

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOERG RATHENBERG, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
Respondent

Appeal No. **23-050**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 23, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on October 6, 2023 to JW Sanchez LLC, of a Demolition Permit (to demolish a 2-story, single-family dwelling) at 617 Sanchez Street.

APPLICATION NO. 2019/01/15/0390

FOR HEARING ON April 17, 2024

Address of Appellant(s):

Address of Other Parties:

Joerg Rathenberg, Appellant(s) c/o Sue Hestor, Attorney for Appellant(s) 870 Market Street #1128 San Francisco, CA 94102	JW Sanchez LLC, Permit Holder(s) c/o Justin Zucker, Attorney for Permit Holder(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104
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BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOERG RATHENBERG, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **23-051**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 23, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on October 6, 2023 to JW Sanchez LLC, of a Site Permit (to erect four stories, no basement, Type V-A, single-family residence) at 617 Sanchez Street.

APPLICATION NO. 2019/01/15/0391

FOR HEARING ON April 17, 2024

Address of Appellant(s):

Address of Other Parties:

Joerg Rathenberg, Appellant(s) c/o Sue Hestor, Attorney for Appellant(s) 870 Market Street #1128 San Francisco, CA 94102	JW Sanchez LLC, Permit Holder(s) c/o Justin Zucker, Attorney for Permit Holder(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104
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BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOERG RATHENBERG,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent)

Appeal No. **23-057**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 16, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on November 2, 2023 to JW Sanchez LLC, of a Demolition Permit (to demolish a one-story, Type 5, detached garage structure; existing single family home to remain the same) at 617 Sanchez Street.

APPLICATION NO. 2022/05/20/4730

FOR HEARING ON April 17, 2024

Address of Appellant(s):

Address of Other Parties:

Joerg Rathenberg, Appellant(s)
c/o Sue Hestor, Attorney for Appellant(s)
870 Market Street #1128
San Francisco, CA 94102

JW Sanchez LLC, Permit Holder(s)
c/o Justin Zucker, Attorney for Permit Holder(s)
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104



Date Filed: October 23, 2023

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 23-050

I / We, **Joerg Rathenberg**, hereby appeal the following departmental action: **ISSUANCE** of **Demolition Permit No. 2019/01/15/0390** by the **Department of Building Inspection** which was issued or became effective on: **October 6, 2023**, to: **JW Sanchez LLC**, for the property located at: **617 Sanchez Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **November 16, 2023**, (**no later than three Thursdays prior to the hearing date**). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and robert@edmondslee.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **November 30, 2023**, (**no later than one Thursday prior to hearing date**). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and hestor@earthlink.net.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, December 6, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Sue Hestor attorney for appellant

Joerg Rathenberg hereby appeals the above permits issued 10/6/23 for 617 Sanchez at Block 3600 **Lot 055**.

Since 1999 Mr Rathenberg's family has owned **619 Sanchez** the single family house abutting and to south. It was built in 1907 at the FRONT of **Lot 054** as one story over what is now a garage. In 2003, one floor was added below current garage. Both lots 055 and 054 are 25' wide. He currently rents 619 Sanchez to Ugo Catry, but intends move back to 619 Sanchez within a year.

Proposed development at **617 Sanchez** includes demolition of 2-story single family house erected in 1907 at REAR of Lot 3600/055 (**201901150390**) plus construction of a new 4-story single family house (**201901150391**) at FRONT of lot.

There is *existing* free-standing 1-story garage at FRONT of lot built several decades ago by former owner. New 4 story home CANNOT be built unless existing garage DEMOLISHED. Permit **202205204730** was filed to **demolish 617 Sanchez garage**. *IT HAS NOT BEEN ISSUED*.

Permit **cannot** be issued because there are unresolved asbestos removal issues. Mandatory site survey of 617 Sanchez garage *identified the presence of asbestos and required its removal before any further construction*. **Step 6** for permit **202205204730** specifically states:

"This demo permit must be issued at same time as new construction **PA# 201901150391** and demo **PA# 201901150390**."

Both cited permits *were issued 10/6/23* - without issuance of **202205204730**. Both permits are the subject of THIS appeal. Conditions on permit for demolition of 617 Sanchez garage have *clearly not been met*. Demolition of garage CONTAINING ASBESTOS would be hazardous to abutting occupants at 619 Sanchez. Hazards would multiply if there is illegal demolition without a permit or monitoring by city departments.

Construction of New 4-story house PA# **201901150391** cannot proceed without issuance of garage demolition permit **202205204730**. In light of need for housing in San Francisco demolition of existing 2-story house PA# **201901150390** should not occur with no replaced housing on Lot 055.

Submitted on behalf of Joerg Rathenberg.

Sue Hestor

Attorney

Permit Details Report

Report Date: 12/20/2023 10:53:36 AM

Application Number: 201901150390
 Form Number: 6
 Address(es): 3600 /055 /0 617 SANCHEZ ST
 Description: TO DEMOLISH 2 STORY SINGLE FAMILY DWELLING.
 Cost: \$75,000.00
 Occupancy Code:
 Building Use: -

Disposition / Stage:

Action Date	Stage	Comments
1/15/2019	TRIAGE	
1/15/2019	FILING	
1/15/2019	FILED	
8/24/2021	APPROVED	
10/6/2023	ISSUED	
10/24/2023	SUSPEND	Per BOA Appeal No.23-050

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		1/15/19	1/15/19			1/15/19	GUTIERREZ NANCY		MAILING LABELS RECEIVED
CP-ZOC		1/15/19	3/4/20			3/4/20	AJELLO HOAGLAND LINDA		Approved per BOA M20-182. Approved per DRA-0686/2019-000650DRP-02. Demolition approved in conjunction with 2019.01.15.0391 for construction of new single-family home.
CP-DR		8/13/21	8/13/21			8/13/21	WINSLOW DAVID		DR filed on 10/9/19 at PIC
CP-NP		8/19/19	8/27/19	8/19/19	8/27/19	8/27/19	AJELLO HOAGLAND LINDA		Emailed cover letter on 8/19/2019 (William) Mailed 311 notice on 9/9/2019; expires 10/9/2019 (William)
BLDG		3/5/20	5/4/20	5/13/21	6/16/21	6/16/21	JONES DAVID		Refer to P/A 2019-0115-0391 for comments, DMJ 05/22/2020; approved, DMJ 06/16/2021;
SFFD		6/8/20	6/9/20			6/9/20	WONG VICTOR		N/A

DPW-BSM		5/22/20	5/27/20			5/27/20	DENNIS RASSENDYLL		DEMO: Pre-construction site meeting required by PUBLIC WORKS/BSM Street Inspection. Call (415) 554-7149 to schedule. -RD
DPW-BSM		6/28/21	7/2/21			7/2/21	KEVIN LI		Approved SITE Permit only 7/2/21. ADDENDUM requirement(s) for sign off: Street Improvement (replace existing curb cut, driveway, and sidewalk stairs) & Bureau of Urban Forestry (new tree and existing landscape). Download sidewalk application(s) at http://www.sfpdw.org/services/permits/application-forms and submit via email to BSMPermitDivision@sfpdw.org. Only new trees can be applied ONLINE and UPLOAD plans through http://bsm.sfpdw.org/buftrees2/treeplanting.aspx . Your building permit addenda will be ON-HOLD until all necessary permit(s) are approved or the assigned BSM plan checker(s) may recommend sign off to the satellite office via email. -KL
PPC		8/13/21	8/13/21			8/13/21	EAKIN MIGUEL		08/13/21: TO CPB w/201901150391;me 07/06/21: Travelling to puc w/201901150391;me 06/28/21: TO BSM for re stamp w/201901150391;me 06/28/21: VICTOR Wong Self checkout w/201901150391;me 06/17/21: travelling to hold (w/201901150391);me 05/14/21: To hold bin #91 w/201901150391 pending bldg approval;me 4/7/21: To hold bin pending approval from BLDG (w/0391); NL 5/28/20: to SFFD(w/0391);mml 5/22/20: to BSM (w/0391); am 1/15/19: to DCP (traveling with 2019 0115 0391 S); am
PPC		3/14/23	3/14/23			3/14/23	CHAN CHENG		03/14/23: TO CPB. TRAVEL WITH PA# 201901150391 S. -CC
CPB		3/14/23	3/17/23			7/21/23	CHAN AMARIS	Administrative	7/21/23: BOTH PAYMENT RECV. PENDING FOR ASBESTOS PERMIT ISSUE.AC 6/29/23: ASBESTOS PERMIT REQUIRE BEFORE ISSUE DEMO PERMIT. RESEND 2 INVOICES. AMARIS. 6/27/23: GH034-345-2511, J# ASB132001, ASBESTOS REPORT ATTACHED. ASBESTOS PERMIT REQUIRE BEFORE ISSUE DEMO PERMIT, 2 INVOICES SENT. AMARIS. 3/20/23: EXTENSION FEE REQUIRE. APPROVE. PENDING FOR ALL DOCS. AMARIS. 03/20/2023: Extension fee required. 1st, 2nd, and 3rd extension fee total\$446.40. When pay fee, new cancel date: 02/13/2024.ay 3/17/23: NO PLAN. PENDING FOR EXTENSION FEE. J#, DDRP, NEW 300' PACKAGE (300' RADIUS MAP, MAILING LABEL, MAILING LIST, DEMO AFFIDAVIT), ASBESTO REPORT, DOCS & PAYOR'S INFO REQUEST. AMARIS. 8/5/2022: Hold due to appeal w/planning 4/19/2022: CERTIFIED MAIL SENT CANCELLATION OF APPROVED PERMIT APPLICATION LETTER; 10/7/21:KL-No reply from applicant, route application back to CPB approval bin. Traveling with NEW BUILDING PA# 201901150391-S. 8/24/21:KL-Approved, requires demo packet prior to issuance/invoicing.
CPB		7/21/23	7/21/23			10/6/23	CHAN AMARIS	Administrative	10/06/23: NEW 300' PACKAGE RECEIVE. ISSUE. CONTACT CUSTOMER FOR PICK UP. AMARIS. 10/05/23: ASBESTOS PA# 202309156689 ISSUE. CONTACT MIS TO FIX THE FEE PROBLEM. AMARIS.

									8/09/23: FOLLOW UP EMAIL FOR ASBESTOS. AMARIS.
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Date Filed: October 23, 2023

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 23-051

I / We, **Joerg Rathenberg**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2019/01/15/0391** by the **Department of Building Inspection** which was issued or became effective on: **October 6, 2023**, to: **JW Sanchez LLC**, for the property located at: **617 Sanchez Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **November 16, 2023, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org matthew.greene@sfgov.org and robert@edmondslee.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **November 30, 2023, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org matthew.greene@sfgov.org and hestor@earthlink.net

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, December 6, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

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Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Sue Hestor attorney for appellant

Joerg Rathenberg hereby appeals the above permits issued 10/6/23 for 617 Sanchez at Block 3600 **Lot 055**.

Since 1999 Mr Rathenberg's family has owned **619 Sanchez** the single family house abutting and to south. It was built in 1907 at the FRONT of **Lot 054** as one story over what is now a garage. In 2003, one floor was added below current garage. Both lots 055 and 054 are 25' wide. He currently rents 619 Sanchez to Ugo Catry, but intends move back to 619 Sanchez within a year.

Proposed development at **617 Sanchez** includes demolition of 2-story single family house erected in 1907 at REAR of Lot 3600/055 (**201901150390**) plus construction of a new 4-story single family house (**201901150391**) at FRONT of lot.

There is *existing* free-standing 1-story garage at FRONT of lot built several decades ago by former owner. New 4 story home CANNOT be built unless existing garage DEMOLISHED. Permit **202205204730** was filed to **demolish 617 Sanchez garage**. *IT HAS NOT BEEN ISSUED*.

Permit **cannot** be issued because there are unresolved asbestos removal issues. Mandatory site survey of 617 Sanchez garage *identified the presence of asbestos and required its removal before any further construction*. **Step 6** for permit **202205204730** specifically states:

"This demo permit must be issued at same time as new construction **PA# 201901150391** and demo **PA# 201901150390**."

Both cited permits *were issued 10/6/23* - without issuance of **202205204730**. Both permits are the subject of THIS appeal. Conditions on permit for demolition of 617 Sanchez garage have *clearly not been met*. Demolition of garage CONTAINING ASBESTOS would be hazardous to abutting occupants at 619 Sanchez. Hazards would multiply if there is illegal demolition without a permit or monitoring by city departments.

Construction of New 4-story house PA# **201901150391** cannot proceed without issuance of garage demolition permit **202205204730**. In light of need for housing in San Francisco demolition of existing 2-story house PA# **201901150390** should not occur with no replaced housing on Lot 055.

Submitted on behalf of Joerg Rathenberg.

Sue Hestor

Attorney

Permit Details Report

Report Date: 12/20/2023 10:54:39 AM

Application Number: 201901150391
 Form Number: 2
 Address(es): 3600 /055 /0 617 SANCHEZ ST
 Description: TO ERECT 4 STORIES, NO BASEMENT, TYPE V-A, SINGLE FAMILY RESIDENCE.
 Cost: \$850,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
1/15/2019	TRIAGE	
1/15/2019	FILING	
1/15/2019	FILED	
8/24/2021	APPROVED	
10/6/2023	ISSUED	
10/24/2023	SUSPEND	Per BOA Appeal No.23-051

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description: SITE.

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		1/15/19	1/15/19			1/15/19	GUTIERREZ NANCY		
CP-ZOC		1/15/19	3/4/20			3/4/20	AJELLO HOAGLAND LINDA		Approved per DRA-0686/2019-000650DRP-02.
CP-DR		8/13/21	8/13/21			8/13/21	WINSLOW DAVID		DR filed at PIC
BLDG		3/4/20	5/4/20	5/13/21	6/16/21	6/16/21	JONES DAVID		Commenced architectural plan review, DMJ 05/04/2020; continuing architectural plan review in bluebeam session 556-102-429, routed hard copies of drawings to PPC for routing to BSM, DMJ 05/22/2021; reviewed revised hard drawings, emailed comments to project team, delivered drawings to PPC for continued review/routing, DMJ

									05/13/2021; received revised drawings, acceptable/approved DMJ 06/16/2021;
CP-NP		8/19/19	8/27/19	8/19/19	8/27/19	8/27/19	AJELLO HOAGLAND LINDA		Emailed cover letter on 8/19/2019 (William) Mailed 311 notice on 9/9/2019; expires 10/9/2019 (William)
PAD-STR		1/30/23	2/27/23	2/27/23		3/13/23	LIANG KAREN		3/13/2023: reviewed info. sheet S-19 only. Tier 1 assigned./// Pending applicant's response.
SFFD		5/28/20	6/9/20	6/9/20	6/28/21	6/28/21	WONG VICTOR		06/28/2021 - Approved Site Plan. FD review limited to FD access and fire flow requirements. No FD inspections required. 06/09/2020 - Reviewed paper plans, hold pending comments emailed to architect.
DPW- BSM		5/22/20	5/27/20			5/27/20	DENNIS RASSENDYLL		Approved SITE Permit only. ADDENDA requirement(s) for sign off: Street Improvement Urban Forestry (new tree) . All sidewalk applications and plans MUST be applied IN-PERSON for intake at 1155 Market St, 3rd Floor. Download sidewalk applications at http://www.sfpublicworks.org/services/permits . Only new trees can be applied ONLINE and UPLOAD plans through http://www.sfpublicworks.org/services/permits/street-trees-planting . Your construction addenda will be ON-HOLD until all necessary PUBLIC WORKS-BSM permits are completed or plan checker(s) could recommend sign off to the satellite office via email. - RD
DPW- BSM		6/28/21	6/28/21			6/28/21	DENNIS RASSENDYLL		
SFPUC		6/9/20	8/6/21	8/6/21	8/12/21	8/12/21	FONG JEFFREY		Released hold. Approved. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. jfong@sfgwater.org . Route to PPC 08/12/21. Pending additional info. jfong@sfgwater.org 08/06/21.
CP-ZOC		10/22/20	4/6/21			4/6/21			Approved - Per appeal 2019-000650APL to include ADU. BOS M20-182 approved 12/1/2020 Revised hard copy plans dated 3/29/2021 received by L Ajello Hoagland. Hard copy revisions received on 11/16/2020; Delivered to L. Ajello-Hoagland at Planning. (Jennifer)
PPC		8/13/21	8/13/21			8/13/21	EAKIN MIGUEL		08/13/21: TO CPB w/201901150390;me 07/06/21: TO puc w/201901150390;me 6/29/2021: !! route plan to PUC to sign off upon receiving plans back from BSM;EC. 06/28/21: TO BSM for re stamp (w/201901150390);me 06/28/21: VICTOR WONG SELF CHECKOUT;me 06/17/21: to HOLD BIN #91 PENDING SFFD & PUC APPROVAL (W/201901150390);me 05/14/21: TO hold bin #91 pending Bldg, sffd, & puc approval (w/201901150390);me 4/7/21: In hold bin pending approval from BLDG, SFFD, PUC (w/0390); NL 10/22/20: route back to Planning per Linda Ajello Hoagland's request;EC. 7/10/20: In hold bin pending approval from BLDG, SFFD, PUC;Ec. 6/9/20: TO PUC; AD 5/28/20: to SFFD; mml 5/22/20: to BSM per David Jones, route to SFFD after BSM review

									(w/0390); am 3/4/20: to BLDG; mml 2/28/20: R1 to DCP; cp 1/15/19: to DCP (traveling with 2019 0115 0390); am
PPC		3/14/23	3/14/23			3/14/23	CHAN CHENG		03/14/23: TO CPB. TRAVEL WITH 201901150390.-CC
CPB		3/14/23	3/17/23			10/6/23	CHAN AMARIS	Administrative	10/06/23: ISSUE. CONTACT CUSTOMER FOR PICK UP. AMARIS. 10/05/23: ASBESTOS PA# 202309156689 ISSUE. CONTACT MIS TO FIX THE FEE PROBLEM. AMARIS. 8/09/23: FOLLOW UP EMAIL FOR ASBESTOS. AMARIS. 7/21/23: BOTH PAYMENT RECEIVE. PENDING FOR ASBESTOS PERMIT ISSUE. AMARIS 6/27/23: DOCS RECEIVE. 2 INVOICES SENT. AMARIS. 3/20/23: SFUSD & EXTENSION FEE REQUIRE. APPROVE. PENDING FOR DOCS & PAYOR'S INFO. AMARIS. 03/20/2023: Extension fee required. 1st, 2nd, and 3rd extension fee total \$3,960.93. When pay fee, new cancel date: 02/12/2024.ay 3/17/23: SFUSD REQUIRE. 19 PAGES. GH NOT REQUIRE. PENDING APPROVAL FOR EXTENSION FEE. DOCS & PAYOR'S INFO REQUEST. AMARIS. 01/26/2023: To WY,in-hand, for review, CV 8/5/2022: Hold due to appeal 4/19/2022: CERTIFIED MAIL SENT CANCELLATION OF APPROVED PERMIT APPLICATION LETTER; 10/7/21: No Reply from applicant, return application back to CPB approval bin. Traveling with DEMO PA# 201901150390. 8/24/21:KL-Approved, must issue with demo permit.



Date Filed: November 16, 2023

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 23-057

I / We, **Joerg Rathenberg**, hereby appeal the following departmental action: **ISSUANCE** of **Demolition Permit No. 2022/05/20/4730** by the **Department of Building Inspection** which was issued or became effective on: **October 6, 2023**, to: **JW Sanchez LLC**, for the property located at: **617 Sanchez Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **December 28, 2023**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and jzucker@reubenlaw.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **January 11, 2024**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and hestor@earthlink.net.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, January 17, 2024 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.**

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Sue Hestor attorney for appellant

Appeal of 617 Sanchez 2022 0520 4730 - Permit to Demolish 1 Story Detached Garage Structure
Joerg Rathenberg hereby appeals above **Detached Garage Demolition** permit issued 11/2/23 for **617 Sanchez** St at Block 3600 **Lot 055**. 617 Sanchez garage directly abuts his family's residence at **619 Sanchez** St. City describes the permit as for a **DETACHED** garage. While *Detached* is correct as to existing to be demolished **617** Sanchez house, at the **REAR** of downward sloping Lot 055, it is NOT so for appellant's house at **FRONT of Lot 054 at 619** Sanchez. Any demolition activity, particularly if not adequately planned and implemented, poses potential risk to structural integrity of abutting **619** Sanchez house on downward sloping lot 054.

Permit review revealed that there is asbestos present in **617** garage that must first be removed. This raises serious health concerns for appellant's family, current tenants and entire neighborhood. To date appellant has not received or been made aware of any plan for asbestos removal and the demolition process itself. Tenants currently reside at **619** Sanchez, in house built in 1907. Garage demolition and asbestos removal would affect their daily lives plus health risks from asbestos exposure during demolition.

Permits have been now been issued for demolition of 2 separate buildings at 617 Sanchez that require asbestos removal - 2-story single family house erected in 1907 at REAR of lot *and* detached garage at FRONT of lot built several decades ago by former owner.

617 Sanchez permit issuance for both construction of new 4-story house 201901150391 on site of detached garage at FRONT of lot AND demolition of 2-story house at REAR of lot were conditioned on issuance of permit to demolish garage. Which demolition permit in turn explicitly required asbestos removal. DBI ignored its own instructions on permit issuance.

Garage demolition permit was not issued for additional 4 weeks - until after first **2** appeals on 617 Sanchez had been filed. The Board of Appeals must now deal with **3** permits - two of them demolition permits requiring asbestos removal. The history of staff dealing with issue of asbestos removal and demolition is ... spotty.

In light of these concerns, adjacent property owner and residents of 619 Sanchez request reconsideration of permit to demolish detached garage at 617 Sanchez. Careful and transparent evaluation of potential risks, as well as proper planning for demolition process, is needed to safeguard the well-being of residents near 617 Sanchez.

Permit Details Report

Report Date: 11/15/2023 6:51:19 PM

Application Number: 202205204730
 Form Number: 6
 Address(es): 3600 / 055 / 0 617 SANCHEZ ST
 Description: TO DEMOLISH A 1-STORY, TYPE 5, DETACHED GARAGE STRUCTURE. (E) SFH
 REMAIN THE SAME.
 Cost: \$3,092.00
 Occupancy Code:
 Building Use: -

Disposition / Stage:

Action Date	Stage	Comments
5/20/2022	TRIAGE	
5/20/2022	FILING	
5/20/2022	FILED	
3/15/2023	APPROVED	
11/2/2023	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
 Name: OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		5/20/22	5/23/22			5/23/22	SONG SUSIE		5/23/22: PAYMENT RECEIVED, TO PPC. MAILING PACKET(2 SETS OF LABELS/LIST/MAP/AFFIDAVIT) DROPPED OFF TO CPB. SS 5/23/22: PENDING PAYMENT, SS 5/20/22: EPR SUBMISSION. EMAILED APPLICANT FOR ESTIMATED COST. SS
CP-ZOC		5/23/22	1/20/23	6/1/22	11/4/22	1/20/23	SUCRE RICHARD		Approved: demolition of rear garage structure. notification completed as part of bpa nos. 201901150390 & 201901150391.
BLDG		1/20/23	3/9/23			3/13/23	SOENKSEN RICHARD		Approved demolition of detached garage. Permit to travel with demo permit#201901150390 and (N)house PA#201901150391 and ADU PA#202105049765 3/13/2023
DPW-BSM		1/20/23	1/25/23			1/25/23	DENNIS RASSENDYLL		EPR Pre-construction site meeting required by PUBLIC WORKS/BSM Street Inspection to schedule. -RD
PPC		5/23/22	5/23/22			3/13/23	PHAM ANH HAI		03/13/23 11:00 AM Invite sent to CPB to close out permit; HP 1/20/2023: Invite sent to BLDG and BSM to start electronic plan review;nl 5/23/2022: Invite sent to applicant to join BB session;nl 5/23/2022: Bluebeam session created, invite sent to CP-ZOC (Planning) to start electronic plan review;nl
CPB		3/15/23	3/15/23			11/2/23	LEI ALVINA	Administrative	11/2/2023: Issued. BB links & JC sent to applicant. Placard picked up by applicant. 10/31/2023: Received correct asbestos survey - ND. Pending copy of approved green halo tracking. 10/6/2023: Received BAAQMD J #, asbestos

								survey - asbestos present, OTC asbestos abatement permit req. Pending email of approved green halo. Received new demo packet. Invoice sent. 3/16/2023: Received owner builder form, long form. Pending green halo, BAAQMD and asbestos survey. 3/15/2023: Emailed applicant for green halo, BAAQMD "J" number, Asbestos/RACM survey, contractor form, missing signature on long form.
--	--	--	--	--	--	--	--	---

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

BRIEF SUBMITTED BY THE APPELLANT(S)

Board of Appeals President Jose Lopez
49 South Van Ness Suite 1475
San Francisco 94103

Board of Appeals **4/17/24** Hearing **617 Sanchez Street** Permits appealed :
23-050 Demolish 2-story Single Family Dwelling **23-051** Erect 4-story Single Family Dwelling
23-057 Demolish 1-story detached garage

Dear President Lopez and Commissioners::

Appellant Joerg Rathenberg and his family have owned a Single Family Dwelling at **619 Sanchez Street** for 25 years since 1999. Their house was built in 1906 and is sited at the front of its 25' wide lot with a shallow rear yard. Their house directly abuts 1-story detached garage at the front of the **617 Sanchez** lot. Appellant has challenged all 3 permits set above issued for **617**.

Since **1907** there has been a single family house at rear of deeper **617 Sanchez** lot. **Exh 1 p13** 1914 Sanborn Map. The late John Fusco owned **617 Sanchez** from 1976 until his death 1/12/18.

On 1/15/19 Developer JW Sanchez LLC applied for permits to demolish the 2-story single family dwelling at the rear of 617 lot **2019 0115 0391** and to erect a 4-story single family dwelling **2019 0115 0390** where **617 Sanchez** garage currently sited. On 4/8/19 a categorical exemption from environmental review was issued for house demolition and new construction as it was then planned. Permit review was proceeding slowly. In July 2020 Appellant retained structural engineer **Pat Buscovich** to research structural issues because abutting proposed 617 and **619** foundations were on a steep slope. Pat was formerly was the structural engineer member

of the Building Inspection Commission and had decades of experience in San Francisco

The Board of Supervisor heard appeal of the Categorical Exemption on **11/17/20**. In 2020 City offices were mostly closed, so Pat received much needed information via first-hand site inspection and plans showing borings and plans for **617 Sanchez**, as well as plans for abutting **619 Sanchez**. Pat particularly raised issues regarding the **Slope Protection Act** with required slope and amount of dirt required to be excavated. He contested the location and depth of soil borings developer had done. Excavation could undermine the **619 Sanchez** foundation.

Garage demolition permit application was not filed until **5/20/22 - 18 months later**. This Dolores Heights area is on the literal edge of **1906** earthquake and fire. Information regarding impacts of demolition **617 Sanchez** garage at front of its lot was therefore not available to Pat.

This block slopes dramatically down to north (19th St), to Cumberland Street at south and towards Church to east. Ash from the Fire settled into the soil as houses started being built after 1906.. Because there are significant slopes surrounding **617 Sanchez**, abutting **619** house will be lower than abutting foundation. With demolition of both the front garage and rear house It is crucial that a structural engineer analyze changes in elevation, underlying soils to ensure that **619** foundation is not undermined by **617 Sanchez** demolition or construction of new 4-story building with floors that go lower into the hill than **619 Sanchez**. This is particularly important when both buildings have asbestos that must be thoroughly and safely removed before any demolition or construction may legally begin. Demolition of garage CONTAINING

ASBESTOS would be hazardous to abutting occupants at **619 Sanchez**. Hazards would multiply if there is illegal demolition without a permit or monitoring by city departments. Construction of new 4-story house where it cannot proceed without garage demolition.

In 2010 Appellant's family moved to the peninsula with their daughter to be closer to appellant's job. They rented out their house but stayed in touch with what was happening at **619** and **617 Sanchez** because the houses were so close to each other and Fusco began being ill. Since their daughter has left for college, and his wife runs a business in San Francisco, appellant has informed the tenants that within a year they intended to move back to **619 Sanchez**.

Structural analysis and ensuring that asbestos and debris from demolition are safely removed, plus monitoring during construction, is critical so people at **619 Sanchez** and others are not exposed to hazardous materials that compromise their health. **617 Sanchez** permits were *slowly* reviewed in 2020-2023. After November 2020 when Catex appeal was denied by BOS, since no garage demolition permit had been filed, and no work could begin, processing of 2 permits went *slowly*. Affecting Pat's ability to review evolving plans, particularly in light of need to update the categorical exemption as project evolved. Although permits to demolish Fusco's house and build 4-story dwelling were approved on 8/24/21, neither were issued until 10/6/23. The garage demolition permit was filed for on 5/22/22.

In June 2022 Pat Buscovich had a massive heart attack. *Just when he might have been reviewing garage demolition calculations and plans.* Most of Pat's office shut down because of

of COVID as well as his heart attack. Appellant began to notice see that Pat could no longer provide structural services on **617 Sanchez** and began search for a new engineer. Pat had been monitoring review of **617 Sanchez** building permits, but no one was available in his office to help locate analysis done or plans pulled for **617 Sanchez**. Pat's illness has left him unable to help. Before the first two permits were issued in October 2023 appellant started to locate an engineer to replace Pat. He retained Structural Engineer **Albert Urrutia**.

Board set first 2 permits for hearing 12/6/23. **Garage demolition permit 2022 0520 4730** had City requirement to submit filing **asbestos removal plan** and condition **BEFORE** permit could be **issued**. The City-required asbestos removal **plan was submitted 10/31/24**, 8 days AFTER first 2 permits were appealed. *Developer* asked that all 3 permits be heard at same time. Appeal of garage demolition filed 11/15 and Board set **1/17/24 hearing**. **Soon thereafter parties mutually agreed to 2/28/24 hearing**. Due to the death of a close friend, who had provided housing when attorney released from hospitalization, attorney requested brief continuance. Both parties agreed to 3/13 continuance, but Board office stated that calendar already at limit. Offer of 3/27 or 4/3 accepted by appellant. **Developer** couldn't do either date. **The Board then set 4/17 date** to give Urrutia time to provide appellant and Board with input on conditions to be included on all 3 permits.

As it became apparent that neither Pat, nor his records on 617 Sanchez at his office would be available for Urrutia to review, on 3/22 appellant attorney contacted developer Justin Zucker

to request continuance to 5/8, next scheduled hearing. Developer refused and Board President upheld that decision. Appellant requests that the Board permit Urrutia and such other persons as may be necessary to put on testimony on structural engineering arising out the 3 permits here appealed.

Engineer Urrutia must be given time to locate and review currently unavailable plans plus material to give input to Board. Because Pat's office was shut due to COVID and severe health problems no there can locate the materials and analyses that Pat acquired on **617 Sanchez**, and its impacts on **619**. Appellant deserves that opportunity to give Urrutia sufficient time to provide appellant and Board with input on conditions to be incorporated on 3 permits, on 3/22/24 appellant attorney contacted Justin Zucker to continue hearing from 4/17 to next Board meeting 5/8.

At the BOS hearing, parties also raised questions regarding the pending designation of Historic LGBTQ District which is not yet adopted. 617 Sanchez included the **only black family** in Eureka Valley for several years from **1917 - 1952** because of racial segregation throughout the City. The siting of 617 Sanchez at rear of lot down a slope made it difficult to view their house.

617 Sanchez was also owned by **John Fusco**, a gay hairdresser who moved into the Castro to run his salon in 1975 was a very out businessman and a real part of his community. Mr Fusco died **1/12/18**. Persons at the BOS pushed for them both to be recognized when the new Historic District is adopted.

Appellant Joerg Rathenberg and his family respectfully urge this Board of Appeals to hear and then continue all 3 appeals on 617 Sanchez so that the Board may have the opportunity to hear further evidence related to structural issues surrounding 617 Sanchez, including effects on 619 Sanchez, so that you may adopt conditions on proposed project.

Appellant further urges this Board to take testimony regarding proposed LGBTQ District regarding the role of the first known black residents of this neighborhood, and the presence and role of John Fusco.

Sue Hestor, attorney for Appellant Joerg Rathenberg

Appellant has also separately submitted

EXHIBIT 1 HISTORICAL RESOURCE EVALUTION

617 SANCHEZ STREET

SAN FRANCISCO CALIFORNIA

TIM KELLEY CONSULTING LLC

EXHIBIT 2 PHOTOS in 2024 of IMMEDIATE AREA

PHOTOS A B C D E F G H I J

EXHIBIT 1

PART I HISTORICAL RESOURCE EVALUATION

617 SANCHEZ STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) Part I for 617 Sanchez Street, a single family dwelling in the Castro/Upper Market neighborhood constructed circa 1907. A scoping discussion conducted by email with Justin Greving, Planner on September 4, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required. Additionally, since the owners from 1914 through 1940 were African Americans, Planning requested that additional research regarding demographic trends in the neighborhood be conducted as well.

11. SUMMARY

TKC finds that 617 Sanchez Street is not eligible for individual listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On September 15, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel: 3600055
Building Name:
Address: 617 SANCHEZ ST

Planning Dept. Historic Resource Status: [B - Unknown/ Age Eligible](#)

ARTICLE "10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with [Mills Act](#) approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

617 Sanchez Street sits on the east side of Sanchez between 19th and Cumberland Streets.

The area is very hilly, with Sanchez sloping up severely to the south. As a result, Sanchez is not a through street north to 19th Street, and Cumberland is not a through street east of Sanchez. In both cases, the only access is via steps. The parcel slopes down to the east. There is one building and two structures on the lot: a carport structure at the front of the parcel, and

sheltered open air kitchen mid-parcel, and the primary residence at the rear of the parcel. The front carport building is set back slightly from the front lot line. A brick stair and paver path run between the carport and the dwelling. The surrounding buildings have varying setback positions on their parcels. Due to the extreme slope of the area, many buildings on the west side of the street sit above grade while many on the east side sit below grade.

B. Exterior

The front structure at 6'17 Sanchez Street is a one story carport building (**Figure 1**). The street facing exterior is clad in vertical siding and it is capped with a flat roof. It features a roll up garage door on the left side and a wood paneled pedestrian door on the right side. There is a projecting awning sheltering the pedestrian entrance. The interior of the building is open to the central yard (**Figure 2**). A masonry retaining wall supports the carport.

The mid-parcel structure features half-height brick walls, with glazed portions above, and is capped with a flat roof (**Figure 3**).

The rear building is a rectangular plan single family dwelling clad in rustic siding (**Figure 4**). The building features two volumes: the volume at right is one and one half story and is capped with a gambrel roof, while the volume at left is one story and is capped with a flat roof. The taller volume, at right, has a pedestrian entrance on the right side featuring a modern glazed door behind a metal security gate capped with a projecting fabric awning (**Figure 5**). To the left of this is a pair of vinyl sash double hung windows behind metal security bars. There is a downsloping window hood above the windows. The half story is clad in fishscale shingles and features a vinyl sash sliding window at center (**Figure 6**). The gambrel peak terminates with a raking cornice. The flat roof section features a multi-lite pedestrian multi-lite door behind a metal security gate and below a fabric awning.



Figure 1: 617 Sanchez Street, front carport



Figure 2: 617 Sanchez Street, front carport, interior



Figure 3: 617 Sanchez Street, outdoor kitchen structure



Figure 4: 617 Sanchez Street, primary residence



Figure 5: 617 Sanchez Street, detail



Figure 6: 617 Sanchez Street, detail



Figure 7: 617 Sanchez Street, detail

V. HISTORIC CONTEXT

A. Neighborhood

According to the Planning Department's Property Information Map, the subject property falls in the Castro/Upper Market neighborhood. Within the Castro/Upper Market neighborhood is the additional sub-neighborhood of Eureka Valley, the boundaries of which remain controversial but are generally accepted as Market Street to the north, Church Street to the east, Hill Street to the south, and Grand View Avenue to the west.

The opening of the Market & Castro Street Cable Car line in 1886 running on Market Street to Castro Street and the 1888 Castro Street branch from Market to 26th Street opened Eureka Valley to intensive residential development. As the residential builders arrived, the dairies that once thrived in the area were displaced, although the steep slopes of Twin Peaks remained quasi-rural well into the twentieth century. The 1889 Sanborn map indicates that Eureka Valley was only moderately developed with small wood-frame cottages and two-story flats. Many

were built on speculation in rows of identical cottages with similar footprints. Agricultural operations remained important.

Socially and economically, the Eureka Valley and neighboring Noe Valley neighborhoods were dominated from an early date by working and lower-middle-class tradesmen, small business owners, civil servants, builders, and artisans. Ethnically the neighborhood was mixed, with Irish, German, British, and Scandinavian immigrants, as well as some old-stock Americans, all calling Eureka Valley home. In 1881, the Eureka Valley Promotional Association was formed to foster public works projects and encourage residential development.

Eureka Valley escaped total destruction in the aftermath of the 1906 Earthquake and Fire, mostly because the fires stopped at Dolores Street. Although brick chimneys and foundations were damaged, the rocky slopes resisted the seismic forces much better than the marshy subsoils of the Mission and South of Market. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, in the following years thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Demographically, Eureka Valley was similar to the Inner Mission, with large numbers of Irish, German, and Scandinavian immigrants and their American-born offspring. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of Twin Peaks Tunnel in 1918 and the Municipal Railway's J-Church streetcar line in 1917. Taking a cue from the Mission Promotion Association, the Eureka Valley Improvement Association formed in 1905 and lobbied for improvements in the Upper Market area during the post-quake era, such as improved streetcar service, better lighting, and public school construction. In addition, the association lobbied owners of large tracts of vacant land to sell to residential property developers "to **fill** out the district."

The 1913-14 Sanborn maps for Eureka Valley show rows of two- and three-story flats and Romeo flats south of Market Street as well as larger gable-roofed single-family dwellings, while multiple-family housing was constructed, particularly along Market Street. Schools were also widespread in the neighborhood, reflecting the influx of families into the area. By 1929, the

area was largely built out, although some of the steeper hillsides in the western portion remained undeveloped into the 1960s and 1970s. The area had become a launching point for newer neighborhoods west of Twin Peaks, first with the opening of the Twin Peaks Tunnel in 1918, and culminating with the completion of the Market Street Extension in the late 1920s and its eventual transformation into Upper Market Street. The completion of the Market Street Extension allowed suburban development to creep higher up the steep hillsides of Twin Peaks,

According to the 1950 Sanborn maps, the neighborhood of Eureka Valley had undergone comparatively few physical changes since "1915 when the last map had been published. The most significant changes had taken place along Market Street, which was the shopping precinct (along with Castro Street) for the area, although many early pre-quake and immediate post-quake commercial buildings continue to survive. In 1939, the neighborhood lost its cable car line along Castro Street when MUNI decided to discontinue the line after taking over the Market Street Railway.

B. Residential Characteristics of San Francisco's African American Population

San Francisco did not have an African American-majority neighborhood until World War II. As American citizens, Blacks were not prohibited from owning property, though they were often forbidden from purchasing or renting in many exclusive subdivisions that had racial covenants prohibiting the sale or leasing of properties to African Americans, Asians, and other non-white ethnic groups. Entire swaths of San Francisco's West Side and Twin Peaks were basically off-limits to African Americans unless they were live-in domestic help. Neighborhoods with racial covenants included most of the residence parks built on what had been the San Miguel Rancho, including Forest Hill, Ingleside Terraces, St. Francis Wood, and some of the more modest speculator-built tracts in the suburban Sunset and Parkside districts. Black San Franciscans who chose to invest in real estate during this period often chose Oakland, where single-family homes were more plentiful and cheaper, the weather better, and where larger lots allowed room for gardening, raising animals, and space for children to play. Those who remained in San Francisco mostly rented, with only 8 percent of Black San Franciscans owning their own homes in 1900. This figure increased to 13.6 percent in 1930, but it was still much

lower than the rates for native-born Whites (35.1 percent) and foreign-born Whites (41.6 percent).¹

C. Project Site History

The first Sanborn map illustrating the subject block was published in 1886 (Figure 8). The subject block is completely undeveloped and the subject parcel is vacant.

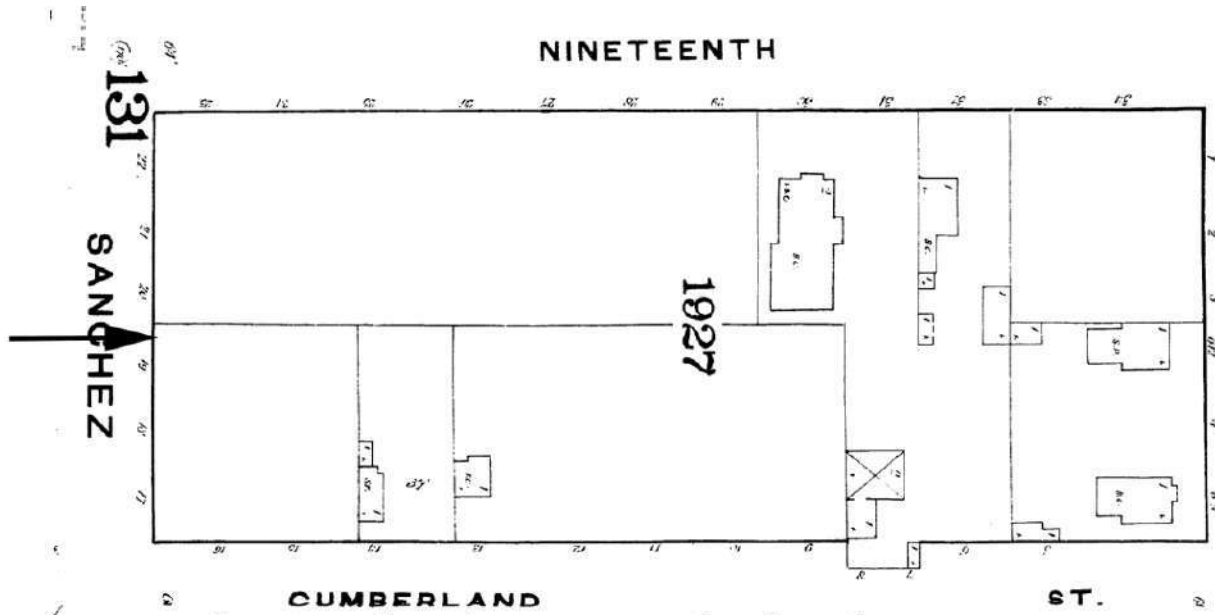


Figure 8: 1886 Sanborn Map with approximate location of the subject building noted with arrow

The 1900 Sanborn Map shows a similar level of development on the subject block (Figure 9). The subject parcel remains vacant.

¹ "San Francisco African American Citywide Historic Context Statement," prepared for San Francisco Planning Department, Final Draft January 2015, by Tim Kelley Consulting, The Alfred Williams Consultancy, and VerPlanck Historic Preservation Consulting.

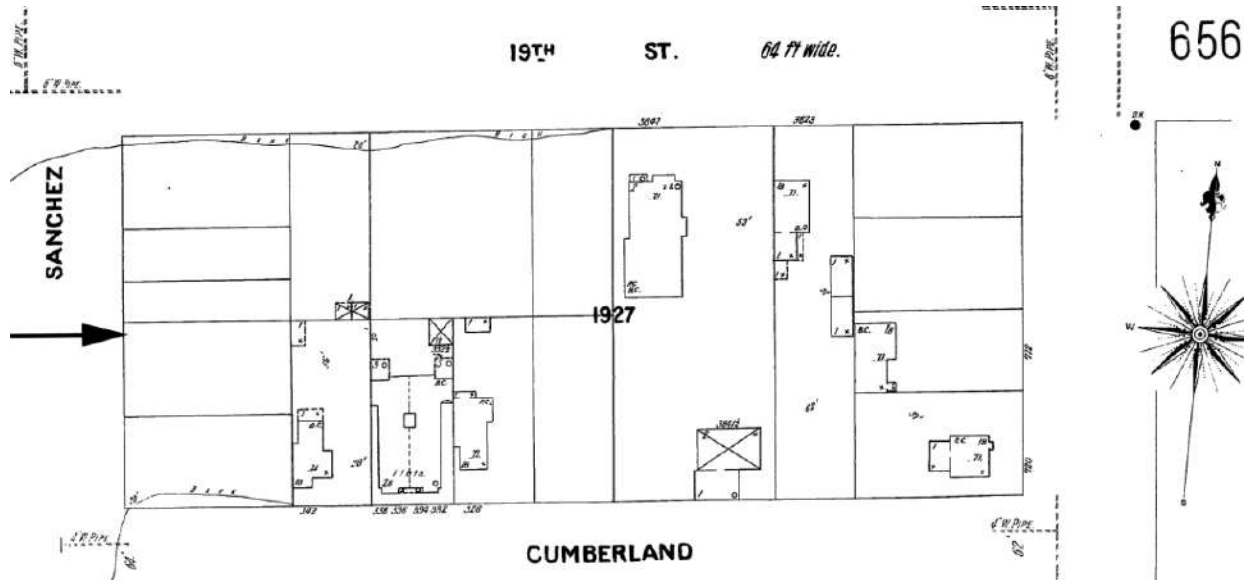


Figure 9: 1900 Sanborn Map with approximate location of the subject building noted with arrow

The 1905 Sanborn Map shows several Spring Valley Water Company tap application numbers penciled in, including for the subject building, indicating that the development of the street began between 1905 and 1908 (Figure 10).

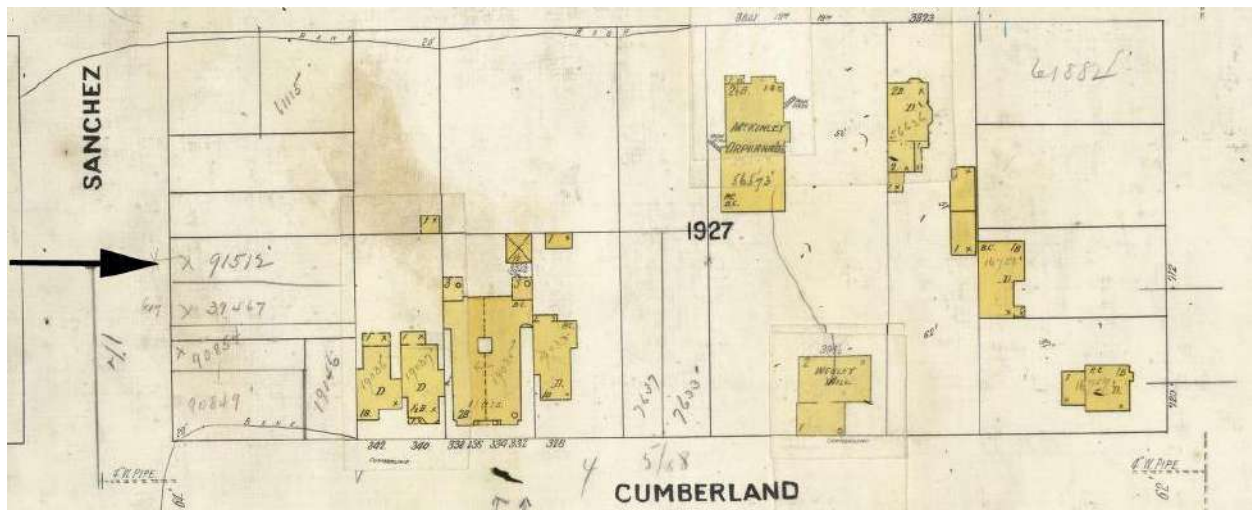


Figure 10: 1905 Sanborn Map with approximate location of the subject building noted with arrow

The 1914 Sanborn Map shows the partial block partially developed (Figure 11). The subject building is illustrated as a small one and a half story dwelling with a small projection at the rear, positioned on the eastern end of the parcel.

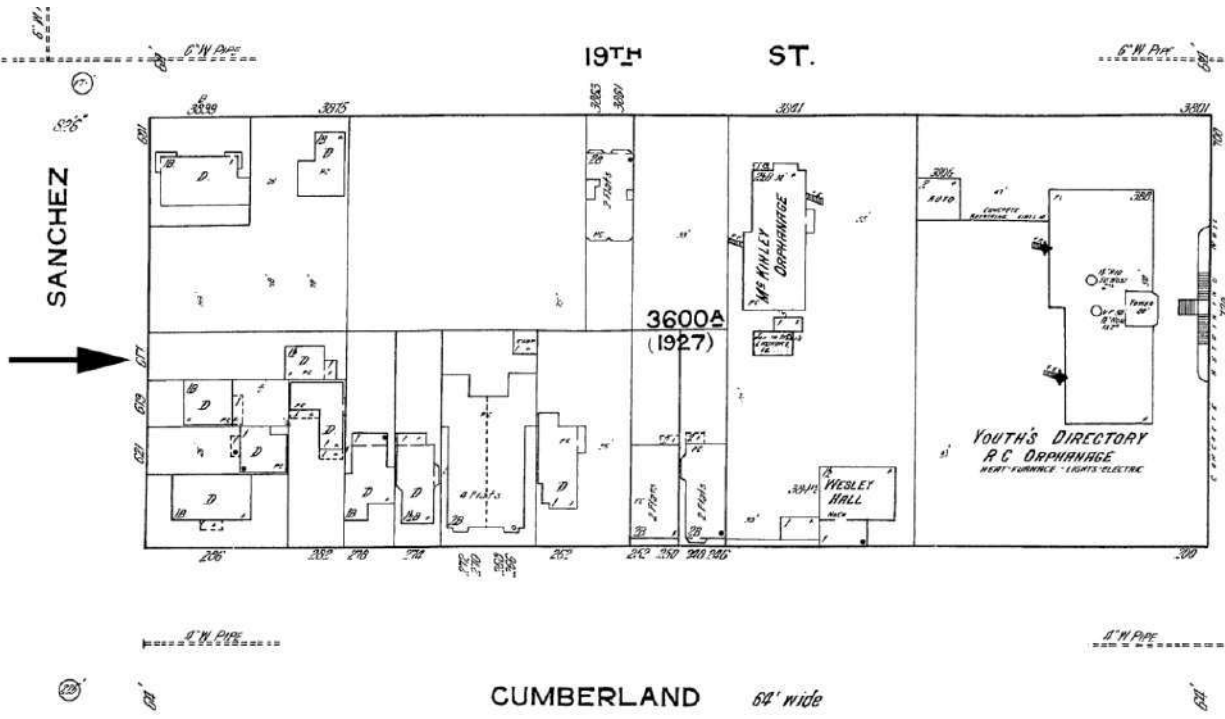


Figure 11: 1914 Sanborn Map with 617 Sanchez Street noted with arrow

The 1938 Harrison Ryker aerial photograph shows a similar level of development as seen on the previous map (Figure 12). The subject building appears as it did on the 1914 map. Due to shadows in the image, it is difficult to tell if the rear projecting volume is present or if the horizontal addition has been added yet.



Figure 12: 1938 aerial photo with 617 Sanchez Street indicated by arrow

The 1950 Sanborn Map shows a similar level of development on the subject block (Figure 13). The subject building had been expanded to the north and south, creating the footprint currently seen on the building. The front of the parcel is vacant.

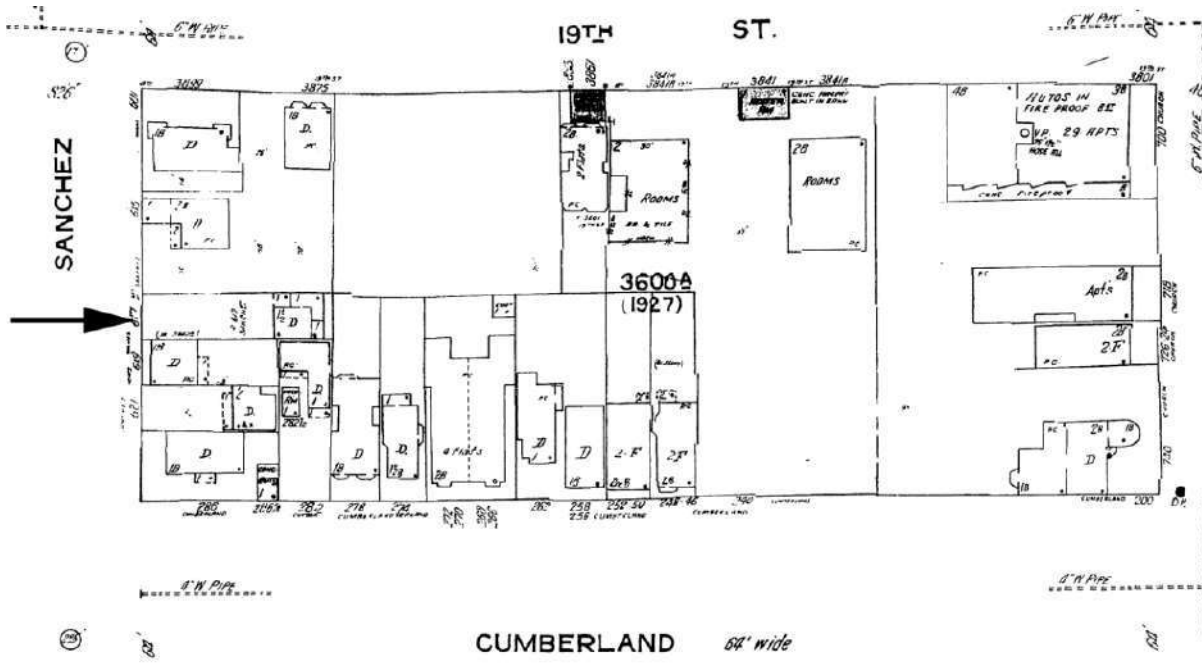


Figure 13: 1950 Sanborn Map with 617 Sanchez Street noted with arrow

D. Construction Chronology

No original construction permit or building announcement was not located for this building. According to Spring Valley Water Company records, the first owner, Vernon G. Higgins, requested water hook-up in August 1907. The first Sanborn map shows a one and a half story single family building. It is assumed this is the original building height and size. Alterations to the building include: one-story addition to the left side and expanding the rear porch; modern windows on the primary façade and the addition of the carport at the front of the lot. The carport was originally constructed as an arbor and was remodeled several times ending with the current design.

E. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit #17577, March 19, 1936 – Repair fire damage. Fire proof shingle roof.

- Permit #157959, August 5, 1953 - Leveling and added foundation and bracing
- Permit #569964, October 11, 1983 - Patio - Arbor. The arbor will be constructed of 4 x 4 redwood. Height will be 8'5" off existing concrete. Length is 20' total. Arbor and patio is in the front yard 54' from house.
- Permit #915612, June 27, 2000 - Remove garage ceiling per notice of violation. Removal of arbor roofing area constructed in 1983 with permit. Convert arbor constructed in '1983 to off street parking.
- Permit #921625, September 18, 2000 - Replace corrugated fiber glass roof on front arbor.
- Permit #1016261, February 3, 2004- Reroof
- Permit #1085359, March 30, 2005 - Put roof over carport. To comply with NOV #200454539. Add horizontal addition - increase existing study and bedroom size.
- Permit #1'123453, June 18, 2007 - To correct application #20061 '1218262 (Permit #1085359) the description of work should be read as "renew 200503308770 instead of 2005030387105
- Permit #1'180890, March '11, 2009 - Scope of work is for fire department. Review only to field verify non-compliant installation of solar panels
- Permit #1181069, March 23, 2009 - To complete work and obtain final inspection for PA #200503308770 (Permit #1085359)
- Permit #1292808, May 6, 2013 - Renew expired permit 200503308770 (Permit #1085359) to put roof over carport and add horizontal addition to increase size of study and bedroom. To comply with NOV 200454539 and to complete work.
- Permit #1295209, June 3, 2013 - Revision to existing permit 200503308770 (Permit #1085359) delete horizontal addition from scope of work

Copies of these permits are in the Appendix to this report.

F. Architectural Style

The subject building can best be described as vernacular. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements.

G. Owners and Occupants

The following two tables list all known owners and occupants of the subject property.

Table 1: Owners of 617 Sanchez

Name	Date	Occupation
Vernon G. and Arilla J. Higgins	Prior to 1909 - 8/21/1910	(Husband Vernon G. Higgins Real Estate Broker)
Antoinette M. Huntley	8/21/1910 - 3/13/1912	Teacher
John A. Carlsen	3/13/1912 – 10/10/1913	Master Mariner
Antoinette M. Huntley	10/10/1913 – 9/18/1917	Teacher
Harvey A. Scott	9/18/1917 – 9/19/1952	Steward
Charles Yonan	9/19/1952 – 1970	Statistician
William Haskell	1970 – 2/26/1975	Unknown
John Fusco	2/26/1975 – 1/12/2018	Unknown
Victoria Minas	1/12/2018 – 7/10/2018	
J W Sanchez LLC	7/10/2018 - current	

Table 2: Occupants of 617 Sanchez

Date	Name	Occupation
1908-1910	Vernon G. Higgins Vernon P. Higgins	Real Estate Broker Salesman (son of Vernon G)
1911	Humphrey S. Reneau	Conductor
1912	William A. Jorgensen	Carpenter
1913 – 1940	Harvey and Virgie Scott Luella Scott (Marant) Roberta Scott	Steward at Islam Temple Club (Shriners) Seamstress Beauty Operator
1941 – 1946	Charles and Jeanne Dana	Leaseman
1943	Rosalie W. Harrold	Clerk

1948- 1949	Edward and Elsie B Uggla	Unknown
1951	John and Lynn Lanagan	USMM
1953-1960	Charles Yonan	Accountant
1961 - 1967	Roger F. Donley	Unknown
1972-1974	William E. Haskell	Unknown
1975- 1982	John Fusco	Owner Jondora Beauty Salon

The first owner, Vernon G. Higgins, was employed as a real estate broker. He resided at the property with his wife and adult son Vernon P. The property was sold to a single teacher Antoinette Huntley in 1910. Huntley and the next owner, John A. Carlsen, did not reside at the property. Harvey A. Scott began residing at the property in 1913 with his wife Virgie and their daughters Luella and Roberta. He purchased the property from Huntley in 1917. Scott was an African-American who was employed as a steward for the Islam Temple Club (Shriners). His daughter Luella continued to reside at the property after she was married to Chester Marant. Chester only resided at the property for a short period, approximately 1928 to 1931. He resided at 562 Jones in 1932. The Scotts owned the property through 1952 but began renting it out in 1941.

The Scott Family resided at 617 Sanchez from 1913 to 1940. The 1920, 1930 and 1940 United States Census for the neighborhood of 617 Sanchez was investigated to determine how many African Americans resided near the subject property.² The Scott family was the only African American family in the area until 1940. Charles Tinsley moved to 282 Cumberland in 1940 from 1469 Geary Street, where he had resided previously. 282 Cumberland abuts 617 Sanchez; both buildings sit at the rear of the property. It is possible Charles Tinsley and Harvey Scott knew each other. Charles Tinsley had been employed as a steward for a "club;" he was retired by 1940. He was somewhat older than Harvey Scott and died in 1945. Harvey Scott moved from 617 Sanchez to 1469 Geary (this two-story flat building is no longer extant). 1469 Geary was closer to Islam Temple Club at 650 Geary. It is possible that is why Scott moved, but the exact reason for Scott and Tinsley moving is unknown.

² 1920 United States Census Enumeration District 108, 1930 United States Census Enumeration District 162, and 1940 United States Census Enumeration District 463.

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

617 Sanchez Street is not eligible for individual listing in the California Register under Criterion 1. Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford. Otherwise, this building constructed circa 1907 did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 617 Sanchez Street is a vernacular residential building. The original design is not known; it is only assumed that it was constructed as a one and a half story single-family building. The building has been substantially altered since it first appeared on the 1914 Sanborn. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of September 4, 2018 with the Planning Department, no district analysis was performed

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.

³ Office of Historic Preservation. “Instructions for Recording Historical Resources,” Sacramento. 1995

- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since 617 Sanchez Street is not eligible for listing in the California Register, no period of significance is established and integrity can not be determined.

VIII. CONCLUSION

617 Sanchez Street is not individually eligible for listing in the California Register. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

IX. BIBLIOGRAPHY

Published

California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1886, 1900, 1905, 1914, 1950,.

X. APPENDIX

EAST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





WEST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY
 Construct and install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

.....

 F. D. (Dry) Standpipes.....
 Wet Standpipes.....
 Hose Reels.....
 Tanks.....
 Downpipes.....
 Automatic Fire Pumps.....
 Automatic Sprinkler System.....
 Water Service Connection.....
 Groundfloor Pipe Coatings.....
 Refrigeration.....
 Incinerators.....
Roof fire resistance complies with 1918

APPROVED: *Wm. J. Harnes*
 Bureau of Fire Prevention and Public Safety

APPROVED: _____
 Fire Marshal

BUREAU OF ENGINEERING
 APPROVED: _____
 Bureau of Engineering

DEPARTMENT OF ELECTRICITY
 APPROVED: _____
 Department of Electricity

DIRECTOR OF PUBLIC HEALTH
 APPROVED: _____
 Director of Public Health

CITY PLUMBING COMMISSION
 APPROVED: *AMJ*
 City Plumbing Commission

SUPERINTENDENT BUREAU OF BUILDING INSPECTION
 APPROVED: _____
 Superintendent Bureau of Building Inspection

APPROVED: _____
 Superintendent Bureau of Building Inspection

REPORT FORWARDED
W.C. Spume
 3-19-36

OFFICIAL COPY

SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION

BELDG. FORM. No. 17517

3

APPLICATION OF *W. Scott* **Owner**

FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING

Location *617 Sanchez St.*

Cost *\$ 2500.00*

Filed *MAR 19 1936* 19__

APPROVED: *W.C. Spume*
 SUPERINTENDENT BUREAU OF BUILDING INSPECTION

Permit No. *41112*
Issued *Mar 21* 19__

OFFICIAL COPY

SAN FRANCISCO
Central Permit Bureau - P. No. 3
DEPARTMENT OF PUBLIC WORKS
BUDG. FORM
BUILDING INSPECTION

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT

3

ALTERATION

March 19 1936

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 Sanchez St.
- (2) For what purpose is present building now used? dwelling
- (3) For what purpose will building be used hereafter? dwelling
- (4) Total Cost \$ 250.⁰⁰
- (5) Description of work to be done
Repair fire damage
Fire proof shingle roof

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
(DOES NOT)
- (7) Supervision of construction by Mr. W. Colburn
Address 2048 Market St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco _____
Address _____

- (9) Engineer
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco _____
Address _____

- (10) Plans and specifications prepared by
Other than Architect or Engineer
Address _____

- (11) Contractor Mr. W. Colburn
License No. 2549 License No. 20004
State of California _____ City and County of San Francisco _____
Address 2048 Market St.

- (12) Owner H. Scott
Address 617 Sanchez St.
By W. Schroder
Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

BLDG. FORM No. 3 APPLICATION OF Yonah Owner
CHARLES S. YONAH
 FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS or REPAIRS TO BUILDING
 Location 617 DEACAZ ST.

Total Cost \$ 400.00
 Filed AUG 15 1953
 Approved:

Superintendent, Bureau of Building Inspection
 Permit No. 141185
 Issued AUG 11 1953

REFER TO:
 Bureau of Engineering
 Bldg Struct. Engineer
 Boiler Inspector
 Art Commission
 Dept. of Public Health

Approved: 6/7 1953
Provised
Foundation to R
12" above grade
Permitted to R with flag

Building Inspector, Bureau of Building Inspection
 I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.
Charles S. Yonah
 Owner's Authorized Agent

Approved: _____
 Department of Public Health

Approved: _____
 Electrical Inspector

Approved: _____
 Art Commission

Approved: _____
 Boiler Inspector

Approved: _____
 Bureau of Engineering

Approved: Jed
 Zone
 CPC Setback
Jon Williford
 Department of City Planning

Approved: _____
 Department of City Planning

FRANK P. KELLY, CHIEF,
 DIVISION OF FIRE PREVENTION
J. Conroy
 Bureau of Fire Prevention & Public Safety

Approved: _____
 Structural Engineer, Bureau Building Inspection

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTOR

CENTRAL PERMIT BUREAU 7403
DEPARTMENT OF PUBLIC WORKS
HLDG. FORM

Write in Ink—File Two Copies
CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
1953 AUG-7 AM 8.42
RECEIVED
BUILDING INSPECTION

3

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
AUGUST 5 1953

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 SANCHEZ ST.
- (2) Total Cost \$ 400⁰⁰ (3) No. of stories 2 (4) Basement No
Yes or No
- (5) Present use of building RESIDENCE (6) No. of families 1
- (7) Proposed use of building RESIDENCE (8) No. of families 1
- (9) Type of construction 5 (10) 18
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy No
Yes or No
- (13) Does this alteration create an additional story to the building No
Yes or No
- (14) Electrical work to be performed No Plumbing work to be performed No
Yes or No Yes or No
- (15) Ground floor area of building 635 sq. ft. (16) Height of building 15 ft.
- (17) Detailed description of work to be done
LEVELING & ADDED FOUNDATION & BRACING

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 366, California Penal Code.

(19) Supervision of construction by _____ Address _____

(20) General contractor OWNER California License No. _____
Address _____

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner CHARLES S. YONAH (Phone MAI-7714)
(For Contact by Bureau)

Address 617 SANCHEZ ST.
By C. S. Yonah Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

SAN FRANCISCO
APPROVED FOR PERMIT
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTOR

APPROVED
Dept. Public Works
JAN - 9 1984
PHILIP C. Lutz
SUPERVISOR
BUREAU BUILDING INSPECTION

10 303. A

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION FOR THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB: 617 Sanchez
(2) ESTIMATED COST OF JOB: \$192,000

BUILDING FORM 3
4-13-54
08310203

DATE FILED: 10-11-83
PERMIT NO.: 1569964
PLANS RECEIVED NO.: 123078
ISSUED: 1-9-84

DESCRIPTION OF EXISTING BUILDING					
(A) TYPE OF CONSTR. 1-N, 2-N, 3-N, 4-N, 5-N	(B) NUMBER OF STORIES OF OCCUPANCY	(C) NUMBER OF BASEMENTS AND CELLARS	(D) PRESENT USE	(E) BLDG. CODE DISTRICT CLASS.	(F) NO. OF DWELLING UNITS
1-N	2	0	Warehousing	2	0
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(A) TYPE OF CONSTR. 1-N, 2-N, 3-N, 4-N, 5-N	(B) NUMBER OF STORIES OF OCCUPANCY	(C) NUMBER OF BASEMENTS AND CELLARS	(D) PROPOSED USE	(E) BLDG. CODE DISTRICT CLASS.	(F) NO. OF DWELLING UNITS
1-N	2	0	Warehouse	2	0
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IS THIS ALTERATION NEW FRONT AT OTHER SIDE OF FRONT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) DOES THIS ALTERATION CREATE DECK OR TERRACE EXTENDING TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(14) WILL SIDEWALK COVER SUBSTANTIAL SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(18) ANY OTHER EXISTING BLDG. ON LOT IF YES, SHOW ON PLOT PLAN.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(22) GENERAL CONTRACTOR: John Fusedo	ADDRESS: 617 Sanchez	PHONE: 552-2535	CALIF. LICENSE NO. Homicounce		
(24) ARCHITECT OR ENGINEER (DESIGN):	ADDRESS: 617 Sanchez	PHONE: 552-2535	CALIF. CERTIFICATE NO.		
(25) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN").	NONE				
(26) OWNER - (CROSS OUT ONE)	John Fusedo 617 Sanchez St. 552-2535				
(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT).	<p>Patio - ARBOR - The Arbor will be constructed of 4x4 R. Redwood. Height will be 8'5" off existing concrete - height is 20' total Arbor and patio is in the front yard 54' x 12' x 12'</p>				

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 103, 104.8, 104.8.1, 104.C, 207, 302.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be clear than 6' to any wire containing more than 750 volts. See Sec. 383, California Penal Code.

Pursuant to Sec. 302 A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, sets and lifts together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY SPECIFICATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS 15, 16, 17, 20, 21 or 22.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings of existing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:
 OWNER
 ARCHITECT
 ENGINEER
 LESSEE
 AGENT WITH POWER OF ATTORNEY
 CONTRACTOR
 ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS (CLAUSE): The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to ensure the deletion of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Parris Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (IV) must be checked as well. Mark the appropriate method of compliance below:

- I. Certificate of Consent to Sell issued issued by the Director of Industrial Relations.
- II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- IV. The cost of the work to be performed as \$100 or less.
- V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed REVOKED.
- VI. I certify as the owner or the agent of the owner that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work and file with the Central Parris Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: John Fusedo

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED: *See work stated only*
11/4/83
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

DATE: _____
REASON: *Practical*
inspector
NOTIFIED MR. _____

APPROVED: *as per application and plans (dated 12/23/1983)*
CATEGORICALLY EXEMPT FROM LANDMARK DESIGN *3600/55/RH-1*
FOR SINGLE FAMILY USE ONLY
DEPARTMENT OF CITY PLANNING *John Free*
DEC 27 1983

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION.

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____
BUREAU OF ENGINEERING

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____
DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____
REDEVELOPMENT AGENCY

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____
RESIDENTIAL ENV. INSPECTOR, DIV. OF ART & HOTEL INSP., S.B.I.

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS
John Free
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
DEPARTMENT OF BUILDING INSPECTION

JUL 10 2000

BIDDING FORM 3/8
APPROVED FOR ISSUANCE
JUL 10 2000

2000-07-10-4717
OFFICIAL COPY
APPROVAL NUMBER:
APPROVAL NUMBER:

OK to proceed 7/10/00 FRANK CHIU DIRECTOR

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 1 OTHER AGENCIES REVIEW REQUIRED

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS + 000

DATE ISSUED: 6-27-00
PERMIT NO: 915612
PLUMBING RECEIPT NO: 7/10/00
STREET ADDRESS OF JOB: 67 Sanchez St.
ESTIMATED COST OF JOB: \$25000
BOOK & LOT: 3600/55

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: Residential
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: Residential
GENERAL CONTRACTOR: Mr. John Fusco
OWNER: Mr. John Fusco
ADDRESS: 617 Sanchez
CITY: San Francisco
STATE: CA
ZIP: 94118
PROJECT: Remove Garage per notice of violation (ceiling)
BID NO: 200005941
REMOVAL OF ARBOUR ROOFING AREA CONSTRUCTED IN 1983 WITH PERMIT.
CONVERT ARBOUR CONSTRUCTED IN 1983 TO OFF STREET PARKING

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
No portion of building or structure or scaffolding used during construction, to be closer than 6' to any wire containing more than 750 volts...
Plumbing to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (19) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
OWNER ARCHITECT
LESSEE AGENT
CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall advise item (II), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.
I hereby affirm under penalty of perjury one of the following declarations:
I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier:
Policy Number:
The cost of the work to be done is \$100 or less.
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: REFER TO: [Signature] [Stamp] [Text: ANY ELECTRICAL OR PLUMBING WORK WILL REQUIRE APPROPRIATE SEPARATE PERMITS.]

[Signature: Carlos Greene] 7/10/00
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: 7-10-00
REASON: OK to proceed
✓ RUC HR
FBI [Signature]
NOTIFIED MR.

APPROVED: REMOVE ALL ROOFING MATERIAL AT PARKING PAD AT FRONT OF PROPERTY.

[Signature: Jode Wilson] 7/10/00
DEPARTMENT OF CITY PLANNING

DATE: _____
REASON: _____
NOTIFIED MR.

APPROVED:

[Stamp: PLAN SET 7/10/00]

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____
NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____
NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE: _____
REASON: _____
NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____
NOTIFIED MR.

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____
NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____
NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY



APPROVED
DEPARTMENT OF BUILDING INSPECTION

SEP 18 2000

[Signature]
FRANK Y. CHIU, DIRECTOR

APPROVED FOR ISSUANCE
SEP 18 2000

BUILDING FORM 318
3/8
2000
12/18/02/7

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION**

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SHEETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

OFFICE COPY

DATE FILED 9-18-00	PLANNING PERMIT NO.	STREET ADDRESS OF JOB 617 Sanchez St	PERMIT NO. 3600-55
PERMIT NO. 921625	ISSUED 9-18-00	PLANNING DISTRICT OF JOB	PERMIT DISTRICT 5981, 50 / 1 HR PLAN CHECK MM/18/00

OSHA APPROVAL REQ'D
APPROVAL NUMBER

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING							
ANALYSIS OF CORNERS	NO. OF STORIES OF OCCUPANCY	NO. OF BASEMENTS AND CELLARS	LEGAL DESCRIPTION	SEWER CLASS	NO. OF DWELLING UNITS		
<i>Self</i>	2	0	arbor SFD	R3	1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION							
NUMBER OF STORIES TO BE CONSTRUCTED OR ALTERED	NO. OF STORIES OF OCCUPANCY	NO. OF BASEMENTS AND CELLARS	PROPOSED LEGAL DESCRIPTION	SEWER CLASS	NO. OF DWELLING UNITS		
1	2	0			1		
IS THIS AUTO-BURNING TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS ALL STREET SPACE TO BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
GENERAL CONTRACTOR: <i>Self</i> ADDRESS: ADDRESS PHONE: 415 552-2533							
OWNER: <i>John F. Fusco</i> ADDRESS: <i>617 Sanchez St</i> PHONE: <i>415 552-2533</i>							
SHORT DESCRIPTION OF WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): <i>Replace corrugated fiber glass roof on arbor</i>							
ADDITIONAL INFORMATION							
DOES THIS ALTERATION CREATE ADDITIONAL WEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS A STATE NEW RESIDENTIAL CENTRAL HEAT OR COOLING SYSTEM?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	DOES THIS ALTERATION INCREASE FLOOR AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
DOES THIS ALTERATION INCREASE EXISTING BUILDING HEIGHT OR EXCEED PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	IS THIS A STATE NEW RESIDENTIAL CENTRAL HEAT OR COOLING SYSTEM?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	DOES THIS ALTERATION INCREASE EXISTING BUILDING HEIGHT OR EXCEED PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	DOES THIS ALTERATION INCREASE FLOOR AREA?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
DESIGNER/ENGINEER OR SEAL: <i>unknown</i> ADDRESS: ADDRESS							

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 5' to any area containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct if actual grade lines are not the same as shown. Record drawings of all existing grade lines, not and not together with complete details of retaining walls and wall footings required must be submitted to the Department for approval.

ANY VIOLATION REQUIRED HEREON OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL CORRECTION IS OBTAINED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN ENDORSEMENT BY THE DEPARTMENT OF BUILDING INSPECTION OF THE QUALITY OF THE WORK OR THE DESIGN OF THE PLANS. THE APPLICANT IS RESPONSIBLE FOR THE QUALITY OF THE WORK AND THE DESIGN OF THE PLANS.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS OBTAINED.

FOR MORE INFORMATION, CONTACT THE DEPARTMENT OF BUILDING INSPECTION AT 445 CALIFORNIA STREET, SAN FRANCISCO, CA 94104.

CHECK APPROPRIATE BOX

CONTRACTOR
 ARCHITECT
 ENGINEER

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittees by acceptance of the permit, agree to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3000 of the Labor Code of the State of California, the applicant shall have coverage under (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), (z), whichever is applicable. If however, Form IV is checked item (v) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury, one of the following declarations:

- I have and will maintain a certificate of coverage to self-insure for workers' compensation as provided by Section 3706 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain adequate compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____
Policy Number: _____

OR

I have and will maintain a certificate of coverage to self-insure for workers' compensation as provided by Section 3706 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____
Policy Number: _____

OR

I have and will maintain a certificate of coverage to self-insure for workers' compensation as provided by Section 3706 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____
Policy Number: _____

APPLICANT'S CERTIFICATION

I, the undersigned, certify that I am the owner of the property described in the above application and that I am the person who has caused the above application to be filed with the Department of Building Inspection.

Signature: _____
Name: _____

[Signature]
John F. Fusco

OFFICIAL COPY

SA
Y
DE
BU

NC1500

CONDITIONS FOR SPECIAL PERMITS

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHARLOTTE.

9/18/00

Any electrical or plumbing work shall be done by appropriate separate permits.

Steve Hagan STEVE HAGAN

APPROVED: Approved per plans and application to repair and replace existing work. This project is exempt from Section 311 of the Planning Code per interpretation of Zoning Administrator, dated 8/16.

Attendon 9/18/00

APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			
APPROVED:	DATE:	REASON:	NOTIFIED MR.
<input type="checkbox"/>			

N/A

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO



REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION... FOR A FINAL INSPECTION APPOINTMENT... REQUIRE A SEPARATE BUILDING PERMIT.

APPROVED Dept. of Building Insp.

FEB 03 2004

DIRECTOR DEPT OF BUILDING INSPECTION

BLDG. FORM



APPROVAL NUMBER 20140315314

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

1-1-05 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: 2-3-04, PERMIT NO: 1016261, ISSUED: 2-3-2004, STREET ADDRESS: 617 Sanchez St, ESTIMATED COST: 3000, REVIEWED COST: 3000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, ADDITIONAL INFORMATION. Includes details on floor area, structural changes, and permit fees.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy... BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The undersigned by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit... I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a certified copy of this form with the Central Post Office.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: [Signature]
BY: VICTOR YEW, DEPT
FEB 03 2004

ROOFING
PLEASE ADVISE THE BUILDING INSPECTION DIVISION
FOR A FINAL REVISION APPROVAL WITHIN
THIRTY DAYS OF RECEIVING THIS
REVISION APPROVAL

APPROVED: <input type="checkbox"/>	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	BUREAU OF ENGINEERING <u>[Signature]</u>	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	REDEVELOPMENT AGENCY	NOTIFIED MR. _____ DATE: _____ REASON: _____
APPROVED: <input type="checkbox"/>	HOUSING INSPECTION DIVISION	NOTIFIED MR. _____ DATE: _____ REASON: _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments:

OWNER'S AUTHORIZED AGENT _____

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SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Handwritten notes: \$12, \$5000, and a signature.

MAR 30 2005

THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

APPROVED Dept. of Building Insp.

APR 9 7 2005

BLDG. FORM 38005 03/30/01 (S)

BUILDING ENLARGEMENT DESCRIPTION: [] VERTICAL, [X] HORIZONTAL

Handwritten: 1200SF NO SEED

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 [X] OTHER AGENCIES REVIEW REQUIRED FORM 8 [] OVER-THE-COUNTER ISSUANCE

APPLICATION HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION FOR THE GRANTING OF A PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

2 NUMBER OF PLAN SETS

DCP FEE

DATE FILED: 4-22-04, PERMIT NO: 1085359, BLDG. NO: 349084, 617 Sanchez, 3600/55, DIR. REVIEW COST: 5000, DATE: 4/17/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: Residential, R-3, 1. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: Residential, R-3, 20.

GENERAL CONTRACTOR: UNKNOWN, ADDRESS: 617 Sanchez

Put roof over carport. To comply w/ N.O.U #200's 4539. Add horizontal addition - increase (E) study and bedroom size.

ADDITIONAL INFORMATION

QUESTIONS 1-10 regarding alterations, height, and construction details.

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... ANY VIOLATION REQUIRED HEREIN OR BY CODE MAY BE APPLIED.

NOTICE TO APPLICANT

WORKER COMPENSATION: The permittee(s) by acceptance of this permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against all claims, demands and actions for damages resulting from operations under this permit...

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

Signature: John Fusco, Date: 4/22/04

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDING INSPECTION

APPROVED: [Signature] By VICTOR YEV, DBI APR 17 2006

DATE 11/22/07 REASON: O.K. to process

APPROVED: [Signature] DEPARTMENT OF CITY PLANNING

NOTIFIED MR. DATE: 5/22/06 REASON:

APPROVED: [Signature] Approved Rick Crawford BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: REASON:

APPROVED: [Signature] By JAMES ZHAN, DBI JAN 26 2006 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: REASON:

APPROVED: [Signature] By VICTOR YEV, DBI APR 17 2006 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: REASON:

APPROVED: BUREAU OF ENGINEERING

DATE: REASON:

APPROVED: DEPARTMENT OF PUBLIC HEALTH

DATE: REASON:

APPROVED: [Signature] REDEVELOPMENT AGENCY

DATE: REASON:

APPROVED: HOUSING INSPECTION DIVISION

DATE: REASON:

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached summaries or conditions or stipulations, which are hereby made a part of this application.

Number of attachments [] OWNER AUTHORIZED AGENT [Signature]

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Contact the district building inspector at the start of work call 558-6000. For plumbing inspection scheduling call 558-6004, for electrical inspection scheduling call 558-6000. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

6/18/07 [Signature]

<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	DEPARTMENT OF CITY PLANNING	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	BUREAU OF ENGINEERING	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	REDEVELOPMENT AGENCY	NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
	HOUSING INSPECTION DIVISION	NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY



APPROVED
Dept of Building Insp

MAR 19 2009

VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

BUILDING FORM 38
APPROVED FOR ASSURANCE
MAR 19 2009
APPLICATION NUMBER
CP-200
200908103814

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER THE COUNTER ISSUANCE
 2 NUMBER OF PLAN SETS *W0409*

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

DATE FILED: 3-10-09
 PERMIT NO: 1180590
 FILING FEE RECEIPT NO: 364041
 ISSUED: 3-19-09
 (1) STREET ADDRESS OF JOB: #617 Sanchez St 300x055
 (2A) ESTIMATED COST OF JOB: \$100
 (2B) REVERSED COST BY: \$100 #61
 DATE: 3-10-9

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTRUCTION: J-B
 (2A) NO. OF STORIES OF OCCUPANCY: 2/1
 (3A) NO. OF BASEMENTS AND CELLARS: 0
 (4A) PRESENT USE: Resid SFD
 (5A) OCCUP CLASS: R-3
 (6A) NO. OF DWELLING UNITS: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1B) TYPE OF CONSTRUCTION: J-B
 (2B) NO. OF STORIES OF OCCUPANCY: 2/1
 (3B) NO. OF BASEMENTS AND CELLARS: 0
 (4B) PROPOSED USE: Resid SFD
 (5B) OCCUP CLASS: R-3
 (6B) NO. OF DWELLING UNITS: 1

(10) IS ANY REVISION TO BE CONSTRUCTED OR ALTERED?
 YES NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?
 YES NO

(12) ELECTRICAL WORK TO BE PERFORMED?
 YES NO

(13) PLUMBING WORK TO BE PERFORMED?
 YES NO

(14) GENERAL CONTRACTOR: Next Energy 110 Burnett Ave
 ADDRESS: 110 Burnett Ave
 PHONE: 854-838
 (15) OWNER: John Fusco 617 Sanchez St SF
 ADDRESS: 617 Sanchez St SF
 PHONE (FOR CONTACT BY DEPT): 415-552-2533

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 Scope of work is for Fire Dept Review only to Field verify non-compliant installation of solar panels

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?
 YES NO

(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT: FT

(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?
 YES NO

(20) ANY OTHER EXISTING BLDG ON LOT (IF YES SHOW ON PLAN): YES NO

(21) WILL TERRAZZA OR SUN SCREENS BE REPAIRED OR ALTERED?
 YES NO

(22) WILL BUILDING BE EXTENDED BEYOND PROPERTY LIMIT?
 YES NO

(23) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION):
 ADDRESS: _____

(24) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")
 ADDRESS: _____

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a duly filed Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure is to be occupied until during construction, to be less than 100% to any one containing more than 750 sq ft. See San Francisco Building Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are over the same as shown, revised drawings showing correct grade to be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (18) (19) (20) (21) (22) OR (23).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In challenges all resulting setbacks must have a clearance of at least two inches from all adjacent walls or equipment.

CHECK APPROPRIATE BOX:
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

8000-09 (REV 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The applicant, by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

1. comply with the provisions of Section 2000 of the Labor Code of the State of California and the applicant shall have coverage under (2) or (3) designated below or shall indicate item (2) or (3) or (4) whichever is applicable. If however item (1) is checked item (2) must be checked as well. Mark the appropriate method of compliance below.

2. be affixed under penalty of perjury one of the following declarations:

(1) I have a contract with a contractor who complies with the provisions of the Labor Code for the performance of the work for which this permit is issued.

(2) I have and will maintain workers' compensation insurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
 Carrier: _____
 Policy No: _____

(3) The cost of the work to be done is \$100 or less.

(4) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3700 of the Labor Code, that the permit herein applied for shall be deemed revoked.

(5) I certify as the owner (or the agent by the owner) that in the performance of the work for which this permit is issued, I shall employ a contractor who complies with the workers' compensation laws of California and the public-law-numbered Government of any work, with the completed copy of this form with the District Permit Bureau.

Signature of Applicant or Agent: _____ Date: _____

OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

REFER APPROVED

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED	<u>NA</u> BUILDING INSPECTOR DEPT OF BLDG. Insp	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>NA</u> DEPARTMENT OF CITY PLANNING	DATE _____ REASON _____
<input checked="" type="checkbox"/>	APPROVED ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS. PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK	<u>John Terzani SFD</u> MAY 19 2015 558-3300 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	MECHANICAL ENGINEER DEPT OF BLDG. INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	CIVIL ENGINEER DEPT OF BLDG. INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	BUREAU OF ENGINEERING	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	DEPARTMENT OF PUBLIC HEALTH	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	REDEVELOPMENT AGENCY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>[Signature]</u> HOUSING INSPECTION DIVISION	DATE _____ REASON _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



APPROVED
Dept of Building Ins

MAR 23 2009

VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

MAN 200454939

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 0321

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH IN THIS OFFICE COPY

BUILDING PERMIT FORM 3/8

MAR 23 2009

APPLICATION NUMBER
200903234624

APPROVAL NUMBER

DATE FILED 3.23.09	PLANS FOR RECEIPT NO	(1) STREET ADDRESS OF JOB 617 SANCHEZ	BUILD & LOT 3600/OSS
PERMIT NO 1181069	ISSUED MAR 23 2009	(2) ESTIMATED COST OF JOB 100	(3) NEWER COST BY 21 MAR 23 2009

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(A) TYPE OF CONSTRUCTION	(B) NO OF STORIES OF OCCUPANCY	(C) NO OF ELEVATORS AND COLLARS	(D) PRESENT USE	(E) OCCUP CLASS	(F) NO OF DWELLING UNITS
V-B	2	0	OFF	R-3	1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(A) TYPE OF CONSTRUCTION	(B) NO OF STORIES OF OCCUPANCY	(C) NO OF ELEVATORS AND COLLARS	(D) PROPOSED USE (S) (SAL) USE	(E) OCCUP CLASS	(F) NO OF DWELLING UNITS
V-B	2	0	OFF	R-3	1

(10) AUTO STORAGE TO BE CONSTRUCTED OR ALTERED? YES NO

(11) WILL SIDEWALK SPACE BE USED DURING CONSTRUCTION? YES NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES NO

(13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR: BLUMER

(15) OWNER: JOHN JUAN SANCHEZ (DT) ONE ADDRESS: 617 SANCHEZ ST PHONE (FOR CONTACT BY DEPT): 415-552-2539

(16) WRITE DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION REFERENCE TO THIS IS NOT SUFFICIENT:
TO COMPLETE WORK & OBTAIN FINAL INSPECTION
FORM PA 20050330 8770

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES STATE NEW GROUND FLOOR AREA SQ FT
(21) WILL SIDEWALK OVER SIDE SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXISTING RETURN PROMINENTLY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING IS DE ON LOT? IF YES, SHOW ON PLAN OF PLANS	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION ADDRESS _____

(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY) IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN" ADDRESS _____

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a building permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of a building structure is authorized to be used during construction to store the weight of any other structure more than 750 volts San Sec 305 California P. and Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade is not as shown, correct coverage showing correct grade is as site and file together with complete details of soil log, utility and soil findings, and soil as to be limited to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY OBTAINED WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (20) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings, all installing materials must have a clearance of at least 1/8" from all contact surfaces.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 ENGINEER AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED BY THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

888308 (REV 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittee, by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In compliance with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i) or (ii) designated below or shall indicate item (iii) or (iv) whichever is applicable. If however item (v) is checked item (iv) may be checked as well. Mark the appropriate method of compensation below.

(i) by self; or (ii) on any day of pecuniary loss of the following checks all:
 I have and will maintain a certificate of consent to self as a contractor's compensation as provided by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.
 I have and will maintain workers' compensation insurance on an individual basis as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: _____
Policy Number: _____

(iii) The cost of the work to be done is \$100 or less.
 (iv) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed null and void.

(v) I certify as the owner (or the agent for the owner) that in the performance of this work for which this permit is issued, I shall employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a complete copy of this form with the Central Personnel Bureau.

Signature of Applicant or Agent: _____
DATE: MAR 23 2009
OFFICE COPY

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED REFER TO DISTRICT BUILDING INSPECTOR AT THE START OF WORK CALL 558 8098 FOR PLUMBING INSPECTION SCHEDULING CALL 558 8098 FOR ELECTRICAL INSPECTION SCHEDULING CALL 558 8098 THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION DETAILED PLUMBING OR ELECTRICAL PLAN REVIEW AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING. WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES. ANY ADDITIONAL PLUMBING WORK SHALL REQUIRE APPROPRIATE SEPARATE PERMITS. [Signature: TOM VENIZI-LOGS DRI] MAR 23 2009 BUILDING INSPECTOR DEPT OF BLDG INSP	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED NA DEPARTMENT OF CITY PLANNING	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED OFFICE COPY BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED CIVIL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED BUREAU OF ENGINEERING	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED DEPARTMENT OF PUBLIC HEALTH	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED REDEVELOPMENT AGENCY	DATE _____ REASON _____ NOTIFIED MR _____
<input type="checkbox"/>	APPROVED HOUSING INSPECTION DIVISION	DATE _____ REASON _____ NOTIFIED MR _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on the application and attached statements of conditions or stipulations which are hereby made a part of this application

Number of attachments OWNERS AUTHORIZED AGENT _____



APPROVED
Dept. of Building Insp.

MAY 06 2013

Tom C. Hill, S.E.
ACTING DIRECTOR

BLDG. FORM 3/B
MAY 06 2013
APPLICATION NUMBER
APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: MAY 06 2013
FILED FOR RECEIPT BY:
(1) STREET NUMBER OF JOB: 617 SANCHEZ
BLOCK & LOT: B 3000 L 055
(2) PERMITTED VALUE OF JOB: \$5000.00
(3) REVISED CODE: SY
(4) REVISED CODE: SY
DATE: MAY 06 2013

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING
(1) TYPE OF CONSTRUCTION: SA
(2) NO. OF STORIES OF OCCUPANCY: 1
(3) NO. OF BATHROOMS AND CLOSETS: 0
(4) PRESENT USE: PRIVATE RESIDENCE
(5) OCCUP. CLASS: R-3
(6) NO. OF UNITS: 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1) TYPE OF CONSTRUCTION: SB
(2) NO. OF STORIES OF OCCUPANCY: 1
(3) NO. OF BATHROOMS AND CLOSETS: 0
(4) PROPOSED USE & OCC. USE: PRIVATE RESIDENCE
(5) OCCUP. CLASS: R-3
(6) NO. OF UNITS: 1
(7) WILL EXIST SPACE BE USED TO BE CONSTRUCTED OR ALTERED? YES
(8) WILL EXIST SPACE BE USED TO BE REMOVED OR DESTROYED? NO
(9) ELECTRICAL WORK TO BE PERFORMED? YES
(10) PLUMBING WORK TO BE PERFORMED? YES
(11) OWNER/CONTRACTOR: OWNER/BOILER
(12) ADDRESS: 617 SANCHEZ
(13) PHONE: (415) 552-2533
RENEW EXPIRED PERMIT 20050308770 TO PUT ROOF OVER CARPORT AND ADD HORIZONTAL ADDITION TO OBTAIN FINAL INSPECTION SIZE OF STUDY AND BEDROOM. TO COMPLY WITH NOV 20 2012 AS 539. PA# 202503308770 TO COMPLETE WORK AND All work is complete

IMPORTANT NOTICES
NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE
I hereby affirm under penalty of perjury one of the following declarations:
I have read and will maintain a certificate of consent to all hours for worker's compensation, as provided by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued.
I have read and will maintain worker's compensation insurance, as required by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
I certify that the work to be done is \$100 or less.
I certify that the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 5700 of the Labor Code, that the permit herein applied for shall be deemed voided.
I certify as the owner of the work for the amount that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a consolidated copy of this form with the Central Permit Bureau.

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	ASSIGNED: Call 415-369-8570, to schedule inspections for building, electrical and / or plumbing. This application is approved, subject site inspection, approved plumbing or electrical plan review and close out, constitute an equivalent of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate PERMITS INSPECTOR, DEPT. OF BLDG. Insp.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: N/A CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

NOTE: SIGNATURE - NOTE DATE AND NAME OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments OWNER'S AUTHORIZED AGENT _____



APPROVED
Dept. of Building Insp.

JUN 03 2013

201397781-BD
200454539-CES

Tom C. Han
TOM C. HAN, S.E.
ACTING DIRECTOR
DEPT. OF BUILDING INSPECTION

BLDG FORM 318
APPROVED FOR ISSUANCE
JUN 03 2013
APPLICATION NUMBER: 20130506227

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

Table with columns: PLAN NO, PLAN DATE, PLAN FOR SUBJECT NO, PLAN DATE, JOB STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO, PERMIT DATE, JOB ESTIMATE COST, JOB REVENUE COST, and DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
ADDITIONAL INFORMATION

IMPORTANT NOTICES
No change shall be made to the character of the occupancy or use without first obtaining a Building Permit...
CHECK APPROPRIATE BOX
CONTRACTOR
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN SHALL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HARMLESS CLAUSE
I hereby affirm under penalty of perjury one of the following declarations:
1. I have and will maintain a certificate of agreement to contribute to workers' compensation, as provided by Section 2700 of the Labor Code, for the performance of the work for which the permit is issued.
2. I have and will maintain workers' compensation insurance, as required by Section 3800 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance number and policy number are:
3. The cost of the work to be done is \$100 or less.
4. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit holder is liable for all the financial penalties.
5. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a copy of this form with the District Permit Bureau.

OFFICE COPY JUN 03 2013

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:	Vivian Huang, DBI MAY 20 2013	DATE: 5/20/13 REASON: O.K. To proceed from CIV R 10
<input type="checkbox"/>	APPROVED: RFI 4-18 Change scope of work to include 2nd floor of building Date: 4/18/13 DEPARTMENT OF CITY PLANNING	NOTIFIED MR. DATE: 6/13/13 REASON:
<input type="checkbox"/>	APPROVED: MMA BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERS	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: O.K. to proceed. REDEVELOPMENT AGENCY	NOTIFIED MR. DATE: REASON:
<input type="checkbox"/>	APPROVED: MMA HOUSING INSPECTION DIVISION	NOTIFIED MR. DATE: REASON:

PLEASE PRINT - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various business or department called on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

EXHIBIT 2

Photo A

Looking west towards Sanchez St, house on left is appellant's house at **619 Sanchez**. Built in 1906. Building in center is 1-story detached garage at front of **617 Sanchez** lot. It is to be demolished after removal of asbestos **23-057**. Building on right is **615 Sanchez** which is currently getting permits for expansion.

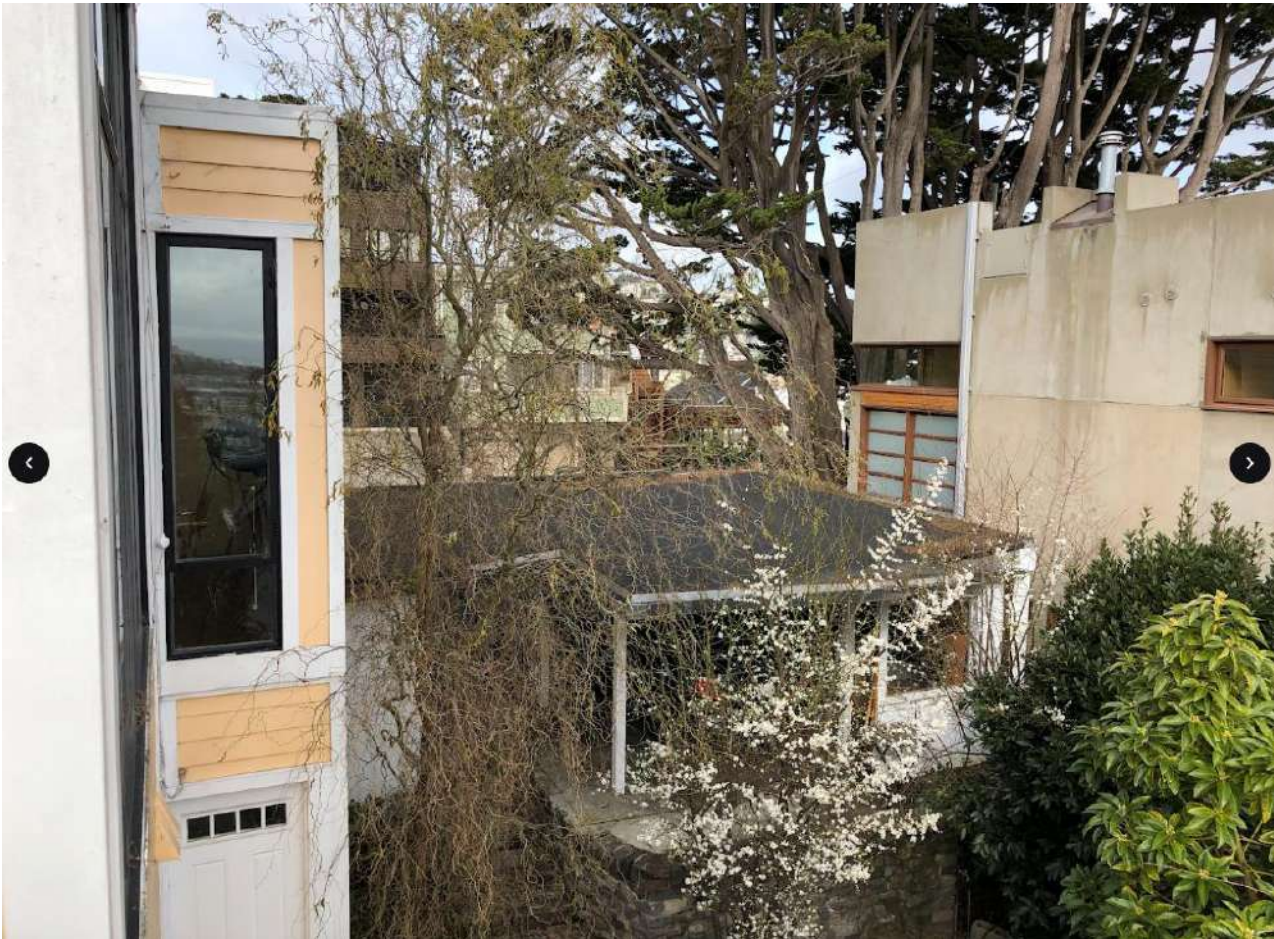


Photo B

House in foreground is **619 Sanchez**. House at rear is **617 Sanchez** which was built at rear of lot in 1907. To be demolished after asbestos is totally removed. **23-050**. Background area looks downhill toward Mission High School. Rear yards of buildings facing 19th Street contribute greenery up to **617 Sanchez** lot.



Photo C

617 Sanchez house **23-050** to be demolished was recently painted white is much lower than surrounding lots and houses. Sanborn Map in **Exh 1 p15** shows that houses on **Cumberland** St were built at their rear lot lines and abut south side of 617 Sanchez house. Sanborn also shows that 617 Sanchez house is located deeper than appellant's **house and rear yard**. Their yard ENDS at the west side of the 617 house. The wooden railing in lower right corner is part of **619 Sanchez** house.



Photo D

John Fusco the late owner of **617 Sanchez** led a lively life. He chose to paint his house bright pink with purple trim and awnings. The cover of the **Historical Resource Evaluation Exh 1** written for the City in September 2018 shows that exuberance. After he died and the property was sold, his home at the rear of the lot was painted white. See Photo C.



Photo E

619 Sanchez currently has all the light coming in its northern windows. Erection of 4-story dwelling **23-051** with approved plans will replace light with a blank wall.



Photo F

Pictures taken of the **617 Sanchez** lot shows the significant downward slope of both that lot and of surrounding area. Getting from the front of the lot to the house at the rear requires walking. This photo shows the downward sloping path from the garage at the west side of the lot to the 2-story house at the rear.



Photo G

The structure at rear is **617 Sanchez garage** that is to be demolished. **23-057** When a car enters the garage it is already elevated over the rest of lot and its neighbors. Photo shows not only the steps down but also boards stepping down along the lot line with **619 Sanchez**. After garage demolition it becomes the site for construction of a 4-story single family home. **23-051**

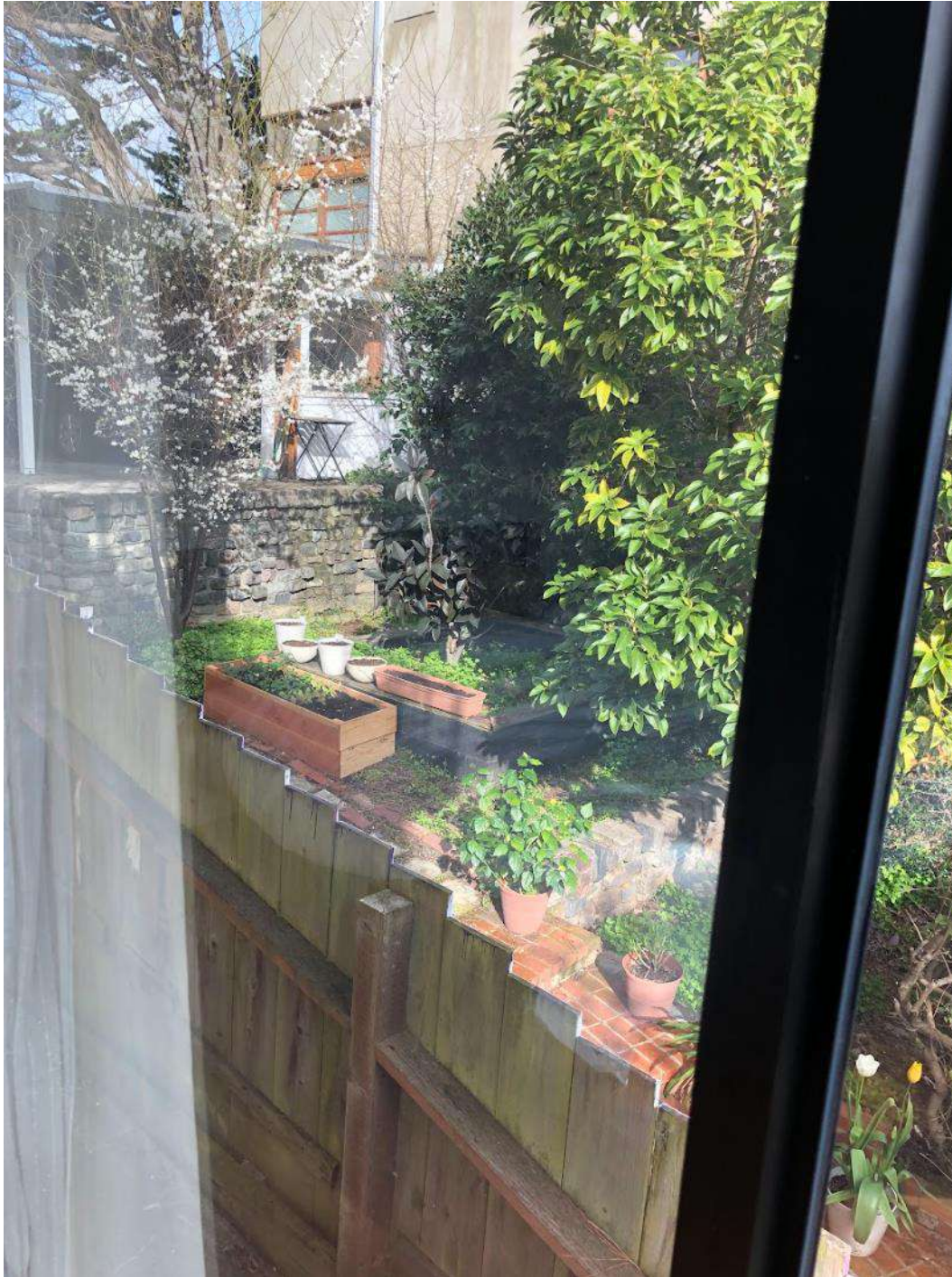


Photo H

This photo shows the western face of Sanchez and begins to show how area steps down in dramatic fashion. The building on the left is **615 Sanchez**. Because existing **617** garage is so low, the south facing wall of 615 gets substantial sunlight. Appellant's house **619 Sanchez** is the building on the right.



Photo I

The east side of Sanchez above 19th Street. Looking north 19th Street buildings are basically invisible because of the dramatic drop in elevation. **615 Sanchez** is the building east of the large tree. The 617 Sanchez garage is the low white building next to it. The sidewalk is mostly a series of steps. Sanchez descends here. There are stairs down to 19th St. The neighborhood to the north and west is Eureka Valley. There are frequently people who come and sit near the white poles to take in the view.



Photo J

The west side of Sanchez above 19th Street. Driving up or down this block takes good brakes and control. Area immediately to north and west is Eureka Valley. Going up-hill to Buena Vista.



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

April 11, 2024

Delivered Via E-mail (boardofappeals@sfgov.org)

President Jose Lopez
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103

Re: Permit Holder's Brief in Opposition to Appeals of Building Permits
Appeal Nos.: 23-050; 23-051; 23-057
Hearing Date: April 17, 2024
Our File No.: 11026.01

Dear President Lopez and Commissioners:

This office represents JW Sanchez LLC (“**Permit Holder**”), owner of 617 Sanchez Street (the “**Property**”). We write opposing three appeals, Appeal Nos. 23-050, 23-051, and 23-057, respectively, of Building Permit Application (“**BPA**”) Nos. 2019.01.15.0390, 2019.01.15.0391, and 2022.05.20.4730 (collectively, the “**Permits**”) issued by the Department of Building Inspection (“**DBI**”). The Permits authorize the demolition of the existing single-family home and detached garage and construction of a new single-family home with accessory dwelling unit under separate permit (the “**Project**”). This is a consolidated response to the three appeals.

These appeals result from a neighbor disagreement, specifically an uphill neighbor opposed to view impacts from a downhill neighbor's redevelopment. This is Appellant's third appeal brought to stop the Project and protect his private views. Like before, Appellant has not established legitimate grounds to grant the appeals and overturn the Permits. DBI did not abuse its discretion issuing the Permits. Accordingly, we respectfully urge this Board to deny the appeals.

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The Project has undergone extensive review multiple times by various City agencies and bodies, which have approved or upheld the proposed Project at every step of the way. At no point during those reviews have the reviewing bodies found the Project will adversely affect Appellant's property or home. While we respect Appellant's concerns, there are no unusual circumstances present and there is no indication the Project would have an extraordinary impact on any public or private interest to warrant granting these appeals.

A. PROPERTY DESCRIPTION AND NEIGHBORHOOD CONTEXT

The Property is on a sloped block of Sanchez Street between 19th and Cumberland Streets in the Castro/Upper Market Neighborhood. The Property is improved with a 600 foot two-bedroom, one-bathroom, two-story home at the rear of the lot and a single-story detached garage at the front of the Property. The existing home is nonconforming as it fills the required rear yard. Due to its location in the required rear yard, no expansion to the existing home is possible without a variance.

The block is largely developed with homes at the street front except for the Project site, where the existing single-family home is set at the rear, creating a break in the development pattern. Most other buildings on the block are between two and four stories at the street front. Appellant's home at 619 Sanchez Street is two stories. 615 Sanchez Street and 621 Sanchez Street are three stories at the street, and the properties across the street are three to four stories at the street.

B. PROJECT AND PERMIT HISTORY

The Project proposes demolition of the existing structures and replacement with a family-sized home three-stories at the front and four-stories at the rear. In 2019, Permit Holder filed BPA Nos. 2019.01.15.0390 and 2019.01.15.0391 for demolition of the existing single-family home and

construction of a new single-family home, respectively ("**Home Demolition and Construction Permits**"). An accessory dwelling unit is also included in the Project under a separate permit to be issued (BPA No. 2021.05.04.9765). The Project is code compliant, including the Dolores Heights Special Use District's 45% depth of lot minimum rear yard. (Planning Code, [Section 241\(a.\)](#))

The Home Demolition and Construction Permits underwent the Planning Department's ("**Planning's**") standard process for code review and design review, and the Project was found to be code-complying. On September 9, 2019, notice of intent to approve the Home Demolition and Construction Permits and the Project issued pursuant to Section 311 of the Planning Code. Appellant requested Discretionary Review of the Home Demolition and Construction Permits to the Planning Commission and appealed their environmental review determination under the California Environmental Quality Act ("**CEQA**") to the Board of Supervisors. While both of those challenges were separate matters that were denied, a short summary is provided below for context.

1. Discretionary Review Denied by Planning Commission

On February 20, 2020, the Planning Commission heard the Appellant's request for Discretionary Review (Planning File No. 2019-000650DRP-02; see Discretionary Review Decision and Analysis attached as **Exhibit A**). Appellant's Discretionary Review request made no written statements of opposition, merely attaching the Dolores Heights Residential Design Guidelines with no explanation. It became known that Appellant's concerns with the Project pertained to view impacts. At a public meeting, the Planning Commission found there were no extraordinary or exceptional circumstances to warrant taking Discretionary Review and denied Appellant's request.

2. Board of Supervisors Appeal Denied CEQA Appeal

As part of Planning's standard review of the Project and Permits, the department's Environmental Review Team considered the Project for compliance with the CEQA. The Project was found to qualify for a Class 3 (new construction or conversion of small structures) exemption. A Class 3 exemption is for the construction of a "new single-family residence, or second dwelling unit in a residential zone," or a "duplex, or similar multi-family residential structure" containing no more than six dwelling units. (CEQA Guidelines, § 15303(a), (b).)

On April 8, 2019, Planning determined the Project was categorically exempt from CEQA. Appellant filed a CEQA appeal to the Board of Supervisors challenging the determination that the Project is categorically exempt. Appellant's CEQA appeal raised concerns regarding the Project's impacts to the environment, including those associated with the Project's excavation activities and aesthetic impacts. (*See* Board of Supervisors File No. 200825, Board Hearing Packet with Planning Response Memorandum attached as **Exhibit B**.)

On December 1, 2020, the Board of Supervisors heard Appellant's CEQA appeal and ultimately voted unanimously, eleven to zero, to uphold Planning's CEQA determination and approve the Project. (Board of Supervisors Motion No. M20-182 attached as **Exhibit C**.) The Board of Supervisors found that, based on the entirety of the record, that there were "no substantial project changes, no substantial changes in project circumstances, and no new information of substantial importance that would change the conclusions set forth in the exemption determination by the Planning Department."

Appellant's CEQA appeal raised the same issues as the present appeals before the Board challenging issuance of the Project's Permits. The potential impacts from the Project's excavation

were thoroughly analyzed by the City both during the CEQA review and appeal processes and thereafter during the permit plan check process. Although the Board of Supervisors’ CEQA appeal determination is a separate matter, it illuminates the extensive review the Project’s Permits have undergone prior to permit plan check and issuance, which included several additional layers of review due to the Property’s topographical conditions.

3. Garage Demolition Permit Issued

In 2022, after clearing challenges raised by the Appellant, the garage demolition permit (BPA No. 2022.05.20.4730) was filed. Contrary to Appellant’s assertion, the garage demolition permit does not include a note that “This demo permit must be issued at the same time as new construction PA#201901150391 and demo PA#201901150390.” Rather they were to all travel together.

CP-ZOC		5/23/22	1/20/23	6/1/22	11/4/22	1/20/23	SUCRE RICHARD		Approved: demolition of rear garage structure. notification completed as part of bpa nos. 201901150390 & 201901150391.
BLDG		1/20/23	3/9/23			3/13/23	SOENKSEN RICHARD		Approved demolition of detached garage. Permit to travel with demo permit#201901150390 and (N)house PA#201901150391 and ADU PA#202105049765 3/13/2023

The Home Demolition and Construction Permits were issued on October 6, 2023. Shortly thereafter, the garage demolition permit was issued on November 2, 2023.

C. STANDARD OF REVIEW

Pursuant to City Charter Section 4.106(b), the Board of Appeals shall hear and determine appeals with respect to any person who “believes that his or her interest or the public interest will be adversely affected by the grant, denial, suspension or revocation of a license or permit.”

D. APPELLANT’S ISSUES ARE NOT SUPPORTED BY SUBSTANTIAL EVIDENCE

Appellant makes four assertions regarding why the Permits were not properly issued. However, none warrants granting the appeals and revoking the Permits.

1. A Structural Engineer Has Analyzed the Project

Appellant asserts “It is crucial that a structural engineer analyze changes in elevation, underlying soils to ensure that 619 foundation is not undermined by 617 Sanchez demolition or construction of new 4-story building with floors that go lower into the hill than 619 Sanchez.”

Response: The Permits for the Project and potential impacts have been analyzed by several licensed engineers. A geotechnical report was prepared for the Project by a licensed professional. The function of a geotechnical report is to provide recommendations by a licensed geotechnical professional to a project’s engineer of record, who must incorporate them into the building permit-level drawings and construction documents, to ensure the proposed structure can be supported on the proposed foundation system. In compliance with building code requirements, the geotechnical report prepared for the Project investigated site, soil, geological, and groundwater conditions of the Property, and recommendations for the project were made. The geotechnical report concluded the Property is suitable for the Project and provided recommendations for ensuring construction does not undermine the adjacent properties, including Appellant’s.

In accordance with the Slope and Seismic Hazard Zone Protection Act, a Certified Engineering Geologist prepared an additional Engineering Geologic Hazards Evaluation to evaluate the potential impact of the proposed development (attached as **Exhibit D**). This report also concluded that the Property was suitable for the proposed development and that there was a low impact for landslides. As a result, DBI determined that the Project was subject to Tier I review

under the Slope and Seismic Hazard Zone Protection Act and that third party peer review was not required.

The City has strict seismic requirements to ensure the Project will not compromise the integrity of the existing slope, something DBI staff has specialized expertise in. The City and DBI's plan check process includes extensive review for steeply sloped properties such as the Project site. As part of the building permit process, DBI reviewed the Project plans, including compliance with the Slope and Seismic Hazard Zone Protection Act (S-19), which is required for new buildings on applicable properties to undergo additional review for structural integrity and effect on slope stability. In addition, the Permits underwent review pursuant to Administrative Bulletin 082 ("AB 082"), Guidelines and Procedures for Structural Design Review that specifies the guidelines and procedures for independent structural and geotechnical design review during building permit review. AB 082 outlines the qualifications of the structural design reviewer and the scope of the structural design review. DBI's permit plan check ensures the Project's compliance with state and local building codes related to structural safety and that the Project will not have significant geological, or soils impacts from the Project's excavation activities.

Appellant has failed to present substantial evidence that the Project would adversely impact his property or pose any risk to the existing home on his property. Development on steep slopes is very common in San Francisco. It is not an unusual circumstance that distinguishes the Project from other residential properties in the immediate vicinity or from the development on steep slopes that is characteristic of San Francisco. Appellant does not provide substantial evidence that the Project and issuance of the Permits would have impacts to his or the public interest.

2. Asbestos Will Be Thoroughly and Safely Removed

Appellant asserts there is “asbestos that must be thoroughly and safely removed before any demolition or construction may legally begin.”

Response: Permit Holder agrees that asbestos must be safely removed. Both the home and garage demolition permits required submission of asbestos surveys, which are attached as **Exhibit E**. The reports found asbestos present in the home but not in the garage. In response, BPA No. 2023.09.15.6689 was filed for “asbestos abatement located at master bedroom and bathroom walls.” The asbestos abatement permit was issued on September 22, 2023. It was not appealed.

Sterling Environmental Corp. is the listed contractor to perform the abatement work for the Project. Sterling Environmental Corp. has specialized in asbestos abatement for over thirty-five years. They are a Class A General Engineering Contractor with Class C22 Asbestos Abatement license, asbestos certification, and are a Division of Occupational Safety and Health registered asbestos contractor. The asbestos abatement will be safely abated to ensure safe deconstruction and construction of the Project.

3. No Illegal Demolition Without a Permit

Appellant asserts “Hazards would multiple if there is illegal demolition without a permit or monitored by city departments.”

Response: No illegal demolition has occurred nor is any anticipated. Permits have been applied for, processed, and issued for demolition of the existing structures – they are the subject of two of the appeals. As mentioned above, DBI’s plan check process included extensive review of the Permits. Appellant has presented no substantial evidence that DBI erred in issuing the Permits or that issuance of the Permits will adversely impact Appellant’s or the public’s interest.

If the Board of Appeals were to deny the appeals, throughout implementation of the Permits at various milestones, there would be numerous inspections required along the way as the Project progresses to ensure compliance with the approved and issued plans. There are several systems in place to ensure that construction is conducted safely with as minimal an impact as possible on neighboring properties.

4. No Additional Continuance Warranted

Appellant asserts “Engineer Urrutia must be given time to locate and review currently unavailable plans plus material to give input to the Board . . . urge this Board of Appeals to hear and then continue all 3 appeals. . . .”

Response: The planning, design of both the schematic and construction documents, environmental, and safety aspects of the Project have been thoroughly analyzed and reviewed. It has been repeatedly considered by various City bodies at Appellant’s request. On each occasion, the Project has been approved and upheld. DBI maintains copies of all permit documents and are readily accessible to the public to access and view. There is no reasonable justification for further continuance of the appeals, which were filed nearly six months ago. On November 16, 2023, the appeals were first scheduled for hearing on January 17, 2024. Permit Holder provided Appellant two continuances giving an additional three months to prepare for this hearing.

E. CONCLUSION

The Project has been reviewed and vetted both by DBI for issuance of the Permits as well as the Planning Commission and Board of Supervisors for various challenges by the Appellant. Each time, the Project has been approved or upheld. Appellant’s concerns while valid are not substantiated by the evidence. Development of steep sloped property is common in San Francisco.

President Jose Lopez
San Francisco Board of Appeals
April 11, 2024
Page **10** of **10**

Appellant has provided no substantial evidence that he or the public's interest will be impacted by the Project. Conversely, the City's various bodies and DBI after extensive review under the Slope and Seismic Hazard Zone Protection Act have found the Project will not have such impacts and that such development on the Property can be reasonably constructed. There are no unusual circumstances or other justification to further delay the Project. For the above reasons and those in the record, we respectfully request the Board deny these appeals and uphold DBI's issuance of the Permits.

Thank you for your consideration.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Justin A. Zucker

Enclosures:

Exhibit A – Discretionary Review Decision and Analysis
Exhibit B – Board of Supervisors CEQA Appeal Hearing Packet
Exhibit C – CEQA Appeal Denial Motion No. M20-182
Exhibit D – Engineering Geological Hazards Evaluation
Exhibit E – Asbestos Surveys

cc :

Alex Lemberg, Vice President
Rick Swig, Commissioner
John Trasviña, Commissioner
J.R. Eppler, Commissioner
Appellant, Joerg Rathenberg (via email, hestor@earthlink.net)
Appellant's Counsel, Sue Hestor (via email, jrathenberg@yahoo.com)

EXHIBIT A



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0686

HEARING DATE: FEBRUARY 20, 2020

Record No.: 2019-000650DRP-02
Project Address: 617 Sanchez Street
Building Permit: 2019.0115.0390 and 2019.0115.0391
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 3600 / 055
Project Sponsor: Robert Edmonds
Edmonds and Lee Architects
2601 Mission St. Suite 503
San Francisco, CA 94110
DR Requestors: Brian Higginbotham
616 Sanchez Street
San Francisco, CA

Benafsha Irani
619 Sanchez
San Francisco, CA

Staff Contact: David Winslow – (415) 575-9179
David.Winslow@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2019-000650DRP-02 AND THE APPROVAL OF BUILDING PERMIT APPLICATION NOS. 2019.0115.0390 & 2019.0115.0391 TO DEMOLISH AN EXISTING 2-STORY, ONE-FAMILY HOUSE AND CONSTRUCT A NEW 4-STORY ONE-FAMILY HOUSE AT 617 SANCHEZ STREET WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY-DETAHCED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 15, 2019, Robert Edmonds filed for Building Permit Application Nos. 2019.0115.0390 and 2019.0115.0391 to demolish an existing 2-story, single-family house, and construct a new 4-story single-family house at 617 Sanchez Street within the RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District.

On October 9, 2019 Brian Higginbotham, and Benafsha Irani (hereinafter "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2019-000650DRP-02) of Building Permit Application Nos. 2019.0115.0390 and 2019.0115.0391.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On February 20, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2019-000650DRP-02.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission found there are no extraordinary or exceptional circumstances in this case and hereby does not take Discretionary Review requested in Record No. 2019-000650DRP-02 and approves Building Permit Application 2019.0115.0390 and 2019.0115.039.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as referenced in this action memo on February 20, 2020.



Jonathan P. Ionin
Commission Secretary

AYES: Diamond, Fung, Johnson, Koppel,

NAYS: Imperial, Moore

ABSENT: Richards

ADOPTED: February 20, 2020



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JANUARY 23, 2020

CONTINUED TO 2.20.2020

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

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Planning
Information:
415.558.6377

Date: February 7, 2020
Case No.: 2019-000650DRP-02
Project Address: 617 Sanchez Street
Permit Applications: 2019.0115.0390 & 2019.0115.0391
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 3600 / 055
Project Sponsor: Robert Edmonds
Edmonds and Lee Architects
2601 Mission St. Suite 503
San Francisco, CA 94110
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to demolish an existing 2-story, 1,000 sq. ft. single family house that is located in the rear yard, and a free-standing garage at the front, and to construct a new four-story, one-family dwelling. The proposed building will be approximately 27 feet in height and contains 4 bedrooms, and one off-street parking space.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 105' lateral and down sloping lot with an existing 2-story home built in 1906 located in the rear portion of the lot and is categorized as a 'C' – no Historic Resource present. There is a one-story garage structure built in the front

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Sanchez Street are generally 2- to 3-stories at the street face with small front setbacks to accommodate the steep lateral slope. Except for the existing building of the subject property, and a building on Cumberland that is located in the rear portion of the lot, the adjacent buildings align to create a very consistent mid-block open space. The proposed building is immediately situated between a 2-story, and a 3-story house. This presents the responsibility of the subject property to moderate between the two, and to fit into and preserve the adjacent neighbors' access to the mid-block open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 9, 2019 – October 9, 2019	9.27. 2019	1.23. 2020	118 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 3, 2020	January 3, 2020	20 days
Mailed Notice	20 days	January 3, 2020	January 3, 2020	20 days
Online Notice	20 days	January 3, 2020	January 3, 2020	20 days

PUBLIC COMMENT

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

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

DR REQUESTORS

DR requestor 1:

Brian Higginbotham of 616 Sanchez Street, resident of the property directly across the street to the West and uphill of the proposed project.

DR requestor 2:

Benafsha Irani of 619 Sanchez, owner of the adjacent uphill property to the South of the proposed project.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor 1:

Attached the Dolores Heights Residential Design Guidelines with no explanation.

See attached *Discretionary Review Application*, dated October 9, 2019.

DR requestor 2:

Is concerned by the following issues:

1. Preserving views

Proposed alternatives: erect story poles for further analysis.

See attached *Discretionary Review Application*, dated October 9, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has been extensively reviewed and modified to comply with the letter and intent of the Planning Code and Residential Design Guidelines. The proposed design responds to and fits the adjacent context, brings this property into conformity with the Planning Code.

See attached *Responses to Discretionary Review*, dated November 1, 2019.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to scale, character, and preservation of access to mid-block open space. The project sponsor has designed a building that respects the scale, massing and open space of adjacent buildings in a sensible manner and as such Staff deems there are no exceptional or extraordinary circumstances

It is worth noting that although the Dolores Heights Special Use District was adopted, the Dolores Heights Residential Design Guidelines were never formally adopted by the Planning Commission.

Regardless of when the notification period occurred there is no evidence that it was conducted outside the requirements of the Department, nor is the inconvenience of the holidays or the DR requestor's location a viable claim to the opposite.

Staff reaffirms:

1. The massing and siting of this building brings the property into conformity with the Planning Code and in so doing maintains, if not improves, the visual access to the mid-block open space by removing a non-complying structure located at the rear of the property.
2. The scale at the street respects the scale of other buildings and steps with the slope.
3. The project conforms to the Residential Design Guidelines reflecting the overall scale and massing of other buildings on the block, and specifically matching the neighbor's side setback. The window sizes and proportions are of similar scale as the neighboring buildings. The amount of glazing at both front and rear reflects the overall pattern of window solid to void ratio. The primary building material is brick.

