGE BOARD BETWEEN BUILDING BLOCKING BEAM BOTTOM OF FOOTING BOTTOM BUILT-UP ROOF CENTERLINE CABINET COLD AIR RETURN CATCH BASIN CEMENT COATED CALIFORNIA ENERGY COMMISSION CAST IRON CEILING JOIST CLOSET CEILING CONCRETE MASONRY UNIT CLEANOUT COAXIAL CABLE COLUMN COMMUNICATION CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR COMPUTER CUBIC DOUBLE DOUGLAS FIR DETAIL DIAMETER DIMENSION DISPOSAL DISTRIBUTION DIVIDED OR DIVISION DOWN DOOR DOWNSPOUT DISHWASHER DRAWING DRAWER EACH EXPANSION BOLT EACH FACE EXPANSION JOINT ELECTRIC ELEVATION EDGE NAIL ENGINEER EQUAL EACH SIDE EACH WAY (E) EXIST EXPANSION EXTENSION FLAT BAR FLOOR DRAIN FOUNDATION FINISH FLOOR JOIST FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIREPLACE OR FULL PENETRATION FLOOR REGISTER FAR SPOFFING FOOT OR FEET FOOTING FURRING FUTURE GAS GAUGE GALVANIZED GRADE BEAM GENERAL GROUND FAULT INTERRUPTOR GALVANIZED IRON GLAZING OR GLASS GRADE GALVANIZED SHEET METAL GYPSUM HOSE BIBB HOLLOW CORE HOT DIP GALVANIZED HEADER HORIZONTAL HEIGHT HEATER HOT WATER HOT WATER HEATER INSIDE DIAMETER INSIDE FACE INCH INCLUDE INSULATION INTERIOR JOIST JOINT KILN-DRIED LAVATORY POUND LEFT HAND LOW POINT LIGHT MAXIMUM MACHINE BOLT MEDIUM MEMBRANE MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED	MTL (N) NIC NOM NTS O O/ OA OC OCEW OD OF OFCCI OH OPP HAND OPENING OVHD PL PLAM PLF PLY PR PRCST PSF PSI PT RD REIN REQ RESIL REV RH RJ RM RO RS RWD RWL SAD SC SCHED SD SECT SED SHELF SHT SIM SLD SM SMD SPD SPEC SPKR SQ SS SSD STAGG'D STD STL STR SUSP SYM T & B TC T & G TEMP THK TOB TOC TOF TOP TOS TPH TW, TOW TYP UON VERT VGDF VIF W/ WC WD WDO WDP WPP'ING WR	METAL NEW NOT IN CONTRACT NOMINAL NOT TO SCALE DIAMETER OVER OVERALL ON CENTER ON CENTER EACH WAY OUTSIDE DIAMETER OUTSIDE FACE OWNER FURNISH, CONTRACTOR INSTALL OVERHANG OPPOSITE HAND OPENING OVERHEAD PLATE PLASTIC LAMINATE POUNDS PER LINEAL FOOT PLYWOOD PAIR PRECAST POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED WITH PRESERVATIVE REINFORCEMENT REQUIRED RESILIENT REVISION OR REVISED RIGHT HAND ROOF JOIST ROOM ROUGH OPENING OR ROLL OUT RING SHANK REDWOOD RAIN WATER LEADER SEE ARCHITECTURAL DRAWINGS SOLID CORE SCHEDULE SMOKE DETECTOR SECTION SEE ELECTRICAL DRAWINGS SHELF SHEET SIMILAR SEE LANDSCAPE DRAWINGS SHEET METAL SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SPECIFICATION SPEAKER SQUARE STAINLESS STEEL OR SANITARY SEWER SEE STRUCTURAL DRAWINGS STAGGERED STANDARD STEEL STRUCTURAL SUSPEND (ED) SYMMETRICAL TOP & BOTTOM TOP OF CURB TONGUE & GROOVE TEMPERED THICK TOP OF BEAM TOP OF CONCRETE TOP OF FOOTING TOP OF PLATE TOP OF STEEL TOILET PAPER HOLDER TOP OF WALL TYPICAL UNLESS OTHERWISE NOTED VERTICAL VERT. GRAIN DOUG. FIR (10 RING/IN. MIN.) VERIFY IN FIELD WITH WATER CLOSET WOOD WINDOW WATERPROOF WATERPROOFING WALL REGISTER
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1 A0.1 ABBREVIATIONS

GENERAL	DIMENSIONING
	CENTERLINE OF ELEMENT
	FACE OF STUD (F.O.S.) TYP.
	FACE OF FINISH (F.O.F.)
	DRAWING + SHEET NUMBER
	DRAWING + SHEET NUMBER
	ARROW SHOWS ELEVATION
	DRAWING NUMBER
	SHEET NUMBER
	DATUM POINT
	CEILING HEIGHT
	CEILING HEIGHT
	SHEET NOTE
	ROOM IDENTIFICATION (SEE INTERIOR FINISH SCHEDULE FOR ALL FINISHES.)
	DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR REVISIONS ARE PERMANENT)
SCHEDULES	
	DOOR IDENTIFICATION (SEE DOOR/WINDOW SCHEDULE.)
	WINDOW TYPE (SEE DOOR/WINDOW SCHEDULE)
	WALL/PARTITION TYPE (SEE WALL SCHEDULE)
	APPLIANCE (SEE APPLIANCE SCHEDULE)

8 A0.1 DRAWING SYMBOLS NOT TO SCALE

- ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE UNIVERSITY OF CALIFORNIA AND THE STATE OF CALIFORNIA.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK. FOLLOW NUMERICAL DIMENSIONS: DO NOT SCALE.
- FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FINISH AT NEW CONSTRUCTION.
- BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE AND THROUGHOUT THE COURSE OF WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING THE WORK RELATED TO THAT BEING INSPECTED.
- BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING SITE CONDITIONS AND DETERMINE THE EXTENT OF THE EXISTING FINISHES, SPECIALTIES, AND OTHER ITEMS WHICH MUST BE REMOVED AND INSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT. COORDINATE AND MAKE THIS INSPECTION WITH THE OWNER.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPLE AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. SUCH WORK IS ALSO PART OF THIS CONTRACT.
- DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.
- WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH TO THE SATISFACTION OF THE ARCHITECT.

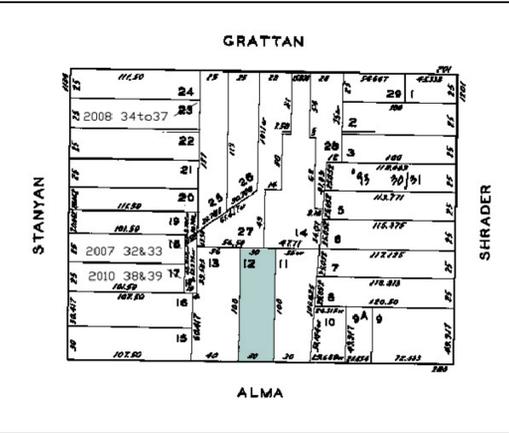
2 A0.1 GENERAL NOTES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA RESIDENTIAL CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA ELECTRICAL CODE, AND 2010 CALIFORNIA ENERGY STANDARDS

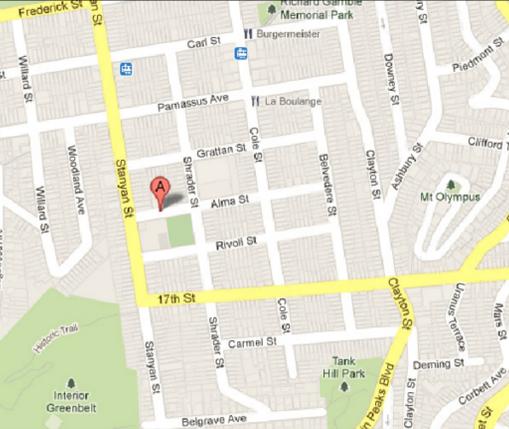
ALL CONSTRUCTION, REGARDLESS OF DETAIL ON PLANS, SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND THE CODES LISTED BELOW:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA BUILDING ENERGY STANDARDS
- 2013 CALIFORNIA GREEN BUILDING STANDARDS
- 2013 CALIFORNIA RESIDENTIAL CODE