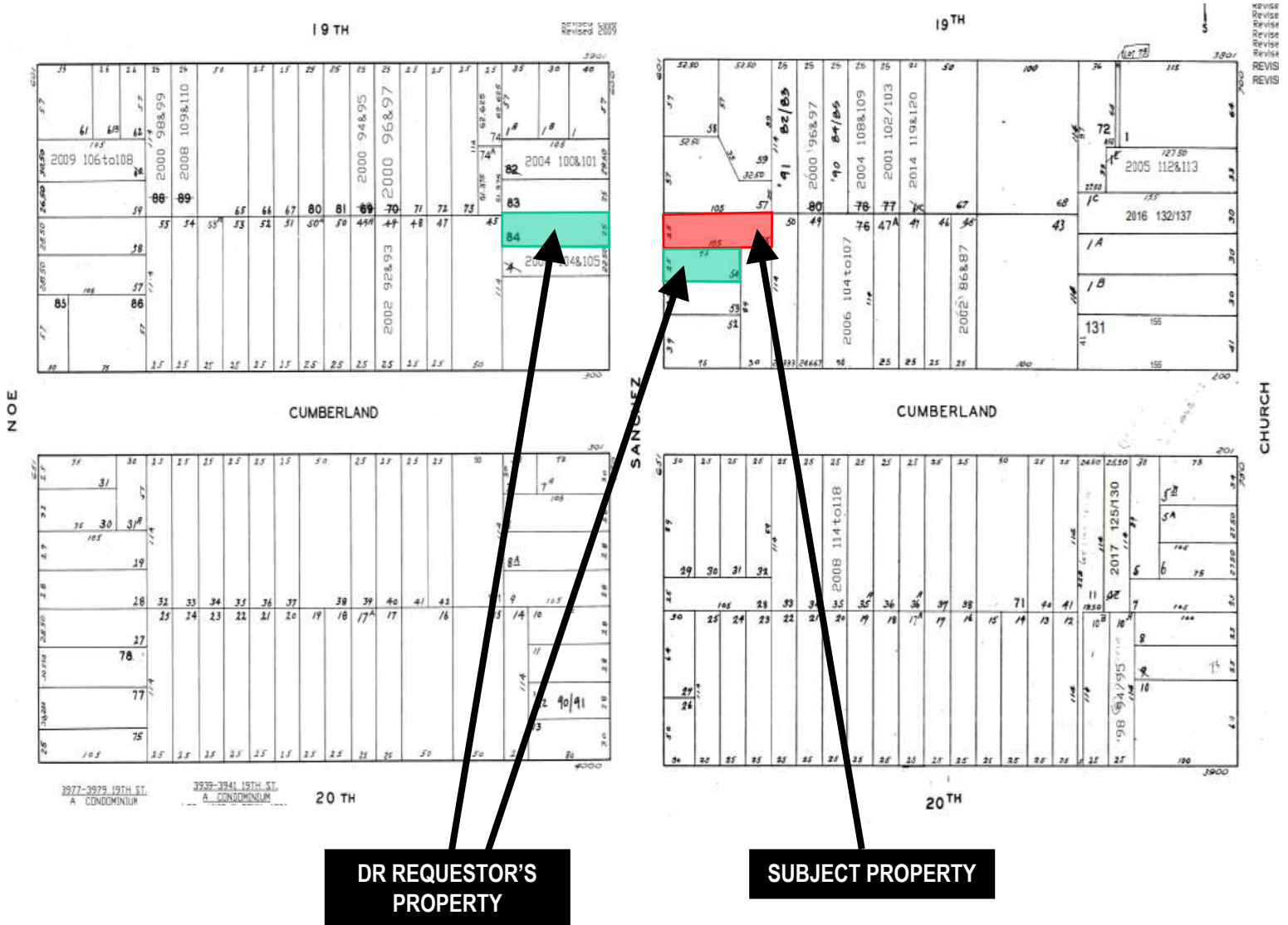
RECOMMENDATION: Do Not Take DR and Approve

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
HRE Report
CEQA Determination
DR Applications
Response to DR Application, dated December 17, 2019
Reduced Plans and 3-D renderings

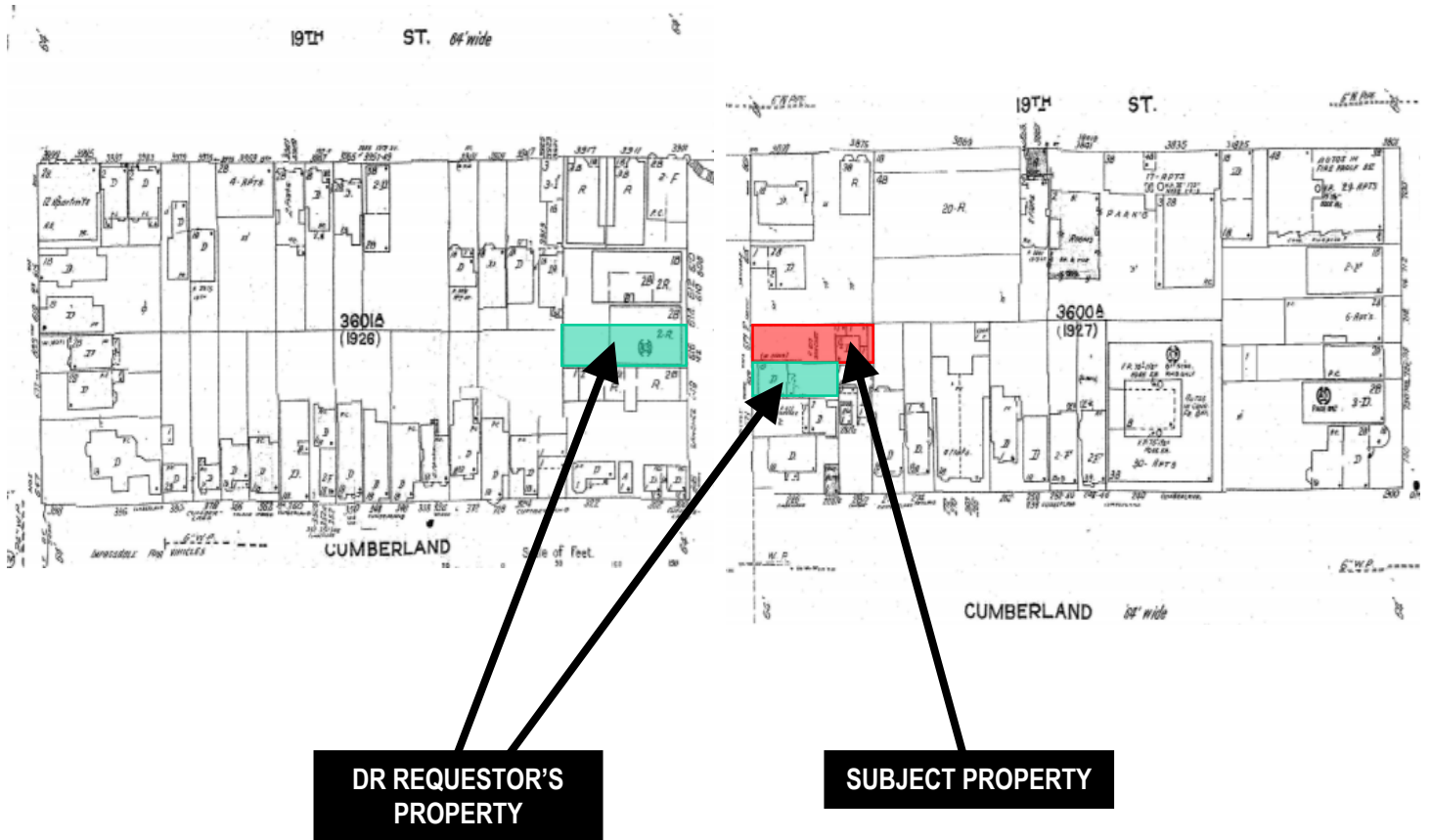
Exhibits

Parcel Map



Discretionary Review Hearing
 Case Number 2019-000650DRP-02
 617 Sanchez Street

Sanborn Map*

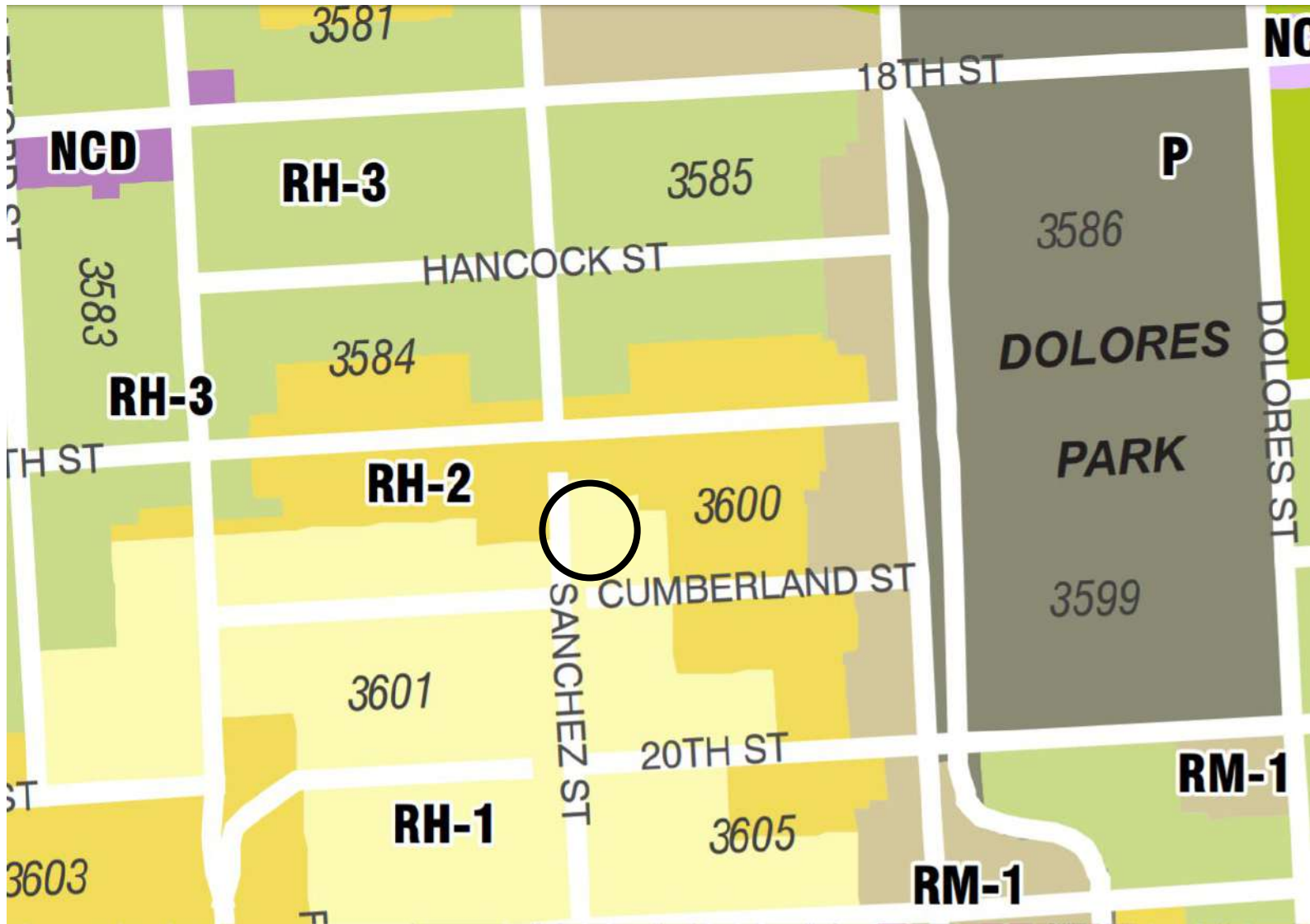


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



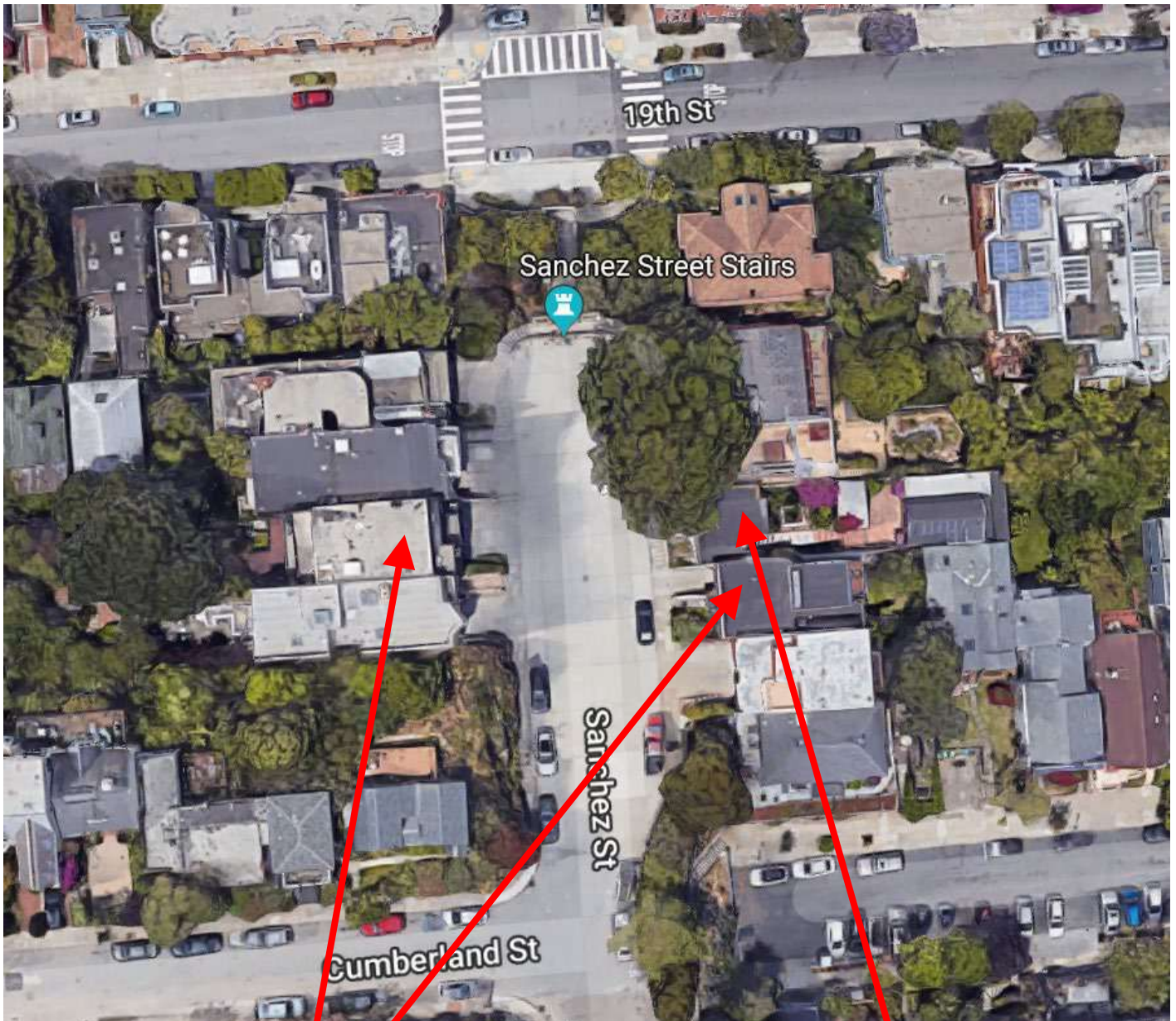
Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

Aerial Photo



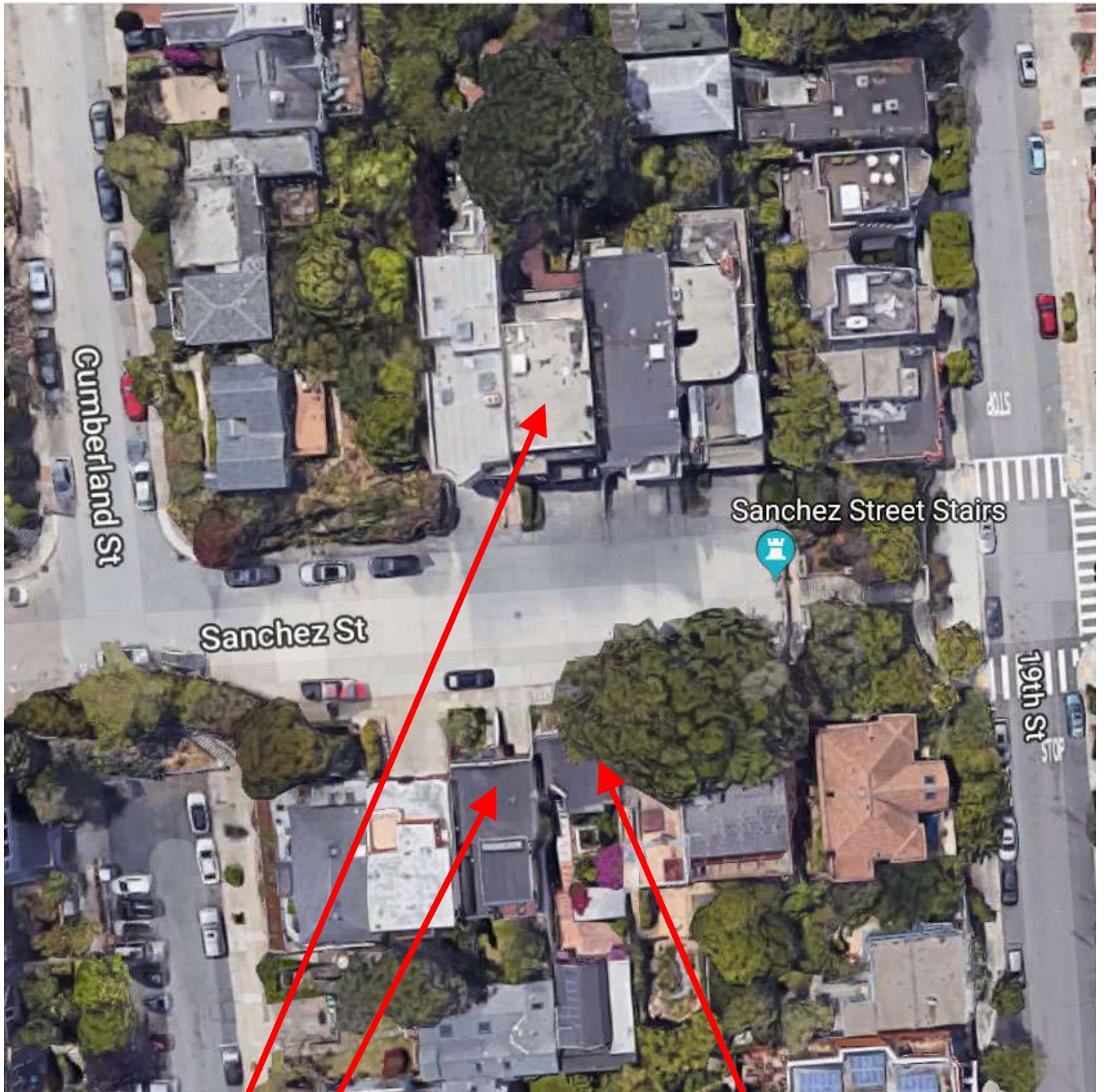
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

Aerial Photo



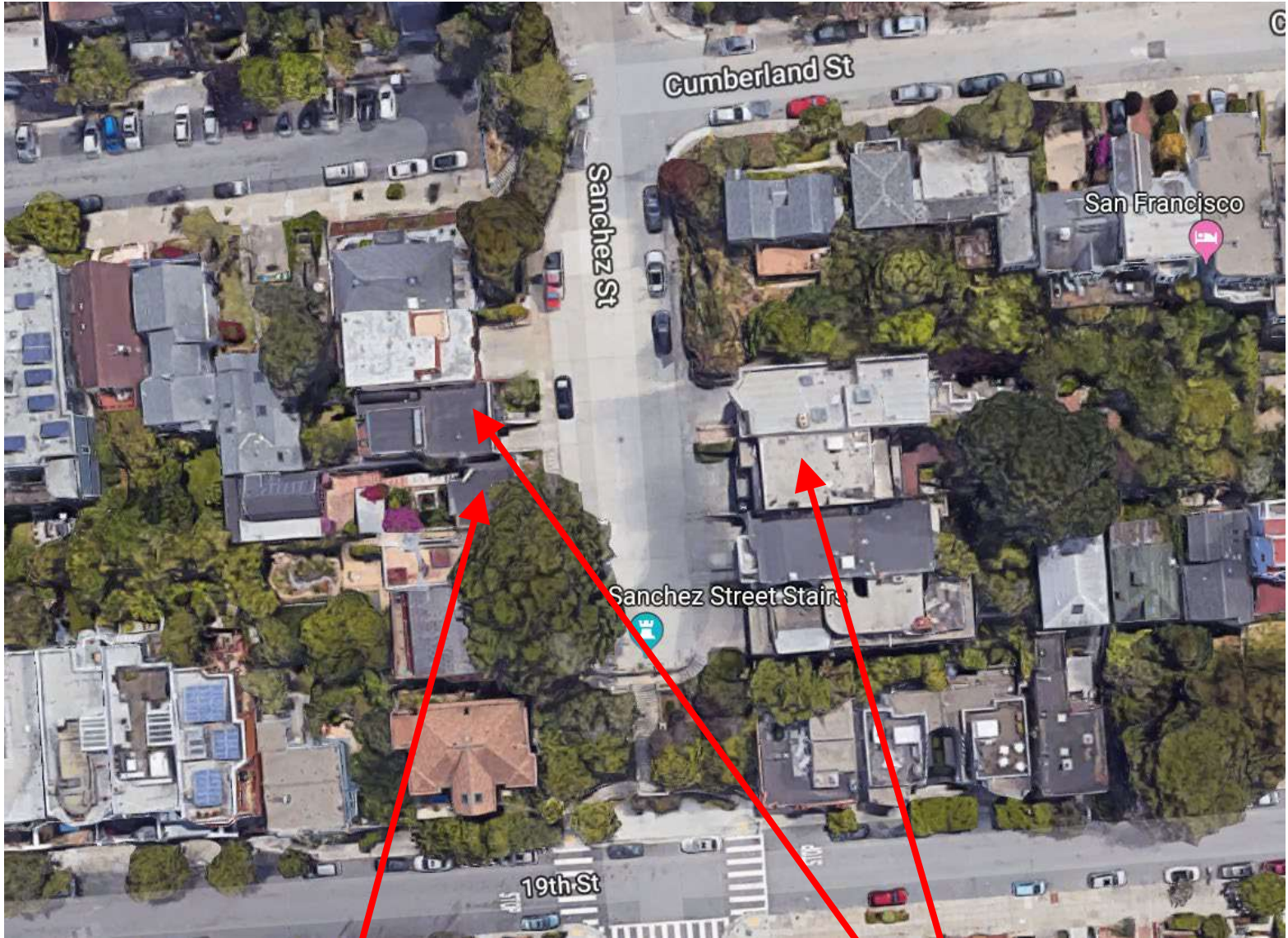
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

Aerial Photo



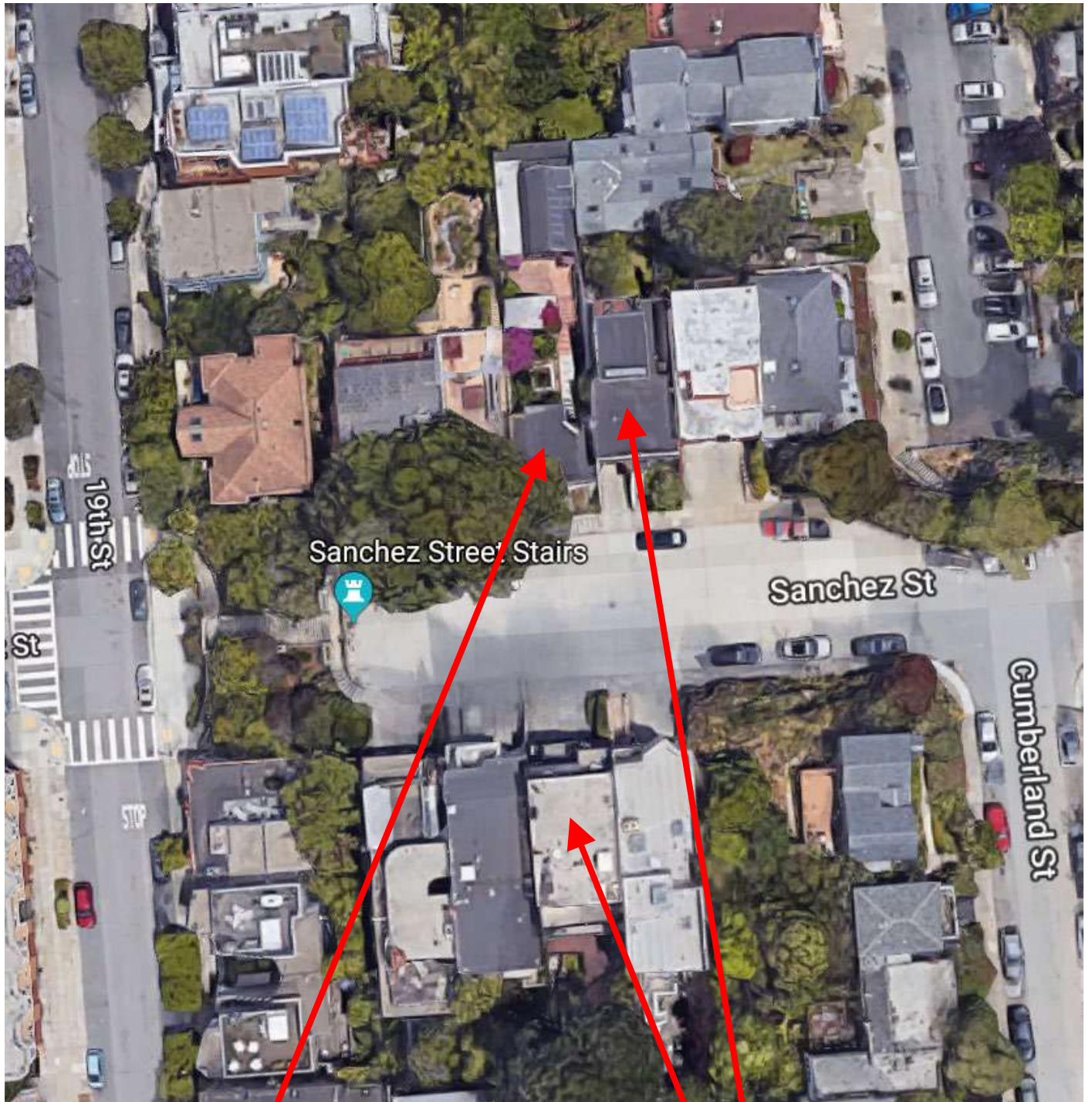
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-000650DRP-02
617 Sanchez Street

PART I HISTORICAL RESOURCE EVALUATION

617 SANCHEZ STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) Part 1 for 617 Sanchez Street, a single family dwelling in the Castro/Upper Market neighborhood constructed circa 1907. A scoping discussion conducted by email with Justin Greving, Planner on September 4, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required. Additionally, since the owners from 1914 through 1940 were African Americans, Planning requested that additional research regarding demographic trends in the neighborhood be conducted as well.

II. SUMMARY

TKC finds that 617 Sanchez Street is not eligible for individual listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On September 15, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel:	3600055
Building Name:	
Address:	617 SANCHEZ ST
Planning Dept. Historic Resource Status:	B - Unknown / Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with [Mills Act](#) approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

617 Sanchez Street sits on the east side of Sanchez between 19th and Cumberland Streets.

The area is very hilly, with Sanchez sloping up severely to the south. As a result, Sanchez is not a through street north to 19th Street, and Cumberland is not a through street east of Sanchez. In both cases, the only access is via steps. The parcel slopes down to the east. There is one building and two structures on the lot: a carport structure at the front of the parcel, and

sheltered open air kitchen mid-parcel, and the primary residence at the rear of the parcel. The front carport building is set back slightly from the front lot line. A brick stair and paver path run between the carport and the dwelling. The surrounding buildings have varying setback positions on their parcels. Due to the extreme slope of the area, many buildings on the west side of the street sit above grade while many on the east side sit below grade.

B. Exterior

The front structure at 617 Sanchez Street is a one story carport building (**Figure 1**). The street facing exterior is clad in vertical siding and it is capped with a flat roof. It features a roll up garage door on the left side and a wood paneled pedestrian door on the right side. There is a projecting awning sheltering the pedestrian entrance. The interior of the building is open to the central yard (**Figure 2**). A masonry retaining wall supports the carport.

The mid-parcel structure features half-height brick walls, with glazed portions above, and is capped with a flat roof (**Figure 3**).

The rear building is a rectangular plan single family dwelling clad in rustic siding (**Figure 4**). The building features two volumes: the volume at right is one and one half story and is capped with a gambrel roof, while the volume at left is one story and is capped with a flat roof. The taller volume, at right, has a pedestrian entrance on the right side featuring a modern glazed door behind a metal security gate capped with a projecting fabric awning (**Figure 5**). To the left of this is a pair of vinyl sash double hung windows behind metal security bars. There is a downsloping window hood above the windows. The half story is clad in fishscale shingles and features a vinyl sash sliding window at center (**Figure 6**). The gambrel peak terminates with a raking cornice. The flat roof section features a multi-lite pedestrian multi-lite door behind a metal security gate and below a fabric awning.



Figure 1: 617 Sanchez Street, front carport



Figure 2: 617 Sanchez Street, front carport, interior



Figure 3: 617 Sanchez Street, outdoor kitchen structure



Figure 4: 617 Sanchez Street, primary residence



Figure 5: 617 Sanchez Street, detail



Figure 6: 617 Sanchez Street, detail



Figure 7: 617 Sanchez Street, detail

V. HISTORIC CONTEXT

A. Neighborhood

According to the Planning Department's Property Information Map, the subject property falls in the Castro/Upper Market neighborhood. Within the Castro/Upper Market neighborhood is the additional sub-neighborhood of Eureka Valley, the boundaries of which remain controversial but are generally accepted as Market Street to the north, Church Street to the east, Hill Street to the south, and Grand View Avenue to the west.

The opening of the Market & Castro Street Cable Car line in 1886 running on Market Street to Castro Street and the 1888 Castro Street branch from Market to 26th Street opened Eureka Valley to intensive residential development. As the residential builders arrived, the dairies that once thrived in the area were displaced, although the steep slopes of Twin Peaks remained quasi-rural well into the twentieth century. The 1889 Sanborn map indicates that Eureka Valley was only moderately developed with small wood-frame cottages and two-story flats. Many

were built on speculation in rows of identical cottages with similar footprints. Agricultural operations remained important.

Socially and economically, the Eureka Valley and neighboring Noe Valley neighborhoods were dominated from an early date by working and lower-middle-class tradesmen, small business owners, civil servants, builders, and artisans. Ethnically the neighborhood was mixed, with Irish, German, British, and Scandinavian immigrants, as well as some old-stock Americans, all calling Eureka Valley home. In 1881, the Eureka Valley Promotional Association was formed to foster public works projects and encourage residential development.

Eureka Valley escaped total destruction in the aftermath of the 1906 Earthquake and Fire, mostly because the fires stopped at Dolores Street. Although brick chimneys and foundations were damaged, the rocky slopes resisted the seismic forces much better than the marshy subsoils of the Mission and South of Market. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, in the following years thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Demographically, Eureka Valley was similar to the Inner Mission, with large numbers of Irish, German, and Scandinavian immigrants and their American-born offspring. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of Twin Peaks Tunnel in 1918 and the Municipal Railway's J-Church streetcar line in 1917. Taking a cue from the Mission Promotion Association, the Eureka Valley Improvement Association formed in 1905 and lobbied for improvements in the Upper Market area during the post-quake era, such as improved streetcar service, better lighting, and public school construction. In addition, the association lobbied owners of large tracts of vacant land to sell to residential property developers "to fill out the district."

The 1913-14 Sanborn maps for Eureka Valley show rows of two- and three-story flats and Romeo flats south of Market Street as well as larger gable-roofed single-family dwellings, while multiple-family housing was constructed, particularly along Market Street. Schools were also widespread in the neighborhood, reflecting the influx of families into the area. By 1929, the

area was largely built out, although some of the steeper hillsides in the western portion remained undeveloped into the 1960s and 1970s. The area had become a launching point for newer neighborhoods west of Twin Peaks, first with the opening of the Twin Peaks Tunnel in 1918, and culminating with the completion of the Market Street Extension in the late 1920s and its eventual transformation into Upper Market Street. The completion of the Market Street Extension allowed suburban development to creep higher up the steep hillsides of Twin Peaks,

According to the 1950 Sanborn maps, the neighborhood of Eureka Valley had undergone comparatively few physical changes since 1915 when the last map had been published. The most significant changes had taken place along Market Street, which was the shopping precinct (along with Castro Street) for the area, although many early pre-quake and immediate post-quake commercial buildings continue to survive. In 1939, the neighborhood lost its cable car line along Castro Street when MUNI decided to discontinue the line after taking over the Market Street Railway.

B. Residential Characteristics of San Francisco's African American Population

San Francisco did not have an African American-majority neighborhood until World War II. As American citizens, Blacks were not prohibited from owning property, though they were often forbidden from purchasing or renting in many exclusive subdivisions that had racial covenants prohibiting the sale or leasing of properties to African Americans, Asians, and other non-white ethnic groups. Entire swaths of San Francisco's West Side and Twin Peaks were basically off-limits to African Americans unless they were live-in domestic help. Neighborhoods with racial covenants included most of the residence parks built on what had been the San Miguel Rancho, including Forest Hill, Ingleside Terraces, St. Francis Wood, and some of the more modest speculator-built tracts in the suburban Sunset and Parkside districts. Black San Franciscans who chose to invest in real estate during this period often chose Oakland, where single-family homes were more plentiful and cheaper, the weather better, and where larger lots allowed room for gardening, raising animals, and space for children to play. Those who remained in San Francisco mostly rented, with only 8 percent of Black San Franciscans owning their own homes in 1900. This figure increased to 13.6 percent in 1930, but it was still much

lower than the rates for native-born Whites (35.1 percent) and foreign-born Whites (41.6 percent).¹

C. Project Site History

The first Sanborn map illustrating the subject block was published in 1886 (Figure 8). The subject block is completely undeveloped and the subject parcel is vacant.

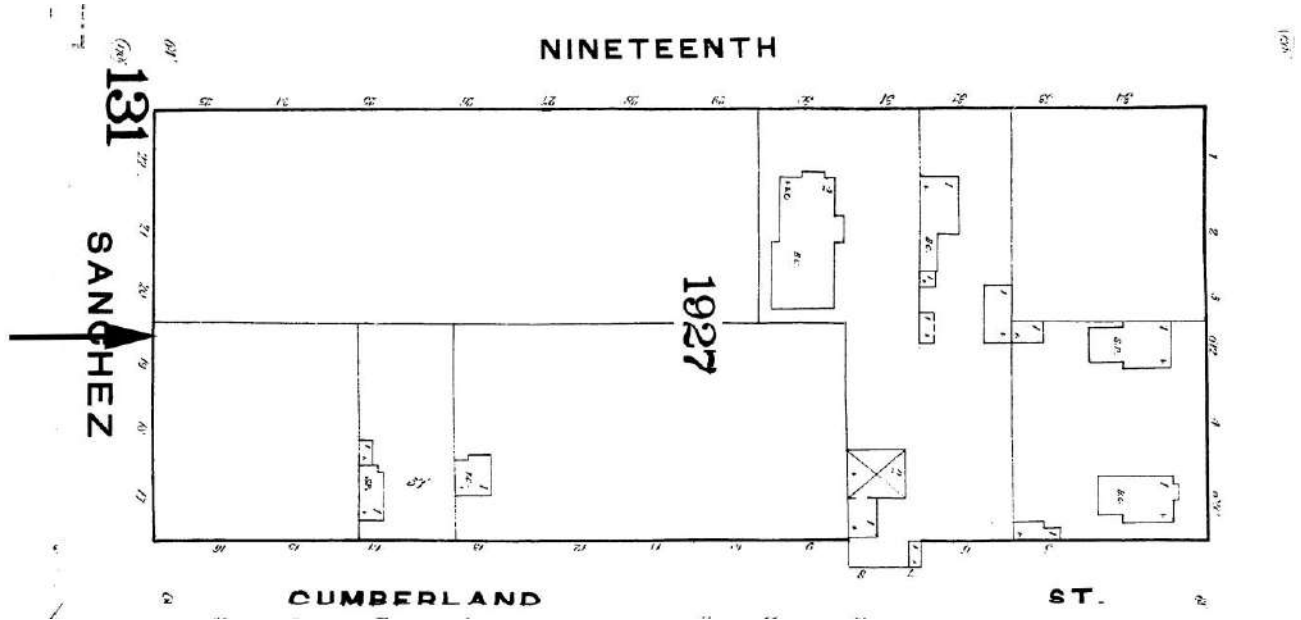


Figure 8: 1886 Sanborn Map with approximate location of the subject building noted with arrow

The 1900 Sanborn Map shows as similar level of development on the subject block (Figure 9). The subject parcel remains vacant.

¹ "San Francisco African American Citywide Historic Context Statement," prepared for San Francisco Planning Department, Final Draft January 2015, by Tim Kelley Consulting, The Alfred Williams Consultancy, and VerPlanck Historic Preservation Consulting.

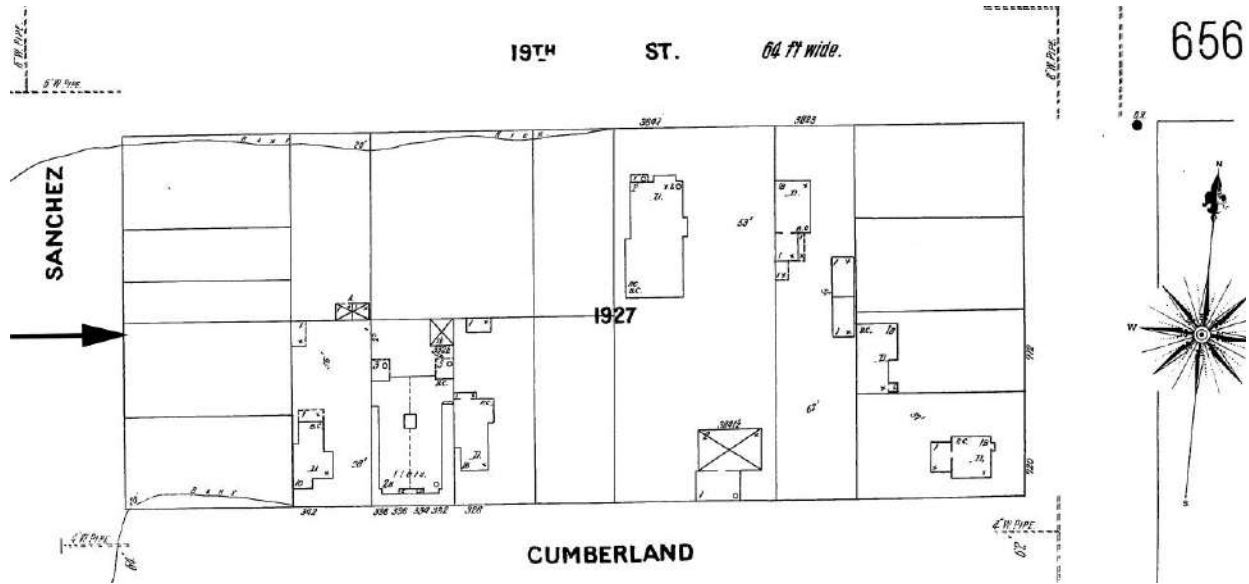


Figure 9: 1900 Sanborn Map with approximate location of the subject building noted with arrow

The 1905 Sanborn Map shows several Spring Valley Water Company tap application numbers penciled in, including for the subject building, indicating that the development of the street began between 1905 and 1908 (Figure 10).

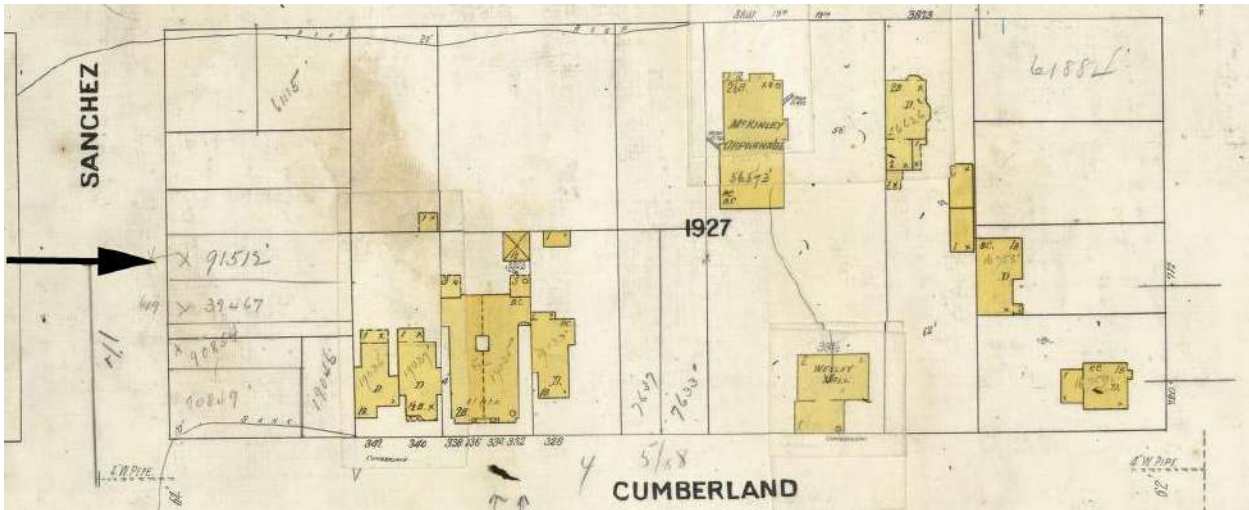


Figure 10: 1905 Sanborn Map with approximate location of the subject building noted with arrow

The 1914 Sanborn Map shows the partial block partially developed (Figure 11). The subject building is illustrated as a small one and a half story dwelling with a small projection at the rear, positioned on the eastern end of the parcel.

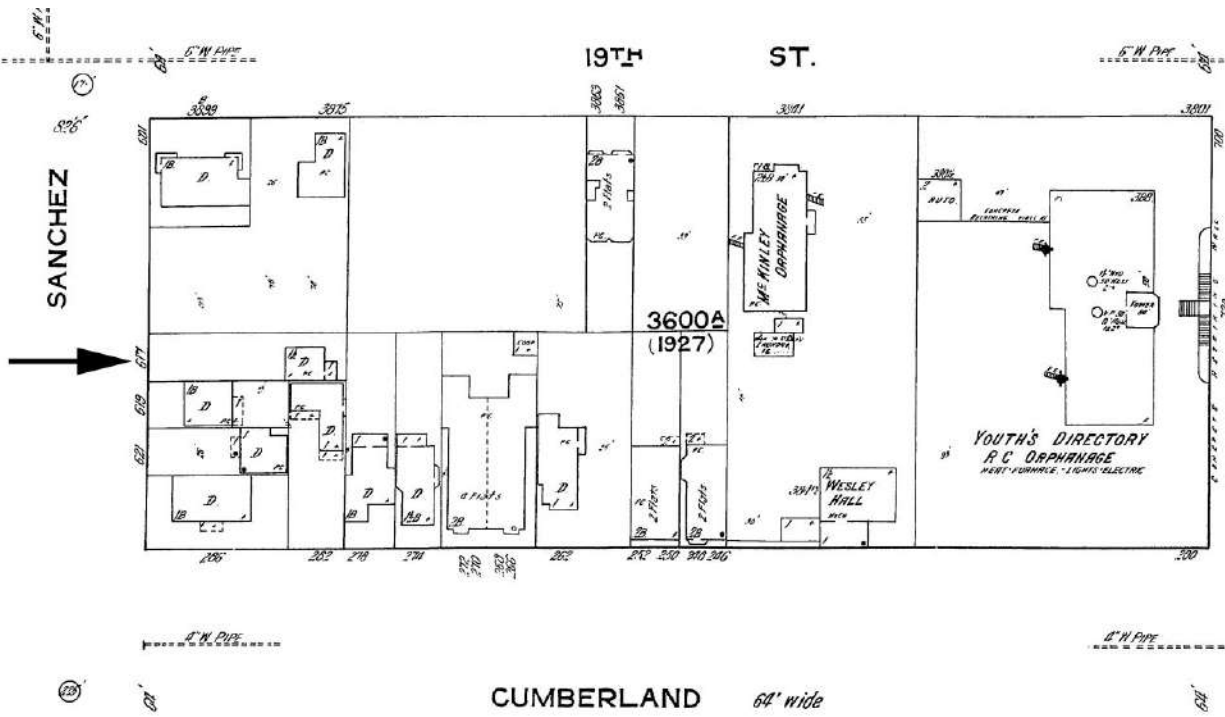


Figure 11: 1914 Sanborn Map with 617 Sanchez Street noted with arrow

The 1938 Harrison Ryker aerial photograph shows a similar level of development as seen on the previous map (Figure 12). The subject building appears as it did on the 1914 map. Due to shadows in the image, it is difficult to tell if the rear projecting volume is present or if the horizontal addition has been added yet.



Figure 12: 1938 aerial photo with 617 Sanchez Street indicated by arrow

The 1950 Sanborn Map shows a similar level of development on the subject block (Figure 13). The subject building had been expanded to the north and south, creating the footprint currently seen on the building. The front of the parcel is vacant.

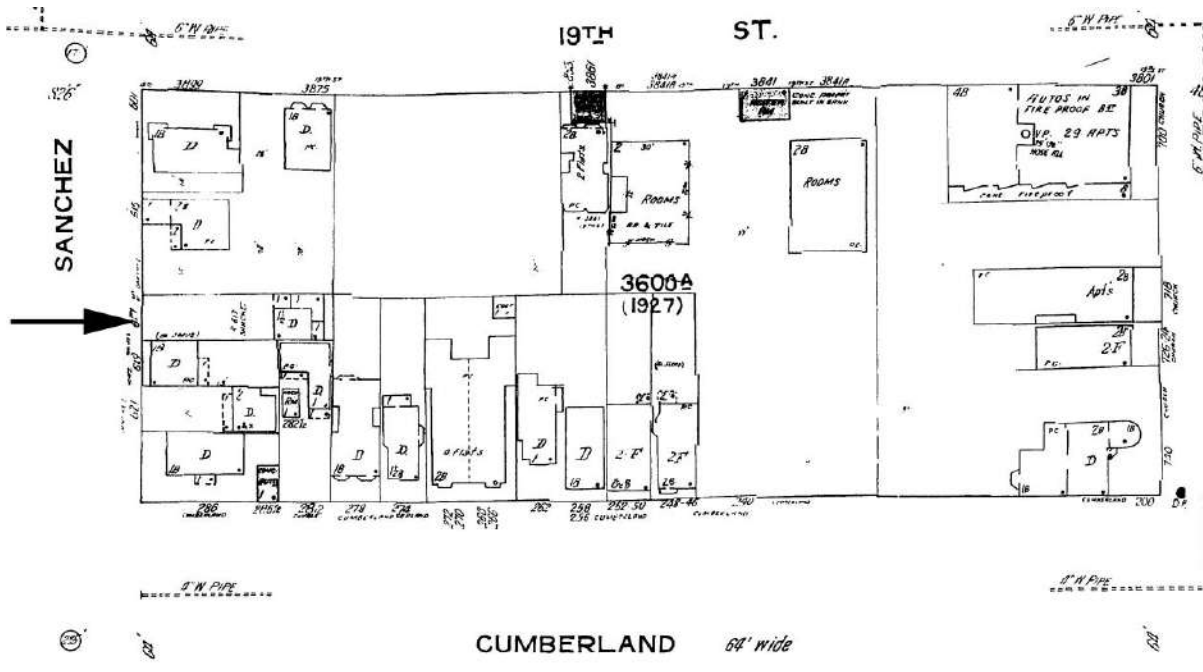


Figure 13: 1950 Sanborn Map with 617 Sanchez Street noted with arrow

D. Construction Chronology

No original construction permit or building announcement was not located for this building. According to Spring Valley Water Company records, the first owner, Vernon G. Higgins, requested water hook-up in August 1907. The first Sanborn map shows a one and a half story single family building. It is assumed this is the original building height and size. Alterations to the building include: one-story addition to the left side and expanding the rear porch; modern windows on the primary façade and the addition of the carport at the front of the lot. The carport was originally constructed as an arbor and was remodeled several times ending with the current design.

E. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit #17577, March 19, 1936 – Repair fire damage. Fire proof shingle roof.

- Permit #157959, August 5, 1953 – Leveling and added foundation and bracing
- Permit #569964, October 11, 1983 – Patio – Arbor. The arbor will be constructed of 4 x 4 redwood. Height will be 8’5” off existing concrete. Length is 20’ total. Arbor and patio is in the front yard 54’ from house.
- Permit #915612, June 27, 2000 – Remove garage ceiling per notice of violation. Removal of arbor roofing area constructed in 1983 with permit. Convert arbor constructed in 1983 to off street parking.
- Permit #921625, September 18, 2000 – Replace corrugated fiber glass roof on front arbor.
- Permit #1016261, February 3, 2004 – Reroof
- Permit #1085359, March 30, 2005 – Put roof over carport. To comply with NOV #200454539. Add horizontal addition – increase existing study and bedroom size.
- Permit #1123453, June 18, 2007 – To correct application #200611218262 (Permit #1085359) the description of work should be read as “renew 200503308770 instead of 2005030387105
- Permit #1180890, March 11, 2009 – Scope of work is for fire department. Review only to field verify non-compliant installation of solar panels
- Permit #1181069, March 23, 2009 – To complete work and obtain final inspection for PA #200503308770 (Permit #1085359)
- Permit #1292808, May 6, 2013 – Renew expired permit 200503308770 (Permit #1085359) to put roof over carport and add horizontal addition to increase size of study and bedroom. To comply with NOV 200454539 and to complete work.
- Permit #1295209, June 3, 2013 – Revision to existing permit 200503308770 (Permit #1085359) delete horizontal addition from scope of work

Copies of these permits are in the Appendix to this report.

F. Architectural Style

The subject building can best be described as vernacular. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements.

G. Owners and Occupants

The following two tables list all known owners and occupants of the subject property.

Table 1: Owners of 617 Sanchez

Name	Date	Occupation
Vernon G. and Arilla J. Higgins	Prior to 1909 - 8/21/1910	(Husband Vernon G. Higgins Real Estate Broker)
Antoinette M. Huntley	8/21/1910 - 3/13/1912	Teacher
John A. Carlsen	3/13/1912 – 10/10/1913	Master Mariner
Antoinette M. Huntley	10/10/1913 – 9/18/1917	Teacher
Harvey A. Scott	9/18/1917 – 9/19/1952	Steward
Charles Yonan	9/19/1952 – 1970	Statistician
William Haskell	1970 – 2/26/1975	Unknown
John Fusco	2/26/1975 – 1/12/2018	Unknown
Victoria Minas	1/12/2018 – 7/10/2018	
J W Sanchez LLC	7/10/2018 - current	

Table 2: Occupants of 617 Sanchez

Date	Name	Occupation
1908-1910	Vernon G. Higgins	Real Estate Broker
	Vernon P. Higgins	Salesman (son of Vernon G)
1911	Humphrey S. Reneau	Conductor
1912	William A. Jorgensen	Carpenter
1913 – 1940	Harvey and Virgie Scott	Steward at Islam Temple Club
	Luella Scott (Marant)	(Shriners)
	Roberta Scott	Seamstress Beauty Operator
1941 – 1946	Charles and Jeanne Dana	Leaseman
1943	Rosalie W. Harrold	Clerk

1948 – 1949	Edward and Elsie B Uggla	Unknown
1951	John and Lynn Lanagan	USMM
1953 – 1960	Charles Yonan	Accountant
1961 – 1967	Roger F. Donley	Unknown
1972 – 1974	William E. Haskell	Unknown
1975 – 1982	John Fusco	Owner Jondora Beauty Salon

The first owner, Vernon G. Higgins, was employed as a real estate broker. He resided at the property with his wife and adult son Vernon P. The property was sold to a single teacher Antoinette Huntley in 1910. Huntley and the next owner, John A. Carlsen, did not reside at the property. Harvey A. Scott began residing at the property in 1913 with his wife Virgie and their daughters Luella and Roberta. He purchased the property from Huntley in 1917. Scott was an African-American who was employed as a steward for the Islam Temple Club (Shriners). His daughter Luella continued to reside at the property after she was married to Chester Marant. Chester only resided at the property for a short period, approximately 1928 to 1931. He resided at 562 Jones in 1932. The Scotts owned the property through 1952 but began renting it out in 1941.

The Scott Family resided at 617 Sanchez from 1913 to 1940. The 1920, 1930 and 1940 United States Census for the neighborhood of 617 Sanchez was investigated to determine how many African Americans resided near the subject property.² The Scott family was the only African American family in the area until 1940. Charles Tinsley moved to 282 Cumberland in 1940 from 1469 Geary Street, where he had resided previously. 282 Cumberland abuts 617 Sanchez; both buildings sit at the rear of the property. It is possible Charles Tinsley and Harvey Scott knew each other. Charles Tinsley had been employed as a steward for a “club;” he was retired by 1940. He was somewhat older than Harvey Scott and died in 1945. Harvey Scott moved from 617 Sanchez to 1469 Geary (this two-story flat building is no longer extant). 1469 Geary was closer to Islam Temple Club at 650 Geary. It is possible that is why Scott moved, but the exact reason for Scott and Tinsley moving is unknown.

² 1920 United States Census Enumeration District 108, 1930 United States Census Enumeration District 162, and 1940 United States Census Enumeration District 463.

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

617 Sanchez Street is not eligible for individual listing in the California Register under Criterion 1. Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford. Otherwise, this building constructed circa 1907 did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 617 Sanchez Street is a vernacular residential building. The original design is not known; it is only assumed that it was constructed as a one and a half story single-family building. The building has been substantially altered since it first appeared on the 1914 Sanborn. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of September 4, 2018 with the Planning Department, no district analysis was performed

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.

³ Office of Historic Preservation. “Instructions for Recording Historical Resources,” Sacramento. 1995

- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since 617 Sanchez Street is not eligible for listing in the California Register, no period of significance is established and integrity can not be determined.

VIII. CONCLUSION

617 Sanchez Street is not individually eligible for listing in the California Register. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

IX. BIBLIOGRAPHY

Published

California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1886, 1900, 1905, 1914, 1950,.

X. APPENDIX

EAST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





WEST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





Permits for 617 Sanchez Street

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM. **3** No. **17877**
APPLICATION OF
M. DeCott Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location *617 Sanchez St.*

Cost \$ *250,000*

Filed *MAR 19 1936*

APPROVED: *E. C. [Signature]*
SUPERINTENDENT INSPECTOR
OF BUILDING INSPECTION
Superintendent Bureau of Building Inspection

Permit No. *4681*
Issued *MAR 24 1936*

*Report furnished
W.C. Hume
3-19-36*

APPROVED: _____
Superintendent Bureau of Building Inspection

APPROVED: *[Signature]*
City Planning Commission

APPROVED: _____
Director of Public Health

APPROVED: _____
Department of Electricity

APPROVED: _____
Bureau of Engineering

APPROVED: _____
Art Commission

BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY
Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

F. D. (Dry) Standpipes _____
Wet Standpipes _____
Hose Reels _____
Tanks _____
Downpipes _____
Automatic Fire Pumps _____
Automatic Sprinkler System _____
Water Service Connection _____
Groundfloor Pipe Casings _____
Refrigeration _____
Incinerators _____

Perf fire resistance escapes at 9-10-36

APPROVED: *[Signature]*
Bureau of Fire Prevention and Public Safety

APPROVED: _____
Fire Marshal

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU
APPLICATION FOR BUILDING PERMIT

3

ALTERATION

March 19 1936

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 Sanchez St.
- (2) For what purpose is present building now used? dwelling
- (3) For what purpose will building be used hereafter? dwelling
- (4) Total Cost \$ 252.⁰⁰
- (5) Description of work to be done.
Repair fire damage
Fire proof shingle roof

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
(DOES NOT)
- (7) Supervision of construction by Mr. W. Bolman
Address 2048 Market St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco _____
Address _____
- (9) Engineer
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco _____
Address _____
- (10) Plans and specifications prepared by
Other than Architect or Engineer _____
Address _____
- (11) Contractor Mr. W. Bolman
License No. 2549 License No. 70004
State of California _____ City and County of San Francisco _____
Address 2048 Market St.
- (12) Owner H. Scott
Address 617 Sanchez St.
By W. Bolman Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM No. 1017959
3 APPLICATION OF
CHARLES S. YONAN Owner
 FOR PERMIT TO MAKE
 ADDITIONS, ALTERATIONS or REPAIRS
 TO BUILDING
 Location 617 SANCHEZ ST.

Total Cost: 400.00
 Filed AUG 11 1953
 Approved: *[Signature]*
 Superintendent, Bureau of Building Inspection

Permit No. 14185
 Issued AUG 11 1953

REFER TO:
 Bureau of Engineering
 Bldg. Inspect.
 Boiler Inspector
 Art Commission
 Dept. of Public Health

Approved: 8/17 1953
Included Foundation to the 12" above grade. Permitted to be red-pigged.

[Signature]
 Building Inspector, Bureau of Building Inspection
 I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.
Charles S. Yonan
 Owner's Authorized Agent

Approved: _____
 Department of Public Health

Approved: _____
 Electrical Inspector

Approved: _____
 Art Commission

Approved: _____
 Boiler Inspector

Approved: Jus
 Zone
 CPC Subarea
for residential zone only
[Signature]
 Department of City Planning

Approved: _____
 FRANK P. KELLY, CHIEF
 DIVISION OF FIRE PREVENTION
[Signature]
 Bureau of Fire Prevention & Public Safety

Approved: _____
 Structural Engineer, Bureau Building Inspection

OFFICIAL COPY

SAN FRANCISCO

CENTRAL PERMIT BUREAU FMS

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS

RECEIVED

CENTRAL PERMIT BUREAU
1953 AUG 7 AM 8.42

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTOR

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BUILDING INSPECTION

3

AUGUST 5 1953

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 SANCHEZ ST.
- (2) Total Cost \$ 400⁰⁰ (3) No. of stories 2 (4) Basement No
Yes or No
- (5) Present use of building RESIDENCE (6) No. of families 1
Yes or No
- (7) Proposed use of building RESIDENCE (8) No. of families 1
Yes or No
- (9) Type of construction 5 (10) 18
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy No
Yes or No
- (13) Does this alteration create an additional story to the building No
Yes or No
- (14) Electrical work to be performed No Plumbing work to be performed No
Yes or No Yes or No
- (15) Ground floor area of building 625 sq. ft. (16) Height of building 15 ft.
- (17) Detailed description of work to be done

LEVELING & ADDED FOUNDATION & BRACING

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by _____ Address _____

(20) General contractor OWNER California License No. _____

Address _____

(21) Architect _____ California Certificate No. _____

Address _____

(22) Engineer _____ California Certificate No. _____

Address _____

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner CHARLES S. YONAN (Phone MAI-7714)
(For Contact by Bureau)

Address 617 SANCHEZ ST.

By C. S. Yonan Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPROVED
 Dept. Public Works
 JAN - 9 1984
 SUPERVISOR
 Richard C. Long

DATE FILED: 10-11-83
 PERMIT NO.: 5-69964
 FILING FEE RECEIPT NO.: 123078
 ISSUED: 1-9-84

(1) STREET ADDRESS OF JOB: 617 Sanchez
 (2) ESTIMATED COST OF JOB: \$192,000

BLDG. FORM 3
 08310203

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(A) TYPE OF CONSTRUCTION	(B) NUMBER OF STORIES OF OCCUPANCY	(C) TYPE OF CONSTRUCTION	(D) NUMBER OF STORIES OF OCCUPANCY
1 0 2 5-3 0 4 0 5 0	2	1 0 3 0 0 4 0 5 0	2
(10) DOES THE ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	(11) WILL BUILDING EXCEED HEIGHT BEYOND PROPERTY LINE?	(11A) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11B) WILL STREET SPACE BE USED DURING CONSTRUCTION?
NO	NO	NO	NO
(12) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(13) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(14) WILL SIDEWALK OVER SUB-JOB WALK SPACE BE REPAIRED OR ALTERED?	(15) ANY OTHER FEEDING BLEND ON LOT? IF YES, SHOW ON PLAN (FRONT)
NO	NO	NO	NO

(23) GENERAL CONTRACTOR: John Fusco, 617 Sanchez, 552-2539
 (24) ARCHITECT OR ENGINEER (DESIGN):
 (25) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY):
 (26) OWNER: John Fusco, 617 Sanchez St, 552-2539
 (27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
 Patio - A.P.B.O.R. -
 The Area will be constructed of 4x4 (R. Redwood). Height will be 8'5" off existing concrete. - Length is 20' total. Anchor and patio is in the front yard 54' from house.

IMPORTANT NOTICES
 No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 102, 104B, 104C, 104D, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be clear than 6"0" in any wire containing more than 725 volts. See Sec. 385, California Penal Code.
 Pursuant to Sec. 302 A 6, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
 ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
 BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
 APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORK AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (13), (14), (17), (20), (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
 In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION
 I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
 HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
 In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:
 () I Certificate of Consent to Self Insure issued by the Director of Industrial Relations.
 () II Certificate of Workman's Compensation Insurance issued by an admitted insurer.
 () III An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
 () IV The cost of the work to be performed is \$100 or less.
 () V I certify that as the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code; that the Permit herein applied for shall be deemed waived.
 () VI I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work shall file, with the Central Permit Bureau, evidence that workman's compensation insurance is carried.

CHECK APPROPRIATE BOX:
 OWNER
 ARCHITECT
 ENGINEER
 LESSEE
 AGENT WITH POWER OF ATTORNEY
 CONTRACTOR
 ATTORNEY IN FACT

Applicant's Signature: John Fusco

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED: *for work stated only*

DATE: _____
REASON: _____
NOTIFIED MR. _____

11/4/83 *Lewis*
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: *as per application and plans (dated 12/23/1983)*

DATE: _____
REASON: _____
NOTIFIED MR. _____

CATEGORICALLY EXEMPT FROM HISTORIC RESOURCE EVALUATION
3000/55/RH-1

FOR SINGLE FAMILY USE ONLY

DEPARTMENT OF CITY PLANNING
John Free
DEC 27 1983

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

BUREAU OF ENGINEERING

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DEPARTMENT OF PUBLIC HEALTH

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

REDEVELOPMENT AGENCY

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

RESIDENTIAL ENV. INSPECTOR, DIV. OF ART & HOTEL INSP., B.B.I.

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS

John Free
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED DEPARTMENT OF BUILDING INSPECTION

JUL 10 2000

BLDG. FORM 318 JUL 10 2000 APPROVED FOR ISSUANCE

1000-07-10-4717 APPLICATION NUMBER: APPROVAL NUMBER:

OK to proceed 7/10/00 FRANK CHIU DIRECTOR

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM A OTHER AGENCIES REVIEW REQUIRED

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM B OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS NOV

Table with columns: DATE FILED (6-27-00), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (617 Sanchez St.), BLOCK & LOT (3600/55), PERMIT NO. (915612), ISSUED (7/10/00), (2) ESTIMATED COST OF JOB (\$25,500), (3) REVISED COST, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: 5 STORES OF OCCUPANCY, 1 BATHROOMS AND CELLARS, RESIDENTIAL, R3, 1 DWELLING UNIT. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: 3 STORES OF OCCUPANCY, 1 BATHROOMS AND CELLARS, RESIDENTIAL, R3, 1 DWELLING UNIT. (1) IS AUTO ALARM TO BE CONSTRUCTED OR ALTERED? YES [X] NO []. (2) WALL STREET SPACE TO BE USED DURING CONSTRUCTION? YES [X] NO []. (3) ELECTRICAL WORK TO BE PERFORMED? YES [X] NO []. (4) PLUMBING WORK TO BE PERFORMED? YES [X] NO []. (5) GENERAL CONTRACTOR: OWNER. (6) OWNER: MR. JOHN FUSCO, 617 Sanchez. PHONE FOR CONTACT BY OWNER: 648-4818. (7) REMOVE GARAGE PER NOTICE OF VIOLATION (CEILING) BID NOV 200005941. REMOVAL OF ARBOUR ROOFING AREA CONSTRUCTED IN 1983 WITH PERMIT. CONTRACT ARBOUR CONSTRUCTED IN 1983 TO OFF STREET PARKING. ADDITIONAL INFORMATION: (1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR EXPOSE TO BUILDING? YES [] NO [X]. (2) IS THERE A NEW CHANGE OF USE? YES [] NO [X]. (3) WILL BUILDING BE USED FOR OTHER PURPOSES? YES [] NO [X]. (4) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO PUBLIC? YES [] NO [X]. (5) ARE THERE ANY OTHER EXISTING DECK OR LOT? IF YES, SHOW ON PLAN. YES [] NO [X]. (6) ARCHITECT OR ENGINEER DESIGN OF CONSTRUCTION? ADDRESS. (7) CONTRACTOR LICENSE NUMBER AND EXPIRATION DATE IF ANY.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... Pursuant to San Francisco Building Code, the building permit shall be posted on the job... Grate lines as shown on drawings accompanying this application are assumed to be correct... ANY STRUTTING REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED, SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX: [X] OWNER [] ARCHITECT [] LESSEE [] AGENT [] CONTRACTOR [] ENGINEER

APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit... In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (ii) designated below or shall indicate item (iii), or (iv), or (v), whichever is applicable... I hereby affirm under penalty of perjury one of the following declarations: () I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. () II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: Policy Number: III. The cost of this work to be done is \$100 or less. (X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked. () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will have completed copy of this form with the Central Permit Bureau.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLI-
CATION AT START OF WORK (TELEPHONE NO. 331-4629). THIS
APPROVAL IS APPROVED WITHOUT SITE INSPECTION AND
SHOULD NOT CONSTITUTE AN APPROVAL OF THE BUILDING
WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE
WITH ALL APPLICABLE CODE.

Any electrical or plumbing
work will require appropriate
separate permits.

Q. W. Green 7/10/00
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
REASON: _____
*7/10/00
OK to proceed
✓ P. W. CH...
F. B. D. ...*
NOTIFIED MR. _____

APPROVED: REMOVE ALL ROOFING MATERIAL AT PARKING
PAD AT FRONT OF PROPERTY.

Orde Wilson 7/10/00
DEPARTMENT OF CITY PLANNING
(W)

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:

W.D.

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:

BUREAU OF ENGINEERING

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:

REDEVELOPMENT AGENCY

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:

HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____
NOTIFIED MR. _____

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached
statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT _____

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

101300

CONDITIONS AND APPROVALS

ANY ELECTRICAL OR PLUMBING WORK TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLUMBING AND ELECTRICAL CODES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLUMBING AND ELECTRICAL CODES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO PLUMBING AND ELECTRICAL CODES.

SEP 18 2000

Any electrical or plumbing work to be installed in accordance with the City of San Francisco Plumbing and Electrical Codes.

Steve Hough SUPERVISOR

Approved per plans and application to repair and replace existing work. This project is exempt from Section 311 of the Planning Code per interpretation of Zoning Administrator, dated 8/16.

A. Henden 9/18/00

APPROVED:		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	

N/A

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO

REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION, DEPARTMENT OF BUILDING INSPECTION FOR A FINAL INSPECTION APPOINTMENT. NEW BUILDING INSPECTION OR REPLACEMENT SHEATHING AND SKYLIGHTS REQUIRE A SEPARATE BUILDING PERMIT.

APPROVED Dept. of Building Insp.

FEB 03 2004

DIRECTOR DEPT OF BUILDING INSPECTION

PERMIT TO OCCUPY

BUILDING FORM

2012034384

APPLICATION NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

1-1-05 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

Table with 4 columns: DATE FILED, PLUMBING RECEIPT NO, (1) STREET ADDRESS OF JOB, (2) ESTIMATED COST OF JOB, (3) REVISED COST, (4) REVISED DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, ADDITIONAL INFORMATION, IMPORTANT NOTICES, NOTICE TO APPLICANT, APPLICANTS CERTIFICATION

OFFICIAL COPY

SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION

REFER TO: APPROVED BY
 VICTOR YEW, DBI
 FEB 03 2004

CONDITIONS AND STIPULATIONS

REPROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION FOR A TIME TO RETURN TO THE BUREAU OF ENGINEERING AND MECHANICAL ENGINEERING FOR A REVISION.

APPROVED:	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	DEPARTMENT OF CITY PLANNING	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	BUREAU OF ENGINEERING	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	REDEVELOPMENT AGENCY	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____
APPROVED:	HOUSING INSPECTION DIVISION	NOTIFIED MR.
<input type="checkbox"/>		DATE: _____ REASON: _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments OWNERS AUTHORIZED AGENT _____

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED (Stamp)

MAR 30 2005

THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

BUILDING ENLARGEMENT DESCRIPTION
 VERTICAL
 HORIZONTAL

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

1085359 PERMIT NO. **5/1106** ISSUED DATE

617 Sanchez (1) STREET ADDRESS OF JOB **3600/55** BLOCK & LOT

5000 (2) ESTIMATED COST OF JOB **5000** (2) REVISED COST

4/17/06 DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR. 5	(2A) NO. OF STOREYS OF OCCUPANCY 1	(3A) NO. OF BASEMENTS AND CELLARS 0	(4A) PRESENT USE: Residential	(5A) OCCUP. CLASS R-3	(6A) NO. OF DWELLING UNITS 1
(1B) TYPE OF CONSTR. 5	(2B) NO. OF STOREYS OF OCCUPANCY 1	(3B) NO. OF BASEMENTS AND CELLARS 0	(4B) PROPOSED USE: Residential	(5B) OCCUP. CLASS R-3	(6B) NO. OF DWELLING UNITS 1

(7) WELL STREET SPACE BE USED DURING CONSTRUCTION? **NO**

(8) ELECTRICAL WORK TO BE PERFORMED? **NO**

(9) MECHANICAL WORK TO BE PERFORMED? **NO**

(10) PLUMBING WORK TO BE PERFORMED? **NO**

(11) PAINT WORK TO BE PERFORMED? **NO**

(12) OTHER WORK TO BE PERFORMED? **NO**

(13) CHANGING USE OF OCCUPANCY? **NO**

(14) ORIGINAL CONTRACTOR: **UNKNOWN**

(15) OWNER - (ISSUE ADDRESS ONLY): **John Fusco** ADDRESS: **617 Sanchez**

(16) WRITE AN EXPLANATION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
Put roof over car port. To comply w/ N.O.U #2004S4539. Add horizontal addition - increase CE Study and bedroom size.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT ON STORY TO BUILDING? NO	(18) (17A) YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH (EXCEPT TO BELONGING)? NO	(20) IF YES, STATE NEW UNDECK FLOOR AREA SG. FT.
(21) WILL SIDEWALK OVER SUB-BROWNEK SPACE BE REPAIRED OR RELOCATED? NO	(22) WILL THIS WORK EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING DECK ON LOT? IF YES, SHOW ON PLAN NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

(25) ARCHITECT (OR ENGINEER) (AUGUST 1992 CONSTRUCTION) ADDRESS: _____

(26) CONSTRUCTION LEADER (ENTER NAME AND SIGNATURE IF KNOWN, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN") ADDRESS: _____

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be deeper than 6' or any area extending more than 150' into See Sec 398, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The Owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines do not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and well foundations required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPLIED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR POINT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (18, (19), (21), (22), (23) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In checking all resulting materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

0000-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittees by acceptance of the permit, agree to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicants shall have coverage under (i), or (ii) designated below or shall include item (iii), as (iv), or (v), whichever is applicable. If however item (iv) is checked item (v) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: _____
 Policy Number: _____

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for this permit) in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT SIGNATURE: *John Fusco* (Signature)
DATE: 4/22/04

ORIGINAL

APPROVED
 Dept. of Building Insp.
 JUN 18 2007
 DEPARTMENT OF BUILDING INSPECTION
 ISAM HABENIN, P.E., C.B.O.
 DIRECTOR/CHIEF BUILDING OFFICIAL
 DEPT. OF BUILDING INSPECTION

OFFICE COPY

APPROVED FOR ISSUANCE
 JUN 18 2007
 BLDG. FORM 318
 MSB
 2007-06-18-11-45-19
 APPLICANT NUMBER
 APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
 ADDITIONS, ALTERATIONS OR REPAIRS
 FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE COUNTER ISSUANCE OBR
 8 NUMBER OF PLAN SETS MSB

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION
 APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD AS DESCRIBED AND THE AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: 6-18-07 PERMITS RECEIPT NO. 1123453
 (1) STREET ADDRESS OF JOB: 617 SANCHEZ ST. BOOK & LOT: 3600/055
 PERMIT NO. 1123453 ISSUED: 6-18-07 ESTIMATED COST OF JOB: \$1.00 (2) REGISTERED COST: \$1.00
 DATE: 6/18/07

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(1) TYPE OF CONSTRUCTION	(2) NO. OF STOREYS OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PRESENT USE	(5) OCCUP. CLASS	(6) NO. OF DWELLING UNITS
5	1	0	SINGLE FAMILY DWELLING	R-3	1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(1) TYPE OF CONSTRUCTION	(2) NO. OF STOREYS OF OCCUPANCY	(3) NO. OF BASEMENTS AND CELLARS	(4) PROPOSED USE (LEGAL USE)	(5) OCCUP. CLASS	(6) NO. OF DWELLING UNITS
5	1	0	Single Family Dwelling	R-3	1
(7) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?	(8) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(9) ELECTRICAL WORK TO BE PERFORMED?	(10) PLUMBING WORK TO BE PERFORMED?	(11) YES	(12) NO
NO	NO	NO	NO	NO	NO
(13) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
OWNER BUILDER					
(14) OWNER - LESSEE (ENTER ONE)	NAME	ADDRESS	ZIP	CITY	PHONE (FOR CONTACT BY DEPT.)
OWNER	JOHN FUSCO	617 SANCHEZ ST SF CA	94114	(415) 422-2533	
(15) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
To CORRECT APPLICATION # 2006/01/21/P262 THE DESCRIPTION OF WORK SHOULD BE READ AS "RENEW 2005/03/30/P7703 INSTEAD OF 2005/03/03/P7103"					
ADDITIONAL INFORMATION					
(17) DOES THE ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT	FT.	(19) DOES THE ALTERATION CREATE DECK OR ROSE EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(20) WILL SIDEWALK CROSS SUBSIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) WILL RAILING BE EXTENDING BEYOND PROPERTY LINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAN/PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR ENGINEER DESIGN	CONSTRUCTION	ADDRESS	ADDRESS	CALIF. LICENSE NO.	
(24) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")					

IMPORTANT NOTICES
 No change shall be made in the character of the occupancy or use without first obtaining a building permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
 No portion of building or structure or scaffolding used during construction, to be taller than 6'0" to any wire containing more than 750 volts (See Sec 395, California Penal Code).
 Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved signs and application being kept at building site.
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to the department for approval.
 ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
 BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
 APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (20) OR (21).
 THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
 In drawings of installing materials must have a dimension of not less than two inches from all electrical wires or equipment.
 CHECK APPROPRIATE BOX:
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION
 I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
WELD WORKERS' COMPENSATION Clause: The permittee by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
 In conformity with the provisions of Section 3500 of the Labor Code of the State of California, the applicant shall have coverage under (b), or (c) designated below or shall inform them (b), (c), or (d), whichever is applicable. If however item (c) is checked item (b) must be checked as well. Mark the appropriate method of compliance below.
 I hereby affirm under penalty of perjury one of the following declarations:
 () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3706 of the Labor Code, for the performance of the work for which this permit is issued.
 (X) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: _____
 Policy Number: _____
 () III. The cost of the work to be done is \$100 or less.
 (X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in this event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3500 of the Labor Code, that the permit herein applied for shall be deemed revoked, which this permit is issued. I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.
 X Signature of Applicant or Agent: *John Fusco* Date: _____

ORIGINAL

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

Contact the district building inspector at the start of work call 558-6000. For plumbing inspection scheduling call 558-6000. For electrical inspection scheduling call 558-6000. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

6/10/07 [Signature]

<input type="checkbox"/>	APPROVED:	BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureau or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments OWNER'S AUTHORIZED AGENT _____



APPROVED Dept of Building Insp

SFFD INSP. FEES REC.

MAR 19 2009

VIVIAN L. DAY DIRECTOR CHIEF BUILDING OFFICIAL DEPT OF BUILDING INSPECTION

BUILDING FORM 318 APPROVED FOR ISSUANCE MAR 19 2009 APPLICATION NUMBER CP-2008-03814

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS WC 4-09

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

Form fields: DATE FILED 3-10-09, PLUMB PER RECEIPT NO 364041, (1) STREET ADDRESS OF JOB 617 Sanchez St, BLOCK & LOT 3640/055, PERMIT NO 1180590, (2) ESTIMATED COST OF JOB \$100, (3) REVISED COST \$100, DATE 3-10-9

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Information to be furnished by all applicants table with fields for legal description, description of building after proposed alteration, general contractor, owner, and additional information.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a building permit... APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS...

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The applicant hereby agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions to damages resulting from operations under this permit...

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

REFER APPROVED

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED	<u>N/A</u> BUILDING INSPECTOR DEPT OF BLDG INSP	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>N/A</u> DEPARTMENT OF CITY PLANNING	DATE _____ REASON _____
<input checked="" type="checkbox"/>	APPROVED ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS. PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK	<u>John Jernani 975 MAR 13 2015 558-3300</u> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	CIVIL ENGINEER, DEPT OF BLDG INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	BUREAU OF ENGINEERING	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	DEPARTMENT OF PUBLIC HEALTH	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	REDEVELOPMENT AGENCY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>[Signature]</u> HOUSING INSPECTION DIVISION	DATE _____ REASON _____

1 agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application

Number of attachments

[Signature]
OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
Dept of Building Insr

MAR 23 2009

VIMAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

MAN 200454939

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 COVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 082

DO NOT WRITE ABOVE THIS LINE

DATE FILED: 3.23.09
PLANS RECEIVED NO:
(1) STREET ADDRESS OF JOB: 617 SANCHEZ
BLDG & LOT: 3600/OSS
PERMIT NO: 1181069
ISSUED: MAR 23 2009
(2) ESTIMATED COST OF JOB: 1
(3) REVISED COST: 1
BY: [Signature]
DATE: MAR 23 2009

BLDG FORM 318
APPROVED FOR ISSUANCE
MAY 23 2009
APPLICATION NUMBER: 200703234626
CITY APPROVAL FIELD APPROVAL NUMBER

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
(1) TYPE OF CONSTR: V-B
(2) NO OF STORIES OF OCCUPANCY: 2
(3) NO OF APARTMENTS AND CELLARS: 0
(4) PRESENT USE:
(5) OCCUP CLASS: R-3
(6) NO OF DWELLING UNITS: 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
(1) TYPE OF CONSTR: V-B
(2) NO OF STORIES OF OCCUPANCY: 2
(3) NO OF APARTMENTS AND CELLARS: 0
(4) PROPOSED USE (S.F.A.L. USE):
(5) OCCUP CLASS: R-3
(6) NO OF DWELLING UNITS: 1
(7) WALL STREET SPACE TO BE CONSTRUCTED OR ALTERED? YES
(8) ELECTRICAL WORK TO BE PERFORMED? YES
(9) PLUMBING WORK TO BE PERFORMED? YES
(10) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION
(11) OWNER: [Signature]
(12) CONTRACTOR: [Signature]
(13) ADDRESS: 617 Sanchez St
(14) PHONE: 415-552-2539
(15) WRITE A DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
TO COMPLETE WORK & OBTAIN FINAL INSPECTION
EVAL PA 200503308770
ADDITIONAL INFORMATION
(1) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO
(2) WILL SIDEWALKS OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES
(3) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION
(4) CONSTRUCTION LEADER: [Signature]

IMPORTANT NOTICES
NOTICE TO APPLICANT
WELD HAZARDOUS CLAUSE
I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances therein will be complied with.
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.
3032-03 (REV 1/02)
OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED
 Consider the district building inspector at the start of work call 558 6098 For plumbing inspection scheduling call 558 6098 for electrical inspection scheduling call 558 6090
 This application is approved without site inspection detailed plumbing or electrical plan review and does not constitute an approval of the building Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

DATE: _____
 REASON: OK TO PROCEED
 NOTIFIED MR: _____

W
TOM VERRILL-LOG DBI
MAR 23 2009

APPROVED
 DEPARTMENT OF CITY PLANNING
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 MECHANICAL ENGINEER DEPT OF BLDG INSPECTION
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 CIVIL ENGINEER DEPT OF BLDG INSPECTION
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 BUREAU OF ENGINEERING
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 DEPARTMENT OF PUBLIC HEALTH
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 REDEVELOPMENT AGENCY
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

APPROVED
 HOUSING INSPECTION DIVISION
 NOTIFIED MR: _____
 DATE: _____
 REASON: _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on the application and attached statements of conditions or stipulations which are hereby made a part of this application.

Number of attachments: OWNERS AUTHORIZED AGENT: _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
Dept. of Building Insp.

MAY 06 2013

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR

APPROVED FOR ISSUANCE
MAY 06 2013

BLDG. FORM 305
APPLICATION NUMBER
013-21-06-007

OFFICIAL APPROVAL REQUIRED
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HERINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

Form fields: DATE FILED (MAY 06 2013), PLANS FOR RECEIPT NO., STREET ADDRESS OF JOB (617 SANCHEZ), BLOCK & LOT (B 3600 L 055), PERMIT NO. (12/2808), ISSUED (MAY 06 2013), ESTIMATED COST OF JOB (\$5000.00), PERMITTED COST (\$5000), DATE (MAY 06 2013)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
ADDITIONAL INFORMATION
IMPORTANT NOTICES
NOTICE TO APPLICANT

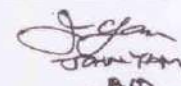
IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
NOTICE TO APPLICANT
HOLD HAZARDOUS CLAUSE. This permit shall be void if the applicant...
I hereby affirm under penalty of perjury that the following declaration:
I have and will maintain a certificate of consent to self-insure for worker's compensation...
I have and will maintain worker's compensation insurance...
I certify as the owner (or the agent for the owner) that in the performance of my work for which this permit is issued, I will employ a contractor who complies with the contract...
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HAZARDOUS CLAUSE. This permit shall be void if the applicant...
I hereby affirm under penalty of perjury that the following declaration:
I have and will maintain a certificate of consent to self-insure for worker's compensation...
I have and will maintain worker's compensation insurance...
I certify as the owner (or the agent for the owner) that in the performance of my work for which this permit is issued, I will employ a contractor who complies with the contract...
OFFICE COPY

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED: <input type="checkbox"/> APPROVED:	APPROVED: Call 415-063-8570, to schedule inspections for building, electrical and / or plumbing. This application is approved without site inspection, and plumbing or electrical plan review and does not constitute an endorsement of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate professional supervision.  MAY 06 2013 SUPERVISOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
	DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
	N/A CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
	BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
	DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
	REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
	HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR. _____

NOTE: SIGNATURES - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of stipulations OWNER'S AUTHORIZED AGENT _____



APPROVED
Dept. of Building Insp.

JUN 03 2013

Tom C. Hill
TOM C. HILL S.E.
ACTING DIRECTOR

201397781 - B10

200454539 - CFS

BLDG. FORM 318
APPROVED FOR ISSUANCE
JUN 03 2013
APPLICATION NUMBER
20130506627

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREMITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

Form fields for permit details including permit no. (201397781), date (6/3/13), address (617 Sanchez), block/lot (3600/45), and fee (\$1.00).

DCP FEE

Main application form containing sections for 'INFORMATION TO BE FURNISHED BY ALL APPLICANTS' and 'ADDITIONAL INFORMATION'. Includes details on building type (Single Family home), lot area, and applicant information (Sandy Chan).

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
CHECK APPROVED BY
OWNER ARCHITECT
LICENSEE AGENT
CONTRACTOR ENGINEER

NOTICE TO APPLICANT
HOLD HARMLESS CLAIMER: The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco...
I hereby affirm under penalty of perjury one of the following declarations:
I have and will maintain a certificate of consent to self-employment...
I have and will maintain a certificate of consent to self-employment...
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner not as in compliance with the provisions of the Labor Code of California...

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.
OFFICE COPY JUN 03 2013

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: DEPARTMENT OF BUILDING INSPECTION	Vivian Huang, DBI MAY 20 2013	DATE: 5/20/13 REASON: O.K. To proceed with CIV R 10 NOTIFIED MR.
<input type="checkbox"/> APPROVED: RFI Mark	BUILDING INSPECTOR, DEPT. OF BLDG. Insp. Change scope of work to delete part of building table	DATE: 6/3/13 REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	DEPARTMENT OF CITY PLANNING MVA	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED: O.K. TO PROCEED	REDEVELOPMENT AGENCY MVA	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	HEALTH INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

FOOD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various business or department ruled on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 15, 2019**, Building Permit Application Nos. 201901150390 & 201901150391 were filed for work at the Project Address below.

Notice Date: September 9th, 2019

Expiration Date: October 9th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	617 SANCHEZ ST	Applicant:	Robert Edmonds
Cross Street(s):	19th and Cumberland Streets	Address:	2601 Mission Street, Suite 503
Block/Lot No.:	3600 / 055	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 285-1300
Record Number:	2019-000650PRJ	Email:	robert@edmondslee.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	3 feet, 5¾ inches
Side Setbacks	None	0 to 3 feet, 3 inches
Building Depth	34 feet, 8 inches (house), 23 feet (garage)	52 feet, 6¼ inches
Rear Yard	None	49 feet
Building Height	~20 feet (house), ~ 7 feet, 11 inches (garage)	27 feet, ¼ inches
Number of Stories	2	4 (3-stories over basement)
Number of Dwelling Units	1	1
Number of Parking Spaces	1	1

PROJECT DESCRIPTION
The project includes the demolition of an existing 2-story, approximately 1,000 square foot, 1-bedroom, 1-bath single-family home and detached garage, and construction of a new 4-story (3-stories over basement), 4,149 square foot, 4-bedroom, 4½-bath, single-family home.
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 view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Linda Ajello Hoagland, 415-575-6823, linda.ajellohoagland@sfgov.org



SAN FRANCISCO PLANNING DEPARTMENT

Affidavit of Mailing

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

I, _____ **Monica Huggins** _____ have mailed the attached document
(please print name)

- ___ Notification of Project Receiving Environmental Review (Neighborhood Notice)
- ___ Notice of Availability of Environmental Review Document (NOA)
- ___ Notice of Scoping Meeting for an Environmental Impact Report
- ___ Notice of Preparation of an Environmental Impact Report
- ___ Notice of Availability of Draft Environmental Impact Report
- ___ Preliminary Negative Declaration (PND) and Standard Neg Dec Cover Letter
- ___ Mitigated Negative Declaration (FMND)
- ___ Notice of Availability of Preliminary Negative Declaration
- ___ Notice of Hearing on Appeal After Initial Evaluation of a Project
- Certificate of Determination of Exemption/Exclusion From Environmental Review
- ___ Other : _____

On 4/12/2019 Project File No. & Title 2019-000650ENV-617 Sanchez Street
(Date)

Also attached is a copy of the mailing list/ mailing labels to which the document was mailed.

_____ **Monica Huggins** _____
(Signature)

_____ 4/12/2019 _____
(Date)

N:\MEA\Administrative\forms\Affidavit of Mailing.doc Revised 04/24/07



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
617 SANCHEZ ST		3600055
Case No.		Permit No.
2019-000650ENV		201901150390
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project consists of the demolition of an (Existing) 2-story, non-conforming single family home and detached garage structure, and the construction of a (New) 4-story, single family dwelling. The proposed new building will be approximately 30 feet in height and consist of 4,149 square feet.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<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 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"/>	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"/>	Archeological Resources: 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"/>	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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch
 archeo review complete,

 Preliminary Geotech report prepared by H. Allen Gruen 10-01-2018

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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 checked="" 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 PROJECT 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 checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Demolition and new construction (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated 03/25/2019 (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 checked="" 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: Jorgen Cleemann	

**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. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Jorgen Cleemann
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/08/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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)
617 SANCHEZ ST		3600/055
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000650PRJ	201901150390	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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.	

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:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/25/2019
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	617 Sanchez Street	
Block/Lot:	Cross Streets:	
3600/055	19th & Cumberland Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2019-000650ENV

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

DATE OF PLANS UNDER REVIEW:	N/A
------------------------------------	-----

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, Part 1 (dated September 2018) prepared by Tim Kelley Consulting, LLC.	

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

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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation, Part 1 (HRE, dated 9/18) and information accessed by the Planning Department, the subject property at 617 Sanchez Street contains a primary residential building (the residence) and two accessory structures and is located in the Castro/Upper Market neighborhood. The residence is located at the rear of the lot and is a 1.5-story wood-frame, wood-clad, gambrel-roof, single-family dwelling with a 1-story flat roof extension. A wood-frame, wood-clad carport is located at the front of the lot. Between these two structures is a partially enclosed outdoor kitchen constructed of brick masonry and wood framing. The main house was constructed c.1907; significant exterior alterations include the addition of the one-story extension on the side and reconfiguration of the rear porch (various dates). The carport was constructed in 1983 as an arbor and then adapted for car storage in 2000, with later alterations. The outdoor kitchen was likely constructed in 1983.

Planning staff concurs with the HRE's conclusion that the subject property is not individually eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 1, 2, or 3. Development of the subject block was already well under way by 1907, and thus the subject building does not appear to be associated with the early development of the neighborhood. From 1917 to 1952, the subject building was owned by the Scotts, an African-American family. According to statistics found in *Black San Francisco: The Struggle for Racial Equality in the West, 1900-1954*, by Albert S. Broussard, approximately 13.6% of African-American families in San Francisco owned their homes in 1930, a year in which the city had an African-American population of 3,803. Thus, while African-American homeownership was somewhat uncommon during the period that the Scotts owned the subject property, it was not so rare as to constitute a significant event in the history of the city. Furthermore, the Scott's purchase of the subject property does not appear to have led to the creation of an African-American community in the neighborhood. In sum, the subject property does not appear to be associated with any significant events or trends that would support a finding of individual eligibility under Criterion 1.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.04.01 16:39:09 -07'00'	

(continued)

None of the owners or occupants appears to be sufficiently important to history to justify a finding of individual eligibility under Criterion 2. Architecturally, the residence is an unremarkable vernacular building that is not a notable example of any type or style and is not the work of a recognized master. The accessory structures are similarly unremarkable. Therefore, the subject buildings are not individually eligible for the CRHR under Criterion 3. Planning staff also finds that the subject buildings do not embody rare construction types and therefore are not eligible for the CRHR under Criterion 4 as it applies to buildings and structures (the potential archeological significance of the site is not addressed in this document).

Finally, staff finds that the subject property is not located in a historic district. The surrounding buildings were constructed over a protracted period of time and do not cohere visually or thematically into a cohesive historic district.

Therefore, the subject buildings at 617 Sanchez Street are not eligible for the CRHR, either individually or as a contributor to a historic district.



Figure 1. 617 Sanchez Street, residence building. Source: 617 Sanchez Street HRE.



Figure 2. 617 Sanchez Street, outdoor kitchen. Source: 617 Sanchez Street HRE.



Figure 3. 617 Sanchez Street, garage structure. Source: 617 Sanchez Street HRE.

**HISTORICAL RESOURCE DISTRIBUTION LIST
UPDATED 1-24-2019**

Courtney Damkroger
2626 Hyde Street
San Francisco, CA 94109
cdamkroger@hotmail.com
415-923-0920

Gerald D. Adams
San Francisco Towers
1661 Pine Street, #1028
San Francisco, CA 94109

Mary Miles
Coalition for Adequate Review
364 Page Street, #36
San Francisco, CA 94102

Lucinda Woodward
State Office of Historic Preservation
Local Government Unit
1725 – 23rd Street, Suite 100
Sacramento, CA 95816

Sue Hestor
870 Market Street, #1128
San Francisco, CA 94102
hestor@earthlink.net
415-846-1021

Karin Flood
Union Square Business Improvement District (BID)
323 Geary Street, Suite 203
San Francisco, CA 94102
Karin@unionsquarebid.com
415-781-7880

The Art Deco Society of California
525 Bellevue Ave, Suite 311
Oakland, CA 94610
zelda1927@artdecosociety.org
(Prefer to be notified via email)

Andrew Wolfram
1420 Sutter Street, 2nd Floor
San Francisco, CA 94109

Anthony Veerkamp

National Trust for Historic Preservation

25 Taylor Street

San Francisco, CA 94102

Courtney S. Clarkson
3109 Sacramento Street
San Francisco, CA 94115

Nancy Shanahan
Telegraph Hill Dwellers
470 Columbus Avenue, #211
San Francisco, CA 94133

Eugene T. Flannery, Environmental Compliance Manager
Mayor's Office of Housing and Community Development
One South Van Ness Ave, 5th Floor
San Francisco, CA 94103
Eugene.flannery@sfgov.org
415-701-5598

Matthew Davis
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Benafsha Irani declares:

Joerg Rathenberg and I purchased the property at **619 Sanchez Street** in 1998. It was our home until July 2010, when Joerg took a new job with the company office in Menlo Park. We moved to nearby Palo Alto to send our daughter to a public school.

Starting in 2004, I had built a successful business in San Francisco, and my office and my professional activities have remained in San Francisco until today. We plan to move back to our home at **619 Sanchez** as soon as our daughter graduates from high school in a few years.

In addition, a side note, Jay and SonHui Duncanson, after building their **615 Sanchez** mega mansion, never really lived there. They spend the majority of their time at their home at 19500 Sweetwater Springs Road, Guerneville, CA 95446.

On **June 13, 2018** Joerg was contacted at his work email by real estate agent **Marco Carvajal** at Vanguard Properties ¹⁾. Joerg is not on the **619 Sanchez** deed - property tax is in Benafsha's name. But Carvajal had **Joerg's** name and work email, which is not published anywhere. **Jay Duncanson**, owner of **615 Sanchez**, had Joerg's work email, but did not know that the deed was in Benafsha Irani's name. The **June 13** email is included below ²⁾.

On June 14 I, [Benafsha] called **Marco** to see what the June 13 email was all about. Marco informed me that the house at **617 Sanchez** was being purchased by a couple. The wife would like to purchase our home at **619 Sanchez** as well to build a large house across both lots. Marco informed me that I have lived "long enough" at **619 Sanchez** and it was time for me to leave. I informed him that I was not interested and hung up.

I received a call the next day from **SonHui Duncanson**, the wife of the **615 Sanchez** owner. She informed me that they now plan to sell **615 Sanchez** and that this is the best time to sell because the market is so high. I informed her that someone was planning to buy **617 Sanchez** and asked if she knew anything about it. **SonHui** told me she had heard from **Victoria Minas** ³⁾. An LLC was planning to purchase **617 Sanchez** for \$2.5M. **SonHui** suggested that I should sell **619 Sanchez** as well, since this would be good for me. I informed **SonHui** that I had no such interest.


The following day, on June 15, I received a call from **Marco** again. He wanted to know if I would reconsider my decision. I informed him that my decision still stood. I further informed him that I just found out that the owners of **615 Sanchez** were planning to sell and maybe that would be the right house for his client. **Marco** said he was aware of it and had seen **615 Sanchez**, but the client's wife wanted to purchase **617 Sanchez** and my house at **619 Sanchez** since she does not like **615 Sanchez**.

Marco also let me know that his clients will be building a big house at **617 Sanchez**, which would block our view and reduce our property value. That construction would force me to sell later at a lower price. So it would be best that I get out and sell **619 Sanchez** now.

615 Sanchez and **617 Sanchez** were both sold by **Vanguard Properties** by the same real estate agent **Roy Nolan**. Please see attached photos of the Sold Flyers below ^{4),5)}.

SonHui Duncanson has continued to try and contact me via text messages. On Nov. 24, 2018, right after **615 Sanchez** was sold. On Oct. 25, 2019, after I filed for **DR on 617 Sanchez** - see text messages below ^{6),7)}.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed in San Francisco, California on January 21, 2020.



Benafsha Irani

EXHIBITS AND FOOTNOTES

1) Marco Carvajal works for Vanguard agent Frank Nolan

2) Email from Marco Carvajal of June 13, 2018:

From: Joerg Rathenberg <jrathenberg@lexmachina.com>
 Sent: Wednesday, June 13, 2018 8:38:29 PM
 To: birani@hotmail.com
 Subject: Fwd: 619 Sanchez Street, San Francisco

----- Forwarded message -----
 From: Marco Carvajal <marco@vanguardsf.com>
 Date: Wed, Jun 13, 2018 at 12:22 PM
 Subject: 619 Sanchez Street, San Francisco
 To: "jrathenberg@lexmachina.com" <jrathenberg@lexmachina.com>

Hi Joerg,

A very established client of mine called me this morning and expressed serious interest in purchasing your building at 619 Sanchez. She'd be willing to pay a premium considering its not on the market.

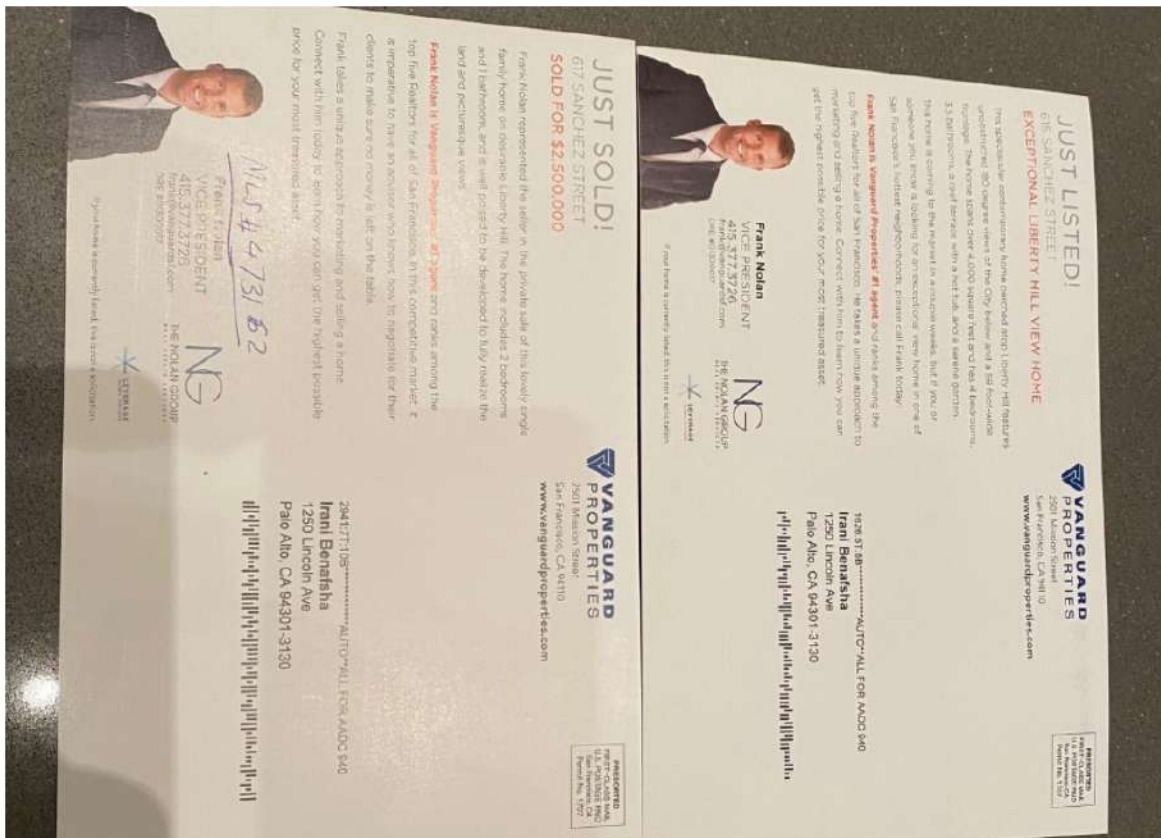
I'd love to meet and talk about what it would take to have you consider an offer.

Best,

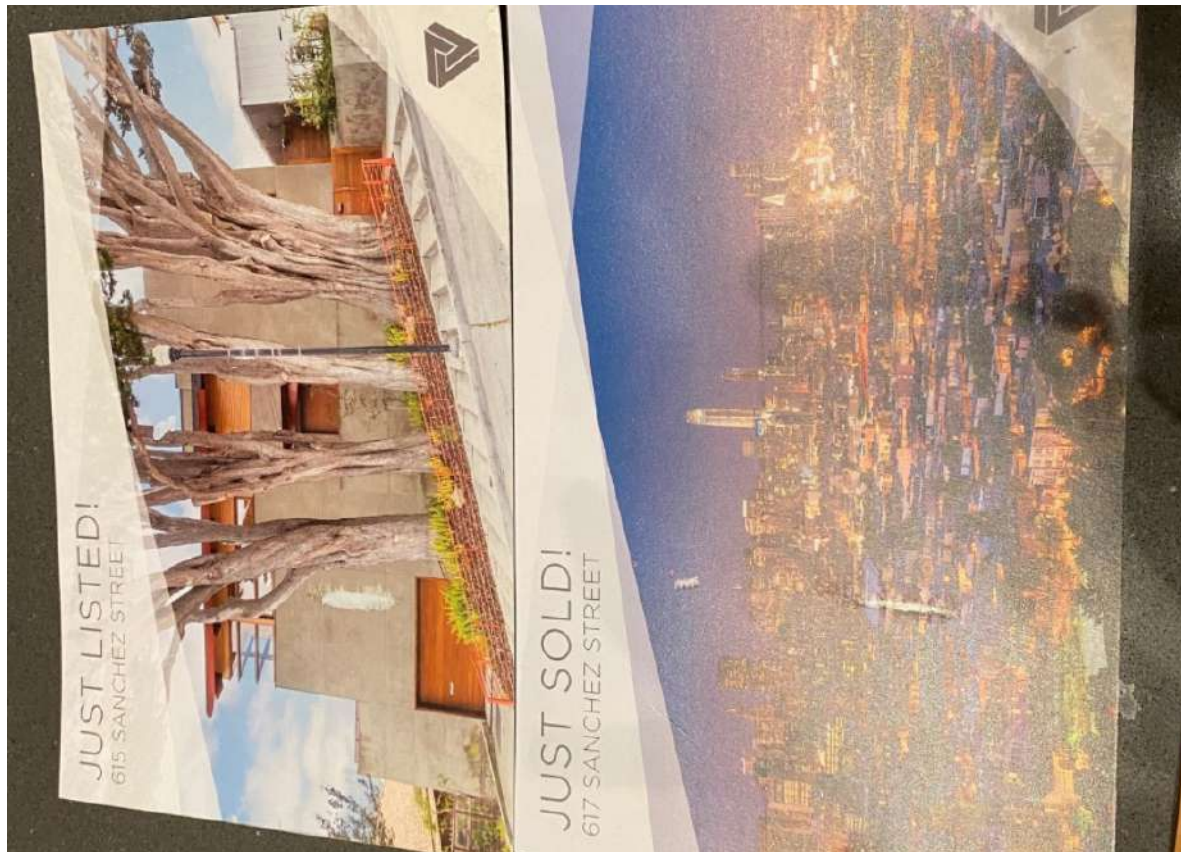
Marco Carvajal | Realtor
 cell 415 699.7484
marco@vanguardsf.com | www.marcosellsf.com
 Vanguard Properties | 2501 Mission Street | San Francisco, CA 94110

3) Victoria Minas is the wife of John Fusco, owner of 617 Sanchez, who died 6 months after the marriage

4) Pictures of real estate flyers front: Just sold 617 Sanchez, Just listed 615 Sanchez



5) Pictures of real estate flyers back: Just sold 617 Sanchez, Just listed 615 Sanchez



6) Text message from SonHui Duncanson to Benafsha Irani on November 24, 2018



7) Text message from SonHui Duncanson to Benafsha Irani on October 25, 2019:

Fri, Oct 25, 8:02 PM

Hi Benafsha,
Hope you guys are not effected by
the fire...
I know we haven't seen or talked for
a long time but I think of you often,
and I think of you as a good
friend...stay safe!
Take care you! SonHui



iMessage





San Francisco Planning

RECEIVED

UCI 09 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

PROJECT APPLICATION RECORD NUMBER (PRJ)

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Brian Higginbotham

Address: 616 SANCHEZ STREET
SAN FRANCISCO CA 94114

Email Address: rbh101@yahoo.com

Telephone: 415-763-5350

Information on the Owner of the Property Being Developed

Name: J W Sanchez LLC

Company/Organization: Architect is: Robert Edmonds, AIA 2601 Mission Street, San Francisco CA 94110

Address: 617 SANCHEZ STREET
SAN FRANCISCO CA

Email Address: robert@edmondslee.com

Telephone: 415-285-1300

Property Information and Related Applications

Project Address: 617 Sanchez Street

Block/Lot(s): 3600 / 055

Building Permit Application No(s): 201901150390 and 201901150391

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

DISCRETIONARY REVIEW REQUEST

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

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

See Attached

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

See Attached

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

See Attached

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Brian Higginbotham
Signature

BRIAN HIGGINBOTHAM
Name (Printed)

SELF
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-763-5350
Phone

RBH101@YAHOO.COM
Email

For Department Use Only

Application received by Planning Department:

By: Matt Dito

Date: 10/9/19

 COPY



DOLORIS HEIGHTS
Residential Design Guidelines
March 1998

PREPARED BY THE DESIGN REVIEW COMMITTEE
OF THE DOLORES HEIGHTS IMPROVEMENT CLUB

Donald E. Earlenbaugh
Stephen Lomika
Philip Mathews, Architect
Stephen O'Connell, Urban Planner
Jerry Pike, Architect

DHIC
3732 21st Street, San Francisco, CA 94114
E-mail: doloresheights@hotmail.com
Telephone: 647-4228



DOLORES HEIGHTS IMPROVEMENT CLUB

April 28, 1998

Ms. Lois Scott, Team Leader
Southwest Neighborhood Planning Team
San Francisco Planning Department
1660 Mission Street
San Francisco, California 94103

*For May 5th
Tuesday
SW TEAM MITG.*

Dear Ms. Scott:

Thank you again for inviting the DHIC Design Review Committee to attend the May 5th meeting of the Southwest Neighborhood Planning Team. Our committee members are looking forward to meeting the planners who work in our neighborhood and to introducing them to the Dolores Heights Residential Design Guidelines. I am enclosing a copy of the Guidelines for your review, as well as some background information on DHIC, our Design Review Committee, and the creation of the Dolores Heights Special Use District. Please feel free to call me if you have any questions or would like more information.

Sincerely,

Amy Powell, President
Dolores Heights Improvement Club
3732 21st Street
San Francisco, CA 94114
Phone/fax: 647-4228

cc:
Southwest Neighborhood Planning Team:
Delvin Washington
Augustine Fallay
Tom Wang
Edy Zwierzycki
Grace Hing
Mark Pacz
Susan Snyder
Georgia Powell
DHIC Design Review Committee:
Don Earlenbaugh
Steve Lomika
Phil Mathews
Stephen O'Connell
Jerry Pike

Dolores Heights Improvement Club

The Dolores Heights Improvement Club was founded in 1949 for the purpose of "involvement of the people of Dolores Heights in the condition of the neighborhood." Over the past fifty years, the Club has worked toward the protection and improvement of Dolores Park, community participation in zoning and development decisions, procuring underground utility service, improving neighborhood security, and beautification and landscaping of common public areas.

Dolores Heights Special Use District

In 1978, prompted by concerns over a zoning change that reduced minimum rear yards from 45% to 25%, the DHIC applied to the Board of Supervisors for zoning protection as a special use district. In September 1978, the Board of Supervisors requested City Planning to prepare criteria for a new Dolores Heights Special Use District. Neighbors worked with the City to draft an amendment to the Planning Code, map the area, and survey all of the residents within the proposed district. In January 1980, the Planning Commission recommended adoption of the Dolores Heights Special Use District with provisions for minimum 45% rear yards and 35' maximum building heights. A month later, the Board of Supervisors passed the new district into law.

DHIC Design Review Committee

While the Planning Department was reviewing the proposed Dolores Heights Special Use District in 1978, the DHIC formed the Design Review Committee to evaluate new construction and exterior alteration projects within the neighborhood. That same year, the Planning Commission passed a resolution that recognized the DHIC as being representative of the residents of Dolores Heights and established a policy of giving notice of new permit applications to the DHIC and allowing for consideration of neighborhood concerns early in the Department's permit review process.

When the DHIC is notified of a proposed construction project, the Design Review Committee meets, often with the project sponsor and/or interested neighbors. The Committee reviews the plans for conformity with the Special Use District and neighborhood character, identifies concerns of neighboring residents, and, if appropriate, suggests possible design modifications. If issues remain unresolved after their review of the project, the Committee will make a recommendation or report to the DHIC Board of Directors. The Board will meet (if necessary with the project sponsor, other interested parties and the Committee) to discuss the project and encourage clarification and resolution of disputed issues. The Board of Directors must pass a resolution before the Club can take a position either in support of or opposition to a disputed project.

One of the primary goals of the DHIC's design review process is to identify and attempt to moderate inappropriate or objectionable construction proposals as early as possible in the planning process. Toward that goal, the Dolores Heights Residential Design Guidelines have been developed to provide comprehensive and easily accessible information about DHIC's design objectives.

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INTRODUCTION

Dolores Heights

Dolores Heights is a uniquely San Franciscan neighborhood. The interplay of buildings, landscape and frequent scenic views creates a soothing yet dynamic urban atmosphere. Historically, the area's steep topography has prevailed upon buildings and streets to conform to its irregular pattern leaving interesting houses and cottages set into the hillside's gardens and tree-filled open spaces.

Changing physical, economic and social influences throughout the history of Dolores Heights have left an intriguing and eclectic mix of building types and styles. Pre-1900 development was limited to a few scattered farms and homes. Building was minimal during the early Victorian period because the steep hillsides made transportation difficult. Many homes in the neighborhood were built just after the turn of the century when development consisted of cottages (including earthquake refugee cottages relocated from Dolores Park) and modest row houses. Later, as appreciation of the natural setting and panoramic views emerged, several substantial homes appeared, mostly on large lots with extensive gardens. The neighborhood's dwellings come in an array of Victorian, Craftsman, Edwardian, Tudor, Art Deco and contemporary styles. Despite the variety of building types; the human scale, scenic views, and many natural areas, give the neighborhood a distinctive and exceptional character.

Intent

In 1980 when neighborhood residents created the Dolores Heights Special Use District, the San Francisco Planning Code was amended: "In order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape." (Planning Code Section 241. Dolores Heights Special Use District)

These guidelines are intended to help designers, residents and planners to interpret the provisions of the Special Use District, to recognize what is unique about Dolores Heights, and to consider what is particularly important to planning compatible future development. Our goal is to promote thoughtful, inclusive development which is based not only on code calculations and short-term economic trends, but also on neighborhood context, actual need, and long-term social, economic and environmental factors.

Application

These guidelines were developed specifically for application to single family residences located within in Dolores Heights Special Use District. They are intended to be used together with the Planning Code, the General Plan, and the citywide Residential Design Guidelines to review neighborhood compatibility of building proposals.

Throughout the neighborhood there are lawfully existing buildings that do not conform to all of the particulars set forth in these guidelines. The guidelines are intended to apply only when new construction or alterations to existing buildings are proposed. They are not intended as a measure or critique of existing buildings.

SITING

The position of a building on its lot is a basic design decision that plays a crucial role in maintaining a balance of built and natural environment. Appropriate siting of houses along the block-face will preserve and create uniform open spaces for planting, view corridors and sunlight.

Front yard setbacks

The majority of homes in Dolores Heights have a generous amount of open space between the public sidewalk and the front of the building. The city's master plan describes the neighborhood's "building setbacks with gardens" as an "outstanding and unique" special characteristic. Front yards give street areas a sense of being open, light and pedestrian-friendly. They create a buffer between public and private areas, allow for increased planted space, and help to convey a sense of the neighborhood's natural topography.

Guideline 1: Match existing buildings.

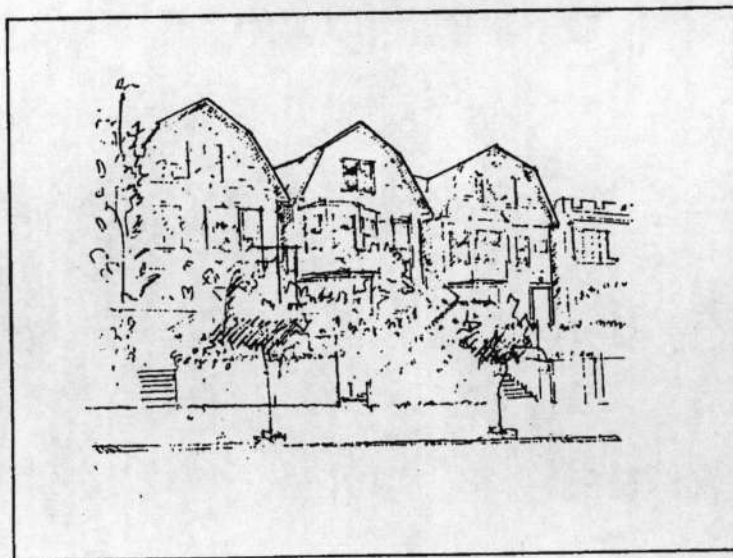
Front building setbacks should match or average the existing front setbacks of adjacent buildings. If the majority of buildings on the block-face establish a pattern of front setbacks, that pattern should generally be respected. Any existing buildings that fail to conform to an established pattern of front setbacks on the block-face should *not* be used as a guide for future development of nearby properties.

Guideline 2: Avoid obstruction of front setback area.

- A fence enclosing a front yard setback area should be no more than three feet in height above grade. Fence tops and gates taller than three feet in height must be at least 75 percent open to perpendicular view.
- A garage obstruction of a front setback area should be allowed only if it would not exceed the average height and average extension into the front setback area of garages, buildings or retaining walls existing on the adjacent lots. If no such structures exist on adjacent lots, a garage obstruction would not be appropriate.

Guideline 3: Planted space.

At least 50 percent of the front setback area should be non-continuous paving, landscaped or planted space.



Houses with front setbacks and side spacing

Side yards

Side yards are common, although not prevalent, in Dolores Heights. However, inclusion of side yards and side spacing in future development is strongly recommended because they tend to reduce the appearance of bulk in new construction and help to integrate it with the smaller scale buildings that are typical throughout the neighborhood. Side yards also increase the opportunity for landscaping, architectural articulation, and light to buildings, yards and street areas.

Guideline 1: Side spacing.

A building should have one or more areas of open space along its sides. These areas can be designed as full or partial side yards, building recesses or notches, light wells, or upper story setbacks. The size of the area depends on the size of the building, larger buildings should have larger areas of side spacing.

Guideline 2: Priority locations for side spacing.

The following factors should be given priority in designing and locating side yards and side spacing:

- prevent blockage of views, light or air to neighboring properties;
- preserve privacy of neighboring properties;
- match existing pattern of side spacing on nearby buildings.

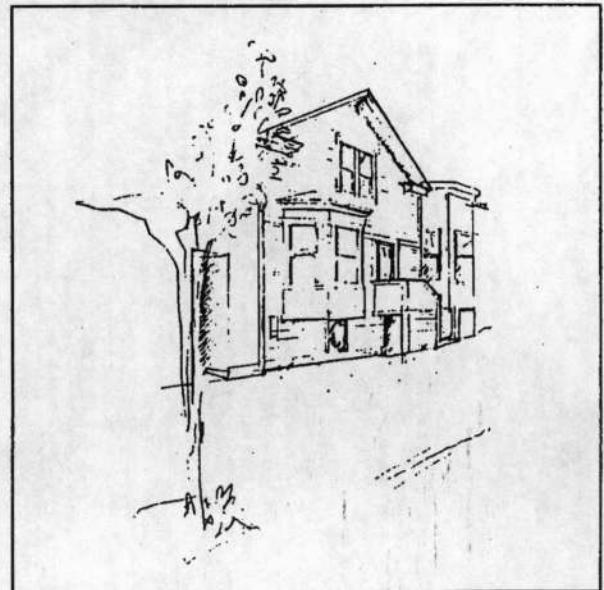
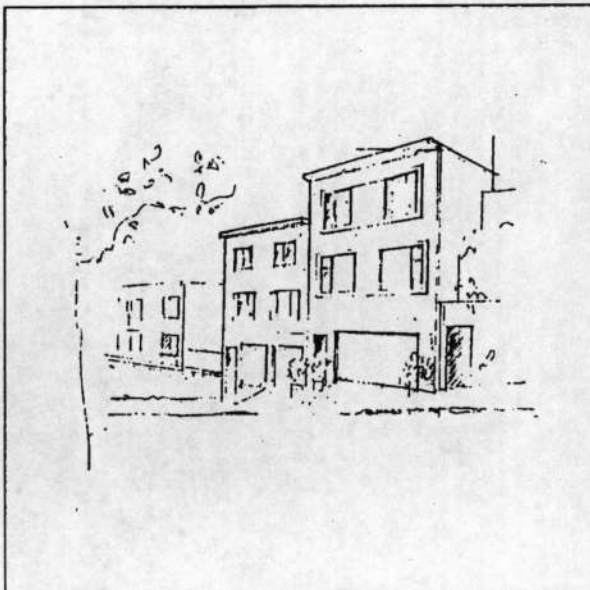
Rear Yards

Uniform rear yards assure the continuation of light and air to established interior block open spaces. Generous rear yards are essential to support the trees and abundant landscaping that make the neighborhood unique.

•The minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which building is situated, but in no case shall the rear yard be less than 25 feet deep. *Planning Code Section 241(a), Dolores Heights Special Use District*

Guideline 1: Variances.

No variance should permit any part of a building to be built within 25 feet of the rear property line.



Houses with no front setbacks or side spacing

BUILDING BULK AND MASSING

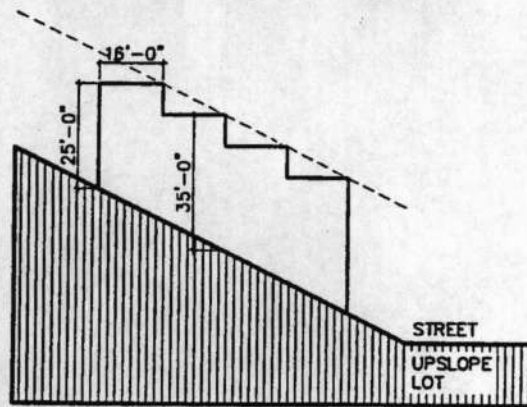
Bulk is the apparent size and massiveness of a building in relationship to its surroundings. New construction is almost always larger than historical, and so requires careful design to achieve an appearance that does not overwhelm nearby building forms. The presence of many older homes and small scale cottages contribute to the neighborhood's human scale, sense of continuity with the past, and balance of natural and built spaces. Existing older homes should be conserved whenever possible, and new development should complement the size and texture of the established neighborhood.

Height

•No portion of a building shall exceed a height of 35 feet above the existing grade of the lot, with the intent that the building shall be contained within an envelope that slopes upward or downward with the slope of the property. (Planning Code section 241(b), Dolores Heights Special Use District)

Guideline 1: Building on upsloping lots.

Where a lot slopes uphill away from the front property line, the building should step up the hill in increments following the slope of the hill. No part of the building in the rear most 16 feet of the lot's buildable area should exceed 25' in height.



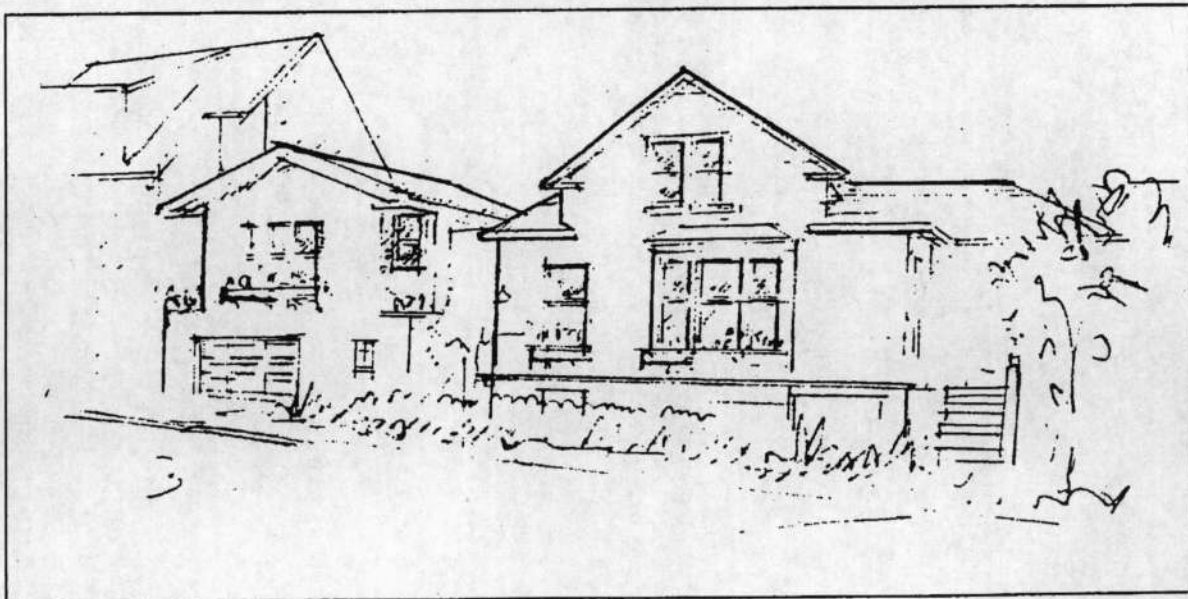
Guideline 2: Building on downsloping lots.

Where a lot slopes downhill away from the front property line, the building should step down the hill in increments following the slope of the hill.

Guideline 3: Roof appurtenances.

Mechanical equipment, stair enclosures, antennae and other roof appurtenances should only be exempt from the height limit if they would not be visible from the street and would not adversely impact neighboring properties.

*clor wms
is visible*



Sympathetic addition to an existing house

Roof Design

Guideline 1: Rooflines should correspond to the slope of the street.

On sloping blocks, buildings and rooflines should reflect the topography of the street and the block-face. The roofline on a downhill lot should not appear higher than the rooflines uphill from it.

Guideline 2: Give preference to pitched roof forms.

Although there are examples of many different styles of roofs in Dolores Heights, pitched roofs are preferred for new construction because they tend to reduce the appearance of bulk, better accommodate preservation of light and views to nearby properties, and have a more interesting appearance when viewed from above. A minimum slope of 6:12 is recommended for the primary roof.

Scale and Size

Guideline 1: Respect the dimensions of neighboring buildings and lots.

The volume and mass of a new building or addition to an existing one should be compatible with that of surrounding buildings. Because the Planning Code uses lot dimensions to establish the allowable dimensions for buildings, any subdivision, adjustment or merging of lots should result in new lots that are: 1) the same depth as the majority of lots on the block, and, 2) of a complementary width to other lots on the block-face.

3125 ft

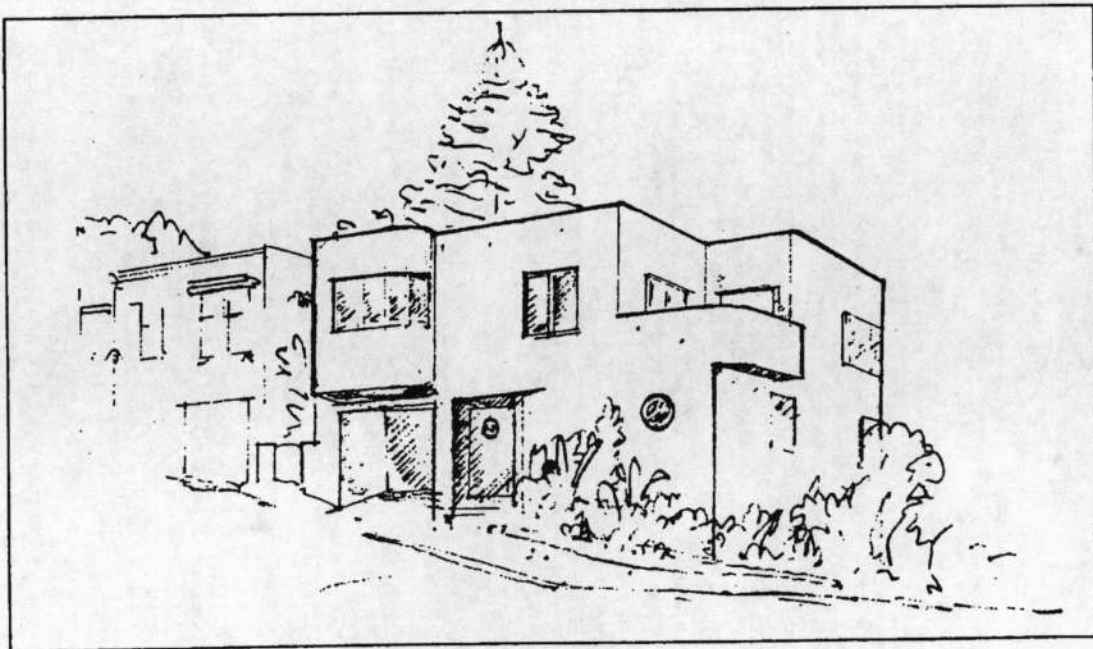
Guideline 2: Size of living area.

•The floor area of a new or enlarged building on a 25 foot wide lot should not exceed 100% of the area of its lot (one square foot of interior living area for each square foot of lot area).

Example: The majority of lots in Dolores Heights are 25 feet wide and 114 feet deep, this is equal to 2850 square feet of lot area. A new or enlarged building on such a lot should not exceed 2850 square feet of interior living area [$1.0 \times (25 \times 114) = 2850$].

•The floor area of a new or enlarged building on a lot that is wider than 25 feet should not exceed 100% of the lot area for 25 feet of the lot width, plus 35% of the lot area for the width of the lot that exceeds 25 feet.

Example: There are many double-wide lots (50 x 114) in Dolores Heights. The maximum amount of interior living area recommended for a double-wide lot is 3847.5. This is calculated as follows: 2850 for the first 25 feet of lot width [$1.0 \times (25 \times 114) = 2850$], plus 997.5 for the remaining 25 feet of lot width [$0.35 \times (25 \times 114) = 997.5$].



Even a simplistic design can be visually interesting by use of mass and form

VIEW PROTECTION

Guideline 1: Incorporate "good neighbor" gestures.

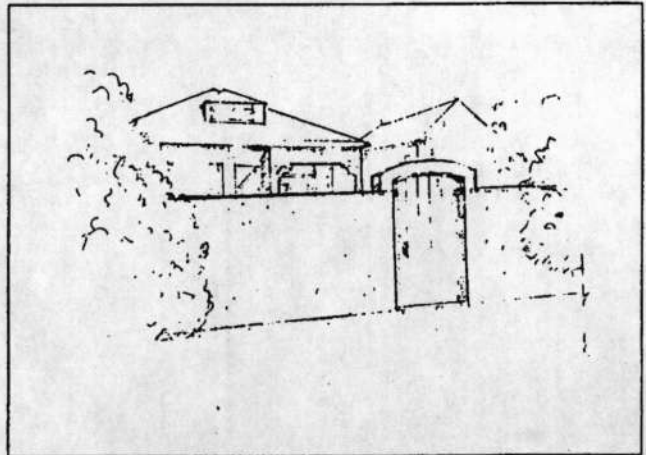
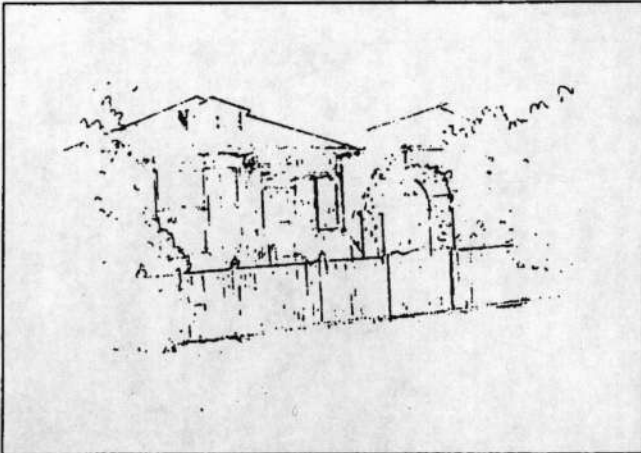
Often a partial set back, partial side yard, appropriate reduction in height, or variation of roof shape would prevent blockage of a neighbor's view, window, or light. These kinds of "good neighbor" gestures should be incorporated into building design.

Guideline 2: Arrange view windows to avoid obstruction by future development.

View windows and decks should be arranged to access views over dedicated open areas such as streets, required rear yard open space and air space above the 35 foot maximum building height. For most lots this will be at the front or rear of the building. The creation of new side view windows that are directed across the buildable area of adjacent lots are discouraged because of the strong potential for view obstruction by future development.

Guideline 3: Abide by planning codes to preserve views.

Uniform application of Planning Code provisions dealing with height, rear yards and setbacks will maximize access to views throughout the neighborhood. Variances, waivers and obstructions should not allow building that would obstruct public or private views.



**With a low picket fence this house is visible from the street,
the same house with a high stucco wall is no longer interactive with the street.**

ENTRYWAYS AND GARAGES

Entryways

The pedestrian entry to a building, including doorways, porches, stairs and walkways, is often one of the most distinctive and appreciable elements of a building's façade. An interesting entryway can help to define style and scale, as well as conveying a sense of welcoming and celebration.

Guideline 1: Pay particular attention to entryway design.

Entryway design should be compatible with the building and with neighboring buildings. Designers are encouraged to make the entryway something special and to incorporate a transition space between the street and the front door. Pedestrian entryways should be a more prominent design element than automobile entries.

Parking and Garages

Circumstances of history and topography led many homes in Dolores Heights to be built without garages or off street parking. This has resulted in sidewalk and street areas with a pedestrian orientation, increased landscaping, and recreational or social use. In order to preserve those qualities, parking requirements should be interpreted in the context of actual need and should not result in the construction of unneeded or unwanted off-street parking.

Guideline 1: Garage design.

A new garage should be compatible in scale and design with the attached building, surrounding buildings, and the blockface. A new garage should be sited in such a way that it does not disrupt an existing pattern of front yard open space. Garage doors should not exceed 10 feet in width and 8 feet in height. Recessed garage doors tend to de-emphasize the garage opening and are encouraged.

Guideline 2: Tandem parking.

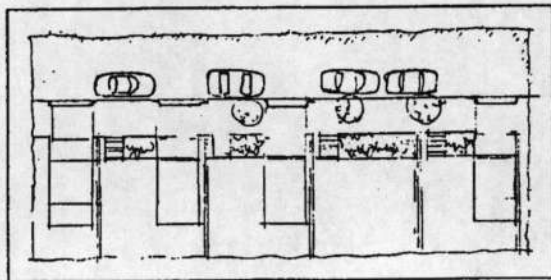
Garage designs that incorporate tandem (front to back) parking are encouraged.

Guideline 3: Size of parking space

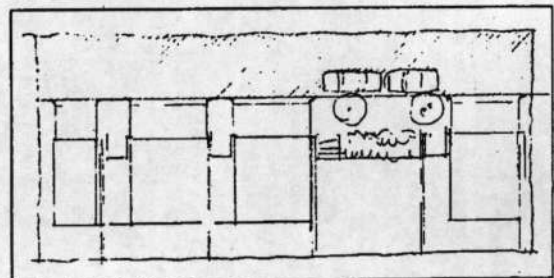
Compact parking spaces, with a minimum size of 127.5 square feet, are encouraged.

Guideline 4: Curb cuts

Not more than 8 feet of curb space should be removed for automobile access to a driveway or garage. Curb cuts shall be arranged so as to preserve a minimum 17 foot curb space fronting each lot or in such other way as would maximize the number and size of on-street parking spaces.



Curb cut for single car entry



Curb cut for double car entry

LANDSCAPING

Guideline 1: Maximize planted space and minimize impervious surfaces.

Existing trees and planted spaces should be maintained and preserved. New areas of visible greenery should be established whenever possible.

Guideline 2: Avoid planting that would obstruct views.

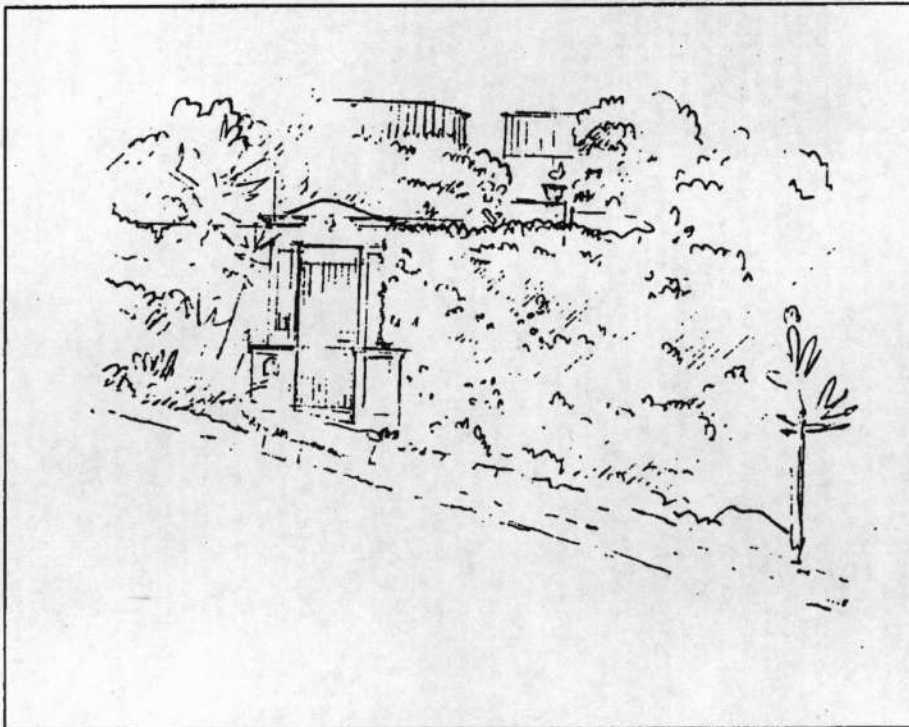
Although large trees are essential to the character of Dolores Heights, care must be taken when choosing the location for *new* trees so that at maturity they will not block or obscure views.

Guideline 3: Street tree selection.

New street trees should match or complement existing trees on the block. Consistent planting of a limited number of species of trees will enhance the visual harmony and definition of the neighborhood. Particularly appropriate species include: California Wild Lilac (*Ceanothus 'Ray Hartman'*), New Zealand Christmas Tree (*Metrosideros-excelsus*), Pittosporum euginoides, Red Flowering Gum (*Eucalyptus ficofolia*), and Victorian Box (*Pittosporum undulatum*).

Guideline 4: Maintenance of trees and landscaping.

Planted and landscaped areas should be maintained to avoid weedy or brushy overgrowth and accumulation of debris. Simple landscaping designs and use of native or drought tolerant plants tend to require the least maintenance.



An entry gate to a stairway, hidden behind an ivy-covered wall brings a sense of ceremony to the entryway and adds visual delight for the neighbors

APPENDIX

The Dolores Heights Special Use District San Francisco Planning Code Section 241

In order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape, there shall be a Dolores Heights Special Use District as designated on Section Map No. 7 SU of the Zoning Map. In this district, all provisions of the City Planning Code applicable in RH-1 Districts shall continue to apply except that rear yard and height limit provisions of this Section 241 shall be substituted for rear yard and height limit provisions found elsewhere in this Code.

- (a) The minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which building is situated, but in no case shall the rear yard be less than 25 feet deep.
- (b) No portion of a building shall exceed a height of 35 feet above the existing grade of the lot, with the intent that the building shall be contained within an envelope that slopes upward or downward with the slope of the property. The "height of a building" for purposes of this section shall be measured in the manner described in Section 102.12 of the City Planning Code, whether the lot being measured slopes upward or downward from the street.
- (c) Variances may be granted from the rear yard and height limit provisions in Paragraphs (a) and (b) above in accordance with procedures specified in Section 305 of the City Planning Code provided that no such variance shall permit a building to have a height in excess of that otherwise permitted in an RH-1 District.

The San Francisco General Plan Urban Design Element, Objective 2, Policy 7

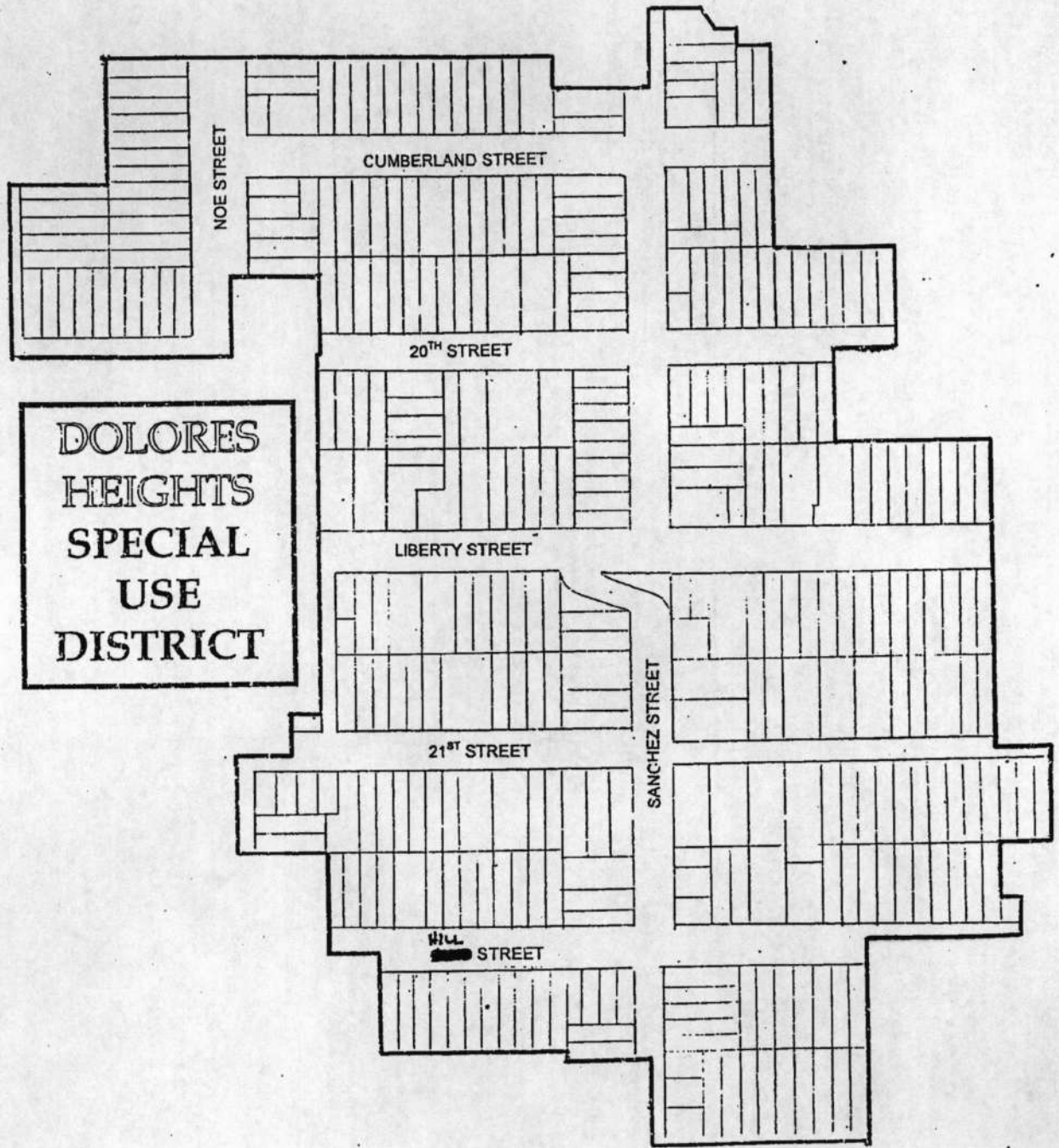
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

All areas of San Francisco contribute in some degree to the visual form and image of the city. All require recognition and protection of their significant positive assets. Some areas may be more fortunately endowed than others, however, with unique characteristics for which the city is famous in the world at large. Where areas are so outstanding, they ought to be specially recognized in urban design planning and protected, if the need arises, from inconsistent new development that might upset their unique character.

These areas do not have buildings of uniform age and distinction, or individual features that can be readily singled out for preservation. It is the combination and eloquent interplay of buildings, landscaping, topography and other attributes that makes them outstanding. For that reason, special review of building proposals may be required to assure consistency with the basic character and scale of the area. Furthermore, the participation of neighborhood associations in these areas in a cooperative effort to maintain the established character, beyond the scope of public regulation, is essential to the long-term image of the areas and the city.

Special characteristics of outstanding and unique areas:

Dolores Heights. A uniform scale of buildings, mixed with abundant landscaping in yards and steep street areas. Rows of houses built from nearly identical plans that form complete or partial block frontages, arranged on hillside streets as a stepped-down series of flat or gabled roofs. Building setbacks with gardens set before Victorian facades and interesting entryways.



DOLORES
HEIGHTS
SPECIAL
USE
DISTRICT

NOE STREET

CUMBERLAND STREET

20TH STREET

LIBERTY STREET

21ST STREET

HILL STREET

SANCHEZ STREET

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Brian Higginbotham
Signature

BRIAN HIGGINBOTHAM
Name (Printed)

SELF
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-763-5350
Phone

RBH101@YAHOO.COM
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PAR)

RECEIVED

OCT 09 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: BENAFSHA IRANI
 Address: 1250 LINCOLN AVE
PALO ALTO 94301
 Email Address: birzani@hotmail.com
 Telephone: 415 577-8122

Information on the Owner of the Property Being Developed

Name: J W SANCHEZ LLC
 Company/Organization:
 Address: 170 SUMMIT WAY
SAN FRANCISCO CA 94109
 Email Address: unknown
 Telephone: unknown

Property Information and Related Applications

Project Address: 617 SANCHEZ ST
 Block/Lot(s): 3600 10SS
 Building Permit Application No(s): 2019 0115 0390 + 2019 0115 0391

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant? <u>Pre-application mtg</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.
 If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

NONE

DISCRETIONARY REVIEW REQUEST

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

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

SEE ATTACHED

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

SEE ATTACHED

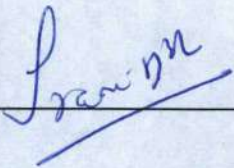
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

SEE ATTACHED

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.


Signature

BENAFSHA IRANI
Name (Printed)

DR REQUESTOR
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-577-8122
Phone

BIRANI@HOTMAIL.COM
Email

For Department Use Only

Application received by Planning Department:

By: Kline

Date: 10/9/19

Discretionary Review Application - 617 Sanchez St - 2019 0115 0390 2019 0115 03991

Benafsha Irani - DR requestor

Attorney - Sue Hestor, 870 Market St #1128, SF 94102 hestor@earthlink.net

1. Reasons for Requesting Discretionary Review. Exceptional and extraordinary circumstances that justify Discretionary Review. Conflicts with General Plan, Priority Policies, Residential Design Guidelines.

Ms. Irani bought the house 619 Sanchez in March 1999 and lived in it as her residence until May 2010. She operates a business in San Francisco. Her husband works on the peninsula and they moved to Palo Alto in 2010. They plan to move back to 619 Sanchez in 4 years.

John Fusco purchased 617 Sanchez when he moved from Modesto to the Castro in the 1970s. He lived there until his death in June 2016. Fusco owned a hair dressing salon. From the 1970s through the 1990s this neighborhood was a middle and working class area where people of modest means lived in housing that was affordable to them.

The current proposal is for a house is of a size and location that is out of scale and severely impact the ability to keep people of moderate income in the Castro/Dolores Heights.

Attached photos of area show steeply sloping setting are of immediate neighborhood.

Impacts of THIS PROPOSAL on adjacent neighbors requires erection of STORY POLES - so that surrounding neighbors and the Planning Department can understand what is being proposed.

Current 617 Sanchez 2 story house was built in 1906 at rear of lot down a hill. Structure at front of lot is low carport illegally constructed by late owner Fusco who died in 2016. It is NOT a garage, but is open to the rear.

Ms. Irani's house at **619 Sanchez** was built at FRONT of lot in 1906. Both houses were sited so impacts on each other were minimized.

Current owners of 617 Sanchez - Jay Duncanson and wife Sun Hui - also own house at 615 Sanchez immediately adjacent to the north. They did significant addition to 615 Sanchez - increasing the size and impacts of 615 so it no longer matched the scale of houses in Dolores Heights SUD.

Their 617 proposal is for a **4-story house at highest point of 617 Sanchez lot at west end of lot**. They conducted a pro-forma pre-application meeting in rainy weather over Christmas holidays, which Ms. Irani was unable to attend.

The site was posted on 9/9. The mailed PLANS with notice were somehow not delivered by the post office to affected tenants and property owners - at least on the east side of Sanchez - for more than 2 weeks. Delivery began to them starting 9/24.

2. Explain how this project would cause unreasonable impacts. Impacts on 619 Sanchez, the property of others, or neighborhood unreasonably affected & how.

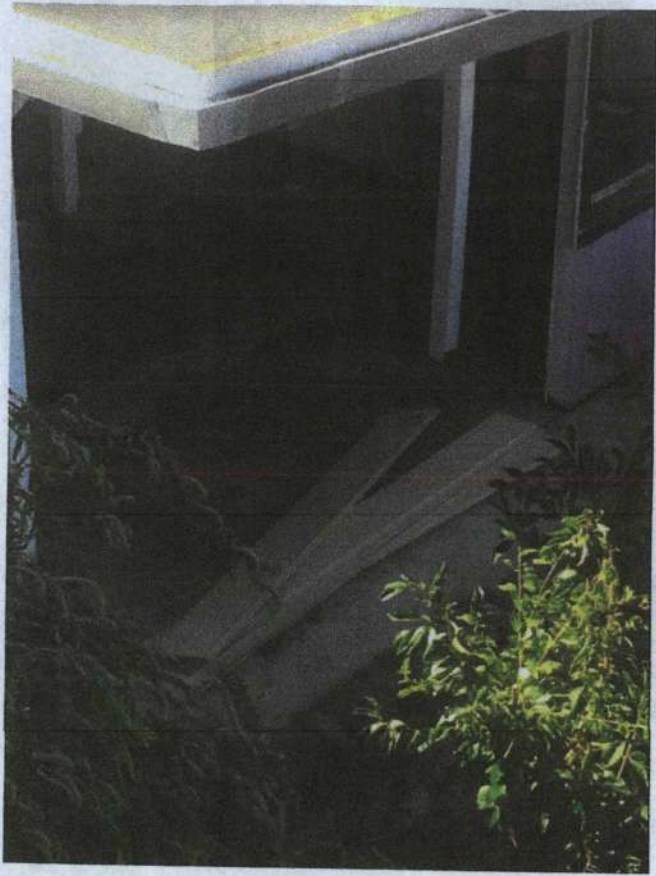
When modest expansion was proposed in the rear of 619 Sanchez, Ms Irani and Mr Fusco engaged in extensive discussions on how addition to **house at front of 619 Sanchez** lot could be done without impacting the view of Mr. Fusco in the **house at rear of 617 Sanchez**.

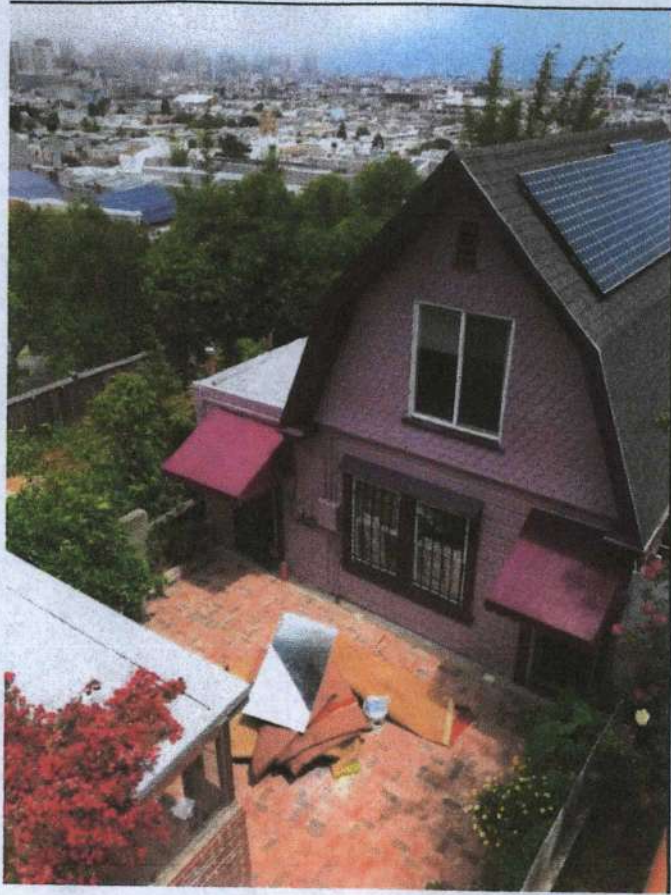
Propo resulting modification to 619 - which preserved the northeast view at 619 Sanchez over the 617 property - is to be undone because the massing of new house directly adjacent to 619 Sanchez. The months of discussion and modifications to 619 Sanchez will be totally undone.

3. What alternatives to proposed project, would respond to and reduce effects?

Story poles are absolutely needed.



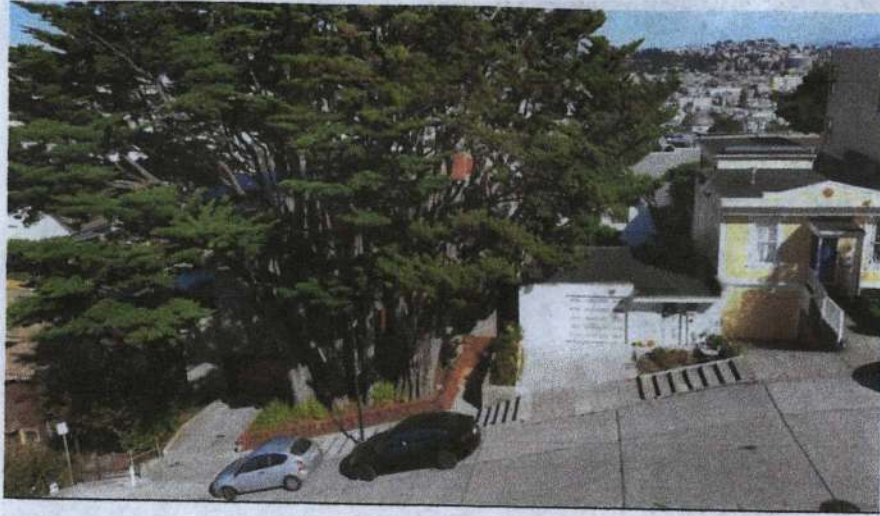














San Francisco, California
 Street View - Sep 2016
 Google

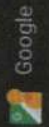


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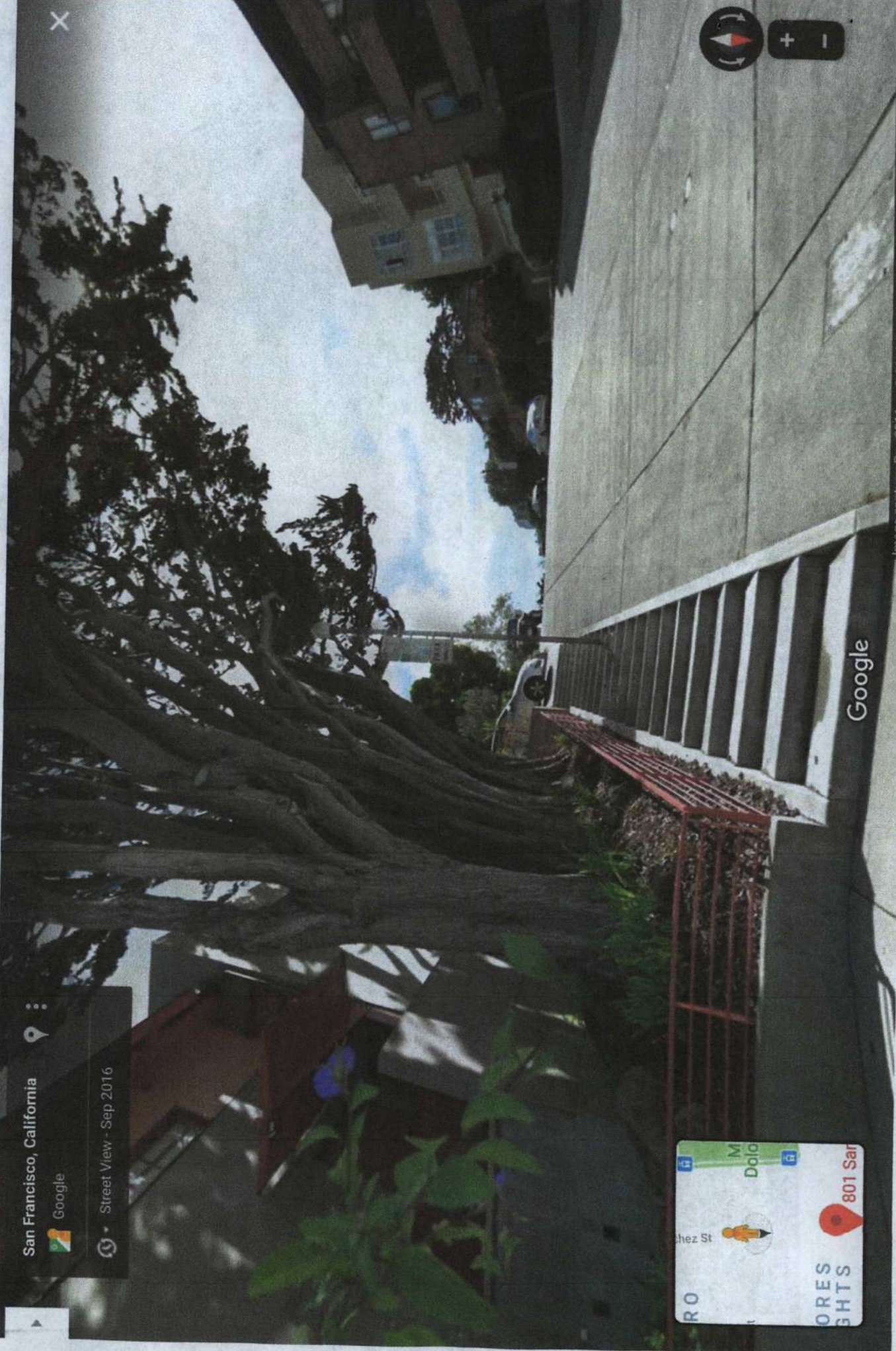
Google



San Francisco, California



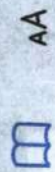
Street View - Sep 2016



Google



9:23 AM Wed Oct 9



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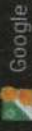
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610 Sanchez St

San Francisco, California



Street View - Aug 2016



Google



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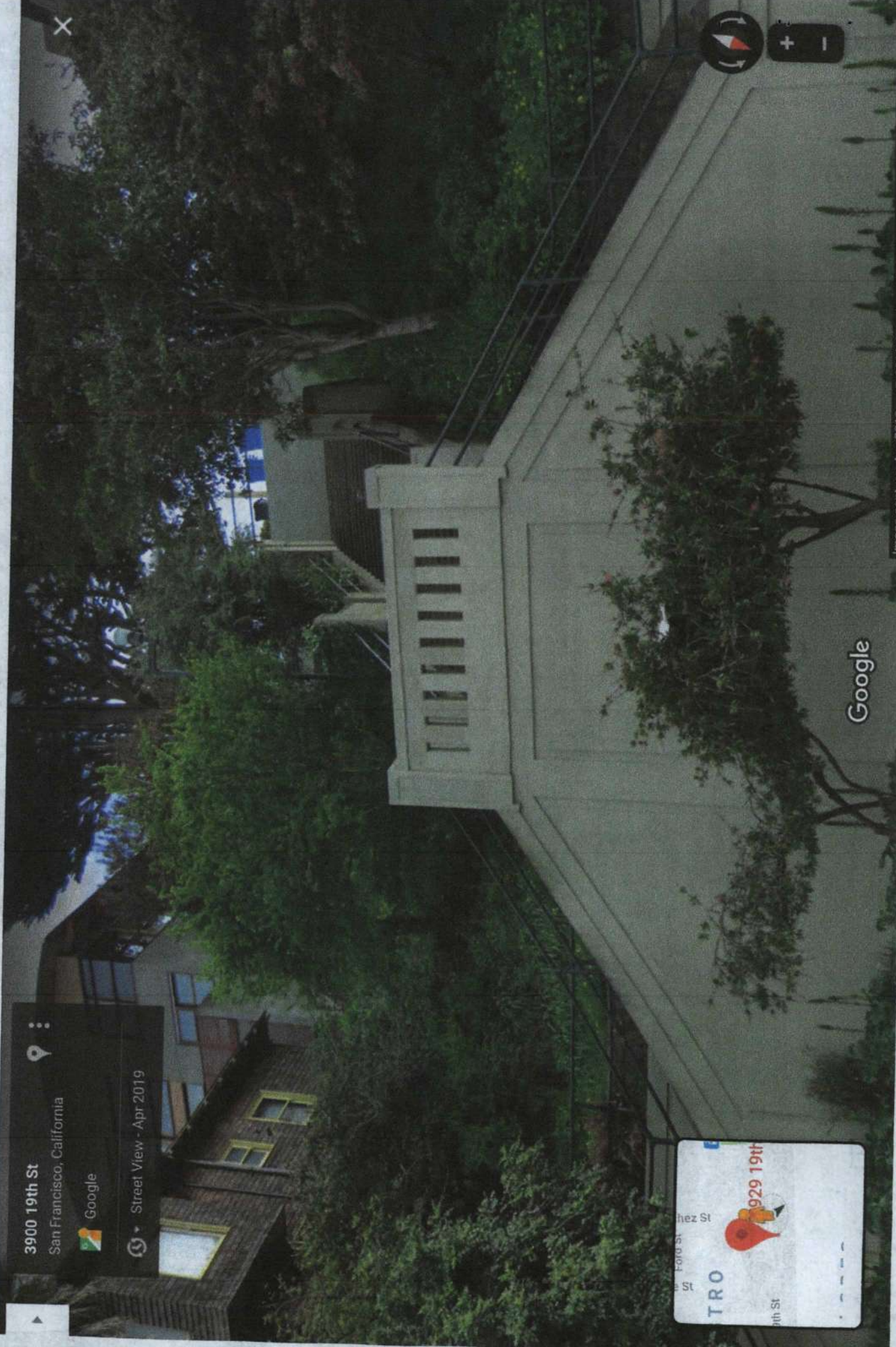
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google.com

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3900 19th St
 San Francisco, California

Street View - Apr 2019



TRO

929 19th St

Google

9:23 AM Wed Oct 9

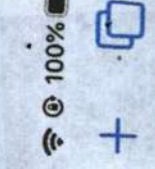


google.com

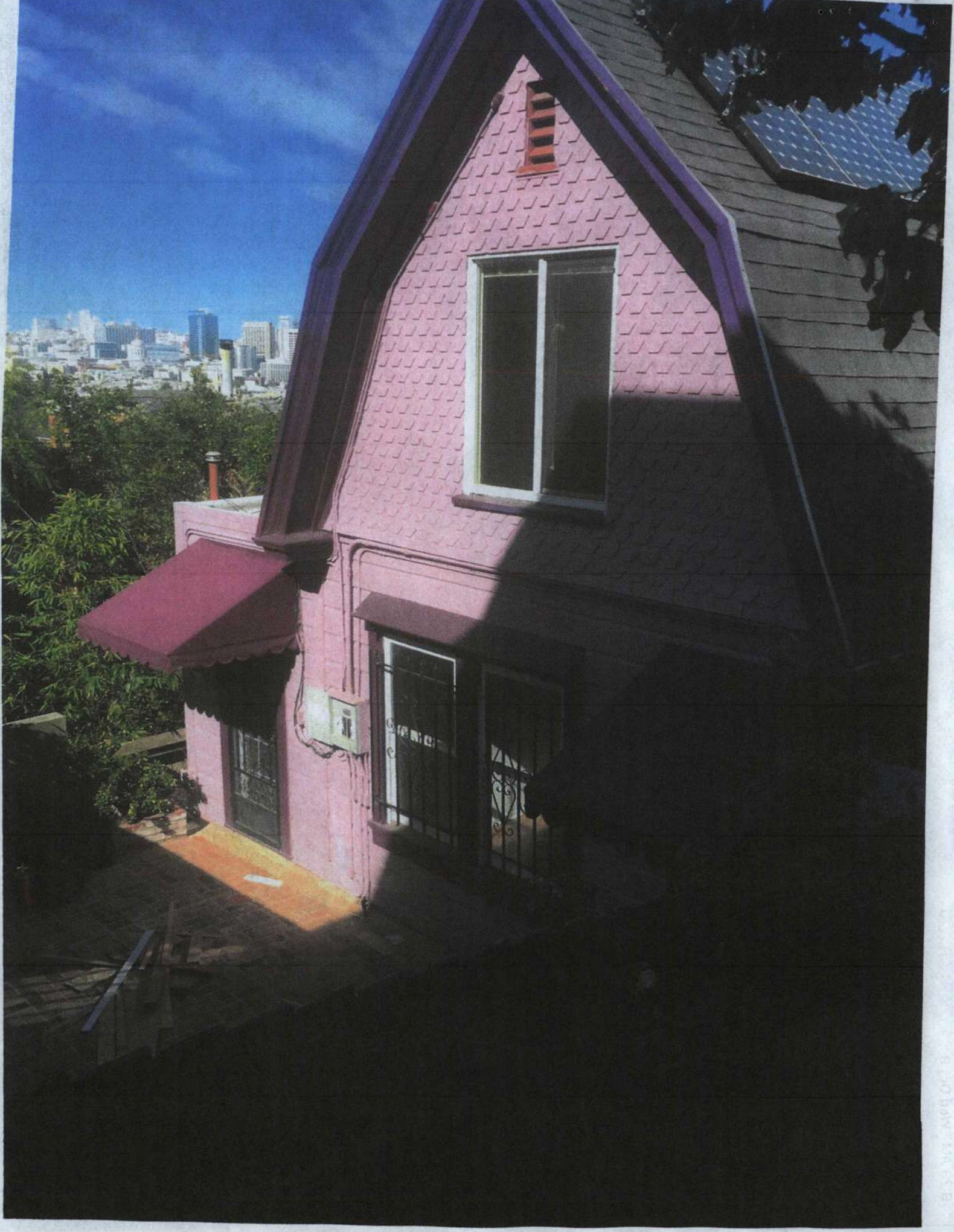
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649 Sanchez St
San Francisco, California

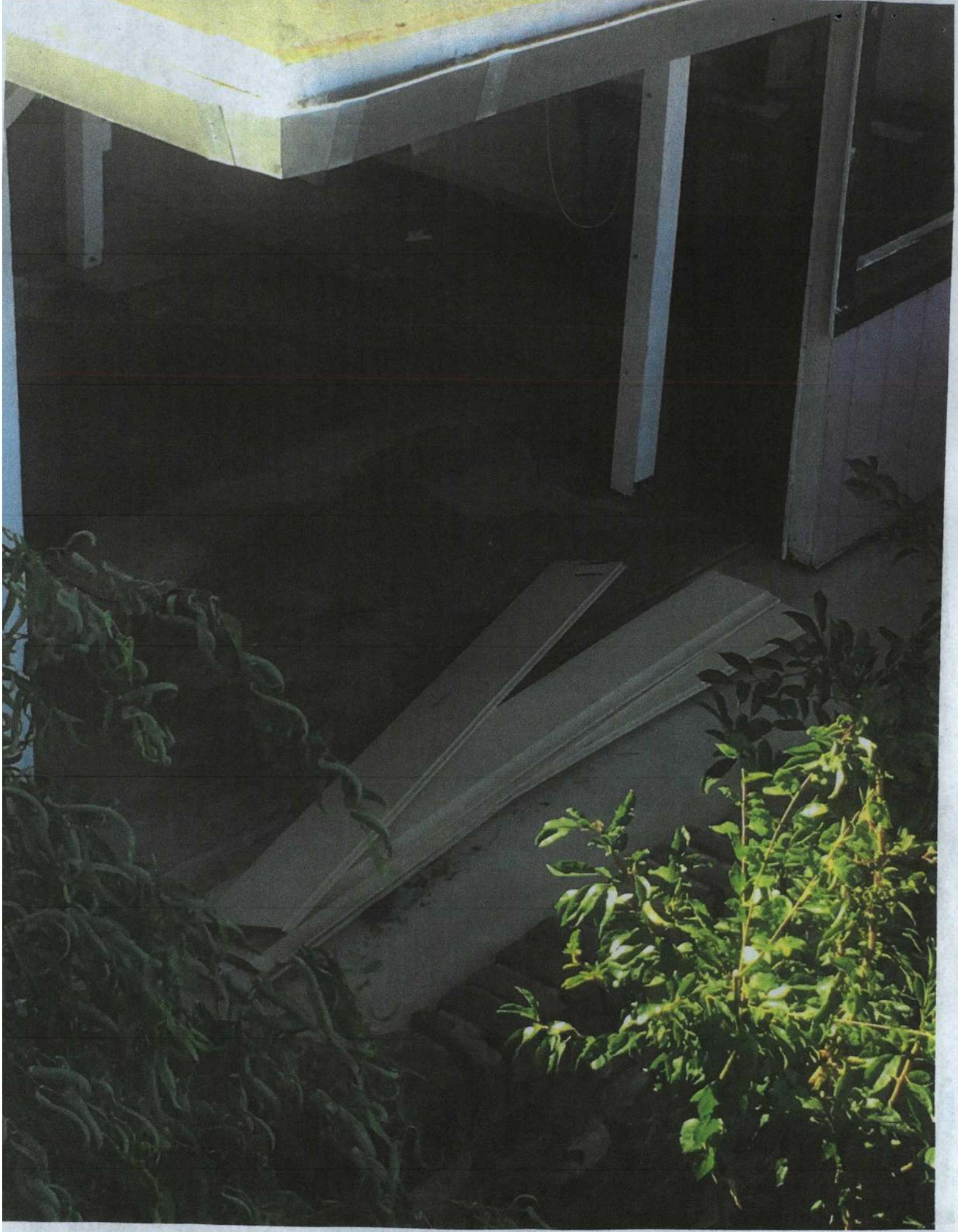
Street View - Aug 2016



Google







RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: _____ Zip Code: _____

Building Permit Application(s): _____

Record Number: _____ Assigned Planner: _____

Project Sponsor

Name: _____ Phone: _____

Email: _____

Required Questions

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

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

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

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Response to Discretionary Review (2019-000650DRP)

Addendum Required Questions:

1. **Given the concerns of the DR Requester and other concerned parties, why do you feel your proposed project should be approved?**

Project Sponsor Response:

The proposed project is zoning and code compliant and does not require any variances. The project has been sensitively designed to be compatible with the surrounding neighborhood. The proposed highest floor (3rd floor) has already been setback from the property line on all four sides to reduce the visual scale of the massing. There are no exceptional or extraordinary circumstances to justify a Discretionary Review of the project.

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

Project Sponsor Response:

The DR requester(s) have not identified any specific changes in their Application for Discretionary Review so it is uncertain what (if any) changes are being requested.

To date and since the time of the pre-application meeting which was held on January 5, 2019, only one neighbor has contacted the project sponsor with any concerns about the project. This neighbor who is located directly to the north at 615 Sanchez had privacy concerns regarding the view from the proposed kitchen into his bathroom at the 3rd floor level. This concern was successfully resolved by revising the project to extend the eastern face of the property line wall so that the no views into the neighbor's windows would be possible.

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

Project Sponsor Response:

Given the location, scale, and proposed rear, side and front setbacks, the Project will not have adverse effects to light or air on adjacent properties. Further, there will be a benefit to the adjacent properties by the restoration and enhancement of the mid-block open space since the (existing) house which is scheduled for demolition is located within the rear-yard.

**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF
NEW SINGLE FAMILY DWELLING UNIT AND REMOVAL OF
EXISTING BUILDING**

**(PLANNING CODE SECTION 317 – DEMOLITION PERMIT NO.
2019.01.15.0390 AND BUILDING PERMIT NO. 2019.01.15.0391**

**617 Sanchez Street
Block 3600, Lot 055**

**Project Sponsor:
Sammie Host, Owner**

Hearing Date: January 23, 2020

Attorneys for Project Sponsors:

REUBEN, JUNIUS & ROSE, LLP

One Bush Street, Suite 600 San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

REUBEN, JUNIUS & ROSE, LLP

January 2, 2020

Delivered Via E-mail (david.winslow@sfgov.org, linda.ajellohoagland@sfgov.org)

President Myrna Melgar and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

**Re: 617 Sanchez Street
Block/Lot: 3600/055
Brief in Opposition to Discretionary Review Request
Planning Case Number: 2019-000650
Hearing Date: January 23, 2020
Our File No.: 11026.01**

Dear President Melgar and Commissioners:

We represent Sammie Host (“**Host**”), owner of 617 Sanchez Street (the “**Property**”). Host seeks to demolish an existing two-story non-confirming single-family dwelling and detached garage and construct a Code-compliant single-family home, with three stories at the street and four stories at the rear (the “**Project**”). The Project will allow a new well-designed and compatible family home on an underutilized lot.

A. Property and Project Overview

The RH-1-Zoned Property is on a steeply sloped block of Sanchez Street at the intersection with Cumberland Street in the Castro/Upper Market Neighborhood. The block is largely developed with homes at the streetfront except for at the Project Site, where the existing home is set at the rear of the lot, creating a break in the development pattern. The lots on the block slope significantly, not only down the street towards the north, but also towards the east at the rear of the lots (**See Exhibit B: Context Photos of the Project Site**). The buildings on the block are between two and four stories at the streetfront. Although the adjacent house at 619 Sanchez is two-stories at the street, the houses at 615 Sanchez and 621 Sanchez (next to 619 Sanchez), are three stories at the street, and the properties across the street are three to four stories at the street.

The existing 600 square-foot two-bedroom one-bathroom, nonconforming two-story house is set at the rear of the lot. There is a wood-frame garage at the front of the lot. Between these two structures, is a partially enclosed outdoor kitchen. The existing building has been changed significantly over time and was determined by the Planning Department not to be a historic

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

resource. The Property is appraised at \$2.5 million dollars, above the \$2.2 million dollar threshold for the City Assessor's 2018-2019 Data for the 80th Percentile of San Francisco single-family home values. Therefore, demolition of the existing residential building does not require Planning Commission approval.

The Project proposes a family-sized home that would be three stories at the front and four stories at the rear, consistent with the other properties on the block, and would require no variances. The massing of the east and west facades would respect the topography of the site and surrounding area and would be consistent with the stepping down massing of buildings on the block. **(See Exhibit C: Renderings of the Proposed Project)**. Furthermore, the fourth floor is proposed to be set back on all sides, 10 feet from the front property line, 13 feet 5 inches from the rear of the building, 3 feet from the north property line, and 3 feet 3 inches from the south property line. These setbacks reduces the visual scale of the massing and limit the light and air impacts on adjacent properties.

The new home would be approximately 27 feet in height, which is 8 feet under the height limit of 35 feet from grade set by the Dolores Heights Special Use District. It would also have a large Code-compliant 45% rear yard of 47 feet 3 inches. The home would contain four bedrooms, providing a modern family-sized home. Parking would remain at one vehicle parking space, and a bike parking space will be added. The existing 12 foot long curb cut will be reduced to 10 feet.

Given the location, scale, proposed rear, side and front setbacks, the Project will not have adverse effects on light or air to adjacent properties. Furthermore, adjacent properties will be benefited by the restoration and enhancement of the pattern of mid-block open space when the existing non-conforming house at the rear of the lot is demolished.

The design is consistent with the Residential Design Guidelines and the Dolores Heights Residential Design Guidelines. The Project was reviewed at least once by the Residential Design Team which required minimal changes to the originally proposed design; specifically, the addition of modest scaled street-facing punched windows into the central stair at the 3rd and 4th floors, increased landscaping within the front setback, and a recessed niche at the front of the building so that the utility panels are not visible from the street.

Throughout the approval process, Host has strived to design a Project that provides a livable, modern single family home, while also protecting the light, air and privacy of the neighbors, and fulfilling the aesthetic considerations of the Planning Department. The result is an attractive, appropriate and neighborhood-compatible family home.

B. Project Outreach

The Project Sponsor has had excellent communications with neighbors and conducted extensive neighborhood outreach. Host conducted a Pre-application meeting on January 5, 2019. Since then, only one neighbor has contacted the Project Team directly with any concerns about the Project. The neighbor to the north at 615 Sanchez had privacy concerns regarding the view from the

proposed kitchen into his bathroom at the 3rd floor level. This concern was successfully resolved by revising the Project to extend the eastern face of the property line wall so that the no views into the neighbor's windows would be possible. In addition, the Project has received 2 letters of support from neighbors on Cumberland Street (**See Exhibit D: Letters in Support of the Project**).

Discretionary Review Applications were filed on October 9, 2019. Shortly thereafter, in October 2019, both the Planning Department and the Sponsor Team reached out to the DR Requestors to offer to talk or meet, however, no response was received. The Project Team again reached out to the DR Requestors on December 17, 2019 and received a reply from Sue Hestor, attorney representing DR Requestor Benafsha Irani, stating they would not be available to meet until sometime in January 2020.

The chronology of neighborhood meetings and outreach is as follows:

August 2018

Host met with Ralph Higgs of 621 Sanchez in front of his garage to introduce herself and share her intention to build a new home.

November 23, 2018

Host dropped-off informal mail notifications to 18 surrounding neighbors informing them of the pending Pre-Application Meeting and briefly met with one neighbor on Cumberland Street to introduce herself and share her intention to build a new home.

December 10, 2018

Host met with Michael Tseng of 615 Sanchez and his sister in-law in front of his home to introduce herself and share her intention to build a new home.

December 19, 2018

Host and Edmonds + Lee Architects met with William Coertnik and Roderick Llewellyn of 3875 19th Street at 617 Sanchez to tour the existing house and provide them an overview of the proposed Project.

December 28th, 2018

Host met with Jackie Holland of 282 Cumberland at 617 Sanchez to share her intention to build a new home. Jackie Holland indicated she was happy to see the cottage demolished and would coordinate with the Project Team about how to beautify the back of her house.

January 5, 2019

Host hosted Pre-Application meeting at 617 Sanchez. Edmonds + Lee Architects presented the Project, distributed copies of the drawings, and offered to meet individually in the future with any interested neighbor. Notably, DR Requestors Brian Higginbotham of 616 Sanchez and Sue Hestor, attorney representing Benafsha Irani, were present at the Pre-Application Meeting.

October 6, 2019

Robert Edmonds of Edmonds + Lee Architects met with Michael Tseng of 615 Sanchez to discuss Tseng's privacy concerns from the proposed kitchen into his bathroom at the 3rd floor level. This concern was successfully resolved by revising the Project to extend the eastern face of the property line wall so that no views into Tseng's windows would be possible.

November 21, 2019

Host met with Frank Nolan of 373 Cumberland and Roland Trego of 349 Cumberland to provide them an overview of the Project.

C. DR Requests

The Applications for Discretionary Review do not identify any specific changes, so it is unclear what, if any, changes are being requested. It appears that both DR Requestors may object to view impacts, which are not protected in San Francisco.

1. Irani DR Request

Benafsha Irani owns the house at 619 Sanchez, but does not currently live there. 619 Sanchez is adjacent to and upslope from the Project (**See Exhibit B: Context Photos of the Project Site**). Ms. Irani states that she objects to the view impacts of the proposed Project. The photos submitted with her DR Request show a view from a rear deck set significantly above the rear yard of 617 Sanchez. While there would be some view impact to the deck with the shift from the non-conforming house at the rear of the lot to a Code-complaint house at the front of the lot, there would be no undue impact on light and air to 619 Sanchez, and views themselves are not protected. The Project proposes a large 45% rear yard, and the upper level would be set back at the sides and the rear. While there may be some view impact to 619 Sanchez, the impact of the Project as a whole is to create a Code-compliant family home that opens up mid-block open space and is entirely appropriate for the Site.

2. Higginbotham DR

Brian Higginbotham lives at 616 Sanchez Street, a four-story house across the street from 617 Sanchez. His DR Request does not give any information about his objection to the Project. Given that 616 and 617 Sanchez are approximately 85 feet apart across the street, the only possible objection could be to view impacts, which do not support discretionary review. (**See Exhibit B: Context Photos of the Project Site**).

D. Conclusion

Host proposes a Project that would create a modern, family-sized home and add to the streetface of the block. The existing design incorporates massing setbacks to protect the existing neighborhood character and surrounding properties. The DR Requestors identify no issues with

President Myrna Melgar
San Francisco Planning Commission
January 2, 2020
Page 5

the Project rising to the threshold of the “exceptional and extraordinary circumstances” required to approve the DR. Therefore, we respectfully request that the Planning Commission approve the Project as currently proposed.

Thank you for your consideration. I look forward to presenting this Project to you on January 23, 2020.

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

cc: Joel Koppel, Commission Vice-President
Sue Diamond, Commissioner
Frank Fung, Commissioner
Milicent A. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner

Enclosures:

List of Exhibits

- Exhibit A Letter from Project Sponsor
- Exhibit B Context Photos of the Project Site
- Exhibit C Renderings of the Proposed Project
- Exhibit D Letters in Support of the Project

January 2, 2020

President Myrna Melgar and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Dear President Melgar and Fellow Commissioners:

I am Sammie Host, the homeowner of 617 Sanchez, who is seeking the demolition permit application #2019-0115-0390 and the new building permit application #2019-0115-0391.

I have lived in San Francisco and the Bay Area since I first came here as a student in 1995. Since then, it has always been a dream of mine to build a new home in San Francisco and in Dolores Heights in particular where I can walk in close proximity to the grocery store, Dolores Park, and the Valencia Street Corridor where I frequently teach yoga and wellness classes. Additionally, this new home would provide me the much needed additional bedrooms and living space for me to look after and care for my parents as they get older in age.

Over the course of the last two years, I have worked hard with my architects to design an attractive, family home that we think is sensitively designed and will fit in well with the neighborhood. We believe this new home will also be a net benefit the adjacent neighbors by removing a non-compliant structure in the back of the property and enhancing the mid-block open space. I sincerely hope after reviewing the enclosed materials that you will agree that we have made substantial efforts to be a good neighbor and reduce the impact on other residents.

Thank you for your consideration.

Sincerely,

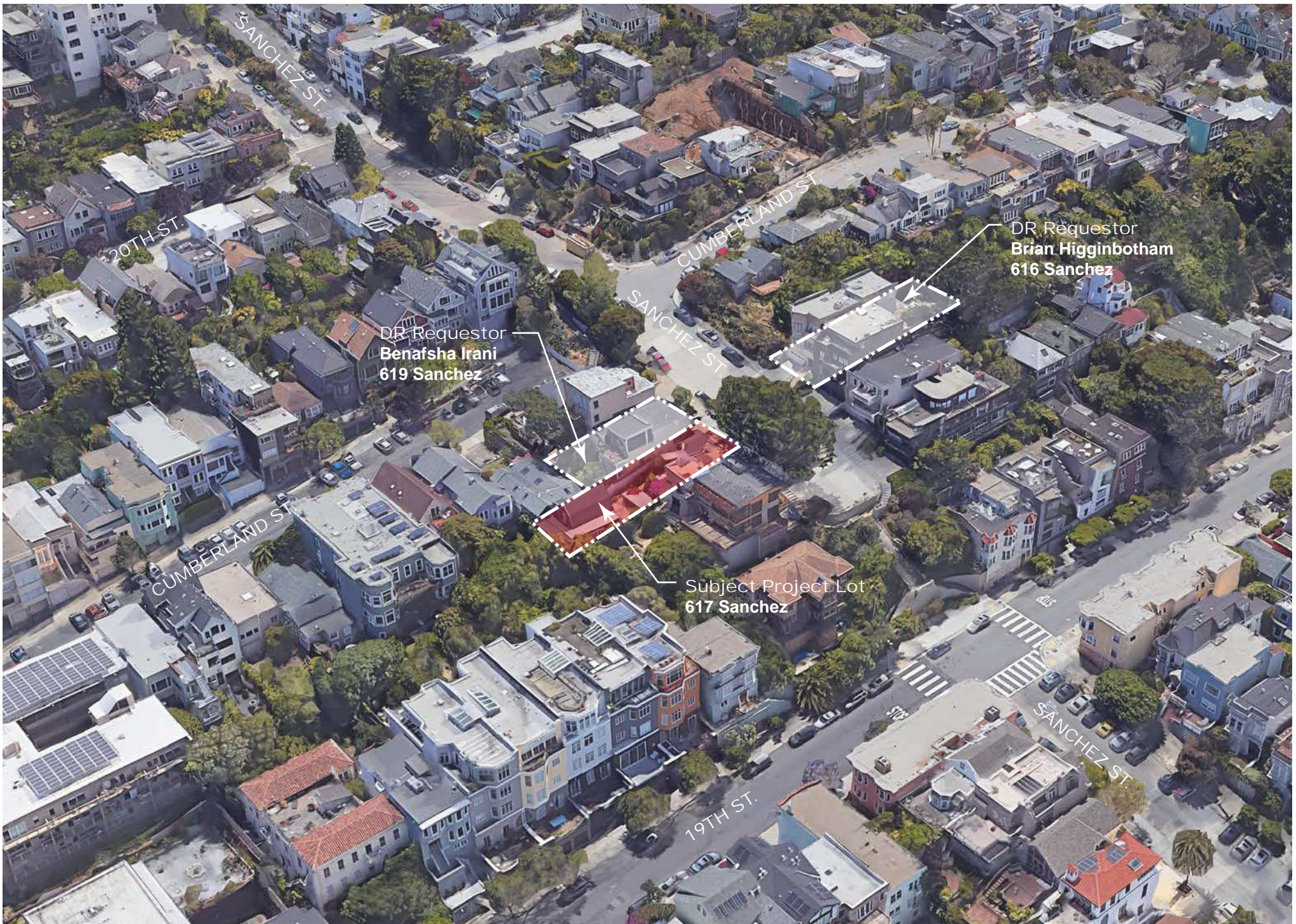
A handwritten signature in black ink, appearing to be 'Sammie Host', with a stylized, cursive script.

Sammie Host



Exhibit B.1: Aerial View of 617 Sanchez Street

Image Date: Google Earth, May, 2018



DR Requestor
Benafsha Irani
619 Sanchez

DR Requestor
Brian Higginbotham
616 Sanchez

Subject Project Lot
617 Sanchez

Exhibit B.2: Aerial View of 617 Sanchez Street

Image Date: Google Earth, May, 2018



Adjacent Neighbor
615 Sanchez

Subject Project Lot
617 Sanchez

DR Requestor
Benafsha Irani
619 Sanchez

621 Sanchez

Exhibit B.3: View of 617 Sanchez Street Looking East

Image Date: September 5, 2018



618-620 Sanchez

DR Requestor
Brian Higginbotham
616 Sanchez

610-612 Sanchez

606 Sanchez

Exhibit B.4: View of Opposite Side of 617 Sanchez Street Looking West

Image Date: September 5, 2018



Adjacent Neighbor
615 Sanchez

Subject Project Lot
617 Sanchez

DR Requestor
Benafsha Irani
619 Sanchez

Exhibit B.5: View of 617 Sanchez Street Looking East

Image Date: November 6, 2018



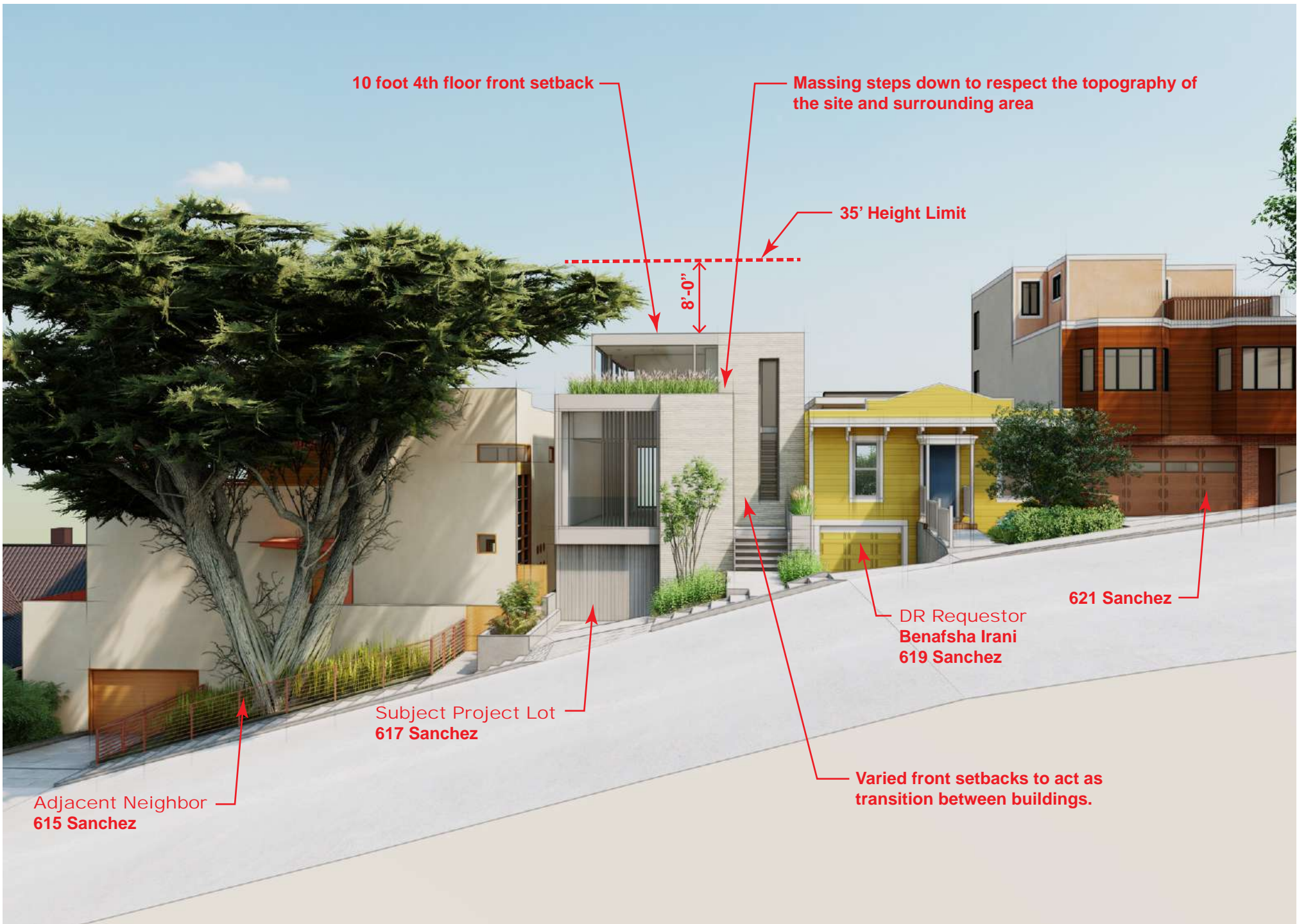
DR Requestor
Benafsha Irani
619 Sanchez

Subject Project Lot
617 Sanchez

Adjacent Neighbor
615 Sanchez

Exhibit B.6: View of 617 Sanchez Street Looking West

Image Date: November 6, 2018



10 foot 4th floor front setback

Massing steps down to respect the topography of the site and surrounding area

35' Height Limit

8'-0"

621 Sanchez

DR Requestor
Benafsha Irani
619 Sanchez

Subject Project Lot
617 Sanchez

Varied front setbacks to act as transition between buildings.

Adjacent Neighbor
615 Sanchez

Exhibit C.1: (PROPOSED) Rendering of Front (West) Along Sanchez Street with Adjacent Properties

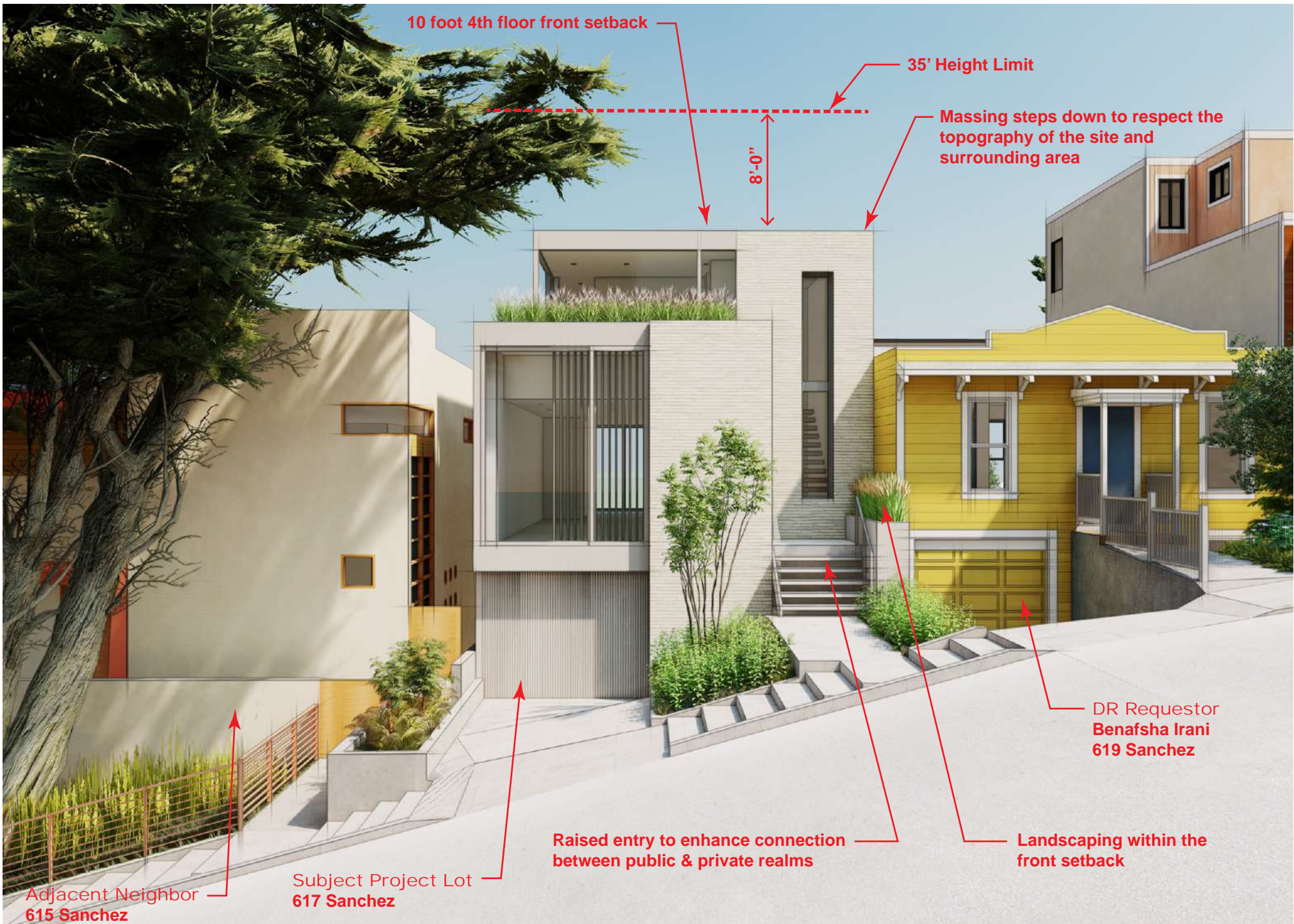


Exhibit C.2: (PROPOSED) Rendering of Front (West) Along Sanchez Street with Adjacent Properties



621 Sanchez

DR Requestor
Benafsha Irani
619 Sanchez

Subject Project Lot
617 Sanchez

Adjacent Neighbor
615 Sanchez

282 Cumberland

(Existing) Non-Conforming
Structure (617 Sanchez)

Exhibit C.3: (EXISTING) Rendering of Rear (East) with Adjacent Properties



Exhibit C.4: (PROPOSED) Rendering of Rear (East) with Adjacent Properties

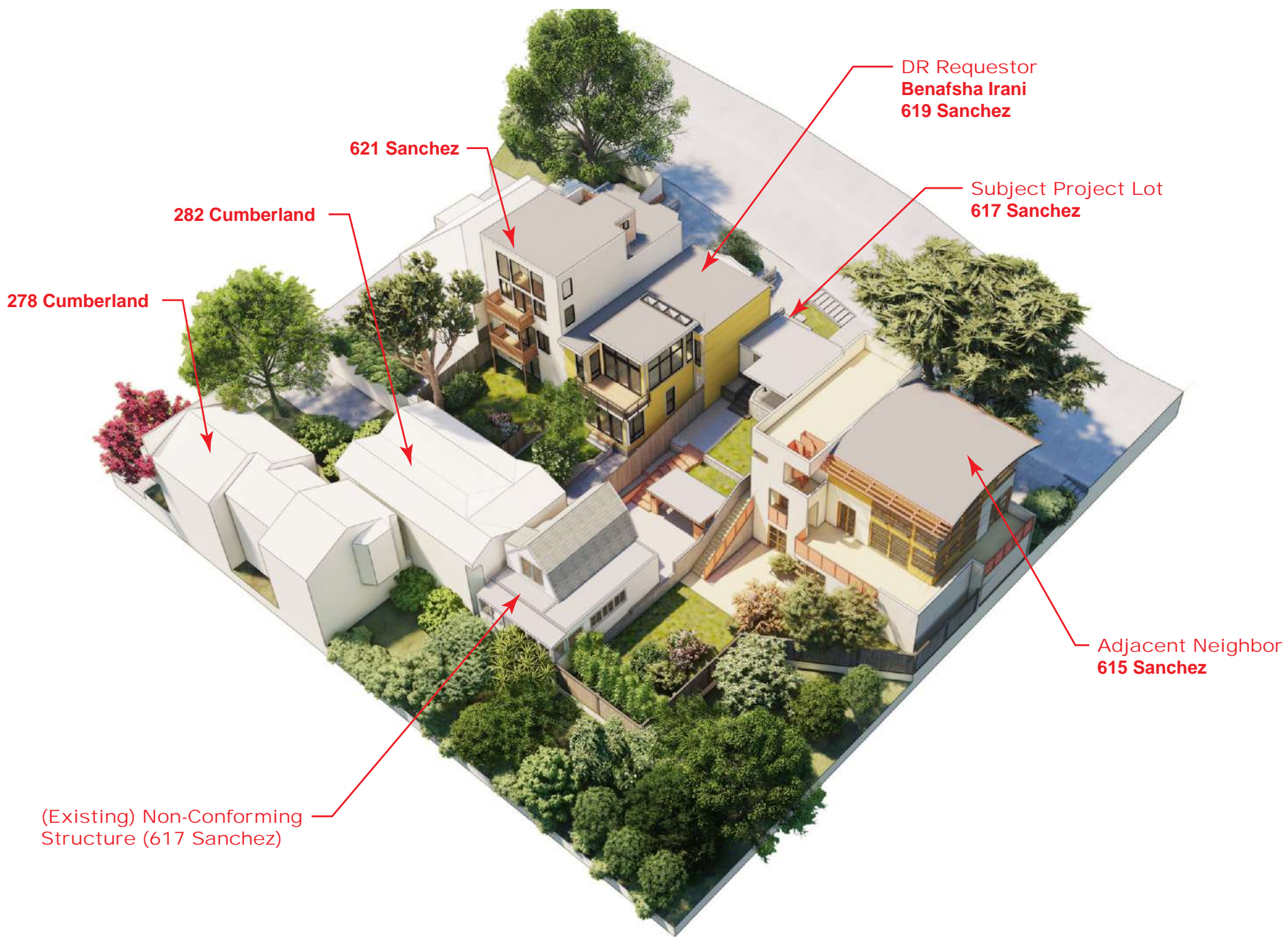


Exhibit C.5: (EXISTING) Aerial Rendering of Rear (East) with Adjacent Properties

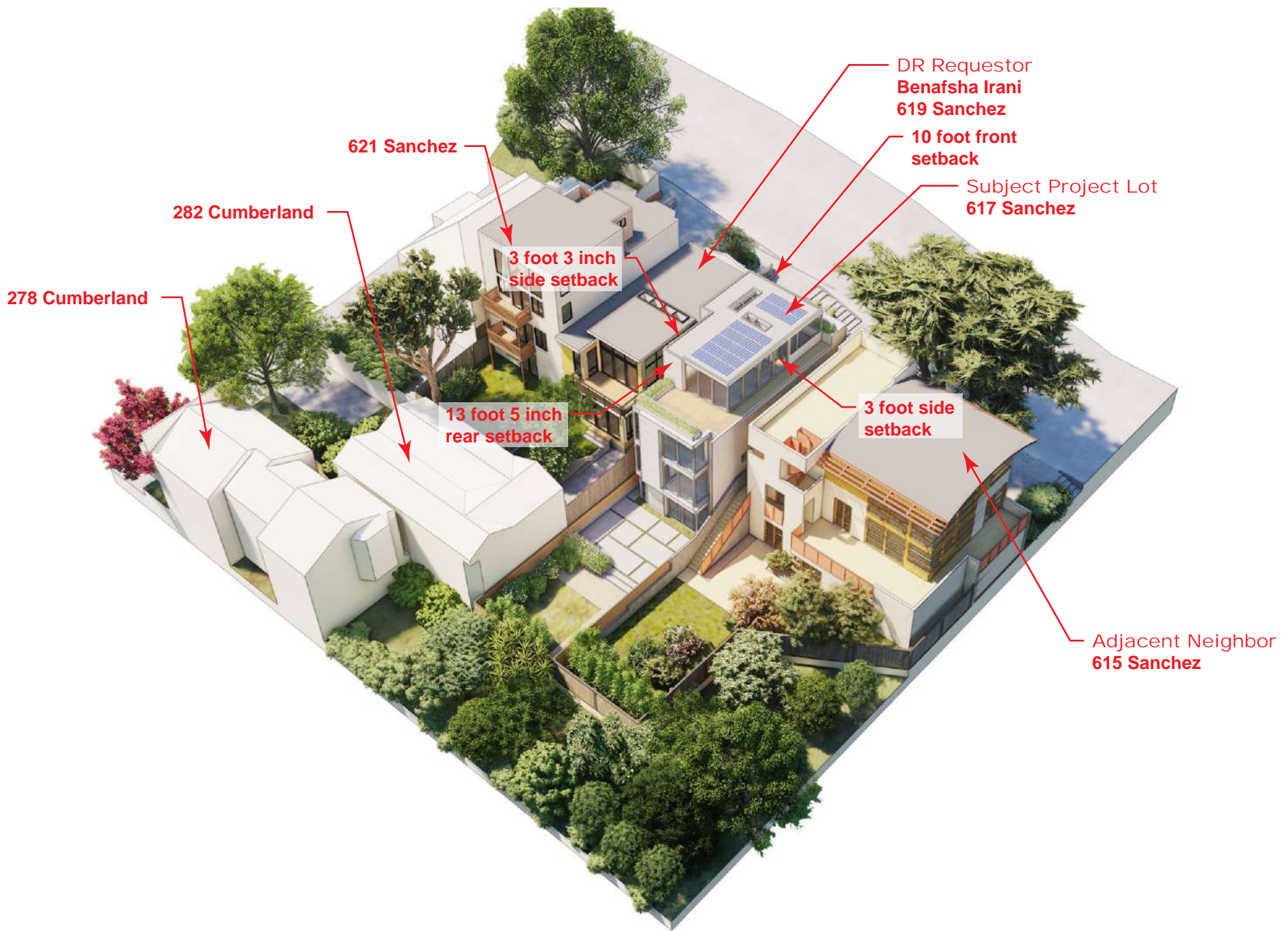


Exhibit C.6: (PROPOSED) Aerial Rendering of Rear (East) with Adjacent Properties

Linda Ajello Hoagland, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

November 21, 2019

Re: Letter of Support for Proposed Project at 617 Sanchez Street (BPA 2019-0115-0391)

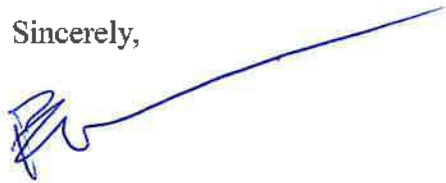
Dear Ms. Ajello Hoagland:

As the owner and resident of 373 Cumberland Street, we are writing this letter in support of the proposed new home being proposed by Sammie Host at 617 Sanchez.

Sammie has met with us in person to review the drawings for their project. We believe the project has been well designed to fit into the surrounding neighborhood and would be a welcome addition.

We hope this project will be approved as proposed.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Frank Nolan', with a long horizontal line extending to the right.

Frank Nolan
373 Cumberland Street
San Francisco, CA 94114
415-377-3726

Linda Ajello Hoagland, Senior Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

November 21, 2019

Re: Letter of Support for Proposed Project at 617 Sanchez Street
(BPA 2019-0115-0391)

Dear Ms. Hoagland:

As the owner/resident of 349 Cumberland Street, I am writing this letter in support of the proposed new home being proposed by Sammie Host at 617 Sanchez.

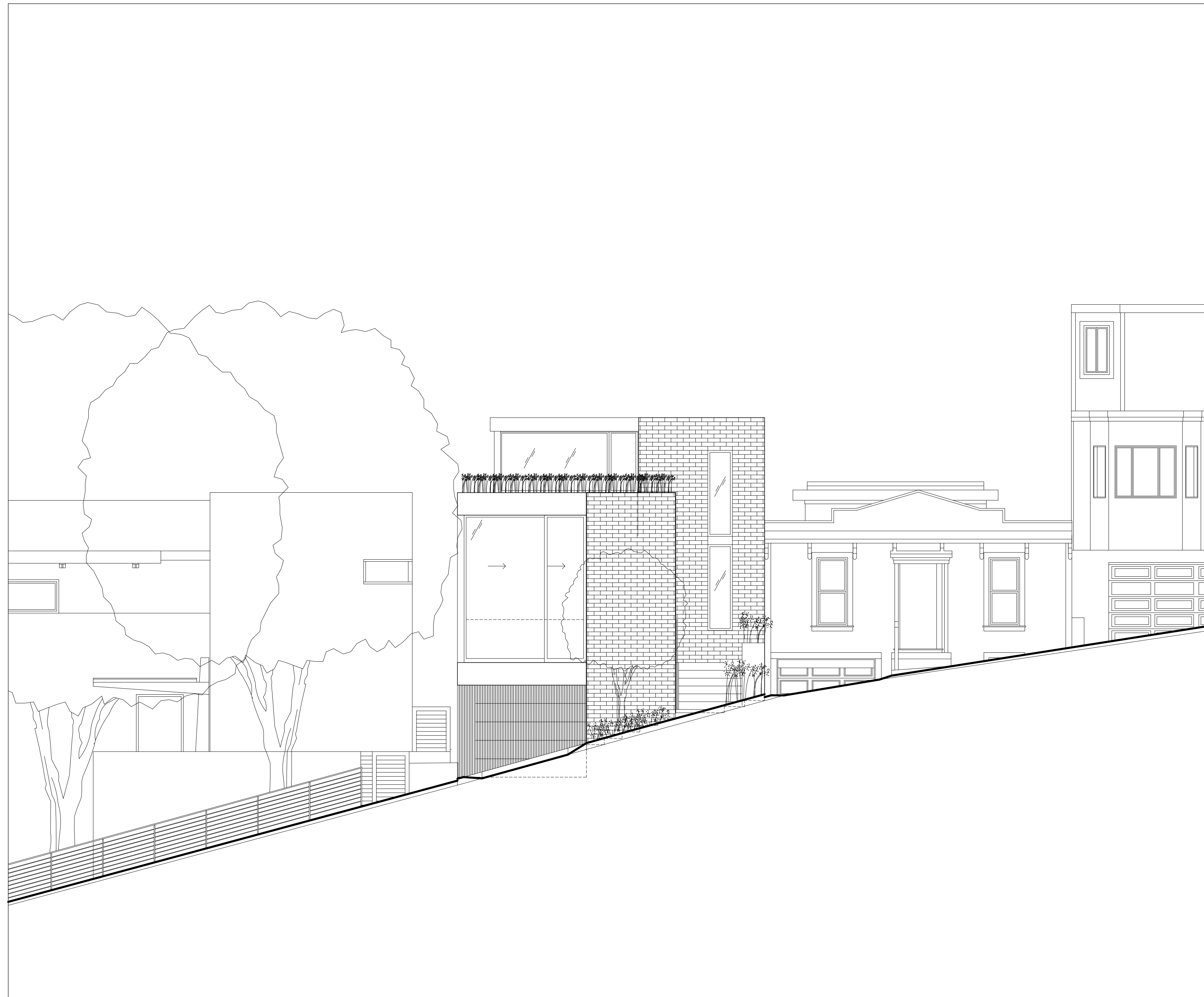
I have had the opportunity to review the submitted plans and I believe the project has been well designed to fit into the neighborhood and would be a welcome addition. While large, it is fairly moderate compared to other developments in the area.

I hope this project will be approved as proposed.

Sincerely,



Roland Trego



SANCHEZ STREET RESIDENCE

617 SANCHEZ STREET, SAN FRANCISCO, CA 94114

ISSUED FOR NOPDR #1 COMMENTS - JULY 22, 2019

AREA CALCULATIONS:			
OCCUPIABLE AREA			
LEVEL	EXISTING (SF)	PROPOSED (SF)	
1ST FLOOR	619	982	
2ND FLOOR	313	757	
3RD FLOOR	N/A	970	
4TH FLOOR	N/A	519	
ROOF	N/A	N/A	
BLDG TOTAL OCCUPIABLE AREA	932	3,228	
GROSS AREA			
LEVEL	EXISTING (SF)	PROPOSED (SF)	
1ST FLOOR	670	1,146	
2ND FLOOR	362	1,171	
3RD FLOOR	N/A	1,135	
4TH FLOOR	N/A	697	
ROOF	N/A	N/A	
BLDG TOTAL GROSS AREA	1,032	4,149	

PROJECT SUMMARY TABLE:		
	EXISTING	PROPOSED
DWELLING UNITS	1	1
BUILDING HEIGHT	7'-11 1/2"	27'-0 1/4"
BICYCLE PARKING SPACES	0	1
VEHICLE PARKING SPACES	1	1
USEABLE OPEN SPACE	1,226 SF	1,260 SF
MAX. EXCAVATION DEPTH	N/A	+/- 16'-0"
APPROX. SOIL DISTURBANCE	N/A	+/- 650 CU.YD.

BIRD-SAFE GLAZING CALCULATIONS: NEW EXTERIOR FACADES - SEC.139.(c)(3)(A)				
FACADE	TOTAL FACADE AREA (SF)	TOTAL GLAZED AREA (SF)	% GLAZED AREA	OUTCOME/CODE
FRONT (WEST)	631	178	28.21%	UNDER THRESHOLD
REAR (EAST)	986	469	47.57%	UNDER THRESHOLD
SIDE (NORTH)	1547	402	25.99%	UNDER THRESHOLD
SIDE (WEST)	1532	239	15.60%	UNDER THRESHOLD

SHEET INDEX:	
ARCHITECTURAL	
A0.00	COVER SHEET
	GREEN BUILDING SURVEY
A0.01	GENERAL NOTES
A0.10	SITE PLANS (NEW) & (EXISTING)
A0.11	FLOOR AREA & EXITING CALCULATIONS
A1.01	FLOOR PLANS (NEW) & (EXISTING)
A1.02	FLOOR PLANS (NEW) & (EXISTING)
A1.03	FLOOR PLANS (NEW) & (EXISTING)
A1.04	FLOOR PLANS (NEW) & (EXISTING)
A2.01	EXTERIOR ELEVATIONS (NEW) & (EXISTING)
A2.02	EXTERIOR ELEVATIONS (NEW) & (EXISTING)
A2.03	EXTERIOR ELEVATIONS (NEW) & (EXISTING)
A2.04	EXTERIOR ELEVATIONS (NEW) & (EXISTING)
A2.10	ENLARGED FRONT ELEVATION
A3.01	BUILDING SECTION (NEW) & (EXISTING)
A3.02	BUILDING SECTION (NEW) & (EXISTING)

PROJECT INFORMATION:	
ADDRESS:	617 SANCHEZ STREET SAN FRANCISCO, CA 94114
LOT:	055
BLOCK:	3600

APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE & SF AMENDMENTS
 2016 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS
 2016 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS
 2016 CALIFORNIA PLUMBING CODE & SF AMENDMENTS
 2016 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
 2016 CALIFORNIA ENERGY CODE

2016 SAN FRANCISCO HOUSING CODE
 2016 SAN FRANCISCO ENERGY CODE

BUILDING LIMITATIONS (PER 2016 CBC TABLE 504.3):	
OCCUPANCY:	R-3
CONSTRUCTION:	TYPE VB
FIRE SPRINKLERS:	YES
MAXIMUM HEIGHT:	40-X
MAXIMUM AREA:	UNLIMITED

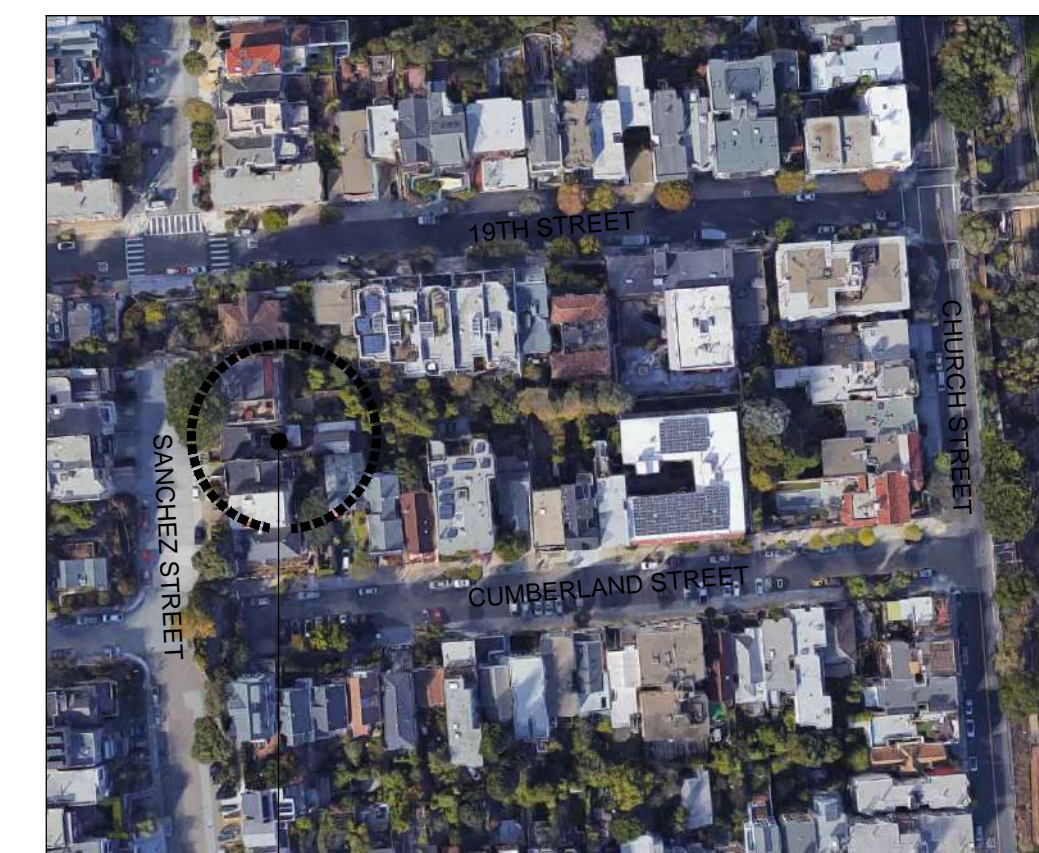
WORK HOURS:

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF AN (EXISTING) 2-STORY, NON-CONFORMING SINGLE FAMILY DWELLING AND DETACHED GARAGE STRUCTURE, AND THE CONSTRUCTION OF A (NEW) 4-STORY, SINGLE FAMILY DWELLING.

PROJECT DIRECTORY:	
CLIENT / OWNER:	CONTRACTOR:
SAMMIE HOST, JW SANCHEZ LLC	TBD
170 SUMMIT WAY SAN FRANCISCO, CA 94132	
ARCHITECT:	STRUCTURAL ENGINEER:
EDMONDS + LEE ARCHITECTS CONTACT: ROBERT EDMONDS 2601 MISSION STREET, 503 SAN FRANCISCO, CA 94110 T (415) 285-1300	TBD

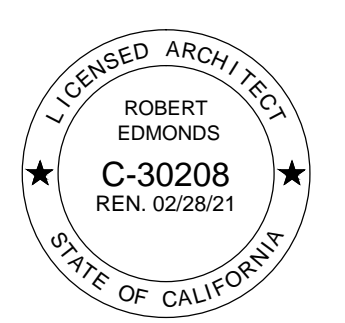


PROJECT LOCATION

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

NOT FOR CONSTRUCTION

EDMONDS + LEE
 ARCHITECTS, INC.
 2601 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com

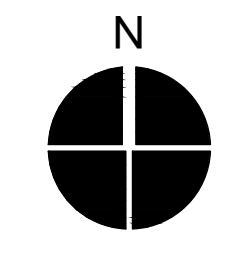


PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
COVER SHEET

SCALE:	NONE
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

01 VICINITY MAP
 SCALE: N.T.S.



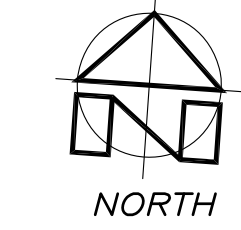
A0.00

GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

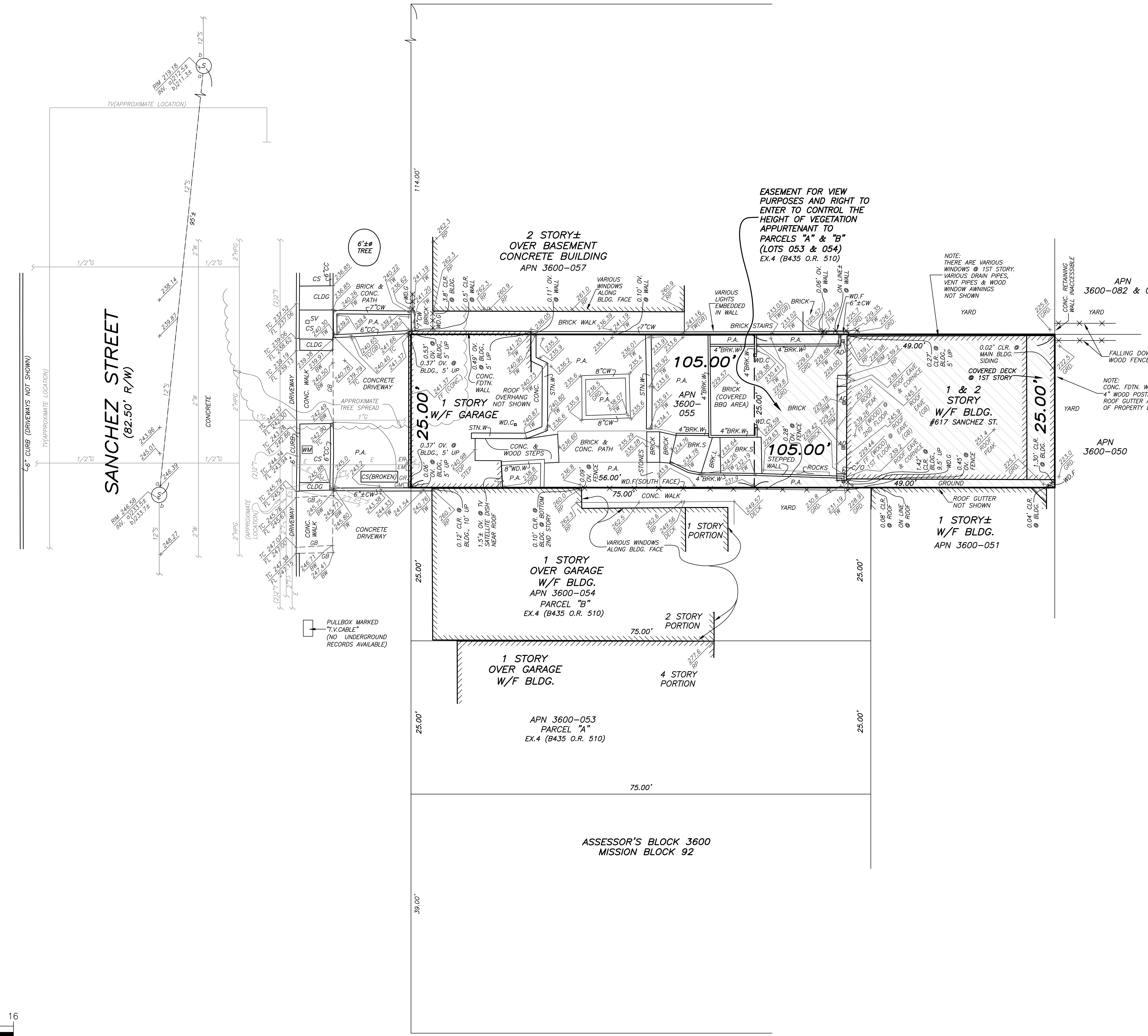
INSTRUCTIONS:				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO				
1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.				CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT				<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input checked="" type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	SANCHEZ STREET RESIDENCE PROJECT NAME 3600 / 055 BLOCK/LOT 617 SANCHEZ STREET ADDRESS SINGLE-FAMILY RESIDENTIAL PRIMARY OCCUPANCY 4,149 GSF GROSS BUILDING AREA DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r					
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.														
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.														
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6					
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Building Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).			LEED Wec2 (2 pts)											
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r			n/r	n/r	n/r	n/r	n/r	n/r					
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.														
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r			n/r	n/r								
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.														
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.		≤10 floors			n/r	n/r	n/r	n/r	n/r					
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	n/r	n/r			n/r	n/r	n/r	n/r	n/r					
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r								
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added					
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r			n/r	n/r			if >10 stalls added					
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r					
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-089	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.														
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion					75% diversion						
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r					
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			n/r	n/r			n/r	n/r	n/r					
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r			n/r	n/r								
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r								
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.														
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.														
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope					
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r								
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.														
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable			if applicable	n/r								
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r					
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r					
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.			n/r	n/r			n/r	n/r	n/r					
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			n/r	n/r			n/r	n/r	n/r					
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			n/r	n/r			n/r	n/r	n/r					
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.			n/r	n/r			n/r	n/r	n/r					
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).			n/r	n/r			n/r	n/r	n/r					

19TH STREET
(64' R/W)



LEGEND

APN	ASSESSOR'S PARCEL NUMBER	WD.G	WOOD GATE
R/W	RIGHT OF WAY	WD.C	WOOD COLUMN
W/F	WOOD FRAME	STN.W	STONE WALL
BLDG.	BUILDING	(S)	SEWER MANHOLE
O.R.	OFFICIAL RECORDS	(WM)	WATER METER
CLR.	CLEAR OF PROPERTY LINE	ER	ELECTRIC RISER
OV.	OVER PROPERTY LINE	EM	ELECTRIC METER
TC	TOP OF CURB	GR	GAS RISER
FL	FLOW LINE	GM	GAS METER
BW	BACK OF WALK	SV	SEWER VENT
GB	GRADE BREAK	AD	AREA DRAIN
TW	TOP OF WALL	OC/O	SEWER CLEANOUT
RP	ROOF PARAPET	E	ELECTRIC LINE
INV.	INVERT	G	GAS LINE
FF	FINISH FLOOR	HPG	HIGH PRESSURE GAS LINE
CONC.	CONCRETE	S	SEWER LINE
GRD.	GROUND	T	TELEPHONE LINE
P.A.	PLANTED AREA	TV	TELEVISION LINE
CC	CONCRETE CURB	W	WATER LINE
CW	CONCRETE WALL		
CS	CONCRETE STEPS		
CLDG	CONCRETE LANDING		
FDTN.	FOUNDATION		
INACC.	INACCESSIBLE		
BRK.W	BRICK WALL		
BRK.S	BRICK STEPS		
BRK.L	BRICK LANDING		
WD.F	WOOD FENCE		



LEGAL DESCRIPTION
 ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERLY LINE OF SANCHEZ STREET, DISTANT THEREON 89 FEET NORTHERLY FROM THE NORTHERLY LINE OF CUMBERLAND STREET 25 FEET; RUNNING THENCE NORTHERLY ALONG THE SAID LINE OF SANCHEZ STREET 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 105 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; AND THENCE AT A RIGHT ANGLE WESTERLY 105 FEET TO THE POINT OF BEGINNING.
 BEING A PORTION OF MISSION BLOCK NO. 92.
 APN: LOT: 055, BLOCK: 3600

SURVEY REFERENCE
 FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. 3809-5724746 DATED MAY 17, 2018.
 THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:
 4. AN EASEMENT FOR VIEW PURPOSES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY TO CONTROL THE HEIGHT OF THE VEGETATION GROWING THEREON IN FAVOR OF APN 3600-053 (PARCEL "A") AND APN 3600-054 (PARCEL "B") RECORDED JUNE 30, 1970 IN BOOK B435, PAGE 510, OFFICIAL RECORDS.
 5. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED SEPTEMBER 28, 2005, DOCUMENT NO. 2005-1043615, OFFICIAL RECORDS.

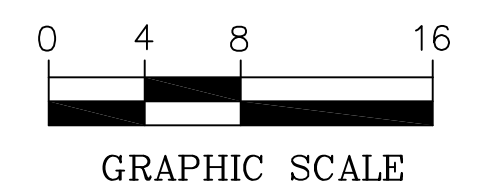
BASIS OF SURVEY
 CITY OF SAN FRANCISCO MONUMENT MAP NO. 235 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK
 BENCHMARK 1168B, STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" AT THE NORTHEAST CORNER OF NOE STREET AND 19TH STREET. ELEVATION = 172.007 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

GENERAL NOTES
 1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
 2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.

UTILITY NOTE
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

SITE AREA = 2,625 SQ.FT.



CUMBERLAND STREET
(64' R/W)

SITE SURVEY
 OF A PORTION OF ASSESSOR'S BLOCK NO. 3600
 FOR
JW SANCHEZ, LLC
 SAN FRANCISCO CALIFORNIA

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: MV
DATE: 10/16/18		DES:
SHEET: 1		DRW: JP
OF: 1		CHK: BR
JOB NO. S-9624		REV. NO.

GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," CURRENT EDITION, WHERE THESE CONFLICT WITH THE FOLLOWING SUPPLEMENTARY GENERAL CONDITIONS, THE LATTER SHALL TAKE PRECEDENCE.

SUMMARY OF WORK

THE WORK DESCRIBED IN THIS CONTRACT CONSISTS OF FOLLOWING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

CHANGE IN THE WORK

1. VERBAL INSTRUCTION: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE THE ARCHITECT REGARDING ANY ADDITIONAL COSTS RESULTING FROM THE ARCHITECT'S VERBAL INSTRUCTIONS; SUCH ADVICE SHALL OCCUR BEFORE ANY ADDITIONAL WORK IS EXECUTED.
2. SUBMITTAL OF CHANGE ORDERS: CHANGE ORDERS SHALL BE PREPARED BY THE GENERAL CONTRACTOR; IF A CHANGE ORDER SUBMITTED TO THE ARCHITECT FOR APPROVAL AFTER THE WORK REFLECTED BY THE CHANGE ORDER HAS ALREADY BEEN EXECUTED, THE CHANGE ORDER WILL BE AUTOMATICALLY REJECTED. A WRITTEN EXPLANATION BY THE GENERAL CONTRACTOR OF THE EFFECT OF THE CHANGE ORDER ON THE PROJECT SCHEDULE MUST ACCOMPANY EACH CHANGE ORDER.
3. FITTINGS, HARDWARE AND FINISHES: WHEN PLUMBING FAUCETS, DOOR HARDWARE, CERAMIC TILE ETC. ARE TO BE SPECIFIED BY CHANGE ORDER, THE COST SHALL CONSIST OF: 1. PRODUCT COST LESS TRADE DISCOUNT, 2. SUB CONTRACTOR'S OVERHEAD AND PROFIT, 3. DELIVERY COSTS AND TAXES.

SUBSTITUTIONS

1. CONSIDERATION OF SUBSTITUTIONS: BURDEN OF PROOF OF THE MERIT OF PROPOSED SUBSTITUTION IS UPON THE PROPOSER.
2. SUBMITTAL REQUIREMENTS: SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AND SHALL INCLUDE CONFIRMATION OF THE SUBSTITUTION'S EFFECT ON PROJECT COST, SCHEDULE AND INTERFACE WITH OTHER SPECIFIED PRODUCTS.

DRAWINGS AND SPECIFICATIONS

1. THE CONTRACTOR WILL RECEIVE NECESSARY NUMBER OF COPIES OF EACH OF THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DISTRIBUTION TO SUBCONTRACTORS.
2. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING SHOWN IN THE DRAWING BUT NOT MENTIONED ION THE SPECIFICATIONS, OR VISA VERSA, SHALL BE FURNISHED AS IF SHOWN OR MENTIONED IN BOTH. LARGE SCALE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS: AS DETAILS BECOME FURTHER DEVELOPED AND REFINED BY THE ARCHITECT, DRAWINGS AND SPECIFICATIONS WILL BE ISSUED DURING CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FEELS THESE DRAWINGS AFFECT THE COST OF THE WORK THAT HAVE ALREADY BEEN BID, A CHANGE ORDER WILL BE NEGOTIATED PRIOR TO THE EXECUTION OF THE WORK INVOLVED.
3. SHOP DRAWINGS: SUBMIT TWO PRINTS OF EACH SHOP DRAWINGS TO THE ARCHITECT; IF RE-SUBMITTAL IS REQUESTED REPEAT PROCESS.
4. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

CONSTRUCTION SCHEDULES

1. FORM: THE CONTRACTOR MAY UTILIZE ANY BAR GRAPH OR CRITICAL PATH FORM HE WISHES.
2. SUBMITTAL: THE FIRST SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF THE WORK; SUBMIT SUBSEQUENT SCHEDULE CHANGES AS THEY ARISE WITH THE NEAREST APPLICATION FOR PAYMENT.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SCHEDULE OF DATES FOR THE SUBMITTAL OF DRAWINGS AND DOCUMENTS REQUIRED IN ORDER TO CARRY OUT THE WORK.

PROJECT CLOSEOUT

1. SUBSTANTIAL COMPLETION: THE ARCHITECT SHALL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER THE PERMANENT UTILITIES ARE IN OPERATING AND THE WORK HAS PROGRESSED TO THE POINT WHEN THE OWNER COULD OCCUPY THE PROJECT FOR ITS INTENDED USE; THE CERTIFICATE SHALL ESTABLISH RESPONSIBILITIES OF THE OWNER AND GENERAL CONTRACTOR FOR SECURITY, MAINTENANCE, UTILITIES, DAMAGE TO THE WORK, AND INSURANCE, AND SHALL FIX DEADLINE, NEGOTIATED BETWEEN GENERAL CONTRACTOR AND THE OWNER, FOR THE COMPLETION OF ALL PUNCH LIST ITEMS; ALL WARRANTIES REQUIRED BY THE CONTRACT DOCUMENT SHALL COMMENCE ON THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
2. PUNCH LIST: THE ARCHITECT SHALL ATTACH TO THE CERTIFICATE OF SUBSTANTIAL COMPLETION A PUNCH LIST SETTING FORTH THE REMAINING WORK REQUIRED TO CLOSE OUT THE CONTRACT; THE PUNCH LIST AND DEADLINE MAY BE AMENDED REPEATEDLY AS FURTHER DEFICIENCY IN THE WORK ARISE; IF THE PUNCH LIST WORK IS NOT COMPLETED BY THE DEADLINE, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
3. OWNER'S MANUAL: ASSEMBLE THE FOLLOWING ITEMS IN A THREE RING BINDER, WITH TABBED DIVIDERS SEPARATING BASIC CATEGORIES: OWNER'S MANUAL AND PRODUCT WARRANTIES FOR EQUIPMENT, ALL APPLIANCES CEILING FANS ETC. ALSO INCLUDE A TYPEWRITTEN LIST OF ALL SUBCONTRACTORS AND THEIR PHONE NUMBERS; SUBMIT BINDER TO ARCHITECT.
4. FINAL PAYMENT: AFTER THE GENERAL CONTRACTOR HAS COMPLETED THE PUNCH LIST, SUBMITTED THE OWNER'S MANUAL, AND SUBMITTED A COMPLETE RELEASE OF LIENS TO THE ARCHITECT, THE FINAL PAYMENT SHALL BE DUE.

MISCELLANEOUS CONTRACTOR REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ALL UTILITY COMPANY RULES AND REGULATIONS, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK, AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE ARCHITECT.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC. ALL LANDFILL TAXES, USE TAXES, SALES TAXES AND ANY OTHER CHARGES RELATED TO CONSTRUCTION OF THIS PROJECT AND PAYMENT FOR THE SAME ARE THE RESPONSIBILITY OF THE CONTRACTOR. AT THE COMPLETION OF THE WORK, DELIVER TO OWNER ALL REQUIRED PERMITS, CERTIFICATES OF APPROVAL, ETC. BUILDING DEPT. & HEALTH DEPT. PERMITS SHALL BE PROVIDED AND PAID FOR BY THE OWNER.
4. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
5. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES; IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES; INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
6. SUBSTANTIATION OF PAY REQUEST: APPLICATION FOR PAYMENT FOR MATERIALS AND EQUIPMENT NOT YET INCORPORATED INTO THE WORK SHALL BE SUPPORTED BY SUCH DATA AS THE OWNER MAY REQUIRE TO SUBSTANTIATE THE GENERAL CONTRACTOR'S RIGHT PAYMENT.

MISCELLANEOUS CONTRACTOR REQUIREMENTS CONTINUED

7. OWNER'S TITLE TO MATERIALS AND EQUIPMENT: BY HIS APPLICATION FOR PAYMENT THE CONTRACTOR WARRANTS THAT TITLE TO ALL MATERIALS AND EQUIPMENT REFLECTED BY THE APPLICATION FOR PAYMENT BUT NOT YET INCORPORATED INTO THE WORK SHALL PASS TO THE OWNER AT THE TIME OF PAYMENT.
8. WHERE ALLOWANCES ARE SPECIFIED, THE CONTRACTOR SHALL PURCHASE AND PAY FOR THE ITEMS SELECTED BY THE ARCHITECT. THE AMOUNT OF THE CONTRACT SHALL BE INCREASED OR DECREASED BY THE AMOUNT THAT THE TOTAL COST OF SUCH ITEMS EXCEED OR FALL UNDER THE COST ALLOWED.
9. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED, WITH ALL LABELS REMOVED, HEAT AND SNOW REMOVAL WILL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES F. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
10. GENERAL CONTRACTOR'S FEE: ON APPLICATION FOR PAYMENT THE GENERAL CONTRACTOR'S FEE SHALL BE INDICATED AS A SEPARATE LINE ITEM.
11. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS AND/OR APPROVALS BEFORE COMMENCING WORK AND SHALL PROVIDE ALL REQUIRED CERTIFICATES OF COMPLIANCE TO THE OWNER UPON COMPLETION OF THE WORK. FEES FOR SECURING PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, LIABILITY AND OTHER INSURANCES REQUIRED BY LAW AND THE OWNER. SUBMIT EVIDENCE OF SAID INSURANCES TO THE OWNER.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING PROJECT CONDITIONS AND THE PROPOSED WORK PRIOR TO BIDDING.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEM(S) AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITION(S) DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
7. ANY DEVIATION BETWEEN THE DIMENSIONS OR ALIGNMENT INDICATED ON THE DRAWINGS AND THE ACTUAL FIELD DIMENSIONS OF THE WORK IN PLACE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
9. CONTRACTOR (G.C.) SHALL SCHEDULE AND COORDINATE WORK OF ALL SUBCONTRACTORS. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS.
10. ALL WORK SHALL BE DONE BY SKILLED TRADES PEOPLE AND PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED INDUSTRY STANDARDS.
11. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE JOB WHETHER EXPLICITLY INDICATED ON THE DRAWINGS OR NOT.
13. ALL WORK SHALL BE FINISHED AND IN PROPER WORKING ORDER AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE, COINCIDENT WITH THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE INDICATED.
14. THE WORK SHALL BE PERFORMED ONLY DURING THE DAYS AND TIMES ESTABLISHED BY THE OWNER AND IN ACCORDANCE WITH THE LOCAL GOVERNING RULES AND REGULATIONS.

ABBREVIATIONS

AB	ANCHOR BOLT	ID	INSIDE DIAMETER
ABV	ABOVE	IN	INCH
AC	AIR CONDITIONING	INFO	INFORMATION
ACCOUST	ACOUSTICAL	J-BOX	JUNCTIONBOX
AD	ACCESS DOOR, AREA DRAIN	JT	JOINT
ADA	AMERICANS WITH DISABILITIES ACT	LAM	LAMINATE
ADDL	ADDITIONAL	LOC	LOCATE
AFF	ABOVE FINISHED FLOOR	LTWT	LIGHTWEIGHT
AIA	AMERICAN INSTITUTE OF ARCHITECTS	MAINT	MAINTENANCE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MAS	MASONRY
AL	ALUMINUM	MAT	MATERIAL
ALT	ALTERNATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
ANOD	ANODIZED	MECH	MECHANICAL
APPD	APPROVED	MET	METAL
APPROX	APPROXIMATE	MFG	MANUFACTURER
ARCH	ARCHITECT	MISC	MISCELLANEOUS
AUTO	AUTOMATIC	MO	MASONRY OPENING
AVG	AVERAGE	NAT	NATURAL
BDRM	BEDROOM	(N)	NEW
BEL	BELOW	NOM	NOMINAL
BTWN	BETWEEN	OC	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BLK	BLOCK	OF	OUTSIDE FACE
BLKG	BLOCKING	OHD	OVER HEAD
CB	CATCH BASIN	OPNG	OPENING
CCW	COUNTER CLOCKWISE	OPP	OPPOSITE HAND
CEM	CEMENT	PLAM	PLASTICLAMINATE
CER	CERAMIC	PTTN	PARTITION
CFT	CUBIC FOOT	PERP	PERPENDICULAR
CIP	CAST-IN-PLACE	PLUMB	PLUMBING
CJ	CONTROL JOINT	PLTF	PLATFORM
CL	CENTERLINE	PLWD	PLYWOOD
CLG	CEILING	PNT	PAINT
CLR	CLEAR	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
CONC	CONCRETE	RA	RETURN AIR
CONT	CONTINUOUS	RAD	RADIUS
CPT	CARPET	REBAR	REINFORCING BAR
DBL	DOUBLE	REF	REFERENCE
DEG	DEGREE	REQD	REQUIRED
DEM	DEMOLISH	REV	REVISION
DEMO	DEMOLITION	RO	ROUGH OPENING
DEPT	DEPARTMENT	RWD	REDWOOD
DET	DETAIL	SCHED	SCHEDULE
DIAG	DIAGONAL	SC	SOLID CORE
DIA	DIAMETER	SECT	SECTION
DIM	DIMENSION	SF	SQUAREFOOT
DN	DOWN	SHT	SHEET
DTL	DETAIL	SIM	SIMILAR
DWG	DRAWING	SPECS	SPECIFICATIONS
DS	DOWNSPOUT	SO	SQUARE
EA	EACH	SSTL	STAINLESS STEEL
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	STD	STANDARD
EJ	EXPANSION JOINT	STL	STEEL
ELECT	ELECTRICAL	STRUCT	STRUCTURAL
ENGR	ENGINEER	T&B	TOP AND BOTTOM
EQ	EQUAL	T&G	TONGUE & GROOVE
EQUIP	EQUIPMENT	TBD	TO BE DETERMINED
(E)	EXISTING	TD	TRENCH DRAIN
FDTN	FOUNDATION	TRD	TREAD
FE	FIRE EXTINGUISHER	TSLAB	TOP OF SLAB
FEC	FIRE EXTINGUISHER CABINET	TS	TOP OF STEEL
FF	FINISHED FLOOR	TW	TOP OF WALL
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	(TYP)	TYPICAL
FHC	FIRE HOSE CABINET	UL	UNDERWRITERS LAB
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FOS	FACE OF STUDS	UON	UNLESS OTHERWISE NOTED
FP	FIREPROOF	VERT	VERTICAL
FT	FEET	VIF	VERIFY IN FIELD
FTG	FOOTING	W/	WITH
GA	GAUGE	WO	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GB	GYPNUM BOARD	WD	WOOD
GC	GENERAL CONTRACTOR	WWM	WELDED WIRE MESH
GL	GLASS	WP	WATERPROOF
GRND	GROUND		
GWB	GYPNUM WALL BOARD		
H	HIGH		
HORIZ	HORIZONTAL		
HR	HOOR		

DRAWING SYMBOLS

	BREAK LINE		ROOM IDENTIFICATION
	ELEVATION MARKER		WINDOW NUMBER
	HIDDEN OR OVERHEAD LINE		DOOR NUMBER
	DIMENSION LINE		PARTITION TYPE
	ALIGNMENT		REVISION SYMBOL
	DETAIL SYMBOL		ELEVATION SYMBOL
	SECTION DETAIL		
	BUILDING SECTION		

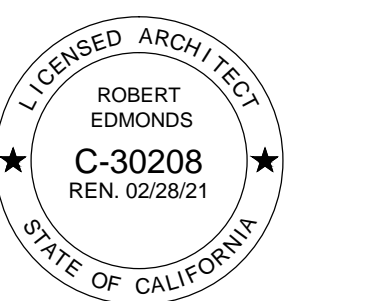
NO.	DATE:	SUBMISSION:
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02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

NOT FOR CONSTRUCTION

EDMONDS + LEE ARCHITECTS, INC.

2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



PROJECT:

SANCHEZ STREET RESIDENCE

617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:

GENERAL NOTES

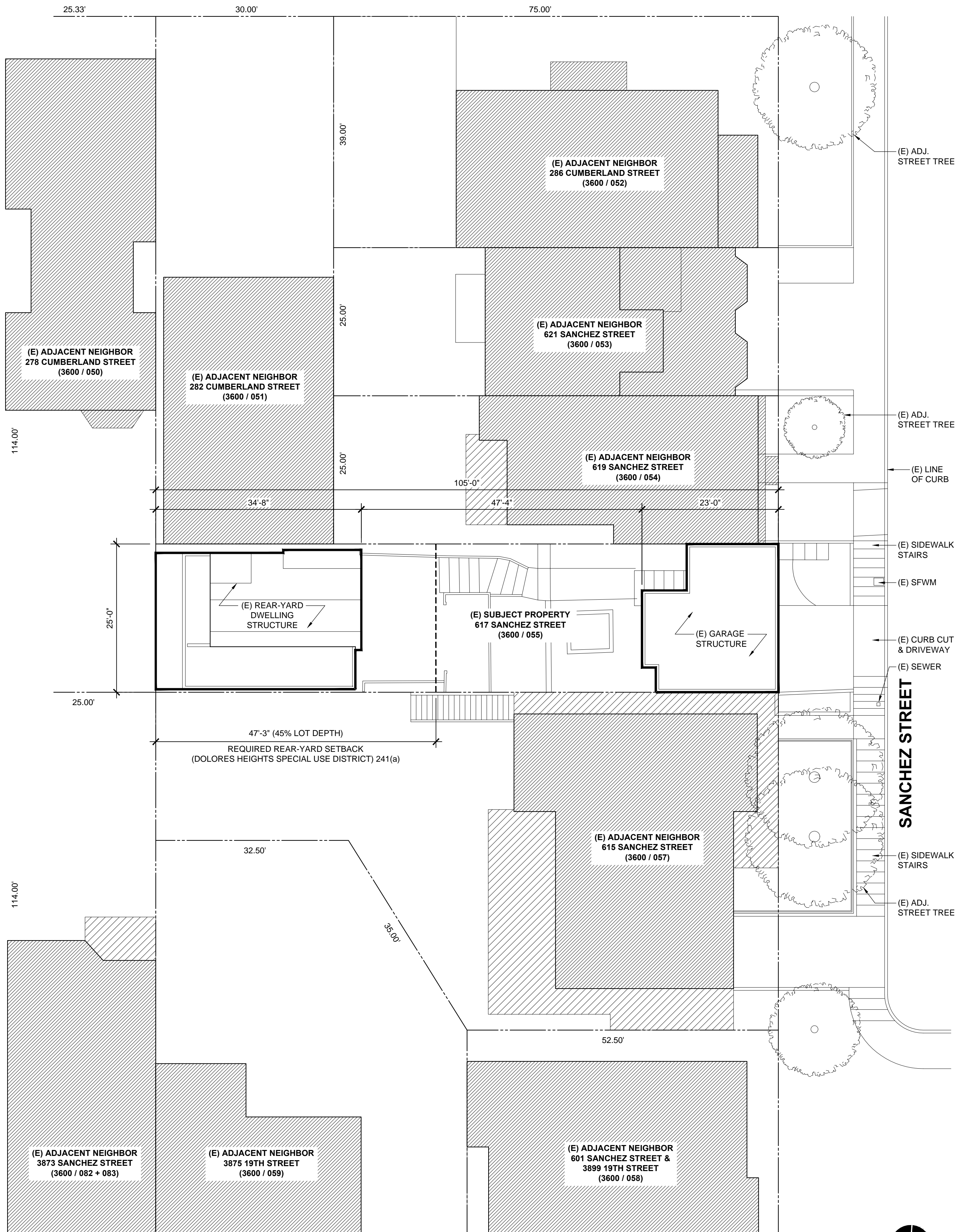
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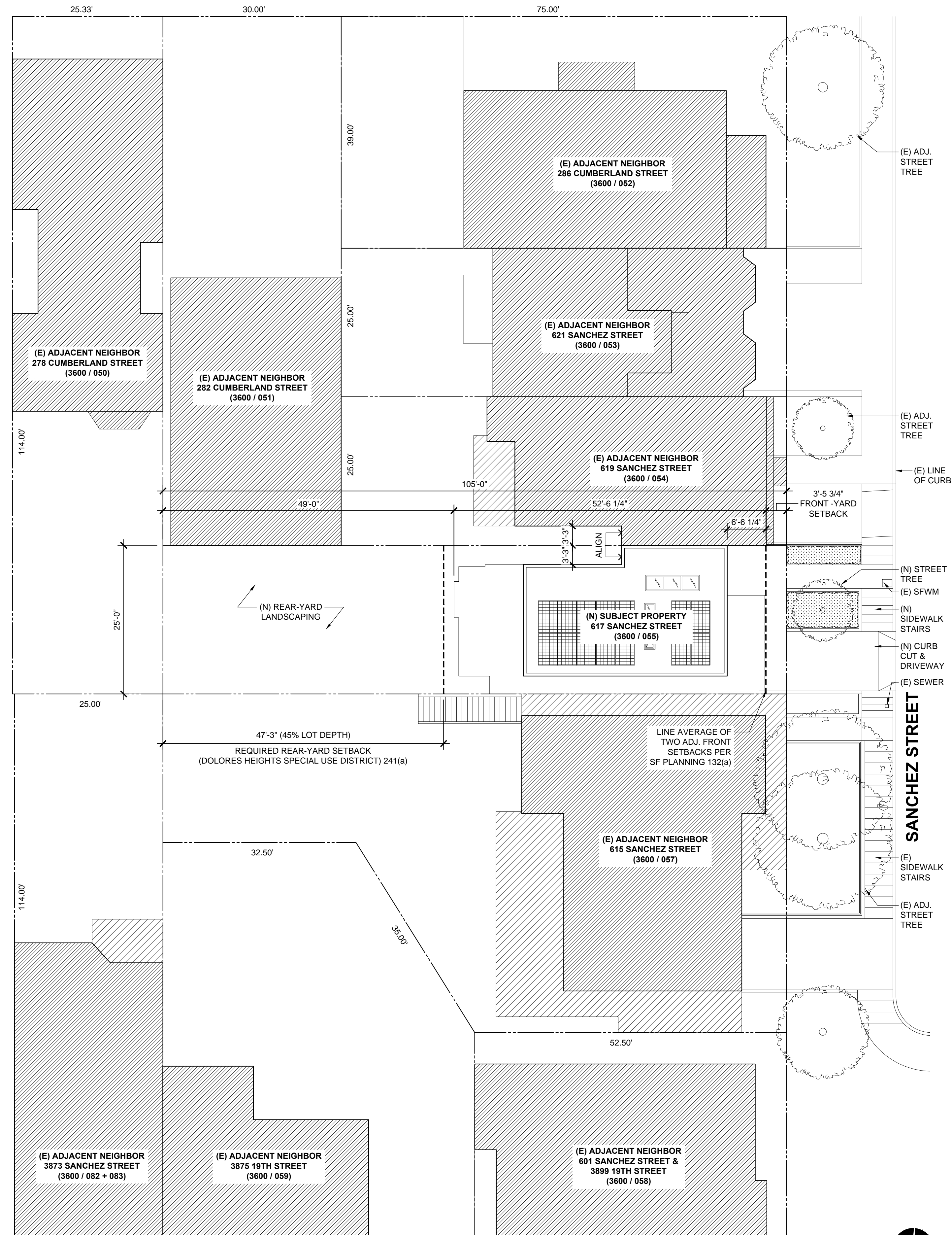
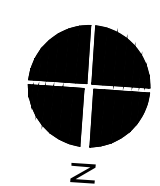
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02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

NOT FOR CONSTRUCTION

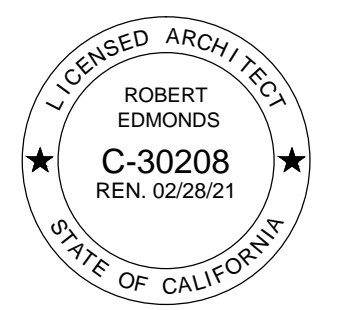
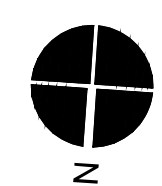
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01 (EXISTING) SITE PLAN
SCALE: 3/32" = 1'-0"



02 (PROPOSED) SITE PLAN
SCALE: 3/32" = 1'-0"



PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

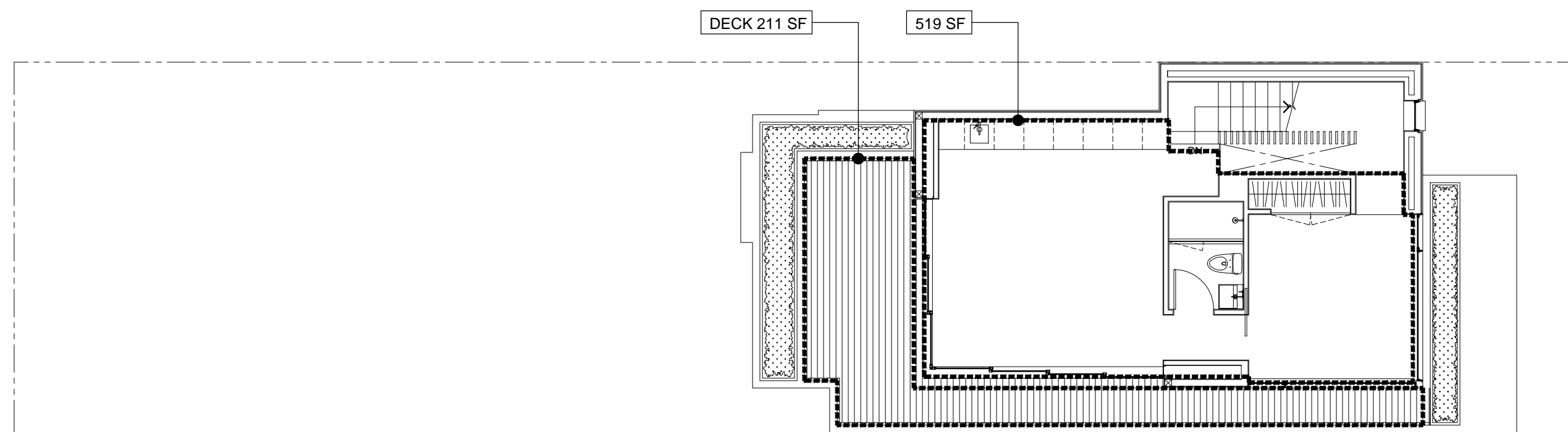
DRAWING:
SITE PLANS (NEW) & (EXISTING)

SCALE:	3/32" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	

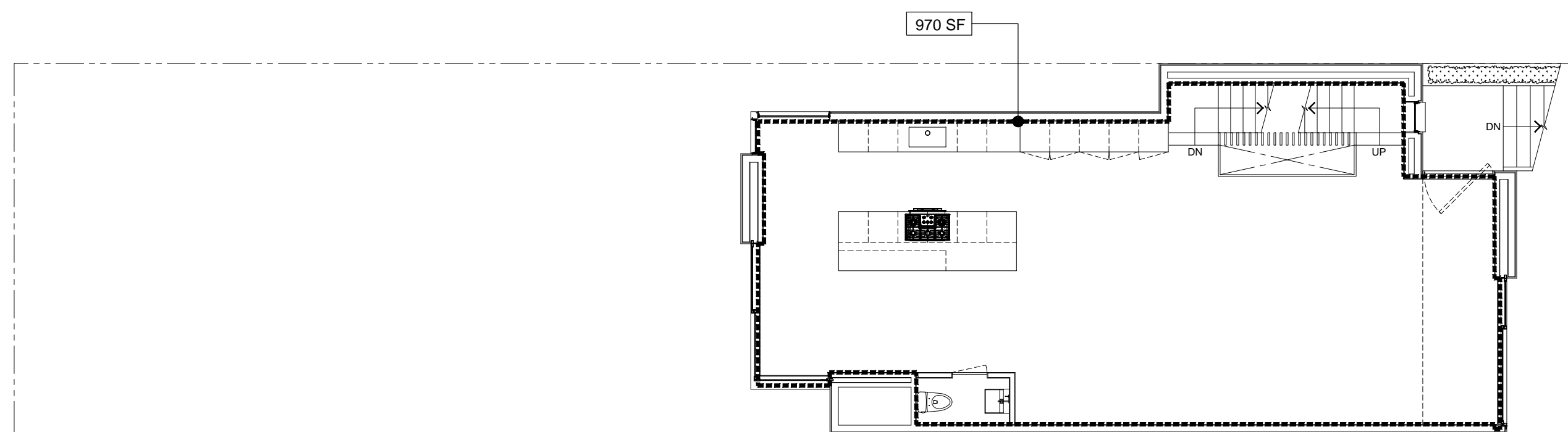
A0.10

NOT FOR CONSTRUCTION

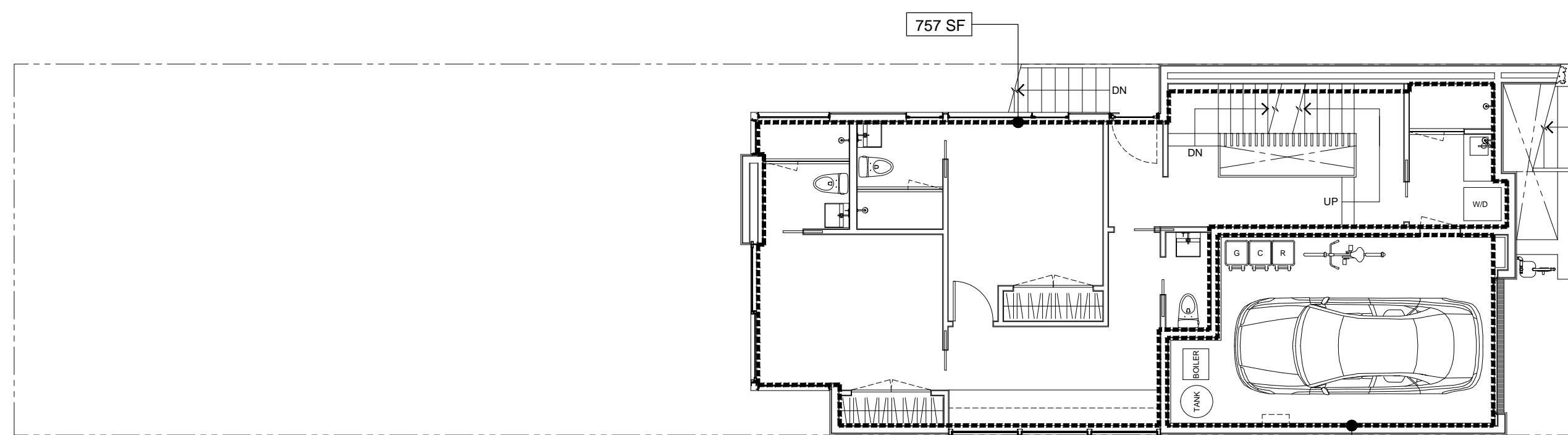
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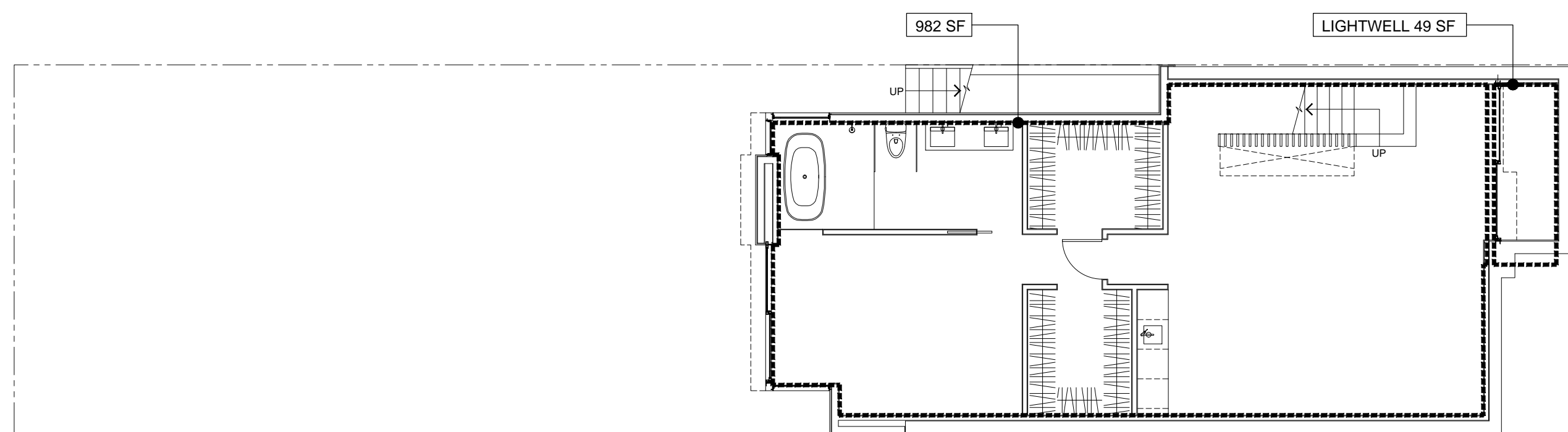
4TH FLOOR



3RD FLOOR



2ND FLOOR

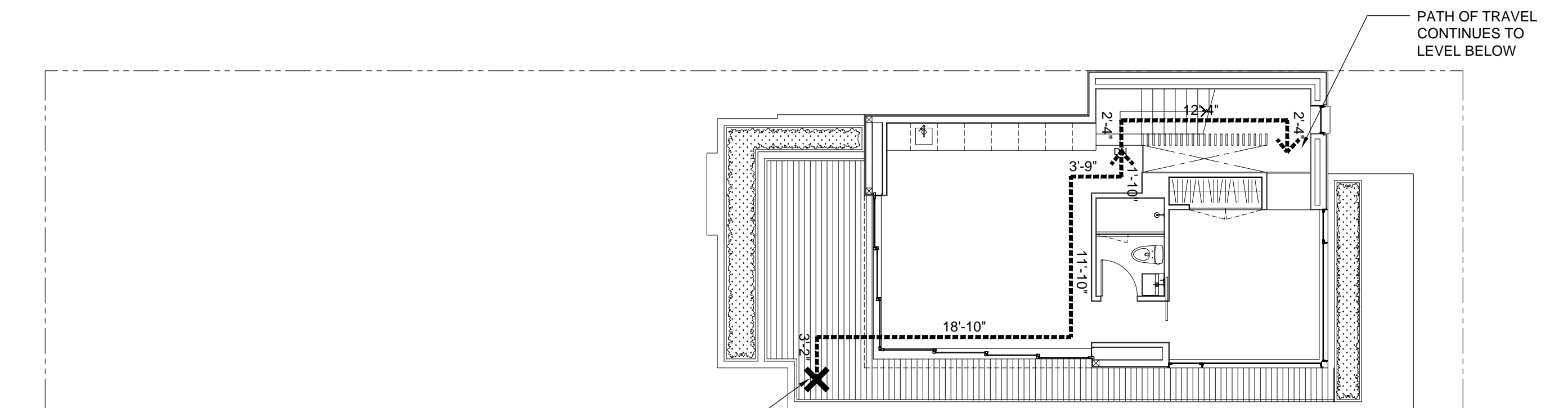


1ST FLOOR

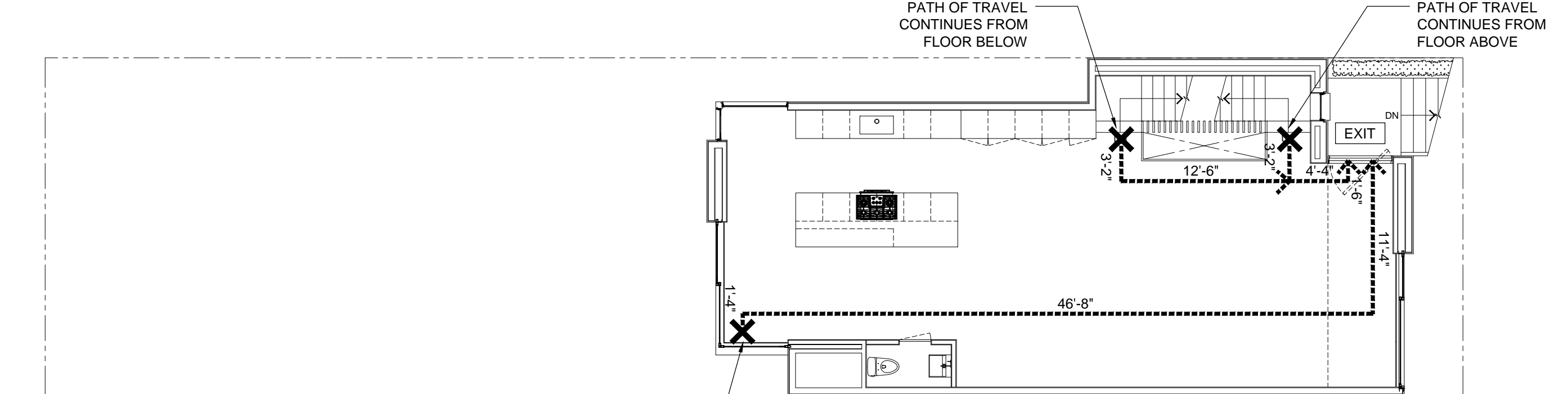
NON-OCCUPIABLE AREA		
LEVEL	FLOOR AREA	DECK AREA
2ND FLOOR - GARAGE	247	0
TOTAL	247	0

OCCUPIABLE AREA		
LEVEL	FLOOR AREA	DECK AREA
1ST FLOOR	982	49
2ND FLOOR	757	0
3RD FLOOR	970	0
4TH FLOOR	519	211
BUILDING TOTAL	3,228 SF	260 SF

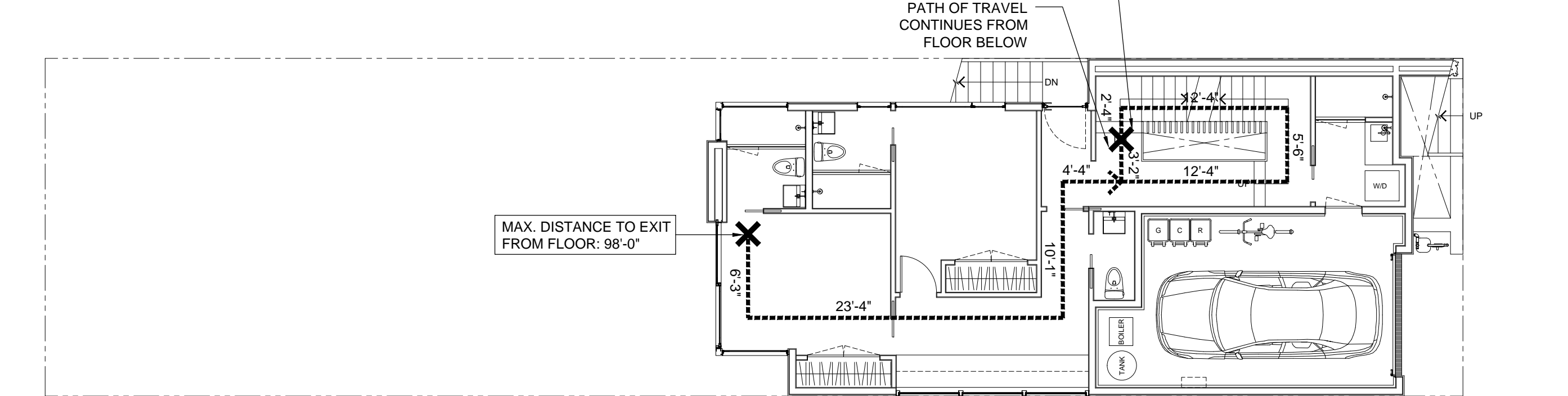
02 AREA CALCULATIONS
 SCALE: 1/8" = 1'-0"



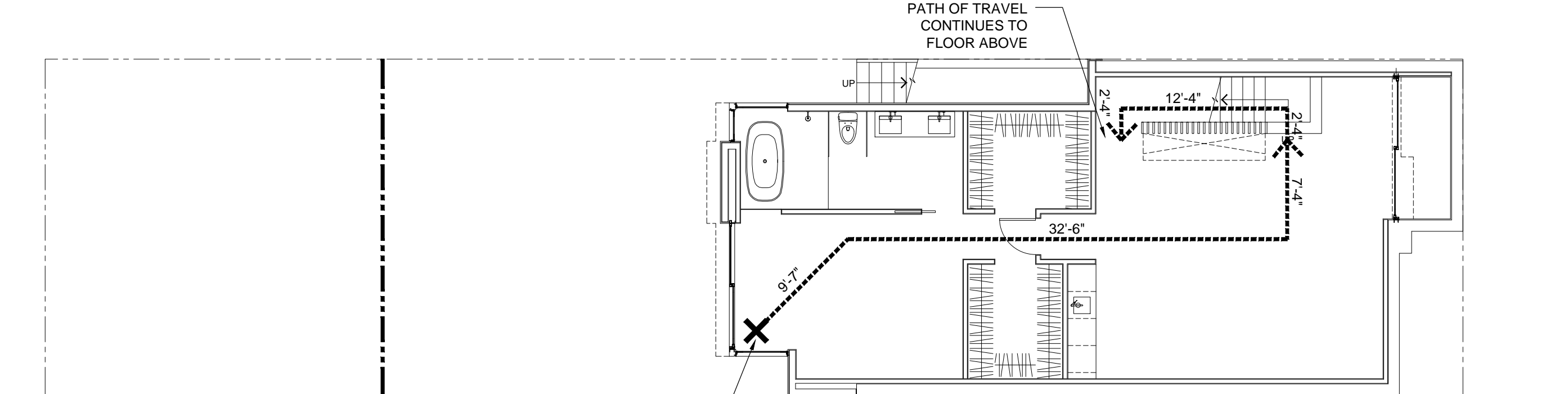
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR

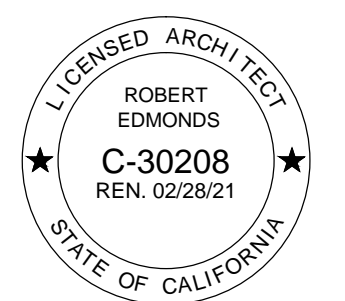
25'-0" MIN REAR YARD DEPTH
 SFBC SECTION 1029 'EMERGENCY ESCAPE AND RESCUE'
 LOCAL EQUIVALENCY EG-02

PER CBC TABLE 1017.3 THE MAXIMUM ALLOWED EXIT ACCESS TRAVEL DISTANCE FOR GROUP R IN FULLY WITH SPRINKLER SYSTEM BUILDING = 250'

* PER CBC TABLE 1006.3.2(1) EXIT ACCESS TRAVEL DISTANCE UNLIMITED FOR UP TO 3RD STORY ABOVE GRADE PLANE INCLUDING BASEMENT FOR GROUP R-3 EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

LONGEST TRAVEL DISTANCE TO EXIT PER FLOOR	
LEVEL	DISTANCE
1ST FLOOR	123'-7"
2ND FLOOR	98'-0"
3RD FLOOR	59'-4"
4TH FLOOR	65'-5"
MAX DISTANCE 1ST FLOOR	123'-7" MAX.