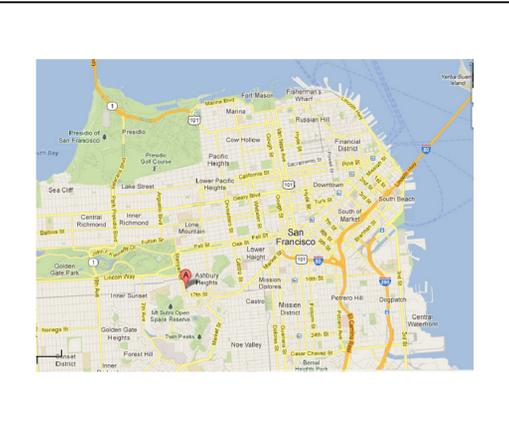
11 A0.1 APPLICABLE CODES



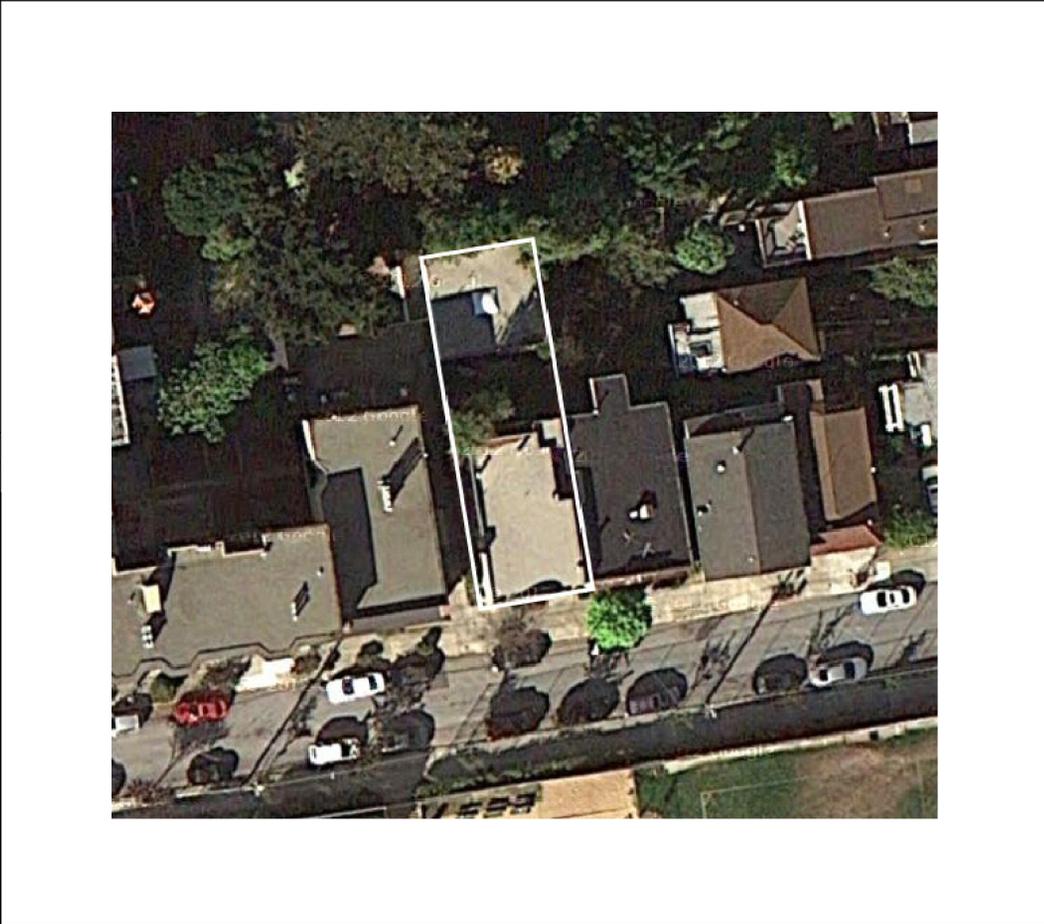
9 A0.1 PLOT PLAN NOT TO SCALE



5 A0.1 VICINITY MAP NOT TO SCALE



3 A0.1 LOCATION MAP NOT TO SCALE



10 A0.1 AERIAL PHOTO NOT TO SCALE

OWNER:	DANIEL RABIN 242 ALMA STREET SAN FRANCISCO, CA 94117
GENERAL CONTRACTOR:	TBD
ARCHITECT:	JOSHUA LARSON LARSON SHORES ARCHITECTURE + INTERIORS 1940 UNION STREET #22 OAKLAND, CA 94607 TEL: 510.444.9788 EMAIL: josh@larsonshores.com
ARCHITECTURAL:	A0.1 PROJECT INFORMATION A1.0 EXISTING SITE PLAN A1.1 PROPOSED SITE PLAN A2.0 EXISTING / PROPOSED FIRST FLOOR PLAN A2.1 EXISTING / PROPOSED SECOND FLOOR PLAN A3.0 EXISTING EXTERIOR ELEVATIONS A3.1 PROPOSED EXTERIOR ELEVATIONS A4.0 BUILDING SECTIONS
ELECTRICAL:	E1.0 ELECTRICAL PLANS
STRUCTURAL:	S1 FRAMING PLANS S2 DETAILS S3 DETAILS

6 A0.1 PROJECT TEAM

PROJECT DATA:	242 ALMA STREET SAN FRANCISCO, CA 94117
ADDRESS:	RH-2 1282/012
BLOCK/LOT NO.:	1282/012
MAX ALLOWABLE HEIGHT LIMIT:	40'-0"
EXISTING HEIGHT LIMIT:	14'-0"
PROPOSED HEIGHT LIMIT:	14'-0"
ACTUAL SITE AREA:	3000 SF
NUMBER LEGAL STORIES:	1
LEGAL STORIES PROPOSED:	2
FIRE SPRINKLERS:	NO
CONSTRUCTION TYPE:	V
OCCUPANCY GROUP:	R3

4 A0.1 PROJECT DATA/DESCRIPTION OF WORK

DESCRIPTION OF WORK:
TO COMPLY WITH NOV201333903 RECONSTRUCTION OF AN EXISTING BACKYARD COTTAGE WITHOUT HORIZONTAL OR VERTICAL EXTERIOR EXPANSION OF EXISTING BUILDING ENVELOPE. NEW SCOPE OF WORK TO INCLUDE A NEW KITCHEN, TWO BATHROOMS, STORAGE, BEDROOM, FLEX SPACE, NEW WINDOWS AND DOORS, SIDING, ELECTRICAL AND PLUMBING.

LARSON SHORES ARCHITECTURE AND INTERIORS

ARCHITECT:
LARSON SHORES ARCHITECTURE + INTERIORS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
PROJECT ARCHITECT: JOSHUA LARSON

OWNER:
DANIEL RABIN
242 ALMA STREET
SAN FRANCISCO, CA 94117



242 ALMA STREET RENOVATION SAN FRANCISCO, CA 94117

SUBMITTAL:

PERMIT SET
MARCH 2014

REVISIONS:

#	DATE	DESCRIPTION
1	06-18-14	PLANNING COMMENT RESPONSE
2	09-12-14	NEIGHBOR RESPONSE/ROOF DECK ADDITION

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SHEET TITLE:

PROJECT INFORMATION

SHEET NUMBER:

A0.1

**242 ALMA STREET
RENOVATION
SAN FRANCISCO, CA 94117**

SUBMITTAL:
PERMIT SET
MARCH 2014

REVISIONS:

#	DATE	DESCRIPTION
1	06-18-14	PLANNING COMMENT RESPONSE
2	09-12-14	NEIGHBOR RESPONSE/ROOF DECK ADDITION

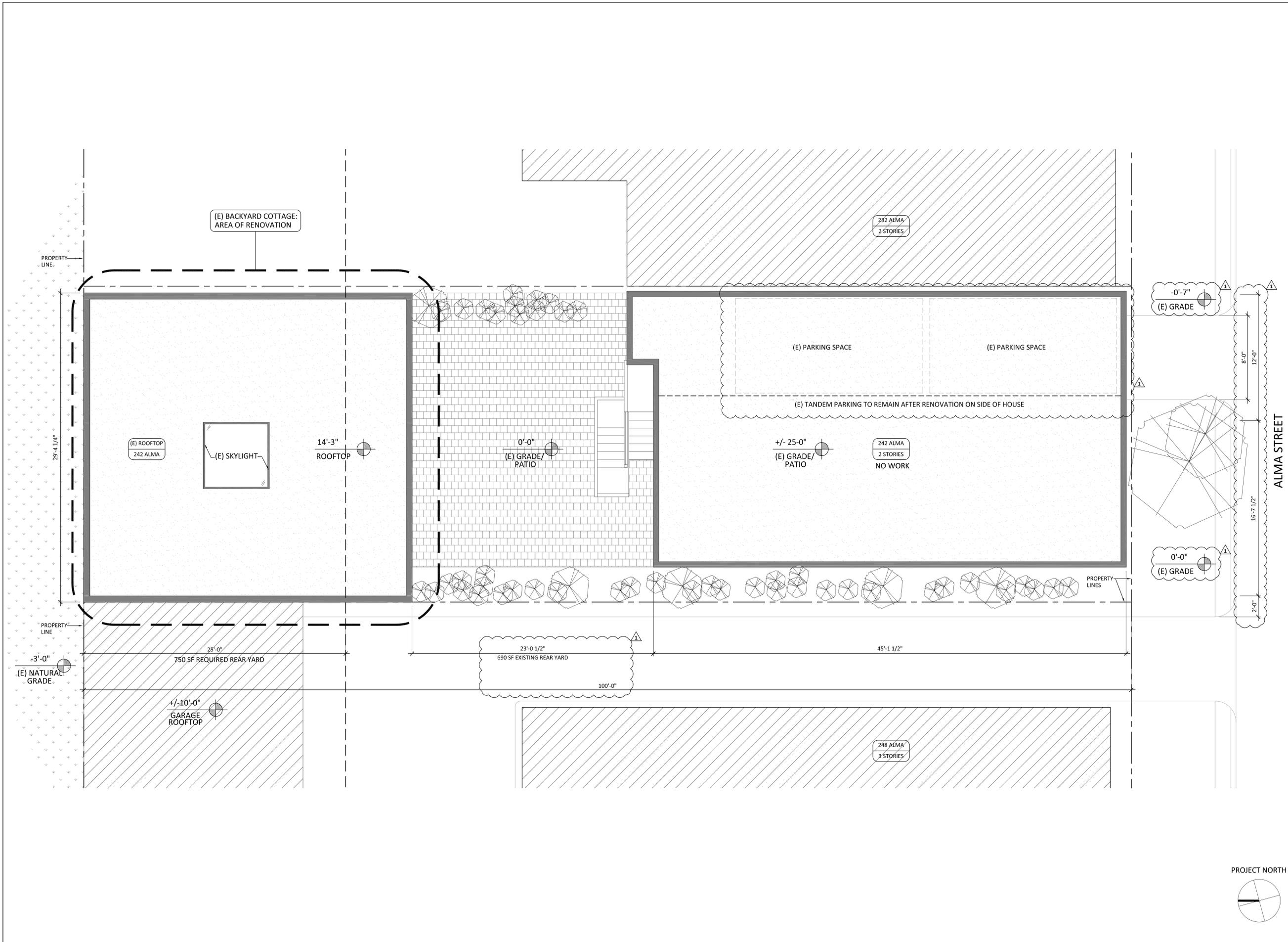
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SHEET TITLE:

**EXISTING SITE
PLAN**

SHEET NUMBER:

A1.0



**242 ALMA STREET
RENOVATION
SAN FRANCISCO, CA 94117**

SUBMITTAL:

**PERMIT SET
MARCH 2014**

REVISIONS:

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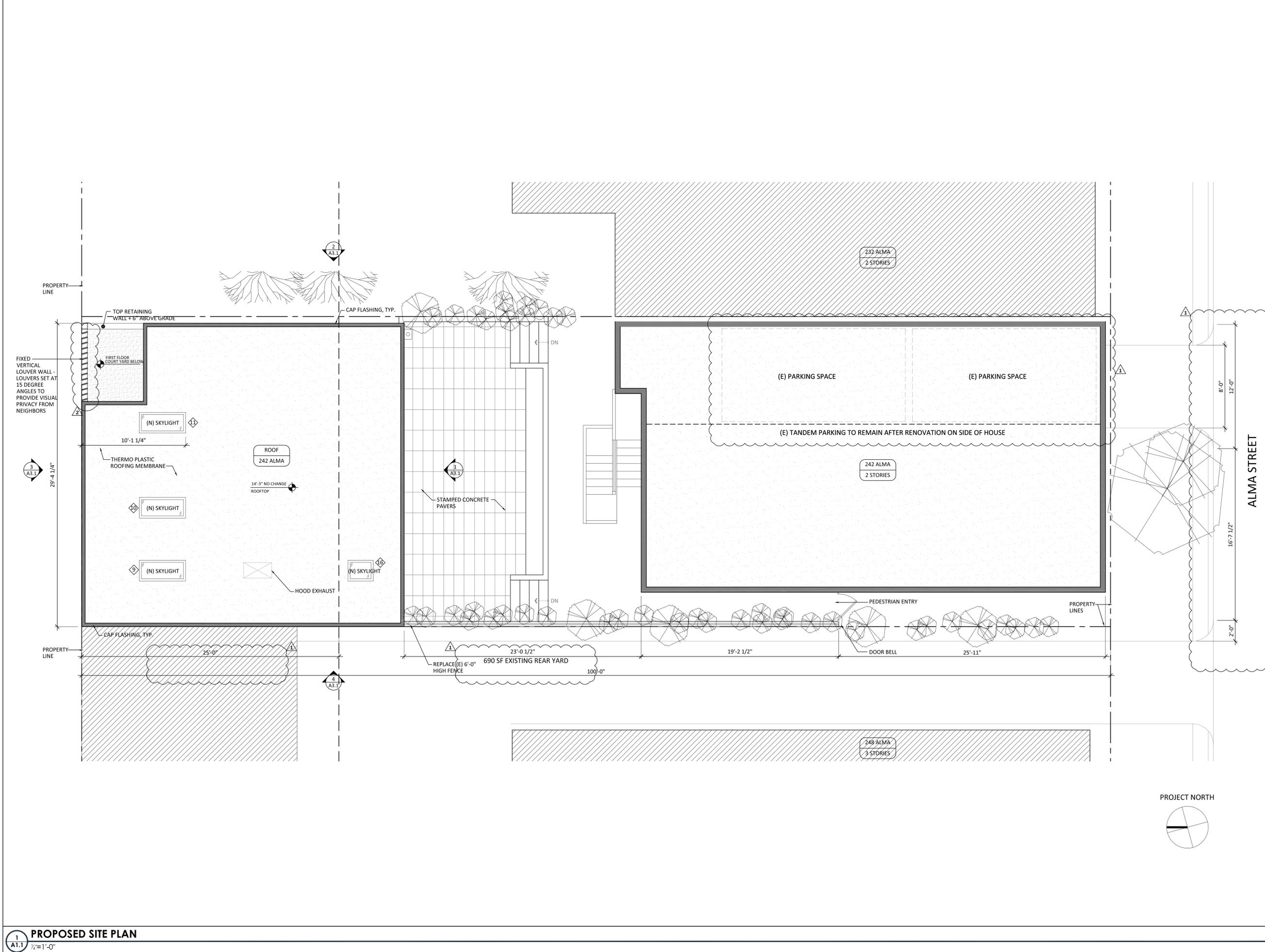
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SHEET TITLE:

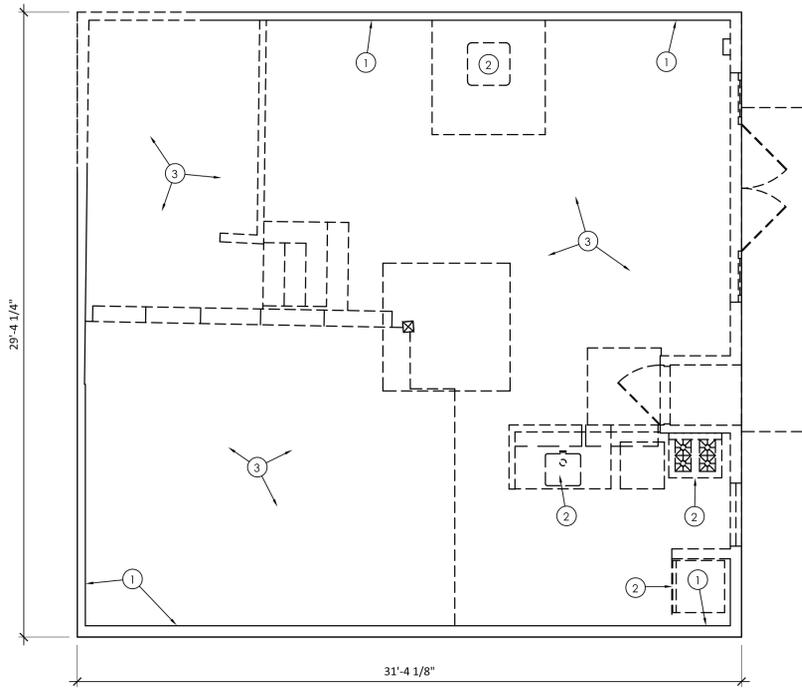
**PROPOSED SITE
PLAN**

SHEET NUMBER:

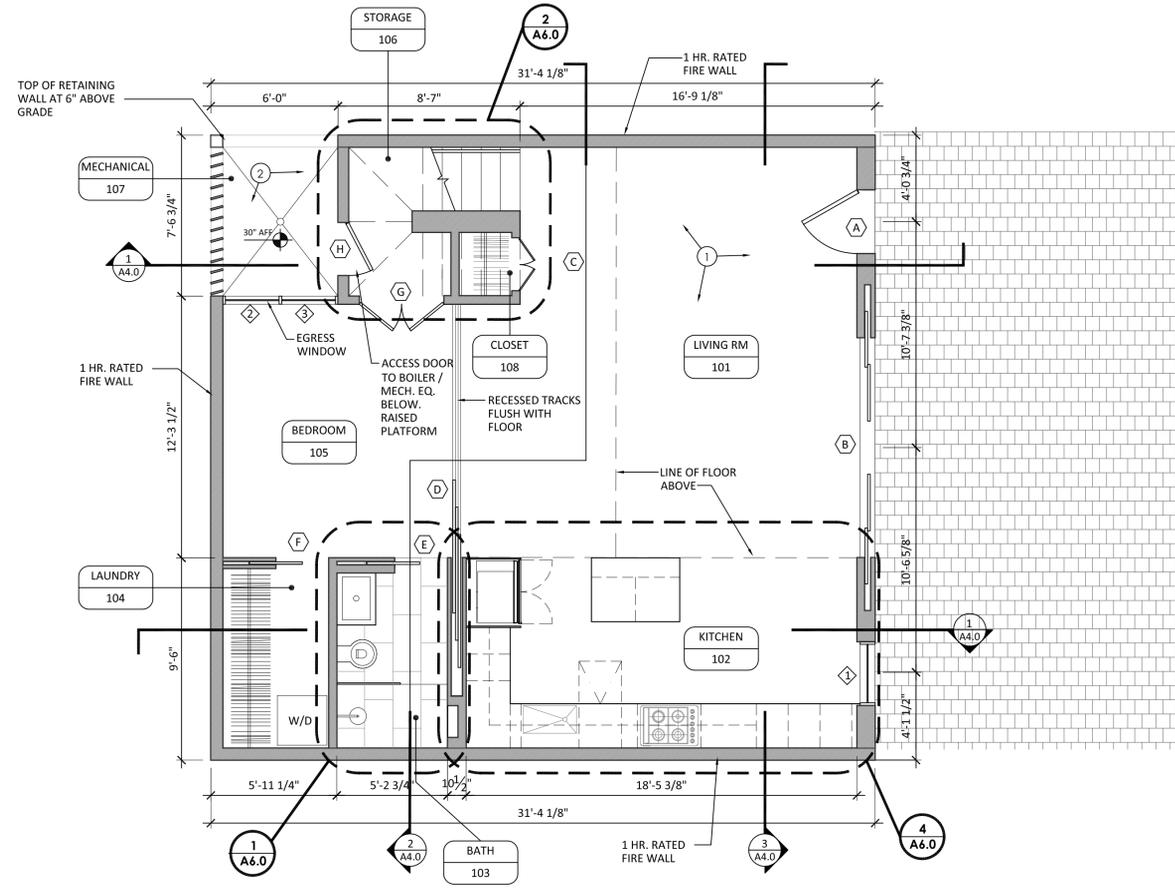
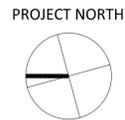
A1.1



**242 ALMA STREET
RENOVATION
SAN FRANCISCO, CA 94117**



- KEYNOTES
- ① WALLS TO REMAIN - EXTERIOR WALLS TO BE 1 HR. FIRE RATED
 - ② REMOVE (E) FIXTURES
 - ③ REMOVE (E) FLOOR FRAMING
 - ④ REMOVE (E) INTERIOR WALLS



- KEYNOTES
- ① POLISHED CONCRETE FLOOR OVER HYDRONIC HEATING
 - ② OPEN AIR LIGHT WELL W/ DRAINAGE



1
A2.1
DEMOLITION FIRST FLOOR PLAN
1/4"=1'-0"

MARK	ROOM NAME	DOOR (WxH)		TYPE	CONST	FINISH	THICK.	GLASS	FRAME		FIRE RATING	HDWR SET	REMARKS
		SIZE (INCHES)							CONST	FINISH			
A	LIVING RM 101	36 X 84		I	WOOD	I	-	TEMPERED	-	I	-	I	GLASS FRONT DOOR
B	LIVING RM 101	124 X 84		II	WOOD	I	-	TEMPERED	-	I	-	II	4-PANEL EXTERIOR POCKET DOOR
C	LIVING RM 101	30 X 84		III	WOOD	II	-	N/A	-	II	-	III	
D	LIVING RM 101	124 X 84		IV	WOOD	II	-	N/A	-	II	-	III	6 EQ. PANEL POCKET DOOR
E	BATH 103	30 X 90		V	WOOD	II	-	N/A	-	II	-	IV	POCKET DOOR
F	LAUNDRY 104	30 X 90		V	WOOD	II	-	N/A	-	II	-	IV	POCKET DOOR
G	STORAGE 106	(2) 24 X 48		VI	WOOD	II	-	N/A	-	II	-	III	
H	MECH 107	30 X 36		III	WOOD	II	-	N/A	-	II	-	III	
I	BEDROOM 204	(2) 60 X 48		VII	WOOD	II	-	N/A	-	II	-	V	42" SILL HEIGHT / 1 DIVIDED LIGHT
J	BEDROOM 204	36 X 90		V	WOOD	II	-	N/A	-	II	-	IV	POCKET DOOR
K	BEDROOM 204	36 X 90		V	WOOD	II	-	N/A	-	II	-	IV	POCKET DOOR
L	NOT USED	-		-	-	-	-	-	-	-	-	-	-
M	FLEX 201	(2) 24 X 90		VII	WOOD	II	-	N/A	-	II	-	VI	BYPASS DOOR
N	FLEX 201	(3) 36 X 90		VII	WOOD	II	-	N/A	-	II	-	VI	3-PANEL BYPASS DOOR
O	BATH 203	32 X 90		V	WOOD	II	-	N/A	-	II	-	IV	POCKET DOOR
P	BATH 203	30 X 90		V	WOOD	II	-	N/A	-	II	-	IV	POCKET DOOR

DOOR SCHEDULE

2
A2.1
PROPOSED FIRST FLOOR
1/4"=1'-0"

MARK	ROOM NAME	WINDOW		TYPE	CONST	FINISH	SILL HT.	GLASS	FRAME		FIRE RATING	HDWR SET	REMARKS
		SIZE (WxH)							CONST	FINISH			
1	KITCHEN 102	36 X 84		I	ALUMINUM		0	BOTTOM PANE TEMPERED				A	3-EQ. LITE STACKED AWNING
2	BEDROOM 105	30 X 60		II	ALUMINUM		48	TEMPERED				B	CASEMENT
3	BEDROOM 105	30 X 60		II	ALUMINUM		48	TEMPERED					FIXED
4	LIVING RM 101	36 X 72		III	ALUMINUM		113	-					FIXED
5	LIVING RM 101	31 X 72		III	ALUMINUM		113	-					FIXED
6	LIVING RM 101	62 X 72		III	ALUMINUM		113	-					FIXED
7	LIVING RM 101	31 X 72		III	ALUMINUM		113	-					FIXED
8	FLEX 201	36 X 72		IV	ALUMINUM		113	BOTTOM PANE TEMPERED			1 - HR	C	LOWER 1/3 IS AWNING
9	SKYLIGHT	24 X 36			ALUMINUM								OPERABLE
10	SKYLIGHT	24 X 36			ALUMINUM								OPERABLE
11	SKYLIGHT	24 X 36			ALUMINUM								OPERABLE
12	BEDROOM 204	30 X 60		II	ALUMINUM		36	-				B	CASEMENT
13	BEDROOM 204	30 X 60		III	ALUMINUM		36	-					FIXED
14	NOT USED	-		-	-	-	-	-					-
15	NOT USED	-		-	-	-	-	-					-
16	SKYLIGHT	29.5 X 24			ALUMINUM							D	VELUX OPERABLE SKYLIGHT

WINDOW SCHEDULE

SUBMITTAL:

PERMIT SET
MARCH 2014

REVISIONS:

#	DATE	DESCRIPTION
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2	09-12-14	NEIGHBOR RESPONSE/ROOF DECK ADDITION

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SHEET TITLE:

**DEMO/PROPOSED
1ST FLOOR PLAN**

SHEET NUMBER:

A2.0

**242 ALMA STREET
RENOVATION
SAN FRANCISCO, CA 94117**

SUBMITTAL:

**PERMIT SET
MARCH 2014**

REVISIONS:

#	DATE	DESCRIPTION
1	06-18-14	PLANNING COMMENT RESPONSE
2	09-12-14	NEIGHBOR RESPONSE/ROOF DECK ADDITION

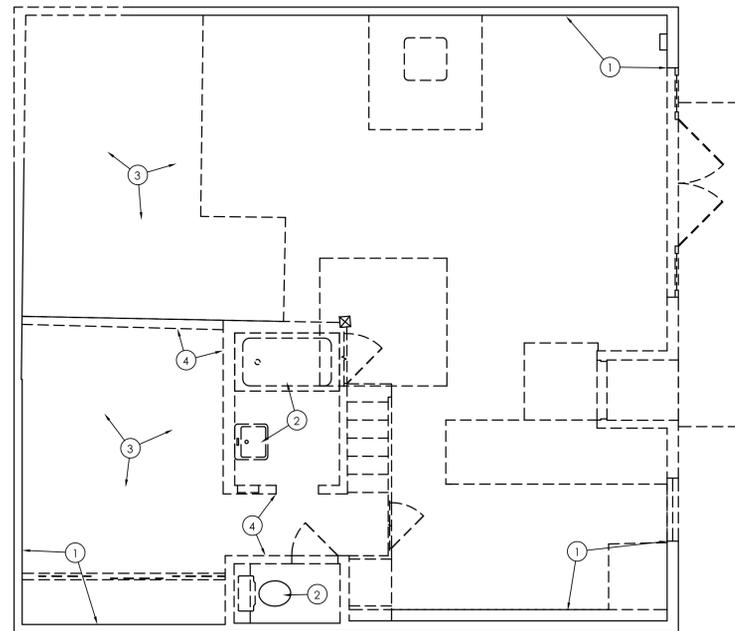
These drawings, specifications, ideas, designs, and arrangements presented hereby are and shall remain the property of Larson Shores Architecture + Interiors. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of Larson Shores Architecture + Interiors. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:

**DEMO/PROPOSED
2ND FLOOR PLAN**

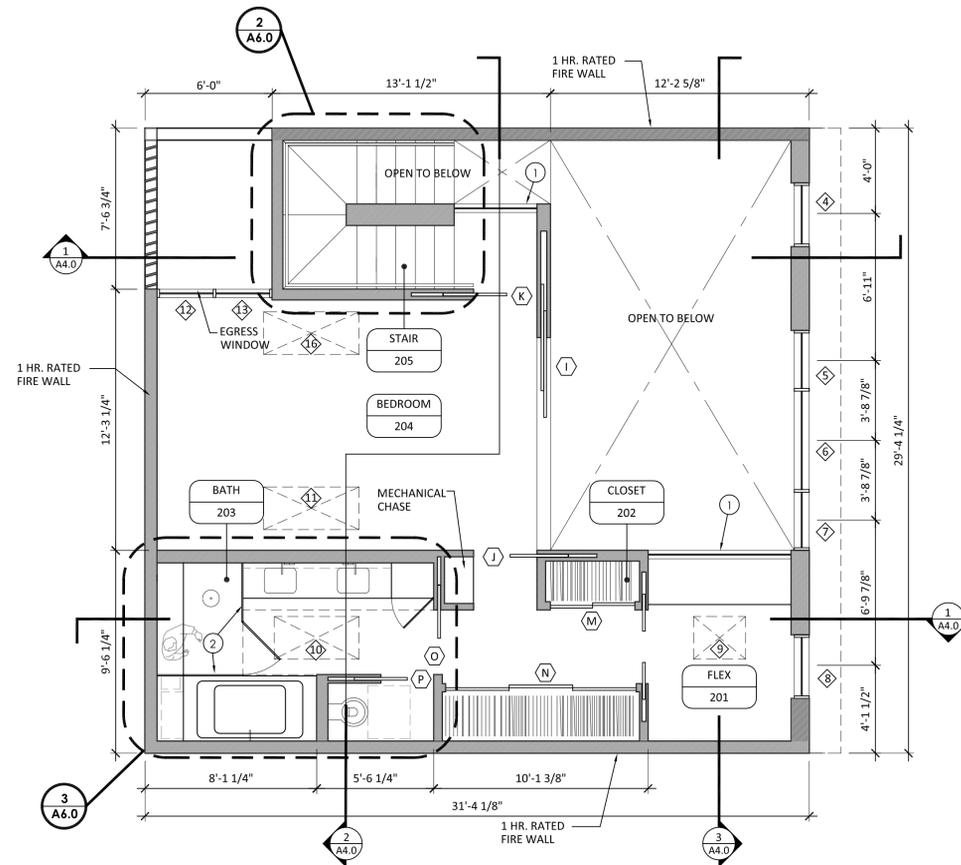
SHEET NUMBER:

A2.1



KEYNOTES

- 1 WALLS TO REMAIN - EXTERIOR WALLS TO BE 1 HR. FIRE RATED
- 2 REMOVE (E) FIXTURES
- 3 REMOVE (E) FLOOR FRAMING
- 4 REMOVE (E) INTERIOR WALLS



KEYNOTES

- 1 30" HIGH HALF WALL WITH 12" HIGH TEMPERED GLASS PANEL ON TOP
- 2 GLASS SHOWER DIVIDER, TEMPERED

PROJECT NORTH



**242 ALMA STREET
RENOVATION
SAN FRANCISCO, CA 94117**

SUBMITTAL:

**PERMIT SET
MARCH 2014**

REVISIONS:

#	DATE	DESCRIPTION
1	06-18-14	PLANNING COMMENT RESPONSE
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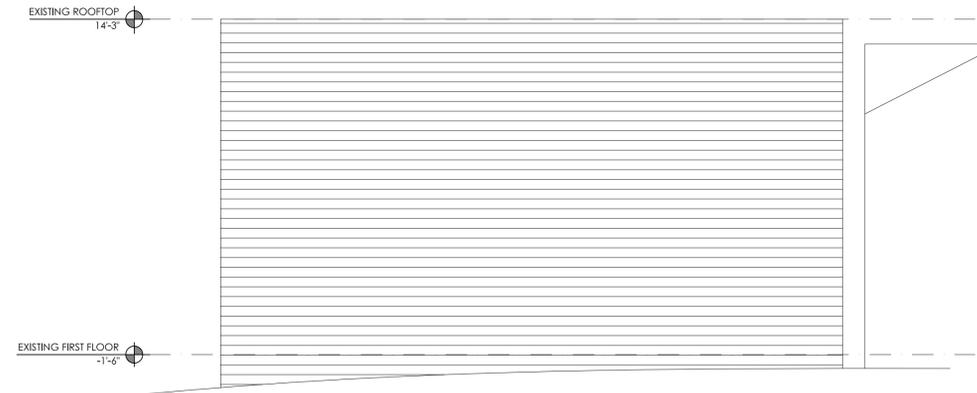
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SHEET TITLE:

**EXISTING/DEMO
ELEVATIONS**

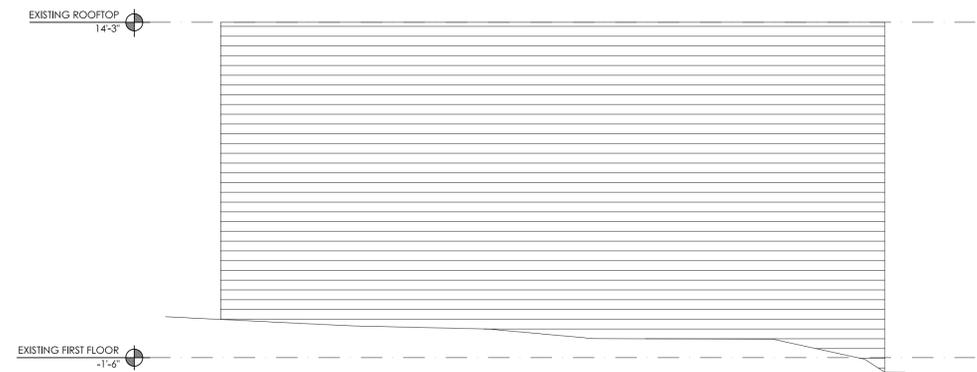
SHEET NUMBER:

A3.0



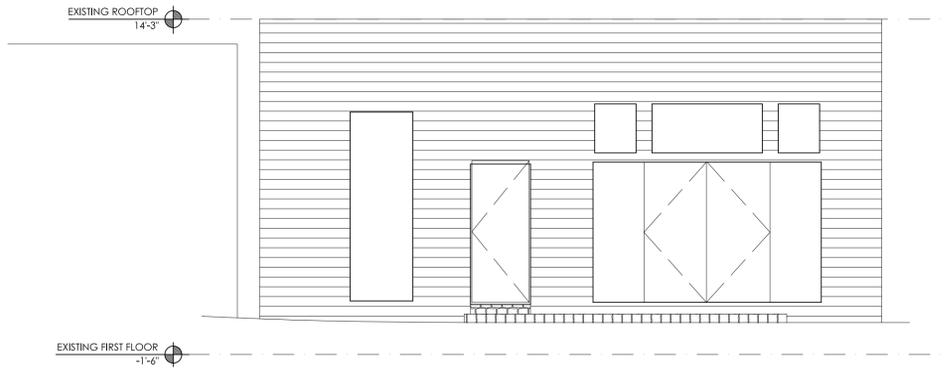
4
A3.0 1/2"=1'-0"

EXISTING NORTH ELEVATION



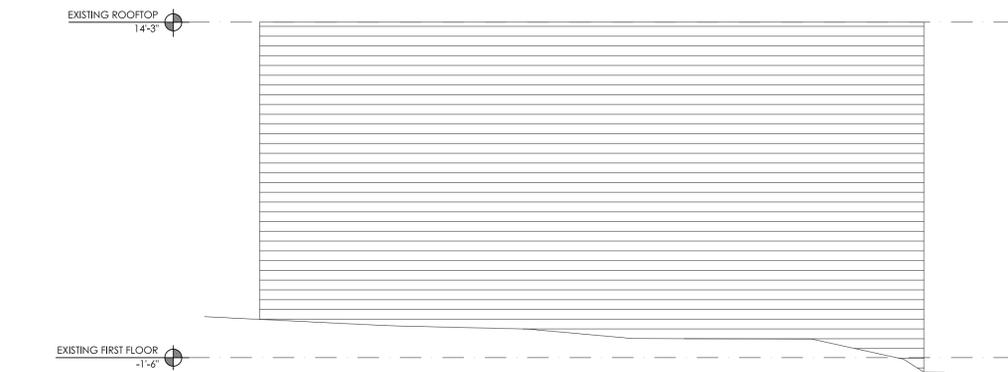
2
A3.0 1/2"=1'-0"

EXISTING EAST ELEVATION



3
A3.0 1/2"=1'-0"

EXISTING SOUTH ELEVATION



1
A3.0 1/2"=1'-0"

EXISTING EAST ELEVATION

**242 ALMA STREET
RENOVATION
SAN FRANCISCO, CA 94117**

SUBMITTAL:

**PERMIT SET
MARCH 2014**

REVISIONS:

#	DATE	DESCRIPTION
1	06-18-14	PLANNING COMMENT RESPONSE
2	09-12-14	NEIGHBOR RESPONSE/ROOF DECK ADDITION

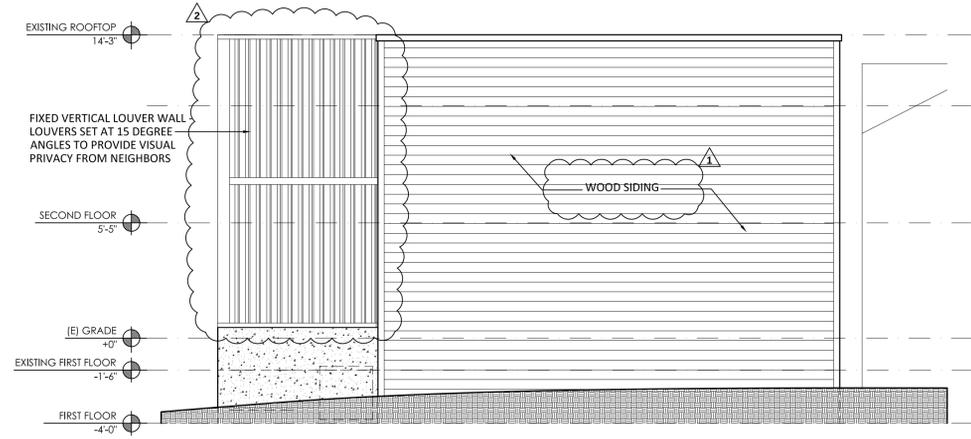
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SHEET TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

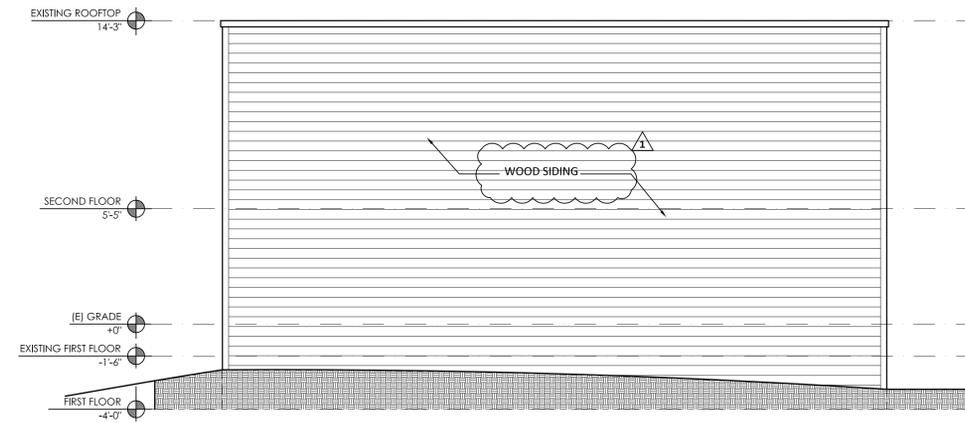
SHEET NUMBER:

A3.1



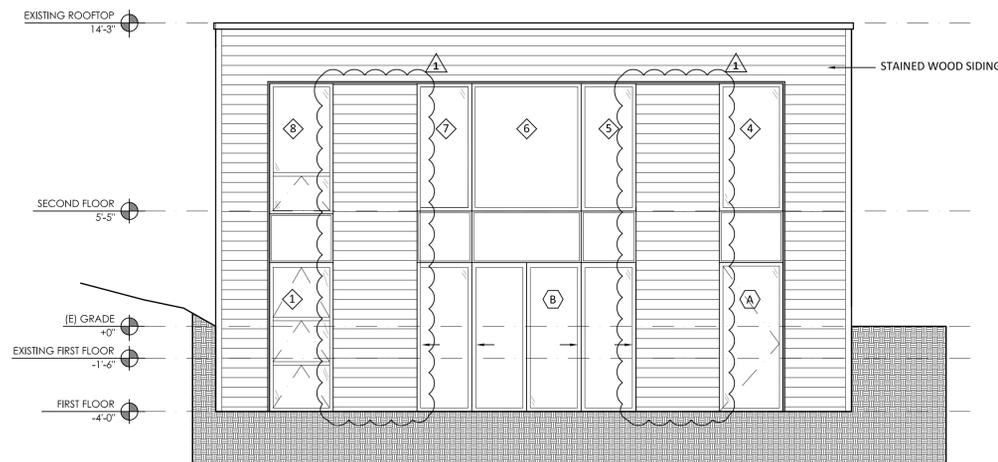
NOTE: ALL (N) WINDOWS TO BE PAINTED ALUMINUM

3 PROPOSED NORTH ELEVATION
A3.1 1/2"=1'-0"



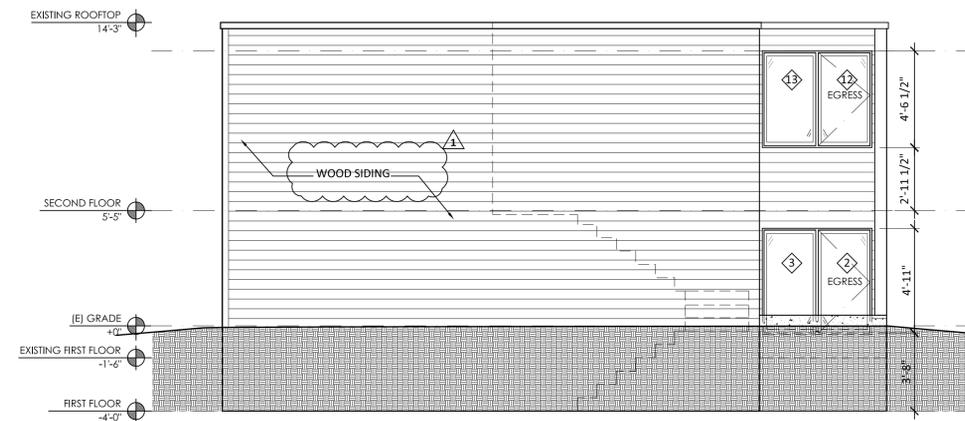
NOTE: ALL (N) WINDOWS TO BE PAINTED ALUMINUM