01 PROPOSED EXITING DIAGRAM
 SCALE: 1/8" = 1'-0"



PROJECT:
SANCHEZ STREET RESIDENCE
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DRAWING:
AREA & EXITING CALCULATIONS

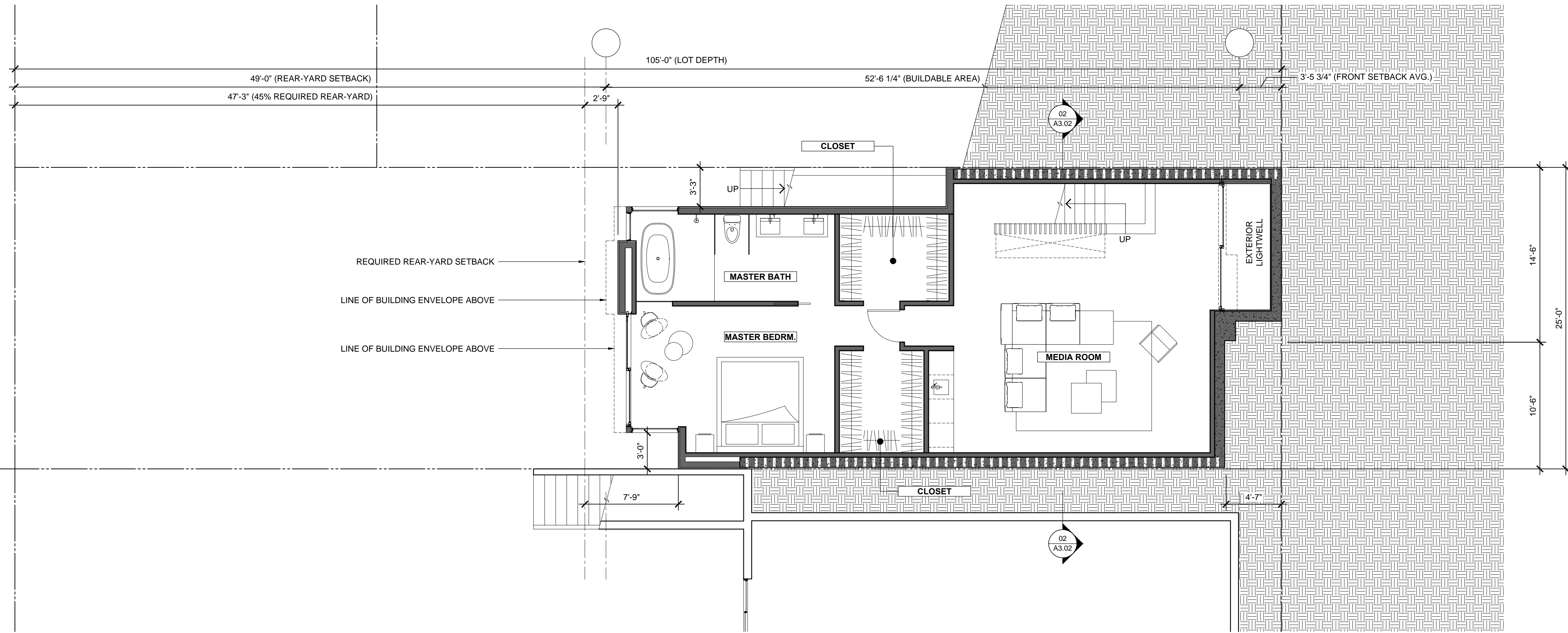
SCALE:	1/8" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	

A0.11

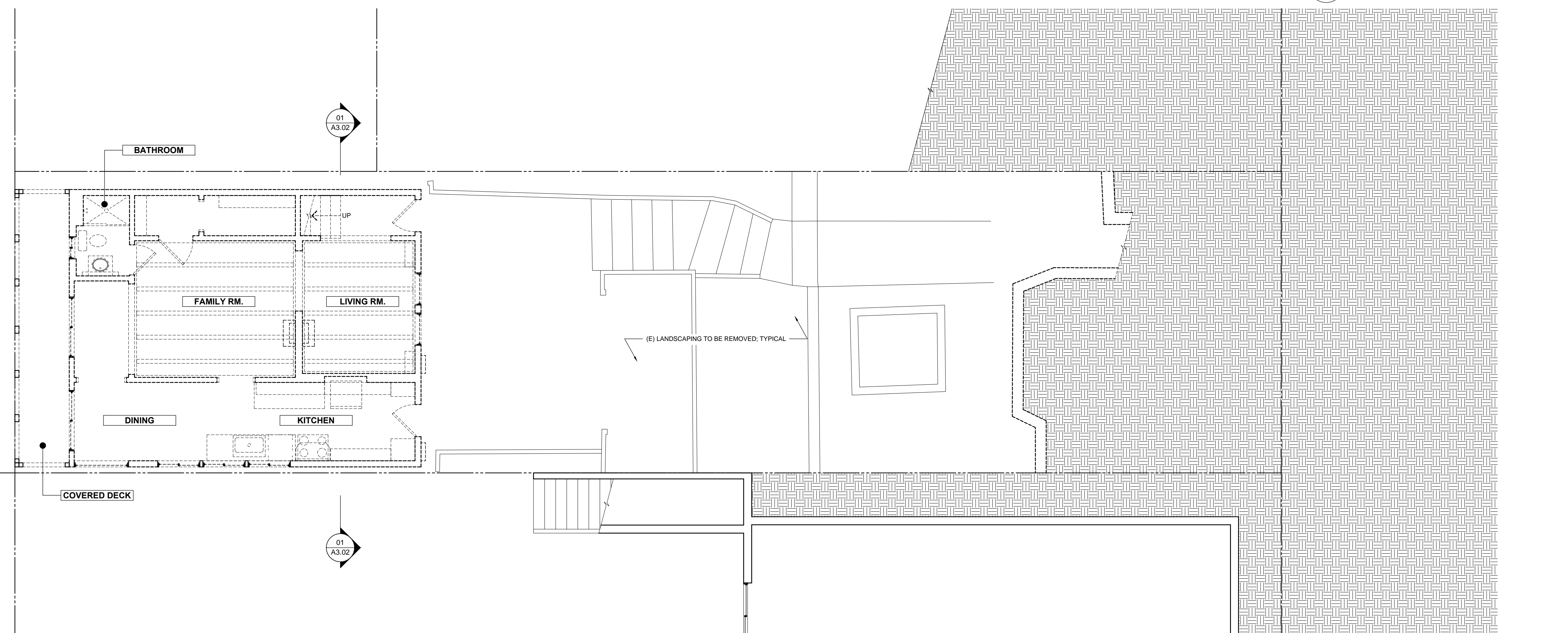
NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

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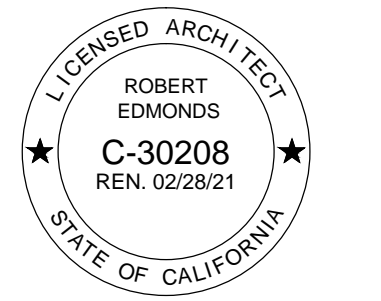
02 (NEW) 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



01 (EXISTING) 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND:

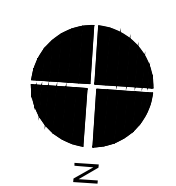
---	WALL TO DEMOLISH
---	(EXIST.) WALL
---	(NEW) WALL
---	1-HR WALL
---	2-HR WALL



PROJECT:
SANCHEZ STREET RESIDENCE
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DRAWING:
FLOOR PLANS (NEW) & (EXISTING)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

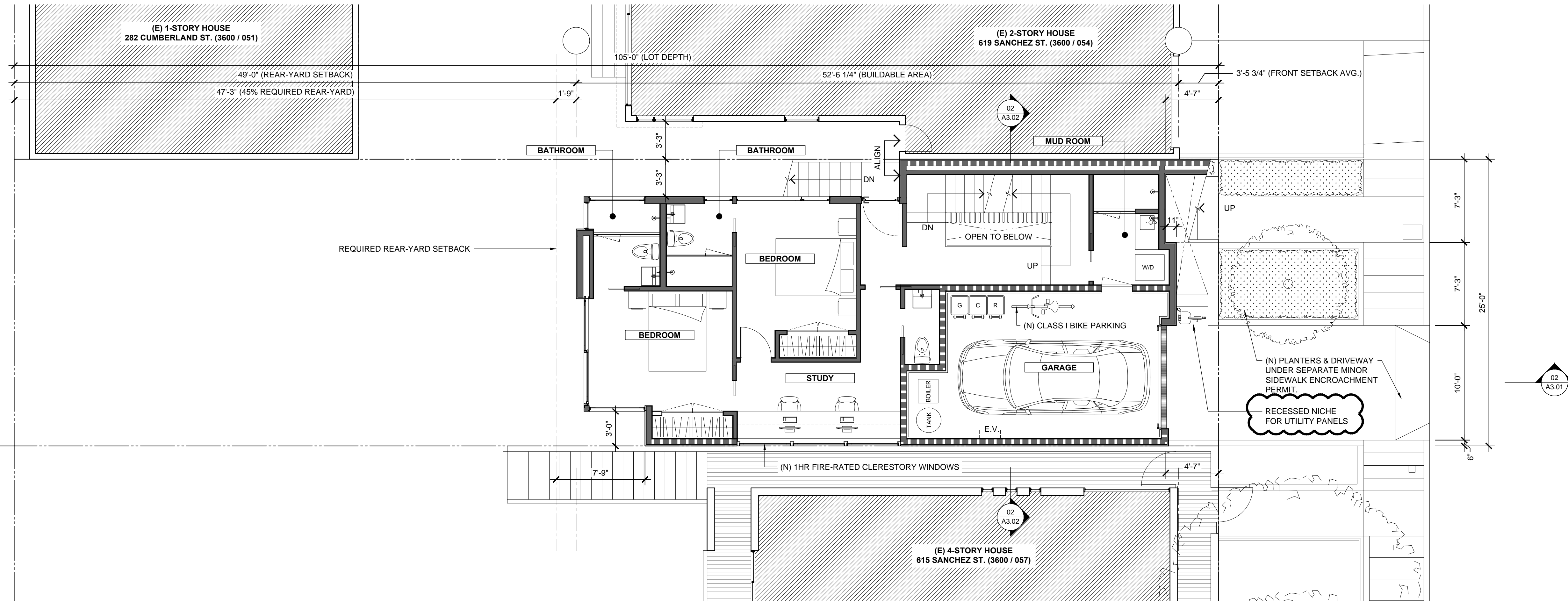


A1.01

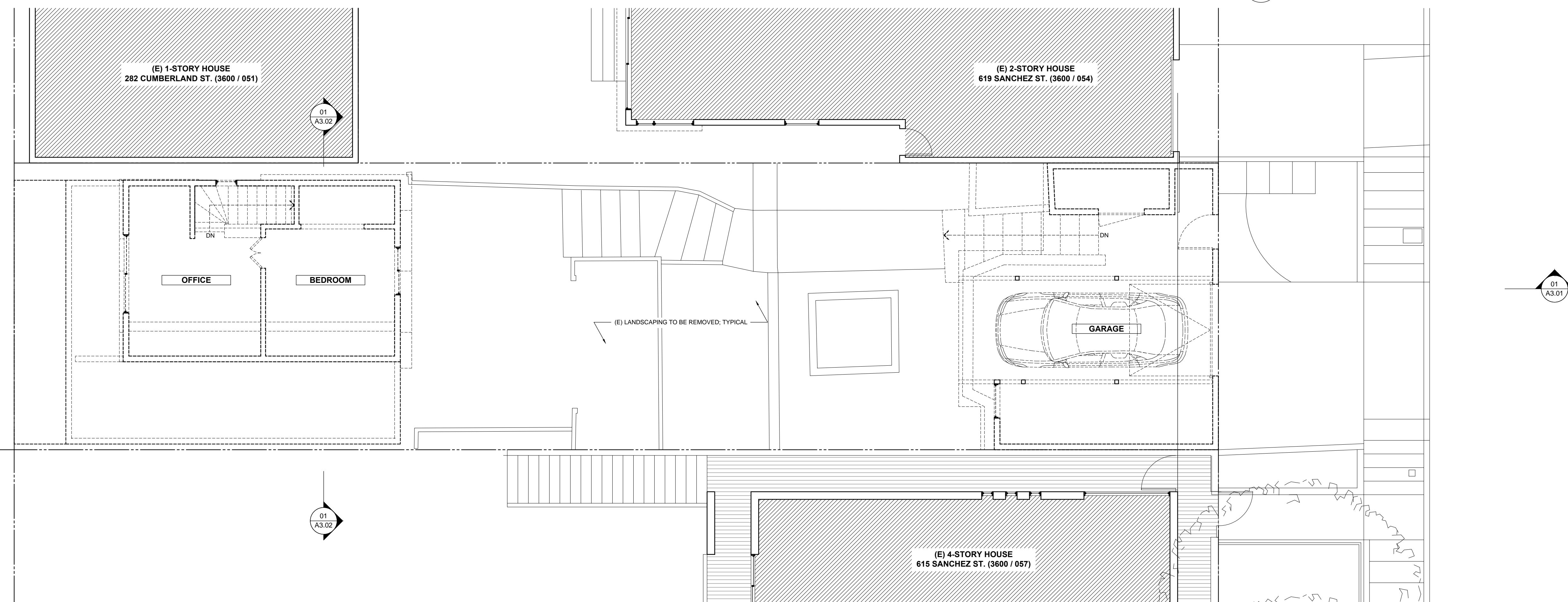
NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
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03	07.22.19	NOPDR #1

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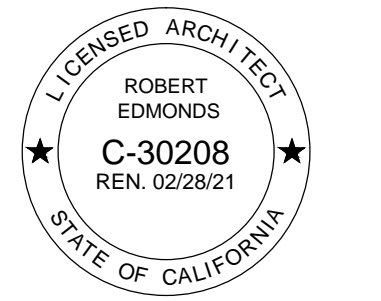
02 (NEW) 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



01 (EXISTING) 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

WALL LEGEND:

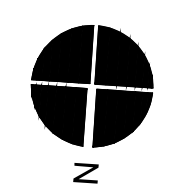
---	WALL TO DEMOLISH
---	(EXIST.) WALL
---	(NEW) WALL
---	1-HR WALL
---	2-HR WALL



PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW) & (EXISTING)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

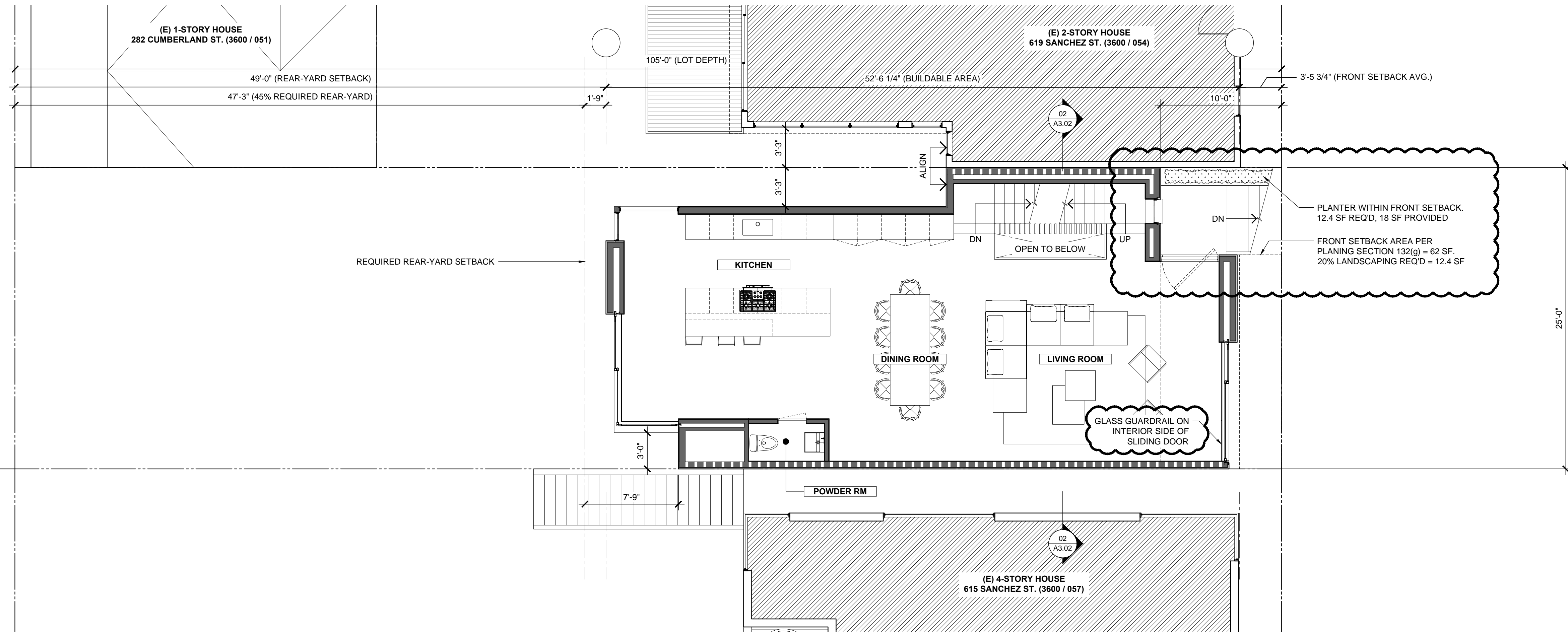


A1.02

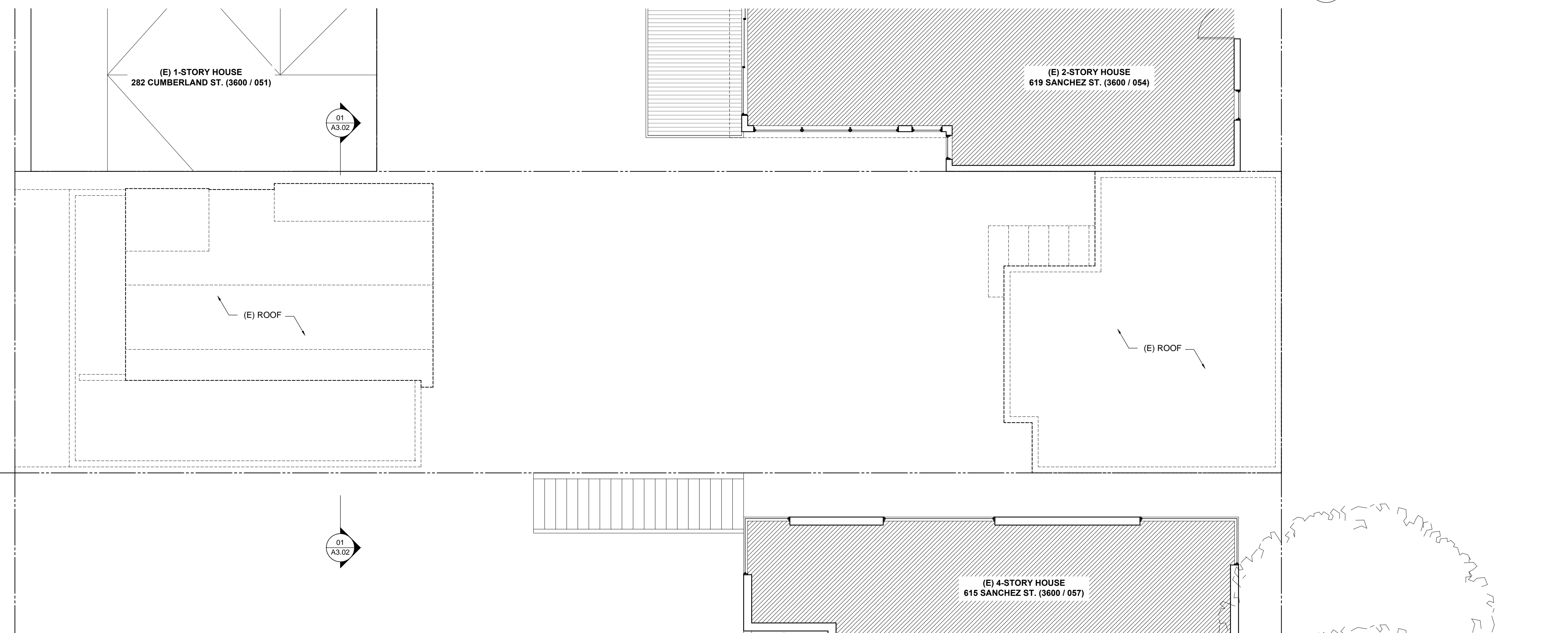
NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
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03	07.22.19	NOPDR #1

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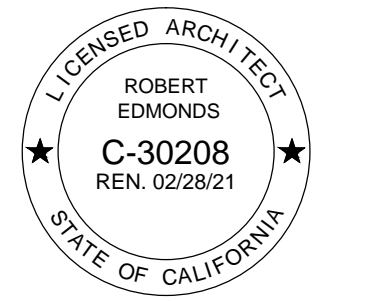
02 (NEW) 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



01 (EXISTING) ROOF PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND:

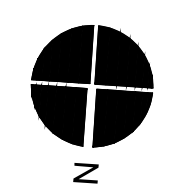
---	WALL TO DEMOLISH
---	(EXIST.) WALL
---	(NEW) WALL
---	1-HR WALL
---	2-HR WALL



PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW) & (EXISTING)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

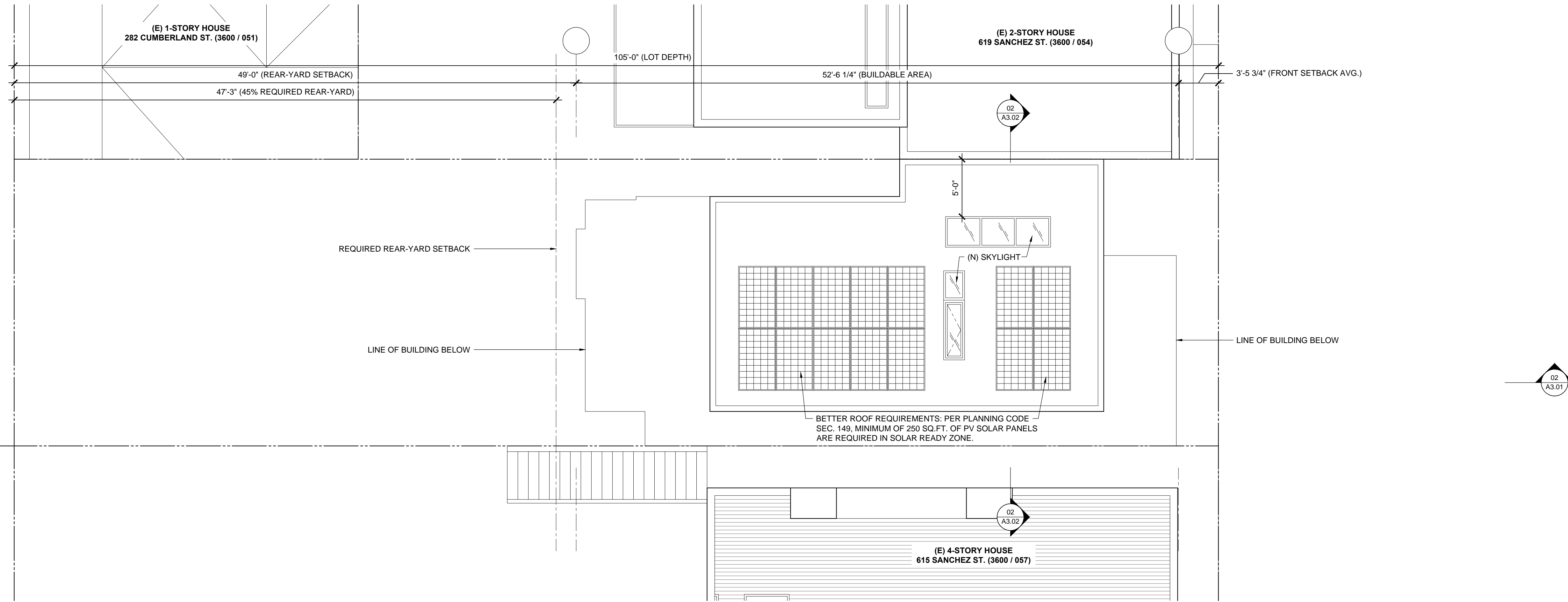


A1.03

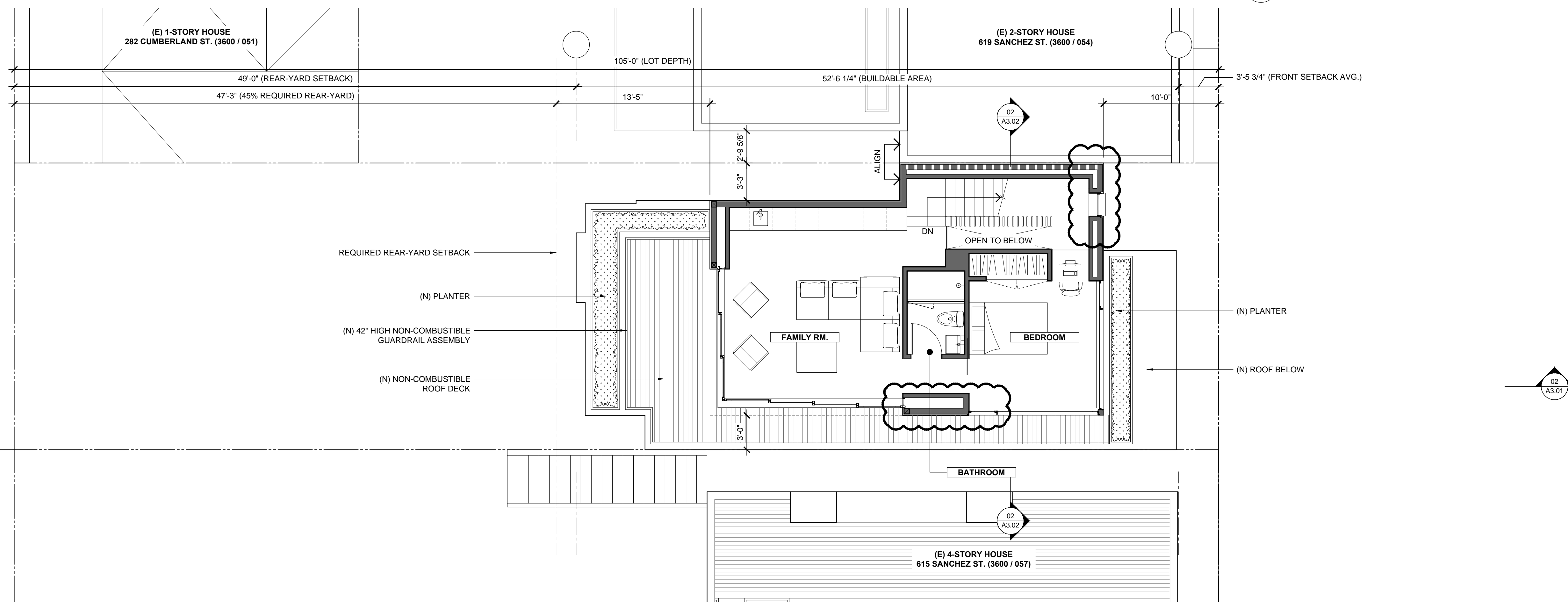
NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
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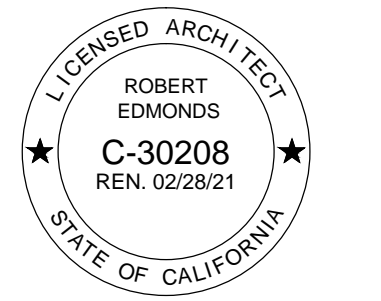
02 (NEW) ROOF PLAN
SCALE: 3/16" = 1'-0"



01 (NEW) 4TH FLOOR PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND:

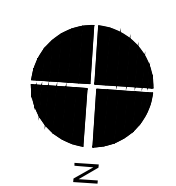
-----	WALL TO DEMOLISH
-----	(EXIST.) WALL
=====	(NEW) WALL
=====	1-HR WALL
=====	2-HR WALL



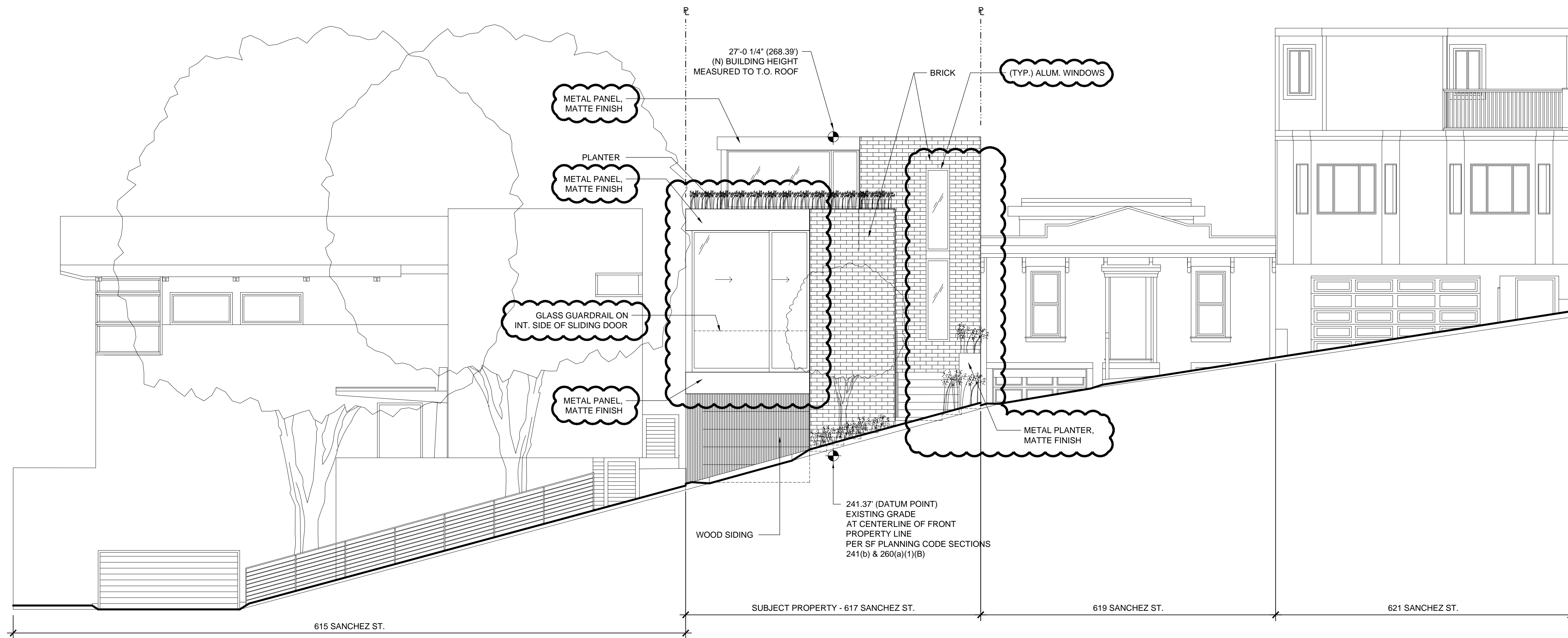
PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW)

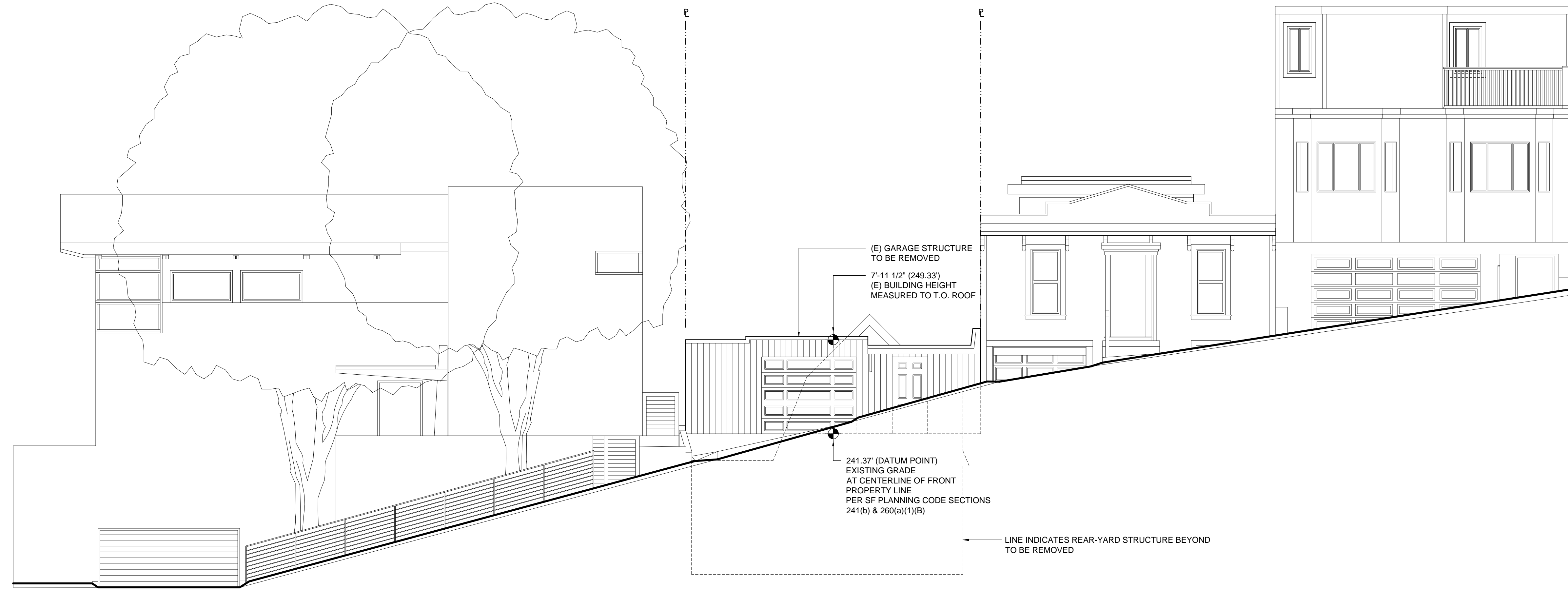
SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	



A1.04



02 (NEW) WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 (EXISTING) WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

35'-0" MAX. BLDG. HEIGHT
+276.37'

(N) FIN. ROOF
+268.39'

(N) FIN. FLR. 04
+258.78'

(N) FIN. FLR. 03
+248.45'

(N) GARAGE
+239.41'

(N) FIN. FLR. 02
+238.12'

(N) FIN. FLR. 01
+227.79'

35'-0" MAX. BLDG. HEIGHT
+276.37'

(E) T.O. GARAGE ROOF
+249.33'

(E) MIDPT. ROOF
+245.30'

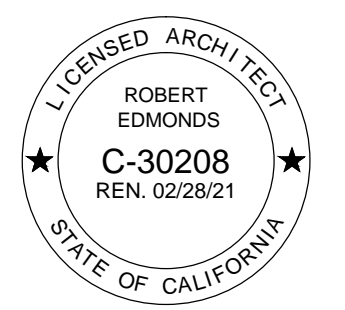
(E) T.O. GARAGE FIN. FLR.
+241.37'

(E) T.O. FIN. FLR. 02
+239.26'

(E) T.O. FIN FLR. 01
+229.44'

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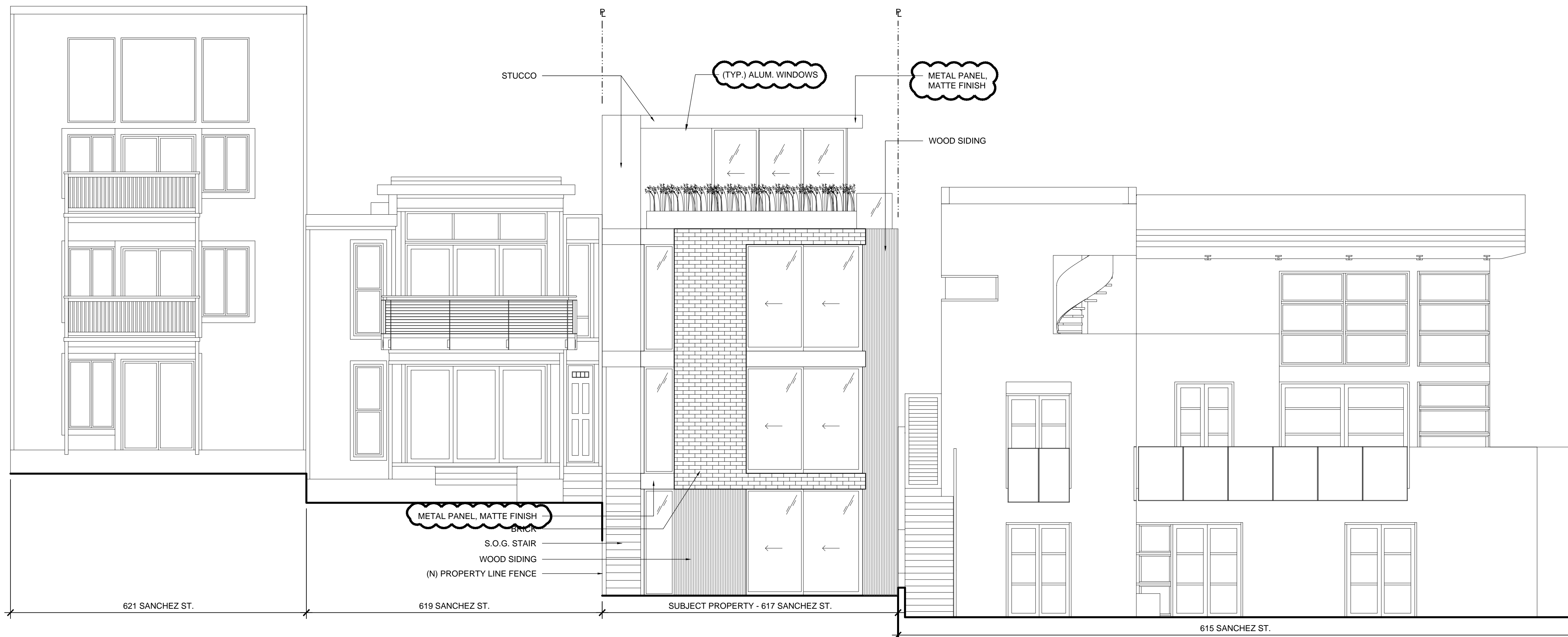


PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
EXTERIOR ELEVATIONS (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A2.01



02 (NEW) EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

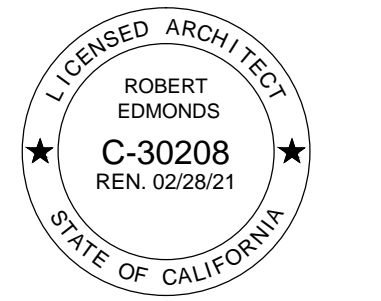


01 (EXISTING) EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOADR #1

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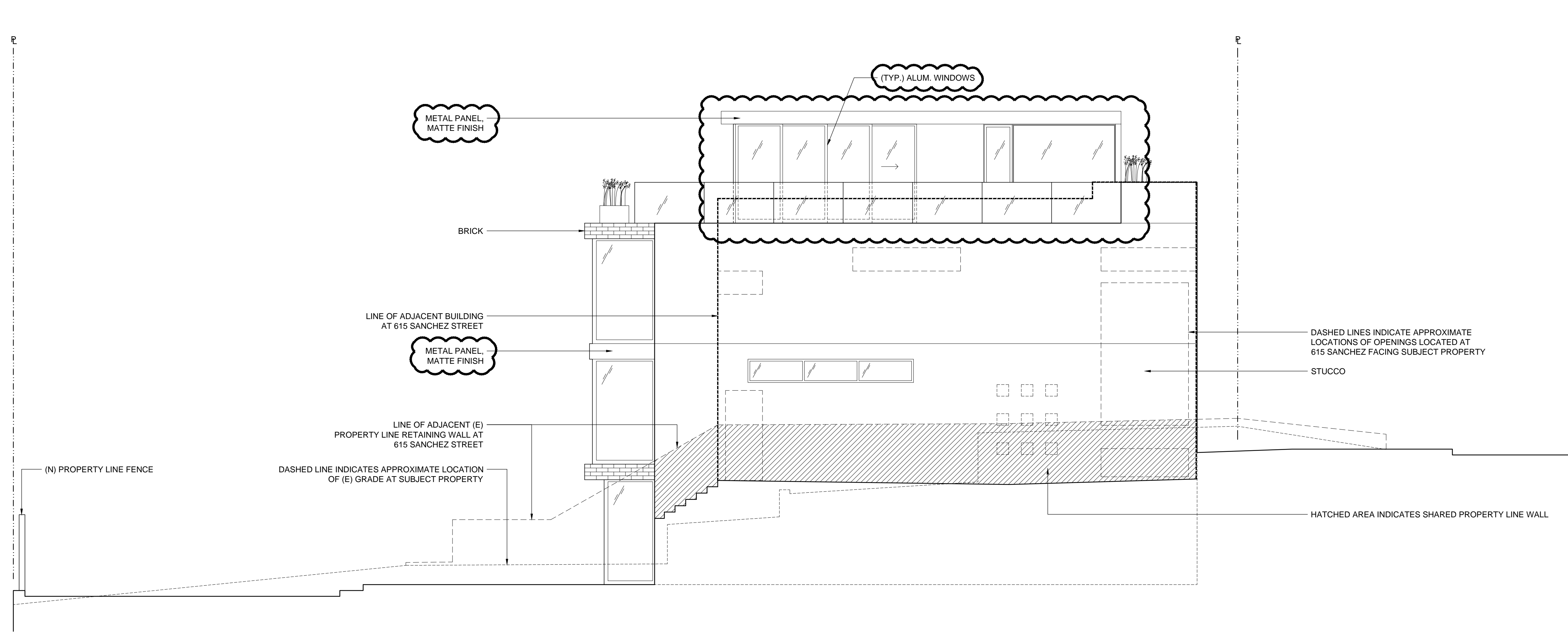


PROJECT:
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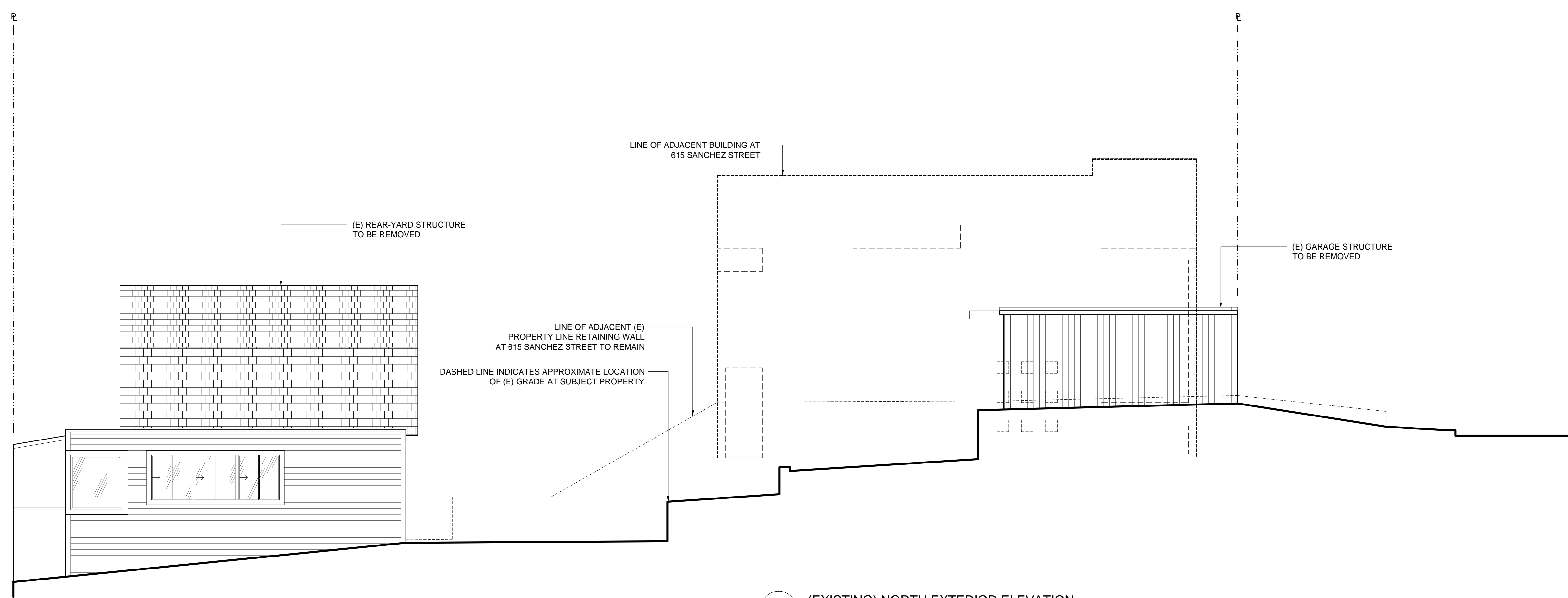
DRAWING:
EXTERIOR ELEVATIONS (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A2.02



02 (NEW) NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 (EXISTING) NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

35'-0" MAX. BLDG. HEIGHT
+276.37'

(N) FIN. ROOF
+268.39'

(N) FIN. FLR. 04
+258.78'

(N) FIN. FLR. 03
+248.45'

(N) GARAGE
+239.41'

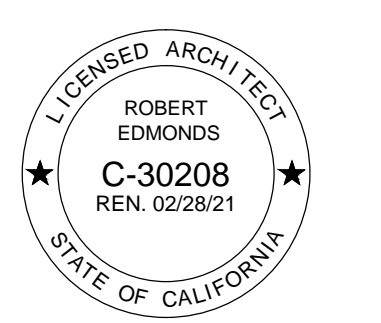
(N) FIN. FLR. 02
+238.12'

(N) FIN. FLR. 01
+227.79'

35'-0" MAX. BLDG. HEIGHT
+ 276.37'

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PROJECT:
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617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
EXTERIOR ELEVATIONS (EXISTING & NEW)

(E) T.O. GARAGE ROOF
+ 249.33'

(E) MIDPT. ROOF
+ 245.30'

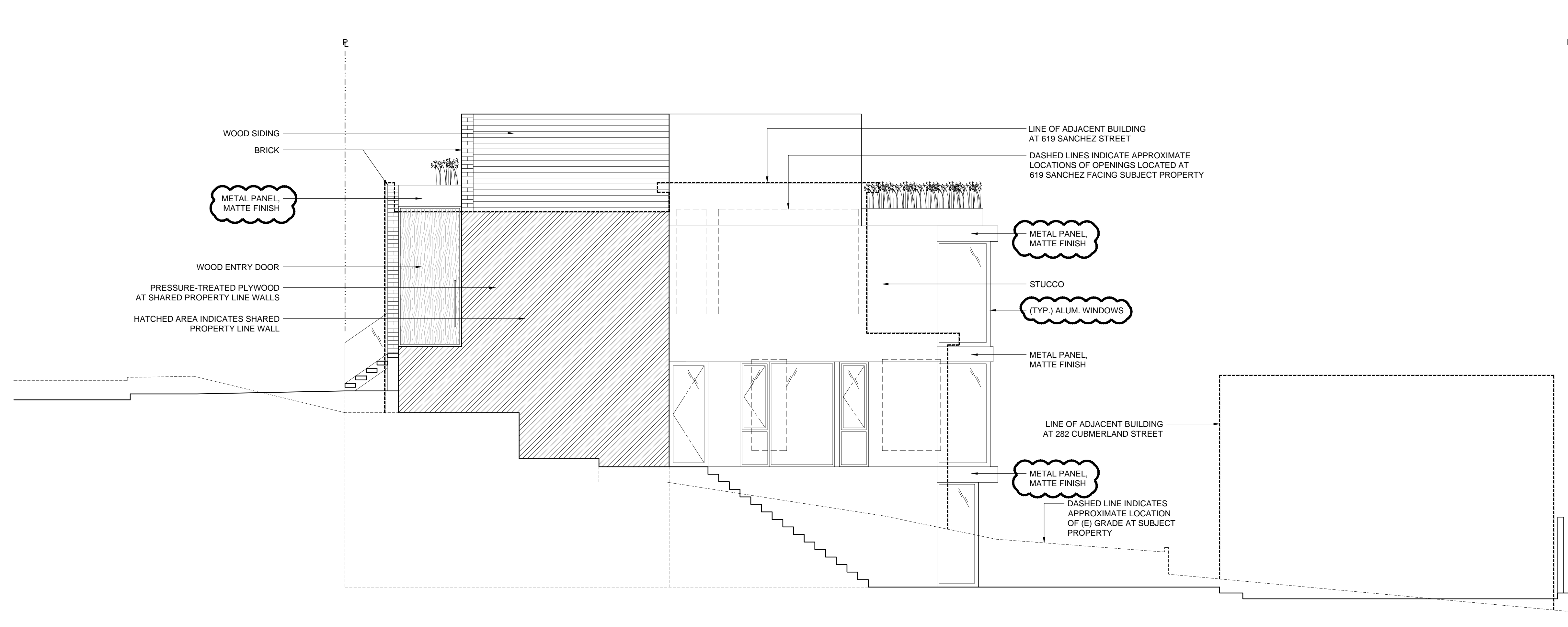
(E) T.O. GARAGE FIN. FLR.
+ 241.37'

(E) T.O. FIN. FLR. 02
+ 239.26'

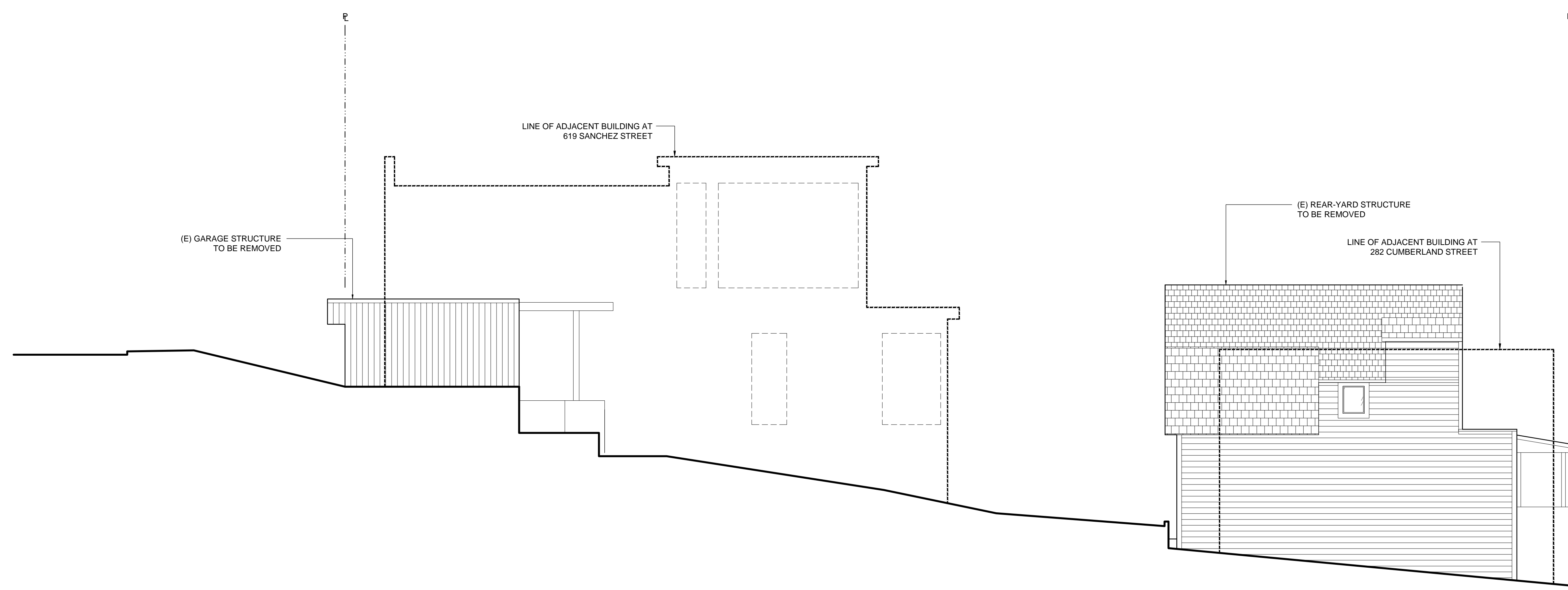
(E) T.O. FIN FLR. 01
+ 229.44'

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A2.03



02 (NEW) SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 (EXISTING) SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

35'-0" MAX. BLDG. HEIGHT
+276.37'

(N) FIN. ROOF
+268.39'

(N) FIN. FLR. 04
+258.78'

(N) FIN. FLR. 03
+248.45'

(N) FIN. FLR. 02
+238.12'

(N) FIN. FLR. 01
+227.79'

35'-0" MAX. BLDG. HEIGHT
+ 276.37'

(E) T.O. GARAGE ROOF
+ 249.33'

(E) MIDPT. ROOF
+ 245.30'

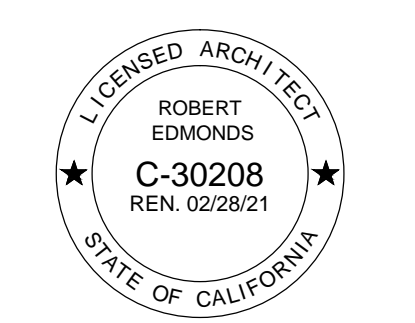
(E) T.O. GARAGE FIN. FLR.
+ 241.37'

(E) T.O. FIN. FLR. 02
+ 239.26'

(E) T.O. FIN FLR. 01
+ 229.44'

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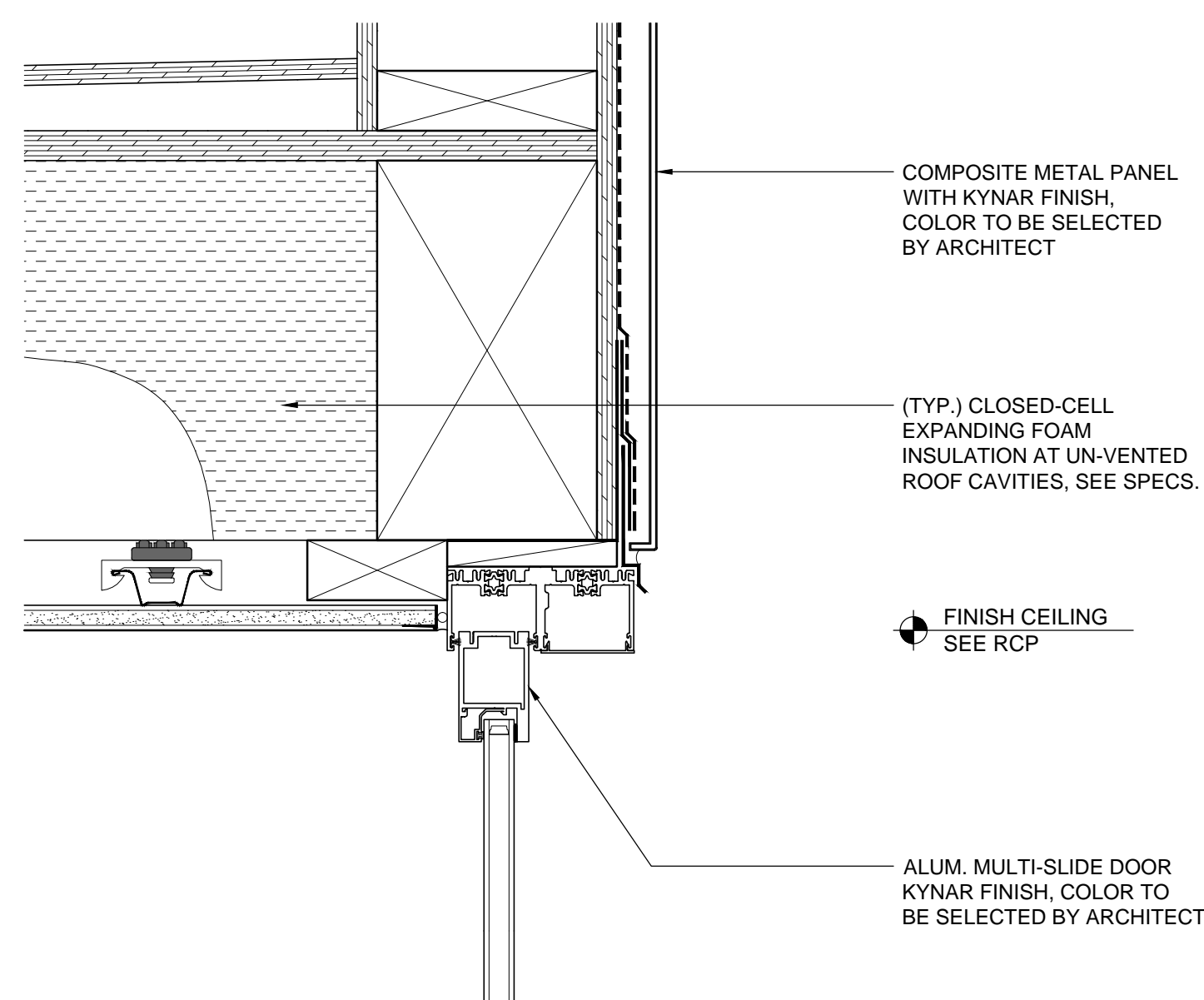
DRAWING:
EXTERIOR ELEVATIONS (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

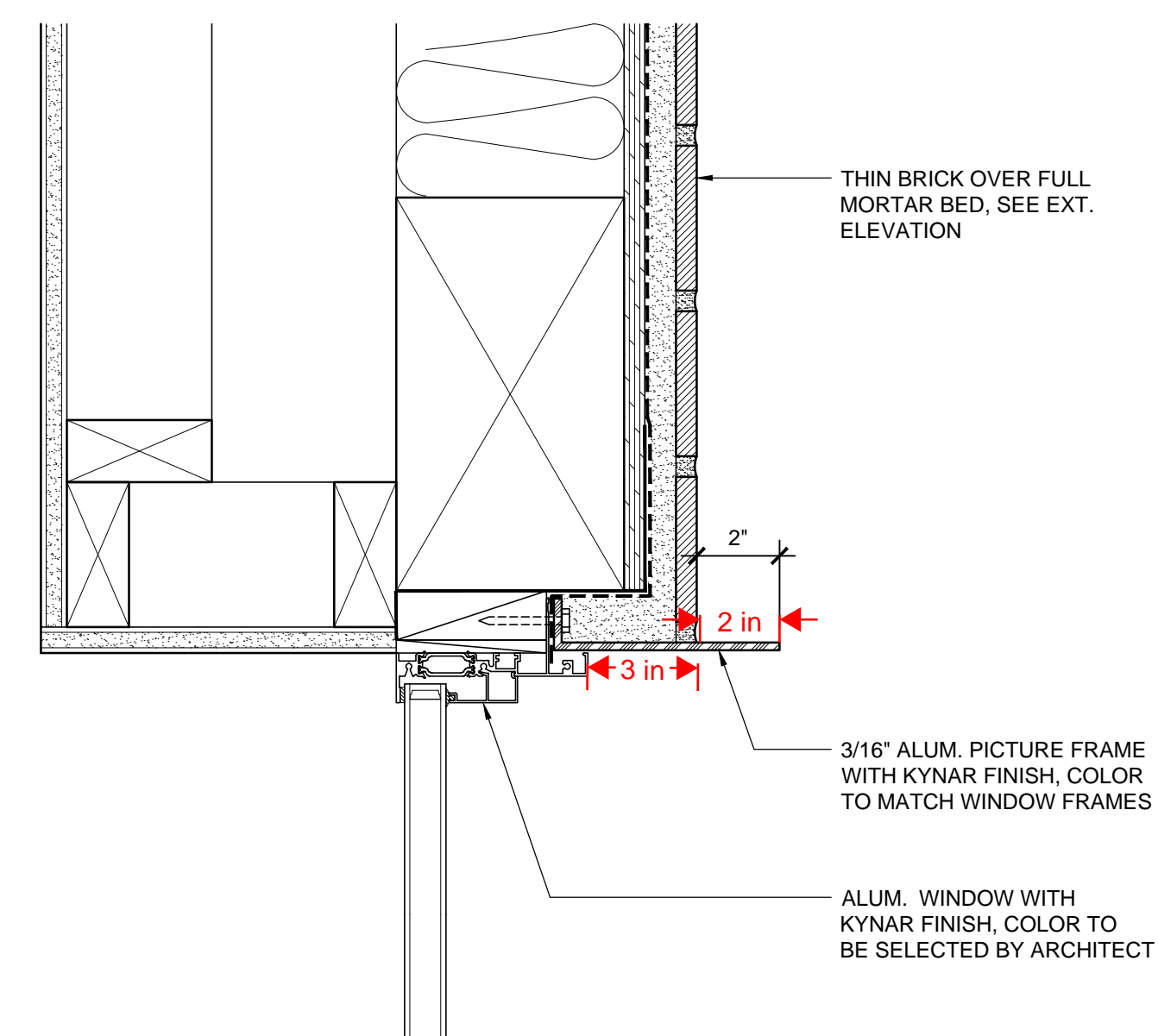
A2.04

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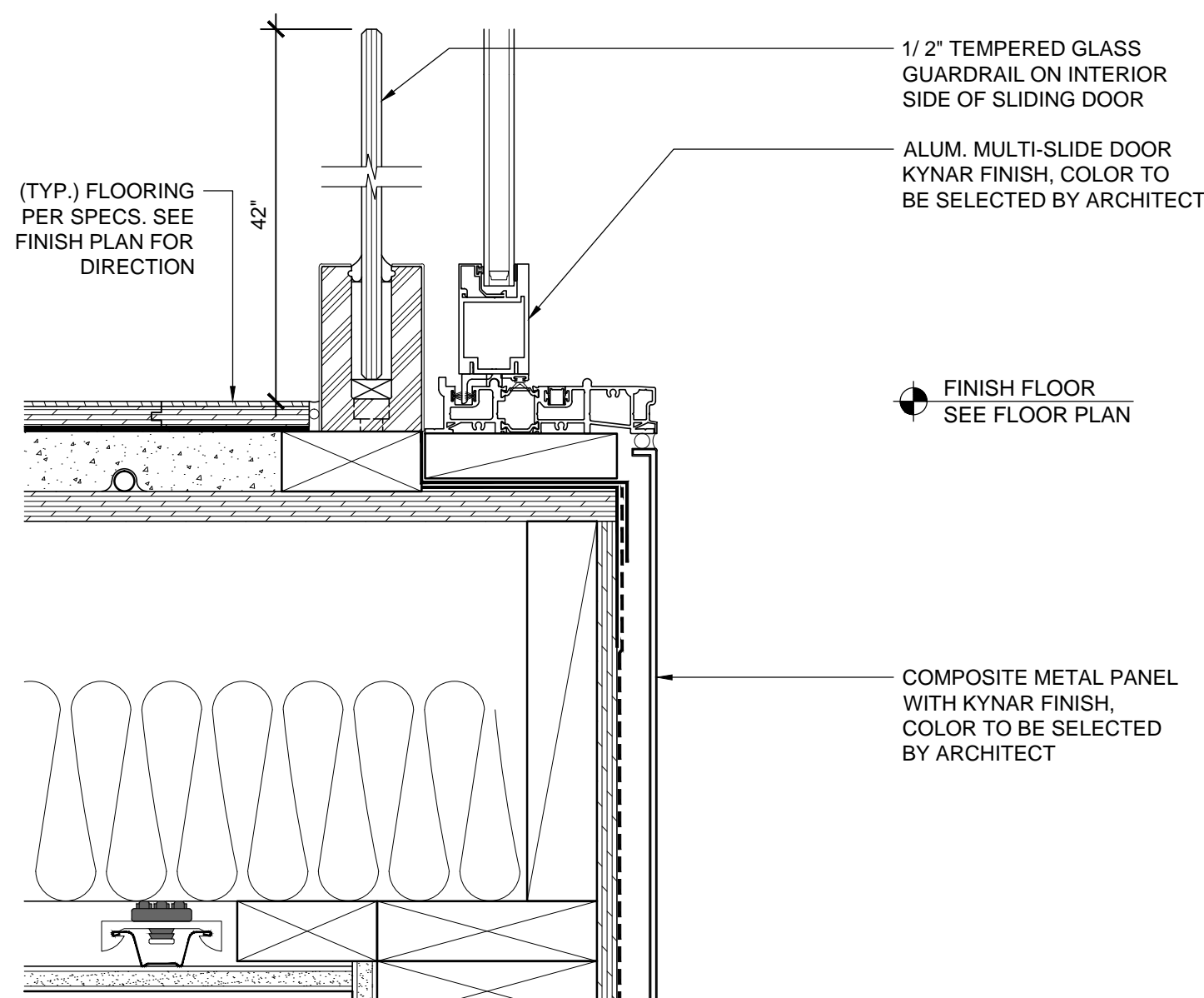
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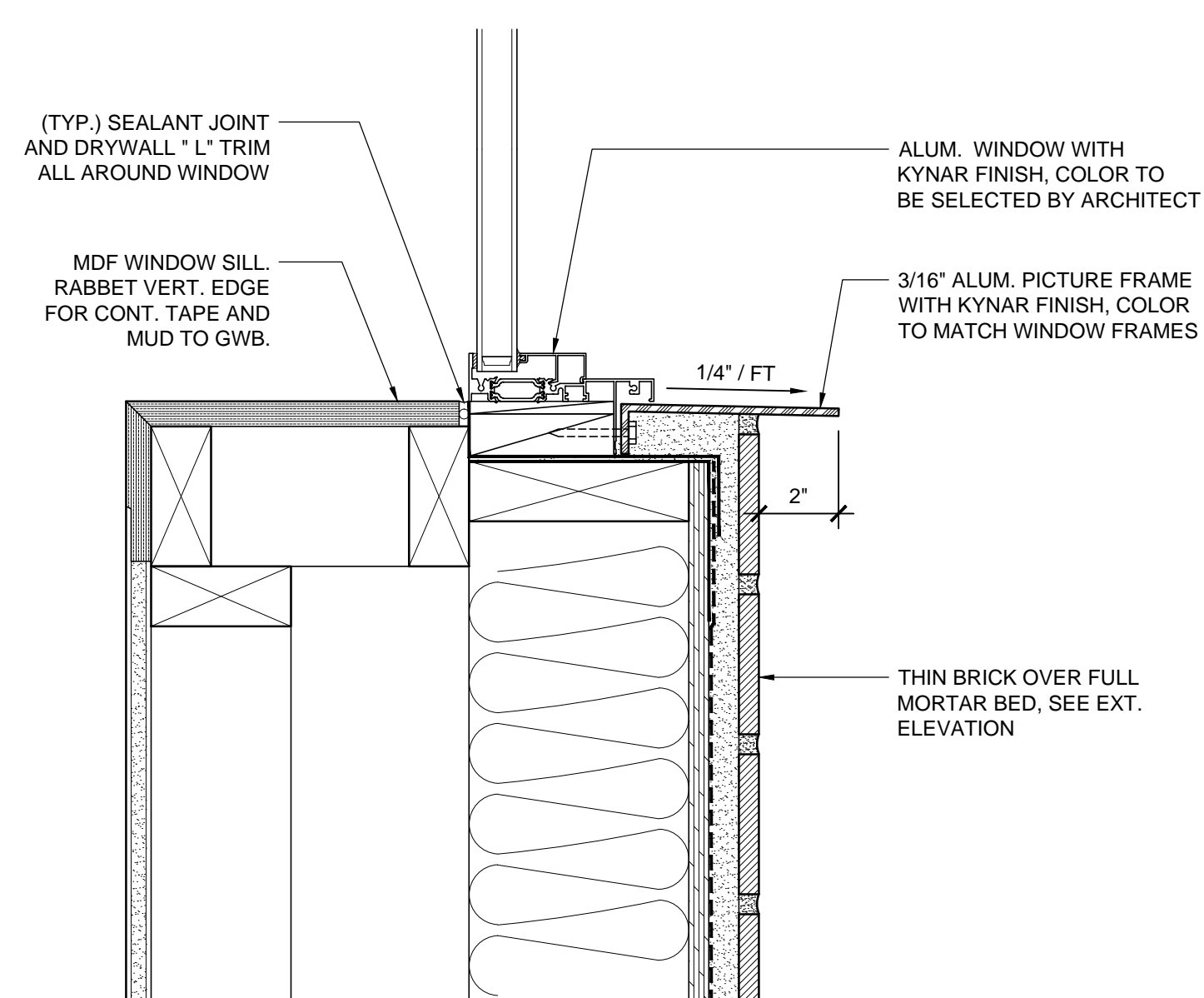
06 MULTI-SLIDE DOOR HEAD
 SCALE: 3" = 1'-0"



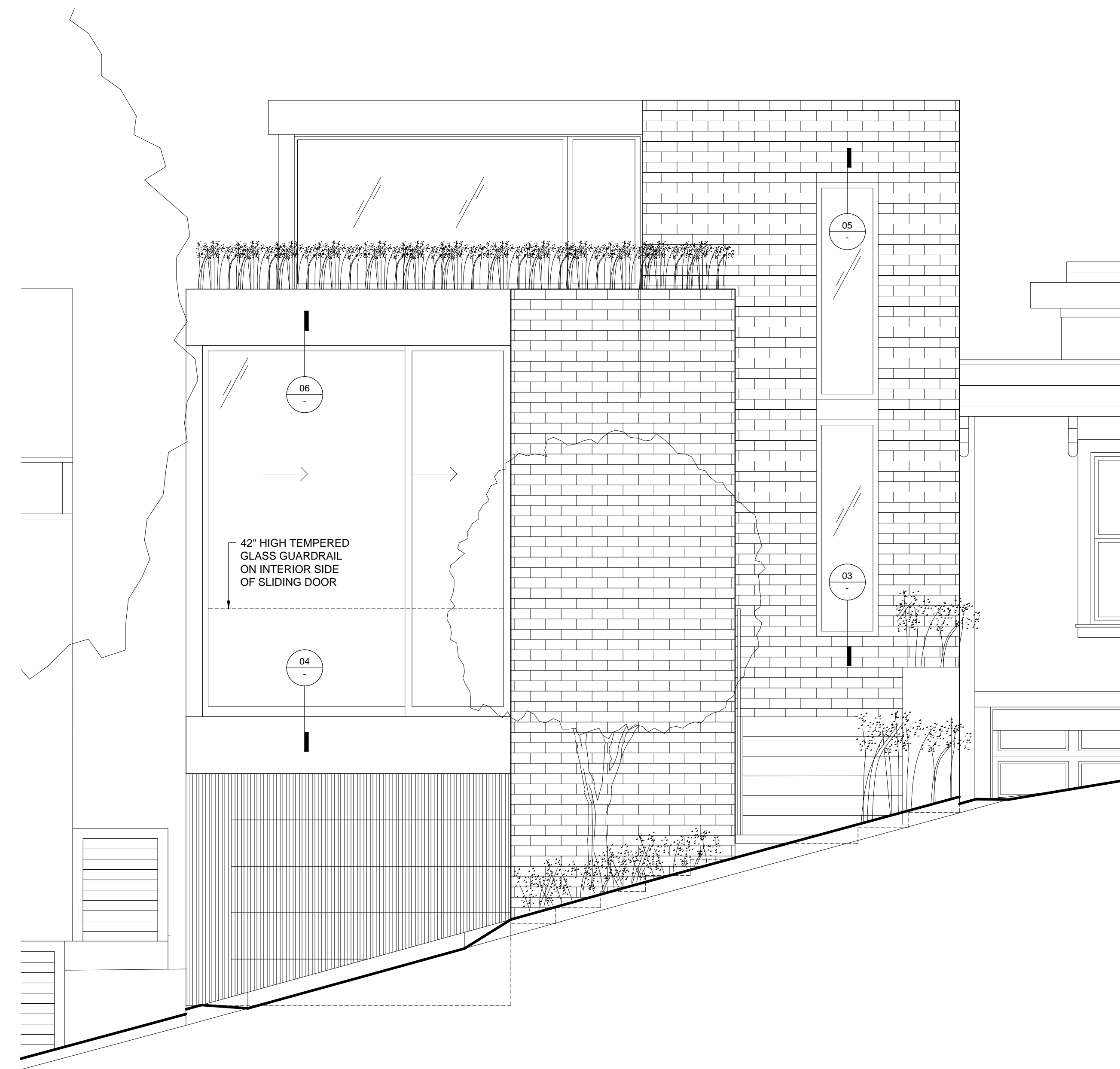
05 WINDOW HEAD / JAMB SIM.
 SCALE: 3" = 1'-0"



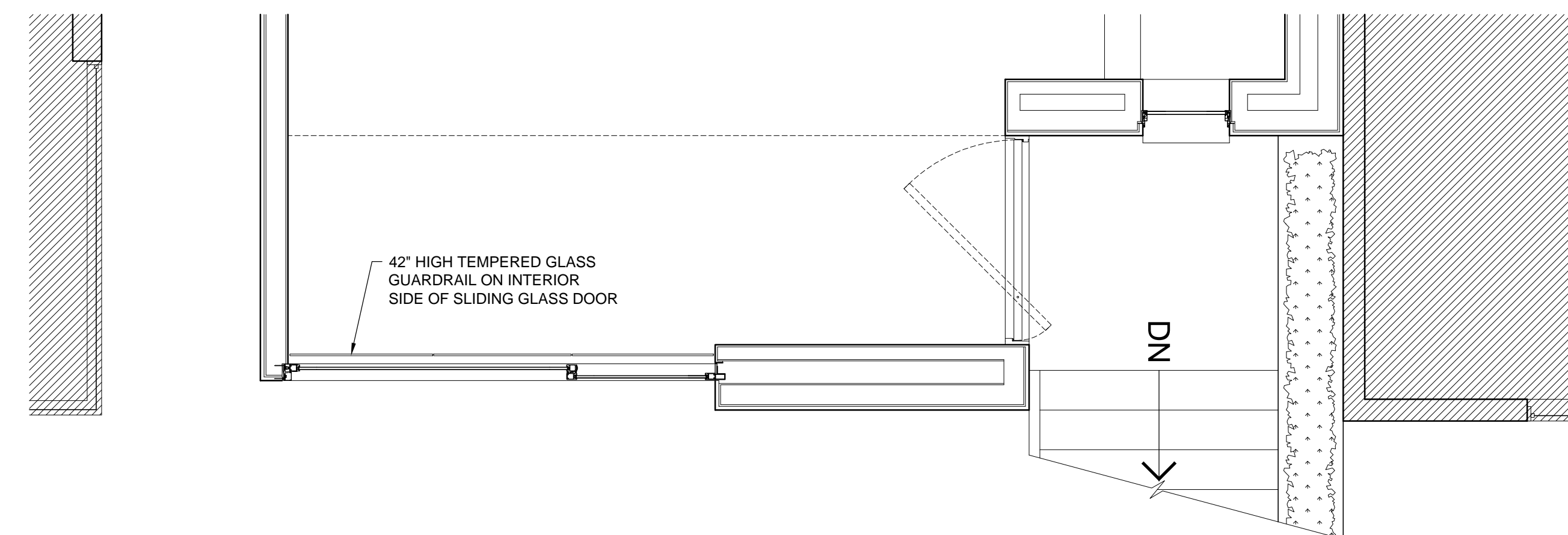
04 MULTI-SLIDE DOOR SILL
 SCALE: 3" = 1'-0"



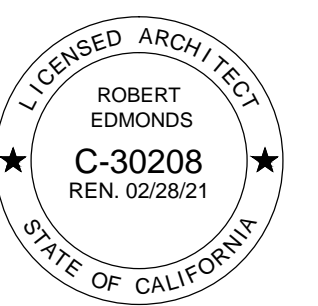
03 WINDOW SILL
 SCALE: 3" = 1'-0"



02 ENLARGED WEST (FRONT) ELEVATION
 SCALE: 3/8" = 1'-0"



01 ENLARGED 3RD FLOOR PLAN
 SCALE: 3/8" = 1'-0"

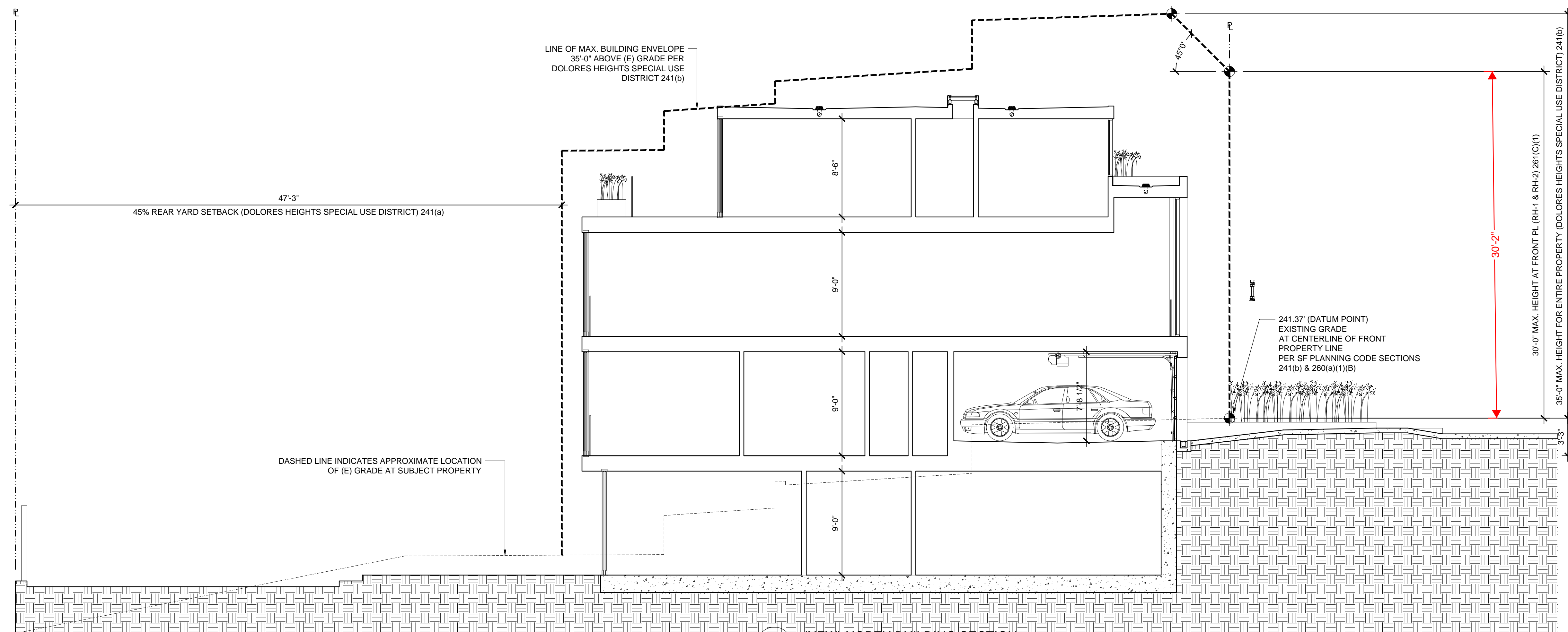


PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

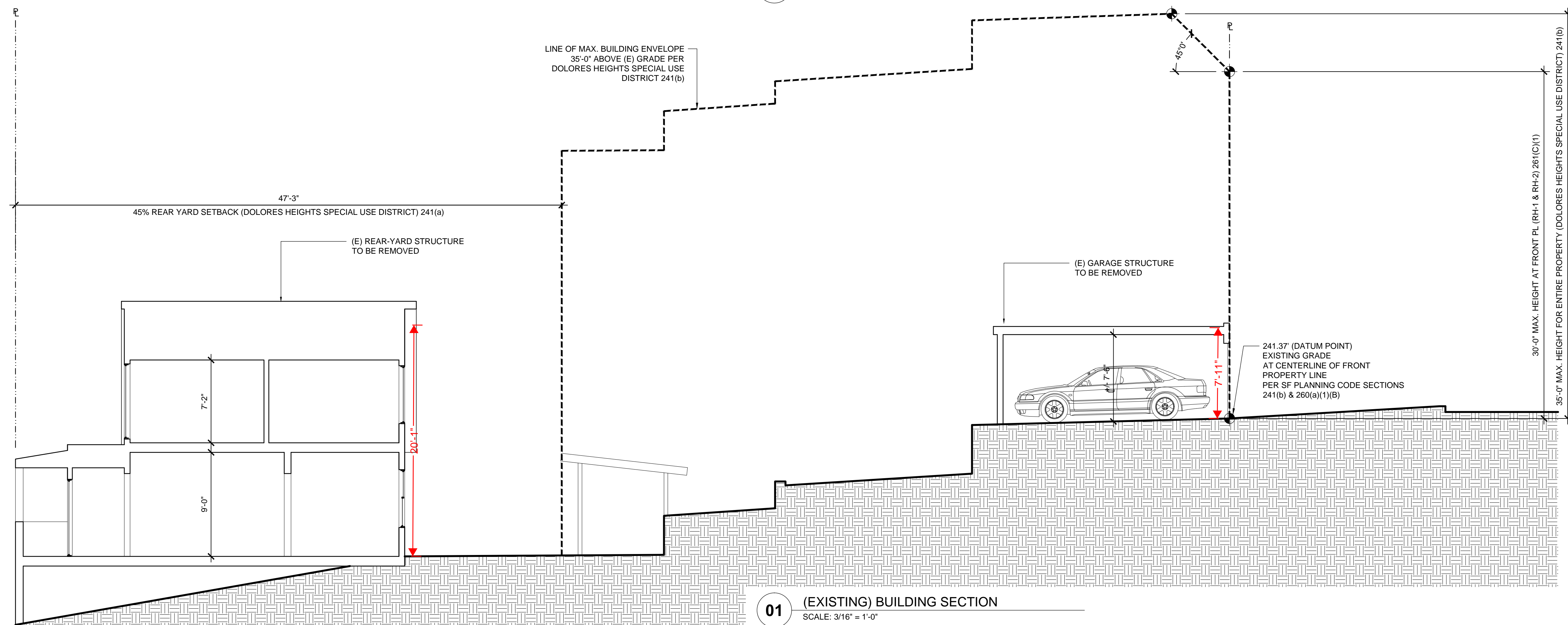
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EXTERIOR ELEVATIONS (EXISTING & NEW)

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DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A2.10



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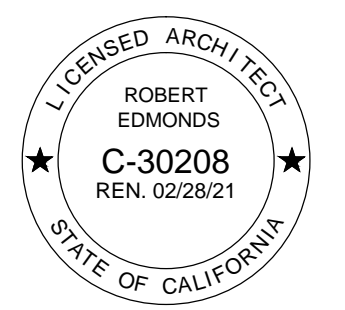


01 (EXISTING) BUILDING SECTION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

**NOT FOR
CONSTRUCTION**

EDMONDS + LEE
ARCHITECTS, INC.
2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

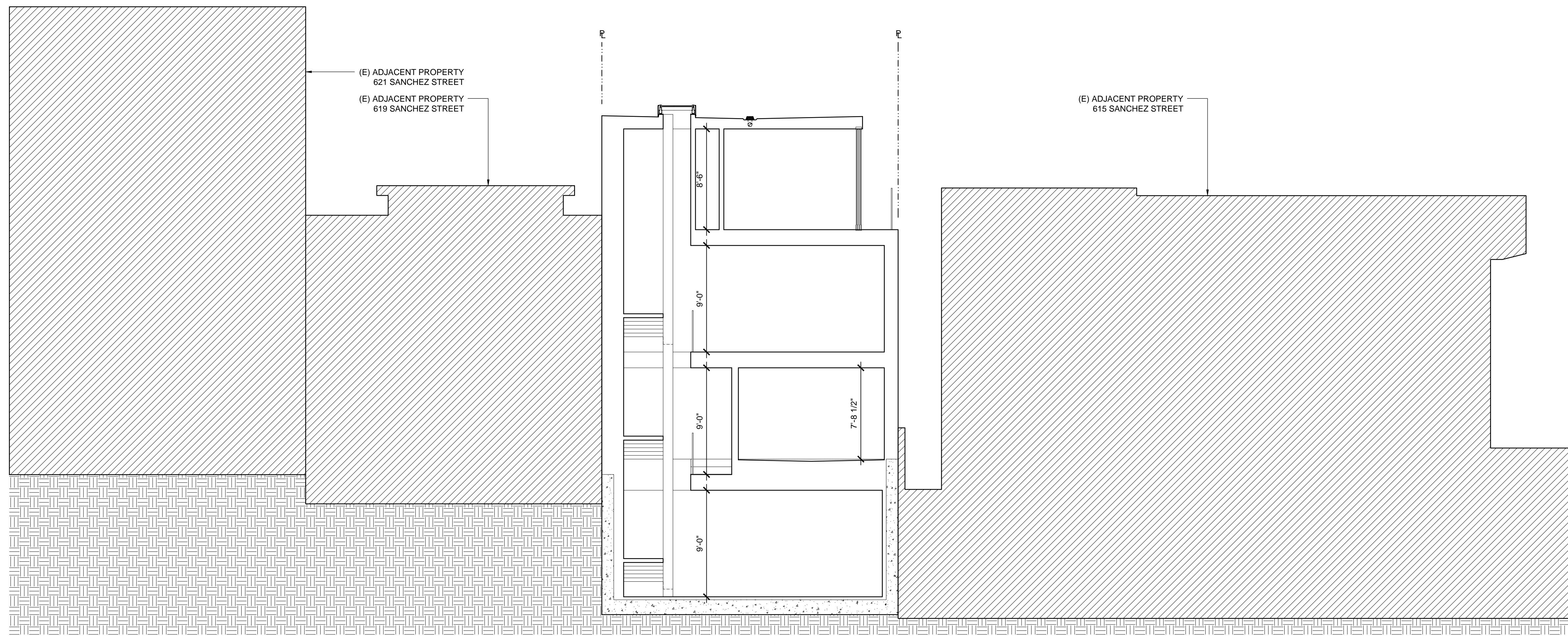


PROJECT:
**SANCHEZ STREET
RESIDENCE**
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

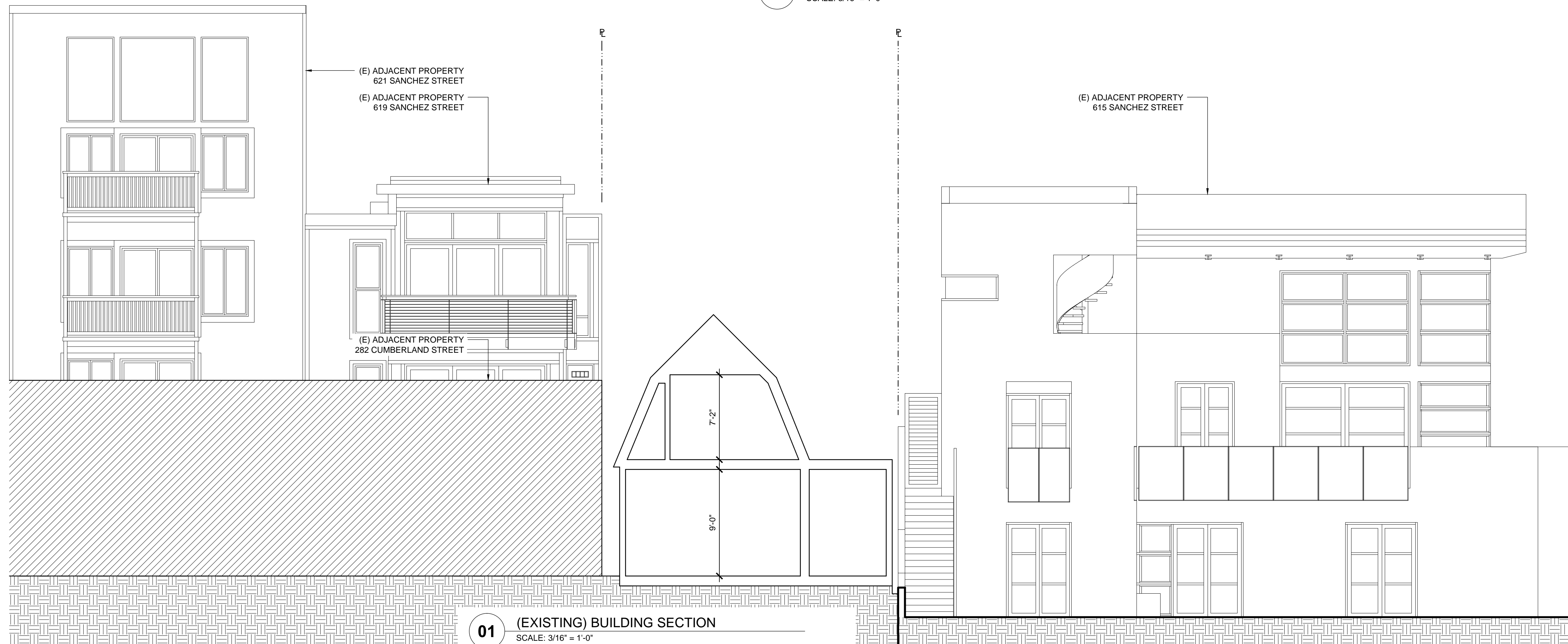
DRAWING:
**BUILDING SECTION
(EXISTING & NEW)**

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A3.01



02 (NEW) NORTH BUILDING SECTION
SCALE: 3/16" = 1'-0"



01 (EXISTING) BUILDING SECTION
SCALE: 3/16" = 1'-0"

NO.	DATE:	SUBMISSION:
01	01.05.19	PRE-APP MEETING
02	01.07.19	SITE PERMIT
03	07.22.19	NOPDR #1

35'-0" MAX. BLDG. HEIGHT
+276.37

(N) FIN. ROOF
+268.39'

(N) FIN. FLR. 04
+258.78'

(N) FIN. FLR. 03
+248.45'

(N) GARAGE
+239.41'

(N) FIN. FLR. 02
+238.12'

(N) FIN. FLR. 01
+227.79'

35'-0" MAX. BLDG. HEIGHT
+ 276.37

(E) T.O. GARAGE ROOF
+ 249.33'

(E) MIDPT. ROOF
+ 245.30'

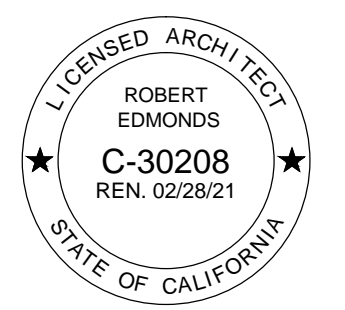
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+ 241.37'

(E) T.O. FIN. FLR. 02
+ 239.26'

(E) T.O. FIN FLR. 01
+ 229.44'

NOT FOR CONSTRUCTION

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PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
BUILDING SECTION (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A3.02

PART I HISTORICAL RESOURCE EVALUATION

617 SANCHEZ STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) Part 1 for 617 Sanchez Street, a single family dwelling in the Castro/Upper Market neighborhood constructed circa 1907. A scoping discussion conducted by email with Justin Greving, Planner on September 4, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required. Additionally, since the owners from 1914 through 1940 were African Americans, Planning requested that additional research regarding demographic trends in the neighborhood be conducted as well.

II. SUMMARY

TKC finds that 617 Sanchez Street is not eligible for individual listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On September 15, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel:	3600055
Building Name:	
Address:	617 SANCHEZ ST
Planning Dept. Historic Resource Status:	B - Unknown / Age Eligible

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with [Mills Act](#) approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

617 Sanchez Street sits on the east side of Sanchez between 19th and Cumberland Streets. The area is very hilly, with Sanchez sloping up severely to the south. As a result, Sanchez is not a through street north to 19th Street, and Cumberland is not a through street east of Sanchez. In both cases, the only access is via steps. The parcel slopes down to the east. There is one building and two structures on the lot: a carport structure at the front of the parcel, and

sheltered open air kitchen mid-parcel, and the primary residence at the rear of the parcel. The front carport building is set back slightly from the front lot line. A brick stair and paver path run between the carport and the dwelling. The surrounding buildings have varying setback positions on their parcels. Due to the extreme slope of the area, many buildings on the west side of the street sit above grade while many on the east side sit below grade.

B. Exterior

The front structure at 617 Sanchez Street is a one story carport building (**Figure 1**). The street facing exterior is clad in vertical siding and it is capped with a flat roof. It features a roll up garage door on the left side and a wood paneled pedestrian door on the right side. There is a projecting awning sheltering the pedestrian entrance. The interior of the building is open to the central yard (**Figure 2**). A masonry retaining wall supports the carport.

The mid-parcel structure features half-height brick walls, with glazed portions above, and is capped with a flat roof (**Figure 3**).

The rear building is a rectangular plan single family dwelling clad in rustic siding (**Figure 4**). The building features two volumes: the volume at right is one and one half story and is capped with a gambrel roof, while the volume at left is one story and is capped with a flat roof. The taller volume, at right, has a pedestrian entrance on the right side featuring a modern glazed door behind a metal security gate capped with a projecting fabric awning (**Figure 5**). To the left of this is a pair of vinyl sash double hung windows behind metal security bars. There is a downsloping window hood above the windows. The half story is clad in fishscale shingles and features a vinyl sash sliding window at center (**Figure 6**). The gambrel peak terminates with a raking cornice. The flat roof section features a multi-lite pedestrian multi-lite door behind a metal security gate and below a fabric awning.



Figure 1: 617 Sanchez Street, front carport



Figure 2: 617 Sanchez Street, front carport, interior



Figure 3: 617 Sanchez Street, outdoor kitchen structure



Figure 4: 617 Sanchez Street, primary residence



Figure 5: 617 Sanchez Street, detail



Figure 6: 617 Sanchez Street, detail



Figure 7: 617 Sanchez Street, detail

V. HISTORIC CONTEXT

A. Neighborhood

According to the Planning Department's Property Information Map, the subject property falls in the Castro/Upper Market neighborhood. Within the Castro/Upper Market neighborhood is the additional sub-neighborhood of Eureka Valley, the boundaries of which remain controversial but are generally accepted as Market Street to the north, Church Street to the east, Hill Street to the south, and Grand View Avenue to the west.

The opening of the Market & Castro Street Cable Car line in 1886 running on Market Street to Castro Street and the 1888 Castro Street branch from Market to 26th Street opened Eureka Valley to intensive residential development. As the residential builders arrived, the dairies that once thrived in the area were displaced, although the steep slopes of Twin Peaks remained quasi-rural well into the twentieth century. The 1889 Sanborn map indicates that Eureka Valley was only moderately developed with small wood-frame cottages and two-story flats. Many

were built on speculation in rows of identical cottages with similar footprints. Agricultural operations remained important.

Socially and economically, the Eureka Valley and neighboring Noe Valley neighborhoods were dominated from an early date by working and lower-middle-class tradesmen, small business owners, civil servants, builders, and artisans. Ethnically the neighborhood was mixed, with Irish, German, British, and Scandinavian immigrants, as well as some old-stock Americans, all calling Eureka Valley home. In 1881, the Eureka Valley Promotional Association was formed to foster public works projects and encourage residential development.

Eureka Valley escaped total destruction in the aftermath of the 1906 Earthquake and Fire, mostly because the fires stopped at Dolores Street. Although brick chimneys and foundations were damaged, the rocky slopes resisted the seismic forces much better than the marshy subsoils of the Mission and South of Market. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, in the following years thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Demographically, Eureka Valley was similar to the Inner Mission, with large numbers of Irish, German, and Scandinavian immigrants and their American-born offspring. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of Twin Peaks Tunnel in 1918 and the Municipal Railway's J-Church streetcar line in 1917. Taking a cue from the Mission Promotion Association, the Eureka Valley Improvement Association formed in 1905 and lobbied for improvements in the Upper Market area during the post-quake era, such as improved streetcar service, better lighting, and public school construction. In addition, the association lobbied owners of large tracts of vacant land to sell to residential property developers "to fill out the district."

The 1913-14 Sanborn maps for Eureka Valley show rows of two- and three-story flats and Romeo flats south of Market Street as well as larger gable-roofed single-family dwellings, while multiple-family housing was constructed, particularly along Market Street. Schools were also widespread in the neighborhood, reflecting the influx of families into the area. By 1929, the

area was largely built out, although some of the steeper hillsides in the western portion remained undeveloped into the 1960s and 1970s. The area had become a launching point for newer neighborhoods west of Twin Peaks, first with the opening of the Twin Peaks Tunnel in 1918, and culminating with the completion of the Market Street Extension in the late 1920s and its eventual transformation into Upper Market Street. The completion of the Market Street Extension allowed suburban development to creep higher up the steep hillsides of Twin Peaks,

According to the 1950 Sanborn maps, the neighborhood of Eureka Valley had undergone comparatively few physical changes since 1915 when the last map had been published. The most significant changes had taken place along Market Street, which was the shopping precinct (along with Castro Street) for the area, although many early pre-quake and immediate post-quake commercial buildings continue to survive. In 1939, the neighborhood lost its cable car line along Castro Street when MUNI decided to discontinue the line after taking over the Market Street Railway.

B. Residential Characteristics of San Francisco's African American Population

San Francisco did not have an African American-majority neighborhood until World War II. As American citizens, Blacks were not prohibited from owning property, though they were often forbidden from purchasing or renting in many exclusive subdivisions that had racial covenants prohibiting the sale or leasing of properties to African Americans, Asians, and other non-white ethnic groups. Entire swaths of San Francisco's West Side and Twin Peaks were basically off-limits to African Americans unless they were live-in domestic help. Neighborhoods with racial covenants included most of the residence parks built on what had been the San Miguel Rancho, including Forest Hill, Ingleside Terraces, St. Francis Wood, and some of the more modest speculator-built tracts in the suburban Sunset and Parkside districts. Black San Franciscans who chose to invest in real estate during this period often chose Oakland, where single-family homes were more plentiful and cheaper, the weather better, and where larger lots allowed room for gardening, raising animals, and space for children to play. Those who remained in San Francisco mostly rented, with only 8 percent of Black San Franciscans owning their own homes in 1900. This figure increased to 13.6 percent in 1930, but it was still much

lower than the rates for native-born Whites (35.1 percent) and foreign-born Whites (41.6 percent).¹

C. Project Site History

The first Sanborn map illustrating the subject block was published in 1886 (Figure 8). The subject block is completely undeveloped and the subject parcel is vacant.

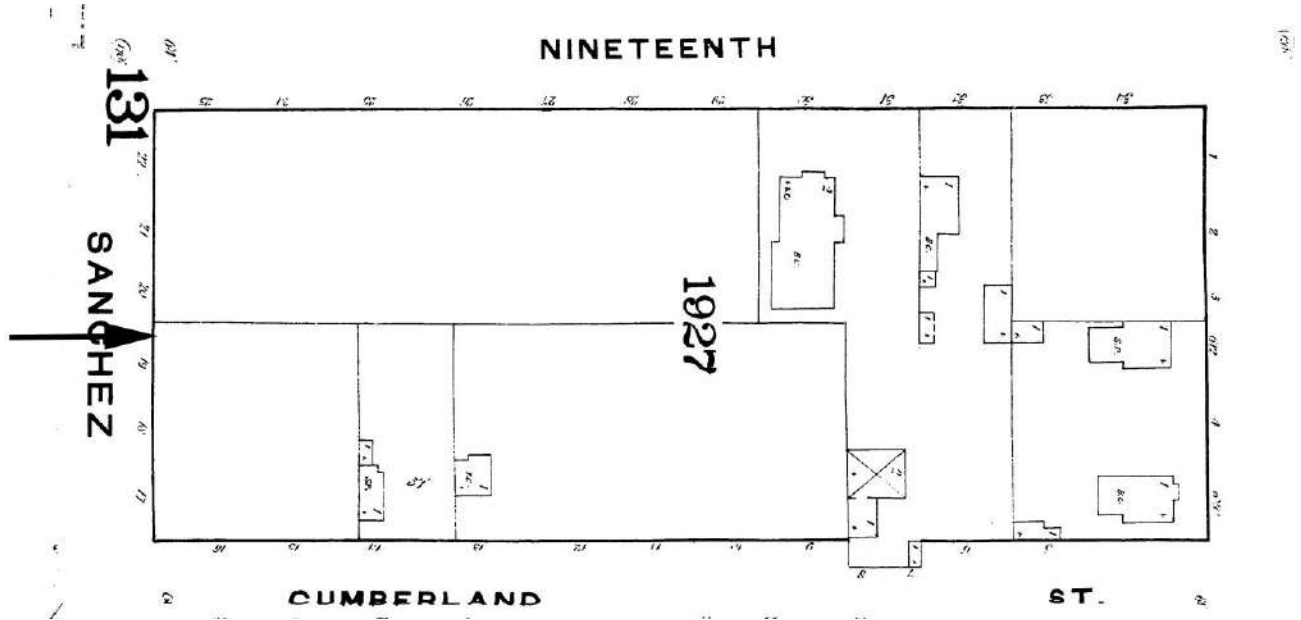


Figure 8: 1886 Sanborn Map with approximate location of the subject building noted with arrow

The 1900 Sanborn Map shows as similar level of development on the subject block (Figure 9). The subject parcel remains vacant.

¹ "San Francisco African American Citywide Historic Context Statement," prepared for San Francisco Planning Department, Final Draft January 2015, by Tim Kelley Consulting, The Alfred Williams Consultancy, and VerPlanck Historic Preservation Consulting.

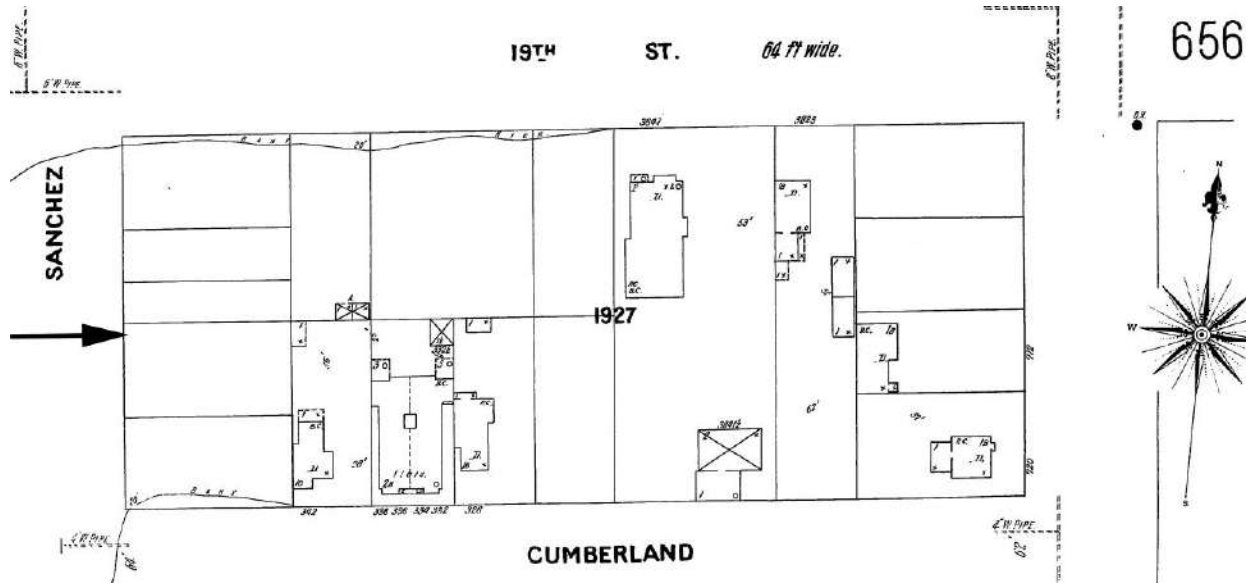


Figure 9: 1900 Sanborn Map with approximate location of the subject building noted with arrow

The 1905 Sanborn Map shows several Spring Valley Water Company tap application numbers penciled in, including for the subject building, indicating that the development of the street began between 1905 and 1908 (Figure 10).

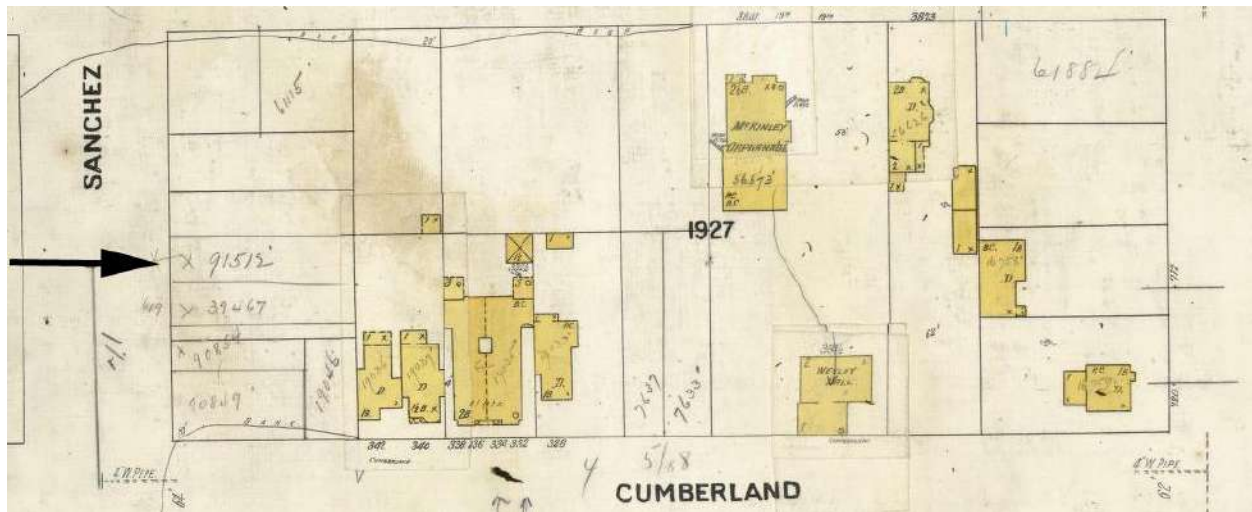


Figure 10: 1905 Sanborn Map with approximate location of the subject building noted with arrow

The 1914 Sanborn Map shows the partial block partially developed (Figure 11). The subject building is illustrated as a small one and a half story dwelling with a small projection at the rear, positioned on the eastern end of the parcel.

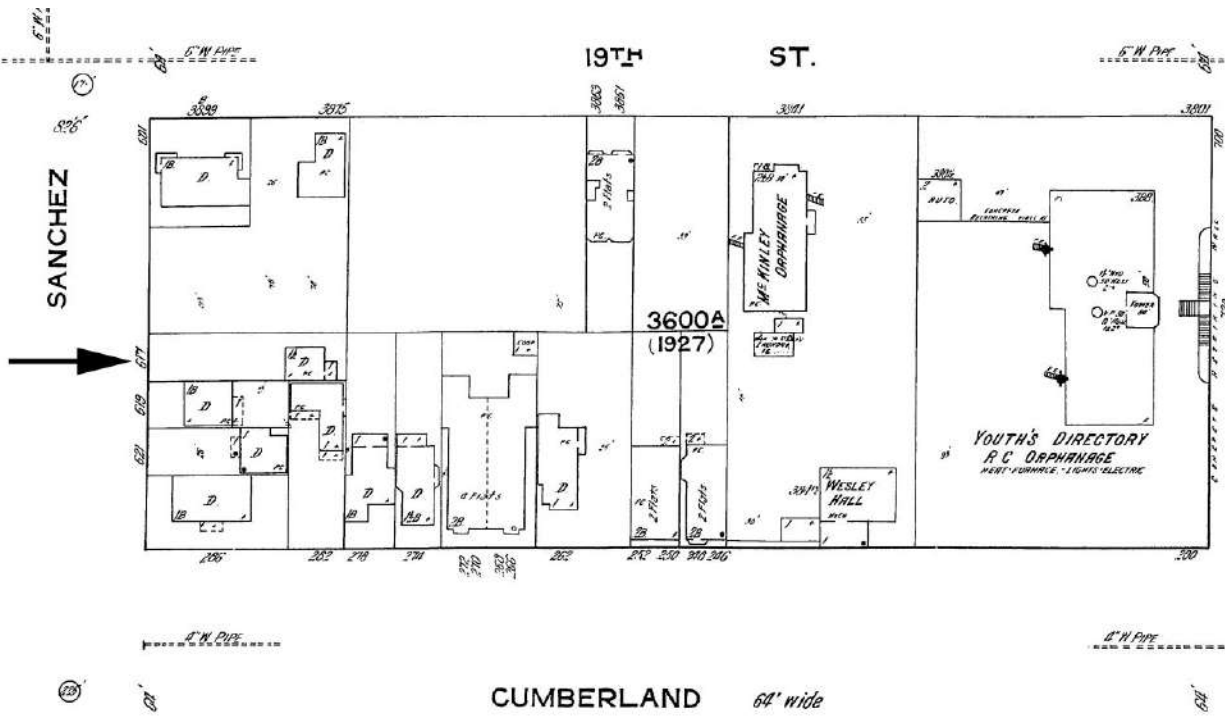


Figure 11: 1914 Sanborn Map with 617 Sanchez Street noted with arrow

The 1938 Harrison Ryker aerial photograph shows a similar level of development as seen on the previous map (Figure 12). The subject building appears as it did on the 1914 map. Due to shadows in the image, it is difficult to tell if the rear projecting volume is present or if the horizontal addition has been added yet.



Figure 12: 1938 aerial photo with 617 Sanchez Street indicated by arrow

The 1950 Sanborn Map shows a similar level of development on the subject block (Figure 13). The subject building had been expanded to the north and south, creating the footprint currently seen on the building. The front of the parcel is vacant.

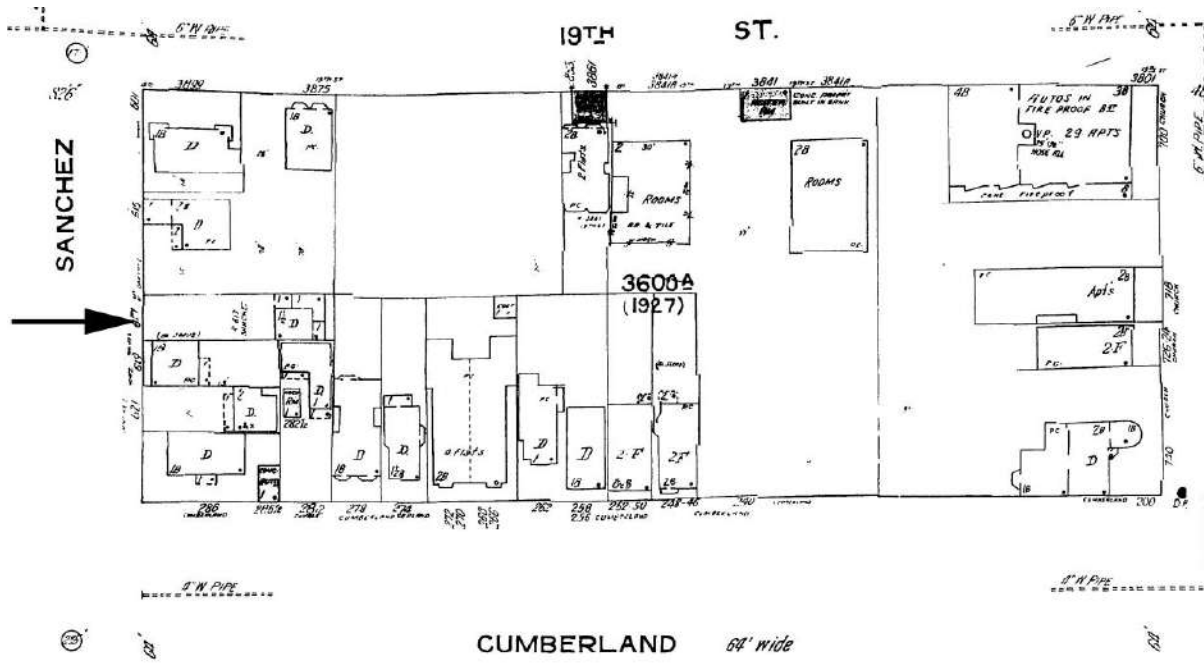


Figure 13: 1950 Sanborn Map with 617 Sanchez Street noted with arrow

D. Construction Chronology

No original construction permit or building announcement was not located for this building. According to Spring Valley Water Company records, the first owner, Vernon G. Higgins, requested water hook-up in August 1907. The first Sanborn map shows a one and a half story single family building. It is assumed this is the original building height and size. Alterations to the building include: one-story addition to the left side and expanding the rear porch; modern windows on the primary façade and the addition of the carport at the front of the lot. The carport was originally constructed as an arbor and was remodeled several times ending with the current design.

E. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit #17577, March 19, 1936 – Repair fire damage. Fire proof shingle roof.

- Permit #157959, August 5, 1953 – Leveling and added foundation and bracing
- Permit #569964, October 11, 1983 – Patio – Arbor. The arbor will be constructed of 4 x 4 redwood. Height will be 8’5” off existing concrete. Length is 20’ total. Arbor and patio is in the front yard 54’ from house.
- Permit #915612, June 27, 2000 – Remove garage ceiling per notice of violation. Removal of arbor roofing area constructed in 1983 with permit. Convert arbor constructed in 1983 to off street parking.
- Permit #921625, September 18, 2000 – Replace corrugated fiber glass roof on front arbor.
- Permit #1016261, February 3, 2004 – Reroof
- Permit #1085359, March 30, 2005 – Put roof over carport. To comply with NOV #200454539. Add horizontal addition – increase existing study and bedroom size.
- Permit #1123453, June 18, 2007 – To correct application #200611218262 (Permit #1085359) the description of work should be read as “renew 200503308770 instead of 2005030387105
- Permit #1180890, March 11, 2009 – Scope of work is for fire department. Review only to field verify non-compliant installation of solar panels
- Permit #1181069, March 23, 2009 – To complete work and obtain final inspection for PA #200503308770 (Permit #1085359)
- Permit #1292808, May 6, 2013 – Renew expired permit 200503308770 (Permit #1085359) to put roof over carport and add horizontal addition to increase size of study and bedroom. To comply with NOV 200454539 and to complete work.
- Permit #1295209, June 3, 2013 – Revision to existing permit 200503308770 (Permit #1085359) delete horizontal addition from scope of work

Copies of these permits are in the Appendix to this report.

F. Architectural Style

The subject building can best be described as vernacular. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements.

G. Owners and Occupants

The following two tables list all known owners and occupants of the subject property.

Table 1: Owners of 617 Sanchez

Name	Date	Occupation
Vernon G. and Arilla J. Higgins	Prior to 1909 - 8/21/1910	(Husband Vernon G. Higgins Real Estate Broker)
Antoinette M. Huntley	8/21/1910 - 3/13/1912	Teacher
John A. Carlsen	3/13/1912 – 10/10/1913	Master Mariner
Antoinette M. Huntley	10/10/1913 – 9/18/1917	Teacher
Harvey A. Scott	9/18/1917 – 9/19/1952	Steward
Charles Yonan	9/19/1952 – 1970	Statistician
William Haskell	1970 – 2/26/1975	Unknown
John Fusco	2/26/1975 – 1/12/2018	Unknown
Victoria Minas	1/12/2018 – 7/10/2018	
J W Sanchez LLC	7/10/2018 - current	

Table 2: Occupants of 617 Sanchez

Date	Name	Occupation
1908-1910	Vernon G. Higgins Vernon P. Higgins	Real Estate Broker Salesman (son of Vernon G)
1911	Humphrey S. Reneau	Conductor
1912	William A. Jorgensen	Carpenter
1913 – 1940	Harvey and Virgie Scott Luella Scott (Marant) Roberta Scott	Steward at Islam Temple Club (Shriners) Seamstress Beauty Operator
1941 – 1946	Charles and Jeanne Dana	Leaseman
1943	Rosalie W. Harrold	Clerk

1948 – 1949	Edward and Elsie B Uggla	Unknown
1951	John and Lynn Lanagan	USMM
1953 – 1960	Charles Yonan	Accountant
1961 – 1967	Roger F. Donley	Unknown
1972 – 1974	William E. Haskell	Unknown
1975 – 1982	John Fusco	Owner Jondora Beauty Salon

The first owner, Vernon G. Higgins, was employed as a real estate broker. He resided at the property with his wife and adult son Vernon P. The property was sold to a single teacher Antoinette Huntley in 1910. Huntley and the next owner, John A. Carlsen, did not reside at the property. Harvey A. Scott began residing at the property in 1913 with his wife Virgie and their daughters Luella and Roberta. He purchased the property from Huntley in 1917. Scott was an African-American who was employed as a steward for the Islam Temple Club (Shriners). His daughter Luella continued to reside at the property after she was married to Chester Marant. Chester only resided at the property for a short period, approximately 1928 to 1931. He resided at 562 Jones in 1932. The Scotts owned the property through 1952 but began renting it out in 1941.

The Scott Family resided at 617 Sanchez from 1913 to 1940. The 1920, 1930 and 1940 United States Census for the neighborhood of 617 Sanchez was investigated to determine how many African Americans resided near the subject property.² The Scott family was the only African American family in the area until 1940. Charles Tinsley moved to 282 Cumberland in 1940 from 1469 Geary Street, where he had resided previously. 282 Cumberland abuts 617 Sanchez; both buildings sit at the rear of the property. It is possible Charles Tinsley and Harvey Scott knew each other. Charles Tinsley had been employed as a steward for a “club;” he was retired by 1940. He was somewhat older than Harvey Scott and died in 1945. Harvey Scott moved from 617 Sanchez to 1469 Geary (this two-story flat building is no longer extant). 1469 Geary was closer to Islam Temple Club at 650 Geary. It is possible that is why Scott moved, but the exact reason for Scott and Tinsley moving is unknown.

² 1920 United States Census Enumeration District 108, 1930 United States Census Enumeration District 162, and 1940 United States Census Enumeration District 463.

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

617 Sanchez Street is not eligible for individual listing in the California Register under Criterion 1. Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford. Otherwise, this building constructed circa 1907 did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 617 Sanchez Street is a vernacular residential building. The original design is not known; it is only assumed that it was constructed as a one and a half story single-family building. The building has been substantially altered since it first appeared on the 1914 Sanborn. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that “possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”³ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of September 4, 2018 with the Planning Department, no district analysis was performed

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.

³ Office of Historic Preservation. “Instructions for Recording Historical Resources,” Sacramento. 1995

- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since 617 Sanchez Street is not eligible for listing in the California Register, no period of significance is established and integrity can not be determined.

VIII. CONCLUSION

617 Sanchez Street is not individually eligible for listing in the California Register. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

IX. BIBLIOGRAPHY

Published

California Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento, 1995.

Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. San Francisco: Junior League of San Francisco Inc., 1968.

San Francisco City Directories.

San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

U.S. Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, rev. ed. 1998.

Public Records

San Francisco Office of the Assessor-Recorder. Deeds, maps, and *Sales Ledgers*.

San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1886, 1900, 1905, 1914, 1950,.

X. APPENDIX

EAST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





WEST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





Permits for 617 Sanchez Street

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM. **3** No. **17877**
APPLICATION OF

Owner M. Leatti

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location 617 Sanchez St.

Cost \$ 250,000

Filed MAR 19 1936

APPROVED: [Signature]
SUPERINTENDENT INSPECTOR
OF BUILDING INSPECTION
Superintendent Bureau of Building Inspection

Permit No. [Signature]
Issued MAR 24 1936

*Report furnished
W.C. Hume
3-19-36*

APPROVED: _____
Superintendent Bureau of Building Inspection

APPROVED: [Signature]
City Planning Commission

APPROVED: _____
Director of Public Health

APPROVED: _____
Department of Electricity

APPROVED: _____
Bureau of Engineering

APPROVED: _____
Art Commission

BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY
Construct and Install on Building to Satisfaction of Bureau of Fire Prevention the Following Fire Protection Equipment and Appliances

F. D. (Dry) Standpipes _____

Wet Standpipes _____

Hose Reels _____

Tanks _____

Downpipes _____

Automatic Fire Pumps _____

Automatic Sprinkler System _____

Water Service Connection _____

Groundfloor Pipe Casings _____

Refrigeration _____

Incinerators _____

Refr. fire resistance scopes at 1-10-36

APPROVED: [Signature]
Bureau of Fire Prevention and Public Safety

APPROVED: _____
Fire Marshal

OFFICIAL COPY

SAN FRANCISCO Building Permit Bureau—Form No. 3

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION

CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ALTERATION

3

March 19 1936

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 Sanchez St.
- (2) For what purpose is present building now used? dwelling
- (3) For what purpose will building be used hereafter? dwelling
- (4) Total Cost \$ 252.⁰⁰
- (5) Description of work to be done.
Repair fire damage
Fire proof shingle roof

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
(DOES NOT)
- (7) Supervision of construction by Mr. W. Bolman
Address 2048 Market St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco _____
Address _____
- (9) Engineer
Certificate No. _____ License No. _____
State of California _____ City and County of San Francisco _____
Address _____
- (10) Plans and specifications prepared by
Other than Architect or Engineer _____
Address _____
- (11) Contractor Mr. W. Bolman
License No. 2549 License No. 70004
State of California _____ City and County of San Francisco _____
Address 2048 Market St.
- (12) Owner H. Scott
Address 617 Sanchez St.
By W. Bolman Owner's Authorized Agent.

THE DEPARTMENT WILL CALL UP TELEPHONE NO. _____
IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

BLDG. FORM No. 1017959
3 APPLICATION OF
CHARLES S. YONAN Owner
 FOR PERMIT TO MAKE
 ADDITIONS, ALTERATIONS or REPAIRS
 TO BUILDING
 Location 617 SANCHEZ ST.

Total Cost: 400.00
 Filed AUG 11 1953
 Approved: *[Signature]*
 Superintendent, Bureau of Building Inspection

Permit No. 14185
 Issued AUG 11 1953

REFER TO:
 Bureau of Engineering
 Bldg. Inspector
 Boiler Inspector
 Art Commission
 Dept. of Public Health

Approved: 8/17 1953
Included Foundation to the 12" above grade. Permitted to be red-piggle

[Signature]
 Building Inspector, Bureau of Building Inspection
 I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.
Charles S. Yonan
 Owner's Authorized Agent

Approved: _____
 Department of Public Health

Approved: _____
 Electrical Inspector

Approved: _____
 Art Commission

Approved: _____
 Boiler Inspector

Approved: Jus
 Zone
 CPC Subarea
for residential zone only
[Signature]
 Department of City Planning

Approved: _____
 FRANK P. KELLY, CHIEF
 DIVISION OF FIRE PREVENTION
[Signature]
 Bureau of Fire Prevention & Public Safety

Approved: _____
 Structural Engineer, Bureau Building Inspection

OFFICIAL COPY

SAN FRANCISCO

CENTRAL PERMIT BUREAU FMS

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS

RECEIVED

CENTRAL PERMIT BUREAU
1953 AUG 7 AM 8.42

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTOR

DEPARTMENT OF PUBLIC WORKS
BLDG. FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

BUILDING INSPECTION

3

AUGUST 5 1953

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 SANCHEZ ST.
- (2) Total Cost \$ 400⁰⁰ (3) No. of stories 2 (4) Basement No
Yes or No
- (5) Present use of building RESIDENCE (6) No. of families 1
Yes or No
- (7) Proposed use of building RESIDENCE (8) No. of families 1
Yes or No
- (9) Type of construction 5 (10) 18
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy No
Yes or No
- (13) Does this alteration create an additional story to the building No
Yes or No
- (14) Electrical work to be performed No Plumbing work to be performed No
Yes or No Yes or No
- (15) Ground floor area of building 625 sq. ft. (16) Height of building 15 ft.
- (17) Detailed description of work to be done

LEVELING & ADDED FOUNDATION & BRACING

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by _____ Address _____

(20) General contractor OWNER California License No. _____

Address _____

(21) Architect _____ California Certificate No. _____

Address _____

(22) Engineer _____ California Certificate No. _____

Address _____

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner CHARLES S. YONAN (Phone MAI-7714)
(For Contact by Bureau)

Address 617 SANCHEZ ST.

By C. S. Yonan Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

APPROVED
 Dept. Public Works
 JAN - 9 1984
 SUPERVISOR
 Richard C. Long

DATE FILED: 10-11-83
 PERMIT NO.: 5-69964
 FILING FEE RECEIPT NO.: 123078
 ISSUED: 1-9-84

(1) STREET ADDRESS OF JOB: 617 Sanchez
 (2) ESTIMATED COST OF JOB: \$192,000

BLDG. FORM 3
 08310203

DESCRIPTION OF EXISTING BUILDING		DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION	
(A) TYPE OF CONSTR. 1 or 2	(3A) NUMBER OF STORIES OF OCCUPANCY	(4) TYPE OF CONSTR. 1 or 2	(3B) NUMBER OF STORIES OF OCCUPANCY
1	2	1	2
(5) PRESENT USE	(6) PROPOSED USE	(7) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENDING TO REAR YARD?	(8) WILL BUILDING EXCEED HEIGHT BEYOND PROPERTY LINE?
Residential	Garage	NO	NO
(9) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(10) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLAT/FRAN.	(11) WILL THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(12) ELECTRICAL WORK TO BE PERFORMED?
NO	NO	NO	NO
(13) GENERAL CONTRACTOR	(14) ARCHITECT OR ENGINEER (DESIGN)	(15) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	(16) OWNER
John Fusedo	John Fusedo	NONE	John Fusedo
(17) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT). Patio - A.P.B.O.R. - The Area will be constructed of 4x4 (R. Redwood). Height will be 8.5" off existing concrete. - Length is 20' total. Anchor and patio is in the front yard 54' from house.			

IMPORTANT NOTICES
 No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 102, 104B, 104C, 104D, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be clear than 6"0" in any wire containing more than 725 volts. See Sec. 385, California Penal Code. Pursuant to Sec. 302 A 6, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site. Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval. ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED. BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WORK AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (11), (12), (17), (20), (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

APPLICANT'S CERTIFICATION
 I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
 HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions, in conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:
 () I Certificate of Consent to Self Insure issued by the Director of Industrial Relations.
 () II Certificate of Workman's Compensation Insurance issued by an admitted insurer.
 () III An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
 () IV The cost of the work to be performed is \$100 or less.
 () V I certify that as the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation provisions of the Labor Code of California and I will comply with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed waived.
 () VI I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation provisions of California and who has on file, or prior to the commencement of any work shall file, with the Central Permit Bureau, evidence that workman's compensation insurance is carried.

CHECK APPROPRIATE BOX:
 OWNER
 ARCHITECT
 ENGINEER
 LESSEE
 AGENT WITH POWER OF ATTORNEY
 CONTRACTOR
 ATTORNEY IN FACT

Applicant's Signature: John Fusedo

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED: *for work stated only*

DATE: _____
REASON: _____
NOTIFIED MR. _____

11/4/83 *Lewis*
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

APPROVED: *as per application and plans (dated 12/23/1983)*

DATE: _____
REASON: _____
NOTIFIED MR. _____

CATEGORICALLY EXEMPT FROM HISTORIC RESOURCE EVALUATION
3000/55/RH-1

FOR SINGLE FAMILY USE ONLY

DEPARTMENT OF CITY PLANNING
John Free
DEC 27 1983

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

BUREAU OF ENGINEERING

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

DEPARTMENT OF PUBLIC HEALTH

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

REDEVELOPMENT AGENCY

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

RESIDENTIAL ENV. INSPECTOR, DIV. OF ART & HOTEL INSP., B.B.I.

APPROVED: _____

DATE: _____
REASON: _____
NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
NUMBER OF ATTACHMENTS

John Free
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED DEPARTMENT OF BUILDING INSPECTION

JUL 10 2000

APPROVED FOR ISSUANCE JUL 10 2000

BLDG. FORM

318

1000-07-10-4717

APPLICATION NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM A OTHER AGENCIES REVIEW REQUIRED

FORM B OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS NOV

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

Table with columns: DATE FILED, FILING FEE RECEIPT NO., STREET ADDRESS OF JOB, BLOCK & LOT, PERMIT NO., ISSUED, ESTIMATED COST OF JOB, REVISED COST, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS. LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, ADDITIONAL INFORMATION.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a Building Permit... Pursuant to San Francisco Building Code, the building permit shall be posted on the job...

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit...

CHECK APPROPRIATE BOX: OWNER, LESSOR, CONTRACTOR, ARCHITECT, AGENT, ENGINEER. APPLICANT'S CERTIFICATION: I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

Signature of applicant: John Fusco

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICANT AT START OF WORK (TELEPHONE NO. 331-4629). THIS APPROVAL IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE.

DEPARTMENT OF BUILDING INSPECTION

DATE: _____
REASON: _____
7/10/00
OK to proceed
✓ Per City
F510
NOTIFIED MR. _____

Any electrical or plumbing work will require appropriate separate permits. *Q. W. Green 7/10/00*
BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

APPROVED: REMOVE ALL ROOFING MATERIAL AT PARKING PAD AT FRONT OF PROPERTY.
Orde Wilson 7/10/00
DEPARTMENT OF CITY PLANNING (W)

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:
CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:
BUREAU OF ENGINEERING

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:
DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:
REDEVELOPMENT AGENCY

DATE: _____
REASON: _____
NOTIFIED MR. _____

APPROVED:
HOUSING INSPECTION DIVISION

DATE: _____
REASON: _____
NOTIFIED MR. _____

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments: OWNER'S AUTHORIZED AGENT _____

HOLD SECTION — NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

APPROVED
DEPARTMENT OF BUILDING INSPECTION

SEP 18 2000

[Signature]
FRANK Y. CHIU, DIRECTOR

BUILDING PERMIT 318
APPROVED FOR ISSUANCE
SEP 18 2000
RECEIVED
SEP 18 2000

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLANS

OFFICE COPY

DATE FILED: 9-18-00
FILE NO.: 921625
PERMIT NO.: 9-18-00

FILE NO. FILE RECEIPT NO.: 617 Sanchez St
CITY AND COUNTY OF SAN FRANCISCO

BOOK LOT: 3600-55
PLANNING CODE: 3180.00
DATE: 9/18/00

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

TYPE OF CONSTRUCTION: Alteration
NUMBER OF STORIES OF OCCUPANCY: 2
NUMBER OF PARCELS AND LOTS: 0
LEGAL DESCRIPTION: arbor SFD
BLOCK/LOT: R3
BUILDING UNITS: 1

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

TYPE OF CONSTRUCTION: Alteration
NUMBER OF STORIES OF OCCUPANCY: 1
NUMBER OF PARCELS AND LOTS: 1
LEGAL DESCRIPTION: arbor SFD
BLOCK/LOT: R3
BUILDING UNITS: 1

IS THIS ALTERNATION TO BE CONSTRUCTED OR ALTERED? YES NO

IS ELECTRICAL WORK TO BE PERFORMED? YES NO

IS PLUMBING WORK TO BE PERFORMED? YES NO

CONTRACTOR: Self
OWNER: John P. Fusco
ADDRESS: 617 Sanchez St
PHONE: 415 552-2533

DESCRIPTION OF WORK: Replace corrugated fiber glass roof on arbor

ADDITIONAL INFORMATION

DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES NO

DOES THIS ALTERATION EXTEND TO BUILDING? YES NO

DOES THIS ALTERATION INVOLVE NEW GROUND FLOOR AREA? YES NO

DOES THIS ALTERATION INVOLVE A CHANGE OF OCCUPANCY? YES NO

ARCHITECT OR ENGINEER DESIGN: Unknown

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 5'0" to any wire containing more than 750 volts. See Sec. 363, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for agreement, signs, and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills, together with complete details of retaining walls and soil, footings required must be submitted to this department for approval.

ANY ALTERATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, PLUMBING OR MECHANICAL WORK. A SEPARATE PERMIT FOR THIS WORK AND PLUMBING WORK SHALL BE OBTAINED. SEPARATE PERMITS ARE REQUIRED. ANSWER IS YES TO ANY OF ABOVE QUESTIONS. SEE SECTION 102.02 AND 102.03.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

IF SEVERAL BUILDINGS ARE TO BE CONSTRUCTED ON A SINGLE PARCEL, THE PERMIT SHALL BE ISSUED FOR EACH BUILDING.

CHECK APPROPRIATE BOX

OWNER: ARCHITECT:
ENGINEER: MECHANICAL:
ELECTRICAL: PLUMBING:

APPLICANT'S CERTIFICATION

I hereby certify that the information furnished on this application is true and correct, and that I am the owner or authorized agent of the owner of the property described herein, and that I am applying for and requesting the issuance of this permit.

[Signature]

CITY APPROVAL REQUIRED
APPROVAL NUMBER:

OFFICIAL COPY

101300
EST. 10/18/00
INSPECTION

CONDITIONS AND APPROVALS

Any electrical or plumbing work shall require appropriate separate permits.

Steve Hough SUPERVISOR

Approved per plans and application to repair and replace existing work. This project is exempt from Section 311 of the Planning Code per interpretation of Zoning Administrator, dated 8/16.

A. Anderson 9/18/00

APPROVED:		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	
		NOTIFIED MR.	
		DATE:	
		REASON:	

N/A

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

OFFICIAL COPY

SAN FRANCISCO

REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION, DEPARTMENT OF BUILDING INSPECTION FOR A FINAL INSPECTION APPOINTMENT. NEW BUILDING INSPECTION OR REPLACEMENT SHEATHING AND SKYLIGHTS REQUIRE A SEPARATE BUILDING PERMIT.

APPROVED Dept. of Building Insp.

FEB 03 2004

DIRECTOR DEPT OF BUILDING INSPECTION

PERMIT TO OCCUPY

BUILDING FORM

2012034384

APPLICATION NUMBER

APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

1-1-05 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

Table with columns: DATE FILED, PLUMBING RECEIPT NO, (1) STREET ADDRESS OF JOB, (2) ESTIMATED COST OF JOB, (3) REVISED COST, PERMIT NO, ISSUED, DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, ADDITIONAL INFORMATION, IMPORTANT NOTICES, NOTICE TO APPLICANT, APPLICANTS CERTIFICATION

OFFICIAL COPY

SAN FRANCISCO
 DEPARTMENT OF BUILDING INSPECTION

REFER TO: APPROVED BY
 VICTOR YEW, DBI
 FEB 03 2004

CONDITIONS AND STIPULATIONS

REASON: REWORK REQUIRED FOR A REVISION TO THE SUBMITTALS. THE SUBMITTALS DO NOT SHOW THE REQUIRED REVISIONS.

DATE: _____

NOTIFIED MR. _____

APPROVED: _____
 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 DEPARTMENT OF CITY PLANNING

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 BUREAU OF ENGINEERING

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 DEPARTMENT OF PUBLIC HEALTH

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 REDEVELOPMENT AGENCY

DATE: _____
 REASON: _____

NOTIFIED MR. _____

APPROVED: _____
 HOUSING INSPECTION DIVISION

DATE: _____
 REASON: _____

NOTIFIED MR. _____

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments _____ OWNERS AUTHORIZED AGENT _____

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPROVED (Stamp)

MAR 30 2005

THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

BUILDING ENLARGEMENT DESCRIPTION
 VERTICAL
 HORIZONTAL

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

1085359 PERMIT NO. **5/1106** ISSUED DATE

617 Sanchez (1) STREET ADDRESS OF JOB **3600/55** BLOCK & LOT

5000 (2) REVISED COST

4/17/06 DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(1A) TYPE OF CONSTR. 5	(2A) NO. OF STORES OF OCCUPANCY 1	(3A) NO. OF BASEMENTS AND CELLARS 0	(4A) PRESENT USE: Residential	(5A) OCCUP. CLASS R-3	(6A) NO. OF DWELLING UNITS 1
-------------------------------	--	--	--------------------------------------	------------------------------	-------------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(1B) TYPE OF CONSTR. 5	(2B) NO. OF STORES OF OCCUPANCY 1	(3B) NO. OF BASEMENTS AND CELLARS 0	(4B) PROPOSED USE: Residential	(5B) OCCUP. CLASS R-3	(6B) NO. OF DWELLING UNITS 1
-------------------------------	--	--	---------------------------------------	------------------------------	-------------------------------------

(7) WELL STREET SPACE BE USED DURING CONSTRUCTION? **NO**

(8) ELECTRICAL WORK TO BE PERFORMED? **NO**

(9) MECHANICAL WORK TO BE PERFORMED? **NO**

(10) PLUMBING WORK TO BE PERFORMED? **NO**

(11) PAINT WORK TO BE PERFORMED? **NO**

(12) OTHER WORK TO BE PERFORMED? **NO**

(13) CHANGING THE USE OF THE BUILDING? **NO**

(14) ORIGINAL CONTRACTOR: **UNKNOWN**

(15) OWNER (ISSUE ADDRESS ONLY): **John Fusco**

(16) ADDRESS: **617 Sanchez**

(17) WRITE AN EXPLANATION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
Put roof over car port. To comply w/ N.O.U #2001S4539. Add horizontal addition - increase CE Study and bedroom size.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO	(18) (17A) YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH (EXCEPT TO BELONGING)? NO	(20) (19) YES, STATE NEW UNDECK FLOOR AREA SG. FT.
(21) WILL SIDEWALK OVER SUB-BROWNEK SPACE BE REPAIRED OR RESTORED? NO	(22) WILL THIS WORK EXTEND BEYOND PROPERTY LINE? NO	(23) ANY OTHER EXISTING DECK ON LOT? IF YES, SHOW ON PLOT PLAN NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO

(25) ARCHITECT (OR ENGINEER) (AUGUST 1992 CONSTRUCTION) **ADDRESS**

(26) CONSTRUCTION LEADER (ENTER NAME AND SIGNATURE IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be deeper than 6' or any area extending more than 150' into See Sec 398, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The Owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines do not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and well foundations required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPLIED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR POINT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL, WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (18, (19), (21), (22), (23) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In checking all resulting materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX:
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

0000-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The permittees by acceptance of the permit, agree to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 2800 of the Labor Code of the State of California, the applicants shall have coverage under (i), or (ii) designated below or shall include item (iii), as (iv), or (v), whichever is applicable. If however item (iv) is checked item (v) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: _____
 Policy Number: _____

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 2800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for this permit) in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

APPLICANT SIGNATURE: *John Fusco* (4/22/04)

DATE: 4/22/04

ORIGINAL

APPROVED
 Dept. of Building Insp.
 JUN 18 2007
 DEPARTMENT OF BUILDING INSPECTION
 SAN FRANCISCO

OFFICE COPY

APPROVED FOR ISSUANCE
 JUN 18 2007
 BLDG. FORM 318
 MSB
 2007-06-18-11-45-19
 APPLICANT NUMBER
 APPROVAL NUMBER

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE COUNTER ISSUANCE OBR
 8 NUMBER OF PLAN SETS MSB

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD AS DESCRIBED AND THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED 6-18-07	PLANS RECEIVED NO.	(A) STREET ADDRESS OF JOB 617 SANCHEZ ST.	BOOK & LOT 3600/055
PERMIT NO. 1123453	ISSUED 6-18-07	ESTIMATED COST OF JOB \$1.1	PERMITS COST \$100

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(A) TYPE OF CONSTRUCTION 5	(B) NO. OF STOREYS OF OCCUPANCY 1	(C) NO. OF BASEMENTS AND CELLARS 0	(D) PRESENT USE SINGLE FAMILY DWELLING	(E) OCCUP. CLASS R-3	(F) NO. OF DWELLING UNITS 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(A) TYPE OF CONSTRUCTION 5	(B) NO. OF STOREYS OF OCCUPANCY 1	(C) NO. OF BASEMENTS AND CELLARS 0	(D) PROPOSED USE (LEGAL USE) SINGLE FAMILY DWELLING	(E) OCCUP. CLASS R-3	(F) NO. OF DWELLING UNITS 1
-------------------------------	--------------------------------------	---------------------------------------	--	-------------------------	--------------------------------

(H) IS AUTO RAMPWAY TO BE CONSTRUCTED OR ALTERED?
 YES NO

(I) WILL STREET SPACE BE USED DURING CONSTRUCTION?
 YES NO

(J) ELECTRICAL WORK TO BE PERFORMED?
 YES NO

(K) PLUMBING WORK TO BE PERFORMED?
 YES NO

(L) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION

(M) OWNER - LESSOR (ENTER ONE)
 JOHN FUSCO 617 SANCHEZ ST SF CA 94114 (415) 422-2533

(N) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 TO CORRECT APPLICATION # 2006/01/21/P262
 THE DESCRIPTION OF WORK SHOULD BE READ AS "RENEW 2005/03/30/P7703 INSTEAD OF 2005/03/03/P7103"

ADDITIONAL INFORMATION

(O) DOES THE ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?
 YES NO

(P) WILL SIDEWALK SPACE BE REPAIRED OR ALTERED?
 YES NO

(Q) WILL SIGNAGE BE ADDED?
 YES NO

(R) DOES THE ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
 YES NO

(S) ARCHITECT OR ENGINEER DESIGN CONSTRUCTION

(T) CONSTRUCTION UNDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")

IMPORTANT NOTICES

No change shall be made in the character or the occupancy or use without first obtaining a building permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be taller than 6'0" to any wire containing more than 750 volts (See Sec 395, California Penal Code).

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved signs and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to the department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings of installing materials must have a dimension of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

903-002 (REV. 1-02)

NOTICE TO APPLICANT

WELD WAREHOUSE CLAUSE: The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3500 of the Labor Code of the State of California, the applicant shall have coverage under (b), or (c) designated below or shall inform me (a), (b), or (c), whichever is applicable, if however item (c) is checked item (b) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3706 of the Labor Code, for the performance of the work for which this permit is issued.

(A) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: _____
 Policy Number: _____

() III. The cost of the work to be done is \$100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in this event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3500 of the Labor Code, that the permit herein applied for shall be deemed invalid.

(X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

X Signature of Applicant or Agent: *John Fusco* Date: _____

ORIGINAL



APPROVED Dept of Building Insp

SFFD INSP. FEES REC.

MAR 19 2009 VIVIAN L. DAY DIRECTOR CHIEF BUILDING OFFICIAL DEPT OF BUILDING INSPECTION

BUILDING FORM 318 APPROVED FOR ISSUANCE MAR 19 2009 APPLICATION NUMBER CP-20-C 20090810.3814

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS WC 4-09

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

Table with permit details: DATE FILED 3-10-09, PERMIT NO 118059D, (1) STREET ADDRESS 617 Sanchez St, (2) ESTIMATED COST \$100, (3) REVISED COST \$100, DATE 3-10-9

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Large form section with multiple rows for building details, including legal description, type of construction, and general contractor information.

IMPORTANT NOTICES: No change shall be made in the character of the occupancy or use without first obtaining a building permit... APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS...

NOTICE TO APPLICANT: HOLD HARMLESS CLAUSE: The applicant hereby agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions to damages resulting from operations under this permit...

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

REFER APPROVED

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED	<u>N/A</u> BUILDING INSPECTOR DEPT OF BLDG INSP	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>N/A</u> DEPARTMENT OF CITY PLANNING	DATE _____ REASON _____
<input checked="" type="checkbox"/>	APPROVED ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS. PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK	<u>John Jernani 975 MAR 13 2015 558-3300</u> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	CIVIL ENGINEER, DEPT OF BLDG INSPECTION	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	BUREAU OF ENGINEERING	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	DEPARTMENT OF PUBLIC HEALTH	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	REDEVELOPMENT AGENCY	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>[Signature]</u> HOUSING INSPECTION DIVISION	DATE _____ REASON _____

1 agree to comply with all conditions or stipulations of the various bureaus or department noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application

Number of attachments

[Signature]
OWNER'S AUTHORIZED AGENT

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
Dept of Building Insr

MAR 23 2009

VMAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT OF BUILDING INSPECTION

MN 200454939

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 COVER THE COUNTER ISSUANCE

NUMBER OF PLAN SETS 082

DO NOT WRITE ABOVE THIS LINE

Form section containing permit details: DATE FILED (3.23.09), PERMIT NO (1181069), BOARD (MAR 23 2009), (1) STREET ADDRESS OF JOB (617 SANCHEZ), (2) ESTIMATED COST OF JOB (100), (3) REVISED COST (3600/055), (4) REVISED DATE (MAR 23 2009).

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Main information section including LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, and ADDITIONAL INFORMATION. Includes fields for type of construction, number of stories, and various structural and safety checkboxes.

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
CHECK APPROPRIATE BOX: OWNER, ARCHITECT, ENGINEER, etc.

NOTICE TO APPLICANT
WELD HAZARDOUS CLAUSE
I hereby certify that in the performance of the work for which this permit is issued I shall not employ any person in any workshop or in any business subject to the workers' compensation laws of California...

BLDG FORM 318
APPROVED FOR ISSUANCE
MAY 23 2009
APPLICATION NUMBER
200903234626
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
APPROVAL NUMBER

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.
Signature: [Handwritten Signature]
Date: MAR 23 2009



APPROVED
Dept. of Building Insp.

MAY 06 2013

Tom C. Hui
TOM C. HUI, S.E.
ACTING DIRECTOR

APPROVED FOR ISSUANCE
MAY 06 2013

BLDG. FORM 305
APPLICATION NUMBER
013-21-06-007

OFFICIAL APPROVAL REQUIRED
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HERINAFTER SET FORTH.

Form fields: DATE FILED (MAY 06 2013), PLANS FOR RECEIPT NO., STREET ADDRESS OF JOB (617 SANCHEZ), BLOCK & LOT (B 3600 L 055), PERMIT NO. (12/2808), ISSUED (MAY 06 2013), ESTIMATED COST OF JOB (\$5000.00), PERMITTED COST (\$5000), DATE (MAY 06 2013)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
ADDITIONAL INFORMATION
IMPORTANT NOTICES
NOTICE TO APPLICANT

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
NOTICE TO APPLICANT
HOLD HAZARDOUS CLAUSE. This permit shall be void if the applicant...
I hereby affirm under penalty of perjury that the following declaration:
I have and will maintain a certificate of consent to self-insure for worker's compensation...
I have and will maintain worker's compensation insurance...
I certify as the owner (or the agent for the owner) that in the performance of my work for which this permit is issued, I will employ a contractor who complies with the contract...
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

NOTICE TO APPLICANT
HOLD HAZARDOUS CLAUSE. This permit shall be void if the applicant...
I hereby affirm under penalty of perjury that the following declaration:
I have and will maintain a certificate of consent to self-insure for worker's compensation...
I have and will maintain worker's compensation insurance...
I certify as the owner (or the agent for the owner) that in the performance of my work for which this permit is issued, I will employ a contractor who complies with the contract...
OFFICE COPY



APPROVED
Dept. of Building Insp.

JUN 03 2013

Tom C. Hill
TOM C. HILL S.E.
ACTING DIRECTOR

201397781 - B10

200454539 - CFS

BLDG. FORM 318
APPROVED FOR ISSUANCE
JUN 03 2013
APPLICATION NUMBER
20130507355

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREMITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

Form fields for permit details including permit no. (201397781), date (6/3/13), address (617 Sanchez), block & lot (3600/45), and fee (\$1.00).

DCP FEE

Main application form containing sections for 'INFORMATION TO BE FURNISHED BY ALL APPLICANTS' and 'ADDITIONAL INFORMATION'. Includes details on building type (Single Family home), lot area, and applicant information (Sandy Chan).

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...
CHECK APPROVED BY
OWNER ARCHITECT
LICENSEE AGENT
CONTRACTOR ENGINEER

NOTICE TO APPLICANT
HOLD HARMLESS CLAIMER: The permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco...
I hereby affirm under penalty of perjury one of the following declarations:
I have and will maintain a certificate of consent to self-employment...
I have and will maintain a certificate of consent to self-employment...
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner not as in compliance with the provisions of the Labor Code of California...

APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREIN WILL BE COMPLIED WITH.

OFFICE COPY
JUN 03 2013

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: DEPARTMENT OF BUILDING INSPECTION	Vivian Huang, DBI MAY 20 2013	DATE: 5/20/13 REASON: O.K. To proceed with CIV R 10 NOTIFIED MR.
<input type="checkbox"/> APPROVED: RFI Mark	BUILDING INSPECTOR, DEPT. OF BLDG. Insp. Change scope of work to delete part of building table	DATE: 6/3/13 REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	DEPARTMENT OF CITY PLANNING MVA	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED: O.K. TO PROCEED	REDEVELOPMENT AGENCY MVA	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/> APPROVED:	HEALTH INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

FOOD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various business or department ruled on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

EXHIBIT B

File No. 200825

Committee Item No. _____

Board Item No. 51

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 1, 2020

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter - 03/23/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Supplemental Information - 08/12/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Supplemental Information - 08/10/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Supplemental Material - 08/10/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Supplemental Information - 08/07/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appellant Supplemental Information - 08/06/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Response - 08/03/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Hearing Notice - 08/04/20</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Clerical Documents</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: November 13, 2020

Prepared by: Lisa Lew

Date: November 25, 2020

From: ods06368cpc <ods06368cpc@OfficeDepot.com>
Sent: Monday, March 23, 2020 3:53 PM
To: hestor@earthlink.net; BOS Legislation, (BOS); Gibson, Lisa (CPC)
Subject: 617 Sanchez Environmental Appeal
Attachments: 03232020154500.pdf

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Sue Hestor submission for Joerg Rathenberg

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SUE C. HESTOR

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office (415) 362-2778 cell (415) 846-1021

hestor@earthlink.net

March 23, 2020

Norman Yee, President
San Francisco Board of Supervisors
City Hall
San Francisco CA 94102

**Appeal of Categorical Exemption from Environmental Review
617 Sanchez - Demolition and New Construction
Dolores Heights Special Use District - RH-1 Zoning**

President Yee and Members of the Board:

On behalf of Joerg Rathenberg and other neighbors of the proposed project in the Dolores Heights Special Use District, I urge this Board to set aside exclusion from environmental review for demolition of the existing modest house at **617 Sanchez Street** and construction of a much bigger house on its 25' wide lot. Consideration of project has been done without proper evaluation by Environmental Review and Planning of demolition of sound housing in a neighborhood threatened by displacement of middle income residents so that much wealthier persons can erect large houses only available to those who can afford much greater housing costs.

The project is demolition of a 1000 sq ft **617 Sanchez St** house built in 1907 at the rear of its downward sloping lot. It is 1-1/2 stories tall. The proposed 4-story, 4,000 sf ft house will be built at the front and highest point on the lot. The new 4-story house is 27' in height at Sanchez, with 2 below-grade floors. It has a 4 story south building wall as it slopes down to the rear and affects the houses on either side, including 619 Sanchez. Excavation will be done 2 stories under the foundation of the house at 619 Sanchez.

Proposed project also demolishes the existing low carport structure at the front of the lot. Exhibit 2 includes photos of the house at the REAR of the downward sloping lot, and the one-story carport at the FRONT of the lot.

Categorical Exemption Determination was issued April 8, 2019. The Planning Commission approved construction by not taking Discretionary Review on February 20, 2020. Exhibit 4.

DEVELOPMENT OF SITE AND IMMEDIATE AREA

The block bounded by Sanchez, 19th St, Church, Cumberland had substantial development immediately after the 1906 earthquake. Exh 2, p.2 The block on which 617 Sanchez sits is extremely steep. Sanchez at 19th Street is a staircase going up two flights. Cumberland Street does not cross Sanchez.

From the east on Cumberland there is another staircase going up nearly two stories to Sanchez. Sanchez is severely sloped uphill to the south of 20th Street, so that once again Sanchez is blocked by a hill.

The only vehicular access to 617 Sanchez for demolition and construction (and for almost all other vehicles) is via the intersection of 20th and Church Streets. Vehicles going west on 20th must then turn right on Sanchez and proceed one block past the staircase from Cumberland.

There is very difficult access for smaller vehicles using a convoluted street route from Noe Street to Cumberland west of Sanchez.

The only access to the site from **19th Street** and from **Cumberland** to the east is via staircases. ibid, p.3. Due to the extreme slope of the area, many buildings on the west side of Sanchez sit above grade, while those on the east, including 617 and 619 Sanchez sit below grade. ibid, p.4

Photos of the site and its steep hilly nature are throughout Exhibit 2 at 4-6, 14, 24-26.

The 617 Sanchez lot slopes down to the east. The existing 1 1/2 story house has sat at the rear of the lot since it was built in 1907. ibid, p.2

619 Sanchez Street and Joerg Rathenberg family

As first time home-owners in March 1999 Joerg Rathenberg and his wife bought the house at **619 Sanchez**, immediately to the south of 617 Sanchez. His wife also operates a business in San Francisco. **619 Sanchez** is a small 1906 Victorian built at the front of its shallow 619 Sanchez lot. Exh 3, p.3. The house next door at 617 was owned by John Fusco. His 1000 sq ft 1-1/2 story house at the REAR of the **617 Sanchez** lot had been built in 1907 after **619 Sanchez**. Our house also adjoined **282 Cumberland**, which was also built at the REAR of its lot.

The shallow nature of the **619 Sanchez lot**, in the context of surrounding development, is evident in the 1914 Sanborn Map. Exh. 2, p. 13. The arrow points to the house built at the REAR of **617 Sanchez**. Immediately SOUTH of 617 Sanchez is the earthquake cottage at **282 Cumberland** which is also built at the REAR of that lot. Added together these houses, built at the rear of their lots, result in nearly a **2-lot wide wall facing behind what our house at 619 Sanchez**. Because **619 Sanchez** was built at the front of its lot, sits higher than the 617 Sanchez house at the rear of its lot, *and* the 282 Cumberland house put a building wall behind us, **not intruding on the line-of-sight and related privacy, was very important to the residents on both sides of the 617 and 619 Sanchez property line.**

We immediately started dealing with John Fusco our neighbor next door at **617 Sanchez**. He had moved from Modesto to the Castro to open Jocanda Hair Salon in the 1970s. In 1975 he bought 617 Sanchez and lived in the house at the rear until he died in 2016. ibid 17,18. From 1975 - when Fusco bought 617 Sanchez, to 1999 - when my wife and I bought 619 Sanchez - this neighborhood was a middle income neighborhood where people of modest means lived in housing that was affordable to them.

The previous owner from whom we bought the 619 Sanchez house had illegally constructed an addition in the rear of 619. A lower floor had been added, built 6" too close to 617 Sanchez. Windows in that addition had also intruded on Mr. Fusco's privacy. With our architect, James Hill, we engaged in over several years of negotiations on the plans to rebuild the rear of our home. So that our windows and the siting of our house did not intrude on Mr. Fusco's privacy.

The side windows in the 619 Sanchez remodel, both exact location and size, were specifically agreed upon by Mr. Fusco. Window placement was a big issue with Mr. Fusco because he was concerned that windows and sight-lines in 619 Sanchez would intrude on the privacy of 617 Sanchez residents.

On June 12, 2003 a variance was granted for our home at 619 Sanchez. Exh 3. The Planning Code required a variance to do construction in the rear because the 619 Sanchez lot is much shallower than the majority of lots on its block. Ibid p3. The variance notes that adjoining houses (617 Sanchez, 282 Cumberland) were constructed entirely within their required rear yard.

The final plans for the reconstruction of the rear of 619 Sanchez, for which the variance was granted, were totally acceptable to the owner of 617 Sanchez, James Fusco. We had negotiated so 617 and 619 had an acceptable project.

At the same time, the Dolores Heights Improvement Club was vigorously involved in making sure our building complied with the Dolores Heights SUD. Particularly view corridors from public streets. When we offered to add space to 619 Sanchez by increasing building height while keeping below the 35' height limit, we were told by the Planning Department that it would impermissibly intrude on the public view corridor from Cumberland and Sanchez. Ibid p.4.

The variance further notes the existing public view corridor from the corner of Sanchez and Cumberland - which goes over the rooftop of 619 Sanchez is protected Ibid. Totally ignored in evaluation of proposed 617 Sanchez project is that public view corridor also extends over the rooftop of 617 Sanchez.

By the time construction was complete, my wife and I had a daughter and I had a job on the peninsula. In May 2010, 11 years after buying 619 Sanchez, we moved to be near my job. We have rented out 619 Sanchez until our daughter graduates from high school in 3 years when we plan to return and live in our house at 619 Sanchez.

Both my wife and I kept in touch with Mr. Fusco, especially in his last years when he was ill.

After Mr Fusco died in 2016, the first contact regarding development was from a real estate agent.

On June 13, 2018 I was contacted by real estate agent at Vanguard Properties who was selling 617 Sanchez. When my wife called him back the following day the agent informed her that the new owner wanted to also buy our house at 619 so she could build a large house and merge both 617 and 619 Sanchez lots. My wife told him we were not interested in selling and planned to move back to 619 Sanchez as soon as our daughter graduated from high school in a couple years.

The real estate agent told her that the new owners would build a large house on 617 that would block our views and reduce our property value.

Unlike the years of serious negotiations with Mr. Fusco, my wife and I were never approached by the architect and new owner of 617 Sanchez to develop a house that would not affect the privacy, sunlight and views of either 617 or 619 Sanchez.

The final plans for 617 Sanchez were presented at a pre-application meeting over the holidays in January 2019 when my family was out of the country. The building permit application was filed 3 days later.

ISSUES IGNORED IN THE CATEGORICAL EXEMPTION

This project is demolition of existing sound housing. To construct a 4,000 sq ft house nearly 4 times as large. A building that would result in demolition as defined in Planning Code 317 requires environmental determination if the project constitutes substantial modification. Exh 1, 5th page. The environmental and planning records for 617 Sanchez lack information on or discussion of Sec 317 demolition.

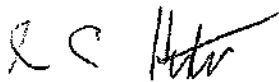
Excavation of 617 Sanchez, two stories below existing foundation of 619 Sanchez, will have impacts on both 619 Sanchez and 621 Sanchez which is 25' to the south. This creates a 4-story house with 2 below-grade floors. Those impacts are ignored.

Public view corridors protected by the Special Use District are ignored. Dolores Heights SUD (Planning Code 241) sets goal to preserve public and private view corridors and panoramas. Building height is 35' and is required to slope downward with the lot to protect those corridors.

The Variance for rebuilding the house at 619 Sanchez specifically calls out the "protected an existing public view corridor over the rooftop of (619 Sanchez) visible from the corner of Sanchez and Cumberland Street." **Exhibit 3** Although the new building at the front of 617 Sanchez intrudes into that protected public view corridor, that impact is ignored.

The Board of Supervisors is requested to set aside the categorical exemption for proposed housing demolition and construction of a new 4,000 sq ft 4-story building at 617 Sanchez Street.

Respectfully submitted,



Sue Hestor

cc: Joerg Rathenberg
Lisa Gibson, Environmental Review Officer

List of Exhibits

Exhibit 1 - CEQA Categorical Exemption - 617 Sanchez St - 2019-000650ENV

Exhibit 2 - Historical Resource Evaluation - 617 Sanchez Street - September 2018

Exhibit 3 - Variance Decision - 619 Sanchez Street - two story addition at rear - June 12, 2003

Exhibit 4 - Discretionary Review Action DRA-0686 - 617 Sanchez Street - February 20, 2020

EXHIBIT 1



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
617 SANCHEZ ST		3600055
Case No.		Permit No.
2019-000650ENV		201901150390
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project consists of the demolition of an (Existing) 2-story, non-conforming single family home and detached garage structure, and the construction of a (New) 4-story, single family dwelling. The proposed new building will be approximately 30 feet in height and consist of 4,149 square feet.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<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 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"/>	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"/>	Archeological Resources: 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"/>	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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch

archeo review complete,

Preliminary Geotech report prepared by H. Allen Gruen 10-01-2018

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

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation, Part 1 (HRE, dated 9/18) and information accessed by the Planning Department, the subject property at 617 Sanchez Street contains a primary residential building (the residence) and two accessory structures and is located in the Castro/Upper Market neighborhood. The residence is located at the rear of the lot and is a 1.5-story wood-frame, wood-clad, gambrel-roof, single-family dwelling with a 1-story flat roof extension. A wood-frame, wood-clad carport is located at the front of the lot. Between these two structures is a partially enclosed outdoor kitchen constructed of brick masonry and wood framing. The main house was constructed c.1907; significant exterior alterations include the addition of the one-story extension on the side and reconfiguration of the rear porch (various dates). The carport was constructed in 1983 as an arbor and then adapted for car storage in 2000, with later alterations. The outdoor kitchen was likely constructed in 1983.</p> <p>Planning staff concurs with the HRE's conclusion that the subject property is not individually eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 1, 2, or 3. Development of the subject block was already well under way by 1907, and thus the subject building does not appear to be associated with the early development of the neighborhood. From 1917 to 1952, the subject building was owned by the Scotts, an African-American family. According to statistics found in <i>Black San Francisco: The Struggle for Racial Equality in the West, 1900-1954</i>, by Albert S. Broussard, approximately 13.6% of African-American families in San Francisco owned their homes in 1930, a year in which the city had an African-American population of 3,803. Thus, while African-American homeownership was somewhat uncommon during the period that the Scotts owned the subject property, it was not so rare as to constitute a significant event in the history of the city. Furthermore, the Scott's purchase of the subject property does not appear to have led to the creation of an African-American community in the neighborhood. In sum, the subject property does not appear to be associated with any significant events or trends that would support a finding of individual eligibility under Criterion 1.</p> <p>(continued)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.04.01 16:39:09 -07'00'	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/25/2019
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	617 Sanchez Street	
Block/Lot:	Cross Streets:	
3600/055	19th & Cumberland Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2019-000650ENV

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

DATE OF PLANS UNDER REVIEW:	N/A
------------------------------------	-----

PROJECT ISSUES:
<input checked="" type="checkbox"/> Is the subject Property an eligible historic resource?
<input type="checkbox"/> If so, are the proposed changes a significant impact?
Additional Notes:
Submitted: Historic Resource Evaluation, Part 1 (dated September 2018) prepared by Tim Kelley Consulting, LLC.

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



Figure 1. 617 Sanchez Street, residence building. Source: 617 Sanchez Street HRE.



Figure 2. 617 Sanchez Street, outdoor kitchen. Source: 617 Sanchez Street HRE.



Figure 3. 617 Sanchez Street, garage structure. Source: 617 Sanchez Street HRE.

EXHIBIT 2

PART I HISTORICAL RESOURCE EVALUATION

617 SANDCHEZ STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

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I. INTRODUCTION

Tim Kelley Consulting (TKC) was engaged to conduct an Historical Resource Evaluation (HRE) Part 1 for 617 Sanchez Street, a single family dwelling in the Castro/Upper Market neighborhood constructed circa 1907. A scoping discussion conducted by email with Justin Greving, Planner on September 4, 2018, established that the subject building would be evaluated for individual eligibility on the California Register, but that no analysis for a potential historic district will be required. Additionally, since the owners from 1914 through 1940 were African Americans, Planning requested that additional research regarding demographic trends in the neighborhood be conducted as well.

II. SUMMARY

TKC finds that 617 Sanchez Street is not eligible for individual listing in the California Register under any Criterion. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

III. CURRENT HISTORIC STATUS

On September 15, 2018, TKC consulted the San Francisco Planning Department Property Information Map (PIM) to determine whether the property was identified in any recognized register of historical resources. The PIM listed the following Preservation information for the subject property.

HISTORIC EVALUATION:

Parcel: 3600055
Building Name:
Address: 617 SANCHEZ ST
Planning Dept. Historic Resource Status: [B - Unknown / Age Eligible](#)

ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS:

None

ARTICLE 11 PRESERVATION DESIGNATION:

None

NATIONAL REGISTER HISTORIC DISTRICTS:

None

CALIFORNIA REGISTER HISTORIC DISTRICTS:

None

HISTORIC RESOURCE EVALUATION RESPONSES:

Individuals - None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts - None

HISTORIC SURVEYS:

None

HISTORIC CONTEXT STATEMENTS:

None

MILLS ACT:

Properties with Mills Act approval.

None

LEGACY BUSINESS REGISTRY:

None

ARCHITECTURE:

Unknown

IV. DESCRIPTION

A. Site

617 Sanchez Street sits on the east side of Sanchez between 19th and Cumberland Streets.

The area is very hilly, with Sanchez sloping up severely to the south. As a result, Sanchez is not a through street north to 19th Street, and Cumberland is not a through street east of Sanchez. In both cases, the only access is via steps. The parcel slopes down to the east. There is one building and two structures on the lot: a carport structure at the front of the parcel, and

sheltered open air kitchen mid-parcel, and the primary residence at the rear of the parcel. The front carport building is set back slightly from the front lot line. A brick stair and paver path run between the carport and the dwelling. The surrounding buildings have varying setback positions on their parcels. Due to the extreme slope of the area, many buildings on the west side of the street sit above grade while many on the east side sit below grade.

B. Exterior

The front structure at 617 Sanchez Street is a one story carport building (Figure 1). The street facing exterior is clad in vertical siding and it is capped with a flat roof. It features a roll up garage door on the left side and a wood paneled pedestrian door on the right side. There is a projecting awning sheltering the pedestrian entrance. The interior of the building is open to the central yard (Figure 2). A masonry retaining wall supports the carport.

The mid-parcel structure features half-height brick walls, with glazed portions above, and is capped with a flat roof (Figure 3).

The rear building is a rectangular plan single family dwelling clad in rustic siding (Figure 4). The building features two volumes: the volume at right is one and one half story and is capped with a gambrel roof, while the volume at left is one story and is capped with a flat roof. The taller volume, at right, has a pedestrian entrance on the right side featuring a modern glazed door behind a metal security gate capped with a projecting fabric awning (Figure 5). To the left of this is a pair of vinyl sash double hung windows behind metal security bars. There is a downsloping window hood above the windows. The half story is clad in fishscale shingles and features a vinyl sash sliding window at center (Figure 6). The gambrel peak terminates with a raking cornice. The flat roof section features a multi-lite pedestrian multi-lite door behind a metal security gate and below a fabric awning.



Figure 1: 617 Sanchez Street, front carport



Figure 2: 617 Sanchez Street, front carport, interior



Figure 3: 617 Sanchez Street, outdoor kitchen structure



Figure 4: 617 Sanchez Street, primary residence



Figure 5: 617 Sanchez Street, detail



Figure 6: 617 Sanchez Street, detail



Figure 7: 617 Sanchez Street, detail

V. HISTORIC CONTEXT

A. Neighborhood

According to the Planning Department's Property Information Map, the subject property falls in the Castro/Upper Market neighborhood. Within the Castro/Upper Market neighborhood is the additional sub-neighborhood of Eureka Valley, the boundaries of which remain controversial but are generally accepted as Market Street to the north, Church Street to the east, Hill Street to the south, and Grand View Avenue to the west.

The opening of the Market & Castro Street Cable Car line in 1886 running on Market Street to Castro Street and the 1888 Castro Street branch from Market to 26th Street opened Eureka Valley to intensive residential development. As the residential builders arrived, the dairies that once thrived in the area were displaced, although the steep slopes of Twin Peaks remained quasi-rural well into the twentieth century. The 1889 Sanborn map indicates that Eureka Valley was only moderately developed with small wood-frame cottages and two-story flats. Many

were built on speculation in rows of identical cottages with similar footprints. Agricultural operations remained important.

Socially and economically, the Eureka Valley and neighboring Noe Valley neighborhoods were dominated from an early date by working and lower-middle-class tradesmen, small business owners, civil servants, builders, and artisans. Ethnically the neighborhood was mixed, with Irish, German, British, and Scandinavian immigrants, as well as some old-stock Americans, all calling Eureka Valley home. In 1881, the Eureka Valley Promotional Association was formed to foster public works projects and encourage residential development.

Eureka Valley escaped total destruction in the aftermath of the 1906 Earthquake and Fire, mostly because the fires stopped at Dolores Street. Although brick chimneys and foundations were damaged, the rocky slopes resisted the seismic forces much better than the marshy subsoils of the Mission and South of Market. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. However, in the following years thousands of earthquake refugees began purchasing lots and erecting cottages and flats in the steadily urbanizing area. Demographically, Eureka Valley was similar to the Inner Mission, with large numbers of Irish, German, and Scandinavian immigrants and their American-born offspring. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of Twin Peaks Tunnel in 1918 and the Municipal Railway's J-Church streetcar line in 1917. Taking a cue from the Mission Promotion Association, the Eureka Valley Improvement Association formed in 1905 and lobbied for improvements in the Upper Market area during the post-quake era, such as improved streetcar service, better lighting, and public school construction. In addition, the association lobbied owners of large tracts of vacant land to sell to residential property developers "to fill out the district."

The 1913-14 Sanborn maps for Eureka Valley show rows of two- and three-story flats and Romeo flats south of Market Street as well as larger gable-roofed single-family dwellings, while multiple-family housing was constructed, particularly along Market Street. Schools were also widespread in the neighborhood, reflecting the influx of families into the area. By 1929, the

area was largely built out, although some of the steeper hillsides in the western portion remained undeveloped into the 1960s and 1970s. The area had become a launching point for newer neighborhoods west of Twin Peaks, first with the opening of the Twin Peaks Tunnel in 1918, and culminating with the completion of the Market Street Extension in the late 1920s and its eventual transformation into Upper Market Street. The completion of the Market Street Extension allowed suburban development to creep higher up the steep hillsides of Twin Peaks,

According to the 1950 Sanborn maps, the neighborhood of Eureka Valley had undergone comparatively few physical changes since 1915 when the last map had been published. The most significant changes had taken place along Market Street, which was the shopping precinct (along with Castro Street) for the area, although many early pre-quake and immediate post-quake commercial buildings continue to survive. In 1939, the neighborhood lost its cable car line along Castro Street when MUNI decided to discontinue the line after taking over the Market Street Railway.

B. Residential Characteristics of San Francisco's African American Population

San Francisco did not have an African American-majority neighborhood until World War II. As American citizens, Blacks were not prohibited from owning property, though they were often forbidden from purchasing or renting in many exclusive subdivisions that had racial covenants prohibiting the sale or leasing of properties to African Americans, Asians, and other non-white ethnic groups. Entire swaths of San Francisco's West Side and Twin Peaks were basically off-limits to African Americans unless they were live-in domestic help. Neighborhoods with racial covenants included most of the residence parks built on what had been the San Miguel Rancho, including Forest Hill, Ingleside Terraces, St. Francis Wood, and some of the more modest speculator-built tracts in the suburban Sunset and Parkside districts. Black San Franciscans who chose to invest in real estate during this period often chose Oakland, where single-family homes were more plentiful and cheaper, the weather better, and where larger lots allowed room for gardening, raising animals, and space for children to play. Those who remained in San Francisco mostly rented, with only 8 percent of Black San Franciscans owning their own homes in 1900. This figure increased to 13.6 percent in 1930, but it was still much

lower than the rates for native-born Whites (35.1 percent) and foreign-born Whites (41.6 percent).¹

C. Project Site History

The first Sanborn map illustrating the subject block was published in 1886 (Figure 8). The subject block is completely undeveloped and the subject parcel is vacant.

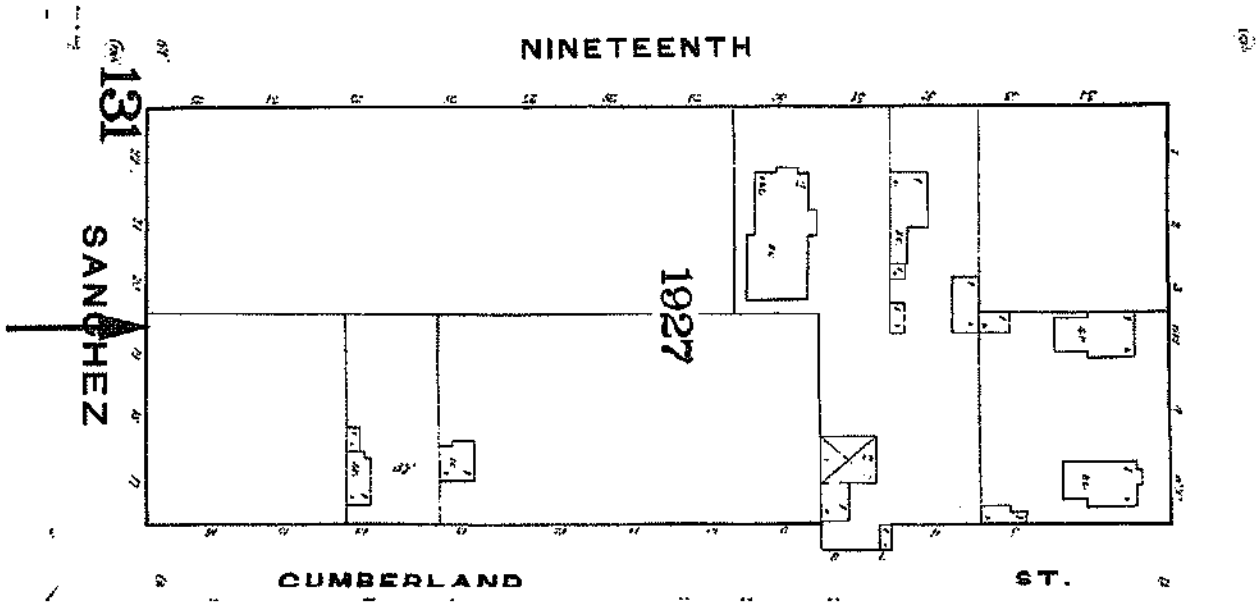


Figure 8: 1886 Sanborn Map with approximate location of the subject building noted with arrow

The 1900 Sanborn Map shows a similar level of development on the subject block (Figure 9). The subject parcel remains vacant.

¹ "San Francisco African American Citywide Historic Context Statement," prepared for San Francisco Planning Department, Final Draft January 2015, by Tim Kelley Consulting, The Alfred Williams Consultancy, and VerPlanck Historic Preservation Consulting.

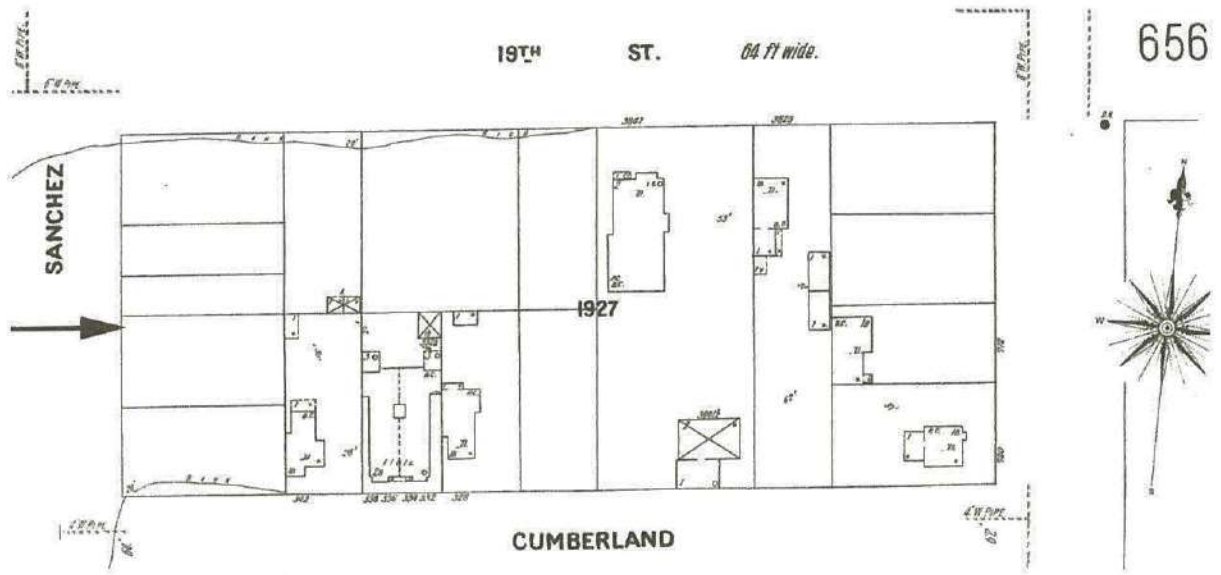


Figure 9: 1900 Sanborn Map with approximate location of the subject building noted with arrow

The 1905 Sanborn Map shows several Spring Valley Water Company tap application numbers penciled in, including for the subject building, indicating that the development of the street began between 1905 and 1908 (Figure 10).

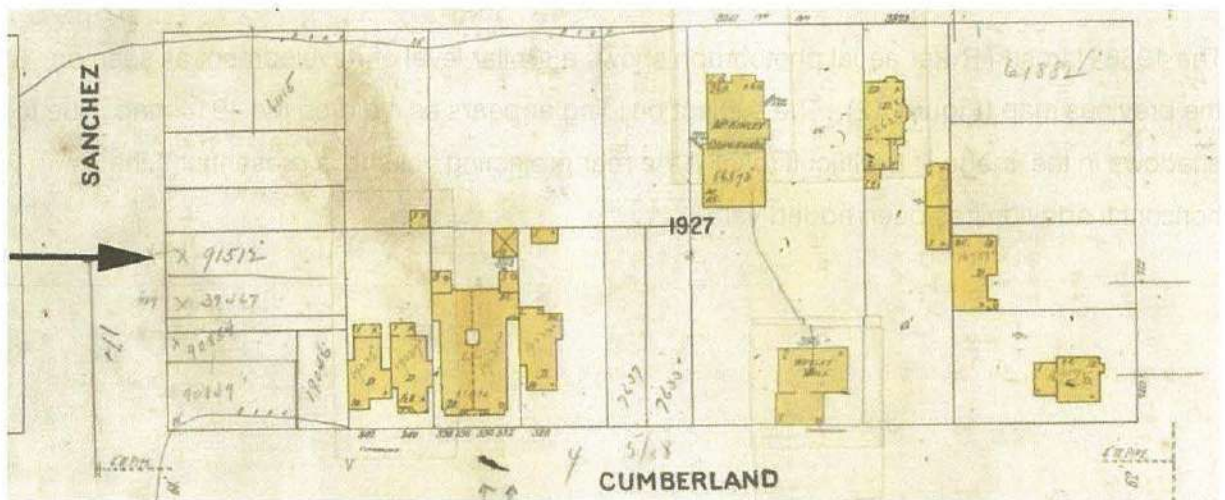


Figure 10: 1905 Sanborn Map with approximate location of the subject building noted with arrow

The 1914 Sanborn Map shows the partial block partially developed (Figure 11). The subject building is illustrated as a small one and a half story dwelling with a small projection at the rear, positioned on the eastern end of the parcel.

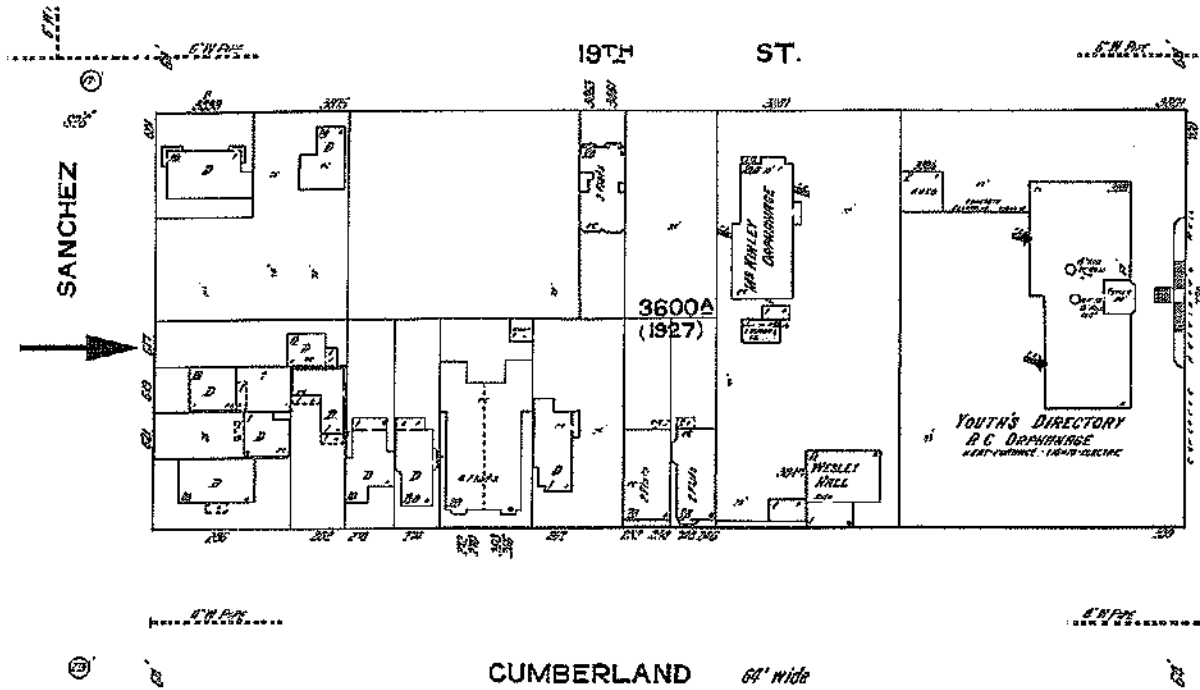


Figure 11: 1914 Sanborn Map with 617 Sanchez Street noted with arrow

The 1938 Harrison Ryker aerial photograph shows a similar level of development as seen on the previous map (Figure 12). The subject building appears as it did on the 1914 map. Due to shadows in the image, it is difficult to tell if the rear projecting volume is present or if the horizontal addition has been added yet.

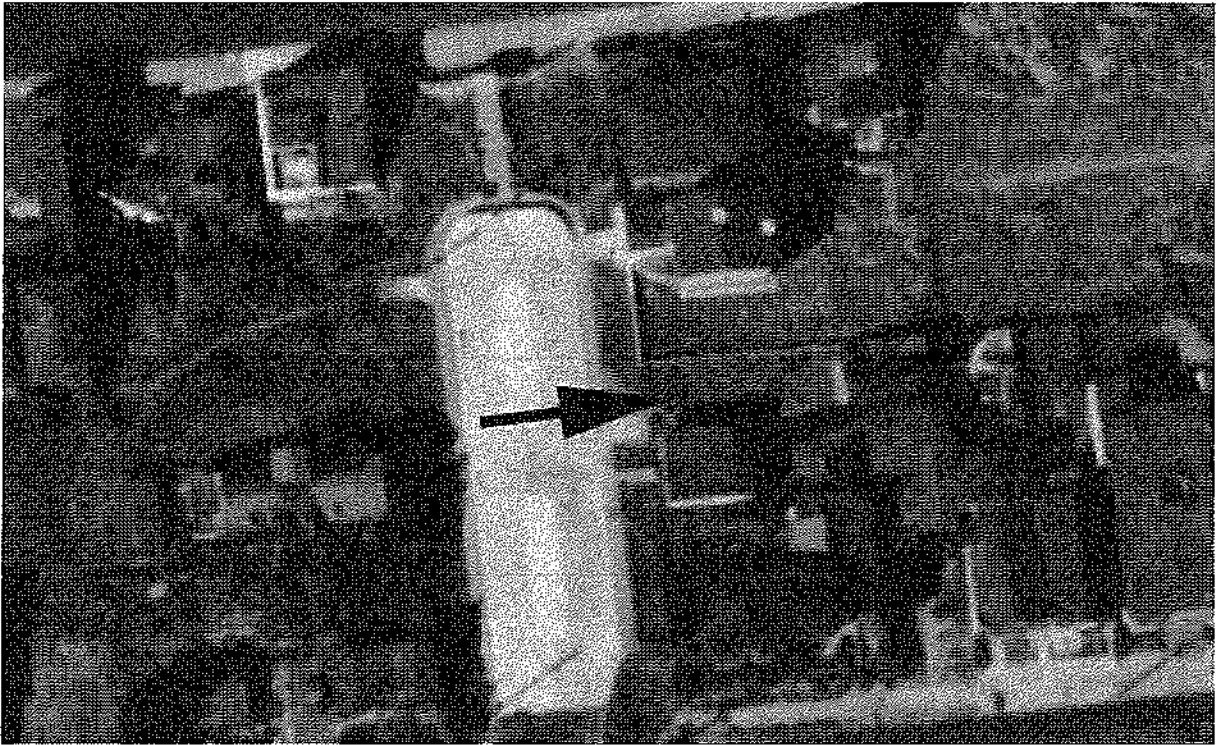


Figure 12: 1938 aerial photo with 617 Sanchez Street indicated by arrow

The 1950 Sanborn Map shows a similar level of development on the subject block (Figure 13). The subject building had been expanded to the north and south, creating the footprint currently seen on the building. The front of the parcel is vacant.

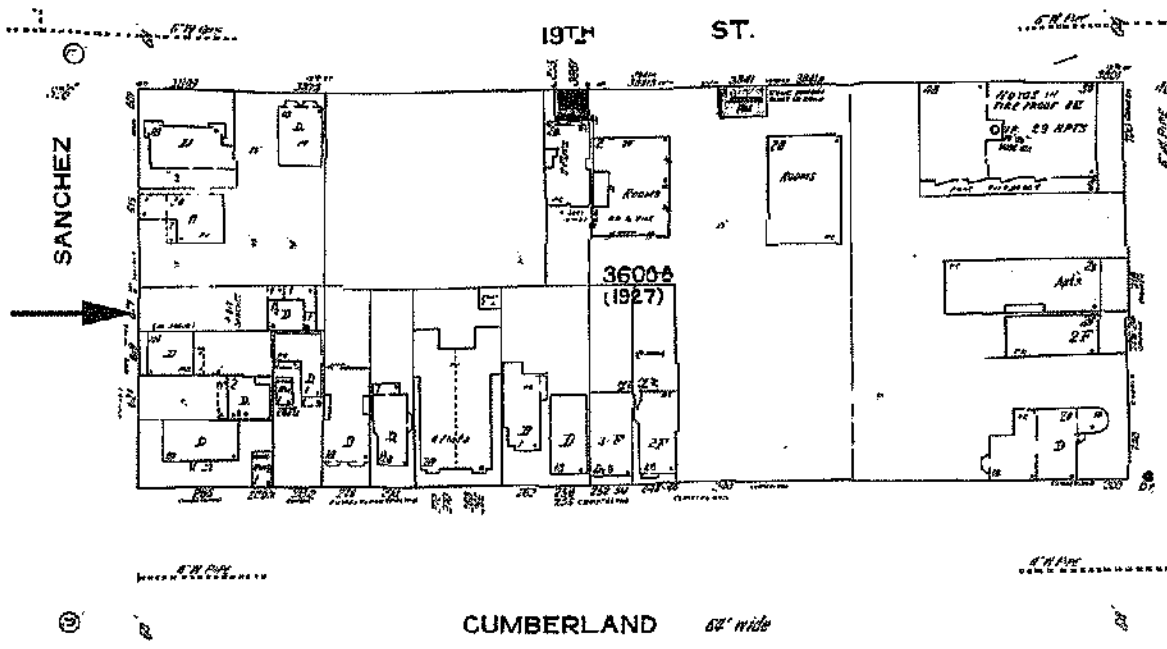


Figure 13: 1950 Sanborn Map with 617 Sanchez Street noted with arrow

D. Construction Chronology

No original construction permit or building announcement was not located for this building. According to Spring Valley Water Company records, the first owner, Vernon G. Higgins, requested water hook-up in August 1907. The first Sanborn map shows a one and a half story single family building. It is assumed this is the original building height and size. Alterations to the building include: one-story addition to the left side and expanding the rear porch; modern windows on the primary façade and the addition of the carport at the front of the lot. The carport was originally constructed as an arbor and was remodeled several times ending with the current design.

E. Permit Record

The following permits were found in Department of Building Inspection files for the subject property:

- Permit #17577, March 19, 1936 – Repair fire damage. Fire proof shingle roof.

- Permit #157959, August 5, 1953 – Leveling and added foundation and bracing
- Permit #569964, October 11, 1983 – Patio – Arbor. The arbor will be constructed of 4 x 4 redwood. Height will be 8'5" off existing concrete. Length is 20' total. Arbor and patio is in the front yard 54' from house.
- Permit #915612, June 27, 2000 – Remove garage ceiling per notice of violation. Removal of arbor roofing area constructed in 1983 with permit. Convert arbor constructed in 1983 to off street parking.
- Permit #921625, September 18, 2000 – Replace corrugated fiber glass roof on front arbor.
- Permit #1016261, February 3, 2004 – Reroof
- Permit #1085359, March 30, 2005 – Put roof over carport. To comply with NOV #200454539. Add horizontal addition – increase existing study and bedroom size.
- Permit #1123453, June 18, 2007 – To correct application #200611218262 (Permit #1085359) the description of work should be read as “renew 200503308770 instead of 2005030387105
- Permit #1180890, March 11, 2009 – Scope of work is for fire department. Review only to field verify non-compliant installation of solar panels
- Permit #1181069, March 23, 2009 – To complete work and obtain final inspection for PA #200503308770 (Permit #1085359)
- Permit #1292808, May 6, 2013 – Renew expired permit 200503308770 (Permit #1085359) to put roof over carport and add horizontal addition to increase size of study and bedroom. To comply with NOV 200454539 and to complete work.
- Permit #1295209, June 3, 2013 – Revision to existing permit 200503308770 (Permit #1085359) delete horizontal addition from scope of work

Copies of these permits are in the Appendix to this report.

F. Architectural Style

The subject building can best be described as vernacular. Vernacular architecture is defined as being based on localized needs and construction materials available. Unlike formal styles of architecture, vernacular architecture is not characterized by stylistic design elements.

G. Owners and Occupants

The following two tables list all known owners and occupants of the subject property.

Table 1: Owners of 617 Sanchez

Name	Date	Occupation
Vernon G. and Arilla J. Higgins	Prior to 1909 - 8/21/1910	(Husband Vernon G. Higgins Real Estate Broker)
Antoinette M. Huntley	8/21/1910 - 3/13/1912	Teacher
John A. Carlsen	3/13/1912 – 10/10/1913	Master Mariner
Antoinette M. Huntley	10/10/1913 – 9/18/1917	Teacher
Harvey A. Scott	9/18/1917 – 9/19/1952	Steward
Charles Yonan	9/19/1952 – 1970	Statistician
William Haskell	1970 – 2/26/1975	Unknown
John Fusco	2/26/1975 – 1/12/2018	Unknown
Victoria Minas	1/12/2018 – 7/10/2018	
J W Sanchez LLC	7/10/2018 - current	

Table 2: Occupants of 617 Sanchez

Date	Name	Occupation
1908-1910	Vernon G. Higgins Vernon P. Higgins	Real Estate Broker Salesman (son of Vernon G)
1911	Humphrey S. Reneau	Conductor
1912	William A. Jorgensen	Carpenter
1913 – 1940	Harvey and Virgie Scott Luella Scott (Marant) Roberta Scott	Steward at Islam Temple Club (Shriners) Seamstress Beauty Operator
1941 – 1946	Charles and Jeanne Dana	Leaseman
1943	Rosalie W. Harrold	Clerk

1948 – 1949	Edward and Elsie B Uggla	Unknown
1951	John and Lynn Lanagan	USMM
1953 – 1960	Charles Yonan	Accountant
1961 – 1967	Roger F. Donley	Unknown
1972 – 1974	William E. Haskell	Unknown
1975 – 1982	John Fusco	Owner Jondora Beauty Salon

The first owner, Vernon G. Higgins, was employed as a real estate broker. He resided at the property with his wife and adult son Vernon P. The property was sold to a single teacher Antoinette Huntley in 1910. Huntley and the next owner, John A. Carlsen, did not reside at the property. Harvey A. Scott began residing at the property in 1913 with his wife Virgie and their daughters Luella and Roberta. He purchased the property from Huntley in 1917. Scott was an African-American who was employed as a steward for the Islam Temple Club (Shriners). His daughter Luella continued to reside at the property after she was married to Chester Marant. Chester only resided at the property for a short period, approximately 1928 to 1931. He resided at 562 Jones in 1932. The Scotts owned to the property through 1952 but began renting it out in 1941.

The Scott Family resided at 617 Sanchez from 1913 to 1940. The 1920, 1930 and 1940 United States Census for the neighborhood of 617 Sanchez was investigated to determine how many African Americans resided near the subject property.² The Scott family was the only African American family in the area until 1940. Charles Tinsley moved to 282 Cumberland in 1940 from 1469 Geary Street, where he had resided previously. 282 Cumberland abuts 617 Sanchez; both buildings sit at the rear of the property. It is possible Charles Tinsley and Harvey Scott knew each other. Charles Tinsley had been employed as a steward for a "club;" he was retired by 1940. He was somewhat older than Harvey Scott and died in 1945. Harvey Scott moved from 617 Sanchez to 1469 Geary (this two-story flat building is no longer extant). 1469 Geary was closer to Islam Temple Club at 650 Geary. It is possible that is why Scott moved, but the exact reason for Scott and Tinsley moving is unknown.

² 1920 United States Census Enumeration District 108, 1930 United States Census Enumeration District 162, and 1940 United States Census Enumeration District 463.

VI. EVALUATION OF HISTORIC STATUS

The subject property was evaluated to determine if it was eligible for listing in the California Register of Historical Resources, either individually or as a contributor to an historic district. The California Register is an authoritative guide to significant architectural, archaeological and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed for use by the National Park Service for the National Register. In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

A. Individual Eligibility

- Criterion 1 (Events)

617 Sanchez Street is not eligible for individual listing in the California Register under Criterion 1. Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford. Otherwise, this building constructed circa 1907 did not make any significant contribution to the development of the neighborhood. Nor did it make a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California. Thus the property is not eligible for listing in the California Register under Criterion 1.

- Criterion 2 (Persons)

This building is not eligible for individual listing in the California Register under Criterion 2. It is not associated with any significant persons in the history of San Francisco or the State of California, as none of the owners or occupants were listed in the San Francisco Biography Collection or newspaper indexes or otherwise indicated to be important to the history of San Francisco or the State of California. Thus the property is not eligible for listing in the California Register under Criterion 2.

- Criterion 3 (Architecture)

This building is not eligible for individual listing in the California Register under Criterion 3. 617 Sanchez Street is a vernacular residential building. The original design is not known; it is only assumed that it was constructed as a one and a half story single-family building. The building has been substantially altered since it first appeared on the 1914 Sanborn. This building does not embody distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Thus the property is not eligible for listing in the California Register under any aspect of Criterion 3.

- Criterion 4 (Information Potential)

This criterion ordinarily refers to potential archeological value. A full analysis of archeological value is beyond the scope of this report. The property does not appear eligible for listing on the California Register under Criterion 4.

B. District

A property may also become eligible for listing on the California Register as a contributor to an historic district. Guidelines define a district as an area that "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."³ To be listed on the California Register, the district itself must be eligible under the criteria already discussed. The documentation of the district must enumerate all properties within it, identifying each as a contributor or non-contributor. The district itself, as well as each of its contributors, then become historical resources.

Based on the scoping discussion of September 4, 2018 with the Planning Department, no district analysis was performed

VII. INTEGRITY

In addition to being determined eligible under at least one of the four California Register criteria, a property deemed to be significant must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation* defines these seven characteristics:

- *Location* is the place where the historic property was constructed.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property.

³ Office of Historic Preservation. "Instructions for Recording Historical Resources," Sacramento, 1995

- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.

Since 617 Sanchez Street is not eligible for listing in the California Register, no period of significance is established and integrity can not be determined.

VIII. CONCLUSION

617 Sanchez Street is not individually eligible for listing in the California Register. The surrounding area was not investigated as a potential historic district per the scoping discussion with Planning Department staff.

IX. BIBLIOGRAPHY

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San Francisco Department of City Planning. "CEQA Review Procedures for Historical Resources." (San Francisco: 2005).

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San Francisco Bureau of Building Inspection, Records Management.

Sanborn Maps, San Francisco California, 1886, 1900, 1905, 1914, 1950,.

X. APPENDIX

EAST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS



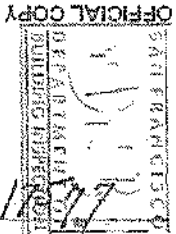


WEST SIDE OF SANCHEZ STREET BETWEEN 19TH AND CUMBERLAND STREETS





Permits for 617 Sanchez Street



BLDG. FORM

3

No. 18944
APPLICATION OF

M. Scott Owner

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location *617 Sanchez St.*

Cost \$ *250.00*

Filed *MAR 19 1936*

APPROVED: *E. C. ...*
SUPERINTENDENT OF THE
BUREAU OF BUILDING INSPECTION
Superintendent Bureau of Building Inspection

Permit No. *18944*

Issued *MAR 21 1936*

Report favorable
W. C. Stone
3-19-36

APPROVED:

Superintendent Bureau of Building Inspection

APPROVED:

City Planning Commission

APPROVED:

Director of Public Health

APPROVED:

Department of Electricity

APPROVED:

Bureau of Engineering

APPROVED:

Art Commission

BUREAU OF FIRE PREVENTION AND
PUBLIC SAFETY

Construct and Install on Building to Satisfac-
tion of Bureau of Fire Prevention the Follow-
ing Fire Protection Equipment and Appliances

- _____ F. D. (Dry) Standpipes
- _____ Wet Standpipes
- _____ Hose Rosts
- _____ Tanks
- _____ Downpipes
- _____ Automatic Fire Pumps
- _____ Automatic Sprinkler Systems
- _____ Water Service Connection
- _____ Groundfloor Pipe Casings
- _____ Refrigeration
- _____ Incinerators

*Read fire department code and
1/10/36*

APPROVED:

Richard J. ...
Bureau of Fire Prevention and Public Safety

APPROVED:

Fire Marshal

OFFICIAL COPY



Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS CENTRAL PERMIT BUREAU

APPLICATION FOR BUILDING PERMIT

ALTERATION

3

March 12 1936

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

- (1) Location 617 Sanchez St.
(2) For what purpose is present building now used? Dwelling
(3) For what purpose will building be used hereafter? Dwelling
(4) Total Cost \$ 254.97
(5) Description of work to be done.

Refrain fire damage, Fire escape shingle roof

- (6) Contractor (DOES) carry Workmen's Compensation Insurance.
(7) Supervision of construction by J. W. Bolman
Address 2048 Market St.

I hereby certify and agree, if a permit is issued, that all the provisions of the BUILDING LAW, THE BUILDING ZONE ORDINANCES, SET BACK LINE REQUIREMENTS AND THE FIRE ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO and the STATE HOUSING ACT OF CALIFORNIA will be complied with, whether herein specified or not; and I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk placed by virtue thereof, and will in all things strictly comply with the conditions of this permit.

- (8) Architect
Certificate No. License No.
State of California City and County of San Francisco
Address

- (9) Engineer
Certificate No. License No.
State of California City and County of San Francisco
Address

- (10) Plans and specifications prepared by Other than Architect or Engineer
Address

- (11) Contractor J. W. Bolman
License No. 2549 License No. 2-4086-F
State of California City and County of San Francisco
Address 2048 Market St.

- (12) Owner H. Scott
Address 617 Sanchez St.
By [Signature] Owner's Authorized Agent

THE DEPARTMENT WILL CALL UP TELEPHONE NO. IF ANY ALTERATIONS OR CHANGES ARE NECESSARY ON THE PLANS SUBMITTED.

OFFICIAL COPY

DEPARTMENT OF BUILDING
CISCO

BLDG. FORM No. 3
APPLICATION OF
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location: 617, SANCHEZ ST.

Total Cost: 4,000.00
Filed: AUG 11 1953

Approved: *[Signature]*
Superintendent, Bureau of Building Inspection

Permit No. 141195
Issued: AUG 11 1953

REFER TO:
Bureau of Engineering
Bldg. Inspector
Boiler Inspector
Art Commission
Dept. of Public Health

Approved: *[Signature]*
12" above grade
Permitted to be set in place

Approved: *[Signature]*
Department of Public Health

Approved: *[Signature]*
Electrical Inspector

Approved: *[Signature]*
Art Commission

Approved: *[Signature]*
Boiler Inspector

Approved: *[Signature]*
Bureau of Engineering

Approved: *[Signature]*
CPC Submits
Department of City Planning

Approved: *[Signature]*
FRANK P. KELLY, CHIEF,
DIVISION OF FIRE PREVENTION
Bureau of Fire Prevention & Public Safety

Approved: *[Signature]*
Structural Engineer, Bureau Building Inspection

DEPARTMENT OF BUILDING
CISCO

BLDG. FORM No. 3
APPLICATION OF
ADDITIONS, ALTERATIONS or REPAIRS
TO BUILDING

Location: 617, SANCHEZ ST.

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Dept. of Public Health

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12" above grade
Permitted to be set in place

Approved: *[Signature]*
Department of Public Health

Approved: *[Signature]*
Electrical Inspector

Approved: *[Signature]*
Art Commission

Approved: *[Signature]*
Boiler Inspector

Approved: *[Signature]*
Bureau of Engineering

Approved: *[Signature]*
CPC Submits
Department of City Planning

Approved: *[Signature]*
FRANK P. KELLY, CHIEF,
DIVISION OF FIRE PREVENTION
Bureau of Fire Prevention & Public Safety

Approved: *[Signature]*
Structural Engineer, Bureau Building Inspection

OFFICIAL COPY

Write in Ink—File Two Copies

RECEIVED
CITY AND COUNTY OF SAN FRANCISCO DEPT. OF PUBLIC WORKS
GENERAL PERMITS BUREAU
7333 AUG 7 AM 8.42

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION FORM

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

AUGUST 5 1953

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location 617 SANCHEZ ST.

(2) Total Cost \$ 400.00 (3) No. of stories 2 (4) Basement No
Yes or No

(5) Present use of building RESIDENCE (6) No. of families 1

(7) Proposed use of building RESIDENCE (8) No. of families 1

(9) Type of construction 5 (10) 1B
1, 2, 3, 4, or 5 Building Code Occupancy Classification

(11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No

(12) Does this alteration create an additional floor of occupancy No
Yes or No

(13) Does this alteration create an additional story to the building No
Yes or No

(14) Electrical work to be performed No Plumbing work to be performed No
Yes or No Yes or No

(15) Ground floor area of building 638 sq. ft. (16) Height of building 15 ft.

(17) Detailed description of work to be done
LEVELING & ADDED FOUNDATION & BRACING

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 100 volts. See Sec. 152, California Penal Code.

(19) Supervision of construction by _____ Address _____

(20) General contractor CHAMES California License No. _____
Address _____

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

(23) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable therein will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subside walk upon or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(24) Owner CHARLES S. YOUNG (Phone MA-7714)
Address 617 SANCHEZ ST.
By C.S. Young Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED: <i>See work stated early</i> <i>11/4/83</i> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED: <i>on your application and plans (dated 12/23/1983)</i> CATEGORICALLY EXEMPT FROM HISTORIC LANDMARK ACT FOR SINGLE FAMILY USE ONLY DEPARTMENT OF CITY PLANNING <i>Richard Lee</i> DEC 27 1983	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DIVISION OF ENVIRONMENTAL IMPACT STATEMENT	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ BOARD OF SUPERVISORS	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ CENTRAL CITY DIRECTOR, DIV. OF HIST. & MON. RES. (S.F.)	DATE: _____ REASON: _____ NOTIFIED MR. _____

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE ABOVE BUREAUS OR DEPARTMENTS LISTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.
 NUMBER OF ATTACHMENTS: *3*
 SIGNATURE: *[Signature]*
 AGENT FOR OWNER OF HERE.

VOID SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
DEPARTMENT OF BUILDING INSPECTION

JUL 10 2000

Application for Building Permit form with handwritten details: 67 Sanchez St, 3600/55, 16-27-00, 7/10/00, \$2500.

Vertical stamps: APPROVED FOR REISSUANCE, JUL 10 2000, 2000-07-10-9717.

Table with 4 columns: LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, and ADDITIONAL INFORMATION.

IMPORTANT NOTICES
No change shall be made in the character of the occupancy or use without first obtaining a Building Permit...

NOTICE TO APPLICANT
I have read and will observe a certificate of consent to subcontract for workers compensation...

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

APPROVED	DATE	REASON	NOTIFIED MR.
<p>APPROVED</p> <p>Any electrical or plumbing work will require appropriate separate permits.</p> <p><i>Quinn Cronin 7/10/00</i> BUILDING INSPECTOR DEPT OF BLDG INF</p>			<p>7-10-00</p> <p><i>McL Presser</i></p> <p><i>Bo Carr</i></p> <p><i>Eric Parker</i></p>
<p>APPROVED</p> <p>REMOVE ALL REPAIR MATERIAL AT PARKING PAD AT FRONT OF PROPERTY.</p> <p><input checked="" type="checkbox"/></p> <p><i>Spide Wilson 7/10/00</i> DEPARTMENT OF CITY PLANNING</p>			
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>			
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>CIVIL ENGINEER (EXCEPT GEOTECHNICAL INSPECTION)</p>			
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>BUREAU OF ENGINEERING</p>			
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>DEPARTMENT OF PUBLIC HEALTH</p>			
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>RECORDING CONTROL AGENCY</p>			
<p>APPROVED</p> <p><input type="checkbox"/></p> <p>RECORDING CONTROL AGENCY</p>			

FIELD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCEEDINGS

I agree to comply with all conditions or stipulations of the various permits or approvals noted on this application, and accept full liability for compliance or non-compliance, which are hereby made a part of this application.

Number of Applications: OWNER'S AUTHORIZED AGENT

OFFICIAL COPY

PLANNING DEPARTMENT
 100 MARKET STREET, SUITE 1000
 SAN FRANCISCO, CALIFORNIA 94102
 TEL: 415 376 3000

Any electrical work for this project must be approved by the electrical inspector.

Alvin Lopez SUPERVISOR

Approved per plans and application to repair and replace existing work. This project is exempt from Section 311 of the Planning Code per interpretation of Zoning Administrator, dated 8/16.

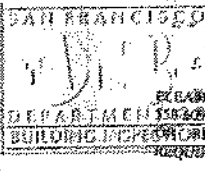
9/18/00
 APPROVED

N/A

APPROVED	DATE	REASON	NOTIFIED MR
<input type="checkbox"/>			
APPROVED	DATE	REASON	NOTIFIED MR
<input type="checkbox"/>			
APPROVED	DATE	REASON	NOTIFIED MR
<input type="checkbox"/>			
APPROVED	DATE	REASON	NOTIFIED MR
<input type="checkbox"/>			

FIELD SECTION - NAME, DATE AND NUMBER OF ALL PERSONS NOTIFIED REGARDING PROJECTS

OFFICIAL COPY



REROOFING

PLEASE CALL THE BUILDING INSPECTION DIVISION, DEPARTMENT OF BUILDING INSPECTION FOR A FINAL INSPECTION APPOINTMENT NEW BUILDING IMPROVEMENT REPLACEMENT SHEATHING AND SKYLIGHTS REQUIRE A SEPARATE BUILDING PERMIT.

APPROVED Dept. of Building Insp

FEB 03 2004

DIRECTOR DEPT OF BUILDING INSPECTION

BUILDING FORM 2004 FEB 03 2004

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 1 OTHER AGENCIES REVIEW REQUIRED

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMIT TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH

FORM 2 OVER-THE-COUNTER ISSUANCE

1-1-05 NUMBER OF PLAN SETS

Form fields for project details: PROJECT NUMBER (2-3-04), PROJECT ADDRESS (617 Sanchez St), PERMIT NUMBER (1016261), DATE (2-3-2004), and other administrative information.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

Table with columns for LEGAL DESCRIPTION OF EXISTING BUILDING, DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION, and ADDITIONAL INFORMATION. Includes details about lot area, building area, and proposed work.

IMPORTANT NOTICES

Key notices regarding permit requirements, including the need for a building permit, the validity of the permit, and the applicant's responsibility for obtaining necessary approvals from other agencies.

NOTICE TO APPLICANT

Notice to applicant regarding the permit process, including the requirement to pay fees, the validity of the permit, and the applicant's responsibility for obtaining necessary approvals from other agencies.

APPLICANT'S CERTIFICATION

Affirmation by the applicant that the information provided is true and correct, and that they understand the requirements of the permit process.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

REFER TO: *[Handwritten Signature]*
 VICTOR YEW, DBI
 FEB 03 2004

REASON FOR APPROVAL: *[Handwritten: BROOKING]*

APPROVED: <input type="checkbox"/>	TELEPHONE INSPECTOR DEPT. OF BLDG. INSP.	NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF CITY PLANNING	DATE: _____
APPROVED: <input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	REASON: _____
APPROVED: <input type="checkbox"/>	MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____
APPROVED: <input type="checkbox"/>	BUREAU OF ENGINEERING <i>[Handwritten: MA]</i>	REASON: _____
APPROVED: <input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____
APPROVED: <input type="checkbox"/>	RESEMPLOYMENT AGENCY	DATE: _____
APPROVED: <input type="checkbox"/>	HOUSING INSPECTION DIVISION	REASON: _____
APPROVED: <input type="checkbox"/>		NOTIFIED MR. _____

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and I further stipulations of conditions or stipulations, which are hereby made a part of this application.

Number of Applications

OWNER'S AUTHORIZED AGENT _____

OFFICIAL COPY

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

MAR 30 2005

APPROVED

THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

BUILDING DESCRIPTION: VERTICAL HORIZONTAL

PROJECT NUMBER: 1085359

DATE: 4/17/06

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 9 OTHER AGENCIES REVIEW REQUIRED

FORM 6 OVER THE COUNTER ISSUANCE

2/ NUMBER OF PLAN SETS

1085359 31106 \$3000 5000

617 Sanchez 3600/57

4/17/06

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

NO. OF STORIES	NO. OF UNITS	NO. OF UNITS OCCUPIED	RESIDENTIAL	NO. OF STORIES	NO. OF UNITS	NO. OF UNITS OCCUPIED	RESIDENTIAL
5	1	0	Residential	5	1	0	Residential

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

NO. OF STORIES	NO. OF UNITS	NO. OF UNITS OCCUPIED	RESIDENTIAL	NO. OF STORIES	NO. OF UNITS	NO. OF UNITS OCCUPIED	RESIDENTIAL
5	1	0	Residential	5	1	0	Residential

UNKNOWN

John Fusco 617 Sanchez

Put roof over carport To comply w/ N.O.U

2001 S.F.S. 39. Add horizontal addition - increase (65) Study and bedroom size

ADDITIONAL INFORMATION

APPLICANT'S CERTIFICATION

APPROVED

4/17/06

IMPORTANT NOTICES

NOTICE TO APPLICANT

APPLICANT'S CERTIFICATION

APPROVED

4/17/06

ORIGINAL

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

Consult the district building inspector at the start of work on
the project for plumbing inspection scheduling call 658-8093
for electrical inspection scheduling call 658-8093
The application is approved without site inspection, detailed
drawing or electrical plan review and does not constitute an
approval of the building. Work authorized must be done in
strict accordance with all applicable codes. Any electrical or
plumbing work shall require appropriate separate permits
as directed by the DISTRICT INSPECTOR.

Handwritten signature and initials

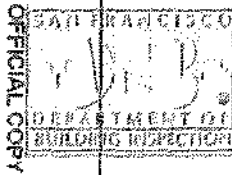
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____

I agree to comply with all conditions or stipulations of the various bureaus or agencies noted on this application, and attach a
summary of conditions or stipulations which are hereby made a part of this application.

Number of Applications

OWNER'S AUTHORIZED AGENT _____

AGREEMENT - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED stamp from the Department of Building Inspection.

SFFD INSP. FEES REQ. stamp.

Signature and name of the official: VYANN L. CHAI, Director of Building Inspection.

Vertical stamp: APPROVED FOR ISSUANCE, MAR 19 2009.

Vertical stamp: BLACK FORM 318, APPLICATION NUMBER, 2009020000014.

Application header section including 'APPLICATION FOR BUILDING PERMIT', 'FORM 3', 'NUMBER OF PLAN SETS: 03/04/09', and permit details like '3-10-09' and '1180590'.

Information to be furnished by all applicants section, including 'LEGAL DESCRIPTION OF EXISTING BUILDING' and 'DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION'. Includes handwritten notes about 'Next Energy' and 'John Fuses'.

Additional information and notices section, including 'IMPORTANT NOTICES', 'NOTICE TO APPLICANT', and 'APPLICANT'S CERTIFICATION'. Contains various checkboxes and signature lines.

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF
BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

<input type="checkbox"/>	APPROVED	<u>NA</u>	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>NA</u>	NOTIFIED MR _____ DATE _____ REASON _____
<input checked="" type="checkbox"/>	APPROVED	ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS. PLEASE NOTIFY FIRE INSPECTOR AT THE START OF WORK <i>John [unclear] SITE</i> <i>558-320</i>	DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	MECHANICAL ENGINEER DEPT OF BLDG INSPECTION	NOTIFIED MR _____ DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	CIVIL ENGINEER DEPT OF BLDG INSPECTION	NOTIFIED MR _____ DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	BUREAU OF ENVIRONMENT	NOTIFIED MR _____ DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR _____ DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	RENEWALMENT AGENCY	NOTIFIED MR _____ DATE _____ REASON _____
<input type="checkbox"/>	APPROVED	<u>[Signature]</u> FLOORING INSPECTOR (FIRE)	NOTIFIED MR _____ DATE _____ REASON _____

FOIA SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

CONTRACTOR'S SIGNATURE

OFFICIAL COPY

SAN FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

RESPECTFULLY REQUESTED APPROVED

TO: [Signature]

DATE: MAR 27 2009

REASON: TCM VENTURE LOG DR

NOTIFIED MR. PROCESSED

APPROVED

NA

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

APPROVED

OFFICE COPY

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

APPROVED

MECHANICAL ENGINEER DEPT OF BLDG INSPECTION

NOTIFIED MR.

APPROVED

CIVIL ENGINEER DEPT OF BLDG INSPECTION

NOTIFIED MR.

APPROVED

BUREAU OF ENGINEERING

NOTIFIED MR.

APPROVED

DEPARTMENT OF PUBLIC HEALTH

NOTIFIED MR.

APPROVED

REDEVELOPMENT AGENCY

NOTIFIED MR.

APPROVED

HOUSING INSPECTION DIVISION

NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attach statements of conditions or stipulations which are hereby made a part of this application.

Number of attachments:

OWNER'S AUTHORIZED AGENT

YOUR SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING



APPROVED
Dept. of Building Insp.

MAY 06 2013

Tom C. Han
FOIA C. MR. S.E.
ACTING DIRECTOR

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 6 OVER-THE-COUNTER INSURANCE
NUMBER OF PLAN SETS

617 SANCHEZ 83600 4 055
MAY 06 2013
\$5000.00 \$5000 MAY 06 2013

INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING
LEGAL DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
PRIVATE RESIDENCE
PRIVATE RESIDENCE
R-3
R-3

IMPORTANT NOTICES
NOTICE TO APPLICANT
APPLICANT'S CERTIFICATION
I HEREBY CERTIFY AND AGREE THAT I AM THE OWNER OR AGENT FOR THE SUBMITTER...

OFFICIAL COPY

SAN FRANCISCO

CONDITIONS AND STIPULATIONS

DEPARTMENT OF BUILDINGS	TO: [Signature] MAY 8 2013 DEPT. OF BLDG. INF.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPT. OF BLDG. INSPECTION N/A	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REEMPLOYMENT PROJECT	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ PUBLIC WORKS DEPARTMENT	DATE: _____ REASON: _____ NOTIFIED MR. _____

SCALE SECTIONS - NORTH DATUM AND NUMBER ON ALL PERFORMED SURVEYS SHOWN ON THESE DRAWINGS

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments:

OWNER'S REPRESENTATIVE: _____



APPROVED
Dept. of Building Insp.

JUN 03 2013

201397786-BID
200454539-CES

Tom C. Lee
TOM C. LEE
ACTING DIRECTOR

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 8 OVER-THE-COUNTER BILLANCE

NUMBER OF PLAN SETS 2

Form header section containing permit number, date, and fee information.

Main application form with sections for 'GENERAL DESCRIPTION OF EXISTING BUILDING' and 'ADDITIONAL INFORMATION'. Includes details about the building type (Single Family home) and the proposed alteration (horizontal addition).

IMPORTANT NOTICES
The applicant shall be liable for the accuracy of the information...

NOTICE TO APPLICANT
YOU MUST READ THIS NOTICE... The applicant for a permit...

APPLICANT'S CERTIFICATION
I hereby certify and affirm that I am the owner or authorized representative...

OFFICE COPY
JUN 03 2013

EXHIBIT 3



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

DOCKET COPY

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411

4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350

5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377

MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

JUNE 12, 2003

VARIANCE DECISION

**UNDER THE CITY PLANNING CODE
CASE NO. 2003.0170V**

**APPLICANT: JAMES HILL
838 HAIGHT STREET
SAN FRANCISCO, CA 94117**

PROPERTY IDENTIFICATION: 619 SANCHEZ STREET, east side between Cumberland and 19th Streets; Lot 654 in Assessor's Block 3600 in an RH-1 (Residential, House, One-Family) District and Dolores Heights Special Use District and a 40-X Height and Bulk District.

DESCRIPTION OF VARIANCE SOUGHT:

REAR YARD VARIANCE SOUGHT: The proposal is to remove a rear portion of the existing two-story, single-family dwelling and replace it with a two-story addition.

Section 241(a) of the Planning Code requires a minimum rear yard of approximately 34 feet, measured from the rear property line, for the subject lot. The existing building extends to within 33 feet of the rear property line. The proposed two-story addition would extend to within 23 feet of the rear property line, encroaching 11 feet into the required rear yard.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be categorically exempt from Environmental Review.
2. The Zoning Administrator held a public hearing on Variance Application No. 2003.0170V on May 28, 2003.
3. Section 311 notice of building permit was mailed on April 25, 2003, for the proposed work described above.

CASE NO. 2003.0170V

619 Sanchez Street

June 12, 2003

Page 2

DECISION: **GRANTED**, to remove a rear portion of the existing two-story, single-family dwelling and replace it with a two-story addition, in general conformity with plans on file with this application, shown as Exhibit A and dated February 18, 2003; subject to the following conditions:

1. This variance is to allow building expansion into an area that would not normally be permitted under the Planning Code. Therefore, any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale, and that there is no significant impact upon the light or air or an extraordinary impact upon the privacy of adjacent properties. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator may require either notice to adjacent and/or affected property owners or a new variance application be sought and justified.
2. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted if it is demonstrated that such modifications are necessary in order to comply with Department of Building Inspection requirements.

Section 305(c) of the City Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDINGS:

FINDING 1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

REQUIREMENT MET.

- A. The rear portion of the existing subject building is dilapidated, presenting a safety problem to the occupants of the subject dwelling. The existing living space on both floors also does not function well to meet today's family needs. The demolition and replacement of the rear portion of the existing

CASE NO. 2003.0170V

619 Sanchez Street

June 12, 2003

Page 3

building as proposed would not only ensure the occupants of the subject dwelling a safe and sound structure meeting current building requirements of the City but would also provide a more functional and desirable floor space for the family.

- B. The subject building was constructed in 1906 and predates the current rear yard requirement of the Planning Code. The existing building already covers a portion of the currently required rear yard.
- C. The subject lot with a depth of 75 feet is much shallower than the majority of other lots on this block. This condition reduces and restricts the buildable lot area and justifies the requested encroachment into the required rear yard for the subject lot.
- D. The intent of the rear yard requirement is to preserve mid-block open area and provide usable open space. The requested two-story building replacement is in an area at the rear of the subject lot that does not adversely impact the established mid-block open space on this block.
- E. Building encroachment into the required rear yard is a condition, which exists for several other properties on this block, including two adjoining buildings constructed entirely within the required yard on their lots. With the requested variance, there still will be a 23-foot rear yard remaining on the subject lot, which is more than that on several other lots on this block.
- F. Subject to conditions stated above, the approval of this variance will not significantly change the existing character of the neighborhood.
- G. Planning Code Section 101.1(b)(2) establishes the maintenance of housing and neighborhood character as priority general plan policy. To improve the subject dwelling with a third story vertical addition without the rear addition would not require a variance, however; that option would disrupt the subject property's current Victorian character. The proposal under this variance will provide the subject property owner with needed home improvement without affecting the overall architectural integrity of the subject building, will conserve the existing housing and neighborhood character and will protect an existing public view corridor over the rooftop of the subject building visible from the corner of Sanchez and Cumberland Streets.

FINDING 2. That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

REQUIREMENT MET.

- A. The subject dwelling was constructed in 1906 with the floor space that does not function well by today's living standards. In addition, a rear portion of the existing building is dilapidated, presenting a safety problem to the occupants of the subject dwelling. Granting the requested variance will provide the subject property owner with a safe and sound structure and more adequate and desirable living space.
- B. Although permitted by the Planning Code without a variance, the alternative of a third story vertical addition would neither conserve the existing housing and neighborhood character nor protect an existing public view corridor over the rooftop of the subject building.

FINDING 3. That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

REQUIREMENT MET.

- A. Granting this variance is the best and most feasible manner by which a rear portion of the existing building can be reconstructed to provide more adequate and desirable living space while meeting the current building requirements for safe and sound living conditions; a substantial property right of the subject property, possessed by other property in the same class of district.
- B. Two adjoining property owners currently enjoy the use of their dwellings completely constructed within the required rear yards on their lots, whereas the proposed reconstruction of a rear portion of the existing building would still leave a 23-foot rear yard on the subject lot.

FINDING 4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET.

- A. The existing building already encroaches into the currently required rear yard under the Planning Code and has been in this noncomplying condition for decades with no apparent adverse effect on surrounding properties. Projecting a little longer than the existing building, the proposed rear portion building replacement would be insignificant, as it would not block air, light or view from any adjoining properties.

CASE NO. 2003.0170V

619 Sanchez Street .

June 12, 2003

Page 5

- B. The Department received a letter from Dolores Heights Improvement Club (DHIC) that expressed opposition to the proposed project. DHIC was particularly concerned with the portion of the project extending 2 feet into the rear 25-foot of the lot. However, the Zoning Administrator believes that the proposed project limited by the conditions under this variance decision in conjunction with the circumstantial evidence filed under this variance will not be materially injurious to the property or improvements in the vicinity.
- C. The subject property owner furnished the Department with seven letters signed by neighbors residing either on the subject block or on opposite block, who have reviewed the requested variance and all expressed no objection to the proposed project.

FINDING 5. The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

REQUIREMENT MET.

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- B. Code Section 101.1 establishes eight priority planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:
 - 1. That the design of the proposed project will conserve and protect the existing housing and neighborhood character.
 - 2. That the proposed project will be in keeping with the existing housing and neighborhood character.
 - 3. That the proposed project will have no effect on the City's supply of affordable housing, public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.

The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

CASE NO. 2003.0170V
619 Sanchez Street
June 12, 2003
Page 6

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1660 Mission Street, (Room 3036) or call 575-6880.

Very truly yours,



Lawrence B. Badiner
Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY.
PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS
STARTED OR OCCUPANCY IS CHANGED.

EXHIBIT 4



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0686

HEARING DATE: FEBRUARY 20, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2019-000650DRP-02
Project Address: 617 Sanchez Street
Building Permit: 2019.0115.0390 and 2019.0115.0391
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 3600 / 055
Project Sponsor: Robert Edmonds
Edmonds and Lee Architects
2601 Mission St. Suite 503
San Francisco, CA 94110
DR Requestors: Brian Higginbotham
616 Sanchez Street
San Francisco, CA

Benafsha Irani
619 Sanchez
San Francisco, CA

Staff Contact: David Winslow – (415) 575-9179
David.Winslow@stg.gov.org

ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2019-000650DRP-02 AND THE APPROVAL OF BUILDING PERMIT APPLICATION NOS. 2019.0115.0390 & 2019.0115.0391 TO DEMOLISH AN EXISTING 2-STORY, ONE-FAMILY HOUSE AND CONSTRUCT A NEW 4-STORY ONE-FAMILY HOUSE AT 617 SANCHEZ STREET WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE-FAMILY-DETACHED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 15, 2019, Robert Edmonds filed for Building Permit Application Nos. 2019.0115.0390 and 2019.0115.0391 to demolish an existing 2-story, single-family house, and construct a new 4-story single-family house at 617 Sanchez Street within the RH-1 (Residential House, One-Family) Zoning District and a 40-X Height and Bulk District.

On October 9, 2019 Brian Higginbotham, and Benafsha Irani (hereinafter "Discretionary Review (DR) Requestors") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2019-000650DRP-02) of Building Permit Application Nos. 2019.0115.0390 and 2019.0115.0391.

DRA-0686
February 20, 2020

Record No. 2019-000650DRP-02
617 Sanchez Street

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On February 20, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2019-000650DRP-02.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

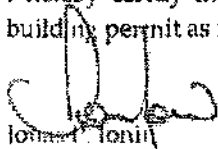
The Commission found there are no extraordinary or exceptional circumstances in this case and hereby does not take Discretionary Review requested in Record No. 2019-000650DRP-02 and approves Building Permit Application 2019.0115.0390 and 2019.0115.039.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as referenced in this action memo on February 20, 2020.



Jonathan Tonit
Commission Secretary

AYES: Diamond, Fung, Johnson, Koppel,

NAYS: Imperial, Moore

ABSENT: Richards

ADOPTED: February 20, 2020

SUE C HESTOR
ATTORNEY AT LAW
870 MARKET ST STE 1128
SAN FRANCISCO, CA 94102-2906

5635

11-4289/1210 4016

DATE 3/23/25

PAY TO THE ORDER OF PLANNING DEPARTMENT

\$ 640

SIX HUNDRED FORTY & 100/100

DOLLARS



Wells Fargo Bank, N.A.
California
wellsfargo.com

FOR Apaiz Catey 617 ANCHETZ

Sue C Hestor



From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Joerg Rathenberg](#); [Jody Knight](#); [sammie@harvestgreen.global](#); [robert@edmondslee.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Exemption Determination - Proposed 617 Sanchez Street Project - Appeal Hearing on August 18, 2019
Date: Wednesday, August 12, 2020 4:46:52 PM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has received the following supplemental information from the Appellant, Joerg Rathenberg for the appeal of CEQA Exemption Determination for the proposed project at 617 Sanchez Street.

[Appellant Supplemental Material - August 12, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200825](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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public documents that members of the public may inspect or copy.

From: [Joerg Rathenberg](#)
To: [BOS Legislation \(BOS\)](#); [Sue Hestor](#); [James Hill](#); [Wong Jocelyn \(BOS\)](#)
Subject: 617 Sanchez CATEX Appeal date of hearing August 18, 2020 - James Hill, Architect Additional Submission
Date: Wednesday, August 12, 2020 3:26:35 PM
Attachments: [B120 Letter re 617 and Sec 241 20 08 11 pdf](#)
[617 PROPOSED EXCAVATION pdf](#)

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Good afternoon Supervisor Norman Yee, President, Board of Supervisors,

Please find attached a letter and illustrations for submission by our architect James Hill to be included for CATEX Appeal scheduled for hearing on August 18, 2020.

Thank you for your consideration.

Best regards,

Joerg Rathenberg
619 Sanchez Street
San Francisco CA 94114



600 BLOCK SANCHEZ- EAST SIDE

August 12, 2020

RE: the 617 Sanchez Proposal for the Demolition of an Existing Dwelling and the Construction of a New as Relates to the Requirements of San Francisco Planning Code Section 241 Dolores Heights Special Use District:

The proposal for 617 Sanchez ignores the intent and goals of the San Francisco Planning Code as outlined in Section 241 Dolores Heights Special Use District. These goals, the Owners of 619 Sanchez in 2005 respected when they expanded their home while preserving both existing public views from across Sanchez Street and the private lateral views of adjacent neighbors. As a result of these thoughtful decisions, 619 is now put at an unfair disadvantage.

The proposal for 617 Sanchez ignores the Planning Codes requirements for Dolores Heights

- "to preserve and provide for an established area with a unique character and balance of built and natural environment"
- "to preserve and provide ... public and private view corridors and panoramas"
- "to conserve existing buildings"
- "to conserve ... plant materials and planted spaces,
- "to prevent unreasonable obstruction of view and light by buildings"
- "to encourage development in context and scale with established character and landscape"

In ignoring the intent, 617's proposal ignores the Code section entirely.

There has been a shift in direction at the Planning Commission and Planning Department over the past 15 years. At that time, adjacent neighbors' opinion and the existing historical conditions had significant influence over Planning Department decisions leading to significant compromises in scale. The difference in the more respectful goals and expectations for Planning and Neighbor approval for 619 Sanchez in 2005 versus the current direction of the Planning Department and the personal interests evidenced in the proposal for 617 Sanchez in 2019 puts the Owners of 619 Sanchez at a serious and unfair disadvantage, penalizing them for respecting the codes intent and their neighbors' wishes.

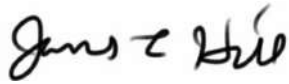
617 now joins 615 Sanchez in obliterating both the public views from the street and the private views of neighbors, radically transforming "the unique character and balance of the built and natural environment" of Dolores Heights. If Section 241 of the code is to be ignored for this project, one would expect the proposal for 617 would require a variance identifying a hardship that wasn't self-created in meeting the requirements.

In 2005 we were involved in redesigning 619 Sanchez for its current Owners. Neighborhood outreach was significant. The neighbors to either side at 617 and 621 Sanchez were both engaged and the design modified to reflect their requests. Out of deference to neighborhood character and public views, the historical facade and the 2-story height limit were maintained. Out of deference to the adjacent neighbors, our proposal of 2005 adapted to existing conditions, building low to preserve the cross-lot view from the property line window of 621, and terracing towards the rear to preserve the impact on light and air of the historical cottage at the rear of 617. Our expectation was that the views of 621 and the open space and history of the unique cottage at 617 had value worth respecting—and that these features precisely represented the "unique character and balance of built and natural environment" identified in Section 241.

Had we known what is currently promoted for 617 Sanchez, the design would have reflected a radically different context and attitude, one ignoring historical structures and imagining a new character for Dolores Heights represented by the multi-story view blocking constructions of 615. At that time we saw 615 and as an outlier and very bad example that put the personal above the community.

In retrospect, it is unfair that one standard be applied in 2005 and another in 2020. While the standard for 2020 does allow greater freedom for investors, it comes at a loss to the unique character and community of Dolores Heights.

Respectfully,

A handwritten signature in black ink that reads "James Hill". The signature is written in a cursive, slightly slanted style.

James Hill, AIA
james hill architect
836 Haight Street
San Francisco, CA 94117

617 FRONT PROPERTY LINE

617 REAR PROPERTY LINE

47'-3"
45% REAR YARD SETBACK
(DOLORES HEIGHTS SPECIAL USE DISTRICT) 241 (a)

617 REAR YARD SETBACK

OUTLINE OF PROPOSED 617 SANCHEZ ST

617 SANCHEZ ST WINDOWS

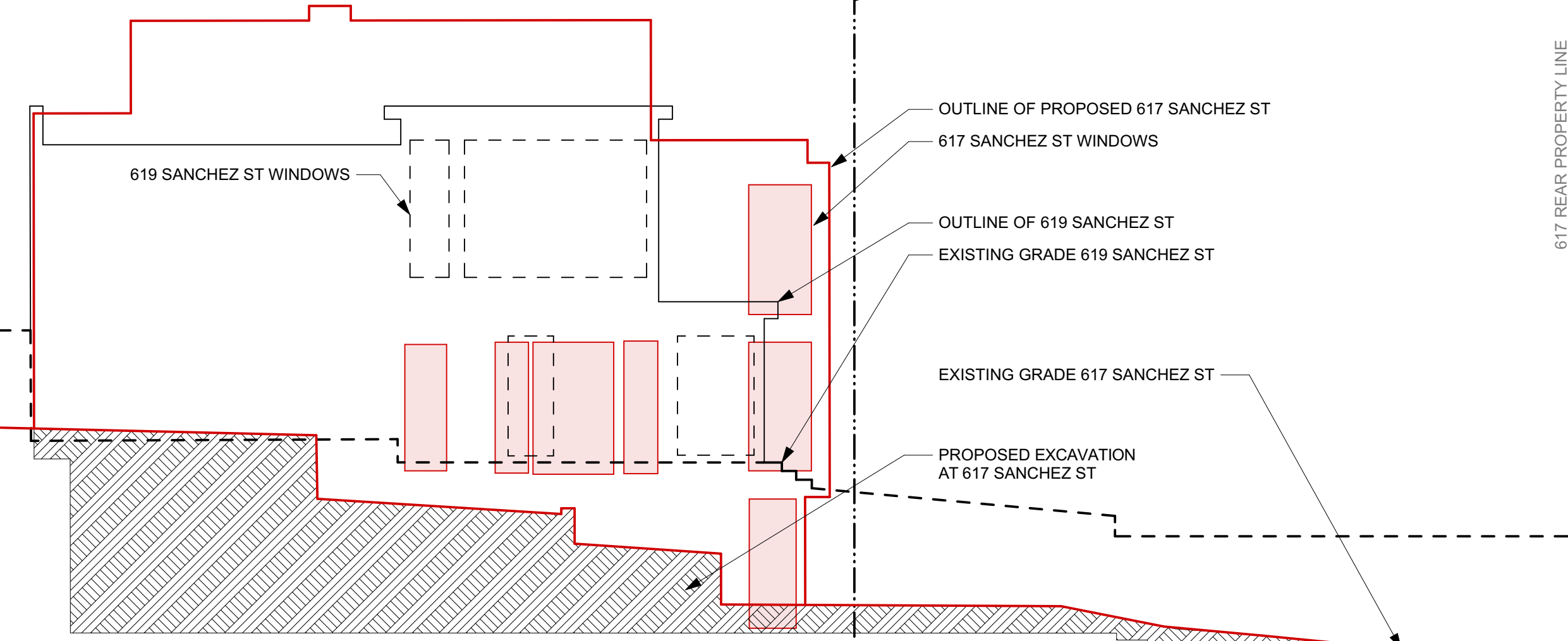
619 SANCHEZ ST WINDOWS

OUTLINE OF 619 SANCHEZ ST

EXISTING GRADE 619 SANCHEZ ST

EXISTING GRADE 617 SANCHEZ ST

PROPOSED EXCAVATION
AT 617 SANCHEZ ST



1

617 PROPOSED EXCAVATION

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

james hill architect
 836 Haight Street, San Francisco, CA 94117
 tel 415.864.4408 info@jameshillarchitect.com

617-619 Sanchez Street Studies
 San Francisco, CA 94114

PROJECT ID: B120

617 PROPOSED EXCAVATION

FULL SIZE SHT: 11" X 17"
 PLOT DATE: 8/12/2020
 FILE NAME: B120 MF
 PDF NAME: 617 PROPOSED EXCAVATION

From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Joerg Rathenberg](#); [Jody Knight](#); [sammie@harvestgreen.global](#); [robert@edmondslee.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Exemption Determination - Proposed 617 Sanchez Street Project - Appeal Hearing on August 18, 2019
Date: Tuesday, August 11, 2020 8:42:22 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has received the following supplemental information from Sue Hestor, on behalf of the appellant, Joerg Rathenberg, for the appeal of CEQA Exemption Determination for the proposed project at 617 Sanchez Street.

[Appellant Supplemental Information - August 10, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200825](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

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public documents that members of the public may inspect or copy.

From: [Sue Hestor](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Sue Hestor](#); [Joerg Rathenberg](#)
Subject: 617 Sanchez Catex appeal hearing 8/18
Date: Monday, August 10, 2020 5:08:45 PM
Attachments: [Hestor1.pdf](#)

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Submission by appellant Joerg Rathenberg - 617 Sanchez appeal - 200825

1st of 2 attached files

Sue Hestor

From: [Sue Hestor](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Sue Hestor](#); [Joerg Rathenberg](#)
Subject: 617 Sanchez Catex appeal hearing 8/18 - #2
Date: Monday, August 10, 2020 5:10:38 PM
Attachments: [hestor2.pdf](#)

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Submission by appellant Joerg Rathenberg - 617 Sanchez appeal - 200825

2nd of 2 attached files

Sue Hestor

August 7, 2020

**Appeal of Categorical Exemption from Environmental Review
617 Sanchez Street - Demolition and New Construction
Dolores Heights Special Use District - RH-1 Zoning**

**Board of Supervisors Hearing
August 18, 2020 - 3pm**

Proposed project at 617 Sanchez St project is demolition of a modest 1907 house downhill at rear of lot with 1-story carport uphill at front of lot and construction of 4-story, 4,149 sq ft 4 bedroom, 4 1/2 bath single family home at front and highest point of lot.

The flawed 617 Sanchez Street categorical environmental exemption (Catex) is appealed here.

617 Sanchez is located in Castro/Upper Market area. Site is on east side of Sanchez, between 18th and Cumberland. Because of extreme slope of area, there is no vehicle or bicycle access from north at 18th & Sanchez. Or from east on Cumberland at Sanchez. There are steep staircases at both intersections.

Appellant Joerg Rathenberg and his family have owned **619 Sanchez** since 1999. After they moved into their house, they worked closely with owner John Fusco so that development at 617 AND 619 would not intrude on liveability of the other home.

The new owner JW Sanchez LLC has not attempted to work with owners of 619 Sanchez, but instead intends to wall them off.

The 617 Sanchez Categorical Exemption is legally insufficient and must be remanded to Environmental Review for amendment.

Environmental Exemption analysis for proposed **617 Sanchez Street** project demolishing a 1907 house required preparation of **Historical Resource Evaluation (HRE)**. **Exh 2**, p.3¹ Although the September 2018 HRE was never presented to the Planning Commission or reviewed by planner assigned to project, information that **HRE did** provide on history of the Castro/Upper Market area - the people, when and how houses were built and sited - is important for understanding the 617 Sanchez house and its residents.

¹ Exhibits 1-4 were attached to appeal filed 3/23/20

The original house at **617 Sanchez** was built in **1907**. Starting in **1913** this small house at 617 Sanchez - downhill and built at the rear of its lot - was owned and occupied by an **African American family - Harvey Scott**, employed as a steward for the Shriners. In **1940** another African American club steward, **Charles Tinsley**, moved into the abutting house at **282 Cumberland**. The only other house in area built at the rear of its lot. The Scotts owned **617 Sanchez** until 1952.

The **2018 HRE** describes the African American ownership of **617 Sanchez** at **HRE 17-18**²

"Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford." **HRE 20**

For the text of 617 Sanchez Catex the Preservation Team summarizes above information from **HRE** and other sources regarding Scott family ownership of 617 Sanchez:

"From 1917 to 1952 (617 Sanchez) was owned by the Scotts, an African-American family ... Approximately 13.6% of African American families in San Francisco owned their homes in 1930, a year in which the city had an African-American population of 3,803. Thus, while African-American homeownership was somewhat uncommon during the period that the Scotts owned the subject property, it was not so rare as to constitute a significant event in the history of the city. Furthermore, the Scott's purchase of the subject property does not appear to have led to the creation of an African-American community in the neighborhood." **Catex p. 6**³

The third owner of 617 Sanchez after the Scott family moved out was a **gay man, John Fusco**, who from **2/26/75 until 1/12/18** owned and lived in his home at the rear of 617 Sanchez.⁴ **HRE 17** Other than listing Mr. Fusco's ownership of Jondora Beauty Salon (**HRE 18**), Fusco is not discussed in the **HRE**. However photos of the carport at front of the lot, Mr. Fusco's outdoor kitchen in the middle and his small house at the rear, *pop out in vivid color* at pages 1, 5-8 in the **HRE**.

The **HRE** also analyzes historical **physical development** of this area. That analysis includes **Sanborn Maps** showing building siting on this block in various years. **1905** map shows no development in this area of the block. **HRE 12**. **619 Sanchez** was the first house built - in **1906** after the earthquake. By **1914** both **617 Sanchez** and **282 Cumberland** had been developed as the only 2 lots with the house sited in rear. *The houses abutted each other although they fronted different streets*. After 1905 the **282 Cumberland** lot had also been expanded further to the rear - so the **282 Cumberland** house extended along the full length of the **619 Sanchez** rear lot. **619 Sanchez** had been built at front of its lot in 1906, before

² HRE is Historical Resource Evaluation for 617 Sanchez. It is Exhibit 2 to 3/23/20 appeal. HRE is Exhibit 2.

³ Exhibit 5 - CEQA Categorical Exemption 617 Sanchez (Catex). Several pages of Exh 1 Catex were missing or out of order. Exhibit 5 is complete version of 617 Sanchez Catex with correct page order.

⁴ Mr. Fusco died 6/23/16

construction of 617 Sanchez. **HRE 12,13** Because of rear lot construction of its 2 neighbors, **619 Sanchez** residents face the side wall of the **282 Cumberland** house out their rear windows and deck. Therefore the **619 Sanchez** sense of openness to, and view of City, was *to northeast - over 617 Sanchez*.

The HRE also includes **photos** showing the **steep terrain of this area west of Dolores Park**. **HRE photos** of terrain/slope **HRE 24-26**.

The paragraphs above describe issues mentioned, but *inadequately analyzed*, in **617 Sanchez Catex** and **HRE**. Other information and analysis needed by decision-makers was **NOT INCLUDED**. *At all*.

Omitted from both **September 2018 HRE** and **4/18/19 Catex** is *any* discussion of then-pending **Castro Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Cultural District** which was adopted **7/12/19**. 617 Sanchez sits right on the eastern boundary (Sanchez - 19th to Market) of area (1) of the LGBTQ Cultural District.

Members of the LGBTQ community began moving into Castro/Upper Market area in 1950s with Maurice Gerry's beauty salon at 587 Castro St. Housing - both rental and ownership - was somewhat affordable, allowing persons of moderate means to find a place to live. Small businesses, like Jondora Beauty Salon owned by John Fusco, operated and employed persons in the LGBTQ community. Retail and professional services supported the LGBTQ community by providing jobs and income to people who moved into Castro/Upper Market.

In San Francisco's first district elections in 1997 **Harvey Milk** was elected to the Board of Supervisors from this District.

San Francisco is now preparing Cultural, History, Housing and Economic Sustainability Strategy Report ("CHHESS Report") for the LGBTQ Cultural District. **But there is not one mention of LGBTQ Cultural District in the 4/8/19 catex or 9/2018 HRE.**

Also **missing** from 617 Sanchez Catex and HRE is any mention of **Racial & Social Equity**. How does demolition of demolition of modest existing housing for huge upscale residence address:

- historical discrimination affecting the **Black community** and where they live in San Francisco,
- how the **LGBTQ community** - especially those of lower income - will be served, and HOUSED,
- how the City addresses explosive **gentrification and up-scaling of neighborhoods and housing,**
- how low and moderate income persons are being pushed out and unable to find housing in neighborhoods that have long welcomed them.

At recent hearings the Planning Commission specifically described their responsibility to address Racial & Social Equity as a PLANNING issue, particularly as it affects housing.

Inadequate CONSIDERATION of Categorical Exemption by Planning staff and Commission

Until 1/15/20 the 9/2018 617 Sanchez HRE was for all intents **invisible**. It was not posted on the PIM⁵, the Planning website, where it could be easily reviewed by the public AND non-environmental planners.