4 PROPOSED WEST ELEVATION
A3.1 1/2"=1'-0"



NOTE: ALL (N) WINDOWS TO BE PAINTED ALUMINUM

1 PROPOSED SOUTH ELEVATION
A3.1 1/2"=1'-0"



2 PROPOSED EAST ELEVATION
A3.1 1/2"=1'-0"

EXHIBIT B

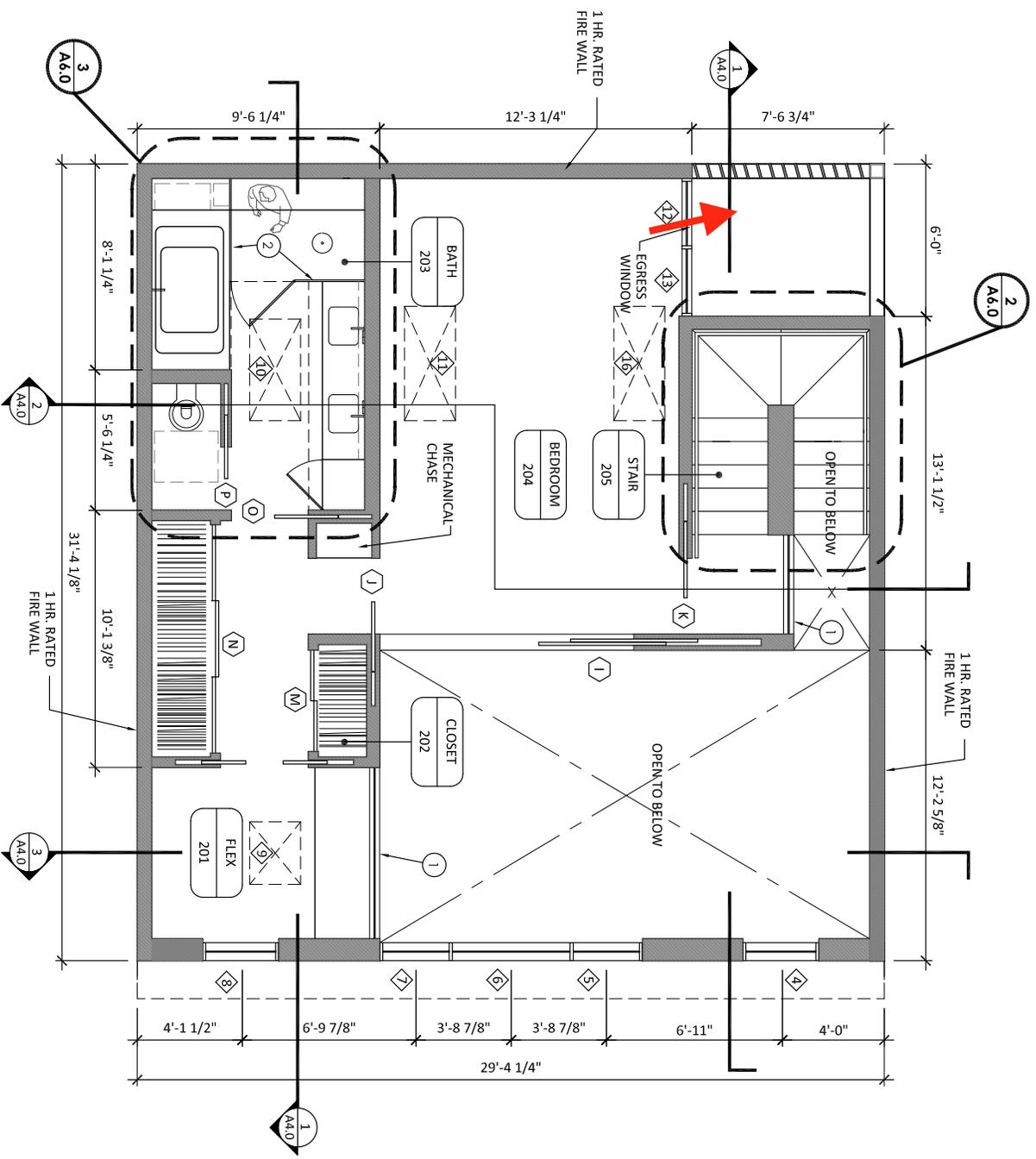
240 Alma Street – Principal Building



242 Alma Street – Carriage House
As of date of Permit issuance



EXHIBIT C



KEYNOTES

- ① 30" HIGH HALF WALL WITH 12" HIGH TEMPERED GLASS PANEL ON TOP
- ② GLASS SHOWER DIVIDER, TEMPERED

PROJECT NORTH

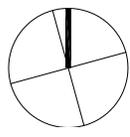








EXHIBIT D

October 6 2014

RE: 242 Alma Street

Dear Planning Commissioners,

I live on the same block as 238-242 Alma Street. I went over the plans to reconstruct the carriage house at 242 Alma Street and have no problems with them. I support the reconstruction of the carriage house at 242 Alma Street as proposed.

I understand that the carriage house was improperly demolished by a negligent contractor without the owner's consent. I don't think that the property owner should be punished for this. Please approve the project.

If you have any questions, please contact me.

Sincerely,



RHEANNA LAROCHE

222 ALMA ST. SF CA 94117

October 5, 2014

RE: 242 Alma Street

Dear Planning Commissioners,

I live next door to 238-242 Alma Street. I went over the plans to reconstruct the carriage house at 242 Alma Street and have no problems with them. I support the reconstruction of the carriage house at 242 Alma Street as proposed.

I understand that the carriage house was improperly demolished by a negligent contractor without the owner's consent. I don't think that the property owner should be punished for this. Please approve the project.

If you have any questions, please contact me.

Sincerely,


JEAN COVINGTON
250 ALMA ST.
SAN FRANCISCO, CA 94117

October 5, 2014

RE: 242 Alma Street

Dear Planning Commissioners,

I live on the same block as 238-242 Alma Street. I went over the plans to reconstruct the carriage house at 242 Alma Street and have no problems with them. I support the reconstruction of the carriage house at 242 Alma Street as proposed.

I understand that the carriage house was improperly demolished by a negligent contractor without the owner's consent. I don't think that the property owner should be punished for this. Please approve the project.

If you have any questions, please contact me.

Sincerely,

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

DAVID AMES
1201 SHRAZER ST., SF CA

October 5, 2014

RE: 242 Alma Street

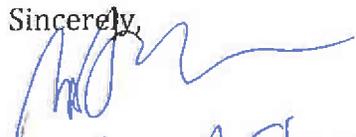
Dear Planning Commissioners,

I live next door to 238-242 Alma Street. I went over the plans to reconstruct the carriage house at 242 Alma Street and have no problems with them. I support the reconstruction of the carriage house at 242 Alma Street as proposed.

I understand that the carriage house was improperly demolished by a negligent contractor without the owner's consent. I don't think that the property owner should be punished for this. Please approve the project.

If you have any questions, please contact me.

Sincerely,



William R. Shannon
232 Alma St.

October 6, 2014

RE: 242 Alma Street

Dear Planning Commissioners,

I live on the same block as 238-242 Alma Street. I went over the plans to reconstruct the carriage house at 242 Alma Street and believe the plans should be approved as presented. I feel the reconstruction of the carriage house at 242 Alma as planned will be a positive addition to our neighborhood and improve the overall look and feel of the block.

I have followed the work on the carriage house and learned that it was stopped due to the fact that a negligent contractor improperly demolished the complete structure and this contractor did so without the owner's consent. I feel that not allowing the property to be built as planned for such an error (technicality in essence) ignores the fact that building the property as planned will be an improvement for the neighborhood.

Please approve the project as currently proposed.

If you have any questions, please contact me.

Sincerely,

Robert Chapman
1154 Stanyan Street
San Francisco, CA 94117

From: [Vellve, Sara \(CPC\)](#)
To: [John Kevlin](#)
Subject: FW: please approve the plans for 242 Alma Street
Date: Tuesday, October 7, 2014 3:39:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Sara Vellve

Planner, Northwest Quadrant, Current Planning

Planning Department | City and County of San Francisco

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6263 | Fax: 415-558-6409 | Hours: M-W 8:30 – 3:30, Th 8:30 – 5:30

Email: sara.vellve@sfgov.org

Web: www.sfplanning.org



From: laurie chapman [mailto:starsixseven@gmail.com]
Sent: Saturday, October 04, 2014 11:38 AM
To: Vellve, Sara (CPC)
Subject: please approve the plans for 242 Alma Street

4 October 2014

Re: 242 Alma Street

Dear Planning Commissioners,

I live on the same block as 238-242 Alma Street. I went over the plans to reconstruct the carriage house at 242 Alma Street and have no problems with them. I support the reconstruction of the carriage house at 242 Alma Street as proposed.