617 Sanchez Catex was issued **4/18/19**. On **9/9/19** the **311 Notice** was issued - saying that review was complete and proposed 617 Sanchez project approved for permit issuance. **Discretionary Review** was **requested** by appellant and another neighbor Brian Higginbotham on **10/9/19**.

Appellant's attorney on **9/11/19** requested that Ms. Hoagland provide 617 Sanchez emails and documents. When they were provided on CD in October, it led to a series of further questions about documents which had been reviewed. Including trying to locate the **HRE which could not be found on the PIM**.

Attached as **Exhibit 6** is a series of emails from **1/14 to 1/16/20** between appellant's attorney Sue Hestor and environmental review /planning department staff to locate and force out the **HRE**.

Ms Ajello Hoagland located **617 Sanchez HRE**, assuming it had been incorrectly saved in the document storage program that made it invisible to the public. On 1/15/20 - 16 months after 9/18 HRE was issued, she posted it on **PIM** under Planning Applications. **Ibid** p.2

On 1/15/20 environmental planner Laura Lynch similarly explained that **PIM** had not been properly "saved," and was now posted/visible on **PIM** under Environmental Information. **Ibid**, p.1,2. She changed the *HRE view* so the HRE was visible on the PIM. It had been saved as a background document instead of as a technical report - which would have made it visible and susceptible to being questioned. Until that point - *4 months after issuance of 311 notice, and 9 months after issuance of 617 Sanchez catex*, the **HRE** with its important information had been invisible to the public. And to many planners.

Project review for 617 Sanchez required analysis of project plans against code requirements and various plans, taking into account the conclusions and analyses of environmental review. Planner Ajello Hoagland started review on 2/3/19 and concluded 9/9/19 with issuance of 311 notice.

A 311 notice has a small project description, a set of project plans including a site plan.

The Notice of Building Permit Application (Section 311) It states that that the project **will be** approved by Planning Department unless a person files for Discretionary Review by the Planning Commission. The project is demolition of 2-story, 1,000 sq , 1 bedroom, 1 bath single family house as detached garage and construction of new 4-story, 4,149 sq ft 4 bedroom, 4 1/2 bath single family home.

Persons who want more information are referred to Ms Ajello Hoagland. **Exh. 7**

⁵ As the Planning Department eliminates paper records, access to virtually all documents and project records for the public is via the Planning Department **Property Information Map (PIM)** which is organized by street address and various categories of information.

Attention is directed to **one sheet of 311 Plans** for proposed 617 Sanchez project. **Exhibit 7. (Existing) Site Plan** shows existing rear house and carport (labeled garage) and surrounding buildings. Including **619 Sanchez** and 282 Cumberland to the south, and **615 Sanchez** to the north. It also shows stairs down the rear slope of 617 Sanchez to existing small house. Because of the steep slope up to the south, the sidewalk along Sanchez is a **staircase** except for driveways to existing houses. **Ibid**, A0.10. The plans also show required rear-yard setback for **Dolores Heights Special Use District**, Planning Code 241(a).

Although 617 Sanchez located in **Dolores Heights Special Use District**, that term is never mentioned, by environmental review. Nor in 311 notice for 617 Sanchez. No attempt is made to identify policies in that Dolores Heights plan relating to environmental issues.

Soils, slope stability, demolition and building construction issues on this steep site are addressed separately in a submission by appellant's structural engineer consultant Pat Buscovich. It details errors and omissions in Catex analysis of project required for permit issuance.

Required slope analysis that provides information so that abutting **619 Sanchez (appellant's house)** is protected, was not done.

Excavation - and total demolition of existing 617 Sanchez home - will destabilize this steep hill. Inadequately analyzed

CEQA and common sense require that the categorical exemption for 617 Sanchez be sent back for further review.



Sue Hestor

Attorney for appellant Joerg Rathenberg

Attached to March 23, 2020 Appeal of Categorical Exemption from Environmental Review 617 Sanchez

Exhibit 1 - CEQA Categorical Exemption - 617 Sanchez Street - 2019-000650ENV - April 8, 2019

Exhibit 2 - Historical Resource Evaluation - 617 Sanchez Street - September 2018

Exhibit 3 - Variance Decision - 619 Sanchez Street - two story addition at rear - June 12, 2003

Exhibit 4 - Discretionary Review Action DRA-0686 - 617 Sanchez Street - February 20, 2020

EXHIBITS ATTACHED HERE

Exhibit 5 - CEQA Categorical Exemption - 617 Sanchez Street - 2019-000650ENV - April 8, 2019

Incorrect page order + missing pages in Exh 1 - 617 Sanchez Categorical Exemption

Exhibit 6 - 1/14 - 1/16/20 emails between Sue Hestor and Linda Ajello Hoagland, David Winslow - current planning staff + Laura Lynch, Jorgen Cleeman - environmental review staff

Exhibit 7 - 311 Notice for 617 Sanchez project, cover page and existing site plan

Exhibit 1 attached to filing of appeal. Exhibit 5 attached here. NOTE THAT 1 and 5 (catex) have identical text. Exhibit 5 includes missing and transposed pages

EXHIBIT 5



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
617 SANCHEZ ST		3600055
Case No.		Permit No.
2019-000650ENV		201901150390
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The proposed project consists of the demolition of an (Existing) 2-story, non-conforming single family home and detached garage structure, and the construction of a (New) 4-story, single family dwelling. The proposed new building will be approximately 30 feet in height and consist of 4,149 square feet.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<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 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"/>	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"/>	Archeological Resources: 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"/>	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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch
 archeo review complete,

 Preliminary Geotech report prepared by H. Allen Gruen 10-01-2018

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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 checked="" 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 PROJECT 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 checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Demolition and new construction (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER dated 03/25/2019 (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 checked="" 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: Jorgen Cleemann	

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. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Jorgen Cleemann
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/08/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
617 SANCHEZ ST		3600/055
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000650PRJ	201901150390	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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.	

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:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	3/25/2019
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	617 Sanchez Street	
Block/Lot:	Cross Streets:	
3600/055	19th & Cumberland Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2019-000650ENV

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

DATE OF PLANS UNDER REVIEW:	N/A
------------------------------------	-----

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, Part 1 (dated September 2018) prepared by Tim Kelley Consulting, LLC.	

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

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

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation, Part 1 (HRE, dated 9/18) and information accessed by the Planning Department, the subject property at 617 Sanchez Street contains a primary residential building (the residence) and two accessory structures and is located in the Castro/Upper Market neighborhood. The residence is located at the rear of the lot and is a 1.5-story wood-frame, wood-clad, gambrel-roof, single-family dwelling with a 1-story flat roof extension. A wood-frame, wood-clad carport is located at the front of the lot. Between these two structures is a partially enclosed outdoor kitchen constructed of brick masonry and wood framing. The main house was constructed c.1907; significant exterior alterations include the addition of the one-story extension on the side and reconfiguration of the rear porch (various dates). The carport was constructed in 1983 as an arbor and then adapted for car storage in 2000, with later alterations. The outdoor kitchen was likely constructed in 1983.

Planning staff concurs with the HRE's conclusion that the subject property is not individually eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 1, 2, or 3. Development of the subject block was already well under way by 1907, and thus the subject building does not appear to be associated with the early development of the neighborhood. From 1917 to 1952, the subject building was owned by the Scotts, an African-American family. According to statistics found in *Black San Francisco: The Struggle for Racial Equality in the West, 1900-1954*, by Albert S. Broussard, approximately 13.6% of African-American families in San Francisco owned their homes in 1930, a year in which the city had an African-American population of 3,803. Thus, while African-American homeownership was somewhat uncommon during the period that the Scotts owned the subject property, it was not so rare as to constitute a significant event in the history of the city. Furthermore, the Scott's purchase of the subject property does not appear to have led to the creation of an African-American community in the neighborhood. In sum, the subject property does not appear to be associated with any significant events or trends that would support a finding of individual eligibility under Criterion 1.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.04.01 16:39:09 -07'00'	

(continued)

None of the owners or occupants appears to be sufficiently important to history to justify a finding of individual eligibility under Criterion 2. Architecturally, the residence is an unremarkable vernacular building that is not a notable example of any type or style and is not the work of a recognized master. The accessory structures are similarly unremarkable. Therefore, the subject buildings are not individually eligible for the CRHR under Criterion 3. Planning staff also finds that the subject buildings do not embody rare construction types and therefore are not eligible for the CRHR under Criterion 4 as it applies to buildings and structures (the potential archeological significance of the site is not addressed in this document).

Finally, staff finds that the subject property is not located in a historic district. The surrounding buildings were constructed over a protracted period of time and do not cohere visually or thematically into a cohesive historic district.

Therefore, the subject buildings at 617 Sanchez Street are not eligible for the CRHR, either individually or as a contributor to a historic district.



Figure 1. 617 Sanchez Street, residence building. Source: 617 Sanchez Street HRE.



Figure 2. 617 Sanchez Street, outdoor kitchen. Source: 617 Sanchez Street HRE.



Figure 3. 617 Sanchez Street, garage structure. Source: 617 Sanchez Street HRE.

EXHIBIT 6

Subject: Change in 617 Sanchez site between HRE and catex - Q re Catex

From: Sue Hestor <hestor@earthlink.net>

Date: 1/16/2020, 2:44 AM

To: "Lynch, Laura (CPC)" <laura.lynch@sfgov.org>, "Cleemann, Jorgen (CPC)" <jorgen.cleemann@sfgov.org>

CC: "Ajello Hoagland, Linda (CPC)" <linda.ajellohoagland@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>

In reviewing **September 2018 HRE for 617 Sanchez**, against the **4/8/19 Catex** and **1/15/19 building permit plans** for project at 617 Sanchez there is a puzzling inconsistency. **Existing structures are to be demolished** - 1,000 sf 1907 house at rear of lot + semi-enclosed front carport + and outdoor kitchen structure. **Construction of new 4,149 sf house** at front of substantially sloping lot.

I have encountered an inconsistency. The HRE describes and shows a **mid-parcel outdoor kitchen structure** on page 4, with photo/Figure 3 on page 6.

The **10/16/18 Site Survey** (part of plans reviewed by ER) also shows that kitchen structure.

That structure was demolished after the HRE and site survey, but before issuance of the catex.

How does ER handle a project with both an HRE and site survey that no longer accurately describes part of existing site? Is the catex just issued despite that discrepancy?

Apparently as soon as **617 Sanchez HRE** was complete, on **9/28/18** developer got an **OTC permit to demolish exterior free-standing kitchen**. **2018 0928 1736 - Complete 10/23/18**.

10/16/18 Site survey shows "**brick covered BBQ area**" mid-lot, consistent with September 2018 HRE.

BUT permit 2018 0927 1736 shows demolition was inspected and complete on 10/23/18.

Reading the **10/16/18 Site Survey**, which is part of **project plans** - originally filed **1/15/19** (2019 0115 0390 and 2019 0115 0391), amended **7/22/19** to file 311 Notice - has been challenging. The **Site Survey** was not included in plan sheets sent with 311 notice. It was only available when viewed in full size plans at Planning Department.

The **4/18/19 catex** was issued based in part on information provided in the September 2018 HRE. It is for permit 2019 0115 0390. The site survey is part of those plans.

Thank you for posting the 617 Sanchez HRE to make it visible on ER portion of the PIM. I doubt that you were expecting THIS question - because I wasn't either.

Sue Hestor

On 1/15/2020 3:25 PM, Lynch, Laura (CPC) wrote:

Hi Sue,

Thank you for catching this. I went ahead and changed the HRE view and it should now be visible on PIM. It looks like the HRE was saved as a background document and not a technical report (which would have made it visible). The HRE was referenced in the CatEx and PTR form, which are on PIM as well. Additionally, I went ahead and attached the HRE to this email.

Please let me know if there are any other questions or if it still isn't visible.

Best,

Laura

**Laura Lynch, Senior Planner
Environmental Planning Division**

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9045 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Sue Hestor <hesto1@earthlink.net>

Sent: Wednesday, January 15, 2020 3:09 PM

To: Cleemann, Jorgen (CPC) <jorgen.cleemann@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>

Cc: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Winslow, David (CPC)

<david.winslow@sfgov.org>

Subject: Env Rev protocol for placement of HRE on PIM ?

Mr. Cleemann and Ms. Lynch -

Even now **PIM for 617 Sanchez St** only lists under environmental review a technical report for geotech survey. **617 Sanchez HRE** - which has photos and Sanborn is extremely relevant to understanding site history and topography - is only summarize mentioned in the catex. HRE was posted on PIM today under PRJ by Ms. Hoagland.

What is the protocol for EP posting (this is a 1907 house to be demolished) an HRE on the PIM?

Thank you.

On 1/15/2020 2:48 PM, Ajello Hoagland, Linda (CPC) wrote:

Since it was submitted as part of the Environmental Application, the environmental planner or EP intake staff would have had to have saved it as a document type in our system that is makes it publicly accessible via PIM under the ENV. It was saved as a "background document" in our electronic document storage program, so I am assuming that the "background document" file type is not made public did not see it on PIM under the Environmental Application. I just saved it under the PRJ so it is now viewable. I am not sure what EP's protocol is for filing/saving documents. It was summarized and referred to in the Environmental Analysis Decision Document.

**Linda Ajello Hoagland, AICP Senior Planner
Southwest Team, Current Planning Division**
San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6823 | www.sfplanning.org
[San Francisco Property Information Map](#)

Please note that I am out of the office on Fridays

From: Sue Hestor <shestor@earthlink.net>
Sent: Wednesday, January 15, 2020 2:02 PM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>
Subject: HRE placement on PIM 617 Sanchez Qs + staff report for DR hearing

Just checked PIM again. **617 Sanchez HRE** shows up under PRJ Related Documents - dated modified 1/1/20. When was HRE originally placed on PIM?

I also went thru files and copied documents when 311 came out. Wasn't in that review - because I would have submitted with DR filing. Clear photos and Sanborn were clear explanation of sloping site and existing buildings.

Sue Hestor

On 1/15/2020 1:46 PM, Ajello Hoagland, Linda (CPC) wrote:

Hi Sue,

Please see my responses below in red.

Regards,
Linda

**Linda Ajello Hoagland, AICP Senior Planner
Southwest Team, Current Planning Division**
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6823 | www.sfplanning.org
[San Francisco Property Information Map](#)

Please note that I am out of the office on Fridays

From: Sue Hestor <shestor@earthlink.net>
Sent: Wednesday, January 15, 2020 1:27 PM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; Benafsha Irani <benafsha@ch2mhill.com>; Arnie Lerner <arnie@earthlink.com>
Subject: Further 617 Sanchez Qs + staff report for DR hearing

My **Q1** was whether there HAD been any emails involving project sponsor between 4/25/19 (when NOPD issued) and 10/10/19. Even though you did not answer directly, I assume the answer is NO. (I am numbering Qs in email below)

Q2 dealt with others in Dept - including now David Winslow. Since they are not available, will immediately file separate request for his

and oher Department emails.

You responded to **Q3-6** by attaching **Tim Kelley's 9/2018 HRE for 617 Sanchez**. Also the last Sanborn map showing site development. Thanks for providing something I've never seen before.

Kelley's HRE is nowhere (at least that I could find) on the **PIM for 617 Sanchez**. Ms Irani contends that it must be provided to the Planning Commission for the DR hearing.

[Faint, illegible text]

NEW Qs

Q7 Since Mr. Winslow is now planner for DR hearing, should all submissions of documents be to him? Including the pro forma material on maps, env evaluation, etc?

Q8 would **Kelley's 9/2018 HRE** be provided in staff report with HRE photos, history of development of 617 Sanchez site and nearby area, evaluation of 617 Sanchez permits etc? Even though additional construction was done pursuant to permit out to demolish outdoor kitchen AFTER HRE report? And changes made to appearance of existing 617 Sanchez house at rear.

Q9 Ms. Irani would like staff report to include **9/2018 HRE report** plus a **brief statement on her behalf** **How many copies must I provide to the Department** (by 5pm TODAY) for it to be included in staff report? **PHYSICAL** copies to 1650 Mission?

Q10 Assume that I should request any submissions by developer for DR hearing to Mr. Winslow. Correct?

Sue Hestor

On 1/15/2020 7:12 AM, Ajello Hoagland, Linda (CPC) wrote:

Sue,

I recall the record request that you submitted to the Commission Secretary's office on October 10, 2019, at which time I did not have any applicable e-mail correspondence to provide.

Attached is a copy of a Sanborn Map for the neighborhood, which includes the property. This map is available on PIM. I cannot speak for RDAI, but I generally look at the Sanborn Maps when I am reviewing a project as part of my analysis. An HRE was submitted for the project and reviewed by our preservation staff. The HRE includes historic Sanborn Maps. I have

attached the pdf. Hopefully the file is not too large to go through.

A geotechnical report was also submitted, as required, and evaluated by our Environmental Planning Staff.

In regards to site historic context and siting, I will have to defer to David Winslow since I am not on RDAT.

Regards,
Linda

Linda Ajello Hoagland, AICP Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.6823 | www.sfplanning.org
[San Francisco Property Information Map](#)

Please note that I am out of the office on Fridays

From: Sue Hestor <shestor@earthlink.net>
Sent: Tuesday, January 14, 2020 1:30 PM
To: Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>
Subject: 617 Sanchez Qs

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Couple questions regarding **617 Sanchez Street** -

1. The CD you provided in October 2019 including emails on 617 Sanchez showed no emails involving project sponsor between 4/25/19 and 10/10/19. Is it correct that there were none?

2. They also show no emails regarding UDAT or any other person in Planning. Is that correct?

3. Does Planning have a set of Sanborn maps showing existing development on AB 3000 (617 Sanchez) and AB 3601 (facing block on west side of Sanchez)? On-line at easily readable size?

4. Were Sanborn maps ever examined (by you, others at Planning or UDAT) to understand historical siting of 617 Sanchez and surrounding buildings from initial post 1906EQ map to the 1990s?

5. Any review of maps showing siting of development on AB 3000 and AB 3601 post-Sanborn?

6. Since this site is up steep hills/walled with stairs from north and east, difficult to reach from west and south because of steep hills, what tools did Planning use to evaluate slopes on both 617 Sanchez lot and in abutting area?

Thank you.

Sue Hestor

EXHIBIT 7



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 15, 2019**, Building Permit Application Nos. 201901150390 & 201901150391 were filed for work at the Project Address below.

Notice Date: **September 9th, 2019**

Expiration Date: **October 9th, 2019**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	617 SANCHEZ ST	Applicant:	Robert Edmonds
Cross Street(s):	19 th and Cumberland Streets	Address:	2601 Mission Street, Suite 503
Block/Lot No.:	3600 / 055	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 285-1300
Record Number:	2019-000650PRJ	Email:	robert@edmondslee.com

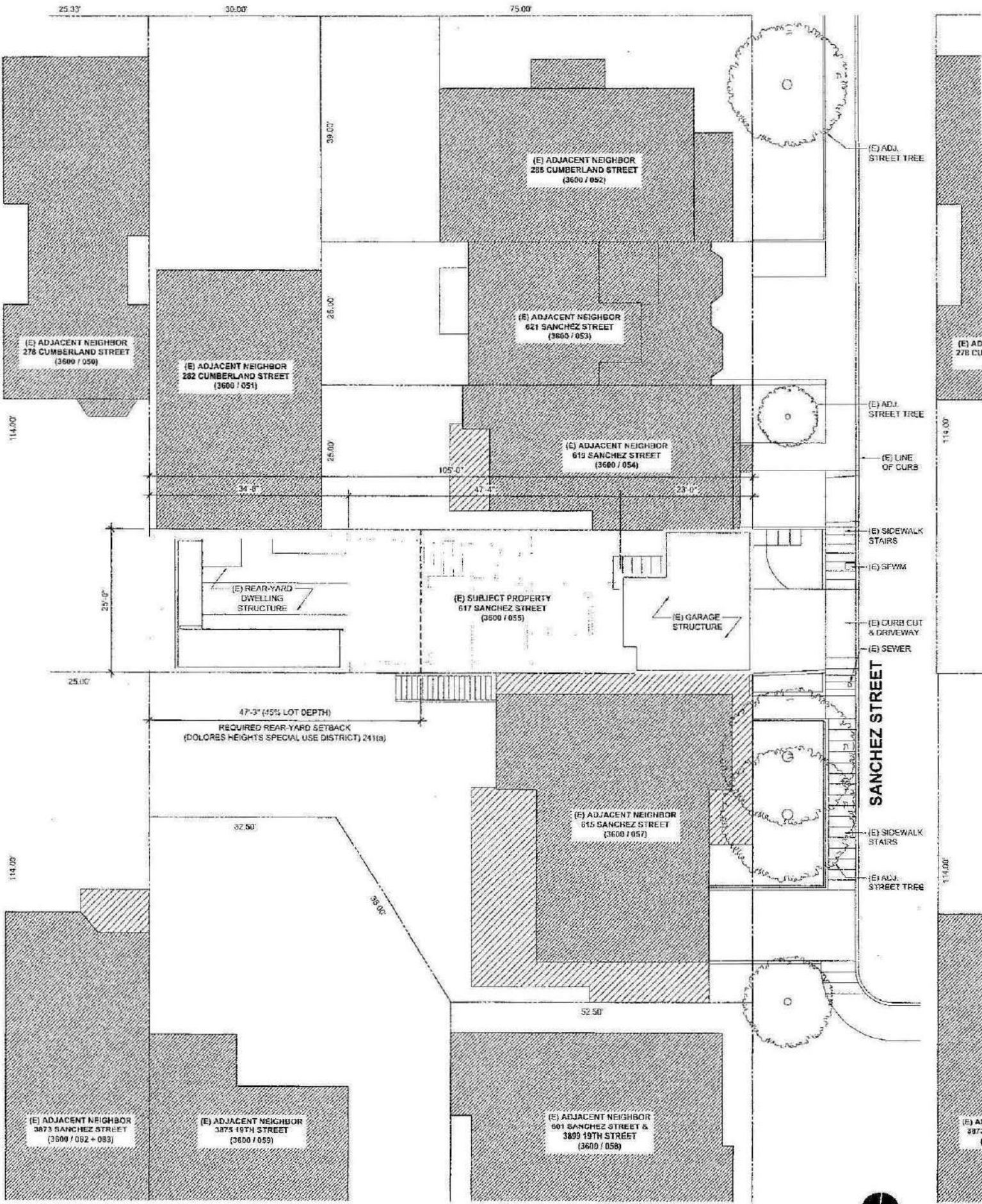
You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named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

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	3 feet, 5¾ inches
Side Setbacks	None	0 to 3 feet, 3 inches
Building Depth	34 feet, 8 inches (house), 23 feet (garage)	52 feet, 6¼ inches
Rear Yard	None	49 feet
Building Height	~20 feet (house), ~ 7 feet, 11 inches (garage)	27 feet, ¼ inches
Number of Stories	2	4 (3-stories over basement)
Number of Dwelling Units	1	1
Number of Parking Spaces	1	1
PROJECT DESCRIPTION		
<p>The project includes the demolition of an existing 2-story, approximately 1,000 square foot, 1-bedroom, 1-bath single-family home and detached garage, and construction of a new 4-story (3-stories over basement), 4,149 square foot, 4-bedroom, 4½-bath, single-family home.</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.</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Linda Ajello Hoagland, 415-575-6823, linda.ajellohoagland@sfgov.org



01 (EXISTING) SITE PLAN
 SCALE: 3/32" = 1'-0"



AD.10

From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Joerg Rathenberg](#); [Jody Knight](#); [sammie@harvestgreen.global](#); [robert@edmondslee.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Exemption Determination - Proposed 617 Sanchez Street Project - Appeal Hearing on August 18, 2019
Date: Monday, August 10, 2020 12:18:00 PM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has received the following supplemental information from Pat Buscovich, Structural Engineer, on behalf of the appellant, Joerg Rathenberg, for the appeal of CEQA Exemption Determination for the proposed project at 617 Sanchez Street.

[Appellant Supplemental Material - August 10, 2020](#)

Since the agenda packet has already been compiled prior to receiving this document, it will not be included in the packet, but instead will be included in the official file.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200825](#)

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other

public documents that members of the public may inspect or copy.

Attn: Board of Supervisors

Re: 617 Sanchez St.- CEQA Appeal

Client email : Jrathenberg@yahoo.com

Job # 20.043

At the request of my client who lives directly to the south of 617 Sanchez, I was asked to review the:

- 1) The CEQA exemption
- 2) The DCP allen green Geotech proposal
- 3) The arch plans of Sanchez St. and the street slope on the block of cumb
- 4) Review available public info
- 5) Site visit

This site is greater than 25% per DCP based upon lidar topography. (Lidar is aerial radar looking thru trees). The site map shows somewhat flat at the lot but based upon my opinion cut and fill? Even more reason to use DCP topo map. Sup Peskin Slope Stability Building Code say use DCP map (if wrong use field elevation. Cut and fill is not wrong). If 25% then use new construction of multi-story house.

Also check underpinning adjoining the neighbor home to the south. Also acknowledge greater than 50 CY to build basement (> 200 CY). Also, this area had grading after the 1906 earthquake and fire. This grading is obvious in the Sanchez stair, the street slope on the 600 block of Sanchez. Then maybe detail geologic study, a slope stability study and a Structural Advisory committee review should be required in DBI plan check.

- If a
- 1) Slope stability,
 - 2) Geologic study,
 - 3) SAC

are required.

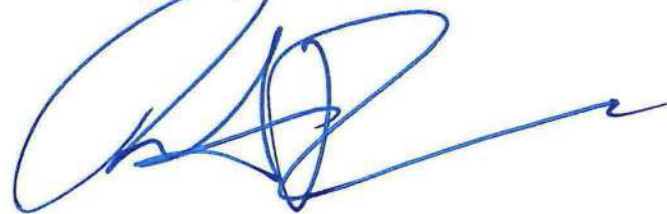
Plus, underpinning neighbor home in a 200 CY excavation on a steep site. In a hill with obvious cut and till that pears to reduce the slope but actually make the slope stability more complicated. Then how is Planning not even reviewing a complex excavation in their Environmental Review. If this much analysis is required at DBI, then this issue has to be considered **NOW** in DCP environmental review.

LIMITATIONS

Our professional services have been performed using that degree of care and skill ordinarily exercised under similar circumstances, by reputable engineers practicing in the structural field in this or similar localities at the time have performed our professional

services using that degree of care and skill ordinarily exercised under similar circumstances. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has been prepared for you to used solely in the evaluation of the subject building. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

Please call, if you have any questions or require any further information.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

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- 1) DCP CAT EX
- 2) Gruen Geotech Report Dated October 1, 2018
- 3) DBI SSPA Ordinance
- 4) Lidar / Topo Maps
- 5) Photos

DCP CAT EX



Categorical Exemption Appeal

617 Sanchez Street

DATE: August 3, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
Elizabeth White – elizabeth.white@sfgov.org - (415) 575-6813
RE: Planning Record No. 2019-000650APL
Appeal of Categorical Exemption for 617 Sanchez Street
HEARING DATE: Tuesday, August 18, 2020
ATTACHMENT(S): A – Geotechnical Investigation for 617 Sanchez Street

PROJECT SPONSOR: Robert Edmonds, on behalf of Sammie Host
APPELLANT(S): Sue Hestor, on behalf of Joerg Rathenberg

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the board of supervisors (the board) regarding the planning department’s (the department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA determination) for the proposed 617 Sanchez Street project.

The department, pursuant to Article 19 of the CEQA Guidelines, issued a categorical exemption for the project on April 8, 2019 finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 categorical exemption.

The decision before the board is whether to uphold the department’s decision to issue a categorical exemption and deny the appeal, or to overturn the department’s decision to issue a categorical exemption and return the project to the department staff for additional environmental review.

This memorandum responds to all of the issues raised in the March 23, 2020 letter of appeal. However, many of the appellant’s claims are irrelevant to the decision before the board on this CEQA appeal. Issues that are unrelated to the department’s April 8, 2019 determination that the proposed project is categorically exempt from CEQA are addressed for informational purposes only.

SITE DESCRIPTION AND EXISTING USE

The approximately 2,600-square-foot project site (Assessor’s Block 3600 and Lot 055) is located on Sanchez Street between 19th and Cumberland streets in the Castro/Upper Market neighborhood. This block of Sanchez Street is a dead end with no vehicle access to 19th Street; the Sanchez Street stairs provides pedestrian access from this block of Sanchez Street to 19th Street. The surrounding area is

characterized by residential properties. Two- to three-story residential buildings on sloping lots are located on either side of the subject property.

The subject site is a 105-foot by 25-foot lateral and down sloping lot that contains a two-story, single-family home in the rear portion of the lot and a free-standing, one-story garage structure at the front. Built in 1906, the 1,100-square-foot, two-bedroom home is not a historic resource¹. The height of the free-standing garage at the front of the building is approximately 8 feet and the height of the two-story home at the rear of the lot is approximately 22 feet from grade to top of the roof. The subject parcel is not located in a state-designated seismic hazard zone and the slope of the lot is approximately 17.7 percent. Portions of the site are identified on a city map as potentially having greater than 25 percent slope and as such may be subject to the San Francisco's Slope and Seismic Hazards Protection Act requirements. The San Francisco Department of Building Inspection (building department) would determine the extent to which that act is applicable to the project during the building permit review process.

PROJECT DESCRIPTION

The proposed project consists of the demolition of the existing two-story, single-family home and free-standing garage, and the construction of an approximately 4,200-square-foot, single-family home. The proposed four-bedroom home would be approximately 27 feet in height at the front of the lot and 41-feet tall from grade to the top of the uppermost roof at the rear of the lot. The proposed project contains one off-street parking space and one bicycle parking space and involves excavation to a depth of 16 feet resulting in approximately 650 cubic yards of soil removal.

BACKGROUND

On January 15, 2019, Robert Edmonds on behalf of Sammie Host (hereinafter project sponsor) filed an application with the planning department (hereinafter department) for CEQA evaluation.

On April 8, 2019, the department determined that the project was categorically exempt under CEQA Class 3 – New Construction or Conversion of Small Structures, and that no further environmental review was required.

On February 20, 2020, the planning commission declined to take discretionary review on the proposed project.

On March 23, 2020, Sue Hestor on behalf of Joreg Rathenerg (hereinafter appellant) filed an appeal of the categorical exemption determination.

¹ San Francisco Planning, *Preservation Team Review Form for 617 Sanchez Street (Case No. 2019-000650ENV)*, March 25, 2019.

CEQA GUIDELINES

Categorical Exemptions

In accordance with CEQA section 21084 CEQA Guidelines sections 15301 through 15333 list classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

CEQA Guidelines section 15303. New Construction or Conversion of Small Structures, or Class 3, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA Guidelines section 15303 provides examples of the types of projects that are exempt under Class 3, including but not limited to: “[i]n urbanized areas, up to three single-family residences may be constructed or converted under this exemption.”

In determining the significance of environmental effects caused by a project, CEQA Guidelines section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines section 15064(f)(5) offers the following guidance: “Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts.”

PLANNING DEPARTMENT RESPONSES

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The environmental review of the proposed project appropriately and adequately analyzed the potential physical environmental effects of the proposed project, including the impacts associated with the proposed project’s excavation activities.

The appellant alleges that the categorical exemption ignores impacts associated with the proposed project’s excavation activities. This allegation is incorrect; the department correctly concluded that there are no unusual circumstances regarding the proposed project, and that excavation activities would not result in significant geology or soils impacts. The appellant does not specify what impacts are not addressed in the project’s environmental review and does not provide new information to support the claim. A summary of the physical environmental impacts related to the proposed project’s excavation activities is provided below.

As noted in the project description, the proposed project involves excavation to a depth of 16 feet below grade and the removal of approximately 650 cubic yards of soil. The requirements for a site-specific geotechnical report are articulated in Building Code section 1803 and building department Information Sheet S-05, Geotechnical Report Requirements. Accordingly, the project sponsor submitted a geotechnical

report prepared by a licensed geotechnical engineer to the planning and building departments. The function of a geotechnical report is to provide recommendations by a licensed geotechnical professional to a project's engineer of record, who must incorporate those recommendations into building permit-level drawings and construction documents, to ensure that the proposed structure can be supported on the proposed foundation system. In compliance with these building code requirements, the geotechnical report prepared for the project investigated site, soil, geologic, and groundwater conditions of the subject project and made geotechnical recommendations for the proposed project's construction. These recommendations pertain to site preparation and grading, seismic design, foundation types, retaining walls, slab-on-grade floors, and site drainage. The report also includes geotechnical recommendations to minimize impacts on adjacent properties. The California Building Code also includes specific provisions, including Protection of Adjoining Properties (section 3307) and requirements that site drainage not be directed onto adjacent properties (sections 1503 and J109.5). The geotechnical report is included as Attachment A of this appeal response.

As part of the building permit process, the building department will review the 617 Sanchez Street building plans, prior to the issuance of a building permit. At that time, the building department will determine if the parcel is subject to the Slope and Seismic Hazard Zone Protection Act². Building department Information Sheet S-19, Properties Subject to the Slope and Seismic Hazard Zone Protection Act Ordinance, provides detailed guidelines for review and analysis of projects subject to this act.

In addition, the building department's Administrative Bulletin 082 (AB 082), Guidelines and Procedures for Structural Design Review, is part of the San Francisco Building Code and specifies the guidelines and procedures for independent structural and geotechnical design review during the application review process for a building permit, if the director of the building department determines it is appropriate. AB 082 describes what types of projects may require this review, the qualifications of the structural design reviewer, the scope of the structural design review, and how the director of the building department as the building official would resolve any disputes between the structural design reviewer and the project's structural and geotechnical engineers of record.

The building department will review the final building plans (construction documents) for conformance with recommendations in the site-specific, design-level geotechnical investigation to ensure compliance with state and local building code provisions related to structural safety, as outlined above. This building permit application review pursuant to the building department's implementation of state and local codes must ensure that the proposed project will have no significant geology and soils impacts from the proposed project's excavation activities.

Additionally, as part of the environmental review, a planning department staff archeologist conducted a preliminary archeology review³ and concluded that the project would not affect significant archeological resources.

² The Slope and Seismic Hazard Zone Protection Act requires construction of new buildings or structures on applicable properties to undergo additional review for structural integrity and effect on slope stability.

³ San Francisco Planning Department. January 7, 2019. Preliminary Archeology Review for 617 Sanchez Street.

Response 2: The 617 Sanchez Street Project meets the criteria identified in CEQA Guidelines section 21099. Modernization of Transportation Analysis for Transit-Oriented Infill Projects. The environmental review correctly identified that the project's aesthetic impacts are not a significant impact on the environment.

The appellant correctly states that the environmental review does not evaluate the proposed project's impacts to public corridor views. CEQA section 21099 provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." The 617 Sanchez Street project is a residential project on an infill site and is located within 0.5 mile of the Castro station, a major transit station. Therefore, pursuant to CEQA section 21099, aesthetic impacts of the 617 Sanchez Street project are not considered significant impacts on the environment.

Response 3: The letter of appeal raises several issues that are not relevant to the board's decision to either reject or uphold this appeal of the department's CEQA determination for the proposed project. The department's responses to these issues are provided below for informational purposes only.

The appellant correctly states that the environmental review does not include analysis explicitly related to San Francisco Planning Code section 317 Loss of Residential and Unauthorized Units Through Demolition, Merger, and Conversion. Environmental review in and of itself does not require a section 317 analysis. The appellant does not provide substantial evidence demonstrating how a section 317 analysis would produce information about new physical environmental effects not evaluated in the project's categorical exemption under CEQA.

The appellant describes the proposed project's site and immediate surroundings in the appeal letter, specifically identifying vehicular and pedestrian access routes to the project site, as well as the steep nature of the site. These observations do not demonstrate that the proposed project would result in significant effects on the environment due to unusual circumstances. Development on steep slopes is very common in San Francisco and is not an unusual circumstance that distinguishes this project or site from other residential properties in the immediate vicinity or from the development on steep slopes that is characteristic of San Francisco. Moreover, the appellant does not provide evidence that the proposed project would result in significant environmental impacts due to its location on a steep slope or due to vehicular or pedestrian access. Therefore, the appellant does not provide substantial evidence that the project would have significant impacts on the environment due to unusual circumstances.

CONCLUSION

The department has determined that the proposed project is categorically exempt from environmental review under CEQA on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of the Natural Resources Agency has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the project. The appellant has not demonstrated that the department's determination is not supported by substantial evidence in the record.

For the reasons stated above and in the April 8, 2019 CEQA categorical exemption determination, the CEQA determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review pursuant to the cited exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

Gruen Geotech Report Dated October 1, 2018

**REPORT
GEOTECHNICAL INVESTIGATION
Planned Residence At
617 Sanchez Street
San Francisco, California**

JW Sanchez, LLC
C/o: Edmonds + Lee Architects
2601 Mission Street, Suite #503
San Francisco, CA 94110

Prepared by:

H. Allen Gruen
Geotechnical Engineer
360 Grand Avenue, # 262
Oakland, California 94610
(510) 455-0321

Project Number: 18-4836



H. Allen Gruen

H. Allen Gruen, C.E., G.E.
Registered Geotechnical Engineer No. 2147

October 1, 2018

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INTRODUCTION

Purpose

A geotechnical investigation has been completed for the proposed residence at 617 Sanchez Street in San Francisco, California. The purposes of this study have been to gather information on the nature, distribution, and characteristics of the earth materials at the site, assess geologic hazards, and to provide geotechnical design criteria for the planned residence.

Scope

The scope of my services was outlined in the Proposal and Professional Service Agreement dated August 30, 2018. My investigation included a reconnaissance of the site and surrounding vicinity; sampling and logging one test boring to practical refusal at a maximum depth of 9-½ feet below the ground surface; laboratory testing conducted on selected samples of the earth materials recovered from the boring; a review of published geotechnical and geologic data pertinent to the project area; geotechnical interpretation and engineering analyses; and preparation of this report.

This report contains the results of my investigation, including findings regarding site, soil, geologic, and groundwater conditions; conclusions pertaining to geotechnical considerations such as weak soils, settlement, and construction considerations; conclusions regarding exposure to geologic hazards, including faulting, ground shaking, liquefaction, lateral spreading, and slope stability; and geotechnical recommendations for design of the proposed project including site preparation and grading, foundations, retaining walls, slabs on grade, and geotechnical drainage.

Pertinent exhibits appear in Appendix A. The location of the test boring is depicted relative to site features on Plate 1, Boring Location Map. The log of the test boring is displayed on Plate 2. Explanations of the symbols and other codes used on the log are presented on Plate 3, Soil Classification Chart and Key to Test Data.

References consulted during the course of this investigation are listed in Appendix B. Details regarding the field exploration program appear in Appendix C.

Proposed Residence

It is my understanding that the project will consist of the design and construction of a new, 3-story with basement, single-family house. No other project details are known at this time.

FINDINGS

Site Description

The subject site is located east of Sanchez Street, between Cumberland and 19th Streets in San Francisco, California. At the time of my investigation, the subject site was occupied by a garage in the front portion of the site and a residence in the rear portion of the site. The middle portion of the site was occupied by flatwork and yard areas.

Geologic Conditions

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. Tectonic forces resulting in extensive folding and faulting of the area formed these features. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex. This unit is Jurassic to Cretaceous in age and forms the basement rocks in the region.

Locally, the site lies within the USGS San Francisco North Quadrangle. Schlocker (1958) has mapped the site area as being underlain by Greenstone bedrock.

Earth Materials

My boring at the subject site encountered about 5 feet of very stiff to hard, sandy lean clay overlying dense, clayey sand to the maximum depth explored of 9-½ feet. Detailed descriptions of the materials encountered as well as test results are shown on the Boring Log, Plate 2.

Groundwater

Free groundwater was not encountered in the boring drilled at the subject site to the maximum depth explored of 9-½ feet. It is my opinion that the free groundwater table will be below the planned site excavations. I anticipate that the depth to the free water table will vary with time and that zones of seepage may be encountered near the ground surface following rain or irrigation upslope of the subject site.

CONCLUSIONS

General

On the basis of my investigation and literature review, I conclude that the site is suitable for support of the planned improvements. The primary geotechnical concerns are founding improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes. These items are addressed below.

Foundation Support

It is my opinion that the planned residence may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support improvements, or for shoring and underpinning, if required. Detailed foundation design criteria are presented later in this report.

I estimate that improvements supported on foundations designed and constructed in accordance with my recommendations will experience post-construction total settlements from static loading of less than 1 inch with differential settlements of less than ½ inch over a 50-foot span.

Temporary Slopes and Undermining of Existing Structures

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. The contractor may choose to excavate test pits to evaluate site earth materials and the need for temporary shoring.

If excavations undermine or remove support from the existing or adjacent structures, it may be necessary to underpin those structures. Care should be taken to provide adequate shoring or underpinning to support the affected residence as a result of the loss of support.

Temporary slopes and support of structures during construction are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide geotechnical consultation regarding stability of excavations and support of residence.

Geologic Hazards

Faulting

The property does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. The closest mapped active fault in the vicinity of the site is the San Andreas Fault, located about 6 miles southwest of the site (CDMG, 1998). No active faults are shown crossing the site on reviewed published maps, nor did I observe evidence of active faulting during my investigation. Therefore I conclude that the potential risk for damage to residence at the site due to surface rupture from faults to be low.

Earthquake Shaking

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on a number of factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. I expect that the site will be exposed to strong earthquake shaking during the life of the residence. The recommendations contained in the applicable Building Code should be followed for reducing potential damage to the residence from earthquake shaking.

Liquefaction

Liquefaction results in a loss of shear strength and potential volume reduction in saturated granular soils below the groundwater level from earthquake shaking. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density and particle size distribution, and position of the groundwater table (Seed and Idriss, 1982). The site does not lie within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000). In addition, the earth materials encountered in the borings have a low potential for liquefaction due to the lack of free groundwater and high fines content. Therefore, it is my opinion that there is a low potential for damage to the planned residence from liquefaction.

Lateral Spreading

Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes. In these cases, the surficial soils move toward an unsupported face, such as an incised channel, river, or body of water. Because the site has a low potential for liquefaction, I judge that there is a low risk for damage of the residence from seismically-induced lateral spreading.

Densification

Densification can occur in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction. It is my opinion that earth materials subject to seismic densification do not exist beneath the site in sufficient thickness to adversely impact the planned residence.

Landsliding

The site is mapped within an area of potential landslide hazard by URS/John A. Blume & Associates (1974). Qualifying projects may be subject to the Slope Protection Act (San Francisco Building Code 106A.4.1.4). The San Francisco Building Code (106A.4.1.4.3) states construction work that is subject to these requirements includes the construction of new buildings or structures having over 1000 square feet of new projected roof area and horizontal or vertical additions having over 1000 square feet of new projected roof area. In addition, these requirements apply to the following activity or activities, if, in the opinion of the Director, the proposed work may have a substantial impact on the slope stability of any property: shoring, underpinning, excavation or retaining wall work; grading, including excavation or fill, of over 50 cubic yards of earth materials; or any other construction activity.

The geologic map of the site vicinity reviewed for this study (Schlocker, 1958) did not show landslides at the subject site. In addition, a map prepared by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000) does not indicate that the subject site lies within an area of potential earthquake-induced landsliding. During my site reconnaissance, I did not observe evidence of active slope instability at the subject site. Therefore, it is my opinion that the potential for damage to the residence from slope instability at the site is low provided the recommendations presented in this report are incorporated into the design and construction of the project.

RECOMMENDATIONS

Site Preparation and Grading

General

I assume that the planned residence will be constructed at or below existing site grades. If site grades are raised by filling more than about 1 foot, I should be retained to calculate the impact of filling on slope stability, site settlements, and foundations.

Clearing

Areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter. I anticipate that the required depth of stripping will generally be less than 2 inches. Deeper stripping may be required to remove localized concentrations of organic matter, such as tree roots. The cleared materials should be removed from the site; strippings may be stockpiled for reuse as topsoil in landscaping areas or should be hauled off site.

Overexcavation

Loose, porous soils and topsoil, if encountered, should be overexcavated in areas designated for placement of future engineered fill or support of residence. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by the geotechnical engineer to identify areas of weak soils that should be removed and replaced as engineered fill. The depth and extent of excavation should be approved in the field by the geotechnical engineer prior to placement of fill or residence.

Subgrade Preparation

Exposed soils designated to receive engineered fill should be cut to form a level bench, scarified to a minimum depth of 6 inches, brought to at least optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

Material for Fill

It is anticipated that the on-site soil will be suitable for reuse as fill provided that lumps greater than 6 inches in largest dimension and perishable materials are removed, and that the fill materials are approved by the geotechnical engineer prior to use.

Fill materials brought onto the site should be free of vegetative mater and deleterious debris, and should be primarily granular. The geotechnical engineer should approve fill material prior to trucking it to the site.

Compaction of Fill

Fill should be placed in level lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

Underpinning

During excavations adjacent to existing structures or footings, care should be taken to adequately support the existing structures. When excavating below the level of foundations supporting existing structures, some form of underpinning may be required where excavations extend below an imaginary plane sloping at 1:1 downward and outward from the edge of the existing footings. All temporary underpinning design and construction are the responsibility of the contractor. Earth Mechanics is available to provide consultation regarding underpinning adjacent residence.

Temporary Slopes

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. All temporary slopes and shoring design are the responsibility of the contractor. Earth Mechanics is available to provide consultation regarding stability and support of temporary slopes during construction. The contractor may choose to excavate test pits to evaluate site earth materials and the need for temporary shoring.

Finished Slopes

In general, finished cut and fill slopes in soil should be constructed at an inclination not exceeding 2:1 (horizontal:vertical). Routine maintenance of slopes should be anticipated. The tops of cut slopes should be rounded and compacted to reduce the risk of erosion. Fill and cut slopes should be planted with vegetation to resist erosion, or protected from erosion by other measures, upon completion of grading. Surface water runoff should be intercepted and diverted away from the tops and toes of cut and fill slopes by using berms or ditches.

Seismic Design

If the residence are designed using the 2013 California Building Code, the following parameters apply using 2010 ASCE 7 with July 2013 errata:

Site Class B
Risk Category I/II/III
 $S_s = 1.530$, $S_1 = 0.701$
 $F_a = 1.0$, $F_v = 1.0$
 $S_{Ms} = 1.530$, $S_{M1} = 0.701$
 $S_{Ds} = 1.020$, $S_{D1} = 0.468$

Foundations

General

It is our opinion that the planned residence may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support residence, or for shoring and underpinning, if required. Design criteria for each foundation type are presented below.

Spread Footings

Spread footings should extend into competent earth materials. Footings should be stepped to produce level tops and bottoms and should be deepened as necessary to provide at least 7 feet of horizontal clearance between the portions of footings designed to impose passive pressures and the face of the nearest slope or retaining wall.

Spread footings bottomed in competent earth materials can be designed to impose dead plus code live load bearing pressures and total design load bearing pressures of 3,000 and 4,500 psf, respectively.

Resistance to lateral pressures can be obtained from passive earth pressures against the face of the footing and friction along the base of footings. In competent earth materials, we recommend that an allowable passive uniform pressure of 2,500 psf and a friction factor of 0.4 times the net vertical dead load be used for design. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Mat Foundation

A mat foundation bottomed in competent earth materials may be used to support the planned residence. The mat can be designed for an average allowable bearing pressure over the entire mat of 3,000 psf for combined dead plus sustained live loads, and 4,500 psf for total loads including wind or seismic forces. The weight of the mat extending below current site grade may be neglected in computing bearing loads. Localized increases in bearing pressures of up to 5,000 psf may be utilized. For elastic design, a modulus of subgrade reaction of 200 kips per cubic foot may be used.

Resistance to lateral pressures can be obtained from passive earth pressures against the face of the mat and friction along the base of the mat. In competent earth materials, we recommend that an allowable passive uniform pressure of 2,500 psf and a friction factor of 0.4 times the net vertical dead load be used for design. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Drilled Piers

Drilled, cast-in-place, reinforced concrete piers designed to carry axial loading should be at least 14 inches in diameter and extend at least 5 feet into competent earth materials, or to practical drilling refusal. Piers should be designed for a maximum allowable skin friction of 1,000 psf for combined dead plus sustained live loads. The above values may be increased by one-third for total loads, including the effect of seismic or wind forces. The weight of the foundation concrete extending below grade may be disregarded.

Resistance to lateral displacement of individual piers will be generated primarily by passive earth pressures acting on the pier. Passive pressures in competent earth materials should be assumed equivalent to those generated by a uniform pressure of 2,500 psf acting on 1.5 pier diameters. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Hard drilling in competent earth materials may be required to reach the desired penetrations. Where groundwater is encountered during pier shaft drilling, it should be removed by pumping, or the concrete must be placed by the tremie method. If the pier shafts will not stand open, temporary casing may be necessary to support the sides of the pier shafts until concrete is placed. Concrete should not be allowed to free fall more than 5 feet to avoid segregation of the aggregate.

Retaining Walls

The thickness of soil blanketing the site and the depth to bedrock can vary across the site. Design criteria are provided for retaining walls in soil and rock. We anticipate that bedrock will be within about 6 feet across most of the site. We recommend using the rock values for design. However, if during construction, more than 6 feet of soil is being retaining by subsurface walls, the portions of walls supporting soil will need to be designed using the lateral earth pressures for soil conditions.

Retaining walls should be fully backdrained. The backdrains should consist of at least a 3-inch-diameter, rigid perforated pipe, or equivalent such as a "high profile collector drain", surrounded by a drainage blanket. The pipe should be sloped to drain by gravity to appropriate outlets. Accessible subdrain cleanouts should be provided and maintained on a routine basis. The drainage blanket should consist of clean, free-draining crushed rock or gravel, wrapped in a filter fabric such as Mirafi 140N. Alternatively, the drainage blanket could consist of Caltrans Class 2 "Permeable Material" or a prefabricated drainage structure such as Mirafi Miradrain. The bottom of the collector drainpipe should be at least 12 inches below lowest adjacent grade. Aggregate drainage blankets should be at least 1 foot in width and extend to within 1 foot of the surface. The uppermost 1-foot should be backfilled with compacted native soil to exclude surface water.

Vertical retaining walls that are free to rotate at the top should be designed to resist active lateral soil pressures equivalent to those exerted by a fluid weighing 40 pcf where the backslope is level, and 60 pcf for backfill at a 2:1 (horizontal:vertical) slope. In areas where bedrock is exposed and backfill is placed behind the wall, the structural engineer may use active lateral earth pressures equivalent to those exerted by a fluid weighing 30 pcf where the backslope is level, and 45 pcf for backfill at a 2:1 (horizontal:vertical) slope. If the retaining wall is constructed directly against the bedrock with no backfill, the structural engineer may use active lateral earth pressures equivalent to those exerted by a fluid weighing 20 pcf where the backslope is level, and 26 pcf for backfill at a 2:1 (horizontal:vertical) slope. For intermediate slopes, interpolate between these values. I should be consulted to calculate lateral pressures on retaining walls that are tied-back or braced.

In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge foundation loads applied at or near the ground surface. If a footing surcharge is located above a retaining wall within a horizontal distance of $0.4 \cdot H$, where H is the height of soil retained by the wall, then a horizontal lateral resultant force equal to $0.55 \cdot Q_L$ should be applied to the retaining wall at a height above the base of the wall equal to $0.6 \cdot H$. Q_L equals the equivalent resultant footing line load. This footing surcharge load applies equally to walls that are fixed or free to rotate. As an example, a retaining wall supporting 10 feet of soil has a footing 2 feet away from the top of the wall carrying a line load of 1,000 pounds per lineal foot. This footing is within $0.4 \cdot H = 4$ feet of the retaining wall. The resultant horizontal force on the retaining wall from the footing surcharge load would be $0.55 \times 1,000 = 550$ pounds acting $0.6 \cdot H = 6$ feet above the base of the retaining wall.

In addition to lateral earth pressures and adjacent footing loads, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge loads applied at or near the ground surface. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load intersects a retaining wall, that portion of the wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-third the maximum anticipated surcharge pressure in soil and one-fourth the maximum anticipated surcharge pressure in rock. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. I should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

Rigid retaining walls constrained against such movement could be subjected to "at-rest" lateral earth pressures equivalent to those exerted by the fluid pressures listed above plus a uniform load of $6 \cdot H$ pounds per square foot in soil and of $4 \cdot H$ pounds per square foot in rock, where H is the height of the backfill above footing level. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load intersects a lower retaining wall, that portion of the constrained wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-half the maximum anticipated surcharge pressure in soil and one-third the maximum anticipated surcharge pressure in rock. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. I should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

If retaining walls are designed using the 2013 California Building Code, a seismic pressure increment equivalent to a rectangular pressure distribution of $10 \cdot H$ pounds per square foot may be used, where H is the height of the soil retained in feet. The seismic pressure increment does not need to be applied to constrained walls where at-rest lateral earth pressure is applied.

Wall backfill should consist of soil that is spread in level lifts not exceeding 8 inches in thickness. Each lift should be brought to at least optimum moisture content and compacted to not less than 90 percent relative compaction, per ASTM test designation D 1557. Retaining walls may yield slightly during backfilling. Therefore, walls should be properly braced during the backfilling operations.

Where migration of moisture through retaining walls would be detrimental or undesirable, retaining walls should be waterproofed as specified by the project architect or structural engineer.

Retaining walls should be supported on footings designed in accordance with the recommendations presented above. A minimum factor of safety of 1.5 against overturning and sliding should be used in the design of retaining walls.

Slab-on-Grade Floors

The subgrade soil in slab and flatwork areas should be proof rolled to provide a firm, non-yielding surface. If moisture penetration through the slab would be objectionable, slabs should be underlain by a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel graded such that 100 percent will pass the 1-inch sieve and less than 5 percent will pass the No. 4 sieve. Further protection against slab moisture penetration can be provided by means of a moisture vapor retarder membrane, placed between the drain rock and the slab. The membrane may be covered with 2 inches of damp, clean sand to protect it during construction.

Additional protection against moisture infiltration into finished basement areas may be provided by installing a slab underdrain system. Retaining wall back drains should be separated from under slab drains. If selected, the slab underdrain system would consist of trenches, which are at least 12 inches deep and 6 inches wide, spaced no further than 10 feet apart beneath the floor slab. The bottoms of the trenches should slope to drain to a low-point by gravity. A 3-inch diameter, rigid perforated pipe should be placed near the bottom of the trench which is fully encapsulated in drain rock. The drainrock should be fully encapsulated in an approved filter fabric. The perforated pipes should be tied to closed conduits which outlet at appropriate discharge points.

Site Drainage

Positive drainage should be provided away from the residence. Roof downspouts should discharge into closed conduits that drain into the site storm drain system. Surface drainage facilities (roof downspouts and drainage inlets) should be maintained entirely separate from subsurface drains (retaining wall backdrains and under slab drains). In addition, retaining wall back drains should be separated from under slab drains. Drains should be checked periodically, and cleaned and maintained as necessary to provide unimpeded flow.

Supplemental Services

H. Allen Gruen, Geotechnical Engineer recommends that he be retained to review the project plans and specifications to determine if they are consistent with his recommendations. In addition, he should be retained to observe geotechnical construction, particularly site excavations, placement of retaining wall backdrains, fill compaction, and excavation of foundations, as well as to perform appropriate field observations and laboratory tests.

If, during construction, subsurface conditions different from those described in this report are observed, or appear to be present beneath excavations, I should be advised at once so that these conditions may be reviewed and my recommendations reconsidered. The recommendations made in this report are contingent upon my notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, I recommend that I review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

These services are performed on an as-requested basis and are in addition to this geotechnical investigation. I cannot accept responsibility for conditions, situations or stages of construction that I am not notified to observe.

LIMITATIONS

This report has been prepared for the exclusive use of JW Sanchez, LLC and their consultants for the proposed project described in this report.

Our services consist of professional opinions and conclusions developed in accordance with generally-accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided us regarding the proposed construction, our site reconnaissance, review of published data, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The test boring log represents subsurface conditions at the location and on the date indicated. It is not warranted that it is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration, conducted on September 4, 2018, and may not necessarily be the same or comparable at other times.

H. Allen Gruen, Geotechnical Engineer
Project Number: 18-4836
617 Sanchez Street, San Francisco
October 1, 2018

Page 14

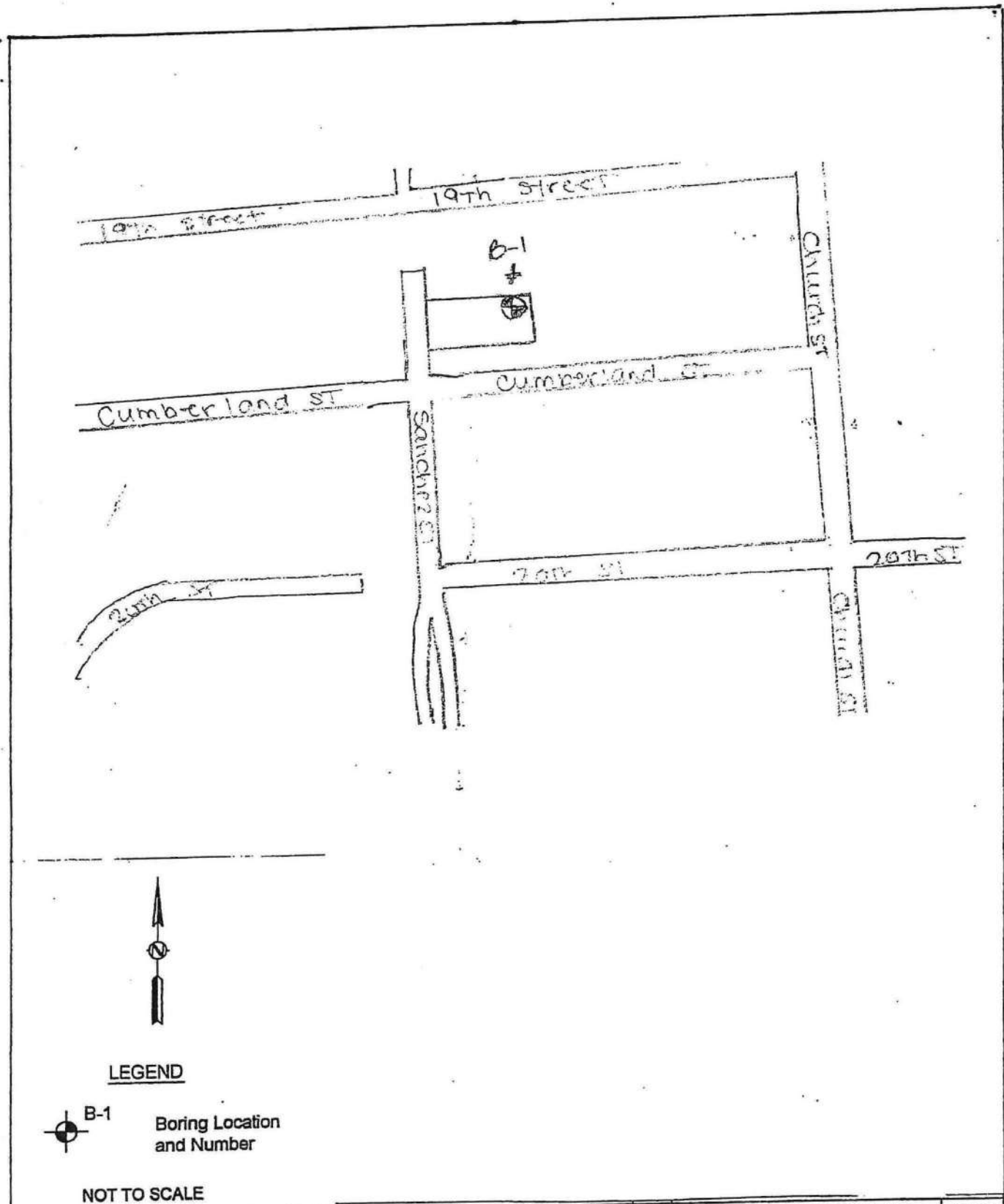
The location of the test boring was established in the field by reference to existing features and should be considered approximate only.

The scope of our services did not include an environmental assessment or an investigation of the presence or absence of hazardous, toxic, or corrosive materials in the soil, surface water, groundwater or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of wetlands.


APPENDIX A

List of Plates

- Plate 1 - Boring Location Map
- Plate 2 - Log of Boring 1
- Plate 3 - Soil Classification Chart and Key to Test Data



LEGEND


B-1 Boring Location and Number

NOT TO SCALE

H. Allen Gruen
Geotechnical Engineer

Job. No: 18-4836
 Appr: AG
 Drwn: VP
 Date: 10-1-18

BORING LOCATION MAP
617 Sanchez Street
San Francisco, California

PLATE
1

Location of Boring:

Project: 617 Sanchez Street Boring No.: 1
 Total Depth: 9.5
 Job No.: 18-4836 Logged By: KJ
 Proj. Mgr.: AG Date: 9-4-18
 Drilling Contractor: Access Drilling
 Hammer Wt.: 140lb Drop: 30"

Water Depth (ft.):
 Time:
 Date:
 Backfilled, Time: Date: By:
 Surface Elev.: Datum:
 Conditions:

Sample Depth	Sampler Type	Blows/Foot	Inches Driven	Inches Recovered	Sample Condition	Pocket Penetrometer Shear Strength (KSF)	Moisture Content (%)	Dry Density (PSF)	% Passing #200 Sieve	Depth in Feet	Graphic Log
	SW									1	Brown sandy lean CLAY (CL) Very stiff, moist
		15								2	
	SW									3	
		30								4	
	2in									5	- Hard
		41								6	Brown clayey SAND (SC) Dense, moist
	2"									7	
		45								8	
	SW									9	
		91								10	Refusal at 9.5 feet No free Ground water encountered
										11	
										12	
										13	
										14	
										15	
										16	
										17	
										18	
										19	
										20	

H. Allen Gruen
 Geotechnical Engineer

Job No: 18-4836
 Appr: AG
 Date: 10-1-18

LOG OF BORING 1
 617 Sanchez Street
 San Francisco, California

PLATE
 2

MAJOR DIVISIONS		TYPICAL NAMES		
COARSE GRAINED SOILS More than Half > #200 sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL GRADED GRAVELS, GRAVEL-SAND
		GRAVELS WITH OVER 12% FINES	GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
			GM	SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
		GC	CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES	
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SP	POORLY GRADED SANDS, GRAVELLY SANDS
			SM	SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
		SC	CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES	
FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
		OL	ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
	HIGHLY ORGANIC SOILS	Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS	

UNIFIED SOIL CLASSIFICATION SYSTEM

		Shear Strength, psf		Confining Pressure, psf	
Consol	Consolidation	Tx	2630 (240)	Unconsolidated Undrained Triaxial	
LL	Liquid Limit (in %)	Tx sat	2100 (575)	Unconsolidated Undrained Triaxial, saturated prior to test	
PL	Plastic Limit (in %)	DS	3740 (960)	Unconsolidated Undrained Direct Shear	
PI	Plasticity Index	TV	1320	Torvane Shear	
Gs	Specific Gravity	UC	4200	Unconfined Compression	
SA	Sieve Analysis	LVS	500	Laboratory Vane Shear	
	Undisturbed Sample (2.5-inch ID)	FS	Free Swell		
	2-inch-ID Sample	EI	Expansion Index		
	Standard Penetration Test	Perm	Permeability		
	Bulk Sample	SE	Sand Equivalent		

KEY TO TEST DATA

H. Allen Gruen
Geotechnical Engineer

Appr: AG

Date: 10-1-18

**SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA**

617 Sanchez Street
San Francisco, California

PLATE

3

APPENDIX B

List of References

1. California Department of Conservation, Division of Mines and Geology, 1998, *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*.
2. CDMG, 2000, State of California Seismic Hazards Zones, City and County of San Francisco, California Division of Mines and Geology, released November 17, 2000.
3. Schlocker, J., 1958, Geology of the San Francisco North Quadrangle, California, United States Geological Survey Professional Paper 782, scale 1:24,000.
4. Seed, H. B., and Idriss, E., 1982, *Ground Motion and Soil Liquefaction during Earthquakes*, Earthquake Engineering Research Institute Monograph.
5. United States Geological Survey, 1993, San Francisco North Quadrangle, 7.5 Minute Series, Scale 1:24,000.
6. URS/John A. Blume & Associates, Engineers, 1974, San Francisco Seismic Safety Investigation, Figure 4, June 1974.

APPENDIX C

Field Exploration

My field exploration consisted of a geologic reconnaissance and subsurface exploration by means of one test boring logged by my engineer on September 4, 2018. The test boring was drilled with hand-carried equipment utilizing continuous flight, 4-inch-diameter augers. The boring was drilled at the approximate location shown on Plate 1.

The log of the test boring is displayed on Plate 2. Representative undisturbed samples of the earth materials were obtained from the test boring at selected depth intervals with a 1.4-inch inside diameter, split-barrel Standard Penetration Test (SPT) sampler, a 2-inch inside diameter, split-barrel sampler, and a 2.5-inch inside diameter, modified California sampler.

Penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The sampler was driven 24 inches or less and the number of blows was recorded for each 6 inches of penetration. The blows per foot recorded on the Boring Log represent the accumulated number of equivalent SPT blows that were required to drive the sampler the last 12 inches of the sampler penetration or fraction thereof.

The soil classifications are shown on the Boring Log and referenced on Plate 3.

H. Allen Gruen, Geotechnical Engineer
Project Number: 18-4836
617 Sanchez Street, San Francisco
October 1, 2018

Page D-1

APPENDIX D

Distribution

JW Sanchez, LLC
C/o: Edmonds + Lee Architects
2601 Mission Street, Suite #503
San Francisco, CA 94110
Robert@edmondslee.com

(4 wet signed and stamped originals)

DBI SSPA Ordinance

20.043

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS SANCHEZ APPLICATION NO. _____ ADDENDUM NO. _____
OWNER NAME _____ OWNER PHONE NO. () _____

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA <u>3 STORY + B</u>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA <u>NOT APPLICABLE</u>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			SHORING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
			UNDERPINNING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL <u>200 CY</u>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES	NO	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RETAINING WALL:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			OTHERS: _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: _____
Engineer/Architect of Record

[Architect/Engineer
Stamp Here]

Telephone _____ Email _____

Signature _____ Date _____

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

- If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only. *4 BOXES*

TIER II: Reports per Section E and Third Party Peer Review Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III. *NO*

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

- If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6. *NO*

Tier assigned by: _____ Phone: (415)
DBI Plan Review Engineer

Comment: _____

20.043

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

INFORMATION SHEET

NO. S-19

DATE : October 2, 2018

CATEGORY : Structural

SUBJECT : **Properties Subject to the Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance**

PURPOSE : The purpose of this Information Sheet is to clarify the permit process for projects subject to the Slope and Seismic Hazard Protection Act (SSPA).

REFERENCE : 2016 San Francisco Building Code (SFBC)
State of California Department of Conservation Division of Mines and Geology (CDMG) Seismic Hazard Zones Map for San Francisco released November 17, 2000.
Ordinance No. 121-18: Slope and Seismic Hazard Protection Zone Act (effective 6/23/2018)
Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018.

DISCUSSION :

A. Project and Properties Subject to Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance:

1. Properties are subject to the requirements of this ordinance if: (1) any portion of the property lies within the areas of the "Earthquake Induced Landslide Zones" in the Seismic Hazard Zone Map, release by the California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 or (2) the property exceeds an average slope of 4 horizontal to 1 vertical (4H:1V) per Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018 ; and
2. Proposed construction involves the following: (1) construction of a new building or structure having over 1,000 square feet of new projected roof area; (2) horizontal or vertical addition having over 500 square feet of new projected roof area; (3) shoring; (4) underpinning; (5) grading, including excavation or fill, of over 50 cubic yards of earth materials; or (6) or any other construction activity that, in the opinion of the Building Official, may have a substantial impact on the slope stability.

B. Projects Exempted from SSPA Ordinance:

The following projects are exempted from the SSPA Ordinance and do not require completion or submittal of the SSPA Checklist:

1. Proposed construction without plans.
2. Proposed construction without structural alterations or grading with less than 50 cubic yards of earth materials.

C. Permit Submittal and SSPA Checklist:

In addition to the Department of Building Inspection (DBI) requirements and guidelines for permit submittal and review, the SSPA shall not conflict with or diminish any other submittal or review criteria's established in the SFBC, DBI guidelines or regulations.

1. Applicants shall include plans illustrating the slope of the property, and/or provide a survey verifying the accuracy of the slope of the property by a Land Surveyor licensed in the State of California.
2. Applicants shall complete all sections of the SSPA Checklist and have the SSPA Checklist attached onto the plans.
3. A DBI Plan Reviewer shall review all permits and verify completeness and accuracy of the SSPA Checklist.

D. Guidelines for Completing the SSPA Checklist:**1. Completing Section 1:**

Applicants shall mark the appropriate box in Section 1 "Property Location" to determine whether the subject property falls within the Earthquake Induced Landslide Hazard Zones in San Francisco.

2. Completing Section 2:

Applicants shall mark the appropriate box in Section 2 "Average Slope of Property" to identify whether the average slope of the subject property exceeds 4H:1V.

3. Completing Section 3:

Applicants shall mark all appropriate boxes in Section 3 "Proposed Construction" associated with the proposed construction. If required, a DBI Plan Reviewer shall mark the box associated with "Others" indicating additional scope of work that may have a substantial impact on the slope stability of the site or create a potential for earthquake induced landslide hazards.

4. Completing Section 4:

The licensed design professional of record shall provide and complete all information required in Section 4 "Licensed Design Professional Verification and Signatures" and affix their professional stamp and signature in the allocated box.

E. Additional Reports Required for Properties Subject to SSPA Ordinance:

In addition to the SSPA Checklist, project sponsors for properties subject to the SSPA ordinance shall include a geotechnical investigation conducted in accordance with SFBC Section 1803.2 and report(s) prepared and signed by both a license geologist and a license geotechnical engineer in accordance with SFBC Section 1803.6. In addition, the report(s) shall address the following per SFBC Section 106A.4.1.4.4:

1. Identifying areas of potential slope instabilities.
2. Defining potential risks of development due to geological and geotechnical factors, including, but not limited to, ground slopes, soil types, geological conditions and history of landslides in the vicinity.
3. Making recommendations regarding the appropriate slope instability mitigation strategies, including drainage plans if required.

F. Assignment of a Project Review Tier and Establishment of a SSPA Review Committee

1. After review of the SSPA Checklist and submittal documents, a DBI Plan Review Engineer shall assign a Review Tier to the project based on the following guidelines:

EXEMPTED: REPORTS PER SECTION E AND THIRD PARTY PEER REVIEW NOT REQUIRED

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: REPORTS PER SECTION E BUT THIRD PARTY PEER REVIEW NOT REQUIRED

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: REPORTS PER SECTION E AND THIRD PARTY PEER REVIEW REQUIRED:

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the project be subject to a third party peer review.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in his or her (its) discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: STRUCTURAL ADVISORY COMMITTEE (SAC) REVIEW

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

2. In circumstantial conditions where a project or property present complex challenges, the DBI Plan Review Engineer may request the assistance of the SSPA Review Committee. The Committee will meet to determine the Review Tier applicable to the subject project. The Director shall appoint the members of the SSPA Review Committee where the Committee shall comprise of no less than three (3) DBI Engineers with the following minimum qualifications appointed by the Director:
 - a. A Supervising Engineer licensed as a Structural Engineer in California.
 - b. A Supervising Engineer licensed as a Civil Engineer in California.
 - c. A Plan Review Engineer licensed as a Geotechnical Engineer in California.

G. Discretionary Third Party Peer Review

The DBI Plan Review Engineer (or SSPA Review Committee, if established), in his or her (its) discretion, may require a Third Party Peer review by a licensed geotechnical engineer.

The Third Party Peer Review shall provide additional and specialized expertise to supplement DBI review. The Third Party geotechnical engineer will meet with the Engineer of Record (EOR) and with the Plan Review Engineer as needed throughout the review process. If a SSPA Review Committee is established, the Plan Review Engineer shall provide the Committee with regular updates, as necessary, and any reports or findings.

Review by the Third Party geotechnical engineer is not intended to replace quality assurance measures ordinarily exercised by the EOR. Responsibility for the design remains solely with the EOR and the burden to demonstrate conformance of the design to the intent of the SFBC provisions and DBI guidelines or regulations reside solely with the EOR. The responsibility for conducting the plan review resides with the DBI Plan Review Engineer with assistance from the SSPA Review Committee if one is established.

The Third Party geotechnical engineer shall be licensed as a Geotechnical Engineer in California and shall be a recognized expert in the relevant field of geotechnical and geological engineering, and possess other areas of knowledge and experience relevant to the project.

The DBI Plan Review Engineer (or SSPA Review Committee, if established) shall select the Third Party geotechnical engineer. The Project Sponsor then may engage the Third Party geotechnical engineer as a consultant for assistance as appropriate. The Third Party geotechnical engineer shall have no conflict of interest with respect to the project and shall not be considered part of the design team for the project. The responsibility of the Third Party geotechnical engineer is to assist DBI in ensuring compliance of the design with the SFBC. The Third Party geotechnical engineer will be contracted with DBI and his or her responsibility shall be to DBI.

DBI will be responsible for the payment and other expenses for the professional service of the Third Party geotechnical engineer. The Third Party geotechnical engineer shall provide to the Plan Review Engineer (or the SSPA Review Committee, if established) a written copy of his or her proposed scope of work of their contract and associated fees. The proposed scope of service in the contract and any changes proposed to be made thereto shall be approved by the Plan Review Engineer (or the SSPA Review Committee, if established).

H. Structural Advisory Committee (SAC) Review

After a Third Party Peer Review, the Plan Review Engineer (or SSPA Review Committee, if established) in his or her (its) discretion, may establish a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6, to review the project and advise on matters pertaining to the design and construction of the project that may affect the slope stability of the site or create a potential for earthquake induced landslide hazards.

During review required under SFBC Section 106A4.1.4.4, the SAC shall verify that the project sponsor considered appropriate geological and geotechnical issues and proposed appropriate slope instability mitigation strategies, including drainage.

SAC review shall also consider other factors relevant to mitigate slope instabilities, including, but not limited to, ground slopes, soil types, geologic conditions, history of landslides in the vicinity, nature of construction, proximity and type of adjacent construction, and effects of the construction activity on the safety and stability of the subject property and properties within the vicinity.

DBI will be responsible for the payment and other expenses for the professional services of the SAC members. The SAC members shall provide to the Plan Review Engineer (or the SSPA Review Committee, if established) a written copy of his or her proposed scope of work of their contract and associated fees. The proposed scope of service in the contract and any changes proposed to be made thereto shall be approved by the Plan Review Engineer (or the SSPA Review Committee, if established).

I. Communication with City Planning, Public Works and the Fire Department:

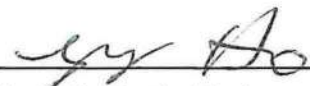
No permits as specified above for properties subject to the SSPA ordinance that involve review by the Structural Advisory Committee (SAC) shall be issued unless and until DBI has consulted with and received written communication from representatives of the Departments of City Planning, Public Works, and the Fire Department, each of whom has made a visit to the site for which the project is proposed, and DBI has received a written report from the Structural Advisory Committee (SAC) concerning the safety and integrity of the proposed design and construction.

J. Mandatory Denial by DBI:

In the event that DBI establishes a Structural Advisory Committee (SAC) and such Committee determines that there is a reasonable likelihood that the proposed design and construction would result in unsafe conditions or would increase the likelihood of hillside or slope instability, and such unsafe conditions or instability cannot be mitigated to the satisfaction of the Committee, DBI shall deny the permit. DBI's decision to deny the permit is appealable only to the Board of Appeals.

K. Tracking Permits Subject to SSPA Ordinance:

1. MIS shall enable PTS/SFPermit to flag permits subject to the SSPA ordinance.
2. MIS shall enable PTS/SFPermit to generate a report on assignment of Review Tiers of permits subject to the SSPA ordinance.




Gary Ho, S.E., Senior Engineer
Manager, Permit Services
Department of Building Inspection

10/2/2018
Date:



Daniel Lowrey
Deputy Director, Permit Services
Department of Building Inspection

10/2/18
Date:



Tom C. Hui, S.E., C.B.O.
Director
Department of Building Inspection

10/2/18
Date

Attachment A: Slope and Seismic Hazard Zone Protection Checklist

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>



Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. _____
OWNER NAME _____ OWNER PHONE NO. () _____

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			SHORING	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			UNDERPINNING	YES <input type="checkbox"/>	NO <input type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES	NO	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
	<input type="checkbox"/>	<input type="checkbox"/>	RETAINING WALL:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			OTHERS: _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: _____
Engineer/Architect of Record

[Architect/Engineer
Stamp Here]

Telephone _____ Email _____

Signature _____ Date _____

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

- If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

- If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415)
 DBI Plan Review Engineer

Comment: _____

**BOARD FOR PROFESSIONAL ENGINEERS,
LAND SURVEYORS, AND GEOLOGISTS**

LICENSING DETAILS FOR: 39581

NAME: GRUEN, H ALLEN
LICENSE TYPE: CIVIL ENGINEER
LICENSE STATUS: CLEAR
ADDRESS
360 GRAND AVE SUITE 262
OAKLAND CA 94610
ALAMEDA COUNTY

ISSUANCE DATE
AUGUST 23, 1985
EXPIRATION DATE
DECEMBER 31, 2021
CURRENT DATE / TIME
AUGUST 4, 2020
3:08:22 PM

LICENSE RELATIONSHIPS

NAME: GRUEN, H ALLEN
LICENSE/REGISTRATION TYPE: GEOTECHNICAL
ENGINEER
LICENSE NUMBER: 2147 **PRIMARY STATUS:** CLEAR

ADDRESS :
360 GRAND AVENUE SUITE 262
OAKLAND CA 94610
ALAMEDA COUNTY
MAP

20.043

City and County of San Francisco
Department of Building Inspection



London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

INFORMATION SHEET

NO. S-19

DATE : October 2, 2018

CATEGORY : Structural

SUBJECT : Properties Subject to the Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance

PURPOSE : The purpose of this Information Sheet is to clarify the permit process for projects subject to the Slope and Seismic Hazard Protection Act (SSPA).

REFERENCE : 2016 San Francisco Building Code (SFBC)
State of California Department of Conservation Division of Mines and Geology (CDMG) Seismic Hazard Zones Map for San Francisco released November 17, 2000.
Ordinance No. 121-18: Slope and Seismic Hazard Protection Zone Act (effective 6/23/2018)
Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018.

DISCUSSION :

A. Project and Properties Subject to Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance:

1. Properties are subject to the requirements of this ordinance if: (1) any portion of the property lies within the areas of the "Earthquake Induced Landslide Zones" in the Seismic Hazard Zone Map, release by the California Department of Conservation, Division of Mines and Geology, dated November 17, 2000 or (2) the property exceeds an average slope of 4 horizontal to 1 vertical (4H:1V) per Topographic Map of San Francisco: 4H:1V Slope dated July 25, 2018 ; and
2. Proposed construction involves the following: (1) construction of a new building or structure having over 1,000 square feet of new projected roof area; (2) horizontal or vertical addition having over 500 square feet of new projected roof area; (3) shoring; (4) underpinning; (5) grading, including excavation or fill, of over 50 cubic yards of earth materials; or (6) or any other construction activity that, in the opinion of the Building Official, may have a substantial impact on the slope stability.

B. Projects Exempted from SSPA Ordinance:

The following projects are exempted from the SSPA Ordinance and do not require completion or submittal of the SSPA Checklist:

1. Proposed construction without plans.
2. Proposed construction without structural alterations or grading with less than 50 cubic yards of earth materials.

C. Permit Submittal and SSPA Checklist:

In addition to the Department of Building Inspection (DBI) requirements and guidelines for permit submittal and review, the SSPA shall not conflict with or diminish any other submittal or review criteria's established in the SFBC, DBI guidelines or regulations.

1. Applicants shall include plans illustrating the slope of the property, and/or provide a survey verifying the accuracy of the slope of the property by a Land Surveyor licensed in the State of California.
2. Applicants shall complete all sections of the SSPA Checklist and have the SSPA Checklist attached onto the plans.
3. A DBI Plan Reviewer shall review all permits and verify completeness and accuracy of the SSPA Checklist.

D. Guidelines for Completing the SSPA Checklist:

1. Completing Section 1:

Applicants shall mark the appropriate box in Section 1 "Property Location" to determine whether the subject property falls within the Earthquake Induced Landslide Hazard Zones in San Francisco.

2. Completing Section 2:

Applicants shall mark the appropriate box in Section 2 "Average Slope of Property" to identify whether the average slope of the subject property exceeds 4H:1V.

3. Completing Section 3:

Applicants shall mark all appropriate boxes in Section 3 "Proposed Construction" associated with the proposed construction. If required, a DBI Plan Reviewer shall mark the box associated with "Others" indicating additional scope of work that may have a substantial impact on the slope stability of the site or create a potential for earthquake induced landslide hazards.

4. Completing Section 4:

The licensed design professional of record shall provide and complete all information required in Section 4 "Licensed Design Professional Verification and Signatures" and affix their professional stamp and signature in the allocated box.

E. Additional Reports Required for Properties Subject to SSPA Ordinance:

In addition to the SSPA Checklist, project sponsors for properties subject to the SSPA ordinance shall include a geotechnical investigation conducted in accordance with SFBC Section 1803.2 and report(s) prepared and signed by both a license geologist and a license geotechnical engineer in accordance with SFBC Section 1803.6. In addition, the report(s) shall address the following per SFBC Section 106A.4.1.4.4:

1. Identifying areas of potential slope instabilities.
2. Defining potential risks of development due to geological and geotechnical factors, including, but not limited to, ground slopes, soil types, geological conditions and history of landslides in the vicinity.
3. Making recommendations regarding the appropriate slope instability mitigation strategies, including drainage plans if required.

F. Assignment of a Project Review Tier and Establishment of a SSPA Review Committee

1. After review of the SSPA Checklist and submittal documents, a DBI Plan Review Engineer shall assign a Review Tier to the project based on the following guidelines:

EXEMPTED: REPORTS PER SECTION E AND THIRD PARTY PEER REVIEW NOT REQUIRED

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: REPORTS PER SECTION E BUT THIRD PARTY PEER REVIEW NOT REQUIRED

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: REPORTS PER SECTION E AND THIRD PARTY PEER REVIEW REQUIRED:

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the project be subject to a third party peer review.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in his or her (its) discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: STRUCTURAL ADVISORY COMMITTEE (SAC) REVIEW

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

2. In circumstantial conditions where a project or property present complex challenges, the DBI Plan Review Engineer may request the assistance of the SSPA Review Committee. The Committee will meet to determine the Review Tier applicable to the subject project. The Director shall appoint the members of the SSPA Review Committee where the Committee shall comprise of no less than three (3) DBI Engineers with the following minimum qualifications appointed by the Director:
 - a. A Supervising Engineer licensed as a Structural Engineer in California.
 - b. A Supervising Engineer licensed as a Civil Engineer in California.
 - c. A Plan Review Engineer licensed as a Geotechnical Engineer in California.

G. Discretionary Third Party Peer Review

The DBI Plan Review Engineer (or SSPA Review Committee, if established), in his or her (its) discretion, may require a Third Party Peer review by a licensed geotechnical engineer.

The Third Party Peer Review shall provide additional and specialized expertise to supplement DBI review. The Third Party geotechnical engineer will meet with the Engineer of Record (EOR) and with the Plan Review Engineer as needed throughout the review process. If a SSPA Review Committee is established, the Plan Review Engineer shall provide the Committee with regular updates, as necessary, and any reports or findings.

Review by the Third Party geotechnical engineer is not intended to replace quality assurance measures ordinarily exercised by the EOR. Responsibility for the design remains solely with the EOR and the burden to demonstrate conformance of the design to the intent of the SFBC provisions and DBI guidelines or regulations reside solely with the EOR. The responsibility for conducting the plan review resides with the DBI Plan Review Engineer with assistance from the SSPA Review Committee if one is established.

The Third Party geotechnical engineer shall be licensed as a Geotechnical Engineer in California and shall be a recognized expert in the relevant field of geotechnical and geological engineering, and possess other areas of knowledge and experience relevant to the project.

The DBI Plan Review Engineer (or SSPA Review Committee, if established) shall select the Third Party geotechnical engineer. The Project Sponsor then may engage the Third Party geotechnical engineer as a consultant for assistance as appropriate. The Third Party geotechnical engineer shall have no conflict of interest with respect to the project and shall not be considered part of the design team for the project. The responsibility of the Third Party geotechnical engineer is to assist DBI in ensuring compliance of the design with the SFBC. The Third Party geotechnical engineer will be contracted with DBI and his or her responsibility shall be to DBI.

DBI will be responsible for the payment and other expenses for the professional service of the Third Party geotechnical engineer. The Third Party geotechnical engineer shall provide to the Plan Review Engineer (or the SSPA Review Committee, if established) a written copy of his or her proposed scope of work of their contract and associated fees. The proposed scope of service in the contract and any changes proposed to be made thereto shall be approved by the Plan Review Engineer (or the SSPA Review Committee, if established).

H. Structural Advisory Committee (SAC) Review

After a Third Party Peer Review, the Plan Review Engineer (or SSPA Review Committee, if established) in his or her (its) discretion, may establish a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6, to review the project and advise on matters pertaining to the design and construction of the project that may affect the slope stability of the site or create a potential for earthquake induced landslide hazards.

During review required under SFBC Section 106A4.1.4.4, the SAC shall verify that the project sponsor considered appropriate geological and geotechnical issues and proposed appropriate slope instability mitigation strategies, including drainage.

SAC review shall also consider other factors relevant to mitigate slope instabilities, including, but not limited to, ground slopes, soil types, geologic conditions, history of landslides in the vicinity, nature of construction, proximity and type of adjacent construction, and effects of the construction activity on the safety and stability of the subject property and properties within the vicinity.

DBI will be responsible for the payment and other expenses for the professional services of the SAC members. The SAC members shall provide to the Plan Review Engineer (or the SSPA Review Committee, if established) a written copy of his or her proposed scope of work of their contract and associated fees. The proposed scope of service in the contract and any changes proposed to be made thereto shall be approved by the Plan Review Engineer (or the SSPA Review Committee, if established).

I. Communication with City Planning, Public Works and the Fire Department:

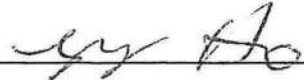
No permits as specified above for properties subject to the SSPA ordinance that involve review by the Structural Advisory Committee (SAC) shall be issued unless and until DBI has consulted with and received written communication from representatives of the Departments of City Planning, Public Works, and the Fire Department, each of whom has made a visit to the site for which the project is proposed, and DBI has received a written report from the Structural Advisory Committee (SAC) concerning the safety and integrity of the proposed design and construction.

J. Mandatory Denial by DBI:

In the event that DBI establishes a Structural Advisory Committee (SAC) and such Committee determines that there is a reasonable likelihood that the proposed design and construction would result in unsafe conditions or would increase the likelihood of hillside or slope instability, and such unsafe conditions or instability cannot be mitigated to the satisfaction of the Committee, DBI shall deny the permit. DBI's decision to deny the permit is appealable only to the Board of Appeals.

K. Tracking Permits Subject to SSPA Ordinance:

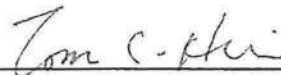
1. MIS shall enable PTS/SFPermit to flag permits subject to the SSPA ordinance.
2. MIS shall enable PTS/SFPermit to generate a report on assignment of Review Tiers of permits subject to the SSPA ordinance.



Date: 10/2/2018
Gary Ho, S.E., Senior Engineer
Manager, Permit Services
Department of Building Inspection



Date: 10/2/18
Daniel Lowrey
Deputy Director, Permit Services
Department of Building Inspection



Date: 10/2/18
Tom C. Hui, S.E., C.B.O.
Director
Department of Building Inspection

Attachment A: Slope and Seismic Hazard Zone Protection Checklist

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>



Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. _____
OWNER NAME _____ OWNER PHONE NO. () _____

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			SHORING	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			UNDERPINNING	YES <input type="checkbox"/>	NO <input type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES	NO	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
			RETAINING WALL:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
			OTHERS: _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: _____
Engineer/Architect of Record

[Architect/Engineer
Stamp Here]

Telephone _____ Email _____

Signature _____ Date _____

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

- If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

- If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

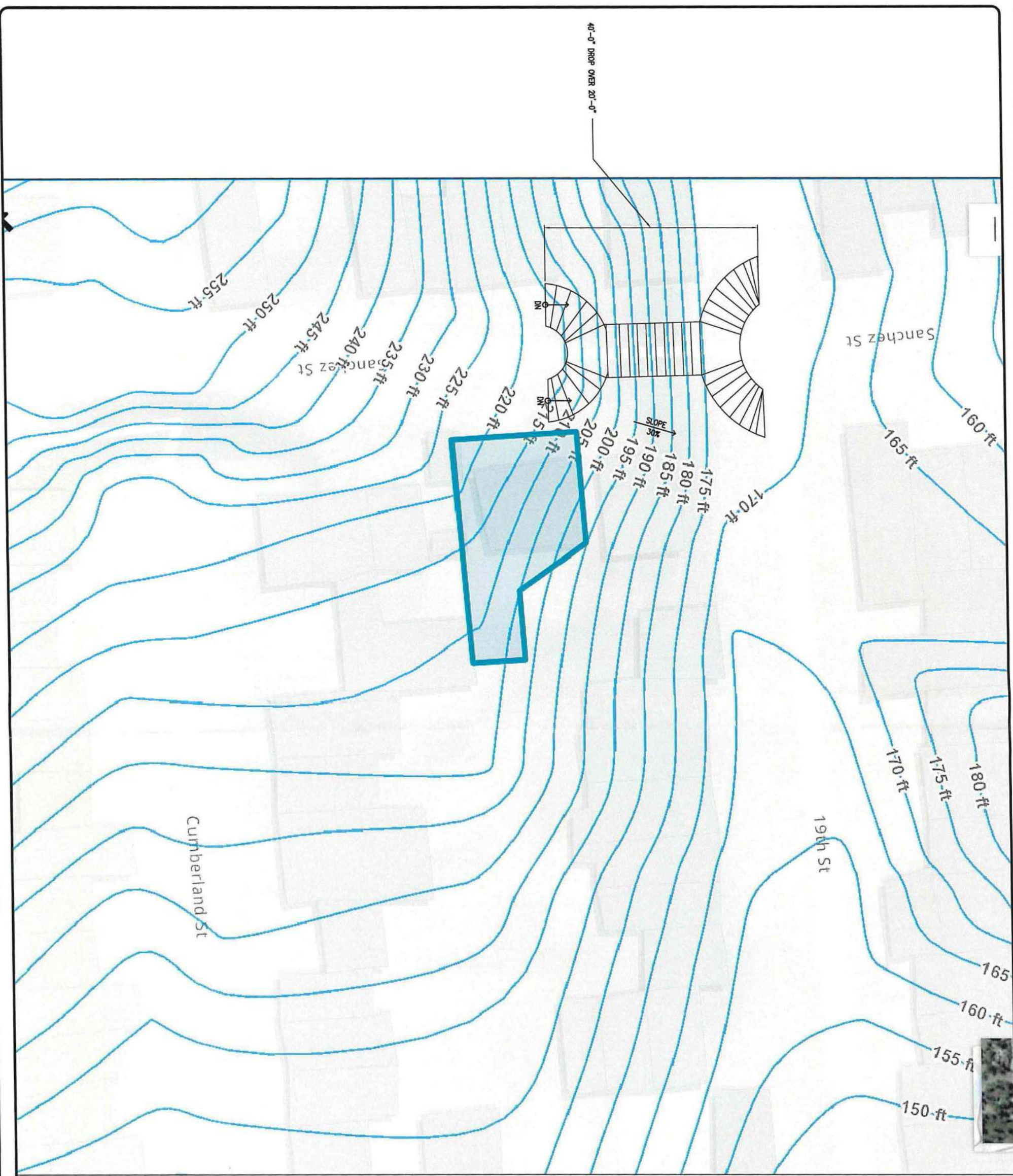
TIER III: Structural Advisory Committee (SAC) Review

- If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (415) _____
 DBI Plan Review Engineer

Comment: _____

Lidor / Topo Maps



DESIGNED BY
DATE
SCALE AS NOTED
JOB NO.
SHEET

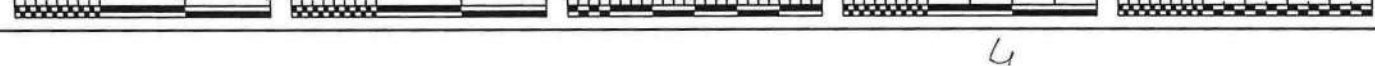
OF
S2.1
SHEETS

615 SANCHEZ ST.
SAN FRANCISCO, CA

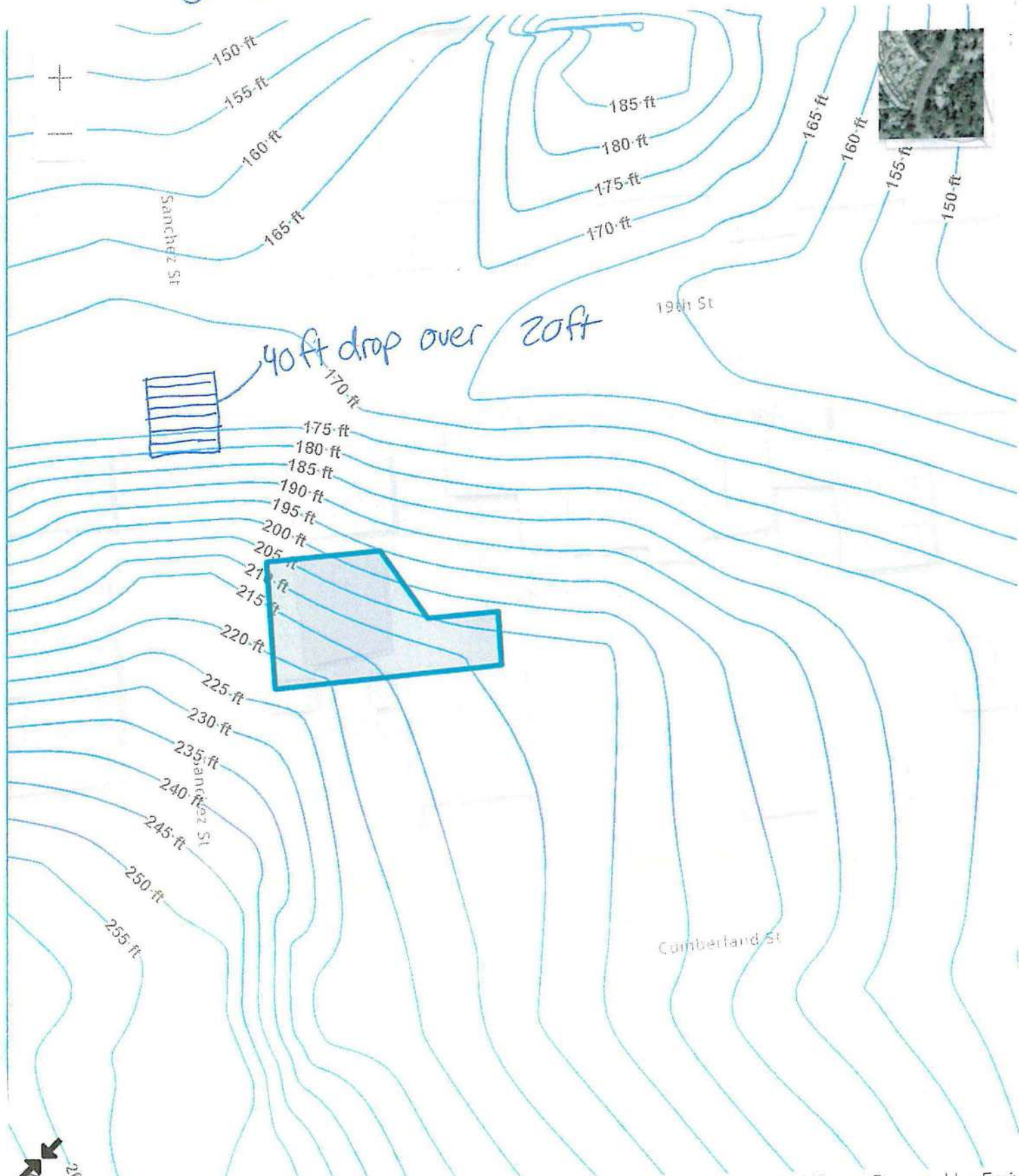


PATRICK BUSCOVICH
AND ASSOCIATES
STRUCTURAL ENGINEERS, INC.
235 MONTGOMERY STREET, SUITE 1140
SAN FRANCISCO, CALIFORNIA 94104
(415) 760-0636
© COPYRIGHT 2019

REV.	DATE	DESCRIPTION
△		
△		
△		
△		



615 Sanchez



40 ft drop over 20 ft





Map data ©2020, Map data ©2020 20 ft



615 Sanchez St

San Francisco, CA 94114



Directions



Save



Nearby



Send to your phone

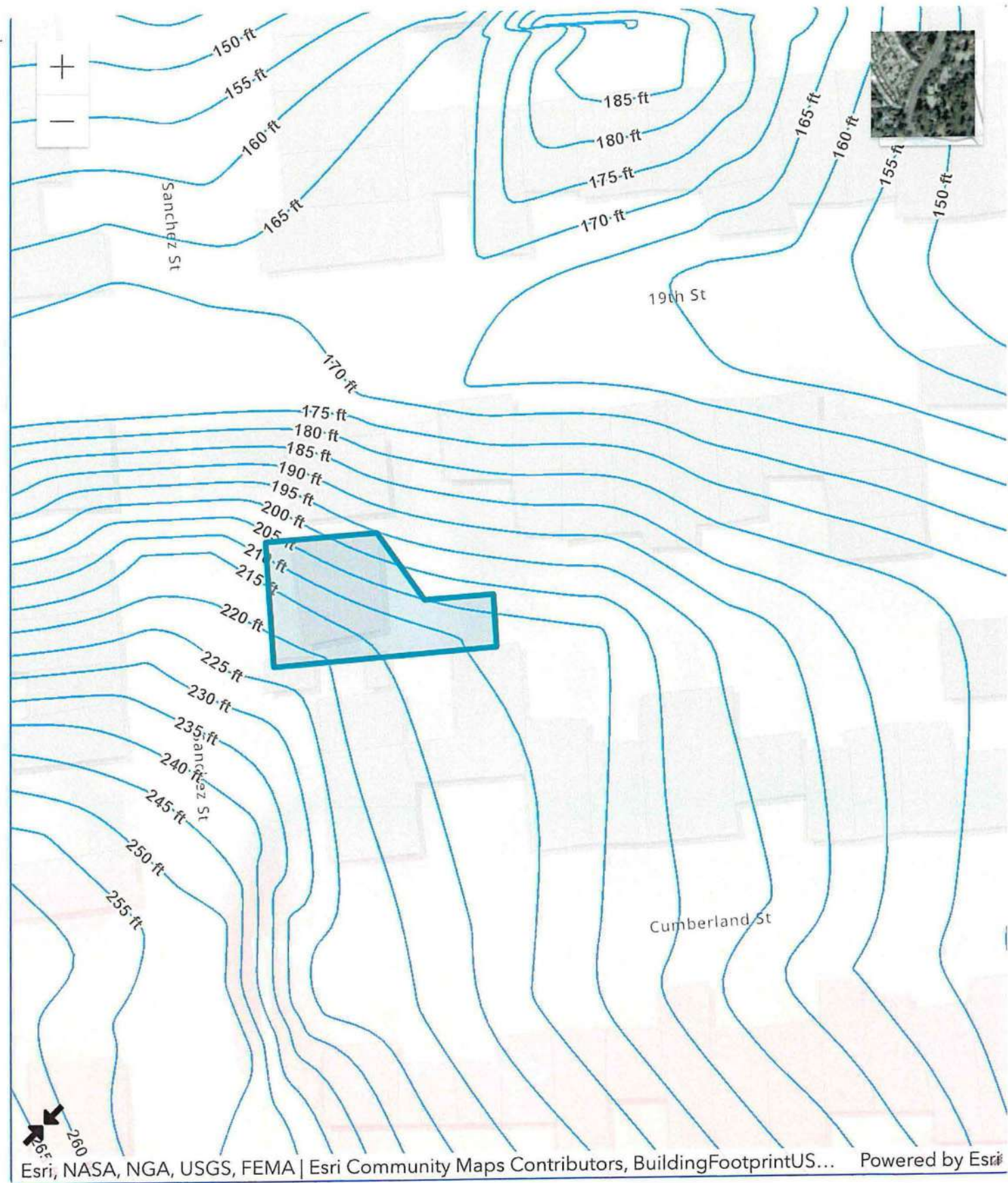


Share



QH59+MX Mission District, San Francisco, CA

Photos



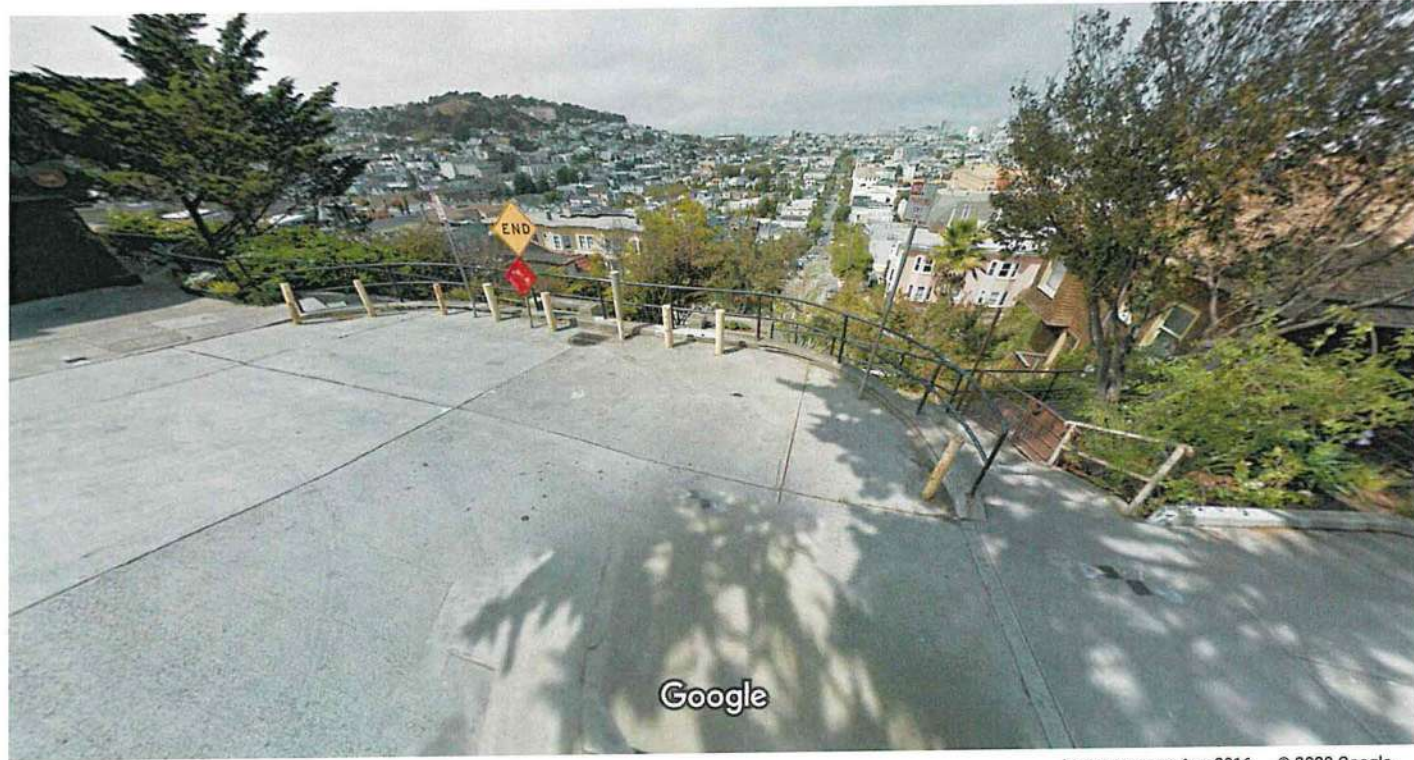


Image capture: Aug 2016 © 2020 Google

San Francisco, California

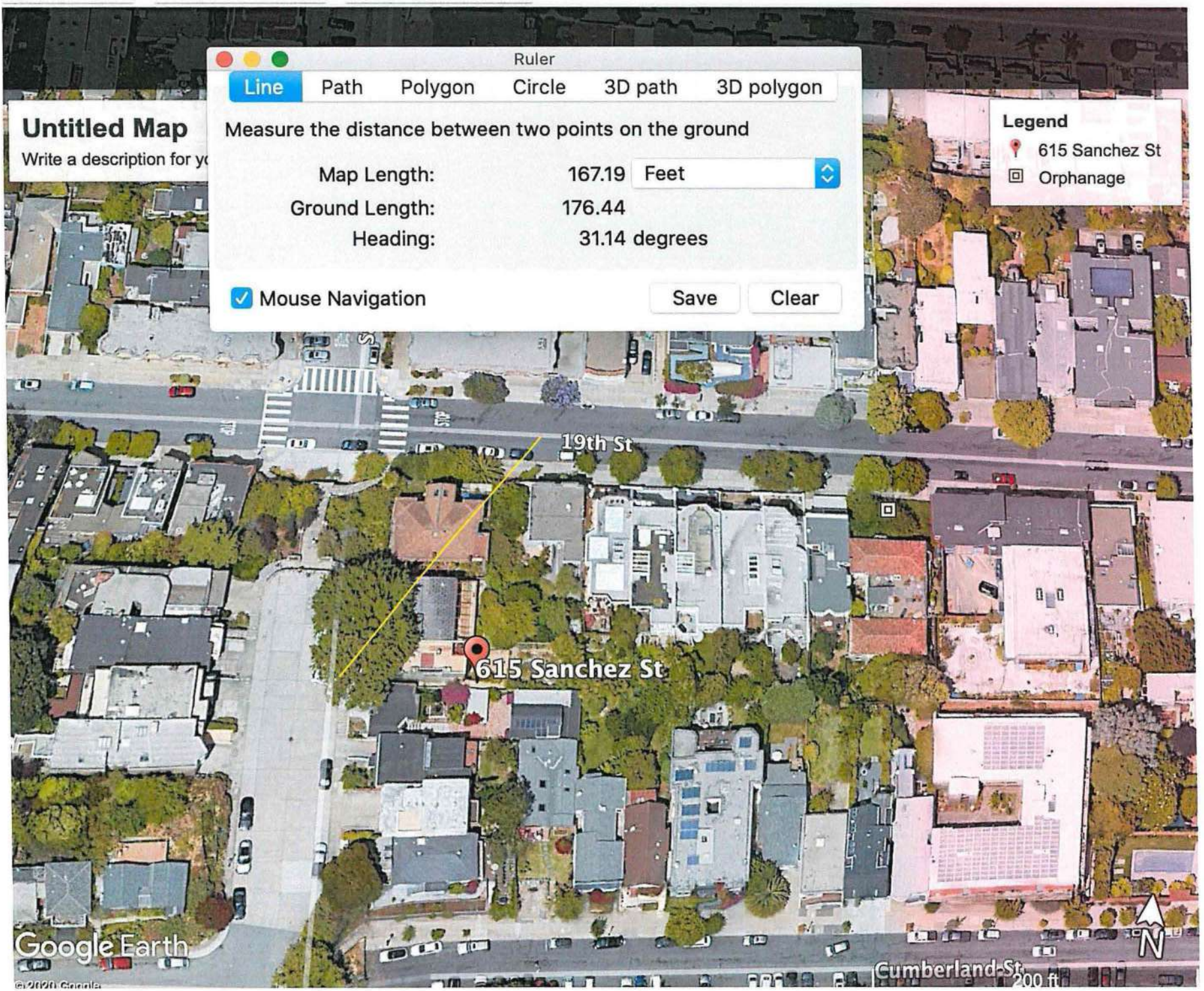


Street View



50 ft incline over
167 ft diagonal

= approx 30% slope



615 SANCHEZ ST



Environmental Information

Under the California Environmental Quality Act (CEQA), certain scopes of work may require additional environmental review. Below you will find property-specific information that may require further review and/or background studies for proposals reviewed by the Planning Department. For projects requiring a [Project Application](#), use the information below to complete the Environmental Evaluation Screening Form (Page 5 and 6). Note that Preservation information is located in the Historic Preservation Tab; Environmental (ENV) projects, active and complete, can be found in the Planning Applications Tab. For questions please contact cpc.epintake@sfgov.org

Report for: **615 SANCHEZ ST**

100-Year Storm Flood Risk Zone

Not applicable.

Air Pollutant Exposure Zone

[Health Code Article 38](#)

Not applicable.

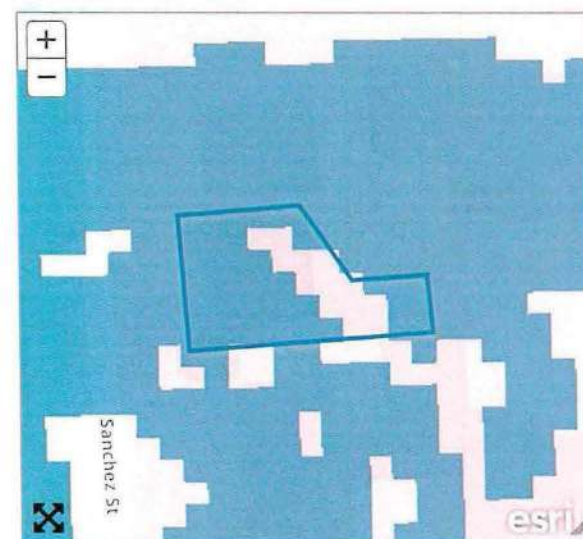
Archeologically Sensitive Areas

Not applicable.

Cortese List – State Database of Hazardous Sites

[California Government Code Section 65962.5](#)

Not applicable.



Map Layers

- 100-Year Storm Flood Risk - [Disclaimer](#)
- Air Pollutant Exposure Zone (2014)
- Air Pollutant Exposure Zone (2020)
- Cortese
- Maher Ordinance
- Seismic Hazard Zone - Landslide
- Seismic Hazard Zone - Liquefaction
- Serpentine Rocks
- Slopes of 20% or greater
- Slopes of 25% or greater

4

615 SANCHEZ ST



Environmental Information

Under the California Environmental Quality Act (CEQA), certain scopes of work may require additional environmental review. Below you will find property-specific information that may require further review and/or background studies for proposals reviewed by the Planning Department. For projects requiring a [Project Application](#), use the information below to complete the Environmental Evaluation Screening Form (Page 5 and 6). Note that Preservation information is located in the Historic Preservation Tab; Environmental (ENV) projects, active and complete, can be found in the Planning Applications Tab. For questions please contact cpc.epintake@sfgov.org

Report for: **615 SANCHEZ ST**



100-Year Storm Flood Risk Zone

Not applicable.

Air Pollutant Exposure Zone

[Health Code Article 38](#)

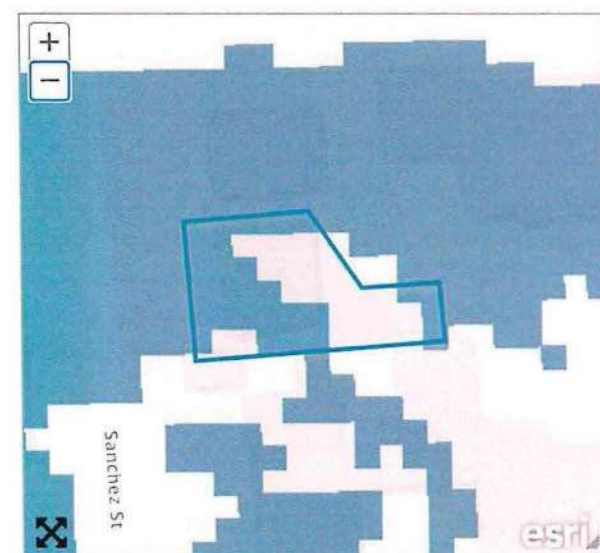
Not applicable.

Archeologically Sensitive Areas

Not applicable.

Cortese List – State Database of Hazardous Sites

[California Government Code Section 66009.1](#)

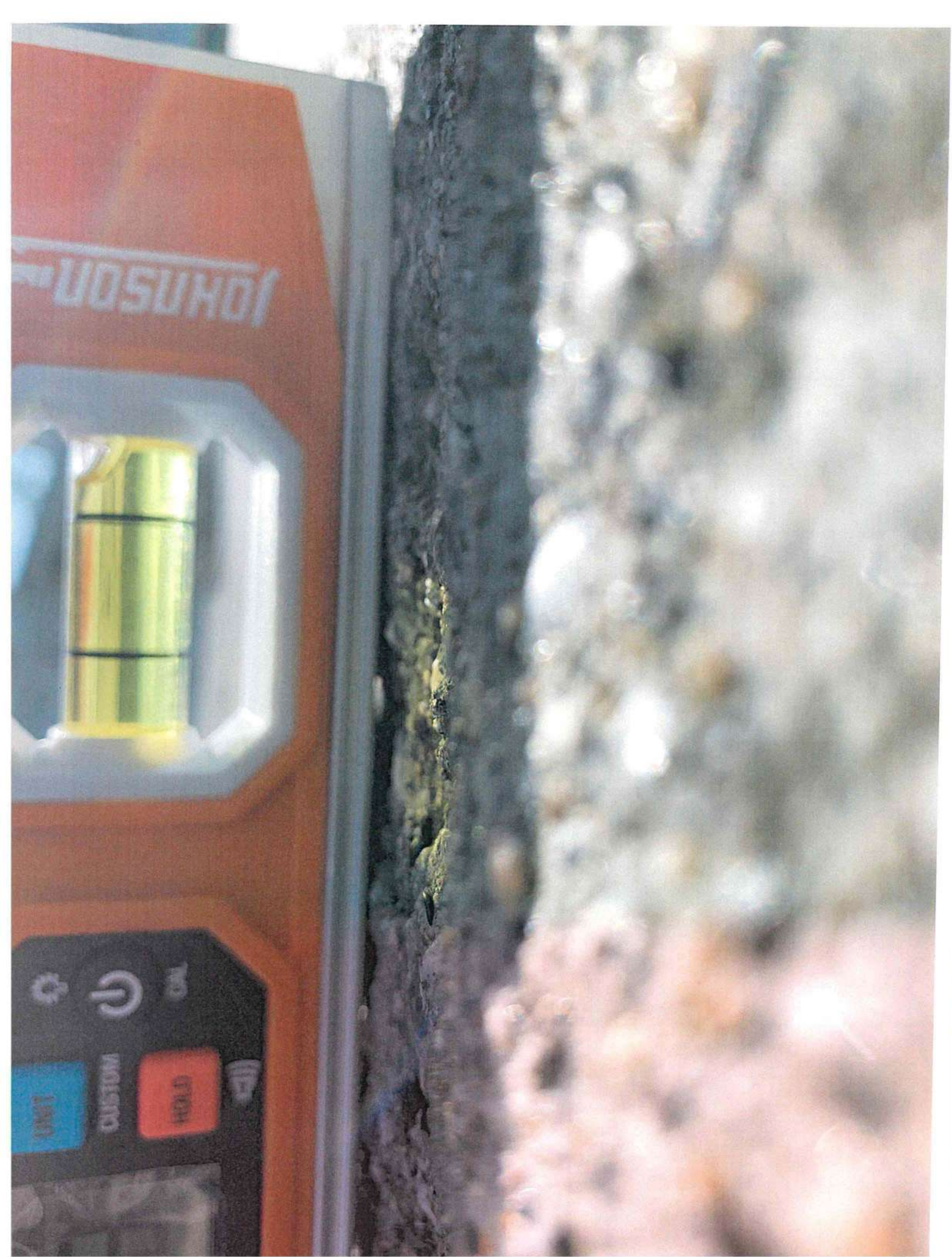


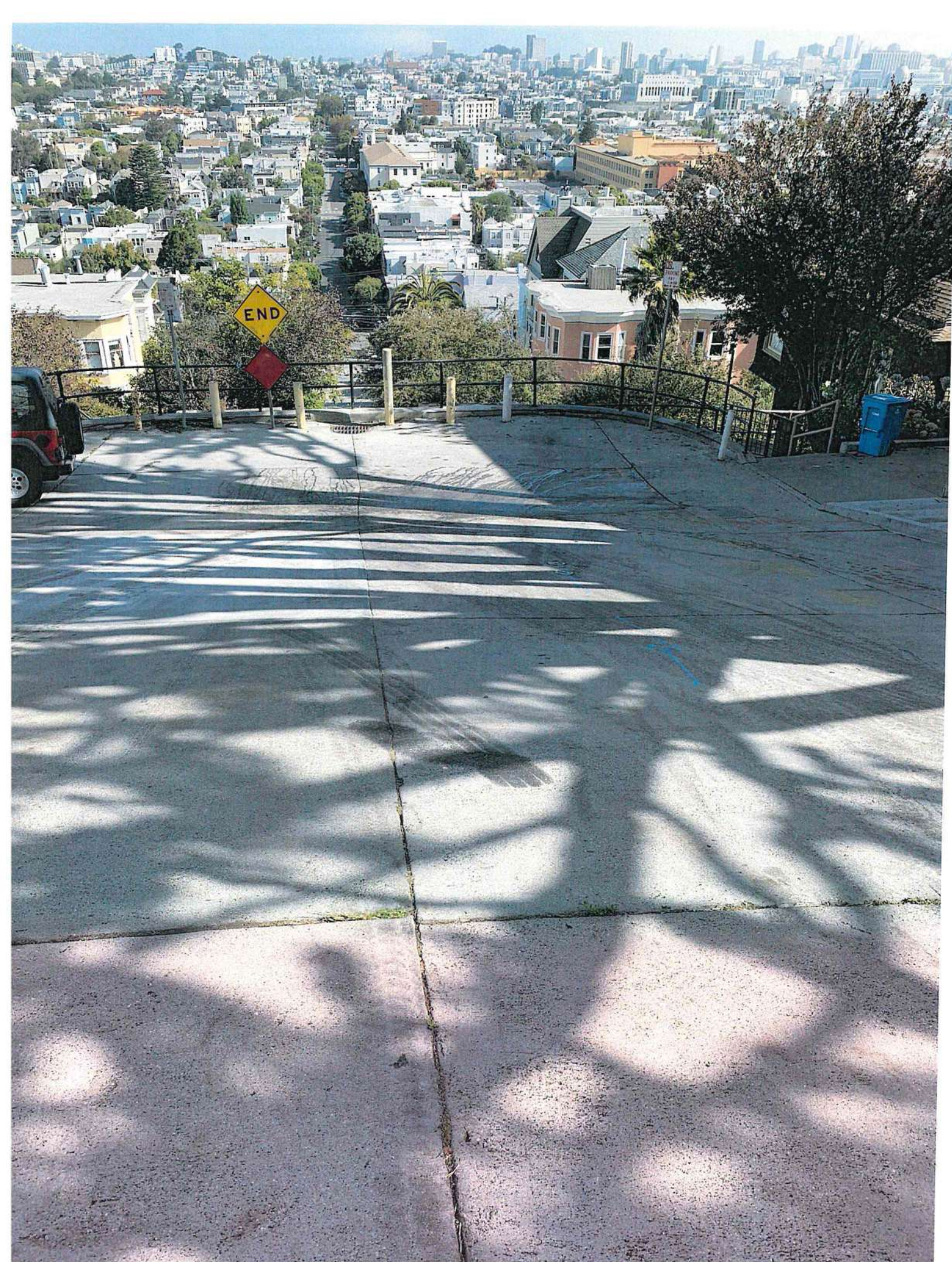
Map Layers

- 100-Year Storm Flood Risk - [Disclaimer](#)
- Air Pollutant Exposure Zone (2014)
- Air Pollutant Exposure Zone (2020)
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- Seismic Hazard Zone - Landslide
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- Serpentine Rocks
- Slopes of 20% or greater
- Slopes of 25% or greater

Photos





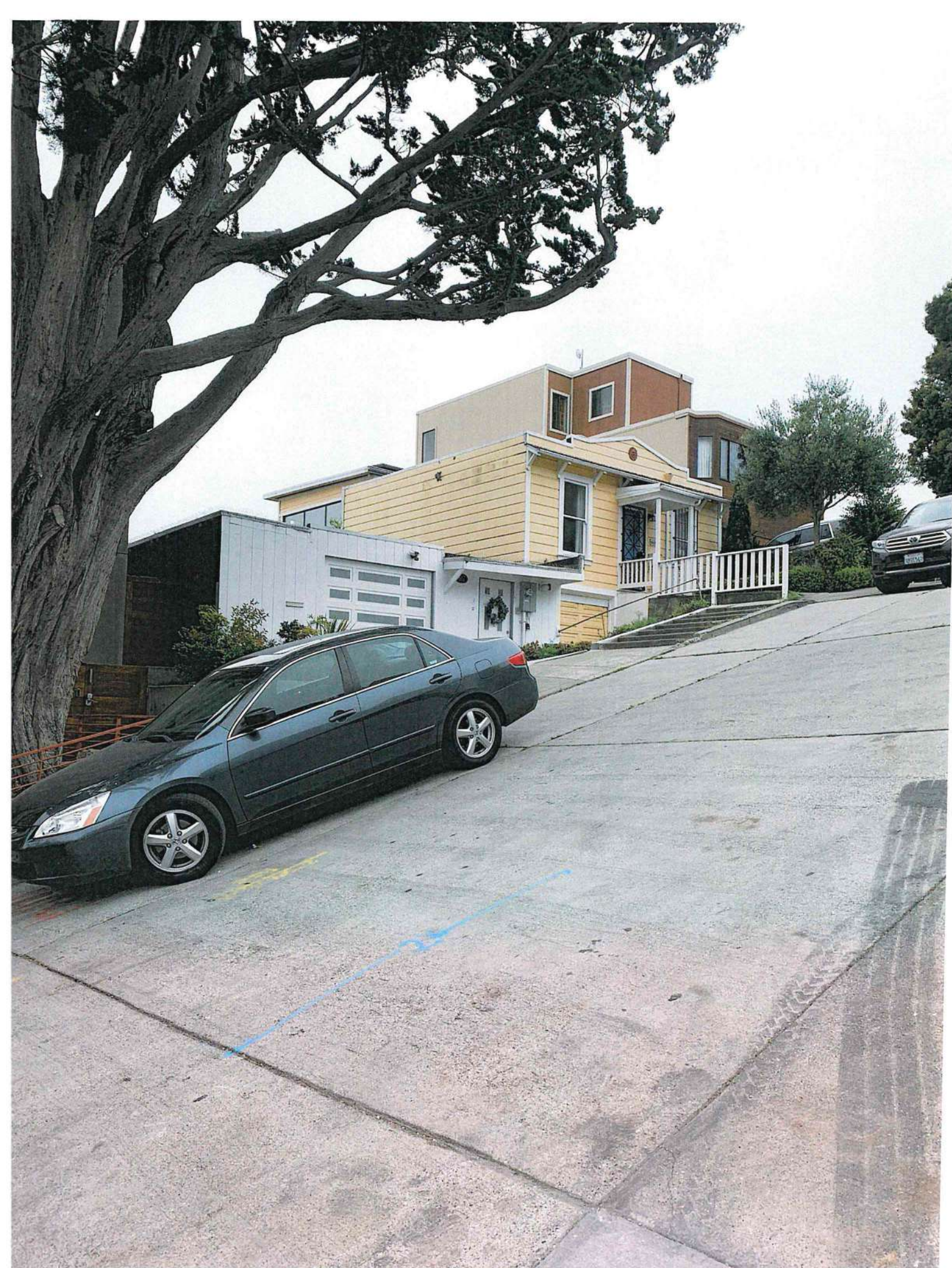












From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Joerg Rathenberg](#); [Jody Knight](#); [sammie@harvestgreen.global](#); [robert@edmondslee.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: APPELLANT SUPPLEMENTAL INFORMATION: Appeal of CEQA Exemption Determination - Proposed 617 Sanchez Street Project - Appeal Hearing on August 18, 2019
Date: Friday, August 7, 2020 12:21:16 PM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has received the following supplemental information from the Appellant, Joerg Rathenberg, for the appeal of CEQA Exemption Determination for the proposed project at 617 Sanchez Street.

[Appellant Supplemental Information - August 6, 2020](#)
[Appellant Supplemental Information - August 7, 2020](#)
[Public Correspondence](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200825](#)

Regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: [Joerg Rathenberg](#)
To: [Wong, Jocelyn \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Cc: [Sue Hestor](#)
Subject: 617 Sanchez CATEX Appeal date of hearing August 18, 2020 - Joerg Rathenberg Letter for Submission
Date: Friday, August 7, 2020 11:32:49 AM
Attachments: [SF BOS CATEX 617 Sanchez Street August 18 2020.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning Supervisor Norman Yee, President, Board of Supervisors,

Please find attached a letter from me to be included for CATEX Appeal scheduled for hearing on August 18, 2020.

Thank you for your consideration.

Best regards,

Joerg Rathenberg
619 Sanchez Street
San Francisco CA 94114

Dear Supervisor Norman Yee, President Board of Supervisors,

Ref: CATEX 617 Sanchez Street, Hearing Date August 18, 2020

Supervisor Norman Yee, President Board of Supervisors. I would like to provide you with some background information about our neighbor John Fusco's house for the hearing on August 18, 2020. Thank you in advance for your time and consideration.

617 Sanchez Street, San Francisco is located in Dolores Heights which is having a "Zuckerberg Effect" where developers are forcing long-term residents to sell out their properties by having major construction projects built by Anonymous Unknown Corporations. The owners have no investment into the neighborhood expect using it as development speculation. Changing the fabric of our neighborhood and they live there sporadically.

One more affordable house, 617 Sanchez Street is suggested to be removed from our neighborhood with rich history for minorities – LGBTQ and African American first family in the neighborhood, history about to be destroyed. With the 617 building project we would be removing a currently rented and affordable 600 sq foot home and instead building a 4,000 sq foot, 4 story house on a standard lot without any input taken into consideration from the impacted neighbors. All windows will be facing directly into our house, 619 Sanchez Street.



Photo: 617 Sanchez Street, San Francisco owned by our gay neighbor John Fusco who lived there since 1970s.

The historic house at 617 Sanchez Street not only has a minority and working class LGBTQ neighborhood that Supervisor Harvey Milk represented, but it also has artistic historical value that is being eliminated by building an enormous 4,000 Sq foot home for monetary speculation, without adding any rentable space that would benefit the community that it is located in.



The demolition of 617 Sanchez Street, which is a 110+ year old historic and affordable home, lived since 1970s by our neighbor John Fusco and the construction of a new a 4,000 sq foot proposed home is being built in a zone with steep slopes of more than 25% came about because the original legislation of Supervisor Peskin was ignored by the planning department and no slope stability analysis was conducted. The proposed structure has significant impact on our steeply graded hill and 1.5 floors are being planned for building below the ground. Approx. 300 cubic yards of soil in a Slope Stability Area has been approved by planning without any detail review.

“171284 [Building Code - Slope Protection Act]

Sponsor: Peskin

Ordinance amending the Building Code to revise the City’s Slope Protection Act by clarifying the scope of its application to properties exceeding an average slope of 25% grade, updating the map references, mandating review by the Department of Building Inspection’s Structural Advisory Committee, and re-enacting and modifying a paragraph in the scope section regarding the type of proposed construction that triggers application of the Act which was omitted inadvertently in the adoption of the 2016 Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage. “

In addition, to Planning ignoring the Historical character of the current 617 Sanchez Street home and the Supervisor Peskin – Slope Protection Ordinance, the Planning Code for Dolores Heights has also ignored Section 241 Dolores Heights Special Use District.

The proposal for 617 Sanchez ignores the intent and goals of the San Francisco Planning Code as outlined in Section 241 Dolores Heights Special Use District. It’s a goal that the development of 619 Sanchez in 2005 respected when it preserved existing public views from across Sanchez Street and the private lateral views of adjacent neighbors. As a result the thoughtful decisions of 619 are put at an unfair disadvantage.

617 Sanchez ignores the Planning Codes requirements for Dolores Heights

- “to preserve and provide for an established area with a unique character and balance of built and natural environment”
- "to preserve and provide ... public and private view corridors and panoramas"
- "to conserve existing buildings"
- "to conserve ... plant materials and planted spaces,
- “to prevent unreasonable obstruction of view and light by buildings”
- "to encourage development in context and scale with established character and landscape"

In ignoring the intent, 617’s proposal ignores the Code section entirely.

There has been a shift in direction at the Planning Commission and Planning Department over the past 15 years. At that time, adjacent neighbor opinion and existing historical conditions had significant influence over Planning Department decisions leading to significant compromises in scale. The difference in the more respectful goals and expectations for Planning and Neighbor approval for 619 Sanchez in 2005 versus the current goals evidenced in the proposal for 617 Sanchez in 2019 puts 619 at a serious and unfair disadvantage, penalizing them for respecting the codes intent and their neighbors wishes.

SFCPC SEC. 241. DOLORES HEIGHTS SPECIAL USE DISTRICT.

In order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape, there shall be a Dolores Heights Special Use District



Current front photo of our house, 619 Sanchez Street, San Francisco CA 94114 after we added modest addition.



We were on several occasion contacted by 615 Sanchez Street owners [already built 4,000 sq foot home and started the push toward development of large homes on our hill] pursued us via their agent at Vanguard to sell our 619 Sanchez property to them. Currently, the way the new construction is designed all windows face into our living room and onto our deck and they intend to dig 1.5 storeys

underground which greatly impacts our house and are under the assumption that they can continue asking us via Real Estate agents and common associates to sell our home to them so they can combine the homes and build a private compound with views on the Sanchez Hill assuring them a hefty sum through the sale for their retirement years.

Our long time neighbor John Fusco who resided at the property since 1970s and had planned to give his home to the neighborhood church to help the LGBTQ community, but instead was married to a woman in his 11 months who took over his house and sold it to the LLC. Note: prior to marrying the woman who we had never seen in his life, he was a fit and healthy man who could walk by himself up and down the steep steps of Sanchez and went food shopping and for his yoga classes and hung out in the Castro District. The owners, Jay Duncanson pursued John Fusco for the last 20 years to sell his property to them and he resisted the sale and wanted to show them that the common man like himself also has a voice. In the words of our neighbor Jay Duncanson, the following was written to my wife, when she was worried that he never picked up his phone and was nowhere to be seen.

“From: Jay Duncanson <jay@duncanson.com>

Sent: Thursday, October 15, 2015 12:19 AM

John's got someone caring for him, a lady who says she used to work with him in a salon. She told me he signed over power-of-attorney and full control (I didn't ask, she volunteered). She screams at him and he whines back. Sounds pretty dysfunctional to us, but we don't know the whole story. Hard to jump in and get involved when it's not our business, but if I heard or saw any kind of abuse I'd make a call to the authorities. We're not there enough to know what's going on, but when we are we can hear the yelling. Sigh.

Jay” [Jay Duncanson, owner of 615 Sanchez Street, who built a 4,000 sq foot home on 1.5 lots after tearing down a beautiful old Victorian house]. He is still the currently owner of the “loan on the deed for 615 Sanchez Street, San Francisco CA 94114].



Photo: John Fusco

Planning kept us all neighbors out of the loop starting with the pre-app meeting which occurred when we were traveling and out of the country and this information was known to our neighbors at 615 Sanchez Street, CA 94114. An LLC manager Sammie Host was assigned and most notices, HRE document and information was not made available to us except, when our attorney Sue Hestor contacted the Planning department and requested the information.

Thank you very much.

Joerg Rathenberg

619 Sanchez Street
San Francisco CA 94114

From: [Joerg Rathenberg](#)
To: [BOS Legislation, \(BOS\)](#); [Sue Hestor](#); [James Hill](#); [Wong, Jocelyn \(BOS\)](#)
Subject: 617 Sanchez Street CATEX Appeal date of Hearing Aug 18, 2020: James Hill - Letter for Submission
Date: Thursday, August 6, 2020 4:53:32 PM
Attachments: [B120 Letter re 617 and Sec 241.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon Supervisor Norman Yee, President, Board of Supervisors,

Please find attached a letter from our architect James Hill, for the 617 Sanchez Street, San Francisco CA 94114 CATEX Appeal scheduled for hearing on August 18, 2020.

Thank you for your consideration.

Best regards,

Joerg Rathenberg
619 Sanchez Street
San Francisco CA 94114

RE: the 617 Sanchez Proposal for the Demolition of an Existing Dwelling and the Construction of a New as Relates to the Requirements of San Francisco Planning Code Section 241 Dolores Heights Special Use District:

The proposal for 617 Sanchez ignores the intent and goals of the San Francisco Planning Code as outlined in Section 241 Dolores Heights Special Use District. These goals, the development of 619 Sanchez in 2005 respected when it expanded their home but preserved both existing public views from across Sanchez Street and the private lateral views of adjacent neighbors. As a result of these thoughtful decisions, 619 is now put at an unfair disadvantage.

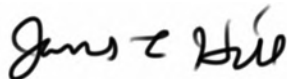
617 Sanchez ignores the Planning Codes requirements for Dolores Heights

- "to preserve and provide for an established area with a unique character and balance of built and natural environment"
- "to preserve and provide ... public and private view corridors and panoramas"
- "to conserve existing buildings"
- "to conserve ... plant materials and planted spaces,
- "to prevent unreasonable obstruction of view and light by buildings"
- "to encourage development in context and scale with established character and landscape"

In ignoring the intent, 617's proposal ignores the Code section entirely. 0

There has been a shift in direction at the Planning Commission and Planning Department over the past 15 years. At that time, adjacent neighbors' opinion and the existing historical conditions had significant influence over Planning Department decisions leading to significant compromises in scale. The difference in the more respectful goals and expectations for Planning and Neighbor approval for 619 Sanchez in 2005 versus the current direction of the Planning Department and the personal interests evidenced in the proposal for 617 Sanchez in 2019 puts 619 at a serious and unfair disadvantage, penalizing them for respecting the codes intent and their neighbors' wishes.

Respectfully,



James Hill
AIA
james hill architect
836 Haight Street
San Francisco, CA 94117

From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Jody Knight](#); [sammie@harvestgren.global](#); [robert@edmondslee.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [RUIZ-ESQUIDE, ANDREA \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of CEQA Exemption Determination - 617 Sanchez Street - Appeal Hearing on August 18, 2020
Date: Monday, August 3, 2020 3:22:17 PM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has received the following appeal response from the Planning Department, for the appeal of CEQA Exemption Determination for the proposed project at 617 Sanchez Street.

[Planning Department Response – August 3, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200825](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that

a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



Categorical Exemption Appeal

617 Sanchez Street

DATE: August 3, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
Elizabeth White – elizabeth.white@sfgov.org - (415) 575-6813
RE: Planning Record No. 2019-000650APL
Appeal of Categorical Exemption for 617 Sanchez Street
HEARING DATE: Tuesday, August 18, 2020
ATTACHMENT(S): A – Geotechnical Investigation for 617 Sanchez Street

PROJECT SPONSOR: Robert Edmonds, on behalf of Sammie Host
APPELLANT(S): Sue Hestor, on behalf of Joerg Rathenberg

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the board of supervisors (the board) regarding the planning department's (the department) issuance of a categorical exemption under the California Environmental Quality Act (CEQA determination) for the proposed 617 Sanchez Street project.

The department, pursuant to Article 19 of the CEQA Guidelines, issued a categorical exemption for the project on April 8, 2019 finding that the proposed project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 categorical exemption.

The decision before the board is whether to uphold the department's decision to issue a categorical exemption and deny the appeal, or to overturn the department's decision to issue a categorical exemption and return the project to the department staff for additional environmental review.

This memorandum responds to all of the issues raised in the March 23, 2020 letter of appeal. However, many of the appellant's claims are irrelevant to the decision before the board on this CEQA appeal. Issues that are unrelated to the department's April 8, 2019 determination that the proposed project is categorically exempt from CEQA are addressed for informational purposes only.

SITE DESCRIPTION AND EXISTING USE

The approximately 2,600-square-foot project site (Assessor's Block 3600 and Lot 055) is located on Sanchez Street between 19th and Cumberland streets in the Castro/Upper Market neighborhood. This block of Sanchez Street is a dead end with no vehicle access to 19th Street; the Sanchez Street stairs provides pedestrian access from this block of Sanchez Street to 19th Street. The surrounding area is

characterized by residential properties. Two- to three-story residential buildings on sloping lots are located on either side of the subject property.

The subject site is a 105-foot by 25-foot lateral and down sloping lot that contains a two-story, single-family home in the rear portion of the lot and a free-standing, one-story garage structure at the front. Built in 1906, the 1,100-square-foot, two-bedroom home is not a historic resource¹. The height of the free-standing garage at the front of the building is approximately 8 feet and the height of the two-story home at the rear of the lot is approximately 22 feet from grade to top of the roof. The subject parcel is not located in a state-designated seismic hazard zone and the slope of the lot is approximately 17.7 percent. Portions of the site are identified on a city map as potentially having greater than 25 percent slope and as such may be subject to the San Francisco's Slope and Seismic Hazards Protection Act requirements. The San Francisco Department of Building Inspection (building department) would determine the extent to which that act is applicable to the project during the building permit review process.

PROJECT DESCRIPTION

The proposed project consists of the demolition of the existing two-story, single-family home and free-standing garage, and the construction of an approximately 4,200-square-foot, single-family home. The proposed four-bedroom home would be approximately 27 feet in height at the front of the lot and 41-feet tall from grade to the top of the uppermost roof at the rear of the lot. The proposed project contains one off-street parking space and one bicycle parking space and involves excavation to a depth of 16 feet resulting in approximately 650 cubic yards of soil removal.

BACKGROUND

On January 15, 2019, Robert Edmonds on behalf of Sammie Host (hereinafter project sponsor) filed an application with the planning department (hereinafter department) for CEQA evaluation.

On April 8, 2019, the department determined that the project was categorically exempt under CEQA Class 3 – New Construction or Conversion of Small Structures, and that no further environmental review was required.

On February 20, 2020, the planning commission declined to take discretionary review on the proposed project.

On March 23, 2020, Sue Hestor on behalf of Joreg Rathenerg (hereinafter appellant) filed an appeal of the categorical exemption determination.

¹ San Francisco Planning, *Preservation Team Review Form for 617 Sanchez Street (Case No. 2019-000650ENV)*, March 25, 2019.

CEQA GUIDELINES

Categorical Exemptions

In accordance with CEQA section 21084 CEQA Guidelines sections 15301 through 15333 list classes of projects that have been determined not to have a significant effect on the environment and are exempt from further environmental review.

CEQA Guidelines section 15303. New Construction or Conversion of Small Structures, or Class 3, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA Guidelines section 15303 provides examples of the types of projects that are exempt under Class 3, including but not limited to: “[i]n urbanized areas, up to three single-family residences may be constructed or converted under this exemption.”

In determining the significance of environmental effects caused by a project, CEQA Guidelines section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. CEQA Guidelines section 15064(f)(5) offers the following guidance: “Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumption predicated upon facts, and expert opinion supported by facts.”

PLANNING DEPARTMENT RESPONSES

The concerns raised in the appeal letter are addressed in the responses below.

Response 1: The environmental review of the proposed project appropriately and adequately analyzed the potential physical environmental effects of the proposed project, including the impacts associated with the proposed project’s excavation activities.

The appellant alleges that the categorical exemption ignores impacts associated with the proposed project’s excavation activities. This allegation is incorrect; the department correctly concluded that there are no unusual circumstances regarding the proposed project, and that excavation activities would not result in significant geology or soils impacts. The appellant does not specify what impacts are not addressed in the project’s environmental review and does not provide new information to support the claim. A summary of the physical environmental impacts related to the proposed project’s excavation activities is provided below.

As noted in the project description, the proposed project involves excavation to a depth of 16 feet below grade and the removal of approximately 650 cubic yards of soil. The requirements for a site-specific geotechnical report are articulated in Building Code section 1803 and building department Information Sheet S-05, Geotechnical Report Requirements. Accordingly, the project sponsor submitted a geotechnical

report prepared by a licensed geotechnical engineer to the planning and building departments. The function of a geotechnical report is to provide recommendations by a licensed geotechnical professional to a project's engineer of record, who must incorporate those recommendations into building permit-level drawings and construction documents, to ensure that the proposed structure can be supported on the proposed foundation system. In compliance with these building code requirements, the geotechnical report prepared for the project investigated site, soil, geologic, and groundwater conditions of the subject project and made geotechnical recommendations for the proposed project's construction. These recommendations pertain to site preparation and grading, seismic design, foundation types, retaining walls, slab-on-grade floors, and site drainage. The report also includes geotechnical recommendations to minimize impacts on adjacent properties. The California Building Code also includes specific provisions, including Protection of Adjoining Properties (section 3307) and requirements that site drainage not be directed onto adjacent properties (sections 1503 and J109.5). The geotechnical report is included as Attachment A of this appeal response.

As part of the building permit process, the building department will review the 617 Sanchez Street building plans, prior to the issuance of a building permit. At that time, the building department will determine if the parcel is subject to the Slope and Seismic Hazard Zone Protection Act². Building department Information Sheet S-19, Properties Subject to the Slope and Seismic Hazard Zone Protection Act Ordinance, provides detailed guidelines for review and analysis of projects subject to this act.

In addition, the building department's Administrative Bulletin 082 (AB 082), Guidelines and Procedures for Structural Design Review, is part of the San Francisco Building Code and specifies the guidelines and procedures for independent structural and geotechnical design review during the application review process for a building permit, if the director of the building department determines it is appropriate. AB 082 describes what types of projects may require this review, the qualifications of the structural design reviewer, the scope of the structural design review, and how the director of the building department as the building official would resolve any disputes between the structural design reviewer and the project's structural and geotechnical engineers of record.

The building department will review the final building plans (construction documents) for conformance with recommendations in the site-specific, design-level geotechnical investigation to ensure compliance with state and local building code provisions related to structural safety, as outlined above. This building permit application review pursuant to the building department's implementation of state and local codes must ensure that the proposed project will have no significant geology and soils impacts from the proposed project's excavation activities.

Additionally, as part of the environmental review, a planning department staff archeologist conducted a preliminary archeology review³ and concluded that the project would not affect significant archeological resources.

² The Slope and Seismic Hazard Zone Protection Act requires construction of new buildings or structures on applicable properties to undergo additional review for structural integrity and effect on slope stability.

³ San Francisco Planning Department. January 7, 2019. Preliminary Archeology Review for 617 Sanchez Street.

Response 2: The 617 Sanchez Street Project meets the criteria identified in CEQA Guidelines section 21099. Modernization of Transportation Analysis for Transit-Oriented Infill Projects. The environmental review correctly identified that the project’s aesthetic impacts are not a significant impact on the environment.

The appellant correctly states that the environmental review does not evaluate the proposed project’s impacts to public corridor views. CEQA section 21099 provides that “aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.” The 617 Sanchez Street project is a residential project on an infill site and is located within 0.5 mile of the Castro station, a major transit station. Therefore, pursuant to CEQA section 21099, aesthetic impacts of the 617 Sanchez Street project are not considered significant impacts on the environment.

Response 3: The letter of appeal raises several issues that are not relevant to the board’s decision to either reject or uphold this appeal of the department’s CEQA determination for the proposed project. The department’s responses to these issues are provided below for informational purposes only.

The appellant correctly states that the environmental review does not include analysis explicitly related to San Francisco Planning Code section 317 Loss of Residential and Unauthorized Units Through Demolition, Merger, and Conversion. Environmental review in and of itself does not require a section 317 analysis. The appellant does not provide substantial evidence demonstrating how a section 317 analysis would produce information about new physical environmental effects not evaluated in the project’s categorical exemption under CEQA.

The appellant describes the proposed project’s site and immediate surroundings in the appeal letter, specifically identifying vehicular and pedestrian access routes to the project site, as well as the steep nature of the site. These observations do not demonstrate that the proposed project would result in significant effects on the environment due to unusual circumstances. Development on steep slopes is very common in San Francisco and is not an unusual circumstance that distinguishes this project or site from other residential properties in the immediate vicinity or from the development on steep slopes that is characteristic of San Francisco. Moreover, the appellant does not provide evidence that the proposed project would result in significant environmental impacts due to its location on a steep slope or due to vehicular or pedestrian access. Therefore, the appellant does not provide substantial evidence that the project would have significant impacts on the environment due to unusual circumstances.

CONCLUSION

The department has determined that the proposed project is categorically exempt from environmental review under CEQA on the basis that: (1) the project meets the definition of one or more of the classes of projects that the Secretary of the Natural Resources Agency has found do not have a significant effect on the environment, and (2) none of the exceptions specified in CEQA Guidelines section 15300.2 prohibiting the use of a categorical exemption are applicable to the project. The appellant has not demonstrated that the department’s determination is not supported by substantial evidence in the record.

For the reasons stated above and in the April 8, 2019 CEQA categorical exemption determination, the CEQA determination complies with the requirements of CEQA and the project is appropriately exempt from environmental review pursuant to the cited exemption. The department therefore respectfully recommends that the board uphold the CEQA categorical exemption determination and deny the appeal of the CEQA determination.

**REPORT
GEOTECHNICAL INVESTIGATION
Planned Residence At
617 Sanchez Street
San Francisco, California**

JW Sanchez, LLC
C/o: Edmonds + Lee Architects
2601 Mission Street, Suite #503
San Francisco, CA 94110

Prepared by:

H. Allen Gruen
Geotechnical Engineer
360 Grand Avenue, # 262
Oakland, California 94610
(510) 455-0321

Project Number: 18-4836



H. Allen Gruen

H. Allen Gruen, C.E., G.E.
Registered Geotechnical Engineer No. 2147

October 1, 2018

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INTRODUCTION

Purpose

A geotechnical investigation has been completed for the proposed residence at 617 Sanchez Street in San Francisco, California. The purposes of this study have been to gather information on the nature, distribution, and characteristics of the earth materials at the site, assess geologic hazards, and to provide geotechnical design criteria for the planned residence.

Scope

The scope of my services was outlined in the Proposal and Professional Service Agreement dated August 30, 2018. My investigation included a reconnaissance of the site and surrounding vicinity; sampling and logging one test boring to practical refusal at a maximum depth of 9-½ feet below the ground surface; laboratory testing conducted on selected samples of the earth materials recovered from the boring; a review of published geotechnical and geologic data pertinent to the project area; geotechnical interpretation and engineering analyses; and preparation of this report.

This report contains the results of my investigation, including findings regarding site, soil, geologic, and groundwater conditions; conclusions pertaining to geotechnical considerations such as weak soils, settlement, and construction considerations; conclusions regarding exposure to geologic hazards, including faulting, ground shaking, liquefaction, lateral spreading, and slope stability; and geotechnical recommendations for design of the proposed project including site preparation and grading, foundations, retaining walls, slabs on grade, and geotechnical drainage.

Pertinent exhibits appear in Appendix A. The location of the test boring is depicted relative to site features on Plate 1, Boring Location Map. The log of the test boring is displayed on Plate 2. Explanations of the symbols and other codes used on the log are presented on Plate 3, Soil Classification Chart and Key to Test Data.

References consulted during the course of this investigation are listed in Appendix B. Details regarding the field exploration program appear in Appendix C.

Proposed Residence

It is my understanding that the project will consist of the design and construction of a new, 3-story with basement, single-family house. No other project details are known at this time.

FINDINGS

Site Description

The subject site is located east of Sanchez Street, between Cumberland and 19th Streets in San Francisco, California. At the time of my investigation, the subject site was occupied by a garage in the front portion of the site and a residence in the rear portion of the site. The middle portion of the site was occupied by flatwork and yard areas.

Geologic Conditions

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. Tectonic forces resulting in extensive folding and faulting of the area formed these features. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex. This unit is Jurassic to Cretaceous in age and forms the basement rocks in the region.

Locally, the site lies within the USGS San Francisco North Quadrangle. Schlocker (1958) has mapped the site area as being underlain by Greenstone bedrock.

Earth Materials

My boring at the subject site encountered about 5 feet of very stiff to hard, sandy lean clay overlying dense, clayey sand to the maximum depth explored of 9-½ feet. Detailed descriptions of the materials encountered as well as test results are shown on the Boring Log, Plate 2.

Groundwater

Free groundwater was not encountered in the boring drilled at the subject site to the maximum depth explored of 9-½ feet. It is my opinion that the free groundwater table will be below the planned site excavations. I anticipate that the depth to the free water table will vary with time and that zones of seepage may be encountered near the ground surface following rain or irrigation upslope of the subject site.

CONCLUSIONS

General

On the basis of my investigation and literature review, I conclude that the site is suitable for support of the planned improvements. The primary geotechnical concerns are founding improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes. These items are addressed below.

Foundation Support

It is my opinion that the planned residence may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support improvements, or for shoring and underpinning, if required. Detailed foundation design criteria are presented later in this report.

I estimate that improvements supported on foundations designed and constructed in accordance with my recommendations will experience post-construction total settlements from static loading of less than 1 inch with differential settlements of less than ½ inch over a 50-foot span.

Temporary Slopes and Undermining of Existing Structures

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. The contractor may choose to excavate test pits to evaluate site earth materials and the need for temporary shoring.

If excavations undermine or remove support from the existing or adjacent structures, it may be necessary to underpin those structures. Care should be taken to provide adequate shoring or underpinning to support the affected residence as a result of the loss of support.

Temporary slopes and support of structures during construction are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide geotechnical consultation regarding stability of excavations and support of residence.

Geologic Hazards

Faulting

The property does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. The closest mapped active fault in the vicinity of the site is the San Andreas Fault, located about 6 miles southwest of the site (CDMG, 1998). No active faults are shown crossing the site on reviewed published maps, nor did I observe evidence of active faulting during my investigation. Therefore I conclude that the potential risk for damage to residence at the site due to surface rupture from faults to be low.

Earthquake Shaking

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on a number of factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. I expect that the site will be exposed to strong earthquake shaking during the life of the residence. The recommendations contained in the applicable Building Code should be followed for reducing potential damage to the residence from earthquake shaking.

Liquefaction

Liquefaction results in a loss of shear strength and potential volume reduction in saturated granular soils below the groundwater level from earthquake shaking. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density and particle size distribution, and position of the groundwater table (Seed and Idriss, 1982). The site does not lie within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000). In addition, the earth materials encountered in the borings have a low potential for liquefaction due to the lack of free groundwater and high fines content. Therefore, it is my opinion that there is a low potential for damage to the planned residence from liquefaction.

Lateral Spreading

Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes. In these cases, the surficial soils move toward an unsupported face, such as an incised channel, river, or body of water. Because the site has a low potential for liquefaction, I judge that there is a low risk for damage of the residence from seismically-induced lateral spreading.

Densification

Densification can occur in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction. It is my opinion that earth materials subject to seismic densification do not exist beneath the site in sufficient thickness to adversely impact the planned residence.

Landsliding

The site is mapped within an area of potential landslide hazard by URS/John A. Blume & Associates (1974). Qualifying projects may be subject to the Slope Protection Act (San Francisco Building Code 106A.4.1.4). The San Francisco Building Code (106A.4.1.4.3) states construction work that is subject to these requirements includes the construction of new buildings or structures having over 1000 square feet of new projected roof area and horizontal or vertical additions having over 1000 square feet of new projected roof area. In addition, these requirements apply to the following activity or activities, if, in the opinion of the Director, the proposed work may have a substantial impact on the slope stability of any property: shoring, underpinning, excavation or retaining wall work; grading, including excavation or fill, of over 50 cubic yards of earth materials; or any other construction activity.

The geologic map of the site vicinity reviewed for this study (Schlocker, 1958) did not show landslides at the subject site. In addition, a map prepared by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000) does not indicate that the subject site lies within an area of potential earthquake-induced landsliding. During my site reconnaissance, I did not observe evidence of active slope instability at the subject site. Therefore, it is my opinion that the potential for damage to the residence from slope instability at the site is low provided the recommendations presented in this report are incorporated into the design and construction of the project.

RECOMMENDATIONS

Site Preparation and Grading

General

I assume that the planned residence will be constructed at or below existing site grades. If site grades are raised by filling more than about 1 foot, I should be retained to calculate the impact of filling on slope stability, site settlements, and foundations.

Clearing

Areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter. I anticipate that the required depth of stripping will generally be less than 2 inches. Deeper stripping may be required to remove localized concentrations of organic matter, such as tree roots. The cleared materials should be removed from the site; strippings may be stockpiled for reuse as topsoil in landscaping areas or should be hauled off site.

Overexcavation

Loose, porous soils and topsoil, if encountered, should be overexcavated in areas designated for placement of future engineered fill or support of residence. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by the geotechnical engineer to identify areas of weak soils that should be removed and replaced as engineered fill. The depth and extent of excavation should be approved in the field by the geotechnical engineer prior to placement of fill or residence.

Subgrade Preparation

Exposed soils designated to receive engineered fill should be cut to form a level bench, scarified to a minimum depth of 6 inches, brought to at least optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

Material for Fill

It is anticipated that the on-site soil will be suitable for reuse as fill provided that lumps greater than 6 inches in largest dimension and perishable materials are removed, and that the fill materials are approved by the geotechnical engineer prior to use.

Fill materials brought onto the site should be free of vegetative mater and deleterious debris, and should be primarily granular. The geotechnical engineer should approve fill material prior to trucking it to the site.

Compaction of Fill

Fill should be placed in level lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

Underpinning

During excavations adjacent to existing structures or footings, care should be taken to adequately support the existing structures. When excavating below the level of foundations supporting existing structures, some form of underpinning may be required where excavations extend below an imaginary plane sloping at 1:1 downward and outward from the edge of the existing footings. All temporary underpinning design and construction are the responsibility of the contractor. Earth Mechanics is available to provide consultation regarding underpinning adjacent residence.

Temporary Slopes

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. All temporary slopes and shoring design are the responsibility of the contractor. Earth Mechanics is available to provide consultation regarding stability and support of temporary slopes during construction. The contractor may choose to excavate test pits to evaluate site earth materials and the need for temporary shoring.

Finished Slopes

In general, finished cut and fill slopes in soil should be constructed at an inclination not exceeding 2:1 (horizontal:vertical). Routine maintenance of slopes should be anticipated. The tops of cut slopes should be rounded and compacted to reduce the risk of erosion. Fill and cut slopes should be planted with vegetation to resist erosion, or protected from erosion by other measures, upon completion of grading. Surface water runoff should be intercepted and diverted away from the tops and toes of cut and fill slopes by using berms or ditches.

Seismic Design

If the residence are designed using the 2013 California Building Code, the following parameters apply using 2010 ASCE 7 with July 2013 errata:

Site Class B

Risk Category I/II/III

$S_s = 1.530$, $S_1 = 0.701$

$F_a = 1.0$, $F_v = 1.0$

$S_{Ms} = 1.530$, $S_{M1} = 0.701$

$S_{Ds} = 1.020$, $S_{D1} = 0.468$

Foundations

General

It is our opinion that the planned residence may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The Structural Engineer may also choose to use drilled piers to support residence, or for shoring and underpinning, if required. Design criteria for each foundation type are presented below.

Spread Footings

Spread footings should extend into competent earth materials. Footings should be stepped to produce level tops and bottoms and should be deepened as necessary to provide at least 7 feet of horizontal clearance between the portions of footings designed to impose passive pressures and the face of the nearest slope or retaining wall.

Spread footings bottomed in competent earth materials can be designed to impose dead plus code live load bearing pressures and total design load bearing pressures of 3,000 and 4,500 psf, respectively.

Resistance to lateral pressures can be obtained from passive earth pressures against the face of the footing and friction along the base of footings. In competent earth materials, we recommend that an allowable passive uniform pressure of 2,500 psf and a friction factor of 0.4 times the net vertical dead load be used for design. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Mat Foundation

A mat foundation bottomed in competent earth materials may be used to support the planned residence. The mat can be designed for an average allowable bearing pressure over the entire mat of 3,000 psf for combined dead plus sustained live loads, and 4,500 psf for total loads including wind or seismic forces. The weight of the mat extending below current site grade may be neglected in computing bearing loads. Localized increases in bearing pressures of up to 5,000 psf may be utilized. For elastic design, a modulus of subgrade reaction of 200 kips per cubic foot may be used.

Resistance to lateral pressures can be obtained from passive earth pressures against the face of the mat and friction along the base of the mat. In competent earth materials, we recommend that an allowable passive uniform pressure of 2,500 psf and a friction factor of 0.4 times the net vertical dead load be used for design. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Drilled Piers

Drilled, cast-in-place, reinforced concrete piers designed to carry axial loading should be at least 14 inches in diameter and extend at least 5 feet into competent earth materials, or to practical drilling refusal. Piers should be designed for a maximum allowable skin friction of 1,000 psf for combined dead plus sustained live loads. The above values may be increased by one-third for total loads, including the effect of seismic or wind forces. The weight of the foundation concrete extending below grade may be disregarded.

Resistance to lateral displacement of individual piers will be generated primarily by passive earth pressures acting on the pier. Passive pressures in competent earth materials should be assumed equivalent to those generated by a uniform pressure of 2,500 psf acting on 1.5 pier diameters. Passive pressures should be neglected within 12 inches of the ground surface in areas not confined by slabs or pavements and in areas with less than 7 feet of horizontal confinement.

Hard drilling in competent earth materials may be required to reach the desired penetrations. Where groundwater is encountered during pier shaft drilling, it should be removed by pumping, or the concrete must be placed by the tremie method. If the pier shafts will not stand open, temporary casing may be necessary to support the sides of the pier shafts until concrete is placed. Concrete should not be allowed to free fall more than 5 feet to avoid segregation of the aggregate.

Retaining Walls

The thickness of soil blanketing the site and the depth to bedrock can vary across the site. Design criteria are provided for retaining walls in soil and rock. We anticipate that bedrock will be within about 6 feet across most of the site. We recommend using the rock values for design. However, if during construction, more than 6 feet of soil is being retaining by subsurface walls, the portions of walls supporting soil will need to be designed using the lateral earth pressures for soil conditions.

Retaining walls should be fully backdrained. The backdrains should consist of at least a 3-inch-diameter, rigid perforated pipe, or equivalent such as a "high profile collector drain", surrounded by a drainage blanket. The pipe should be sloped to drain by gravity to appropriate outlets. Accessible subdrain cleanouts should be provided and maintained on a routine basis. The drainage blanket should consist of clean, free-draining crushed rock or gravel, wrapped in a filter fabric such as Mirafi 140N. Alternatively, the drainage blanket could consist of Caltrans Class 2 "Permeable Material" or a prefabricated drainage structure such as Mirafi Miradrain. The bottom of the collector drainpipe should be at least 12 inches below lowest adjacent grade. Aggregate drainage blankets should be at least 1 foot in width and extend to within 1 foot of the surface. The uppermost 1-foot should be backfilled with compacted native soil to exclude surface water.

Vertical retaining walls that are free to rotate at the top should be designed to resist active lateral soil pressures equivalent to those exerted by a fluid weighing 40 pcf where the backslope is level, and 60 pcf for backfill at a 2:1 (horizontal:vertical) slope. In areas where bedrock is exposed and backfill is placed behind the wall, the structural engineer may use active lateral earth pressures equivalent to those exerted by a fluid weighing 30 pcf where the backslope is level, and 45 pcf for backfill at a 2:1 (horizontal:vertical) slope. If the retaining wall is constructed directly against the bedrock with no backfill, the structural engineer may use active lateral earth pressures equivalent to those exerted by a fluid weighing 20 pcf where the backslope is level, and 26 pcf for backfill at a 2:1 (horizontal:vertical) slope. For intermediate slopes, interpolate between these values. I should be consulted to calculate lateral pressures on retaining walls that are tied-back or braced.

In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge foundation loads applied at or near the ground surface. If a footing surcharge is located above a retaining wall within a horizontal distance of $0.4 \bullet H$, where H is the height of soil retained by the wall, then a horizontal lateral resultant force equal to $0.55 \bullet Q_L$ should be applied to the retaining wall at a height above the base of the wall equal to $0.6 \bullet H$. Q_L equals the equivalent resultant footing line load. This footing surcharge load applies equally to walls that are fixed or free to rotate. As an example, a retaining wall supporting 10 feet of soil has a footing 2 feet away from the top of the wall carrying a line load of 1,000 pounds per lineal foot. This footing is within $0.4 \bullet H = 4$ feet of the retaining wall. The resultant horizontal force on the retaining wall from the footing surcharge load would be $0.55 \times 1,000 = 550$ pounds acting $0.6 \bullet H = 6$ feet above the base of the retaining wall.

In addition to lateral earth pressures and adjacent footing loads, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge loads applied at or near the ground surface. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load intersects a retaining wall, that portion of the wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-third the maximum anticipated surcharge pressure in soil and one-fourth the maximum anticipated surcharge pressure in rock. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. I should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

Rigid retaining walls constrained against such movement could be subjected to "at-rest" lateral earth pressures equivalent to those exerted by the fluid pressures listed above plus a uniform load of $6 \bullet H$ pounds per square foot in soil and of $4 \bullet H$ pounds per square foot in rock, where H is the height of the backfill above footing level. Where an imaginary 1:1 (H:V) plane projected downward from the outermost edge of a surcharge load intersects a lower retaining wall, that portion of the constrained wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-half the maximum anticipated surcharge pressure in soil and one-third the maximum anticipated surcharge pressure in rock. In some cases, this value yields a conservative estimate of the actual lateral pressure imposed. I should be contacted if a more precise estimate of lateral loading on the retaining wall from surcharge pressures is desired.

If retaining walls are designed using the 2013 California Building Code, a seismic pressure increment equivalent to a rectangular pressure distribution of $10 \bullet H$ pounds per square foot may be used, where H is the height of the soil retained in feet. The seismic pressure increment does not need to be applied to constrained walls where at-rest lateral earth pressure is applied.

Wall backfill should consist of soil that is spread in level lifts not exceeding 8 inches in thickness. Each lift should be brought to at least optimum moisture content and compacted to not less than 90 percent relative compaction, per ASTM test designation D 1557. Retaining walls may yield slightly during backfilling. Therefore, walls should be properly braced during the backfilling operations.

Where migration of moisture through retaining walls would be detrimental or undesirable, retaining walls should be waterproofed as specified by the project architect or structural engineer.

Retaining walls should be supported on footings designed in accordance with the recommendations presented above. A minimum factor of safety of 1.5 against overturning and sliding should be used in the design of retaining walls.

Slab-on-Grade Floors

The subgrade soil in slab and flatwork areas should be proof rolled to provide a firm, non-yielding surface. If moisture penetration through the slab would be objectionable, slabs should be underlain by a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel graded such that 100 percent will pass the 1-inch sieve and less than 5 percent will pass the No. 4 sieve. Further protection against slab moisture penetration can be provided by means of a moisture vapor retarder membrane, placed between the drain rock and the slab. The membrane may be covered with 2 inches of damp, clean sand to protect it during construction.

Additional protection against moisture infiltration into finished basement areas may be provided by installing a slab underdrain system. Retaining wall back drains should be separated from under slab drains. If selected, the slab underdrain system would consist of trenches, which are at least 12 inches deep and 6 inches wide, spaced no further than 10 feet apart beneath the floor slab. The bottoms of the trenches should slope to drain to a low-point by gravity. A 3-inch diameter, rigid perforated pipe should be placed near the bottom of the trench which is fully encapsulated in drain rock. The drainrock should be fully encapsulated in an approved filter fabric. The perforated pipes should be tied to closed conduits which outlet at appropriate discharge points.

Site Drainage

Positive drainage should be provided away from the residence. Roof downspouts should discharge into closed conduits that drain into the site storm drain system. Surface drainage facilities (roof downspouts and drainage inlets) should be maintained entirely separate from subsurface drains (retaining wall backdrains and under slab drains). In addition, retaining wall back drains should be separated from under slab drains. Drains should be checked periodically, and cleaned and maintained as necessary to provide unimpeded flow.

Supplemental Services

H. Allen Gruen, Geotechnical Engineer recommends that he be retained to review the project plans and specifications to determine if they are consistent with his recommendations. In addition, he should be retained to observe geotechnical construction, particularly site excavations, placement of retaining wall backdrains, fill compaction, and excavation of foundations, as well as to perform appropriate field observations and laboratory tests.

If, during construction, subsurface conditions different from those described in this report are observed, or appear to be present beneath excavations, I should be advised at once so that these conditions may be reviewed and my recommendations reconsidered. The recommendations made in this report are contingent upon my notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, I recommend that I review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

These services are performed on an as-requested basis and are in addition to this geotechnical investigation. I cannot accept responsibility for conditions, situations or stages of construction that I am not notified to observe.

LIMITATIONS

This report has been prepared for the exclusive use of JW Sanchez, LLC and their consultants for the proposed project described in this report.

Our services consist of professional opinions and conclusions developed in accordance with generally-accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided us regarding the proposed construction, our site reconnaissance, review of published data, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The test boring log represents subsurface conditions at the location and on the date indicated. It is not warranted that it is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration, conducted on September 4, 2018, and may not necessarily be the same or comparable at other times.

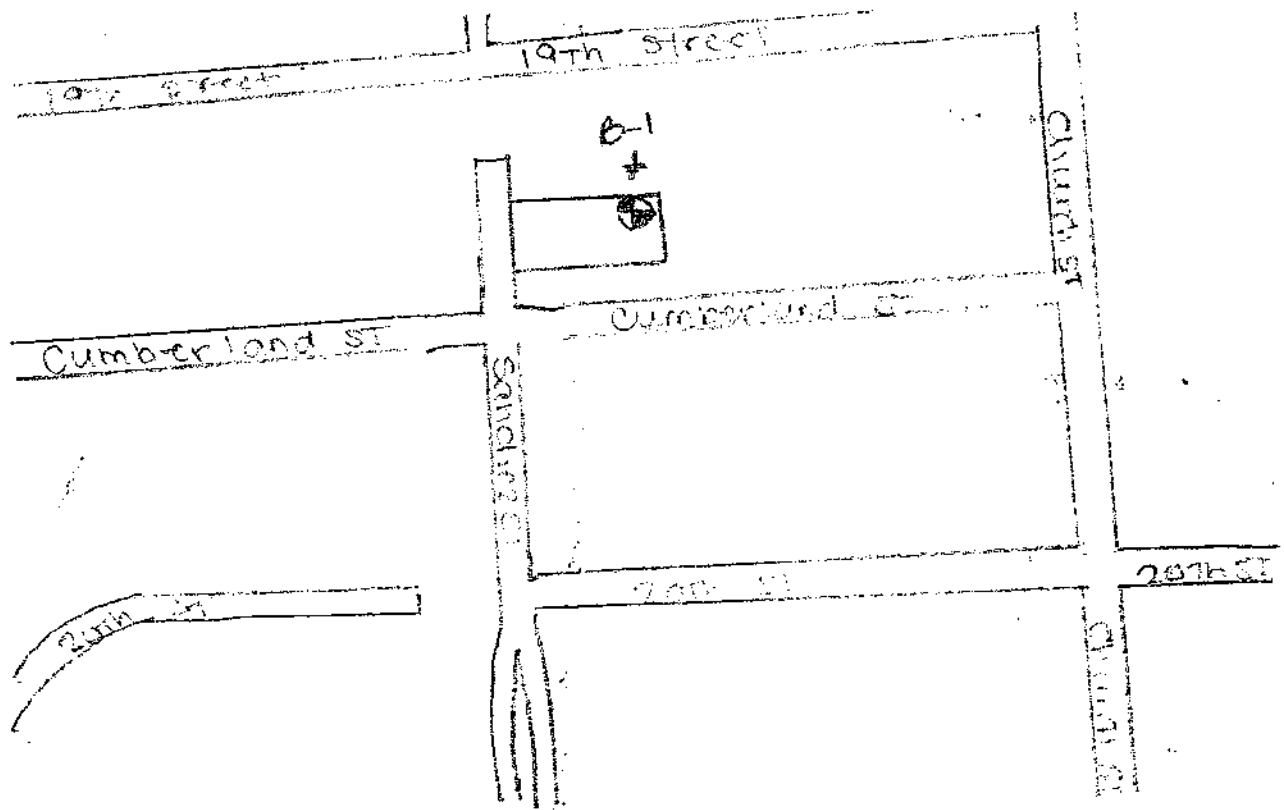
The location of the test boring was established in the field by reference to existing features and should be considered approximate only.

The scope of our services did not include an environmental assessment or an investigation of the presence or absence of hazardous, toxic, or corrosive materials in the soil, surface water, groundwater or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of wetlands.

APPENDIX A

List of Plates

- | | | |
|---------|---|--|
| Plate 1 | - | Boring Location Map |
| Plate 2 | - | Log of Boring 1 |
| Plate 3 | - | Soil Classification Chart and Key to Test Data |



LEGEND


B-1 Boring Location and Number

NOT TO SCALE

H. Allen Gruen
Geotechnical Engineer

Job. No: 18-4836
 Appr: AG
 Drwn: VP
 Date: 10-1-18

BORING LOCATION MAP
 617 Sanchez Street
 San Francisco, California

PLATE
 1

Location of Boring:

Project:

Boring No.: 1

617 Sanchez Street

Total Depth: 9.5

Job No.: 18-4836

Logged By: KJ

Proj. Mgr.: AG

Date: 9-4-18

Drilling Contractor: Access Drilling

Hammer Wt.: 140lb

Drop: 30"

Sample Depth	Sampler Type	Blows/foot	Inches Driven	Inches Recovered	Sample Condition	Pocket Penetrometer Shear Strength (KSF)	Moisture Content (%)	Dry Density (PSF)	% Passing #200 Sieve	Depth in Feet	Graphic Log
	SW	15								1	Brown Sandy lean CLAY (CL) Very stiff, moist
	SW	30							2		
	2" SW	41								3	- Hard
	2" SW	45							4		
	SW	91								5	Brown clayey SAND (SC) Dense, moist
									6		
										7	Refusal at 9.5 feet No free Ground Water encountered
									8		
										9	
									10		
										11	
									12		
										13	
									14		
										15	
									16		
										17	
									18		
										19	
									20		

H. Allen Gruen
Geotechnical Engineer

Job No: 18-4836

Appr: AG

Date: 10-1-18

LOG OF BORING 1

617 Sanchez Street

San Francisco, California

PLATE

2

MAJOR DIVISIONS					TYPICAL NAMES		
COARSE GRAINED SOILS More than Half > #200 sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL GRADED GRAVELS, GRAVEL-SAND		
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES		
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES		
			GC		CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES		
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS, GRAVELLY SANDS		
			SP		POORLY GRADED SANDS, GRAVELLY SANDS		
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES		
			SC		CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES		
			FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50	ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY
					CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
OL		ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY					
SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS				
	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS				
	OH		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS				
HIGHLY ORGANIC SOILS			Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS		

UNIFIED SOIL CLASSIFICATION SYSTEM

		Shear Strength, psf		Confining Pressure, psf	
Consol	Consolidation	Tx	2630 (240)	Unconsolidated Undrained Triaxial	
LL	Liquid Limit (in %)	Tx sat	2100 (575)	Unconsolidated Undrained Triaxial, saturated prior to test	
PL	Plastic Limit (in %)	DS	3740 (960)	Unconsolidated Undrained Direct Shear	
PI	Plasticity Index	TV	1320	Torvane Shear	
Gs	Specific Gravity	UC	4200	Unconfined Compression	
SA	Sieve Analysis	LVS	500	Laboratory Vane Shear	
	Undisturbed Sample (2.5-inch ID)	FS	Free Swell		
	2-inch-ID Sample	EI	Expansion Index		
	Standard Penetration Test	Perm	Permeability		
	Bulk Sample	SE	Sand Equivalent		

KEY TO TEST DATA

H. Allen Gruen
Geotechnical Engineer

Appr: AG

Date: 10-1-18

SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA

617 Sanchez Street

San Francisco, California

PLATE

3

APPENDIX B

List of References

1. California Department of Conservation, Division of Mines and Geology, 1998, *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*.
2. CDMG, 2000, State of California Seismic Hazards Zones, City and County of San Francisco, California Division of Mines and Geology, released November 17, 2000.
3. Schlocker, J., 1958, Geology of the San Francisco North Quadrangle, California, United States Geological Survey Professional Paper 782, scale 1:24,000.
4. Seed, H. B., and Idriss, E., 1982, *Ground Motion and Soil Liquefaction during Earthquakes*, Earthquake Engineering Research Institute Monograph.
5. United States Geological Survey, 1993, San Francisco North Quadrangle, 7.5 Minute Series, Scale 1:24,000.
6. URS/John A. Blume & Associates, Engineers, 1974, San Francisco Seismic Safety Investigation, Figure 4, June 1974.

APPENDIX C

Field Exploration

My field exploration consisted of a geologic reconnaissance and subsurface exploration by means of one test boring logged by my engineer on September 4, 2018. The test boring was drilled with hand-carried equipment utilizing continuous flight, 4-inch-diameter augers. The boring was drilled at the approximate location shown on Plate 1.

The log of the test boring is displayed on Plate 2. Representative undisturbed samples of the earth materials were obtained from the test boring at selected depth intervals with a 1.4-inch inside diameter, split-barrel Standard Penetration Test (SPT) sampler, a 2-inch inside diameter, split-barrel sampler, and a 2.5-inch inside diameter, modified California sampler.

Penetration resistance blow counts were obtained by dropping a 140-pound hammer through a 30-inch free fall. The sampler was driven 24 inches or less and the number of blows was recorded for each 6 inches of penetration. The blows per foot recorded on the Boring Log represent the accumulated number of equivalent SPT blows that were required to drive the sampler the last 12 inches of the sampler penetration or fraction thereof.

The soil classifications are shown on the Boring Log and referenced on Plate 3.

H. Allen Gruen, Geotechnical Engineer
Project Number: 18-4836
617 Sanchez Street, San Francisco
October 1, 2018

Page D-1

APPENDIX D

Distribution

JW Sanchez, LLC
C/o: Edmonds + Lee Architects
2601 Mission Street, Suite #503
San Francisco, CA 94110
Robert@edmondslee.com

(4 wet signed and stamped originals)

From: [Donald Bird](#)
To: [BOS Legislation, \(BOS\)](#); [Wong, Jocelyn \(BOS\)](#); [Lew, Lisa \(BOS\)](#)
Subject: Permits for 617 Sanchez Street
Date: Friday, August 7, 2020 10:49:07 AM

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San Francisco Board of Supervisors
1 Dr. Carlton Place, Room 244
San Francisco, CA 94102

August 7, 2020

Dear San Francisco Board of Supervisors,

The construction plans for the 617 Sanchez Street building must abide by the Dolores Heights Special Use District Guidelines, especially the 35 feet height limit and 45% of the property for garden or open space. Our residential environment must be maintained and protected.

Authorities need to thoroughly investigate John Fusco's suspicious death and the present ownership of the 617 Sanchez Street property.

Sincerely,

Donald Bird
Past Dolores Heights Improvement Club Board Member
3970 - 20th Street
San Francisco, CA 94114

From: [Joerg Rathenberg](#)
To: [BOS Legislation, \(BOS\)](#); [Sue Hestor](#); [Wong, Jocelyn \(BOS\)](#)
Cc: [BH](#); [Brian Higginbotham](#)
Subject: 617 Sanchez CATEX Appeal date of hearing August 18, 2020 - Brian Higginbotham Letter for Submission
Date: Friday, August 7, 2020 10:46:34 AM
Attachments: [617 Sanchez_CATEX Appeal_Higginbotham letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning Supervisor Norman Yee, President, Board of Supervisors,

Please find attached a letter from Brian Higginbotham to be included for CATEX Appeal scheduled for hearing on August 18, 2020.

Thank you for your consideration.

Best regards,

Joerg Rathenberg
619 Sanchez Street
San Francisco CA 94114

----- Forwarded Message -----

From: BH <brian@bayplan.onmicrosoft.com>
To: Joerg Rathenberg <jrathenberg@yahoo.com>;
Sent: Friday, August 7, 2020, 10:18:25 AM PDT
Subject: 617 Sanchez_CATEX Appeal_Higginbotham letter.pdf

August 7, 2020

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

SUBJECT: 617 Sanchez Street CATEX Appeal date of Hearing Aug 18, 2020

Dear Members of the Board,

I live at 616 Sanchez Street opposite 617 Sanchez Street, the previous home of John Fusco.

John Fusco came from Modesto wanting to start a new life in San Francisco as an openly gay man. His mother gave him the money to buy his home in the 1970s. He lived at 617 Sanchez Street until the last year of his life when he surprisingly married a woman who was 30 years younger.

Shockingly, John died just months after his marriage and his house was transferred to his wife and then to an anonymous corporation.

John had told me that in his will he wanted to leave his house to the church to help gay homeless people in San Francisco. Now it seems that he did not get his wish. This is happening more and more in our neighborhood and frankly it is scary to imagine what might happen to other elderly people's homes in the neighborhood.

Neighbors have mentioned that the owners of 615 Sanchez Street and 617 Sanchez Street are connected, and I worry that developers will try to buy out the entire hill. Real estate agents have been circling our neighborhood for a long time, trying to buy out whomever they can. As the money flows in from tech companies, our traditional neighborhood is torn down and huge houses are built (e.g. on Cumberland street), which have been under construction for years on end.

Please stop this project, which perfectly represents the disruption and the uprooting of our modest working-class environment in one of the most historic neighborhoods of San Francisco.

Sincerely yours,

A handwritten signature in blue ink that reads "Brian Higginbotham". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Brian Higginbotham

From: [Joerg Rathenberg](#)
To: [Sue Hestor](#); [Ralph Higgs](#); [BOS Legislation \(BOS\)](#); [Wong, Jocelyn \(BOS\)](#)
Subject: 617 Sanchez Street CATEX Appeal Date of Hearing August 18, 2020: Ralph E. Higgs Letter for Submission
Date: Thursday, August 6, 2020 9:01:38 PM
Attachments: [Demolition and Build Proposal, 617 Sanchez Street, San Francisco.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good evening Supervisor Norman Yee, President, Board of Supervisors,

Please find attached a letter from Mr. Ralph E. Higgs, resident at 621 Sanchez Street, San Francisco CA 94114, for CATEX Appeal for 617 Sanchez Street, San Francisco, CA 94114, scheduled for hearing on August 18, 2020.

Thank you for your consideration.

Best regards,

Joerg Rathenberg
619 Sanchez Street
San Francisco CA 94114

On Thursday, August 6, 2020, 07:28:18 PM PDT, Ralph Higgs <higgs@compuserve.com> wrote:

See attached file for S.F. BOS.

Demolition-and-Build Proposal for 617 Sanchez Street, San Francisco

My partner and I have lived on Sanchez Street for 40+ years, two lots from the subject property located at 617 Sanchez. We remember watching as they bulldozed the smaller adjacent house at 615 Sanchez and built a 4,000+ sq ft replacement. Now, the proposal is to do the same next door, at 617 Sanchez. The construction activity on our hill has gone to a level that is almost intolerable, and plain unhealthy for our neighbors and ourselves. We are faced with constant noise, traffic, dirt and an influx of construction crews who park trucks all over our area, often in the middle of the road.

One year ago, in August 2019, we and our neighbors received letters from the contractor on the huge, nearby 660 Sanchez/Cumberland combined project saying they had taken over the job after 2 1/2 years of construction and that they estimated approximately two additional years of construction; and so continues the mansion-ization of our once-quaint and diverse hillside.

Speaking of diversity – according to an Historic Resource Evaluation (HRE), the Harvey A. Scott family, who lived in the little house which is now subject to proposed demolition, was the only African American family in the area until 1940 (having moved there in 1913). “[The area] was basically off-limits to African Americans unless they were live-in domestic help.” It seems now that the unaffordability of mega-houses is becoming the new enemy of diversity in an otherwise progressive community.

My bi-racial nephew, the adopted son of my partner, has many fond memories of playing with the neighborhood kids on our quiet dead-end street. I feel very fortunate living in this unique community for the last 40 years. It has been a wonderful era. I just wish the Dolores Heights Planning Code requirements were adhered to.

Regards,

Ralph E. Higgs

621 Sanchez Street

From: [Joerg Rathenberg](#)
To: [BOS Legislation, \(BOS\)](#); arathenberg@gmail.com; [Sue Hestor](#); [Wong, Jocelyn \(BOS\)](#)
Subject: 617 Sanchez Street CATEX Appeal date of hearing August 18, 2020 - Ava Rathenberg - Letter for Submission
Date: Thursday, August 6, 2020 5:02:23 PM
Attachments: [Ava Rathenberg Letter.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good afternoon Supervisor Norman Yee, President, Board of Supervisors,

Please find attached a letter from Ava Rathenberg, 15 year old, who was born at 619 Sanchez Street, San Francisco, CA 94114 to be included for CATEX Appeal scheduled for hearing on August 18, 2020.

Thank you for your consideration.

Best regards,

Joerg Rathenberg
619 Sanchez Street
San Francisco, CA 94114

7/3/2020

Ref: CAPEX Hearing 617 Sanchez Street, San Francisco CA 94114

I was born in San Francisco at 619 Sanchez Street, to a diverse and friendly neighborhood. I loved to go on walks in Dolores park, and play with my friends. Our neighborhood celebrated Halloween, and everyone in the area is like a family member. My neighbor John Fusco, who lived on 617 Sanchez Street, had a beautiful traditional house like ours. I used to go to his house and we would practice piano together. The memories that I made in that house because of John's kindness have caused me to play piano to this day. The memories of John are kept alive, but our neighborhood might not if builders continue to destroy our homes. San Francisco is one of the most beautiful and diverse cities in the world, so please help save our neighborhood.

Ava I. Rathenberg

A handwritten signature in black ink, appearing to read 'Ava I. Rathenberg', written in a cursive style.

From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Jody Knight](#); [sammie@harvestgreen.global](#); [robert@edmondslee.com](#); [Joerg Rathenberg](#)
Cc: [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Clarke, Colin \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: HEARING NOTICE: Appeal of CEQA Exemption Determination - Proposed 617 Sanchez Street Project - Appeal Hearing on August 18, 2019
Date: Tuesday, August 4, 2020 8:41:27 AM
Attachments: [image001.png](#)

Hello,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **August 18, 2020, at 3:00 p.m.**, to hear the appeal of the determination of categorical exemption from environmental review under CEQA for the proposed project of 617 Sanchez Street.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - August 4, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 200825](#)

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.



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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a remote public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, August 18, 2020

Time: 3:00 p.m.

Location: REMOTE MEETING VIA VIDEOCONFERENCE

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26 once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 200825.** Hearing of persons interested in or objecting to the determination of exemption from environmental review under the California Environmental Quality Act issued as a Categorical Exemption by the Planning Department on April 8, 2019, for the proposed project at 617 Sanchez Street, Assessor's Parcel Block No. 3600, Lot No. 055; to demolish an existing 2-story, one family house and construct a new 4-story single family dwelling approximately 30 feet in height and consisting of 4,149 square feet within the RH-1 (Residential House, One-Family-Detached) Zoning District and a 40-X Height and Bulk District. (District 8) (Appellant: Sue Hestor, on behalf of Joerg Rathenberg) (Filed March 23, 2020)

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely and allow for remote public comment due to the Coronavirus -19 pandemic. Therefore, Board of Supervisors meetings that are held through videoconferencing will allow remote public comment. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

PUBLIC COMMENT CALL-IN

WATCH: SF Cable Channel 26, once the meeting starts, and the telephone number and Meeting ID will be displayed on the screen; or

VISIT: <https://sfbos.org/remote-meeting-call>

Please visit the Board's website (<https://sfbos.org/city-board-response-covid-19>) regularly to be updated on the City's response to COVID-19 and how the legislative process may be impacted.

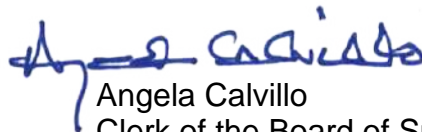
In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, August 14, 2020.

For any questions about this hearing, please contact one of the Legislative Clerks:

Lisa Lew (lisa.lew@sfgov.org ~ (415) 554-7718)

Jocelyn Wong (jocelyn.wong@sfgov.org ~ (415) 554-7702)

Please Note: *The Department is open for business, but employees are working from home. Please allow 48 hours for us to return your call or email.*



Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

PROOF OF MAILING

Legislative File No. 200825

Description of Items: Hearing - Appeal of Determination of Exemption From Environmental Review - 617 Sanchez Street - **XX Notices Mailed**


I, **John Bullock**, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: August 4, 2020

Time: 3:30 p.m.

USPS Location: Repro Pick-up Box in Building Management's Office (Rm 8)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

9 MAILINGS

From: [BOS Legislation. \(BOS\)](#)
To: [Ko, Yvonne \(CPC\)](#); [Yeung, Tony \(CPC\)](#)
Cc: [BOS-Operations](#); [BOS Legislation. \(BOS\)](#)
Subject: CHECK PICKUP: Appeal of CEQA Exemption Determination - 617 Sanchez Street - Appeal Hearing on August 18, 2020
Date: Friday, July 31, 2020 10:05:53 AM
Attachments: [image001.png](#)
[Appeal Check Pickup.doc](#)

Good morning Yvonne,

The check for the appeal filing fee for the CEQA Exemption Determination appeal of the proposed project at 617 Sanchez Street is ready to be picked up at the Clerk's Office. Please coordinate with our BOS-Operations team, copied here, to set up a date and time for pickup. There has been no fee waiver filed with this project.

Ops,

The check should be in your possession currently. Please have Planning sign the attached pick up form and scan it back to the leg clerks when completed.

Thank you all,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
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T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Thursday, July 30, 2020 8:25 AM
To: Sue Hestor <hestor@earthlink.net>; Jody Knight <jknight@reubenlaw.com>; sammie@harvestgren.global; robert@edmondslee.com
Cc: PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lewis, Don (CPC) <don.lewis@sfgov.org>; Varat, Adam (CPC) <adam.varat@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; White, Elizabeth (CPC) <elizabeth.white@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Sullivan, Katy (BOA) <katy.sullivan@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Appeal of CEQA Exemption Determination - 617 Sanchez Street - Appeal Hearing on August 18, 2020

Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on August 18, 2020, at 3:00 p.m. Please find linked below a letter of appeal filed regarding the proposed project at 617 Sanchez Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - March 23, 2020](#)

[Planning Department Memo - July 29, 2020](#)

[Clerk of the Board Letter - July 29, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200825](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

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From: [BOS Legislation, \(BOS\)](#)
To: [Sue Hestor](#); [Jody Knight](#); [sammie@harvestgren.global](#); [robert@edmondslee.com](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Vanderslice, Allison \(CPC\)](#); [White, Elizabeth \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal of CEQA Exemption Determination - 617 Sanchez Street - Appeal Hearing on August 18, 2020
Date: Thursday, July 30, 2020 8:25:15 AM
Attachments: [image001.png](#)

Greetings,

The Office of the Clerk of the Board has scheduled for a remote hearing Special Order before the Board of Supervisors on August 18, 2020, at 3:00 p.m. Please find linked below a letter of appeal filed regarding the proposed project at 617 Sanchez Street, as well as direct links to the Planning Department's timely filing determination, and an informational letter from the Clerk of the Board.

[Appeal Letter - March 23, 2020](#)

[Planning Department Memo - July 29, 2020](#)

[Clerk of the Board Letter - July 29, 2020](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200825](#)

Best regards,

Jocelyn Wong

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

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1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 29, 2020

Sue Hestor
870 Market Street, Suite 1128
San Francisco, CA 94102

Subject: File No. 200825 - Appeal of CEQA Revised Mitigated Negative Declaration - 617 Sanchez Street Project

Dear Ms. Hestor:

The Office of the Clerk of the Board is in receipt of a memorandum dated July 29, 2020, from the Planning Department regarding their determination on the timely filing of appeal of the CEQA Exemption Determination for the proposed project at 617 Sanchez Street.

The Planning Department has determined that the appeal was filed in a timely manner (copy attached).

Pursuant to Administrative Code, Section 31.16, a remote hearing date has been scheduled for **Tuesday, August 18, 2020, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

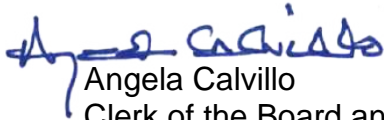
15 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
Monday, August 3, 2020

11 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.
Friday, August 7, 2020

For the above, the Clerk's office requests electronic files be sent to bos.legislation@sfgov.org.

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702, or Brent Jalipa at (415) 554 7712.

Very truly yours,



Angela Calvillo
Clerk of the Board and Supervisors
City and County of San Francisco

- c: Anne Pearson, Deputy City Attorney
- Kate Stacy, Deputy City Attorney
- Kristen Jensen, Deputy City Attorney
- Rich Hillis, Director, Planning Department
- Corey Teague, Zoning Administrator, Planning Department
- Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
- Lisa Gibson, Environmental Review Officer, Planning Department
- Devyani Jain, Deputy Environmental Review Officer, Planning Department
- Joy Navarette, Environmental Planning, Planning Department
- Don Lewis, Environmental Planning, Planning Department
- Adam Varat, Acting Director of Citywide Planning, Planning Department
- Dan Sider, Director of Executive Programs, Planning Department
- Aaron Starr, Manager of Legislative Affairs, Planning Department
- AnMarie Rodgers, Legislative Affairs, Planning Department
- Jonas Ionin, Planning Commission Secretary, Planning Department
- Laura Lynch, Staff Contact, Planning Department
- David Winslow, Staff Contact, Planning Department
- Julie Rosenberg, Executive Director, Board of Appeals
- Katy Sullivan, Legal Assistant, Board of Appeals
- Alec Longaway, Legal Process Clerk, Board of Appeals



Categorical Exemption Appeal Timeliness Determination

DATE: July 29, 2020
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Lisa Gibson, Environmental Review Officer – (415) 575-9032
RE: Appeal Timeliness Determination – 617 Sanchez Street
Categorical Exemption; Planning Department Case No. 2019-000650ENV

On March 23, 2020, Sue Hestor (Appellant) filed an appeal with the Office of the Clerk of the Board of Supervisors of the Categorical Exemption for the proposed project at 617 Sanchez Street. As explained below, the appeal is timely.

Date of Approval Action	30 Days after Approval Action	Appeal Deadline (Must Be Day Clerk of Board’s Office Is Open)	Date of Appeal Filing	Timely?
Thursday, February 20, 2020	Saturday, March 21, 2020	Monday, March 23, 2020	Monday, March 23, 2020	Yes

Approval Action: On April 8, 2019, the Planning Department issued a Categorical Exemption for the proposed project. The Approval Action for the project was the San Francisco Planning Commission not taking Discretionary Review on the project, which occurred on February 20, 2020 (Date of the Approval Action).

Appeal Deadline: Sections 31.16(a) and (e) of the San Francisco Administrative Code state that any person or entity may appeal an exemption determination to the Board of Supervisors during the time period beginning with the date of the exemption determination and ending 30 days after the Date of the Approval Action. The 30th day after the Date of the Approval Action was Saturday, March 21, 2020. The next day when the Office of the Clerk of the Board of Supervisors was open was Monday, March 23, 2020 (Appeal Deadline).

Appeal Filing and Timeliness: The Appellant filed the appeal of the exemption determination on Monday, March 23, 2020, prior to the end of the Appeal Deadline. Therefore, the appeal is timely.

From: [Wong, Jocelyn \(BOS\)](#)
To: [Hillis, Rich \(CPC\)](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lewis, Don \(CPC\)](#); [Varat, Adam \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Winslow, David \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Sullivan, Katy \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Appeal of CEQA Exemption Determination - Proposed Project - 617 Sanchez Street
Date: Friday, July 24, 2020 5:31:06 PM
Attachments: [Appeal Ltr 032320.pdf](#)
[COB Ltr 072420.pdf](#)
[image001.png](#)

Dear Director Hillis,

The Office of the Clerk of the Board is in receipt of an appeal of the CEQA Exemption Determination for the proposed project at 617 Sanchez Street. The appeal was filed by Sue Hestor, on behalf of Joerg Rathenberg.

Please find the attached letter of appeal and timely filing determination request letter from the Clerk of the Board. Kindly review for timely filing determination. It would be greatly appreciated if we could receive the determination as soon as possible. If the appeal is timely, we are looking to send out public hearing notices by August 4, 2020. Thank you.

Regards,

Jocelyn Wong

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
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Fax No. 554-5163
TDD/TTY No. 554-5227

June 12, 2020

To: Rich Hillis
Planning Director

From: *ACC* Angela Calvillo
Clerk of the Board of Supervisors

Subject: Appeal of California Environmental Quality Act (CEQA) Determination of Exemption from Environmental Review - 617 Sanchez Street

An appeal of the CEQA Determination of Exemption from Environmental Review for the proposed project at 617 Sanchez Street was filed with the Office of the Clerk of the Board on March 23, 2020, by Sue Hestor, on behalf of Joerg Rathenberg.

Pursuant to Administrative Code, Chapter 31.16, I am forwarding this appeal, with attached documents, to the Planning Department to determine if the appeal has been filed in a timely manner.

If you have any questions, please feel free to contact Legislative Clerks Lisa Lew at (415) 554-7718, Jocelyn Wong at (415) 554-7702 or Brent Jalipa at (415) 554-7712.

c: Anne Pearson, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Kristen Jensen, Deputy City Attorney
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Don Lewis, Environmental Planning, Planning Department
Adam Varat, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Jonas Ionin, Planning Commission Secretary, Planning Department
Laura Lynch, Staff Contact, Planning Department
David Winslow, Staff Contact, Planning Department
Julie Rosenberg, Executive Director, Board of Appeals
Katy Sullivan, Legal Assistant, Board of Appeals
Alec Longaway, Legal Process Clerk, Board of Appeals

From: [BOS Legislation, \(BOS\)](#)
To: [Jody Knight](#); [BOS Legislation, \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: [Jennica Dandan](#)
Subject: RE: 1300 Columbus Street and 617 Sanchez
Date: Thursday, April 2, 2020 8:54:26 AM
Attachments: [image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Jody,

In accordance with Governor Gavin Newsom’s statewide order for all residents to “Stay at Home” - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. Therefore, the Board of Supervisors – in conjunction with advice from the City Attorney that is consistent with all local, state and federal orders – will be continuing all special orders and appeals to the Board indefinitely until the emergency is over. The President of the Board will decide future scheduling of each continued matter for an appropriate meeting at a later date. We will provide Appellants and all parties involved with updates as soon as additional direction is received.

The Board of Supervisors and the Office of the Clerk of the Board are committed to providing members of the public with as much access as possible during this health crisis. We appreciate your patience as we are handling a number of critical issues while working remotely. If you have any questions or concerns in the meantime, please reach out and our team will be diligently reviewing and addressing all issues as timely as possible.

Warm regards,

Lisa Lew
San Francisco Board of Supervisors
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San Francisco, CA 94102
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From: Jody Knight <jknight@reubenlaw.com>
Sent: Thursday, April 2, 2020 7:08 AM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Jennica Dandan <jdandan@reubenlaw.com>
Subject: RE: 1300 Columbus Street and 617 Sanchez

Hi Lisa, checking in on the status of this appeal. Thanks!

REUBEN, JUNIUS & ROSE, LLP

Jody Knight
Partner
T. (415) 567-9000
F. (415) 399-9480
jknight@reubenlaw.com
www.reubenlaw.com

SF Office:	Oakland Office:
One Bush Street, Suite 600 San Francisco, CA 94104	456 8th Street, 2nd Floor Oakland, CA 94607



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From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Wednesday, March 25, 2020 11:46 AM
To: Jody Knight <jknight@reubenlaw.com>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Jennica Dandan <jdandan@reubenlaw.com>
Subject: RE: 1300 Columbus Street and 617 Sanchez

Hi Jody,

Prior to the appeal being accessible to the public, we need to obtain determination from the Planning Department, which we are in the process at the moment. Once we receive the determination, we could then publish the appeal for all to view.

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



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From: Jody Knight <jknight@reubenlaw.com>
Sent: Wednesday, March 25, 2020 10:50 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Jennica Dandan <jdandan@reubenlaw.com>
Subject: RE: 1300 Columbus Street and 617 Sanchez

Hi Lisa, do you have a copy of the appeal or appeals that you could send us? Thanks!

REUBEN, JUNIUS & ROSE, LLP

Jody Knight
Partner
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F. (415) 399-9480
jknight@reubenlaw.com
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From: Jennica Dandan <jdandan@reubenlaw.com>
Sent: Tuesday, March 24, 2020 1:51 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Jody Knight <jknight@reubenlaw.com>
Subject: RE: 1300 Columbus Street and 617 Sanchez

Got it, thank you for responding Lisa.

Thank you,

REUBEN, JUNIUS & ROSE, LLP

Jennica Dandan

Legal Assistant
T. (415) 567-9000
F. (415) 399-9480
jdandan@reubenlaw.com
www.reubenlaw.com

SF Office:
One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:
456 8th Street, 2nd Floor
Oakland, CA 94607

From: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Sent: Tuesday, March 24, 2020 1:38 PM
To: Jennica Dandan <jdandan@reubenlaw.com>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: RE: 1300 Columbus Street and 617 Sanchez

Hi Jennica,

Following up on your voicemail received today; as of this writing we did not receive an appeal for 1300 Columbus Avenue, however we did receive an appeal for 617 Sanchez Street.

Best,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



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From: Jennica Dandan <jdandan@reubenlaw.com>
Sent: Tuesday, March 24, 2020 10:00 AM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: 1300 Columbus Street and 617 Sanchez

This message is from outside the City email system. Do not open links or attachments from untrusted

sources.

Hello,

On behalf of Jody Knight, was there any appeals filed in connection to 1300 Columbus Street (Planning Case No. 2017-005154) or 617 Sanchez Street (Planning Case No. 2019-000650)?

Thank you

REUBEN, JUNIUS & ROSE, LLP

Jennica Dandan
Legal Assistant
T. (415) 567-9000
F. (415) 399-9480
jdandan@reubenlaw.com
www.reubenlaw.com

SF Office:
One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:
456 8th Street, 2nd Floor
Oakland, CA 94607

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

EXHIBIT C

1 [Affirming the Categorical Exemption Determination - 617 Sanchez Street]

2

3 **Motion affirming the determination by the Planning Department that the proposed**
4 **project at 617 Sanchez Street is categorically exempt from further environmental**
5 **review.**

6

7 WHEREAS, On April 8, 2019, the Planning Department issued a CEQA Categorical
8 Exemption Determination for the proposed project located at 617 Sanchez Street ("Project")
9 under the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San
10 Francisco Administrative Code, Chapter 31; and

11 WHEREAS, The approximately 2,600-square-foot project site (Assessor's Block 3600
12 and Lot 055) is located on Sanchez Street between 19th and Cumberland streets in the
13 Castro/Upper Market neighborhood. This block of Sanchez Street is a dead end with no
14 vehicle access to 19th Street; the Sanchez Street stairs provides pedestrian access from this
15 block of Sanchez Street to 19th Street. The surrounding area is characterized by residential
16 properties; and

17 WHEREAS, The subject site is a 105-foot by 25-foot lateral and down sloping lot that
18 contains a two-story, single-family home in the rear portion of the lot and a free-standing, one-
19 story garage structure at the front; and

20 WHEREAS, The Project reviewed by the Planning Commission consists of the
21 demolition of the existing two-story, single-family home and free-standing garage, and the
22 construction of an approximately 4,200-square-foot, single-family home. The proposed four-
23 bedroom home would be approximately 27 feet in height at the front of the lot and 41-feet tall
24 from grade to the top of the uppermost roof at the rear of the lot. The Project contains one off-
25

1 street parking space and one bicycle parking space and involves excavation to a depth of 16
2 feet resulting in approximately 650 cubic yards of soil removal; and

3 WHEREAS, After the Planning Commission considered the project, the project sponsor
4 submitted revised plans for a project that consists of the demolition of the existing two-story,
5 single-family home and free-standing garage, and the construction of an approximately 4,028-
6 gross square foot structure containing one approximately 2,806-gross square-foot, single-
7 family home and an approximately 1,222-gross square foot Accessory Dwelling Unit; the
8 proposed structure would be approximately 27 feet in height at the front of the lot and 41-feet
9 tall from grade to the top of the uppermost roof at the rear of the lot; the Project contains one
10 off-street parking space and one bicycle parking space and involves excavation to a depth of
11 16 feet resulting in approximately 650 cubic yards of soil removal; and

12 WHEREAS, The Planning Department, pursuant to Title 14 of the CEQA Guidelines
13 (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15300-15333),
14 issued a categorical exemption for the Project on April 8, 2019, finding that the Project is
15 exempt from the California Environmental Quality Act (CEQA) as a Class 3 categorical
16 exemption (New Construction or Conversion of Small Structures), and that no further
17 environmental review was required; and

18 WHEREAS, On February 20, 2020, the Planning Commission passed a resolution
19 denying a discretionary review request at a public hearing which constituted the approval
20 action for the Project under CEQA; and

21 WHEREAS, On March 23, 2020, Sue Hestor on behalf of Joreg Rathenerg (hereinafter
22 appellant) filed an appeal of the categorical exemption determination to the Board of
23 Supervisors; and

1 WHEREAS, By memorandum to the Clerk of the Board dated June 29, 2020, the
2 Planning Department's Environmental Review Officer determined that the appeal was timely
3 filed; and

4 WHEREAS, On August 18, 2020, this Board held a duly noticed public hearing to
5 consider the appeal of the exemption determination filed by Appellant; and

6 WHEREAS, In reviewing the appeal of the exemption determination, this Board
7 reviewed and considered the exemption determination, the appeal letter, the responses to the
8 appeal documents that the Planning Department prepared, the other written records before
9 the Board of Supervisors and all of the public testimony made in support of and opposed to
10 the exemption determination appeal; and

11 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
12 affirmed the exemption determination for the Project based on the written record before the
13 Board of Supervisors as well as all of the testimony at the public hearing in support of and
14 opposed to the appeal; and

15 WHEREAS, The written record and oral testimony in support of and opposed to the
16 appeal and deliberation of the oral and written testimony at the public hearing before the
17 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
18 the exemption determination is in the Clerk of the Board of Supervisors File No. 200826, and
19 is incorporated in this motion as though set forth in its entirety; now, therefore, be it

20 MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by
21 reference in this motion, as though fully set forth, the exemption determination; and, be it

22 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
23 record before it there are no substantial Project changes, no substantial changes in Project
24 circumstances, and no new information of substantial importance that would change the
25

1 conclusions set forth in the exemption determination by the Planning Department that the
2 Project is exempt from environmental review; and, be it

3 FURTHER MOVED, That after carefully considering the appeal of the exemption
4 determination, including the written information submitted to the Board of Supervisors and the
5 public testimony presented to the Board of Supervisors at the hearing on the exemption
6 determination, this Board concludes that the Project qualifies for an exemption determination
7 under CEQA.

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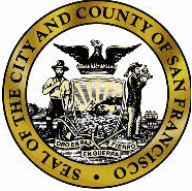
21

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24

25



City and County of San Francisco

Tails

Motion: M20-182

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 200826

Date Passed: December 01, 2020

Motion affirming the determination by the Planning Department that the proposed project at 617 Sanchez Street is categorically exempt from further environmental review.

August 18, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

September 29, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

October 27, 2020 Board of Supervisors - CONTINUED

Ayes: 10 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Safai, Stefani, Walton and Yee
Absent: 1 - Ronen

November 17, 2020 Board of Supervisors - CONTINUED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

December 01, 2020 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

December 01, 2020 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 200826

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 12/1/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

EXHIBIT D

Earth Focus Geological Services, Inc.

www.earthfocusgeology.com
115 Orchard Drive • Fremont, CA 94536
Tel/Fax (510) 794-7495

EXECUTIVE SUMMARY

March 6, 2023
Project No: S23-01858

JW Sanchez, LLC
617 Sanchez Street
San Francisco, CA 94114

Subject: Engineering Geologic Hazards Evaluation
Proposed New Residential Construction
617 Sanchez Street
San Francisco, California


Dear Property Owner:

As requested, we have prepared this Engineering Geologic Hazards Evaluation for the property at 617 Sanchez Street in San Francisco, California in accordance with the requirements of the Slope Protection Act per Sections 106A.4.1.4.3 and 106A.4.1.4.4, Chapter 1A of the 2019 San Francisco Building Code. Our work presented in the accompanying report is based on observations from a geologic reconnaissance to the site, review of published geologic maps and selected historic aerial photographs of the site area, review of site-specific geotechnical data, and professional judgments made from our assessment of such information. Based on the information collected, reviewed, and evaluated for this preliminary geologic research, we conclude that the site is suitable for proposed new residential construction from an engineering geologic standpoint. The geologic and seismic hazards with potential to impact the proposed construction and development of the project site are summarized in Table 3 on page 11 of the attached report.

Thank you for the opportunity to provide our services on this project. If you have any questions regarding the contents of our report, please do not hesitate to call us at (510) 794-7495.

Sincerely,

EARTH FOCUS GEOLOGICAL SERVICES, INC.


Patrick L. Drumm, PG, CEG, CHG
Senior Engineering Geologist



Earth Focus Geological Services, Inc.

www.earthfocusgeology.com

115 Orchard Drive • Fremont, CA 94536

Tel/Fax (510) 794-7495

March 6, 2023

Project No: S23-01858

JW Sanchez, LLC
617 Sanchez Street
San Francisco, CA 94114

Subject: Engineering Geologic Hazards Evaluation
Proposed New Residential Construction
617 Sanchez Street
San Francisco, California

Legal Description: Lot 055 of Assessor's Block 3600
City and County of San Francisco

Coordinates: Latitude: 37.7591 N Longitude: 122.4301 W

Dear Property Owner:

As requested, we have prepared this study for the purpose of identifying the possible geologic and seismic hazards affecting the project site, and assessing the potential for these hazards to adversely impact the proposed new residential construction at 617 Sanchez Street in San Francisco, California (see Figure 1). We understand that H. Allen Gruen, Geotechnical Engineer, has been retained to provide the necessary construction and foundation recommendations for the geotechnical aspects of the project as outlined in his Geotechnical Investigation Report dated October 1, 2018. H. Allen Gruen has logged a single exploratory boring within the central portion of the site (see Appendix A).

According to published maps, the project site is not within a State of California Seismic Hazard Zone for either Earthquake-Induced Landslides or Liquefaction (California Geological Survey, 2000a; see Figure 2). However, the project site is included within a City and County of San Francisco Landslide Hazard Area (URS / John A. Blume & Associates, 1974; see Figure 3). We have prepared this report in accordance with the requirements of the Slope and Seismic Hazard Zone Protection Act (SSPA) as established by the City and County of San Francisco Department of Building Inspection (Sections 106A.4.1.4.3 and 106A.4.1.4.4, Chapter 1A of the 2019 San Francisco Building Code).

Our work presented here is based on observations from a geologic reconnaissance visit to the site, review of published geologic maps and selected historic aerial photographs of the site area, review of site-specific geotechnical data, and professional judgments made from our assessment of such information. We have not performed any materials testing of soil or bedrock samples from the project site as part of our work, nor have we conducted any subsurface exploration. A list of the geologic references and aerial photographs utilized for this research is included at the end of this report.

1.0 SCOPE OF WORK

Our scope of work for this phase of the project was generally limited to the following tasks.

- Perform a geologic reconnaissance
- Review published geologic, fault, and landslide maps of the site and vicinity
- Review selected historic aerial photographs of the site and vicinity
- Review the site-specific geotechnical data
- Evaluate the collected data
- Prepare this report of our findings and conclusions

2.0 SITE DESCRIPTION

The property is located in the hilly terrain that characterizes the Castro/Upper Market portion of San Francisco (see Figure 1). The property is on the distal northeast flank of Twin Peaks. Twin Peaks is one of several prominent bedrock hills in the City of San Francisco. The highest elevation of Twin Peaks is 922 feet above mean sea level. By comparison, the project site is at approximate elevation 230 feet above mean sea level (U.S. Geological Survey, 1993).

The site is on a northeast-facing slope along the east side of Sanchez Street that runs approximately north-south along the front of the property. Sanchez Street terminates into a series of pedestrian stairs connected to the east-west 19th Street approximately two properties to the north of the project site. The lot is rectangular shaped and measures approximately 25 feet by 105 feet with the long axis orientated in the east-west direction.

The rear portion of the lot is occupied by a two-story residence that is approximately 10 feet below the grade of the street. A detached carport/garage structure exists at the front of the property along Sanchez Street. The slope within the central portion of the site is terraced with brick and stone retaining walls. A series of steps lead down the slope from the carport to the dwelling. According to our research, the original structure within the project site was built in 1906 (<http://propertymap.sfplanning.org>). The property is flanked by multi-story residences to the north and south sides that also front onto Sanchez Street.

3.0 PROPOSED SITE IMPROVEMENTS

We understand that the proposed development will include the demolition of the existing two-story residence and detached carport. Construction of a new 4-story single-family residence and an accessory dwelling unit (ADU) are proposed within the front portion of the property. To accommodate the new construction, excavations into the hillside at least 10 feet high closest to Sanchez Street are planned. Specific details of the proposed site improvements are shown on the architectural plans prepared by Edmonds + Lee Architects, dated 2022 (Addendum 1).

4.0 GEOLOGY

4.1 Regional Geologic Setting

The site is located within the San Francisco Bay portion of the Coast Ranges geomorphic province of California, a region characterized by northwest-trending ridges and intervening valleys that parallel the San Andreas and related faults. The site is on the distal northeast flank of Twin Peaks. Twin Peaks and the surrounding hills in the vicinity of the site are underlain by several bedrock types ranging in age from Late Jurassic to Early Cretaceous. The rocks have since been fractured, faulted, and deformed most recently from the San Andreas style of tectonics. Depending upon the location, the bedrock is overlain by a variety of surficial deposits that includes artificial fill, native slope debris and ravine fill, dune sand, alluvium, and landslides (Blake and others, 1974 and 2000; Ellen and Wentworth, 1995; Knudsen and others, 1997; Schlocker, 1974; Schlocker and others, 1958; Wagner and others, 2005; and Witter and others, 2006). The natural landscape within the site vicinity has been substantially modified by residential development and the construction of streets beginning 100 years ago or more. The bedrock and overlying surficial deposits are discussed in greater detail in the following sections.

4.2 Site Geology

4.2.1 Bedrock

According to published geologic maps, the project site and adjacent areas are supported by graywacke sandstone, greenstone, and chert bedrock. Greenstone has been mapped as directly underlying the site with chert and sandstone outcrops located upslope to the southwest and downslope to the northeast of the property (Blake and others 1974 and 2000; Schlocker, 1974; and Schlocker and others, 1958; see Figure 4). These rocks are part of the extensive Jurassic-Cretaceous age Franciscan Complex of rocks that generally also includes serpentine and metasedimentary rocks.

The Franciscan Complex is one of the most widespread bedrock formations in California and it represents the remnants of an accretionary wedge formed along an ancient subduction zone. Turbidite sequences have been recognized within the graywacke and shale deposits that are thought to make up over 90 percent of the Franciscan Complex. The cherts, accounting for less than 10 percent of the overall Franciscan Complex, were deposited directly on ancient ocean crust (basalt) and they are usually found in association with greenstone. Chert beds are typically overlain by graywacke sandstone (Bailey and others, 1964; and Page, 1966).

We did not observe any bedrock outcrops within or adjacent to the property during our geologic reconnaissance. However, we observed exposures of greenstone along the pedestrian steps at the north terminus of Sanchez Street approximately 200 feet to the north-northwest of the project site. Bedrock was not encountered in the exploratory boring drilled by H. Allen Gruen within the site to a maximum depth explored of approximately 9.5 feet. Refusal was reported at 9.5 feet below the existing ground surface in the boring that may or may not be related to the top of bedrock (see Appendix A).

4.2.2 Bedrock Structure

The site is along the east limb of a north-plunging anticline that has been mapped as passing through Twin Peaks approximately 1 mile to the west of the site (Schlocker, 1974). Bedding near the site has been generally mapped as northwest-striking and northeast-dipping from 38 to 40 degrees (Blake and others 1974 and 2000; Schlocker, 1974; and Schlocker and others, 1958). This bedding orientation was confirmed during our geologic reconnaissance where a greenstone bedrock exposure approximately 200 feet to the north-northwest of the project site was observed to be northwest-striking and northeast-dipping at approximately 45 degrees.

4.2.3 Landslides

According to the San Francisco Seismic Safety Investigation (Figure 4 of URS / John A. Blume & Associates, 1974), the project site is within a designated City and County of San Francisco Potential Landslide Hazard Area. The potential landslide hazard zone encompasses slope areas to the north of the project site, and the zone extends to the west to include all of the Twin Peaks area and beyond. The nearest landslide identified within the hazard zone (labeled #73 on Figure 3) reportedly occurred on private property in 1956 approximately 300 feet downslope to the north along the south side of 19th Street between Noe and Sanchez Streets (City and County of San Francisco, circa 1974; and URS / John A. Blume & Associates, 1974).

Landslide maps published by the U.S. Geological Survey and the California Geological Survey do not show any landslides within or adjacent to the project site. The closest possible landslide has been mapped approximately 2,700 feet to the west (Schlocker, 1974; and State Geologist, 2000b). The property is not within a State of California Earthquake-Induced Landslide Hazard Zone (see Figure 2).

Several landslides were triggered by heavy rainfall events resulting from the widespread January 3-5, 1982 rainstorm that affected many areas of the San Francisco Bay Area. One of these rainfall-related landslides reportedly caused damage within the site area to the west of the site and west of Sanchez Street (Ellen and Wieczorek, 1988). No landslides have been reported within or near the project site from the 1997-98 El Nino rainy season (Hillhouse and Godt, 1999). Further, no landslides have been identified within or adjacent to the property from our review of aerial photographs as discussed later in the report.

4.2.4 Surficial Deposits

According to published geologic maps, the project site and adjacent areas are not directly underlain by surficial deposits of any significant thickness (Blake and others 1974 and 2000; Schlocker, 1974; and Schlocker and others, 1958; see Figure 4). The exploratory boring logged by H. Allen Gruen, Geotechnical Engineer, within the project site encountered surficial deposits generally consisting of approximately 5 feet of very stiff to hard sandy lean clay resting on dense clayey sand that extends down to approximately 9.5 feet below the existing ground surface at the location drilled (see Appendix A). These surficial materials may represent artificial fill from the original development of the lot or native deposits resting on bedrock or a combination of both artificial and native soils.

5.0 FAULTING AND SEISMICITY

5.1 Faults

The San Francisco Bay area is dominated by the northwest-striking, right-slip San Andreas fault and related major faults, such as the Hayward-Rodgers Creek, Calaveras, Concord-Green Valley, and Greenville-Marsh Creek faults (Jennings and Bryant, 2010). In the global context of plate tectonics, the San Andreas and related faults work as a major shear system up to 50 miles wide, accommodating 39 mm/yr of slip between the Pacific and North American tectonic plates, with most of this movement occurring along the San Andreas fault (see Figure 5).

The site is not located within the Earthquake Fault Zone as designated by the State of California for active¹ faults (Hart and Bryant, 1997). The closest active fault to the site is the San Andreas fault located approximately 5.7 miles to the southwest. The active faults within a 50-mile radius of the project site are summarized in Table 1 below.

Table 1: San Francisco Bay Area Faults within 50 Miles (80 km) of Site (FRISKSP, 2004)

Earthquake Generating Fault	Fault Length (km/mi)	Distance to Nearest Fault Segment from Site* (km/mi)	Upper Bound Earthquake M_w_{max}	Slip Rate (mm/yr)
San Andreas (Peninsula)	85 / 53	9.1 / 5.7	7.1	17.0
San Andreas (1906)	190 / 118	9.1 / 5.7	7.9	24.0
San Andreas (North Coast)	45 / 28	15.8 / 9.8	7.6	24.0
Northern Hayward	35 / 22	20.7 / 12.9	6.9	9.0
Southern Hayward	53 / 33	26.6 / 16.5	6.9	9.0
Northern Calaveras	45 / 28	37.1 / 23.1	6.8	6.0
Rodgers Creek	62 / 39	38.3 / 23.8	7.0	9.0
Monte Vista – Shannon	45 / 28	38.5 / 23.9	6.8	0.4
Point Reyes	47 / 29	41.2 / 25.6	6.8	0.3
Concord – Green Valley	56 / 35	42.6 / 26.5	6.9	6.0
West Napa	30 / 19	48.8 / 30.3	6.5	1.0
Greenville	27 / 17	49.7 / 30.9	6.9	2.0
Hayward (SE Extension)	26 / 16	56.9 / 35.4	6.4	3.0
Great Valley 6	85 / 53	65.6 / 40.8	6.7	1.5
Southern Calaveras	59 / 37	66.5 / 41.3	6.2	15.0
Great Valley 5	28 / 17	70.4 / 43.8	6.5	1.5
San Andreas (Santa Cruz Mountains)	62 / 39	74.2 / 46.1	7.0	17.0
Great Valley 4	42 / 26	76.9 / 47.8	6.6	1.5
Great Valley 7	45 / 28	79.9 / 49.7	6.7	1.5

*Distances to faults are based on latitude and longitude of project site

¹ An “active” fault is defined as one that has had surface displacement within Holocene time or about the last 11,000 years (California Code of Regulations, Title 14, Division 2, Appendix B, Section 3601).

There are other faults mapped within close proximity to the project site as shown on the various geologic references reviewed for this evaluation. Some of these nearby faults are shown as continuous structures that cross the San Francisco Peninsula. They include the northwest-striking City College fault and the subparallel Fort Point – Hunters Point shear zone located approximately 2.3 miles to the southwest and 0.5 miles to the northeast of the project site, respectively (Blake and others, 1974). These two faults have not been identified by the State of California as being capable of generating an earthquake and they are not considered to be seismically active (Hart and Bryant, 1997), although secondary movements along these faults could be triggered by earthquakes elsewhere.

5.2 Historic Earthquakes

The site is within the seismically active San Francisco Bay area where small earthquakes (Magnitude <4) are frequent, moderate earthquakes (Magnitude 4–6) are sometimes felt, and large earthquakes (Magnitude >6) occur, but are rare. The record of documented earthquakes in California exists for only about the last 250 years, or since 1769 when the Spanish began to construct missions throughout the state. From 1800 to 2000, over 600 moderate earthquakes and 14 large earthquakes have occurred within 100 miles (161 km) of the site (EQSEARCH, 2004; Stover and Coffman, 1993; and Topozada and others, 2000). The large earthquakes that have occurred near the site are listed below.

Table 2: Large Earthquakes (M>6.0) in Close Proximity to the Site (EQSEARCH, 2004)

Epicenter Location	Date	Moment Magnitude	Distance* (mi/km)	Compass Direction to Epicenter
San Francisco	June 21, 1808	6.3	4.9 / 8.0	West
San Francisco	April 18, 1906	8.25	5.1 / 8.2	Northwest
Hayward	October 21, 1868	6.8	18.5 / 29.8	Southeast
Mare Island	March 31, 1898	6.2	31.0 / 49.9	Northeast
San Jose	Nov 26, 1858	6.1	33.9 / 54.6	Southeast
South Santa Cruz Mountains	October 8, 1865	6.3	42.7 / 68.7	South
Morgan Hill	April 24, 1984	6.2	50.1 / 80.6	Southeast
Vacaville	April 19, 1892	6.4	50.6 / 81.3	Northeast
Morgan Hill	July 1, 1911	6.6	51.0 / 82.0	Southeast
Loma Prieta	October 18, 1989	7.0	57.9 / 93.2	South
Vacaville	April 21, 1892	6.2	59.2 / 95.3	Northeast
Gilroy	June 20, 1897	6.2	72.9 / 117.3	Southeast
Pacific Ocean	October 22, 1926	6.1 (2 events)	79.0 / 127.1	South
Pajaro Gap	October 18, 1800	7.0	79.4 / 127.7	Southeast

*Distances to earthquake epicenters are based on latitude and longitude of project site

6.0 REVIEW OF AERIAL PHOTOGRAPHS

We have reviewed selected vertical stereo pairs of historic aerial photographs of the site and vicinity for the years 1935, 1946, 1947, 1955, 1958, 1961, 1969, 1977, 1981, 1985, 1993, 1995, 2001, and 2005. The horizontal scales of the selected imagery ranged from 1:6,600 to 1:23,600. A complete list of photographs reviewed and their sources is provided in the back of this report. The following paragraphs briefly summarizes the development history of the site area and our interpretations, based on a review of the aerial photographs.

6.1 Chronology of Development

The earliest aerial photographs reviewed from 1935 show the presence of all of the existing streets and most of the existing houses within the site neighborhood. Sanchez Street and the existing pedestrian stairs leading down to 19th Street at the north terminus of Sanchez Street north of the site were present at that time. We estimate that the site neighborhood was approximately 80 percent developed with houses with some scattered vacant lots as observed on the 1935 aerial photographs.

The existing house or an early version of the existing house was present as seen on the 1935 aerial photographs. The residence was located at the rear portion of the lot. The adjacent lots to the east along Cumberland Street and south along Sanchez Street were also developed with houses at that time. The neighboring properties to the north along Sanchez Street and several adjacent lots to the northeast along the south side of 19th Street were vacant. A couple of the lots across Sanchez Street to the west of the site and upslope of the pedestrian stairs were also vacant as seen on the 1935 aerial photographs.

The 1946 and 1947 aerial photographs show that the neighboring property along the north side of the site and along the east side of Sanchez Street was now developed and occupied by a house. There were still some undeveloped lots across Sanchez Street to the west and along the south side of 19th Street to the northeast at that time. The site neighborhood was approximately 90 percent developed with houses with some scattered vacant lots as observed on the 1946 and 1947 aerial photographs.

Residential development slowly increased within the site neighborhood in the 1950s, and 1960s. By 1961, approximately 95 percent of the properties in site neighborhood were developed with houses. The once vacant lots across Sanchez Street to the west of the site were now developed. Several lots along the south side of 19th Street to the northeast of the project site remained vacant as seen on the 1961 aerial photographs. There were no significant changes to the site neighborhood seen on the aerial photographs reviewed from the 1970s and 1980s. By 1993, the site neighborhood was completely developed with houses and no vacant lots were seen, based on our review of aerial photographs. The 1995, 2001, and 2005 aerial photographs did not show any obvious changes to the site or immediate neighborhood.

6.2 Slope Stability as Determined from Aerial Photographic Review

The project site and neighboring properties along the east side of Sanchez Street were developed on a northeast-facing slope. There were no pre-development aerial photographs available for review of the site due to the age of the existing house. However, the downslope properties adjacent to the north and northeast of the site were undeveloped as seen on the

1935 aerial photographs. The undeveloped slopes below the site to the north and northeast appeared as grass-covered with a relatively smooth and even ground surface and without any obvious signs of erosion or slope instability. Further, we did not observe any evidence of disturbed ground, hummocky topography, ground scarps, ponding water, or springs, within or adjacent to the project site from our review of any of the aerial photographs that could be attributed to landsliding.

The nearest possible slope instability was observed within a cut slope above 19th Street below a row of undeveloped lots downslope to the northeast of the site. The low altitude 1958 aerial photographs show breaks in the vegetation and barren areas along the cut slope along the south side of 19th Street suggestive of erosion toward 19th Street. This area does not affect the project site.

7.0 GEOLOGIC RECONNAISSANCE

We visited the property on March 1, 2023 to observe the general site conditions and surroundings. The property is along the east side of Sanchez Street and near the north terminus of the street where a series of pedestrian stairs lead down to 19th Street to the north. The rear or downslope portion of the lot is occupied by a two-story residence that is below the grade of Sanchez Street. There is a detached carport/garage structure along Sanchez Street. The slope between the carport and residence is terraced with short retaining walls. There are multi-story residences adjacent to the north and south sides of the property that also front onto Sanchez Street.

We did not observe any bedrock exposures within or adjacent to the project site. Greenstone was exposed in the cut slope along the pedestrian steps at the north terminus of Sanchez Street approximately 200 feet to the north of the project site. The bedding orientation was generally northwest-striking and northeast-dipping at approximately 45 degrees as observed during our geologic reconnaissance.

8.0 EVALUATION OF THE COLLECTED DATA

From a review of the collect data, excavations for the proposed new residence will most likely encounter surficial soils resting on bedrock. In the vicinity of the maximum proposed excavations closest to Sanchez Street, the thickness of surficial soils and depth to bedrock is not known. Surficial soils at least 9.5 feet deep were encountered in the boring by H. Allen Gruen, Geotechnical Engineer, at the location explored near the center of the lot (see Appendix A). Bedrock with bedding structure dipping down toward the northeast may be encountered in proposed foundation excavations for the proposed site improvements.

According to published geologic maps, no landslides have been mapped within or adjacent to the project site and no landslides were identified within the site from our review of historic aerial photographs and recent geologic reconnaissance.

9.0 POTENTIAL GEOLOGIC HAZARDS

In addition to potential seismic hazards impacting the proposed site improvements, we have identified potential geologic hazards that might adversely affect construction at the site. These generally include hard drilling/excavating conditions, daylighted bedding planes, and possible

water seepage into proposed construction excavations. These potential non-seismic hazards are briefly discussed below.

9.1 Hard Rock Conditions

Greenstone bedrock observed in nearby exposures along the pedestrian stairs to the north of the site was in a generally hard condition. Proposed excavations for the planned new residential construction may encounter bedrock in areas not explored by the boring drilled by H. Allen Gruen, Geotechnical Engineer. It should be anticipated that the underlying bedrock may be difficult to drill and excavate.

9.2 Daylighted Bedding Planes

Bedrock bedding structure near the site has been generally mapped as northwest-striking and northeast-dipping from 38 to 40 degrees. This bedding orientation was confirmed during our geologic reconnaissance where a greenstone bedrock exposure approximately 200 feet to the north-northwest of the project site was observed to be northwest-striking and northeast-dipping at approximately 45 degrees. Proposed construction excavations for the planned new residence may expose bedding planes if bedrock is encountered.

9.3 Water Seepage

We did not observe any springs or seeps within or adjacent to the project site during our analysis of historic aerial photographs, nor did we observe any springs or seeps during our geologic reconnaissance, and we are unaware of any elevated groundwater conditions near the project site. However, there is a possibility that seepage may be encountered within proposed construction excavations.

10.0 POTENTIAL SEISMIC HAZARDS

Studies by the U.S. Geological Survey's Working Group on California Earthquake Probabilities (U.S. Geological Survey, 2015 and 2016; and WGCEP, 2008) suggest that there is a 72% chance of at least a Magnitude 6.7 or greater earthquake occurring in the San Francisco Bay area before 2043. There is a 22% chance that this predicted earthquake will occur on the San Andreas fault located approximately 5.7 miles away. However, the highest probability (33%) has been placed on the Hayward fault zone located approximately 12.9 miles away. The potential seismic hazards generated from an earthquake on the San Andrea fault or other nearby faults include ground shaking, surface fault-rupture, earthquake-induced landslides, and liquefaction. These potential seismic hazards are briefly discussed below.

10.1 Ground Shaking

The Intensity of ground shaking during an earthquake depends on many variables, including size of earthquake, depth to rock, and distance from causative fault. Several large earthquakes have occurred within 100 miles of the project site over the last approximately 250 years (see Table 2). Very strong ground shaking should be anticipated from an earthquake along any of the nearby fault during the lifetime of proposed structures.

10.2 Surface Fault-Rupture

Surface rupture hazard is a direct effect of large earthquakes that can occur when the ground surface is offset vertically and/or laterally due to fault movement. In an attempt to reduce ground rupture hazard to residential structures, the State of California has identified and mapped “active” faults, or those that have the potential for ground rupture, and they have established Earthquake Fault Zones along these active faults (Hart and Bryant, 1997).

The project site is not located within a State of California Earthquake Fault Zone. The closest active fault to the site is the San Andreas fault located approximately 5.7 miles to the southwest. According to the U.S. Geological Survey, no ground rupture has occurred within or adjacent to the project site as a result of historic earthquakes, such as the 1906 San Francisco Earthquake, nor has ground rupture been documented within or adjacent to the site from the more recent 1989 Loma Prieta Earthquake (Knudsen and others, 1997; and Youd and Hoose, 1978).

10.3 Earthquake-Induced Landslides

Landslides generated by earthquake shaking were well documented in the Santa Cruz Mountains and along a 150-mile (240-km) stretch of the central California coastline as a result of the 1989 Loma Prieta Earthquake, epicenter located approximately 58 miles south of the project site (Keefer and Manson, 1998). As a result, the State of California has evaluated the landslide potential for the San Francisco Bay area and other areas of California during a seismic event. A series of geologic hazard maps have been published under the Seismic Hazards Mapping Act of 1990 (Chapter 7.8, Division 2 of the California Public Resources Code). According to published maps, the project site and the adjacent properties are not within a State of California Earthquake-Induced Landslide Hazard Zone (State Geologist, 2000a; Figure 2).

No seismically-induced landslides have been mapped or reported within or adjacent to the project site during historic earthquakes, such as the 1906 San Francisco Earthquake, nor have they been documented within or adjacent to the project site during the more recent 1989 Loma Prieta Earthquake (Knudsen and others, 1997; and Youd and Hoose, 1978).

10.4 Liquefaction

Liquefaction is an indirect effect of earthquake shaking and occurs when the underlying soil structure collapses and the ground water table is relatively shallow (within the upper 50 feet). Unconsolidated or relatively loose, silty, sandy, and even gravelly soils can liquefy and settle. Potential hazards associated with liquefaction below or near a structure include loss of foundation support, lateral spreading, sand boils, and differential settlement.

As part of the Seismic Hazards Mapping Act of 1990 (Chapter 7.8, Division 2 of the California Public Resources Code), the California Geological Survey has identified liquefaction prone areas throughout the City and County of San Francisco. The project site is not within or adjacent to a Seismic Hazard Zone for Liquefaction Hazard (State Geologist, 2000a).

11.0 DISCUSSIONS AND CONCLUSIONS

Based on the information collected, reviewed, and evaluated for this preliminary geologic research, we conclude that the site is suitable for proposed new residential construction from an engineering geologic standpoint. The geologic and seismic hazards with potential to impact the proposed construction and development of the project site are summarized in Table 3.

Table 3: Potential Geologic and Seismic Hazards to Impact the Site Development

Type of Geologic/Seismic Hazards		Impact to Site Development
		Mitigation of Hazard
Geologic Hazards		
	Landslides	Low Impact: There are no landslides mapped within or adjacent to the project site Mitigation: None required
	Difficulties with Excavation due to Hard Bedrock Conditions	Unknown Impact: If encountered, bedrock underlying the site may be in a hard condition Mitigation: Contractor should be made aware of possible difficult hard rock conditions
	Daylighted Bedding Planes	High Impact: If encountered, bedrock bedding planes exposed in construction excavations will most likely be daylighted Mitigation: All construction excavation should be supported as recommended by the geotechnical engineer
	Water Seepage	Unknown Impact: Seepage may be encountered in construction excavations Mitigation: Install drainage systems as recommended by geotechnical engineer
Seismic Hazards		
	Seismic Ground Shaking	High Impact: Site within close proximity to earthquake sources Mitigation: Hazard can be reduced by engineering design
	Fault-Rupture	Low Impact: Nearest mapped active fault trace is approximately 5.7 miles away Mitigation: None required
	Earthquake-Induced Landsliding	Low Impact: No landslides have been mapped within or adjacent to the property Mitigation: None required
	Liquefaction	Non-existent Impact: The site is considered to have no liquefaction hazard potential Mitigation: None required

12.0 LIMITATIONS


The contents of this report are based upon a review of available published and unpublished data referenced in this report; a review of selected aerial photographs referenced in this report; geologic reconnaissance of the site; and professional judgment based on such information. Although they are not anticipated for the subject site, we did not perform an evaluation or assessment or review any documents pertaining to any potential environmental hazards, such as hazardous materials or groundwater contamination that may be present within the property.

The proposed construction at the site should be designed, observed, monitored, and built by qualified professionals. We make no representations regarding future conditions at the site. Changes in site conditions and standard of practice can occur over time; consequently, the conclusions in this report should be reviewed after two years, and updated by this office, if necessary.

Thank you for the opportunity to provide our services on this project. If you have any questions regarding the contents of this report, please do not hesitate to call us at (510) 794-7495.

Sincerely,

EARTH FOCUS GEOLOGICAL SERVICES, INC.


Patrick L. Drumm, PG, CEG, CHG
Senior Engineering Geologist



Enclosures:

- Figure 1 – Site Location Map
- Figure 2 – State of California Seismic Hazard Zones Map
- Figure 3 – City and County of San Francisco Landslide Hazard Area Map
- Figure 4 – Regional Geologic Map
- Figure 5 – Regional Fault Map

Appendix A – H. Allen Gruen, Geotechnical Engineer (2018)
Boring Location Map and Boring Log

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AERIAL PHOTOGRAPHS REVIEWED

Date	Flight Line	Frames	Scale	Type
1935	AV-248	05-05 & 06	1:16,500	B & W Stereo
07-29-46	AV-9	9-4 & 5	1:23,600	B & W Stereo
08-31-47	AV-13	04-04 & 05	1:15,000	B & W Stereo
05-05-55	AV-170	06-08 & 09	1:10,000	B & W Stereo
04-23-58	AV-279	07-10 & 11	1:7,200	B & W Stereo
06-20-61	AV-432	05-11 & 12	1:12,000	B & W Stereo
10-29-69	AV-933	05-7 & 8	1:12,000	B & W Stereo
05-27-77	AV-1356	05-06 & 07	1:12,000	B & W Stereo
06-19-81	AV-2020	04-06 & 07	1:12,000	B & W Stereo
10-14-85	AV-2670	4-6 & 7	1:12,000	B & W Stereo
08-27-93	AV-4515	6-8 & 9	1:12,000	B & W Stereo
09-07-95	AV-4916	5-6 & 7	1:12,000	B & W Stereo
08-17-01	AV-7091	9-10 & 11	1:6,600	B & W Stereo
03-10-05	KAV-9010	61-9 & 10	1:10,000	B & W Stereo

Photographs available for review at Pacific Aerial Surveys in Novato, California

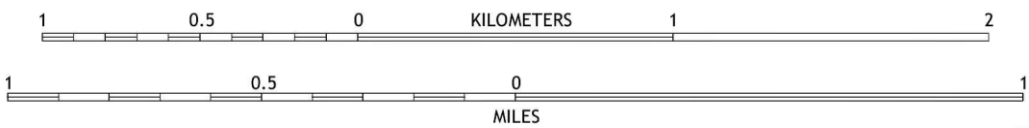
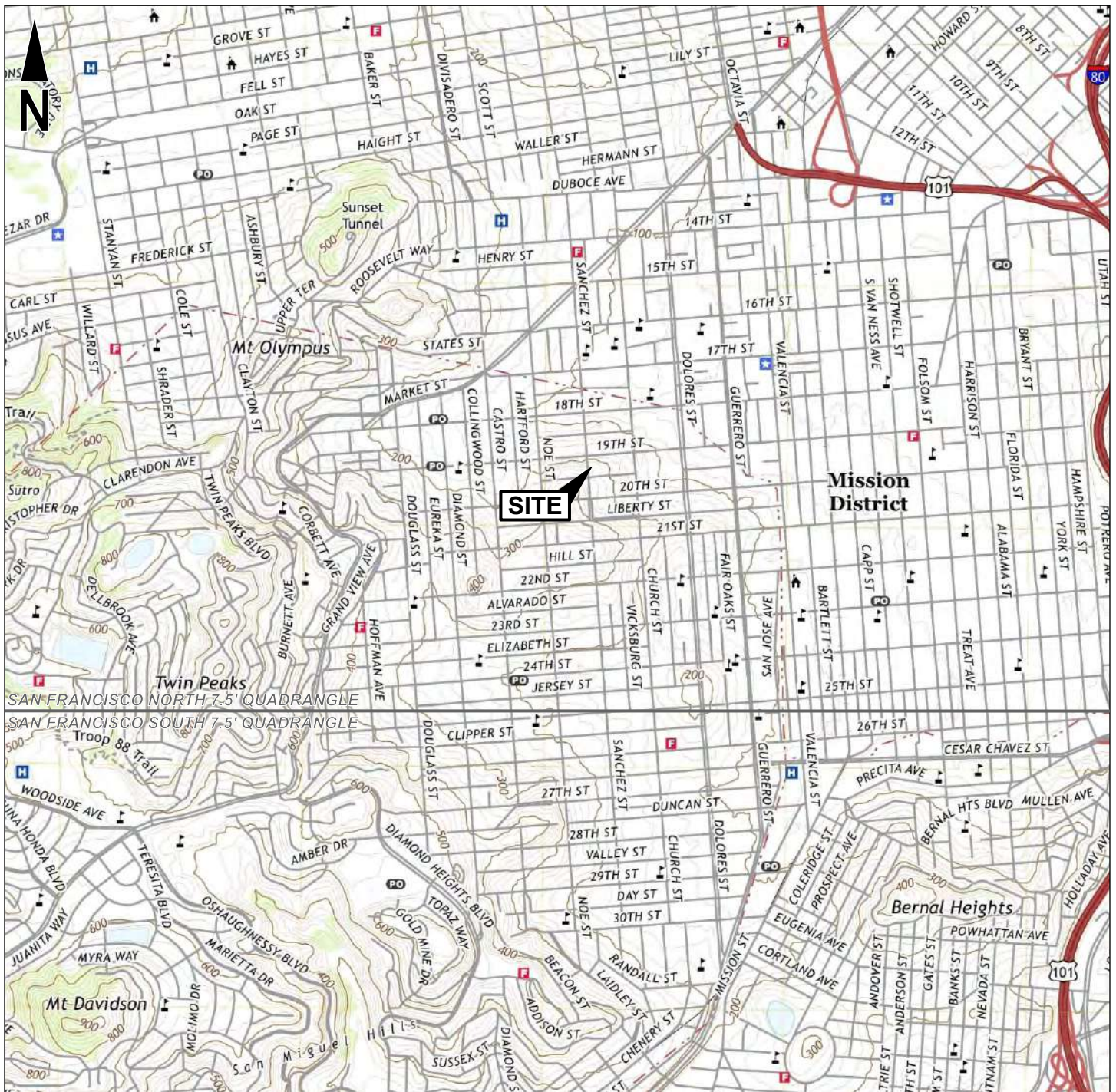
FIGURE 1 – Site Location Map

FIGURE 2 – State of California Seismic Hazard Zones Map

FIGURE 3 – City/County of San Francisco Landslide Hazard Area Map

FIGURE 4 – Regional Geologic Map

FIGURE 5 – Regional Fault Map



Map Sources: U.S. Geological Survey, 2018, San Francisco North, California, 7.5' Quadrangle, Scale 1:24,000.
 U.S. Geological Survey, 2018, San Francisco South, California, 7.5' Quadrangle, Scale 1:24,000.

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SITE LOCATION MAP		
Engineering Geologic Hazards Evaluation Proposed New Residential Construction 617 Sanchez Street San Francisco, California		
Project No. S23-01858	March 2023	Figure 1

MAP EXPLANATION

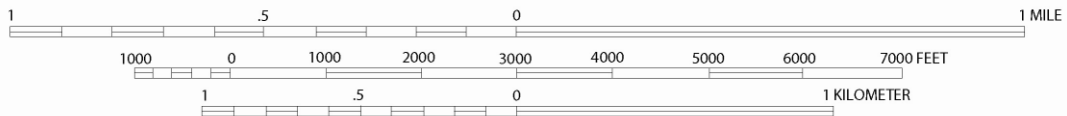
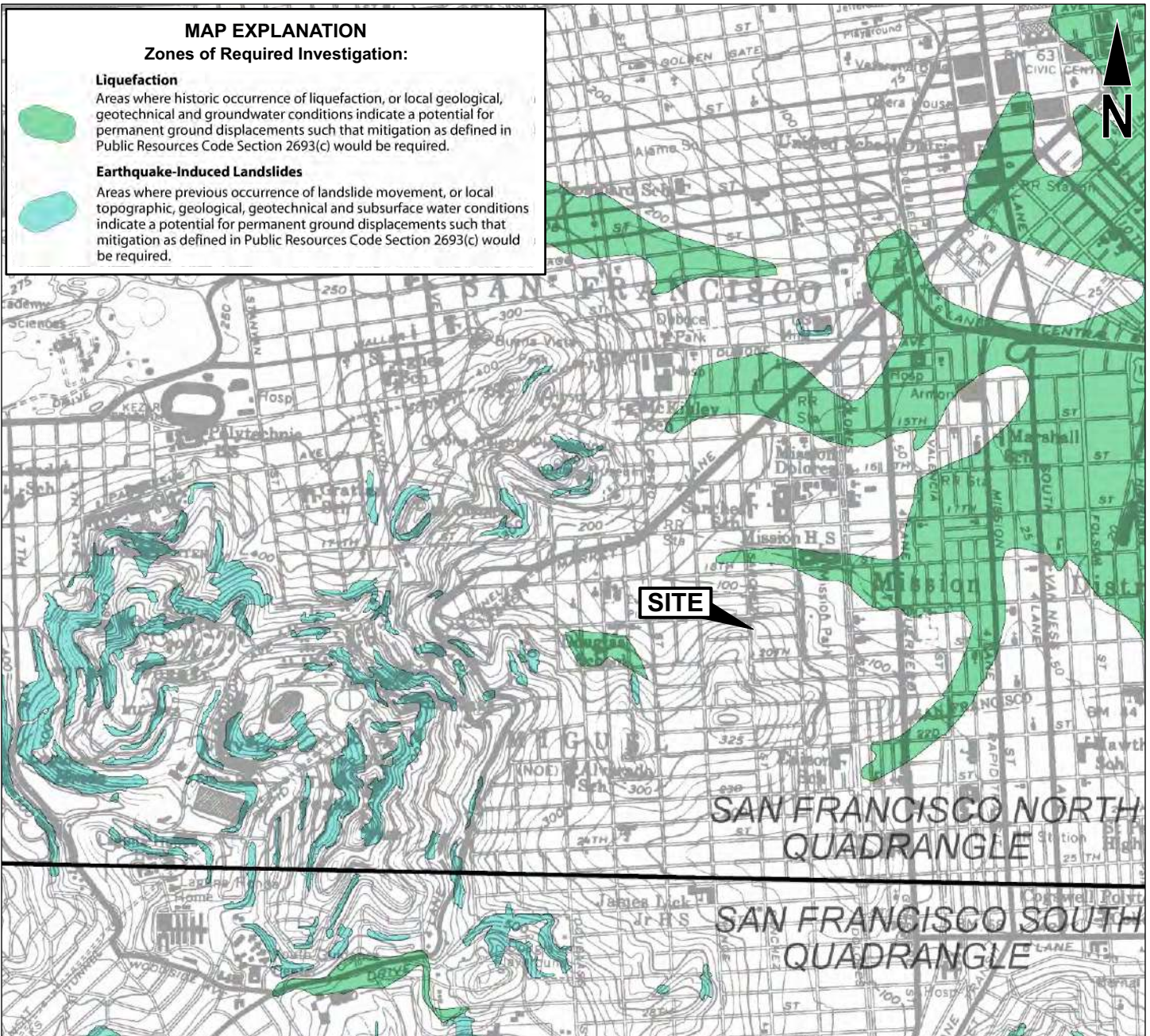
Zones of Required Investigation:

Liquefaction

Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.

Earthquake-Induced Landslides

Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required.



Map Source: State Geologist, 2000, Seismic Hazard Zones, City and County of San Francisco: California Geological Survey Official Map, Released November 17, 2000, Scale: 1:24,000.