I understand that the carriage house was improperly demolished by a negligent contractor without the owner's consent. I don't think that the property owner should be punished for this. Please approve the project.

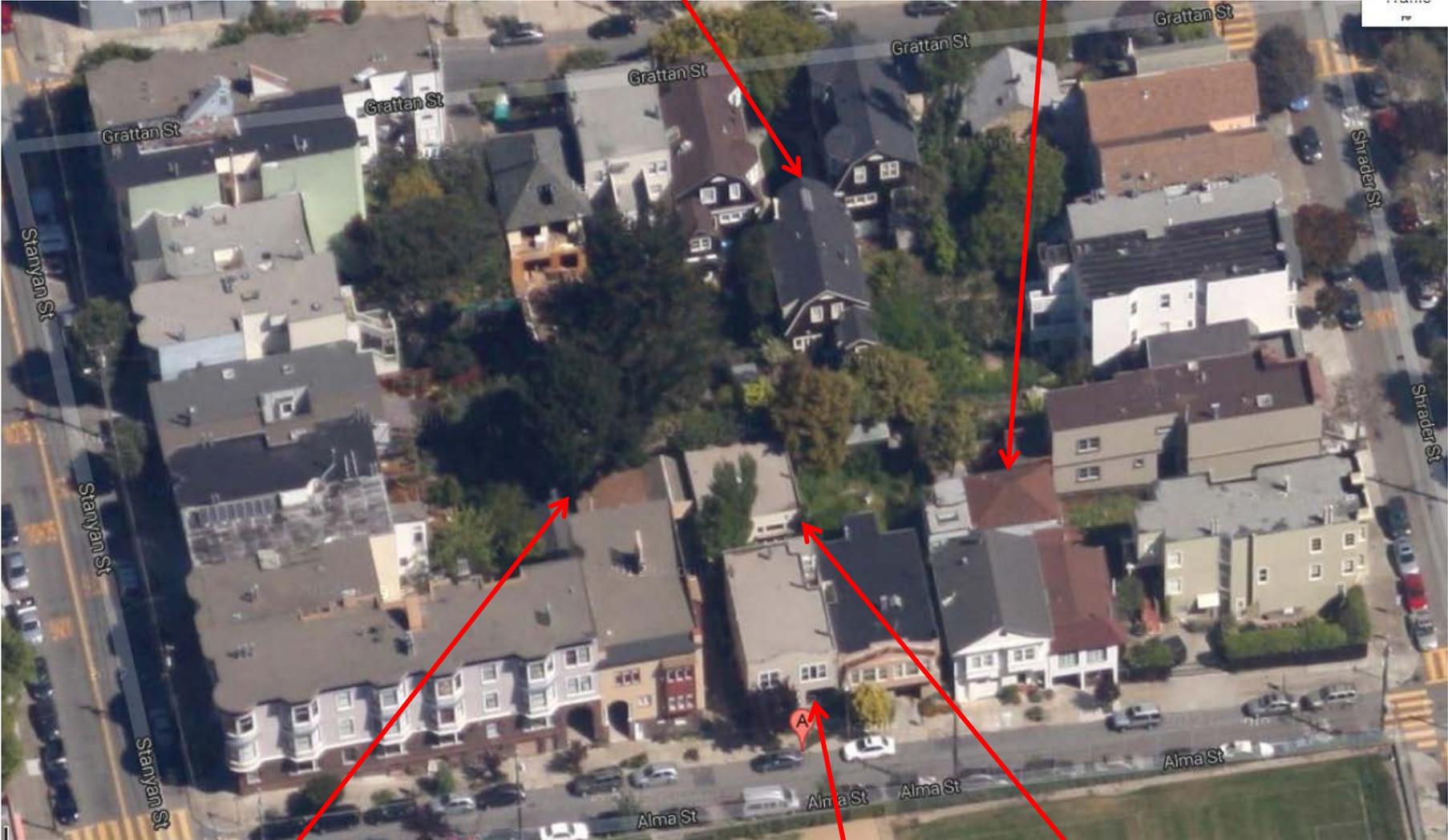
If you have any questions, please contact me at 310.486.662

Sincerely,
Laurie Chapman

EXHIBIT E

237 Grattan St –
Building in mid-block

1241 Shrader St –
Building at rear of lot



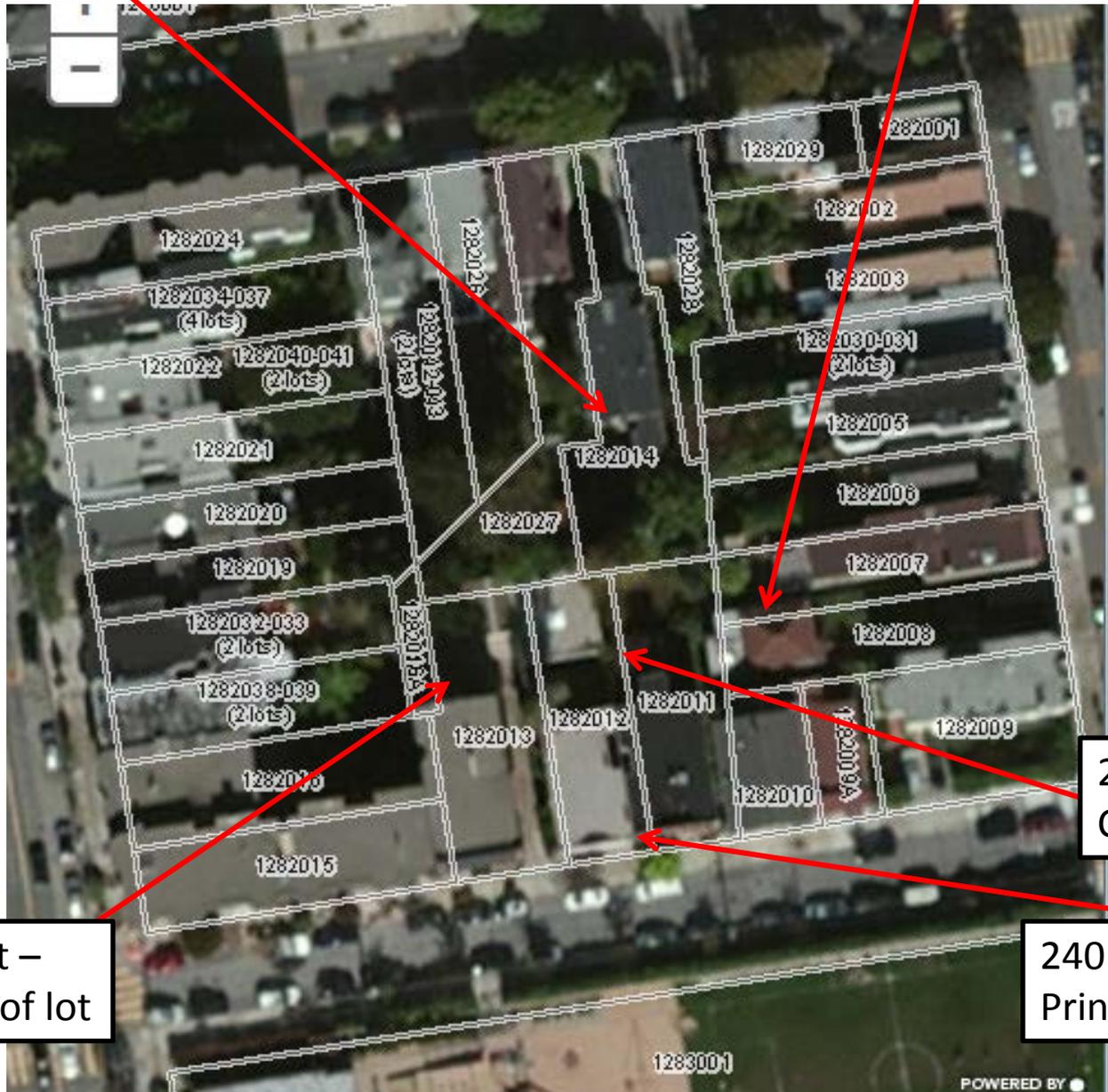
246-250 Alma St –
Building at rear of lot

240 Alma St –
Principal building

242 Alma St –
Carriage House

237 Grattan St –
Building in mid-block

1241 Shrader St –
Building at rear of lot



242 Alma St –
Carriage House

246-250 Alma St –
Building at rear of lot

240 Alma St –
Principal building