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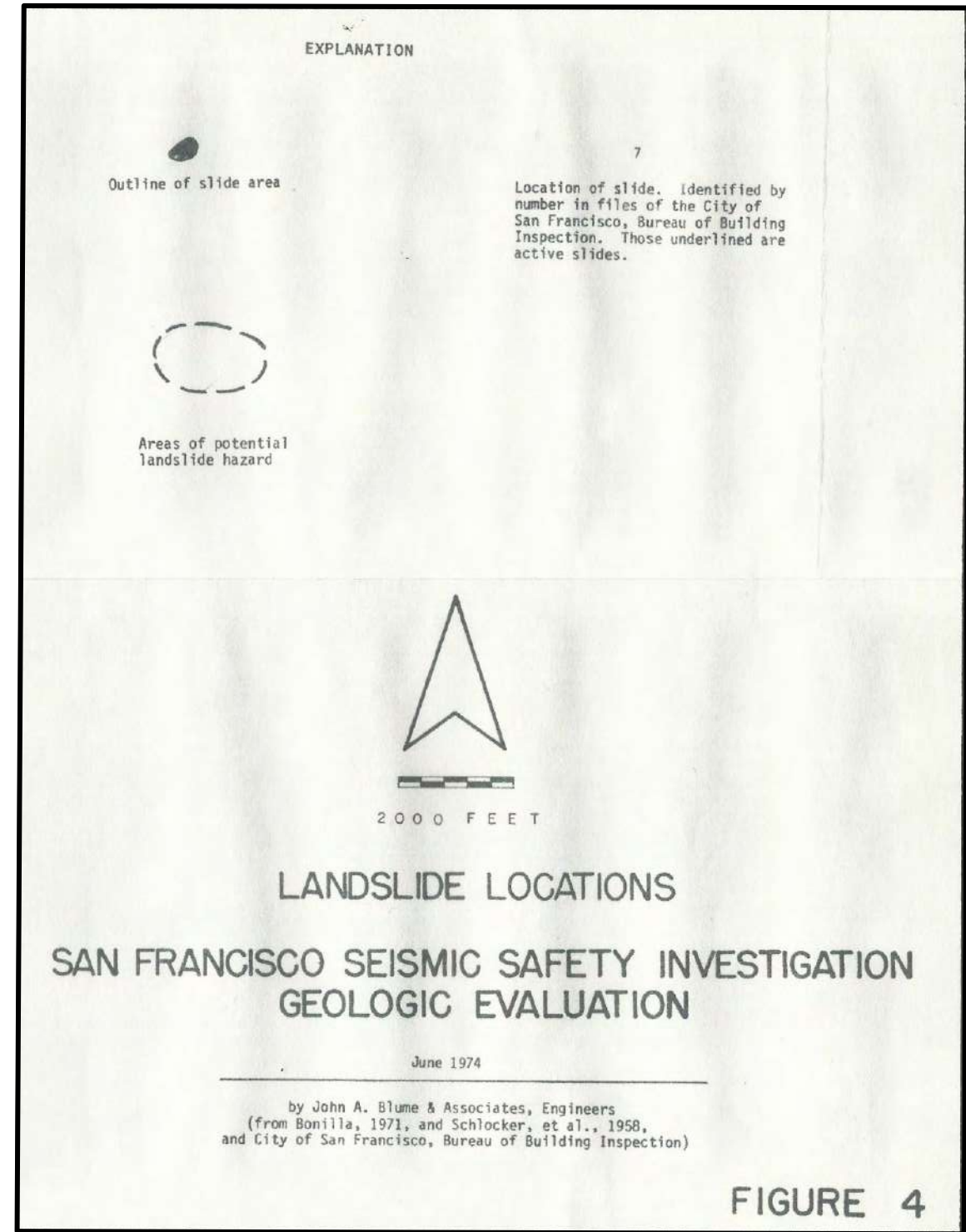
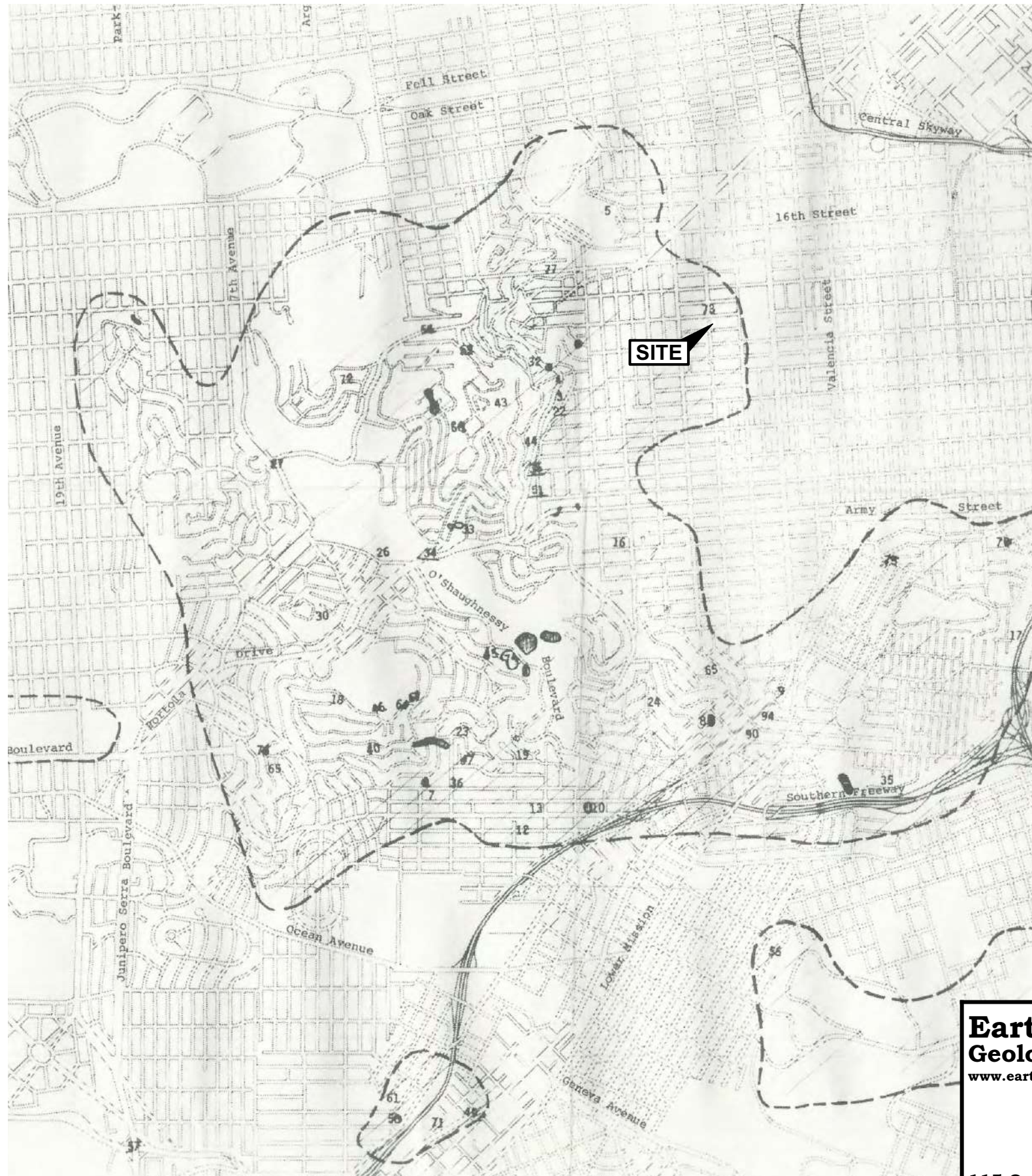
STATE OF CALIFORNIA SEISMIC HAZARD ZONES MAP

Engineering Geologic Hazards Evaluation
Proposed New Residential Construction
617 Sanchez Street
San Francisco, California

Project No.
S23-01858

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Figure 2



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CITY AND COUNTY OF SAN FRANCISCO
LANDSLIDE HAZARD AREA MAP

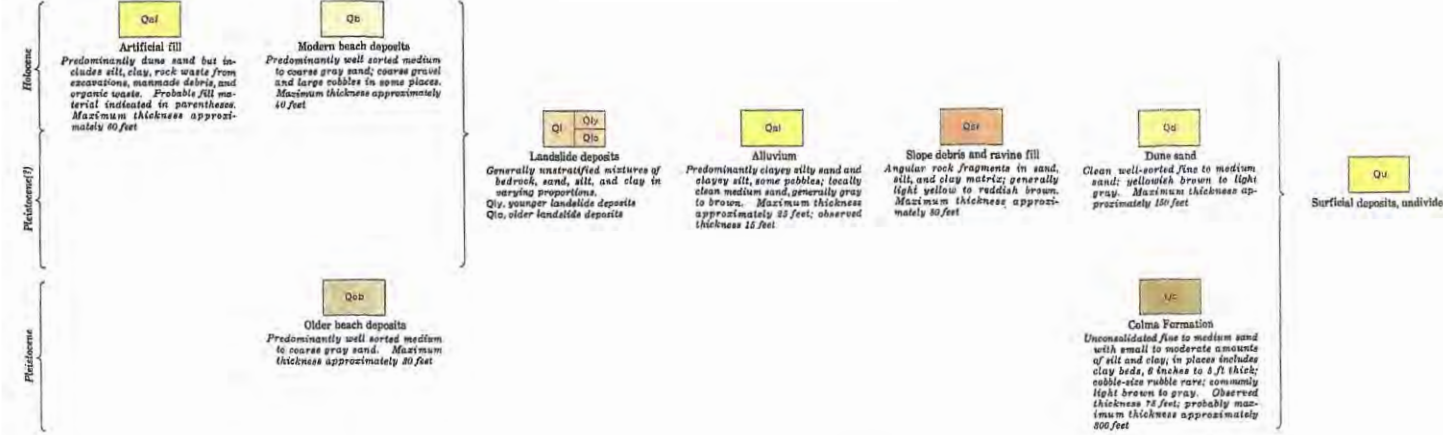
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Proposed New Residential Construction
617 Sanchez Street
San Francisco, California

Project No.
S23-01858

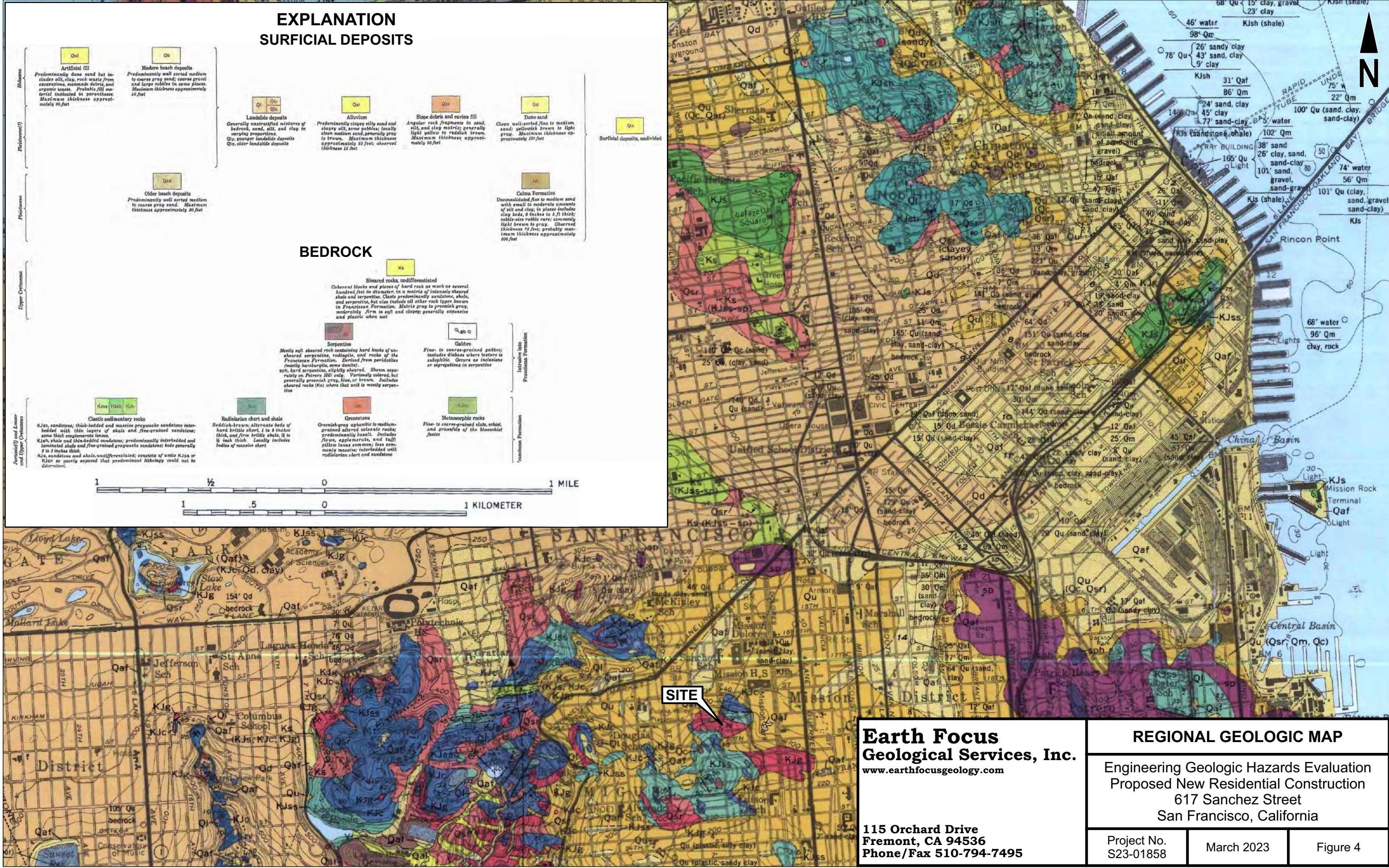
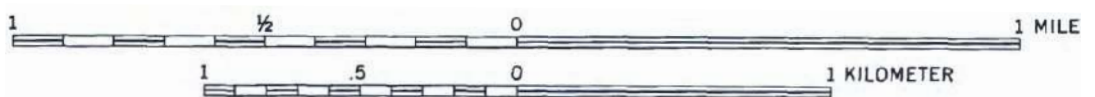
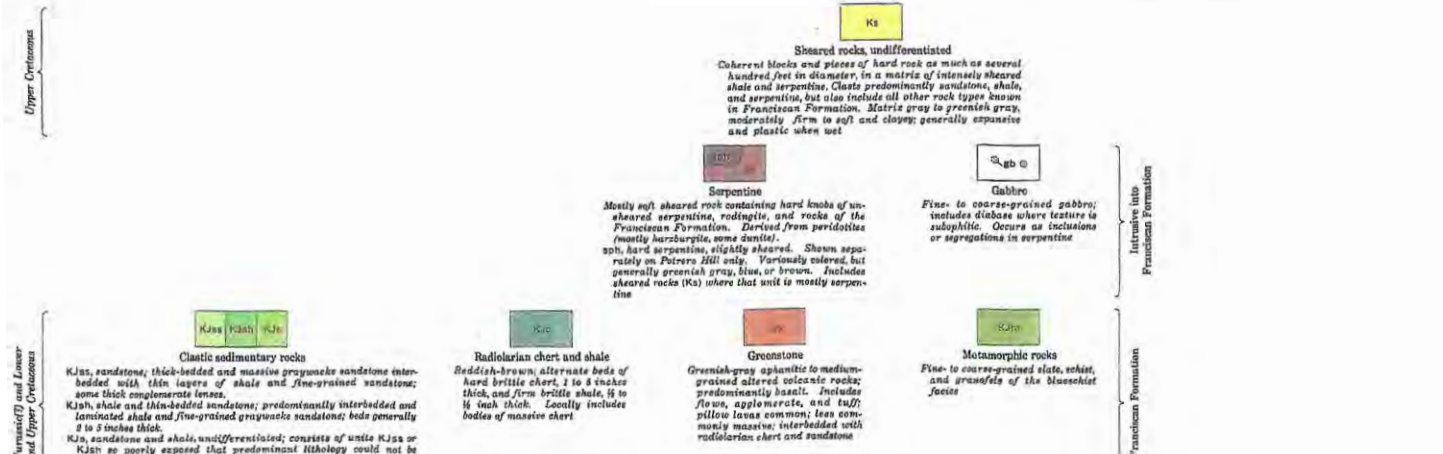
March 2023

Figure 3

EXPLANATION SURFICIAL DEPOSITS



BEDROCK



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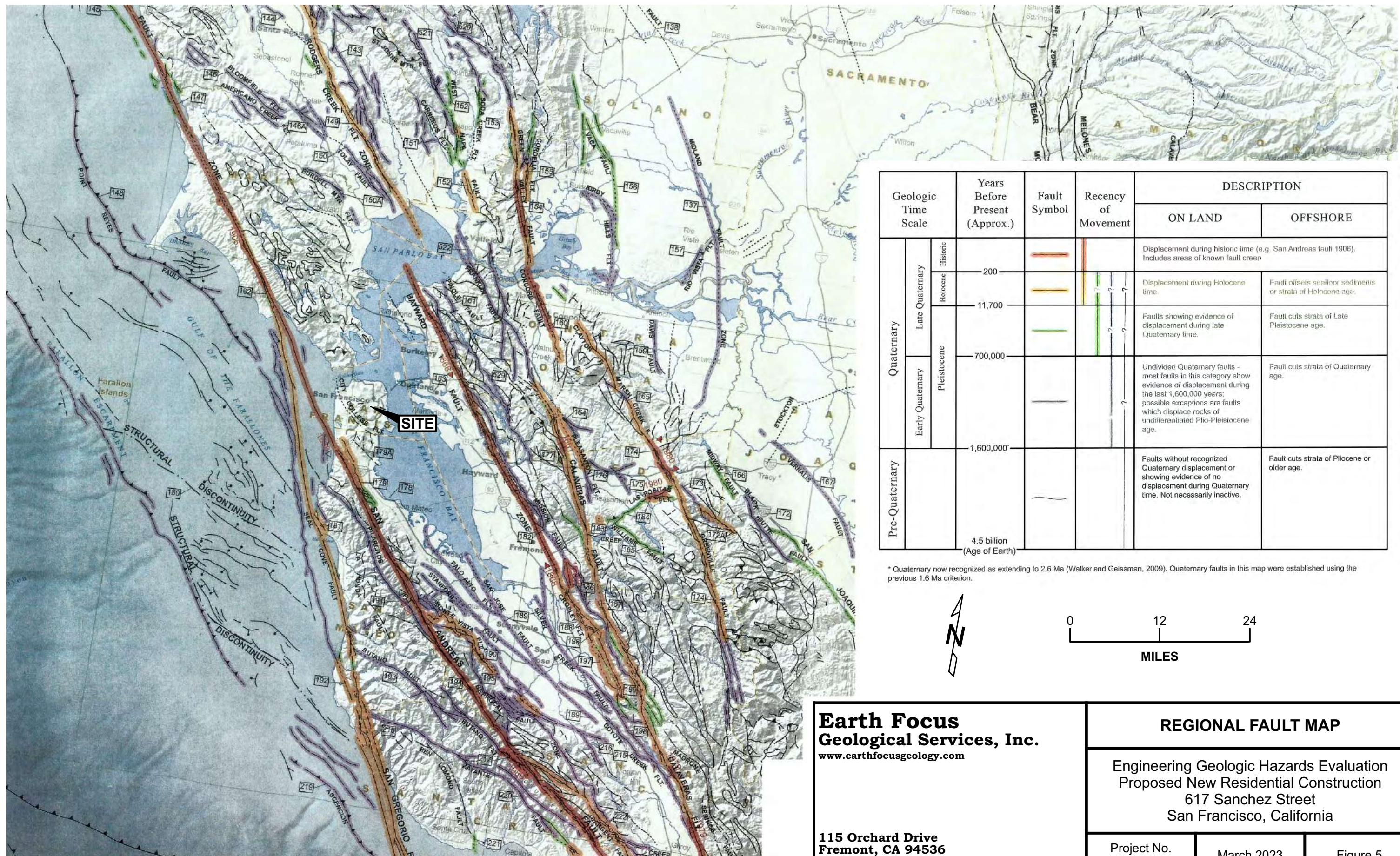
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REGIONAL GEOLOGIC MAP

Engineering Geologic Hazards Evaluation
Proposed New Residential Construction
617 Sanchez Street
San Francisco, California

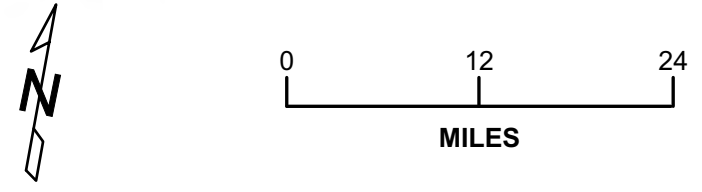
Project No. S23-01858	March 2023	Figure 4
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Map Source: Schlocker, J. 1974, Geology of the San Francisco North Quadrangle, California: U.S. Geological Survey Professional Paper 782, 109 p., 3 pls.



Geologic Time Scale	Years Before Present (Approx.)	Fault Symbol	Recency of Movement	DESCRIPTION	
				ON LAND	OFFSHORE
Quaternary	Historic			Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep	
	Late Quaternary	200			Displacement during Holocene time.
		11,700			Faults showing evidence of displacement during late Quaternary time.
Early Quaternary	Pleistocene	700,000			Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age.
Pre-Quaternary	1,600,000			Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive.	
	4.5 billion (Age of Earth)			Fault cuts strata of Pliocene or older age.	

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.6 Ma criterion.

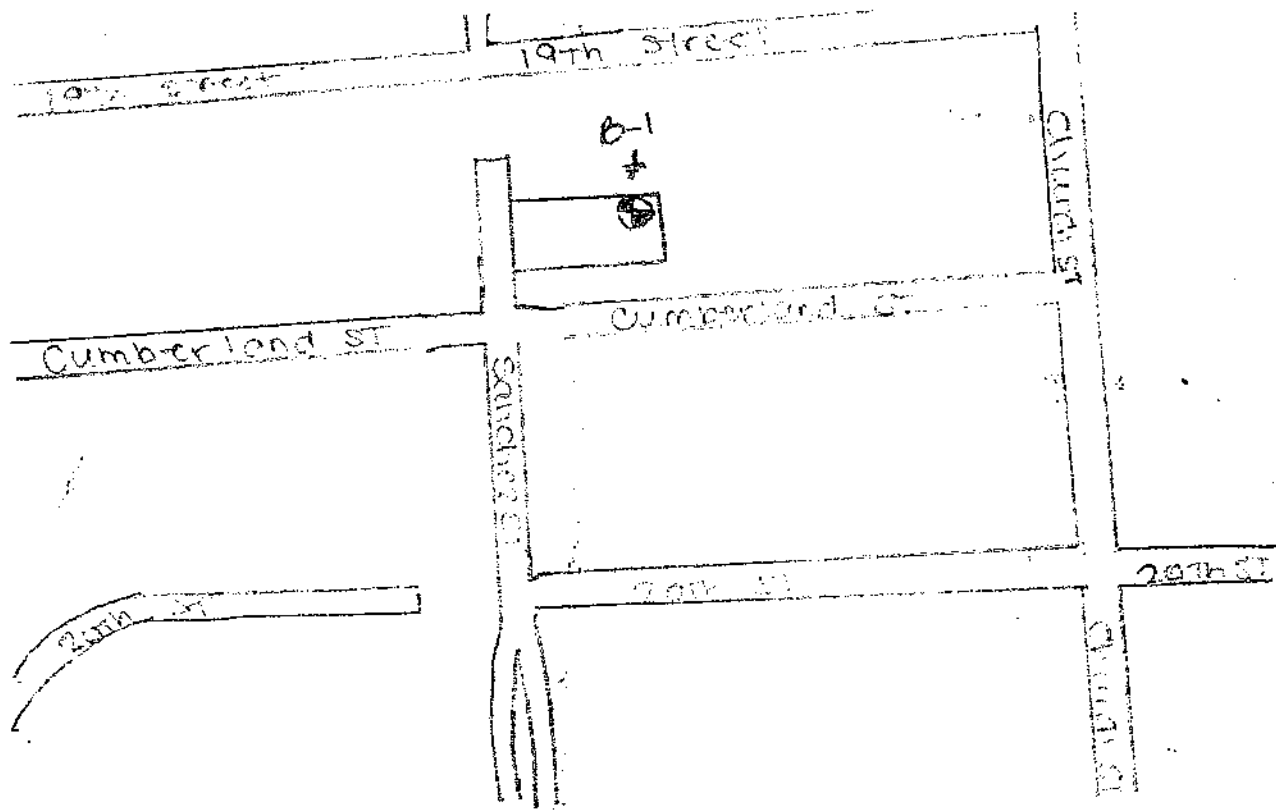


Map Source: Jennings, C.W., and Bryant, W.A., compilers, 2010, Fault Activity Map of California: California Geological Survey Data Map No. 6, Scale 1:750,000.

Earth Focus Geological Services, Inc. www.earthfocusgeology.com 115 Orchard Drive Fremont, CA 94536 Phone/Fax 510-794-7495	REGIONAL FAULT MAP		
	Engineering Geologic Hazards Evaluation Proposed New Residential Construction 617 Sanchez Street San Francisco, California		
Project No. S23-01858	March 2023	Figure 5	

Engineering Geologic Hazards Evaluation
617 Sanchez Street, San Francisco, CA
March 6, 2023
Project No: S23-01858

APPENDIX A – H. Allen Gruen, Geotechnical Engineer (2018) Boring Location Map and Boring Log



LEGEND


B-1
 Boring Location
 and Number

NOT TO SCALE

H. Allen Gruen
 Geotechnical Engineer

Job. No: 18-4836
 Appr: AG
 Drwn: VP
 Date: 10-1-18

BORING LOCATION MAP
 617 Sanchez Street
 San Francisco, California

PLATE
 1

Location of Boring:

Project:	Boring No.: 1
617 Sanchez Street	Total Depth: 9.5
Job No.: 18-4836	Logged By: KJ
Proj. Mgr.: AG	Date: 9-4-18
Drilling Contractor: Access Drilling	
Hammer Wt.: 140lb	Drop: 30"

Sample Depth	Sampler Type	Blows/foot	Inches Driven	Inches Recovered	Sample Condition	Pocket Penetrometer Shear Strength (KSF)	Moisture Content (%)	Dry Density (PSF)	% Passing #200 Sieve	Depth in Feet	Graphic Log
	SW									1	Brown Sandy lean CLAY (CL) very stiff moist
		15								2	
	SW									3	
		30								4	
	2in									5	
		41								6	- Hard Brown clayey SAND (SC) Dense, moist
	2"									7	
		45								8	
	ST									9	
		91								10	
										11	Refusal at 9.5 feet No free Ground water encountered
										12	
										13	
										14	
										15	
										16	
										17	
										18	
										19	
										20	

H. Allen Gruen
Geotechnical Engineer

Job No: 18-4836
Appr: AG
Date: 10-1-18

LOG OF BORING 1
617 Sanchez Street
San Francisco, California

PLATE
2

MAJOR DIVISIONS					TYPICAL NAMES
COARSE GRAINED SOILS More than Half > #200 sieve	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW		WELL GRADED GRAVELS, GRAVEL-SAND
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES
		GRAVELS WITH OVER 12% FINES	GM		SILTY GRAVELS, POORLY GRADED GRAVEL-SAND-SILT MIXTURES
			GC		CLAYEY GRAVELS, POORLY GRADED GRAVEL-SAND-CLAY MIXTURES
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS WITH LITTLE OR NO FINES	SW		WELL GRADED SANDS, GRAVELLY SANDS
			SP		POORLY GRADED SANDS, GRAVELLY SANDS
		SANDS WITH OVER 12% FINES	SM		SILTY SANDS, POORLY GRADED SAND-SILT MIXTURES
			SC		CLAYEY SANDS, POORLY GRADED SAND-CLAY MIXTURES
FINE GRAINED SOILS More than Half < #200 sieve	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50		ML		INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL		INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL		ORGANIC CLAYS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50		MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
			CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH		ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS		Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS	

UNIFIED SOIL CLASSIFICATION SYSTEM

		Shear Strength, psf		Confining Pressure, psf	
Consol	Consolidation	Tx	2630 (240)	Unconsolidated Undrained Triaxial	
LL	Liquid Limit (in %)	Tx sat	2100 (575)	Unconsolidated Undrained Triaxial, saturated prior to test	
PL	Plastic Limit (in %)	DS	3740 (960)	Unconsolidated Undrained Direct Shear	
PI	Plasticity Index	TV	1320	Torvane Shear	
Gs	Specific Gravity	UC	4200	Unconfined Compression	
SA	Sieve Analysis	LVS	500	Laboratory Vane Shear	
	Undisturbed Sample (2.5-inch ID)	FS	Free Swell		
	2-inch-ID Sample	EI	Expansion Index		
	Standard Penetration Test	Perm	Permeability		
	Bulk Sample	SE	Sand Equivalent		

KEY TO TEST DATA

H. Allen Gruen
Geotechnical Engineer

Appr: AG

Date: 10-1-18

SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

617 Sanchez Street

San Francisco, California

PLATE

3

EXHIBIT E



Safe Air Fast Environmental LLC
Testing and Consulting Services
Serving Field Offices:
Vallejo CA 94591/Rocklin CA 95677
Mailing Address: PO Box 2948, Rocklin CA 95677
Office Phone: 415.813.4144
Office Fax: 888.979.6417
Email: admin@safefirst.com

Limited Preliminary Asbestos and Lead Inspection Report

Subject Property: 617 Sanchez St, San Francisco, CA 94114

Client: JW Sanchez LLC

Survey Date: 6/21/2023

Report Date: 6/23/2023

Table of Contents:

Section 1	General Inspection Information
Section 2	Asbestos Inspection Results/Conclusions of Client Defined Areas
Section 3	Lead Inspection Results/Conclusions of Client Defined Areas

Asbestos and Lead Laboratory Reports are attached to the end of report.

1 - GENERAL INSPECTION INFORMATION

Inspection Introduction

Safe Air Fast Environmental, LLC (SAFE) performed a Limited Preliminary Asbestos and Lead Inspection at 617 Sanchez St, San Francisco, CA 94114. The Inspection was performed in accordance to the agreed upon Limited Preliminary Asbestos Inspection Report Reliance and Warranty Statement as published within this document APPENDIX B.

The Inspection was performed on 6/21/2023 by our Field Consultant, Phillip Mossler.

Inspection General Information

General Subject Property or Inspection information is as follows:

- The Subject Property is a Single Family building constructed in or about 1906.
- Samples are being collected for regulatory requirements associated with renovation or demolition actions.

If additional information related to the Subject Property, or the completed inspection, should be considered by SAFE or if additional site actions, including that of additional product sampling, should be considered within this work product or is required for site actions or should any additional site information not presented in this report be available by any party please contact SAFE as such additional information may alter Subject Property findings, conclusions and when provided limited site action plan.

Client Defined Inspection Areas

SAFE's survey was limited to include only the following readily observable and accessible areas (survey area):

- Property Interior: SAFE was engaged by Client to inspect interior areas of the Subject Property only as deemed readily accessible and readily visible by SAFE. SAFE does not move content or appliance items.
Client Defined Areas listed in Section 2 and in Section 3.

2 - ASBESTOS INSPECTION RESULTS/CONCLUSIONS

Inspection Objective

SAFE's Inspection and this published work product are designed to provide information to assist the Client solely with the determination that inspected areas (Section 2) at the Subject Property and as observed and sampled by SAFE may likely support friable or non-friable asbestos containing materials (ACM) or friable or non-friable asbestos containing construction materials (ACCM) within sampled products.

A material is considered to be ACM if at least one sample collected from an defined homogeneous product type shows asbestos present in an amount greater than one percent (>1%) or as defined by state law. A material can also be determined asbestos containing construction materials (ACCM) when sample product analysis presents asbestos content at less than one percent (<1%) or as defined by state law. Both ACM and ACCM product disturbances require adherence to multiple regulatory requirements as provided by federal, state and local laws. Sampled products that do not present detectable asbestos through sampling analysis are considered not detected (ND) and do not fall under federal, state or other local asbestos regulatory requirements.

Asbestos Results and Conclusion Statement

SAFE collected 5 bulk asbestos sample(s) for analysis. Based on the sample analysis, SAFE opines the following:

The following analyzed bulk samples were noted to contain asbestos and either possess greater than 1% asbestos (>1%) and as such are considered asbestos containing material (ACM) or less than 1% asbestos (<1%) and as such are considered asbestos containing construction materials (ACCM). ACM and/or ACCM is subject all asbestos related federal, state and local regulatory requirements. Client is advised regulatory requirements require abatement and the use of a licensed and properly certified asbestos contractor.

The removal and/or disturbance, disposal and transportation of asbestos containing materials are regulated by the EPA, BAAQMD, CA/OSHA, OSHA and DTSC. The removal and disposal of asbestos containing materials has to be performed by a CSLB licensed and DOSH registered abatement contractor.

The laboratory results **identified ASBESTOS** in the following materials sampled, located within Client Defined Inspections Areas:

Sample Number	Lab Sample	Location	Direction	Building Material	%Asbestos
4B	16009503-1	Master Bedroom	East Wall	Skim Coat	2% Chrysotile
4B	16009503-1	Master Bedroom	East Wall	Composite-Sheetrock/Joint Compound (If one Joint Compound sample tests positive for ACM/ACCM, it is assumed that all Joint Compound is positive for ACM throughout the structure.)	<1% Chrysotile Assumed ACM
5B	16009504-1	Bathroom	West Wall	Skim Coat	Chrysotile

The following analyzed bulk samples were NOT noted to possess asbestos (ACM <1% or ACCM <1%) and as such sampled materials are considered ND or Not Detected with regards to asbestos. ND products are not subject to direct asbestos related federal, state and local regulatory requirements.

Asbestos Containing Materials (>1%) were Not Detected within Client Defined Inspections Areas:

Asbestos Containing Construction Materials (<1%) were Not Detected within Client Defined Inspections Areas:

Sample Number	Lab Sample	Location	Direction	Building Material	%Asbestos
1A	16009500-1	Kitchen	South Wall	Skim Coat	None Detected
2A	16009501-1	Living Room	North Wall	Skim Coat	None Detected
3A	16009502-1	Stairway	North Wall	Skim Coat	None Detected

In the event suspect or potential non-sampled ACM/ACCM products are uncovered during Subject Property actions, suspected non-sampled material is not to be disturbed and SAFE is to be immediately contacted to perform additional asbestos bulk sample collection or non-sampled and suspect materials are to be considered Presumed Asbestos Containing Materials (PACM) and accordingly addressed as ACM. Non-sampled products cannot be considered ND.

Asbestos Laboratory Analysis

Following sample collection, samples are logged to the project and either hand-delivered to EM Lab P&K in South San Francisco or shipped overnight (or held in locker and then shipped) to the appropriate office associated laboratory under SAFE chain-of-custody procedures.

Asbestos samples collected within the Subject Property and submitted to the laboratory undergo analysis by polarized light microscopy (PLM) with Dispersion Staining Technique. The recognized EPA method for this analysis is EPA 600/R-93/116.

Asbestos fiber content is estimated by optically comparing the quantity of non-asbestos material to asbestos fibers. The lower limit of reliable detection using PLM is 1%. Samples that contain more than 1% asbestos are reported in percent ranges and are considered (ACM). Samples that contain asbestos in a concentration lower than the limit of reliable detection (<1%) are reported as asbestos containing construction materials (ACCM). Samples in which no asbestos is observed are reported as "None Detected" (ND).

3 - LEAD INSPECTION RESULTS/CONCLUSIONS

Conclusion Statement-Lead

SAFE analyzed 67 lead sample(s) using an X-Ray fluorescence (XRF) spectrum analyzer. Based on the sample analysis, SAFE opines the following:

LEAD BASED PAINT/MATERIALS

Because the paint samples listed below were found to contain LBP/LBM (Lead Based Paint/Material), all areas where the LBP/LBM (Lead Based Paint/Material) will be disturbed will require abatement, encapsulation, and/or prep work by a Certified Lead Worker (CDPH) when a school, public housing, or sick child is involved, otherwise with required certification with Renovator, Repair, and Painting (RRP) designation.

All work practices should follow EPA RRP, CDPH Title 17, and DOSH 1532.1 regulatory requirements.

Required certification with Renovator, Repair, and Painting (RRP) designation.

Required Certified Lead Worker (CDPH) required when a school, public housing, or sick child is involved.

The locations and results of the suspect samples found to be LBP/LBM (Lead Based Paint/Material) are as follows:

Sample ID#	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading
11	2nd Floor	Master Bedroom	Door	Wood	White	Intact	1.8
19	1st Floor	Kitchen	Ceiling	Drywall	White	Intact	5.3
61	1st Floor	Exterior South	Wall	Wood	White	Intact	1.3
62	1st Floor	Exterior South	Wall	Wood	White	Intact	1.3
65	1st Floor	Exterior South	Window Casing	Wood	White	Intact	7.6

LEAD CONTAINING PAINT/MATERIALS

Required Certified Lead Worker (CDPH) required when a school, public housing, or sick child is involved.

Because the paint samples listed below were found to contain LCP/LCM (Lead Containing Paint/Material, Lead safe practices are required. Implement CA/OSHA lead safe procedures only. Follow waste disposal rules. Lead safe practices include containment, HEPA vacuums, prompt clean-up and worker health and safety.

The locations and results of the suspect samples found to be LCP/LCM (Lead Containing Paint/Material) are as follows:

Sample ID#	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading
9	2nd Floor	Master Bedroom	Window Trim	Wood	White	Intact	0.8
24	1st Floor	Kitchen	Floor	Ceramic Tile	White	Intact	0.4
26	1st Floor	Living Room	Ceiling	Wood	White	Intact	0.3
27	1st Floor	Living Room	Ceiling Beam	Wood	White	Intact	0.3
33	1st Floor	Entry	Ceiling	Wood	White	Intact	0.5
34	1st Floor	Entry	Ceiling Beam	Wood	White	Intact	0.5
41	1st Floor	Bathroom	Wall	Ceramic Tile	Blue	Intact	0.3

64	1 st Floor	Exterior South	Wall	Wood	White	Intact	0.3
66	1 st Floor	Exterior South	Facia	Wood	White	Intact	0.2
67	1 st Floor	Exterior South	Decorative Trim	Wood	White	Intact	0.2

The locations and results of the suspect samples found to **NOT CONTAIN** either LCP/LCM (Lead Containing Paint/Material) or LBP/LBM (Lead Based Paint/Material) of are as follows:

Sample ID#	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading
1	2nd Floor	Upstairs Landing	Wall	Drywall	White	Intact	0.0
2	2nd Floor	Upstairs Landing	Ceiling	Drywall	White	Intact	0.0
3	2nd Floor	Upstairs Landing	Cabinets	Wood	White	Intact	0.0
4	2nd Floor	Upstairs Landing	Baseboard	Wood	White	Intact	0.0
5	2nd Floor	Upstairs Landing	Door Frame	Wood	White	Intact	0.0
6	2nd Floor	Master Bedroom	Wall	Drywall	White	Intact	0.0
7	2nd Floor	Master Bedroom	Ceiling	Drywall	White	Intact	0.0
8	2nd Floor	Master Bedroom	Baseboard	Wood	White	Intact	0.0
10	2nd Floor	Master Bedroom	Door Frame	Wood	White	Intact	0.0
12	2nd Floor	Stairway	Wall	Drywall	White	Intact	0.0
13	2nd Floor	Stairway	Ceiling	Drywall	White	Intact	0.0
14	2nd Floor	Stairway	Wall Trim	Wood	White	Intact	0.0
15	2nd Floor	Stairway	Baseboard	Wood	White	Intact	0.0
16	2nd Floor	Stairway	Windowsill	Wood	White	Intact	0.0
17	1st Floor	Kitchen	Wall	Drywall	White	Intact	0.0
18	1st Floor	Kitchen	Wall	Wood	White	Intact	0.0
20	1st Floor	Kitchen	Cabinets	Wood	White	Intact	0.0
21	1st Floor	Kitchen	Door	Wood	White	Intact	0.0
22	1st Floor	Kitchen	Door Jam	Wood	White	Intact	0.0
23	1st Floor	Kitchen	Windowsill	Wood	White	Intact	0.0
25	1st Floor	Living Room	Wall	Drywall	White	Intact	0.0
28	1st Floor	Living Room	Baseboard	Wood	White	Intact	0.0
29	1st Floor	Living Room	Door Frame	Wood	White	Intact	0.0
30	1st Floor	Living Room	Crown Molding	Wood	White	Intact	0.0
31	1st Floor	Entry	Wall	Drywall	White	Intact	0.0
32	1st Floor	Entry	Ceiling	Drywall	White	Intact	0.0
35	1st Floor	Entry	Baseboard	Wood	White	Intact	0.0
36	1st Floor	Entry	Door Jam	Wood	White	Intact	0.0
37	1st Floor	Entry	Door	Wood	White	Intact	0.0
38	1st Floor	Entry	Window Casing	Wood	White	Intact	0.0
39	1st Floor	Entry	Crown Molding	Wood	White	Intact	0.0
40	1st Floor	Bathroom	Wall	Drywall	White	Intact	0.0
42	1st Floor	Bathroom	Ceiling	Drywall	White	Intact	0.0
43	1st Floor	Bathroom	Cabinets	Wood	White	Intact	0.0
44	1st Floor	Bathroom	Door	Wood	White	Intact	0.0
45	1st Floor	Bathroom	Door Jam	Wood	White	Intact	0.0

46	1st Floor	Bathroom	Floor	Ceramic Tile	Blue	Intact	0.0
47	1st Floor	Bathroom	Windowsill	Ceramic Tile	Blue	Intact	0.0
48	1st Floor	Bathroom	Window Trim	Wood	White	Intact	0.0
49	1st Floor	Sunroom	Wall	Wood	Green	Intact	0.0
50	1st Floor	Sunroom	Wall	Wood	White	Intact	0.0
51	1st Floor	Sunroom	Ceiling	Wood	White	Intact	0.0
52	1st Floor	Sunroom	Floor	Wood	Green	Intact	0.0
53	1st Floor	Sunroom	Door Frame	Wood	Green	Intact	0.0
54	1st Floor	Exterior North	Wall	Wood	Red	Intact	0.0
55	1st Floor	Exterior North	Handrail	Wood	White	Intact	0.0
56	1st Floor	Exterior North	Baluster	Wood	White	Intact	0.0
57	1st Floor	Exterior North	Facia	Wood	Purple	Intact	0.0
58	1st Floor	Exterior North	Door Casing	Wood	Purple	Intact	0.0
59	1st Floor	Exterior West	Wall	Wood	Red	Intact	0.0
60	1st Floor	Exterior East	Wall	Wood	Red	Intact	0.0
63	1st Floor	Exterior South	Door	Wood	White	Intact	0.0

In the event suspect or potential non-sampled LCP/LCM and/or LBP/LBM products are uncovered during Subject Property actions, suspected non-sampled material is not to be disturbed and SAFE is to be immediately contacted to perform additional asbestos bulk sample collection or non-sampled and suspect materials are to be considered Presumed LBP/LBM and accordingly addressed as LBP/LBM. **Non-sampled products cannot be considered Not Detected.**

The lead suspect samples were analyzed according to the Housing Urban Development (HUD) Guidelines, the Environmental Protection Agency (EPA) and California Public Health Department (formally DHS), who regulate and require the abatement or in-place management of LCP/LCM (Lead Containing Paint/Material) and LBP/LBM (Lead Based Paint/Material) hazards equal to or greater than 1.0 milligram per square centimeter (1.0 mg/cm²) of lead or more than 0.5% lead by weight. The following regulation shall be adhered to because OSHA considers all surfaces to contain lead: OSHA's 29 CFR 1926.62, California Occupational Safety and Health Standard, Title 8 (Cal/OSHA 8 CCR 1532.1).

Painted/coated surfaces were tested in the field using an X-Ray fluorescence (XRF) spectrum analyzer. See attached XRF report.

For the purposes of this survey, any coating found to have a lead concentration greater than 1.0 milligrams per square centimeter (mg/cm²) is considered to be Lead Based Paint (LBP) or Lead Based Material (LBM) and any coating having a lead concentration greater than 0.0 mg/cm², but less than or equal to 1.0 mg/cm² is considered to be Lead Containing Paint (LCP) or Lead Containing Material (LCM).

Once the determination is made on where the LCP/LCM and/or LBP/LBM are located, the In-Place Management or the Abatement of the LCP/LCM and/or LBP/LBM can commence. If the In-Place Management method is to be used, prior to the repainting of the effected surface areas, the loose flaky paint must be removed until the remaining paint adheres smoothly to the substrate. Once this task is completed, the surface area can be repainted without the possibility of paint being dislodged and falling to the floor or ground areas. If the Abatement method of all surfaces is to be completed, then the debris and any loose flaky paint must be bagged or burrito wrapped prior the removal of the debris from the work area(s) and subsequently the site.

Although not all the rooms or materials were sampled, the like materials that were tested and their results will be treated as homogeneous and the materials will be treated as containing LCP/LCM and/or LBP/LBM throughout the site.

Prior to the demolition work being completed and/or the transporting of the debris from the site, Health and Safety Code 25157.8(AB 274 National Resources) requires that all lead debris be sampled for Waste Characterization. This will assist the Contractor in making a determination of whether or not the material is to be considered Hazardous or Non-Hazardous Lead waste or general construction debris. The Sequence of testing to be completed by the Contractor is as follows:

- Total Threshold Limit concentration (TTL) with a result of 50 mg/kg or more but less than 1000mg/kg of lead must be retested using the Soluble Threshold Limit concentration(STLC) method;
- A STLC result of 5.0 mg/L or greater is considered California Hazardous Waste;
- Total Characteristic Leaching Procedure (TCLP) testing shall only be accomplished when approved by the Owners Representative; This procedure shall be generally reserved for out-of-state shipments; and a TCLP result of 5.0 mg/L or more deems the waste Federal RCRA materials; and
- The California hazardous waste threshold for total lead using STLC is 5 mg/L and
- Waste profiling shall be accomplished if the paint contains more than 350 ppm by Flame AAS. Exception: Metals that are coated with paint are to be recycled.

In order to stabilize the current lead conditions, SAFE recommends that Lead Certified Workers (CDPH) conduct in-place management work of the LCP/LCM and/or LBP/LBM surfaces scheduled for renovation/demolition in schools, public buildings, or when a sick child is involved, otherwise individuals certified by EPA, with Renovator, Repair, and Painting (RRP) designation conduct in-place management work of the LBP/LBM surfaces scheduled for renovation/demolition. Once the abatement, in-place management, and/or Prep work is completed and the areas are stabilized, the existing surfaces will

be in good condition and not create a health or safety concern to the workers conducting the general construction work at the site. A scope of Work and/or specifications should be utilized to conduct the lead work at the site.

4 - DISCLAIMER STATEMENT

Disclaimer Statement:

The results, findings, conclusions and recommendations expressed in this report are based only on conditions noted during the inspection within the listed Client Defined Inspection Areas and sampling was completed per agreed engagement. SAFE sample locations and sample frequency were based on SAFE's observations and the assumption that like materials in the same area are homogeneous in content.

This report is designed to aid the building owner or Client in locating ACM and/or ACCM, and LCP/LCM and/or LBP/LBM within the Subject Property and sampling analysis can present false negatives, false positives, be under reported or over reported. SAFE recommends all suspect ACM/ACCM is collected per established guidelines and when sampling is not collected accordingly (AHERA 3-5-7) sampling errors can increase and such potential errors are accepted by Client and all associated site parties in full that rely on the completed inspection or this report and all such parties accept such increased liability is at their own peril and risk.

Any conditions or materials that could not be visually identified on the surface were not inspected and may differ from those conditions or materials noted. It was not within the scope of the inspection to remove surface materials to investigate portions of the structure or materials that lay beneath the surface.

SAFE, in some instances, may be asked to render expert opinion, suggestions or recommendations based on invalid statistical data, incomplete information or intentionally misleading information. Client is advised such opinions, suggestions or recommendations carry extreme limitations in use and reliance and may at times exacerbate Subject Property conditions, create false or inaccurate Subject Property assumptions and reliance or may result in breaches in federal, state and/or local regulations.

The professional services provided and judgments rendered on this project meet current professional standards and do not carry any other guarantee. SAFE is not responsible for any property devaluation based on identified issues, completed work or public perception. In no event will SAFE be liable for damages of any kind, including though not limited to, special, indirect, incidental, punitive or consequential regardless of the form or type, including though not limited to, contractual, tort or product liability related to or arising from the an SAFE survey, SAFE work product or actions undertaken by site parties or any third party arising from this SAFE surveys or work product in any form or manner except as expressly provided herein or within a written engagement agreement. SAFE disclaims any and all representations and warranties of any kind or nature related to the completed survey, site findings, published work product or the accuracy of collected site data, analysis or information provided when such information is provided by any third party and is considered inaccurate, incomplete or fraudulent.

Engagements or contracts not stipulated in writing, such as verbal agreements, are not considered valid and do not supersede any written document or work product limitation or statement. The Client is solely responsible for the use of, and any determinations made from SAFE work product, SAFE recommendations or SAFE conclusions. SAFE shall not have any liability with respect to Client's decisions or recommendations made or actions taken by the Client, its subsidiaries, contractors or any other related or affiliated third party, based on the findings of any SAFE published work product outside that stated within the work product or in place written agreements or written contracts. If questions arise about any survey, any work product or the engagement agreements - contracts, contact SAFE immediately.

I hereby certify that I am responsible for the services described in this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state and local statutes, regulations and ordinances.

Respectfully submitted,

Phillip Mosler

Phillip Mosler

CSST DOSH# 16-5750

Certified Building Sampling Technician #LRC-000089

Safe Air Fast Environmental, LLC

Serving Field Offices: Vallejo CA 94591/Rocklin CA 95677

Mailing Address: PO Box 2948, Rocklin CA 95677

Office Phone: 415.813.4144 / Office Fax: 888.979.6417 / Email: admin@safefirst.com

Cell: 925.998.6957

Report Reviewed By:

Jason Woodward

Jason Woodward, Certified Lead Building Inspector Cert. #LRC-00008979

Asbestos Field Consultant CAC DOSH 21-6917

APPENDIX A: Subject Property Diagrams and Pictures

Diagrams and/or pictures are only attached when produced and requested.

If diagrams and/or pictures are not attached and are required, they can be obtained by contacting SAFE when produced.

APPENDIX B: Limited Preliminary Asbestos Inspection Report Reliance and Warranty Statement

Upon report delivery, Client accepts Safe Air Fast Environmental (SAFE)'s survey and all work products are limited by the terms and conditions stated within this report, this statement and other SAFE published work product. Further, Client acknowledges SAFE made every reasonable attempt to locate asbestos containing material (ACM) and asbestos containing construction materials (ACCM), and Lead Containing Materials (LCM) and Lead Based Paint (LBP) in the Client Defined Inspection Areas and Client accepts Subject Property may support not readily accessible or hidden ACM, ACCM, LCM, or LBP products not discoverable during the inspection or within the inspection's scope may exist and fall outside readily observable areas or areas included

within the inspection, that latent or concealed defects and deficiencies are excluded from inspection and that the inspection was limited by time, budget and other applied constraints. Listing of such constraints can be provided at request.

SAFE represents to the Client that it has used a degree of care and skill ordinarily exercised by like qualified independent environmental professionals (IEP) given Client or inspection limitations and known Subject Property conditions in the preparation of SAFE work product, the completion of SAFE inspections and in the assembling of data and information related thereto. No warranty or guarantee concerning the findings or conclusions beyond that stated wherein this "Statement" is intended or offered. SAFE makes no warranty, nor can any company, that the Subject Property or any property is free from asbestos (ACM or ACCM) or Lead (LCM or LBP) or that all ACM, ACCM, LCM, or LBP products were identified or sampled. SAFE is not responsible for changes in state of industry. SAFE hereby expressly disclaims any and all representations and warranties of any kind or nature, weather expressed, implied or statutory, related to the findings of this report. Additionally, this report does not make any express or implied warranty or guarantee regarding the inspection or methodology used by the inspector performing the inspection reported herein, or the accuracy of any information provided.

With respect to SAFE's inspection, Client must understand the completed inspection is not considered sufficient in detail and scope to serve as an all-inclusive and comprehensive Subject Property survey to identify all areas of potential ACM, ACCM, LCM, or LBP inside or at the Subject Property. Such a comprehensive survey requires unrestrained intrusive and destructive investigation of all Subject Property building products and areas, including opening of all building cavities, coupled with non-restricted Subject Property sampling and data collection which SAFE opines is not practical under the current engagement as such actions would result in the destruction of the Subject Property itself and given most inspection engagements is cost prohibitive. SAFE's inspection is not technically exhaustive and the fee charged is substantially less than that of a technically exhaustive inspection or survey.

Likewise, the inspection is not intended to reduce the risk that potential asbestos or the disturbance of potential ACM or ACCM may pose to the Subject Property or its occupants. SAFE's inspection and this report are for the exclusive use of Client and was designed to provide information to assist the Client solely with the determination that Client Defined Inspection Areas as observed and sampled by SAFE likely do or likely do not contain ACM, ACCM, LCM, or LBP. Client is solely responsible for the use of and any liability with respect to decisions or recommendations made from this report and SAFE shall not have any liability with respect to decisions or recommendations made or actions taken by Client, their subsidiaries, suppliers, employees, agents, contractors, affiliates or attorneys, based on the findings of this report.

Client is advised the determination the Subject Property or Client Defined Inspected Areas do not support ACM, ACCM, LCM, or LBP is neither feasible nor practical and as such no company can make such a statement based on the completed inspection or any type of limited inspection. Client is advised that neither SAFE nor any company can guarantee all potential ACCM, ACCM, LCM, or LBP was identified or sampled at the Subject Property during the completed inspection. It is also possible identified potential contaminated areas may not be noted in this report or may fall outside SAFE's engagement or Client Defined Inspection Areas.

Any conditions or materials that could not be visually identified on the surface were not inspected and may differ from those conditions or materials noted. It was not within the scope of the inspection to remove surface materials to investigate portions of the structure or materials that lay beneath the surface.

The above noted areas considered inaccessible or impractical to inspect may contain ACM, ACCM, LCM, or LBP that may not have been identified, sampled or that may present an exposure issue within living space areas during site actions. Such areas, at a minimum, are: interiors of walls and ceilings and inaccessible areas below; areas concealed by any floor product or floor covering; areas to which there is no access without defacing or tearing out lumber, masonry, roofing or other finished workmanship; any attic and basement areas unless specifically engaged to evaluate and separated listed as a Client defined area or when engaged attic or basement areas concealed or made inaccessible by insulation, construction, ducting, belongings, or equipment; areas where locks or contents prevented access; areas concealed by appliances, contents or other like items including stored materials; and areas concealed by any vegetation, soil, rockscape or other landscape items; areas within mechanical equipment; within HVAC duct systems; inside drainage or sanitary pipes; and areas deemed hazardous for entry as determined by SAFE personnel.

SAFE is not responsible for consequences or conditions that were intentionally or unintentionally concealed or withheld from SAFE, overlooked or not evaluated by SAFE or not fully disclosed to SAFE at any time prior to, during or after the conducted inspection. Further, SAFE makes no warranty whatsoever with respect to any condition, asbestos, lead, microbial or other, for areas outside the limited inspection area(s) or for any area(s) SAFE opines were not readily observable or assessable whether within the limited assessment area(s) or not. All non-inspection listed areas or areas outside SAFE opined readily accessible or observable areas were not considered in the production of SAFE work product. Reference to such limited areas may not be so directly noted in this report though are available at request.

SAFE considers information provided by Client and third parties truthful and accurate for work product purposes. SAFE is not responsible to independently verify any information provided and may rely on information absent actual knowledge to the contrary and to the extent that the information appears reasonable to SAFE personnel. SAFE understands accuracy and completeness of information may vary among sources and as such information not provided within this report was not considered in work product opinions, conclusions and site actions plans. If site parties believe additional information should be considered or if provided information may be inaccurate or incomplete SAFE is to be contacted prior to any report reliance as work product opinions, conclusions and site action plans may alter or become invalid.

Based on engagement some potential pollutants (i.e. lead, mold, bacteria, other microbial impact issues, etc.) may not have been characterized and additional investigation may be needed to determine if such other pollutants are present at the Subject Property or to align to potential applicable federal, state or local regulatory or compliance requirements. Subject Property work completed absent such other pollutant evaluation, regardless of property age or SAFE knowledge of such potential contaminants, is done so at contractor or Client's sole peril and liability. SAFE is not required to make other such potential pollutant survey recommendations.

All regulatory standards and industry standards or guidelines referenced or commented to in SAFE work product are based on SAFE's knowledge of applicable documents in effect at the time work was performed and per SAFE personnel's understanding of such documents. SAFE cannot anticipate potential future changes or interpretation adjustments to regulatory standards.

SAFE is not licensed as a medical professional nor are any of SAFE's personnel. Neither SAFE performed inspections nor any SAFE work product is meant to be a health evaluation, a health assessment, any form of medical opinion or any type of a health risk analysis. SAFE or those representing SAFE bear no responsibility, regardless of cause, for the actual condition of the structure or safety of a site pertaining to Indoor Air Quality (IAQ) contamination regardless of the actions taken by the Client. A licensed Medical Doctor should be consulted for medical opinions regarding the information collected during the assessment or presented within this report. SAFE will make no comment with regards to, nor is SAFE responsible to provide comment with regards to Subject Property or surrounding property's, air quality or conditions with regards to occupancy or habitability.

In no event will SAFE be liable for special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort, (including negligence), strict product liability or otherwise, arising from or related to the inspection or this report. The aggregate of liability of SAFE arising from this report, whether under contract law, tort law warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by SAFE from Client for this report.

Both the inspection and this report are designed to aid the Client or Client representative in locating ACM, ACCM, LCM, or LBP. **Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an asbestos project design document or an abatement work plan.** The quantities of ACM, ACCM, LCM, or LBP identified in this report are only estimates and should not be used for bidding or developing costs for abatement. It should be the responsibility of the asbestos abatement contractor to calculate actual quantities and develop removal costs accordingly.

The invalidity or unenforceability, in whole or in part, of any provision, statement, term or condition herein this statement or this report shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, statements, terms and conditions.

Limited Inspection Methodology

SAFE's Inspection, in general, consists of a walk-through visual inspection within Client Defined Inspection Areas to classify readily visible and accessible suspect ACM/ACCM for bulk sample collection using Asbestos Hazard Emergency Response Act (AHERA) protocols or SAFE methodology.

Suspect asbestos containing materials are then evaluated for homogeneous nature (i.e., uniform in color, texture, date of application, area function, etc.), touched to determine friability and when appropriate one or more samples are collected. Unless specifically referenced materials not considered under AHERA rules as suspect asbestos containing building materials were not addressed by SAFE during this Inspection.

Suspect ACM/ACCM when readily visible and identified by SAFE within Client Defined Inspection Areas is recommended to be sampled in accordance with AHERA. Any sample deviations from AHERA were at Client request and when such requested deviations occur bulk sample collection usually occurs at SAFE investigator discretion in accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP).

In either case (AHERA or NESHAP) SAFE's sampling strategy is established in accordance to Client limitations, including potential cost restraints, or at Client directive. SAFE makes every attempt to identify and sample all suspect ACM/ACCM however all inspection areas include "inaccessible" areas which are not evaluated, not considered for sampling and not included within this report.

SAFE does not, absent noted engagement within this report, review conditions associated with the requested bulk sample collection nor does SAFE provide asbestos planning or design actions. Parties are advised areas of potential ACM/ACCM disturbance and as such associated bulk sample collection were directed by Client or Client representative.

If any questions exist about areas sampled or sampling methodology or if questions or clarification is required regarding any federal, state or local regulatory requirement please contact SAFE prior to the onset of any site action and prior to any product disturbance. Adherence to regulatory requirements is the responsibility of Client, site contractors and site parties and failure to appropriately comply with all requirements is at the sole peril, risk and liability of the breaching site party. SAFE was not engaged to provide regulatory compliance information, establish regulatory site actions or provide site recommendations.



003297552

Official use only

Page _____ of _____

Login #: _____

Company: _____

Notes: _____



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Mailing Address: PO Box 2948, Rocklin CA 95677
Office Phone: 415.813.4144 / Office Fax: 888.979.6417
Email: admin@safefirst.com

Sampler: Phillip Mossler

Job Site: Sammy Host

617 Sanchez St, San Francisco

SAMPLE

DATE: 06/21/2023

of Samples: 5

Contact: kathy@safefirst.com

Contact: ted@safefirst.com

Contact: admin@safefirst.com

TYPE OF WORK	TURN AROUND	PCM	TEM	PLM	LEAD BULK	LEAD AIR	MOLD	OTHER
<input type="checkbox"/> Laboratory Work <input checked="" type="checkbox"/> Consulting <input type="checkbox"/> On Site Monitoring	<input checked="" type="checkbox"/> Rush 3 hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24hr <input type="checkbox"/> 2-5 Days <input type="checkbox"/> 3-10 Days	<input type="checkbox"/> Clearances <input type="checkbox"/> Area <input type="checkbox"/> Personal <input type="checkbox"/> Ambient Air	<input type="checkbox"/> Clearances <input type="checkbox"/> Area <input type="checkbox"/> Ambient Air	<input checked="" type="checkbox"/> PLM <input checked="" type="checkbox"/> 1st Positive <input type="checkbox"/> <1% 400 PL CL <input type="checkbox"/> 1000 PL CL	<input type="checkbox"/> Clearance Wipes <input type="checkbox"/> Baseline Wipes <input type="checkbox"/> Soils Clear Base <input type="checkbox"/> Bulk <input type="checkbox"/> TLCL / STLC / TCEP	<input type="checkbox"/> Area <input type="checkbox"/> Personal <input type="checkbox"/> Ambient Air	<input type="checkbox"/> Air <input type="checkbox"/> Bulk <input type="checkbox"/> Tape Lift <input type="checkbox"/> Clearance <input type="checkbox"/> Baseline <input type="checkbox"/> Ambient Air	<input type="checkbox"/> Soil <input type="checkbox"/> Water

Sample Number	Time		Total Minutes	Liters Per Minute			Total Volume	Measurement SP/LP/CP	Location	Direction	Building Material
	On	Off		On	Off	Aver					
1 A	*								Kitchen	South Wall	Skim Coat
2 A	*								Living Room	North Wall	Skim Coat
3 A	*								Stairway	North Wall	Skim Coat
4 B	*								Master Bedroom	East Wall	Skim Coat/Joint Comp/Sheet Rock
5 B	*								Bathroom	West Wall	Skim Coat/Joint Comp/Sheet Rock

*Special Instructions: Composite joint compound and sheetrock per customer. Stop at first positive if skim coat, spray-on, stucco or plaster greater than 1%.

Chain of Custody

Relinquished By:	Date/Time	Received By:	Date/Time	Relinquished By:	Date/Time	Received By:	Date/Time
Phillip Mossler	6/21/23		6-21-23 12:33P				

Report for:

Ted Kruschke
Safe Air Fast Environmental
PO Box 2948
Rocklin, CA 95677

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: Sammy Host; 617 Sanchez St., San Francisco
EML ID: 3297552

Approved by:



Approved Signatory
Amin Suliman

Dates of Analysis:
Asbestos PLM: 06-21-2023

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200728-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Safe Air Fast Environmental
 C/O: Ted Kruschke
 Re: Sammy Host; 617 Sanchez St., San Francisco

Date of Sampling: 06-21-2023
 Date of Receipt: 06-21-2023
 Date of Report: 06-21-2023

ASBESTOS PLM REPORT

Total Samples Submitted:	5
Total Samples Analyzed:	4
Total Samples with Layer Asbestos Content > 1%:	1

Location: 1A, Kitchen, South Wall, Skim Coat

Lab ID-Version‡: 16009500-1

Sample Layers	Asbestos Content
Off-White Skim Coat	ND
Sample Composite Homogeneity:	Good

Location: 2A, Living Room, North Wall, Skim Coat

Lab ID-Version‡: 16009501-1

Sample Layers	Asbestos Content
Off-White Skim Coat	ND
Sample Composite Homogeneity:	Good

Location: 3A, Stairway, North Wall, Skim Coat

Lab ID-Version‡: 16009502-1

Sample Layers	Asbestos Content
Off-White Skim Coat	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 4B, Master Bedroom, East Wall, Skim Coat / Joint Comp / Sheet Rock

Lab ID-Version‡: 16009503-1

Sample Layers	Asbestos Content
Beige Joint Compound	2% Chrysotile
Cream Tape	ND
Off-White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1% Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines. Sample 5B was not analyzed due to prior positive series.

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



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Email: admin@safefirst.com

Website: www.safefirst.com

Date	June 21, 2023		Key			XRF SN #	2396	HUD/EPA		
Rest. Co			None Detected			ND	<	0.0 mg/cm ²		
Customer	Sammie Host		Lead Containing Paint/Material			LCP/LCM	<	0.99 mg/cm ²		
	617 Sanchez St, San Francisco		Lead Base Paint/Material			LBP/LBM	>	1.0 mg/cm ²		
Sample ID	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading (mg/cm ²)		HUD/EPA	Cal-OSHA Detect *
1	2nd Floor	Upstairs Landing	Wall	Drywall	White	Intact	0.0		ND	No
2	2nd Floor	Upstairs Landing	Ceiling	Drywall	White	Intact	0.0		ND	No
3	2nd Floor	Upstairs Landing	Cabinets	Wood	White	Intact	0.0		ND	No
4	2nd Floor	Upstairs Landing	Baseboard	Wood	White	Intact	0.0		ND	No
5	2nd Floor	Upstairs Landing	Door Frame	Wood	White	Intact	0.0		ND	No
6	2nd Floor	Master Bedroom	Wall	Drywall	White	Intact	0.0		ND	No
7	2nd Floor	Master Bedroom	Ceiling	Drywall	White	Intact	0.0		ND	No
8	2nd Floor	Master Bedroom	Baseboard	Wood	White	Intact	0.0		ND	No
9	2nd Floor	Master Bedroom	Window Trim	Wood	White	Intact	0.8		LCP/LCM	Yes
10	2nd Floor	Master Bedroom	Door Frame	Wood	White	Intact	0.0		ND	No
11	2nd Floor	Master Bedroom	Door	Wood	White	Intact	1.8		LBP/LBM	Yes
12	2nd Floor	Stairway	Wall	Drywall	White	Intact	0.0		ND	No
13	2nd Floor	Stairway	Ceiling	Drywall	White	Intact	0.0		ND	No
14	2nd Floor	Stairway	Wall Trim	Wood	White	Intact	0.0		ND	No
15	2nd Floor	Stairway	Baseboard	Wood	White	Intact	0.0		ND	No
16	2nd Floor	Stairway	Window Sill	Wood	White	Intact	0.0		ND	No
17	1st Floor	Kitchen	Wall	Drywall	White	Intact	0.0		ND	No
18	1st Floor	Kitchen	Wall	Wood	White	Intact	0.0		ND	No
19	1st Floor	Kitchen	Ceiling	Drywall	White	Intact	5.3		LBP/LBM	Yes
20	1st Floor	Kitchen	Cabinets	Wood	White	Intact	0.0		ND	No

Six XRF readings were noted to be for calibration purposes in accordance with PCS (Performance Characteristic Sheet).

Form Created: Ignatius Z. Rioflorida

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Pre - Test

Calibration	Reading
1.04 Red	0.98
1.04 Red	1.04
1.04 Red	1.1

Post - Test

Calibration	Reading
1.04 Red	1.0
1.04 Red	0.99
1.04 Red	1.1

Correction Value (avg.): 1.04

Inspector	Phillip Mossler
	LRC-0000089

Jason Woodward
CDPH Cert # LRC-00008979
Inspector / Assessor

***Following S.A.FE SOP Lead Survey by use of XRF. Interpretation and the use test results are the responsibility of the client.**

In HUD/EPA painted surfaces with readings equal to or greater than 1.0 mg/cm² (5000 ppm or 0.5 wt%) are considered Lead Base Paint (LBP) (24 CFR 35.86 & 40 CFR 745.103).

*The "Cal-OSHA Lead Detect" column indicates if XRF analysis detected any amount of lead(>0.0 mg/cm²) for OSHA compliance purposes. OSHA defines lead paint as "paint containing any detectable amount of organic lead" and regulates it under the Cal-OSHA Lead in Construction Standard Title 8 Section 1532.1. Materials reported as Yes in the Lead Detected Column should be considered regulated by Cal-OSHA.



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Email: admin@safefirst.com

Website: www.safefirst.com

Date	June 21, 2023		Key			XRF SN #	2396	HUD/EPA		
Rest. Co			None Detected			ND	<	0.0 mg/cm²		
Customer	Sammie Host		Lead Containing Paint/Material			LCP/LCM	<	0.99 mg/cm²		
	617 Sanchez St, San Francisco		Lead Base Paint/Material			LBP/LBM	>	1.0 mg/cm²		
Sample ID	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading (mg/cm ²)	HUD/EPA	Cal-OSHA Detect *	
21	1st Floor	Kitchen	Door	Wood	White	Intact	0.0	ND	No	
22	1st Floor	Kitchen	Door Jam	Wood	White	Intact	0.0	ND	No	
23	1st Floor	Kitchen	Window Sill	Wood	White	Intact	0.0	ND	No	
24	1st Floor	Kitchen	Floor	Ceramic Tile	White	Intact	0.4	LCP/LCM	Yes	
25	1st Floor	Living Room	Wall	Drywall	White	Intact	0.0	ND	No	
26	1st Floor	Living Room	Ceiling	Wood	White	Intact	0.3	LCP/LCM	Yes	
27	1st Floor	Living Room	Ceiling Beam	Wood	White	Intact	0.3	LCP/LCM	Yes	
28	1st Floor	Living Room	Baseboard	Wood	White	Intact	0.0	ND	No	
29	1st Floor	Living Room	Door Frame	Wood	White	Intact	0.0	ND	No	
30	1st Floor	Living Room	Crown Molding	Wood	White	Intact	0.0	ND	No	
31	1st Floor	Entry	Wall	Drywall	White	Intact	0.0	ND	No	
32	1st Floor	Entry	Ceiling	Drywall	White	Intact	0.0	ND	No	
33	1st Floor	Entry	Ceiling	Wood	White	Intact	0.5	LCP/LCM	Yes	
34	1st Floor	Entry	Ceiling Beam	Wood	White	Intact	0.5	LCP/LCM	Yes	
35	1st Floor	Entry	Baseboard	Wood	White	Intact	0.0	ND	No	
36	1st Floor	Entry	Door Jam	Wood	White	Intact	0.0	ND	No	
37	1st Floor	Entry	Door	Wood	White	Intact	0.0	ND	No	
38	1st Floor	Entry	Window Casing	Wood	White	Intact	0.0	ND	No	
39	1st Floor	Entry	Crown Molding	Wood	White	Intact	0.0	ND	No	
40	1st Floor	Bathroom	Wall	Drywall	White	Intact	0.0	ND	No	

Six XRF readings were noted to be for calibration purposes in accordance with PCS (Performance Characteristic Sheet).

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Pre - Test

Calibration	Reading
1.04 Red	0.98
1.04 Red	1.04
1.04 Red	1.1

Post - Test

Calibration	Reading
1.04 Red	1.0
1.04 Red	0.99
1.04 Red	1.1

Correction Value (avg.): 1.04

Inspector	Phillip Mossler
	LRC-0000089

Jason Woodward
CDPH Cert # LRC-00008979
Inspector / Assessor

***Following S.A.F.E SOP Lead Survey by use of XRF. Interpretation and the use test results are the responsibility of the client.**

In HUD/EPA painted surfaces with readings equal to or greater than 1.0 mg/cm² (5000 ppm or 0.5 wt%) are considered Lead Base Paint (LBP) (24 CFR 35.86 & 40 CFR 745.103).

*The "Cal-OSHA Lead Detect" column indicates if XRF analysis detected any amount of lead(>0.0 mg/cm²) for OSHA compliance purposes. OSHA defines lead paint as "paint containing any detectable amount of organic lead" and regulates it under the Cal-OSHA Lead in Construction Standard Title 8 Section 1532.1. Materials reported as Yes in the Lead Detected Column should be considered regulated by Cal-OSHA.



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Date	June 21, 2023	Key	XRF SN #	2396	HUD/EPA
Rest. Co		None Detected	ND	<	0.0 mg/cm ²
Customer	Sammie Host	Lead Containing Paint/Material	LCP/LCM	<	0.99 mg/cm ²
	617 Sanchez St, San Francisco	Lead Base Paint/Material	LBP/LBM	>	1.0 mg/cm ²

Sample ID	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading (mg/cm ²)	HUD/EPA	Cal-OSHA Detect *
41	1st Floor	Bathroom	Wall	Ceramic Tile	Blue	Intact	0.3	LCP/LCM	Yes
42	1st Floor	Bathroom	Ceiling	Drywall	White	Intact	0.0	ND	No
43	1st Floor	Bathroom	Cabinets	Wood	White	Intact	0.0	ND	No
44	1st Floor	Bathroom	Door	Wood	White	Intact	0.0	ND	No
45	1st Floor	Bathroom	Door Jam	Wood	White	Intact	0.0	ND	No
46	1st Floor	Bathroom	Floor	Ceramic Tile	Blue	Intact	0.0	ND	No
47	1st Floor	Bathroom	Window Sill	Ceramic Tile	Blue	Intact	0.0	ND	No
48	1st Floor	Bathroom	Window Trim	Wood	White	Intact	0.0	ND	No
49	1st Floor	Sun Room	Wall	Wood	Green	Intact	0.0	ND	No
50	1st Floor	Sun Room	Wall	Wood	White	Intact	0.0	ND	No
51	1st Floor	Sun Room	Ceiling	Wood	White	Intact	0.0	ND	No
52	1st Floor	Sun Room	Floor	Wood	Green	Intact	0.0	ND	No
53	1st Floor	Sun Room	Door Frame	Wood	Green	Intact	0.0	ND	No
54	1st Floor	Exterior North	Wall	Wood	Red	Intact	0.0	ND	No
55	1st Floor	Exterior North	Hand Rail	Wood	White	Intact	0.0	ND	No
56	1st Floor	Exterior North	Baluster	Wood	White	Intact	0.0	ND	No
57	1st Floor	Exterior North	Facia	Wood	Purple	Intact	0.0	ND	No
58	1st Floor	Exterior North	Door Casing	Wood	Purple	Intact	0.0	ND	No
59	1st Floor	Exterior West	Wall	Wood	Red	Intact	0.0	ND	No
60	1st Floor	Exterior East	Wall	Wood	Red	Intact	0.0	ND	No

Six XRF readings were noted to be for calibration purposes in accordance with PCS (Performance Characteristic Sheet).

Form Created: Ignatius Z. Rioflorida

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Pre - Test

Post - Test

Calibration	Reading
1.04 Red	0.98
1.04 Red	1.04
1.04 Red	1.1

Calibration	Reading
1.04 Red	1.0
1.04 Red	0.99
1.04 Red	1.1

Correction Value (avg.): 1.04

Inspector	Phillip Mossler
	LRC-0000089

Jason Woodward
CDPH Cert # LRC-00008979
Inspector / Assessor

***Following S.A.FE SOP Lead Survey by use of XRF. Interpretation and the use test results are the responsibility of the client.**

In HUD/EPA painted surfaces with readings equal to or greater than 1.0 mg/cm² (5000 ppm or 0.5 wt%) are considered Lead Base Paint (LBP) (24 CFR 35.86 & 40 CFR 745.103).

*The "Cal-OSHA Lead Detect" column indicates if XRF analysis detected any amount of lead(>0.0 mg/cm²) for OSHA compliance purposes. OSHA defines lead paint as "paint containing any detectable amount of organic lead" and regulates it under the Cal-OSHA Lead in Construction Standard Title 8 Section 1532.1. Materials reported as Yes in the Lead Detected Column should be considered regulated by Cal-OSHA.



Safe Air Fast Environmental LLC
Testing and Consulting Services
Serving Field Offices:
Vallejo CA 94591/Rocklin CA 95677
Mailing Address: PO Box 2948, Rocklin CA 95677
Office Phone: 415.813.4144
Office Fax: 888.979.6417
Email: admin@safefirst.com

Limited Preliminary Asbestos and Lead Inspection Report

Subject Property: 617 Sanchez St, San Francisco, CA 94114

Client: JW Sanchez LLC

Survey Date: 10/30/2023

Report Date: 10/30/2023

Table of Contents:

Section 1	General Inspection Information
Section 2	Asbestos Inspection Results/Conclusions of Client Defined Areas
Section 3	Lead Inspection Results/Conclusions of Client Defined Areas

Asbestos and Lead Laboratory Reports are attached to the end of report.

1 - GENERAL INSPECTION INFORMATION

Inspection Introduction

Safe Air Fast Environmental, LLC (SAFE) performed a Limited Preliminary Asbestos and Lead Inspection at 617 Sanchez St, San Francisco, CA 94114. The Inspection was performed in accordance to the agreed upon Limited Preliminary Asbestos Inspection Report Reliance and Warranty Statement as published within this document APPENDIX B.

The Inspection was performed on 10/30/2023 by our Field Consultant, Phillip Mossler.

Inspection General Information

General Subject Property or Inspection information is as follows:

- The Subject Property is a Single-Family building constructed in or about 1906.
- Samples are being collected for regulatory requirements associated with renovation or demolition actions.

If additional information related to the Subject Property, or the completed inspection, should be considered by SAFE or if additional site actions, including that of additional product sampling, should be considered within this work product or is required for site actions or should any additional site information not presented in this report be available by any party please contact SAFE as such additional information may alter Subject Property findings, conclusions and when provided limited site action plan.

Client Defined Inspection Areas

SAFE's survey was limited to include only the following readily observable and accessible areas (survey area):

- Property Interior: SAFE was engaged by Client to inspect interior areas of the Subject Property only as deemed readily accessible and readily visible by SAFE. SAFE does not move content or appliance items.
Client Defined Areas listed in Section 2 and in Section 3.

2 - ASBESTOS INSPECTION RESULTS/CONCLUSIONS

Inspection Objective

SAFE's Inspection and this published work product are designed to provide information to assist the Client solely with the determination that inspected areas (Section 2) at the Subject Property and as observed and sampled by SAFE may likely support friable or non-friable asbestos containing materials (ACM) or friable or non-friable asbestos containing construction materials (ACCM) within sampled products.

A material is considered to be ACM if at least one sample collected from an defined homogeneous product type shows asbestos present in an amount greater than one percent (>1%) or as defined by state law. A material can also be determined asbestos containing construction materials (ACCM) when sample product analysis presents asbestos content at less than one percent (<1%) or as defined by state law. Both ACM and ACCM product disturbances require adherence to multiple regulatory requirements as provided by federal, state and local laws. Sampled products that do not present detectable asbestos through sampling analysis are considered not detected (ND) and do not fall under federal, state or other local asbestos regulatory requirements.

Asbestos Results and Conclusion Statement

SAFE collected 4 bulk asbestos sample(s) for analysis. Based on the sample analysis, SAFE opines the following:

The following analyzed bulk samples were NOT noted to possess asbestos (ACM <1% or ACCM <1%) and as such sampled materials are considered ND or Not Detected with regards to asbestos. ND products are not subject to direct asbestos related federal, state and local regulatory requirements.

Asbestos Containing Materials (>1%) were Not Detected within Client Defined Inspections Areas:

Asbestos Containing Construction Materials (<1%) were Not Detected within Client Defined Inspections Areas:

Sample Number	Lab Sample	Location	Direction	Building Material	%Asbestos
1A	16729751-1	Garage	Ceiling	Skim Coat	None Detected
1A	16729751-1	Garage	Ceiling	Composite-Joint Compound/Sheetrock	None Detected
2A	16729752-1	Garage	West Wall	Skim Coat	None Detected
3A	16729753-1	Garage	Ceiling	Skim Coat	None Detected
4B	16729754-1	Garage Roof	West Roof	Rolled Roofing Material	None Detected

In the event suspect or potential non-sampled ACM/ACCM products are uncovered during Subject Property actions, suspected non-sampled material is not to be disturbed and SAFE is to be immediately contacted to perform additional asbestos bulk sample collection or non-sampled and suspect materials are to be considered Presumed Asbestos Containing Materials (PACM) and accordingly addressed as ACM. Non-sampled products cannot be considered ND.

Asbestos Laboratory Analysis

Following sample collection, samples are logged to the project and either hand-delivered to EM Lab P&K in South San Francisco or shipped overnight (or held in locker and then shipped) to the appropriate office associated laboratory under SAFE chain-of-custody procedures.

Asbestos samples collected within the Subject Property and submitted to the laboratory undergo analysis by polarized light microscopy (PLM) with Dispersion Staining Technique. The recognized EPA method for this analysis is EPA 600/R-93/116.

Asbestos fiber content is estimated by optically comparing the quantity of non-asbestos material to asbestos fibers. The lower limit of reliable detection using PLM is 1%. Samples that contain more than 1% asbestos are reported in percent ranges and are considered (ACM). Samples that contain asbestos in a concentration lower than the limit of reliable detection (<1%) are reported as asbestos containing construction materials (ACCM). Samples in which no asbestos is observed are reported as "None Detected" (ND).

3 - LEAD INSPECTION RESULTS/CONCLUSIONS

Conclusion Statement-Lead

SAFE analyzed 14 lead sample(s) using an X-Ray fluorescence (XRF) spectrum analyzer. Based on the sample analysis, SAFE opines the following:

The locations and results of the suspect samples found to NOT CONTAIN either LCP/LCM (Lead Containing Paint/Material) or LBP/LBM (Lead Based Paint/Material) of are as follows:

Sample ID#	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading
1	1st Floor	Garage	Wall	Drywall	White	Intact	0.0
2	1st Floor	Garage	Ceiling	Drywall	White	Intact	0.0

Sample ID#	Floor/Unit	Location	Component	Substrate	Color	Condition	Reading
3	1st Floor	Garage	Door	Wood	White	Intact	0.0
4	1st Floor	Garage	Ceiling Beam	Wood	White	Intact	0.0
5	1st Floor	Garage	Support Beam	Wood	White	Intact	0.0
6	1st Floor	Garage Exterior West	Wall	Wood	White	Intact	0.0
7	1st Floor	Garage Exterior West	Soffit	Wood	White	Intact	0.0
8	1st Floor	Garage Exterior West	Facia	Wood	White	Intact	0.0
9	1st Floor	Garage Exterior West	Upper Trim	Wood	White	Intact	0.0
10	1st Floor	Garage Exterior West	Door Casing	Wood	Blue	Intact	0.0
11	1st Floor	Garage Exterior North	Wall	Wood	Brown	Intact	0.0
12	1st Floor	Garage Exterior South	Wall	Wood	White	Intact	0.0
13	1st Floor	Garage Exterior East	Wall	Wood	White	Intact	0.0
14	1st Floor	Garage Exterior East	Windowsill	Wood	White	Intact	0.0

In the event suspect or potential non-sampled LCP/LCM and/or LBP/LBM products are uncovered during Subject Property actions, suspected non-sampled material is not to be disturbed and SAFE is to be immediately contacted to perform additional asbestos bulk sample collection or non-sampled and suspect materials are to be considered Presumed LBP/LBM and accordingly addressed as LBP/LBM. **Non-sampled products cannot be considered Not Detected.**

The lead suspect samples were analyzed according to the Housing Urban Development (HUD) Guidelines, the Environmental Protection Agency (EPA) and California Public Health Department (formally DHS), who regulate and require the abatement or in-place management of LCP/LCM (Lead Containing Paint/Material) and LBP/LBM (Lead Based Paint/Material) hazards equal to or greater than 1.0 milligram per square centimeter (1.0 mg/cm²) of lead or more than 0.5% lead by weight. The following regulation shall be adhered to because OSHA considers all surfaces to contain lead: OSHA's 29 CFR 1926.62, California Occupational Safety and Health Standard, Title 8 (Cal/OSHA 8 CCR 1532.1).

Painted/coated surfaces were tested in the field using an X-Ray fluorescence (XRF) spectrum analyzer. See attached XRF report.

For the purposes of this survey, any coating found to have a lead concentration greater than 1.0 milligrams per square centimeter (mg/cm²) is considered to be Lead Based Paint (LBP) or Lead Based Material (LBM) and any coating having a lead concentration greater than 0.0 mg/cm², but less than or equal to 1.0 mg/cm² is considered to be Lead Containing Paint (LCP) or Lead Containing Material (LCM).

Once the determination is made on where the LCP/LCM and/or LBP/LBM are located, the In-Place Management or the Abatement of the LCP/LCM and/or LBP/LBM can commence. If the In-Place Management method is to be used, prior to the repainting of the effected surface areas, the loose flaky paint must be removed until the remaining paint adheres smoothly to the substrate. Once this task is completed, the surface area can be repainted without the possibility of paint being dislodged and falling to the floor or ground areas. If the Abatement method of all surfaces is to be completed, then the debris and any loose flaky paint must be bagged or burrito wrapped prior the removal of the debris from the work area(s) and subsequently the site.

Although not all the rooms or materials were sampled, the like materials that were tested and their results will be treated as homogeneous and the materials will be treated as containing LCP/LCM and/or LBP/LBM throughout the site.

Prior to the demolition work being completed and/or the transporting of the debris from the site, Health and Safety Code 25157.8(AB 274 National Resources) requires that all lead debris be sampled for Waste Characterization. This will assist the Contractor in making a determination of whether or not the material is to be considered Hazardous or Non-Hazardous Lead waste or general construction debris. The Sequence of testing to be completed by the Contractor is as follows:

- Total Threshold Limit concentration (TTLC) with a result of 50 mg/kg or more but less than 1000mg/kg of lead must be retested using the Soluble Threshold Limit concentration (STLC) method;
- A STLC result of 5.0 mg/L or greater is considered California Hazardous Waste;
- Total Characteristic Leaching Procedure (TCLP) testing shall only be accomplished when approved by the Owners Representative; This procedure shall be generally reserved for out-of-state shipments; and a TCLP result of 5.0 mg/L or more deems the waste Federal RCRA materials; and
- The California hazardous waste threshold for total lead using STLC is 5 mg/L and
- Waste profiling shall be accomplished if the paint contains more than 350 ppm by Flame AAS. Exception: Metals that are coated with paint are to be recycled.

In order to stabilize the current lead conditions, SAFE recommends that Lead Certified Workers (CDPH) conduct in-place management work of the LCP/LCM and/or LBP/LBM surfaces scheduled for renovation/demolition in schools, public buildings, or when a sick child is involved, otherwise individuals certified by EPA, with Renovator, Repair, and Painting (RRP) designation conduct in-place management work of the LBP/LBM surfaces scheduled for renovation/demolition. Once the abatement, in-place management, and/or Prep work is completed and the areas are stabilized, the existing surfaces will be in good condition and not create a health or safety concern to the workers conducting the general construction work at the site. A scope of Work and/or specifications should be utilized to conduct the lead work at the site.

4 - DISCLAIMER STATEMENT

Disclaimer Statement:

The results, findings, conclusions and recommendations expressed in this report are based only on conditions noted during the inspection within the listed Client Defined Inspection Areas and sampling was completed per agreed engagement. SAFE sample locations and sample frequency were based on SAFE's observations and the assumption that like materials in the same area are homogeneous in content.

This report is designed to aid the building owner or Client in locating ACM and/or ACCM, and LCP/LCM and/or LBP/LBM within the Subject Property and sampling analysis can present false negatives, false positives, be under reported or over reported. SAFE recommends all suspect ACM/ACCM is collected per established guidelines and when sampling is not collected accordingly (AHERA 3-5-7) sampling errors can increase and such potential errors are accepted by Client and all associated site parties in full that rely on the completed inspection or this report and all such parties accept such increased liability is at their own peril and risk.

Any conditions or materials that could not be visually identified on the surface were not inspected and may differ from those conditions or materials noted. It was not within the scope of the inspection to remove surface materials to investigate portions of the structure or materials that lay beneath the surface.

SAFE, in some instances, may be asked to render expert opinion, suggestions or recommendations based on invalid statistical data, incomplete information or intentionally misleading information. Client is advised such opinions, suggestions or recommendations carry extreme limitations in use and reliance and may at times exacerbate Subject Property conditions, create false or inaccurate Subject Property assumptions and reliance or may result in breaches in federal, state and/or local regulations.

The professional services provided and judgments rendered on this project meet current professional standards and do not carry any other guarantee. SAFE is not responsible for any property devaluation based on identified issues, completed work or public perception. In no event will SAFE be liable for damages of any kind, including though not limited to, special, indirect, punitive or consequential regardless of the form or type, including though not limited to, contractual, tort or product liability related to or arising from the an SAFE survey, SAFE work product or actions undertaken by site parties or any third party arising from this SAFE surveys or work product in any form or manner except as expressly provided herein or within a written engagement agreement. SAFE disclaims any and all representations and warranties of any kind or nature related to the completed survey, site findings, published work product or the accuracy of collected site data, analysis or information provided when such information is provided by any third party and is considered inaccurate, incomplete or fraudulent.

Engagements or contracts not stipulated in writing, such as verbal agreements, are not considered valid and do not supersede any written document or work product limitation or statement. The Client is solely responsible for the use of, and any determinations made from SAFE work product, SAFE recommendations or SAFE conclusions. SAFE shall not have any liability with respect to Client's decisions or recommendations made or actions taken by the Client, it subsidiaries, contractors or any other related or affiliated third party, based on the findings of any SAFE published work product outside that stated within the work product or in place written agreements or written contracts. If questions arise about any survey, any work product or the engagement agreements - contracts, contact SAFE immediately.

I hereby certify that I am responsible for the services described in this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state and local statutes, regulations and ordinances.

Respectfully submitted,

Phillip Mosler

Phillip Mosler

CSST DOSH# 16-5750

Certified Building Sampling Technician #LRC-000089

Safe Air Fast Environmental, LLC

Serving Field Offices: Vallejo CA 94591/Rocklin CA 95677

Mailing Address: PO Box 2948, Rocklin CA 95677

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Cell: 925.998.6957

Report Reviewed By:

Jason Woodward

Jason Woodward, Certified Lead Building Inspector Cert. #LRC-00008979

Asbestos Field Consultant CAC DOSH 21-6917

APPENDIX A: Subject Property Diagrams and Pictures

Diagrams and/or pictures are only attached when produced and requested.

If diagrams and/or pictures are not attached and are required, they can be obtained by contacting SAFE when produced.

APPENDIX B: Limited Preliminary Asbestos Inspection Report Reliance and Warranty Statement

Upon report delivery, Client accepts Safe Air Fast Environmental (SAFE)'s survey and all work products are limited by the terms and conditions stated within this report, this statement and other SAFE published work product. Further, Client acknowledges SAFE made every reasonable attempt to locate asbestos containing material (ACM) and asbestos containing construction materials (ACCM), and Lead Containing Materials (LCM) and Lead Based Paint (LBP) in the Client Defined Inspection Areas and Client accepts Subject Property may support not readily accessible or hidden ACM, ACCM, LCM, or LBP products not discoverable during the inspection or within the inspection's scope may exist and fall outside readily observable areas or areas included within the inspection, that latent or concealed defects and deficiencies are excluded from inspection and that the inspection was limited by time, budget and other applied constraints. Listing of such constraints can be provided at request.

SAFE represents to the Client that it has used a degree of care and skill ordinarily exercised by like qualified independent environmental professionals (IEP) given Client or inspection limitations and known Subject Property conditions in the preparation of SAFE work product, the completion of SAFE inspections and in the assembling of data and information related thereto. No warranty or guarantee concerning the findings or conclusions beyond that stated wherein this "Statement" is intended or offered. SAFE makes no warranty, nor can any company, that the Subject Property or any property is free from asbestos (ACM or ACCM) or Lead (LCM or LBP) or that all ACM, ACCM, LCM, or LBP products were identified or sampled. SAFE is not responsible for changes in state of industry. SAFE hereby expressly disclaims any and all representations and warranties of any kind or nature, whether expressed, implied or statutory, related to the findings of this report. Additionally, this report does not make any express or implied warranty or guarantee regarding the inspection or methodology used by the inspector performing the inspection reported herein, or the accuracy of any information provided.

With respect to SAFE's inspection, Client must understand the completed inspection is not considered sufficient in detail and scope to serve as an all-inclusive and comprehensive Subject Property survey to identify all areas of potential ACM, ACCM, LCM, or LBP inside or at the Subject Property. Such a comprehensive survey requires unrestrained intrusive and destructive investigation of all Subject Property building products and areas, including opening of all building cavities, coupled with non-restricted Subject Property sampling and data collection which SAFE opines is not practical under the current engagement as such actions would result in the destruction of the Subject Property itself and given most inspection engagements is cost prohibitive. SAFE's inspection is not technically exhaustive and the fee charged is substantially less than that of a technically exhaustive inspection or survey.

Likewise, the inspection is not intended to reduce the risk that potential asbestos or the disturbance of potential ACM or ACCM may pose to the Subject Property or its occupants. SAFE's inspection and this report are for the exclusive use of Client and was designed to provide information to assist the Client solely with the determination that Client Defined Inspection Areas as observed and sampled by SAFE likely do or likely do not contain ACM, ACCM, LCM, or LBP. Client is solely responsible for the use of and any liability with respect to decisions or recommendations made from this report and SAFE shall not have any liability with respect to decisions or recommendations made or actions taken by Client, their subsidiaries, suppliers, employees, agents, contractors, affiliates or attorneys, based on the findings of this report.

Client is advised the determination the Subject Property or Client Defined Inspected Areas do not support ACM, ACCM, LCM, or LBP is neither feasible nor practical and as such no company can make such a statement based on the completed inspection or any type of limited inspection. Client is advised that neither SAFE nor any company can guarantee all potential ACCM, ACCM, LCM, or LBP was identified or sampled at the Subject Property during the completed inspection. It is also possible identified potential contaminated areas may not be noted in this report or may fall outside SAFE's engagement or Client Defined Inspection Areas.

Any conditions or materials that could not be visually identified on the surface were not inspected and may differ from those conditions or materials noted. It was not within the scope of the inspection to remove surface materials to investigate portions of the structure or materials that lay beneath the surface.

The above noted areas considered inaccessible or impractical to inspect may contain ACM, ACCM, LCM, or LBP that may not have been identified, sampled or that may present an exposure issue within living space areas during site actions. Such areas, at a minimum, are: interiors of walls and ceilings and inaccessible areas below; areas concealed by any floor product or floor covering; areas to which there is no access without defacing or tearing out lumber, masonry, roofing or other finished workmanship; any attic and basement areas unless specifically engaged to evaluate and separated listed as a Client defined area or when engaged attic or basement areas concealed or made inaccessible by insulation, construction, ducting, belongings, or equipment; areas where locks or contents prevented access; areas concealed by appliances, contents or other like items including stored materials; and areas concealed by any vegetation, soil, rockscape or other landscape items; areas within mechanical equipment; within HVAC duct systems; inside drainage or sanitary pipes; and areas deemed hazardous for entry as determined by SAFE personnel.

SAFE is not responsible for consequences or conditions that were intentionally or unintentionally concealed or withheld from SAFE, overlooked or not evaluated by SAFE or not fully disclosed to SAFE at any time prior to, during or after the conducted inspection. Further, SAFE makes no warranty whatsoever with respect to any condition, asbestos, lead, microbial or other, for areas outside the limited inspection area(s) or for any area(s) SAFE opines were not readily observable or assessable whether within the limited assessment area(s) or not. All non-inspection listed areas or areas outside SAFE opined readily accessible or observable areas were not considered in the production of SAFE work product. Reference to such limited areas may not be so directly noted in this report though are available at request.

SAFE considers information provided by Client and third parties truthful and accurate for work product purposes. SAFE is not responsible to independently verify any information provided and may rely on information absent actual knowledge to the contrary and to the extent that the information appears reasonable to SAFE personnel. SAFE understands accuracy and completeness of information may vary among sources and as such information not provided within this report was not considered in work product opinions, conclusions and site actions plans. If site parties believe additional information should be considered or if provided information may be inaccurate or incomplete SAFE is to be contacted prior to any report reliance as work product opinions, conclusions and site action plans may alter or become invalid.

Based on engagement some potential pollutants (i.e. lead, mold, bacteria, other microbial impact issues, etc.) may not have been characterized and additional investigation may be needed to determine if such other pollutants are present at the Subject Property or to align to potential applicable federal, state or local regulatory or compliance requirements. Subject Property work completed absent such other pollutant evaluation, regardless of property age or SAFE knowledge of such potential contaminants, is done so at contractor or Client's sole peril and liability. SAFE is not required to make other such potential pollutant survey recommendations.

All regulatory standards and industry standards or guidelines referenced or commented to in SAFE work product are based on SAFE's knowledge of applicable documents in effect at the time work was performed and per SAFE personnel's understanding of such documents. SAFE cannot anticipate potential future changes or interpretation adjustments to regulatory standards.

SAFE is not licensed as a medical professional nor are any of SAFE's personnel. Neither SAFE performed inspections nor any SAFE work product is meant to be a health evaluation, a health assessment, any form of medical opinion or any type of a health risk analysis. SAFE or those representing SAFE bear no responsibility, regardless of cause, for the actual condition of the structure or safety of a site pertaining to Indoor Air Quality (IAQ) contamination regardless of the actions taken by the Client. A licensed Medical Doctor should be consulted for medical opinions regarding the information collected during the assessment or presented within this report. SAFE will make no comment with regards to, nor is SAFE responsible to provide comment with regards to Subject Property or surrounding property's, air quality or conditions with regards to occupancy or habitability.

In no event will SAFE be liable for special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort, (including negligence), strict product liability or otherwise, arising from or related to the inspection or this report. The aggregate of liability of

SAFE arising from this report, whether under contract law, tort law warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by SAFE from Client for this report.

Both the inspection and this report are designed to aid the Client or Client representative in locating ACM, ACCM, LCM, or LBP. **Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an asbestos project design document or an abatement work plan.** The quantities of ACM, ACCM, LCM, or LBP identified in this report are only estimates and should not be used for bidding or developing costs for abatement. It should be the responsibility of the asbestos abatement contractor to calculate actual quantities and develop removal costs accordingly.

The invalidity or unenforceability, in whole or in part, of any provision, statement, term or condition herein this statement or this report shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, statements, terms and conditions.

Limited Inspection Methodology

SAFE's Inspection, in general, consists of a walk-through visual inspection within Client Defined Inspection Areas to classify readily visible and accessible suspect ACM/ACCM for bulk sample collection using Asbestos Hazard Emergency Response Act (AHERA) protocols or SAFE methodology.

Suspect asbestos containing materials are then evaluated for homogeneous nature (i.e., uniform in color, texture, date of application, area function, etc.), touched to determine friability and when appropriate one or more samples are collected. Unless specifically referenced materials not considered under AHERA rules as suspect asbestos containing building materials were not addressed by SAFE during this Inspection.

Suspect ACM/ACCM when readily visible and identified by SAFE within Client Defined Inspection Areas is recommended to be sampled in accordance with AHERA. Any sample deviations from AHERA were at Client request and when such requested deviations occur bulk sample collection usually occurs at SAFE investigator discretion in accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP).

In either case (AHERA or NESHAP) SAFE's sampling strategy is established in accordance to Client limitations, including potential cost restraints, or at Client directive. SAFE makes every attempt to identify and sample all suspect ACM/ACCM however all inspection areas include "inaccessible" areas which are not evaluated, not considered for sampling and not included within this report.

SAFE does not, absent noted engagement within this report, review conditions associated with the requested bulk sample collection nor does SAFE provide asbestos planning or design actions. Parties are advised areas of potential ACM/ACCM disturbance and as such associated bulk sample collection were directed by Client or Client representative.

If any questions exist about areas sampled or sampling methodology or if questions or clarification is required regarding any federal, state or local regulatory requirement please contact SAFE prior to the onset of any site action and prior to any product disturbance. Adherence to regulatory requirements is the responsibility of Client, site contractors and site parties and failure to appropriately comply with all requirements is at the sole peril, risk and liability of the breaching site party. SAFE was not engaged to provide regulatory compliance information, establish regulatory site actions or provide site recommendations.

Company: _____

Notes: _____



SAMPLE
DATE: 10/30/2023

Serving Field Offices: Vallejo CA 94591 / Rocklin CA 95677
 Mailing Address: PO Box 2948, Rocklin CA 95677
 Office Phone: 415.813.4144 / Office Fax: 888.979.6417
 Email: admin@safefirst.com

Sampler: Phillip Mossler
 Job Site: 617 Sanchez St, San Francisco

of Samples: 4

Contact: kathy@safefirst.com

Contact: led@safefirst.com

Contact: admin@safefirst.com

TYPE OF WORK	TURN AROUND		PCM		TSM		PLM		LEAD BLK		MOLD		OTHER			
	On	Off	Clearance	Ambient Air	Clearance	Ambient Air	1st Positive	400 Pp. Ct.	1000 Pp. Ct.	Clearance	Ambient Air	Air	Top Lift	Soil	Water	
<input type="checkbox"/> Laborer Work <input checked="" type="checkbox"/> Consulting <input type="checkbox"/> On Site Monitoring	<input checked="" type="checkbox"/> 3 Hour <input type="checkbox"/> 6 Hour <input type="checkbox"/> 24hr <input type="checkbox"/> 3-5 Days <input type="checkbox"/> 1-10 Days		<input type="checkbox"/> Area <input type="checkbox"/> Personal <input type="checkbox"/> Ambient Air	<input type="checkbox"/> Area <input type="checkbox"/> Personal <input type="checkbox"/> Ambient Air	<input type="checkbox"/> 1st Positive <input type="checkbox"/> <1% 400 Pp. Ct. <input type="checkbox"/> 1000 Pp. Ct.	<input type="checkbox"/> Clearance Wipes <input type="checkbox"/> Baseline Wipes <input type="checkbox"/> Soil <input type="checkbox"/> Bulk <input type="checkbox"/> TLCL / STLCL / TCEP	<input type="checkbox"/> Area <input type="checkbox"/> Personal <input type="checkbox"/> Ambient Air	<input type="checkbox"/> Air <input type="checkbox"/> Top Lift <input type="checkbox"/> Clearance <input type="checkbox"/> Baseline <input type="checkbox"/> Ambient Air	<input type="checkbox"/> Soil <input type="checkbox"/> Water							
Sample Number	On	Off	Minutes	Op	Aver	Total Measurement SFL/CFE	Location	Direction	Building Material							
1A	*						Garage	Ceiling	Skim Coat/Sheet Rock/Possible Joint Compound							
2A	*						Garage	West Wall	Skim Coat							
3A	*						Garage	Ceiling	Skim Coat							
4B							Garage Roof	West Roof	Rolled Roofing Material							

*Special Instructions: Composite joint compound and sheetrock per customer. Stop at first positive if skin cont.prvsn.stucco or plaster greater than 1%.

Chain of Custody

Relinquished By:	Date/Time:	Received By:	Date/Time:	Relinquished By:	Date/Time:	Received By:	Date/Time:
Phillip Mossler	10/30/23	<i>[Signature]</i>	10/30/23 1330				



Report for:

Ted Kruschke
Safe Air Fast Environmental
PO Box 2948
Rocklin, CA 95677

Regarding: Eurofins EPK Built Environment Testing, LLC
Project: 617 Sanchez St, San Francisco
EML ID: 3436238

Approved by:



Approved Signatory
Amin Suliman

Dates of Analysis:
Asbestos PLM: 10-30-2023

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200728-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Safe Air Fast Environmental
 C/O: Ted Kruschke
 Re: 617 Sanchez St, San Francisco

Date of Sampling: 10-30-2023
 Date of Receipt: 10-30-2023
 Date of Report: 10-30-2023

ASBESTOS PLM REPORT

Total Samples Submitted:	4
Total Samples Analyzed:	4
Total Samples with Layer Asbestos Content > 1%:	0

Location: 1A, Garage, ceiling, skim coat/sheetrock/possible joint compound

Lab ID-Version‡: 16729751-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Green Woven Material	ND
Off-White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	8% Cellulose 8% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 2A, Garage, West wall, skim coat

Lab ID-Version‡: 16729752-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Green Woven Material	ND
Off-White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	8% Cellulose 8% Glass Fibers
Sample Composite Homogeneity:	Poor

Comments: Insufficient amount of joint compound present for analysis.

Location: 3A, Garage, ceiling, skim coat

Lab ID-Version‡: 16729753-1

Sample Layers	Asbestos Content
White Skim Coat	ND
Green Woven Material	ND
Off-White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	8% Cellulose 8% Glass Fibers
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Safe Air Fast Environmental
 C/O: Ted Kruschke
 Re: 617 Sanchez St, San Francisco

Date of Sampling: 10-30-2023
 Date of Receipt: 10-30-2023
 Date of Report: 10-30-2023

ASBESTOS PLM REPORT

Location: 4B, Garage roof, West roof, rolled roofing material

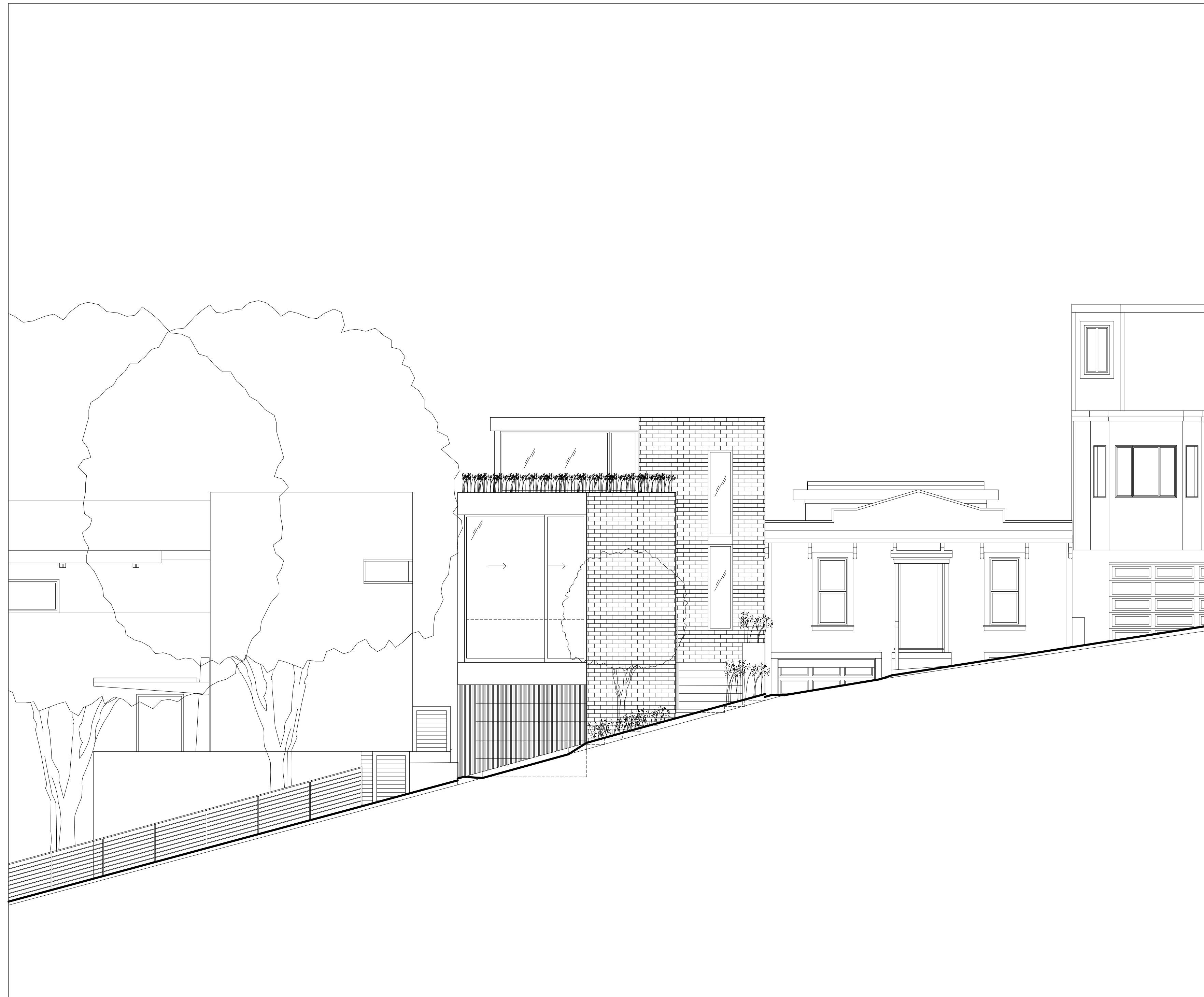
Lab ID-Version‡: 16729754-1

Sample Layers	Asbestos Content
Black Roofing Material	ND
Composite Non-Asbestos Content:	20% Synthetic Fibers 5% Glass Fibers
Sample Composite Homogeneity:	Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



SANCHEZ STREET RESIDENCE

617 SANCHEZ STREET, SAN FRANCISCO, CA 94114

ISSUED FOR DETACHED GARAGE DEMOLITION PERMIT, MAY 18, 2022

AREA CALCULATIONS:

LEVEL	EXISTING	(N) ADU	(N) UPPER UNIT	(N) GARAGE	(N) TOTAL
1ST FLOOR	619	949	N/A	N/A	949
2ND FLOOR	313	87	666	N/A	762
3RD FLOOR	N/A	N/A	975	N/A	975
4TH FLOOR	N/A	N/A	535	N/A	535
TOTAL	932	1,036	2,175	N/A	3,211

GROSS AREA (SF)

LEVEL	EXISTING	(N) ADU	(N) UPPER UNIT	(N) GARAGE	(N) TOTAL
1ST FLOOR	670	1,103	N/A	N/A	1,103
2ND FLOOR	382	119	797	243	1,119
3RD FLOOR	N/A	N/A	1,124	N/A	1,124
4TH FLOOR	N/A	N/A	682	N/A	682
TOTAL	1,052	1,222	2,963	243	4,928

PROJECT SUMMARY TABLE:

	EXISTING	PROPOSED
DWELLING UNITS	1	1
BUILDING HEIGHT	8'-0"	27'-0"
BICYCLE PARKING SPACES	0	1
VEHICLE PARKING SPACES	1	1
USEABLE OPEN SPACE	1,226 SF	1,250 SF
MAX. EXCAVATION DEPTH	N/A	+/- 15'-0"
APPROX. SOIL DISTURBANCE	N/A	+/- 650 CU.YD.
FIRE SPRINKLERS	NO	YES
OCCUPANCY	R3	R3
CONSTRUCTION TYPE	V	VA

BIRD-SAFE GLAZING CALCULATIONS:
NEW EXTERIOR FACADES - SEC.139.(c)(3)(A)

FACADE	TOTAL FACADE AREA (SF)	TOTAL GLAZED AREA (SF)	% GLAZED AREA	OUTCOME/CODE
FRONT (WEST)	631	176	28.21%	UNDER THRESHOLD
REAR (EAST)	986	469	47.57%	UNDER THRESHOLD
SIDE (NORTH)	1547	402	25.99%	UNDER THRESHOLD
SIDE (WEST)	1532	239	15.60%	UNDER THRESHOLD

SHEET INDEX:

ARCHITECTURAL

A0.00 COVER SHEET

A0.01 GENERAL NOTES

SURVEY

A0.10 SITE PLANS (NEW) & (EXISTING)

A1.01 FLOOR PLANS (NEW) & (EXISTING)

A1.02 FLOOR PLANS (NEW) & (EXISTING)

A1.03 FLOOR PLANS (NEW) & (EXISTING)

A1.04 FLOOR PLANS (NEW) & (EXISTING)

A2.01 EXTERIOR ELEVATIONS (NEW) & (EXISTING)

A2.02 EXTERIOR ELEVATIONS (NEW) & (EXISTING)

A2.03 EXTERIOR ELEVATIONS (NEW) & (EXISTING)

A2.04 EXTERIOR ELEVATIONS (NEW) & (EXISTING)

A3.01 BUILDING SECTION (NEW) & (EXISTING)

PROJECT INFORMATION:

ADDRESS: 617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

LOT: 055

BLOCK: 3600

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE & SF AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS
2019 CALIFORNIA PLUMBING CODE & SF AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
2019 CALIFORNIA ENERGY CODE

2019 SAN FRANCISCO HOUSING CODE
2019 SAN FRANCISCO ENERGY CODE

BUILDING LIMITATIONS (PER 2016 CBC TABLE 504.3):

OCCUPANCY: R-3

CONSTRUCTION: TYPE VA

FIRE SPRINKLERS: YES

MAXIMUM HEIGHT: 40-X

MAXIMUM AREA: UNLIMITED

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING DETACHED GARAGE. OTHER RELATED PERMITS AND APPROVED SITE PERMITS AT THIS LOCATION INCLUDE THE DEMOLITION OF AN (EXISTING) SINGLE-FAMILY DWELLING (BPA #2019-0115-0390), CONSTRUCTION OF A (NEW) 4-STORY, SINGLE-FAMILY DWELLING (BPA #2019-0115-0391), AND CREATION OF A (NEW) ACCESSORY DWELLING UNIT WITHIN THE (NEW) SINGLE-FAMILY DWELLING (BPA #2021-0504-9765).

PROJECT DIRECTORY:

CLIENT / OWNER: SAMMIE HOST, JW SANCHEZ LLC
170 SUMMIT WAY
SAN FRANCISCO, CA 94132

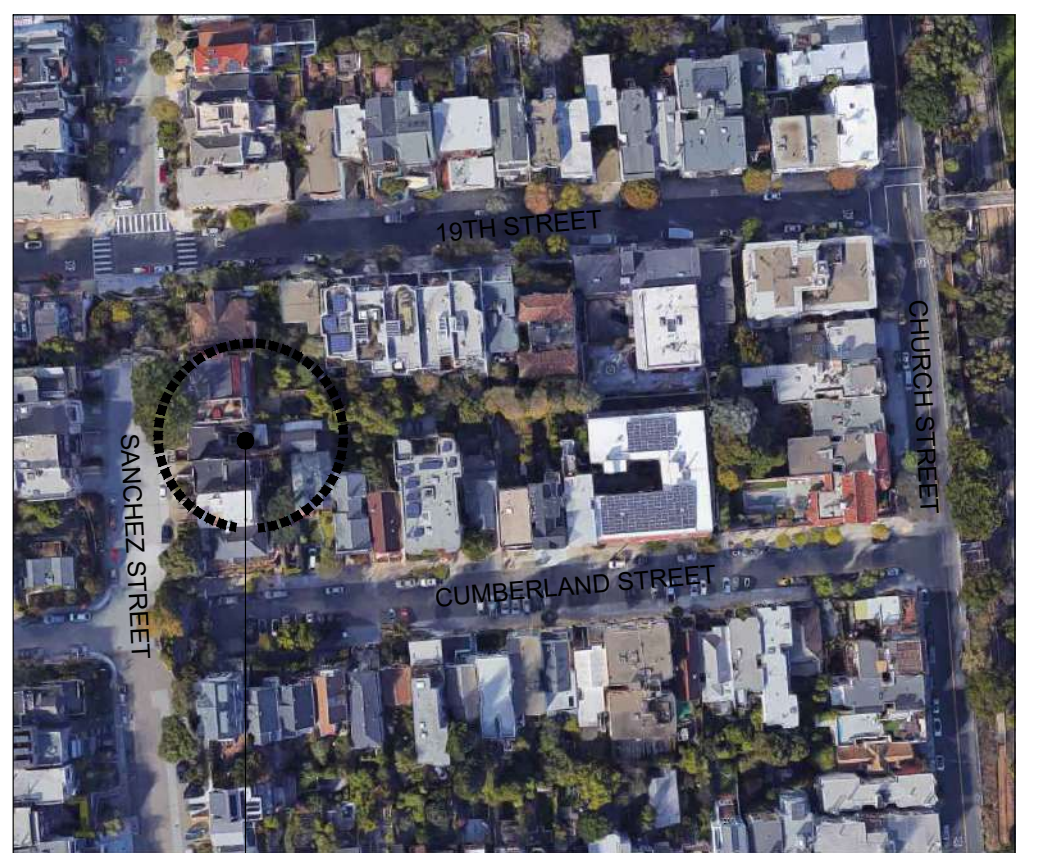
CONTRACTOR: TBD

ARCHITECT: EDMONDS + LEE ARCHITECTS
CONTACT: ROBERT EDMONDS
2601 MISSION STREET, 503
SAN FRANCISCO, CA 94110
T (415) 285-1300

STRUCTURAL ENGINEER: TBD

NO: 01 DATE: 05.18.22 SUBMISSION: DEMO PERMIT

EDMONDS + LEE
ARCHITECTS, INC.
2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



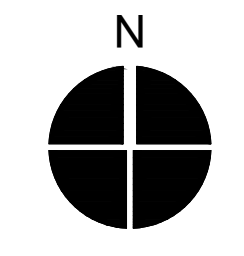
PROJECT: SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING: COVER SHEET

SCALE:	NONE
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	



01 VICINITY MAP
SCALE: N.T.S.



A0.00

GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," CURRENT EDITION, WHERE THESE CONFLICT WITH THE FOLLOWING SUPPLEMENTARY GENERAL CONDITIONS, THE LATTER SHALL TAKE PRECEDENCE.

SUMMARY OF WORK

THE WORK DESCRIBED IN THIS CONTRACT CONSISTS OF FOLLOWING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

CHANGE IN THE WORK

1. VERBAL INSTRUCTION: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE THE ARCHITECT REGARDING ANY ADDITIONAL COSTS RESULTING FROM THE ARCHITECT'S VERBAL INSTRUCTIONS, SUCH ADVICE SHALL OCCUR BEFORE ANY ADDITIONAL WORK IS EXECUTED.
2. SUBMITTAL OF CHANGE ORDERS: CHANGE ORDERS SHALL BE PREPARED BY THE GENERAL CONTRACTOR; IF A CHANGE ORDER SUBMITTED TO THE ARCHITECT FOR APPROVAL AFTER THE WORK REFLECTED BY THE CHANGE ORDER HAS ALREADY BEEN EXECUTED, THE CHANGE ORDER WILL BE AUTOMATICALLY REJECTED. A WRITTEN EXPLANATION BY THE GENERAL CONTRACTOR OF THE EFFECT OF THE CHANGE ORDER ON THE PROJECT SCHEDULE MUST ACCOMPANY EACH CHANGE ORDER.
3. FITTINGS, HARDWARE AND FINISHES: WHEN PLUMBING FAUCETS, DOOR HARDWARE, CERAMIC TILE ETC. ARE TO BE SPECIFIED BY CHANGE ORDER, THE COST SHALL CONSIST OF: 1. PRODUCT COST LESS TRADE DISCOUNT, 2. SUB CONTRACTOR'S OVERHEAD AND PROFIT, 3. DELIVERY COSTS AND TAXES.

SUBSTITUTIONS

1. CONSIDERATION OF SUBSTITUTIONS: BURDEN OF PROOF OF THE MERIT OF PROPOSED SUBSTITUTION IS UPON THE PROPOSER.
2. SUBMITTAL REQUIREMENTS: SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AND SHALL INCLUDE CONFIRMATION OF THE SUBSTITUTION'S EFFECT ON PROJECT COST, SCHEDULE AND INTERFACE WITH OTHER SPECIFIED PRODUCTS.

DRAWINGS AND SPECIFICATIONS

1. THE CONTRACTOR WILL RECEIVE NECESSARY NUMBER OF COPIES OF EACH OF THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DISTRIBUTION TO SUBCONTRACTORS.
2. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING SHOWN IN THE DRAWING BUT NOT MENTIONED ION THE SPECIFICATIONS, OR VISA VERSA, SHALL BE FURNISHED AS IF SHOWN OR MENTIONED IN BOTH. LARGE SCALE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS: AS DETAILS BECOME FURTHER DEVELOPED AND REFINED BY THE ARCHITECT, DRAWINGS AND SPECIFICATIONS WILL BE ISSUED DURING CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FEELS THESE DRAWINGS AFFECT THE COST OF THE WORK THAT HAVE ALREADY BEEN BID, A CHANGE ORDER WILL BE NEGOTIATED PRIOR TO THE EXECUTION OF THE WORK INVOLVED.
3. SHOP DRAWINGS: SUBMIT TWO PRINTS OF EACH SHOP DRAWINGS TO THE ARCHITECT; IF RE-SUBMITTAL IS REQUESTED REPEAT PROCESS.
4. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

CONSTRUCTION SCHEDULES

1. FORM: THE CONTRACTOR MAY UTILIZE ANY BAR GRAPH OR CRITICAL PATH FORM HE WISHES.
2. SUBMITTAL: THE FIRST SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF THE WORK. SUBMIT SUBSEQUENT SCHEDULE CHANGES AS THEY ARISE WITH THE NEAREST APPLICATION FOR PAYMENT.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SCHEDULE OF DATES FOR THE SUBMITTAL OF DRAWINGS AND DOCUMENTS REQUIRED IN ORDER TO CARRY OUT THE WORK.

PROJECT CLOSEOUT

1. SUBSTANTIAL COMPLETION: THE ARCHITECT SHALL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER THE PERMANENT UTILITIES ARE IN OPERATING AND THE WORK HAS PROGRESSED TO THE POINT WHEN THE OWNER COULD OCCUPY THE PROJECT FOR ITS INTENDED USE; THE CERTIFICATE SHALL ESTABLISH RESPONSIBILITIES OF THE OWNER AND GENERAL CONTRACTOR FOR SECURITY, MAINTENANCE, UTILITIES, DAMAGE TO THE WORK, AND INSURANCE, AND SHALL FIX DEADLINE, NEGOTIATED BETWEEN GENERAL CONTRACTOR AND THE OWNER, FOR THE COMPLETION OF ALL PUNCH LIST ITEMS. ALL WARRANTIES REQUIRED BY THE CONTRACT DOCUMENT SHALL COMMENCE ON THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
2. PUNCH LIST: THE ARCHITECT SHALL ATTACH TO THE CERTIFICATE OF SUBSTANTIAL COMPLETION A PUNCH LIST SETTING FORTH THE REMAINING WORK REQUIRED TO CLOSE OUT THE CONTRACT; THE PUNCH LIST AND DEADLINE MAY BE AMENDED REPEATEDLY AS FURTHER DEFICIENCY IN THE WORK ARISE; IF THE PUNCH LIST WORK IS NOT COMPLETED BY THE DEADLINE, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
3. OWNER'S MANUAL: ASSEMBLE THE FOLLOWING ITEMS IN A THREE RING BINDER, WITH TABBED DIVIDERS SEPARATING BASIC CATEGORIES: OWNER'S MANUAL AND PRODUCT WARRANTIES FOR EQUIPMENT, ALL APPLIANCES CEILING FANS ETC. ALSO INCLUDE A TYPEWRITTEN LIST OF ALL SUBCONTRACTORS AND THEIR PHONE NUMBERS; SUBMIT BINDER TO ARCHITECT.
4. FINAL PAYMENT: AFTER THE GENERAL CONTRACTOR HAS COMPLETED THE PUNCH LIST, SUBMITTED THE OWNER'S MANUAL, AND SUBMITTED A COMPLETE RELEASE OF LIENS TO THE ARCHITECT, THE FINAL PAYMENT SHALL BE DUE.

MISCELLANEOUS CONTRACTOR REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ALL UTILITY COMPANY RULES AND REGULATIONS, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK, AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE ARCHITECT.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC. ALL LANDFILL TAXES, USE TAXES, SALES TAXES AND ANY OTHER CHARGES RELATED TO CONSTRUCTION OF THIS PROJECT AND PAYMENT FOR THE SAME ARE THE RESPONSIBILITY OF THE CONTRACTOR. AT THE COMPLETION OF THE WORK, DELIVER TO OWNER ALL REQUIRED PERMITS, CERTIFICATES OF APPROVAL, ETC. BUILDING DEPT. & HEALTH DEPT. PERMITS SHALL BE PROVIDED AND PAID FOR BY THE OWNER.
4. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
5. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES; IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES, INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
6. SUBSTANTIATION OF PAY REQUEST: APPLICATION FOR PAYMENT FOR MATERIALS AND EQUIPMENT NOT YET INCORPORATED INTO THE WORK SHALL BE SUPPORTED BY SUCH DATA AS THE OWNER MAY REQUIRE TO SUBSTANTIATE THE GENERAL CONTRACTOR'S RIGHT PAYMENT.

MISCELLANEOUS CONTRACTOR REQUIREMENTS CONTINUED

7. OWNER'S TITLE TO MATERIALS AND EQUIPMENT: BY HIS APPLICATION FOR PAYMENT THE CONTRACTOR WARRANTS THAT TITLE TO ALL MATERIALS AND EQUIPMENT REFLECTED BY THE APPLICATION FOR PAYMENT BUT NOT YET INCORPORATED INTO THE WORK SHALL PASS TO THE OWNER AT THE TIME OF PAYMENT.
8. WHERE ALLOWANCES ARE SPECIFIED, THE CONTRACTOR SHALL PURCHASE AND PAY FOR THE ITEMS SELECTED BY THE ARCHITECT. THE AMOUNT OF THE CONTRACT SHALL BE INCREASED OR DECREASED BY THE AMOUNT THAT THE TOTAL COST OF SUCH ITEMS EXCEED OR FALL UNDER THE COST ALLOWED.
9. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED, WITH ALL LABELS REMOVED. HEAT AND SNOW REMOVAL WILL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES F. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
10. GENERAL CONTRACTOR'S FEE: ON APPLICATION FOR PAYMENT THE GENERAL CONTRACTOR'S FEE SHALL BE INDICATED AS A SEPARATE LINE ITEM.
11. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS AND/OR APPROVALS BEFORE COMMENCING WORK AND SHALL PROVIDE ALL REQUIRED CERTIFICATES OF COMPLIANCE TO THE OWNER UPON COMPLETION OF THE WORK. FEES FOR SECURING PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, LIABILITY AND OTHER INSURANCES REQUIRED BY LAW AND THE OWNER. SUBMIT EVIDENCE OF SAID INSURANCES TO THE OWNER.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING PROJECT CONDITIONS AND THE PROPOSED WORK PRIOR TO BIDDING.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEM(S) AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITION(S) DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
7. ANY DEVIATION BETWEEN THE DIMENSIONS OR ALIGNMENT INDICATED ON THE DRAWINGS AND THE ACTUAL FIELD DIMENSIONS OF THE WORK IN PLACE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
9. CONTRACTOR (G.C.) SHALL SCHEDULE AND COORDINATE WORK OF ALL SUBCONTRACTORS. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS.
10. ALL WORK SHALL BE DONE BY SKILLED TRADES PEOPLE AND PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED INDUSTRY STANDARDS.
11. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE JOB WHETHER EXPLICITLY INDICATED ON THE DRAWINGS OR NOT.
13. ALL WORK SHALL BE FINISHED AND IN PROPER WORKING ORDER AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE, COINCIDENT WITH THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE INDICATED.
14. THE WORK SHALL BE PERFORMED ONLY DURING THE DAYS AND TIMES ESTABLISHED BY THE OWNER AND IN ACCORDANCE WITH THE LOCAL GOVERNING RULES AND REGULATIONS.

ABBREVIATIONS

AB	ANCHOR BOLT	ID	INSIDE DIAMETER
ABV	ABOVE	IN	INCH
AC	AIR CONDITIONING	INFO	INFORMATION
ACCOUST	ACOUSTICAL	J-BOX	JUNCTIONBOX
AD	ACCESS DOOR, AREA DRAIN	JT	JOINT
ADA	AMERICANS WITH DISABILITIES ACT	LAM	LAMINATE
ADDL	ADDITIONAL	LOC	LOCATE
AFF	ABOVE FINISHED FLOOR	LTWT	LIGHTWEIGHT
AIA	AMERICAN INSTITUTE OF ARCHITECTS	MAINT	MAINTENANCE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MAS	MASONRY
AL	ALUMINUM	MAT	MATERIAL
ALT	ALTERNATE	MATL	MATERIAL
ALLIM	ALUMINUM	MAX	MAXIMUM
ANOD	ANODIZED	MECH	MECHANICAL
APPD	APPROVED	MET	METAL
APPROX	APPROXIMATE	MFG	MANUFACTURER
ARCH	ARCHITECT	MISC	MISCELLANEOUS
AUTO	AUTOMATIC	MO	MASONRY OPENING
AVG	AVERAGE	NAT	NATURAL
		(N)	NEW
		NOM	NOMINAL
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OF	OUTSIDE FACE
		OH	OVER HEAD
		OPNG	OPENING
		OPP	OPPOSITE HAND
CB	CATCH BASIN	PLAM	PLASTICLAMINATE
CCW	COUNTER CLOCKWISE	PTTN	PARTITION
CEM	CEMENT	PERP	PERPENDICULAR
CER	CERAMIC	PLMBG	PLUMBING
CER	CERAMIC	PLTF	PLATFORM
CIP	CUBIC FOOT	PLWD	PLYWOOD
CJT	CAST-IN-PLACE	PNT	PAINT
CJ	CONTROL JOINT	PREFAB	PREFABRICATED
CL	CENTERLINE	QTY	QUANTITY
CLG	CEILING		
CLR	CLEAR	RA	RETURN AIR
CMU	CONCRETE MASONRY UNIT	RAD	RADIUS
CONC	CONCRETE	REBAR	REINFORCING BAR
CONT	CONTINUOUS	REF	REFERENCE
CPT	CARPET	REQD	REQUIRED
		REV	REVISION
		RO	ROUGH OPENING
		RWD	REDWOOD
DBL	DOUBLE	SCHED	SCHEDULE
DEG	DEGREE	SC	SOLID CORE
DEM	DEMOLISH	SECT	SECTION
DEMO	DEMOLITION	SF	SQUAREFOOT
DEPT	DEPARTMENT	SHT	SHEET
DET	DETAIL	SIM	SIMILAR
DIAG	DIAGONAL	SPECS	SPECIFICATIONS
DIA	DIAMETER	SQ	SQUARE
DN	DIMENSION	SSTL	STAINLESS STEEL
DN	DOWN	STD	STANDARD
DTL	DETAIL	STL	STEEL
DWG	DRAWING	STRUCT	STRUCTURAL
DS	DOWNSPOUT		
		T&B	TOP AND BOTTOM
EA	EACH	T&G	TONGUE & GROOVE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	T&D	TO BE DETERMINED
EJ	EXPANSION JOINT	TD	TRENCH DRAIN
ELECT	ELECTRICAL	TRD	TREAD
ENGR	ENGINEER	TSLAB	TOP OF SLAB
EQ	EQUAL	TS	TOP OF STEEL
EQUIP	EQUIPMENT	TW	TOP OF WALL
(E)	EXISTING	(TYP)	TYPICAL
		UL	UNDERWRITERS LAB
FDTN	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
FE	FIRE EXTINGUISHER	UON	UNLESS OTHERWISE NOTED
FEC	FIRE EXTINGUISHER CABINET		
FF	FINISHED FLOOR	VERT	VERTICAL
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	VIF	VERIFY IN FIELD
FHC	FIRE HOSE CABINET		
FLR	FLOOR	W/	WITH
FOS	FACE OF STUDS	W/O	WITHOUT
FP	FIREPROOF	WC	WATER CLOSET
FT	FEET	WD	WOOD
FTG	FOOTING	WWM	WELDED WIRE MESH
		WP	WATERPROOF

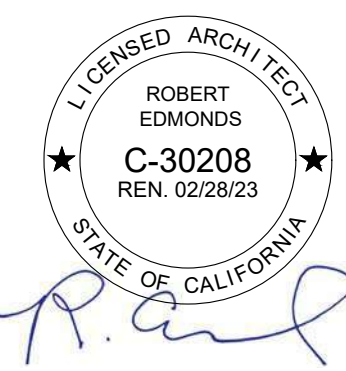
DRAWING SYMBOLS

	BREAK LINE		ROOM IDENTIFICATION
	ELEVATION MARKER		WINDOW NUMBER
	HIDDEN OR OVERHEAD LINE		DOOR NUMBER
	DIMENSION LINE		PARTITION TYPE
	ALIGNMENT		REVISION SYMBOL
	DETAIL SYMBOL		ELEVATION SYMBOL
	SECTION DETAIL		
	BUILDING SECTION		

NO.	DATE:	SUBMISSION:
01	05.18.22	DEMO PERMIT

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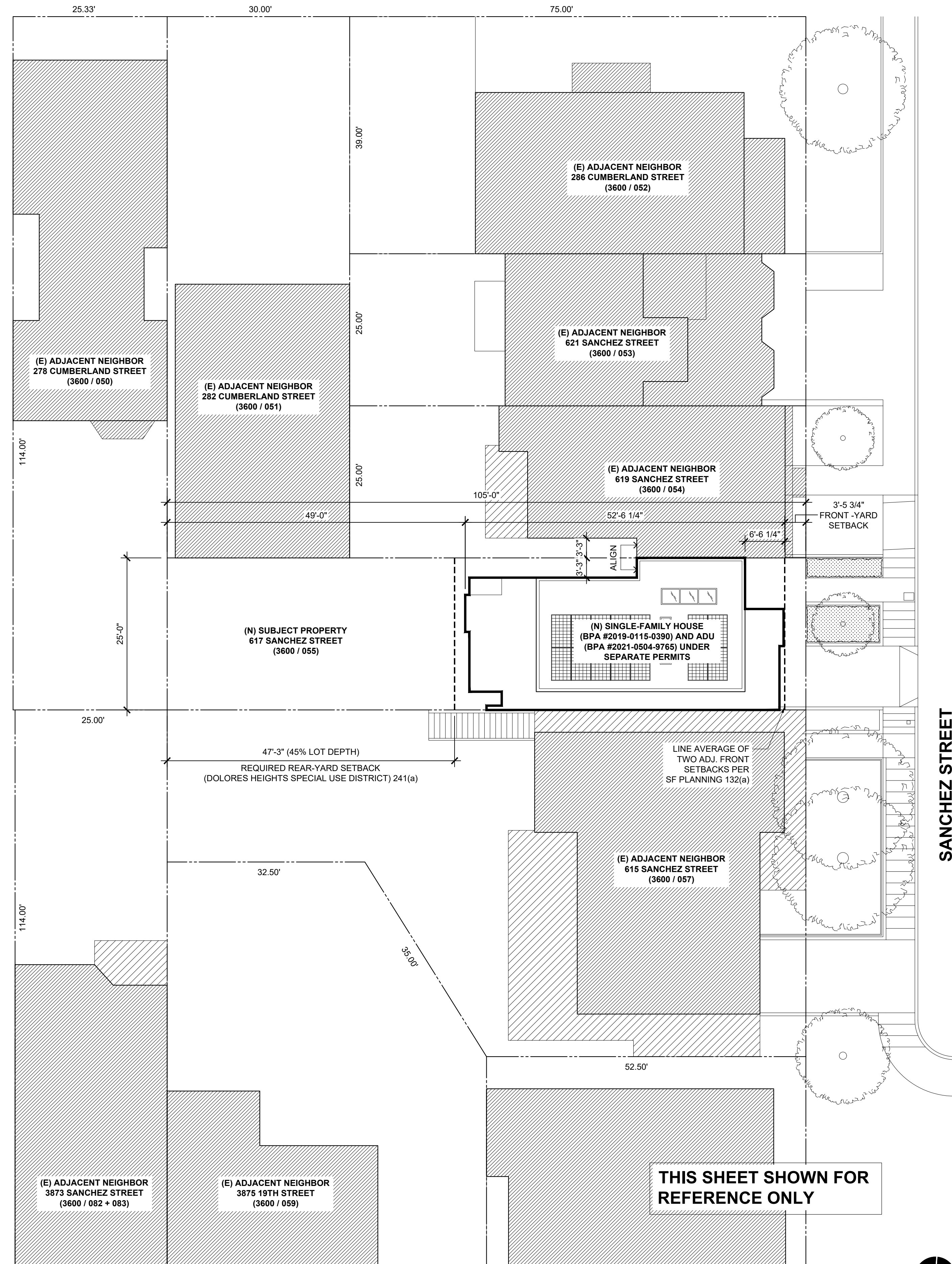
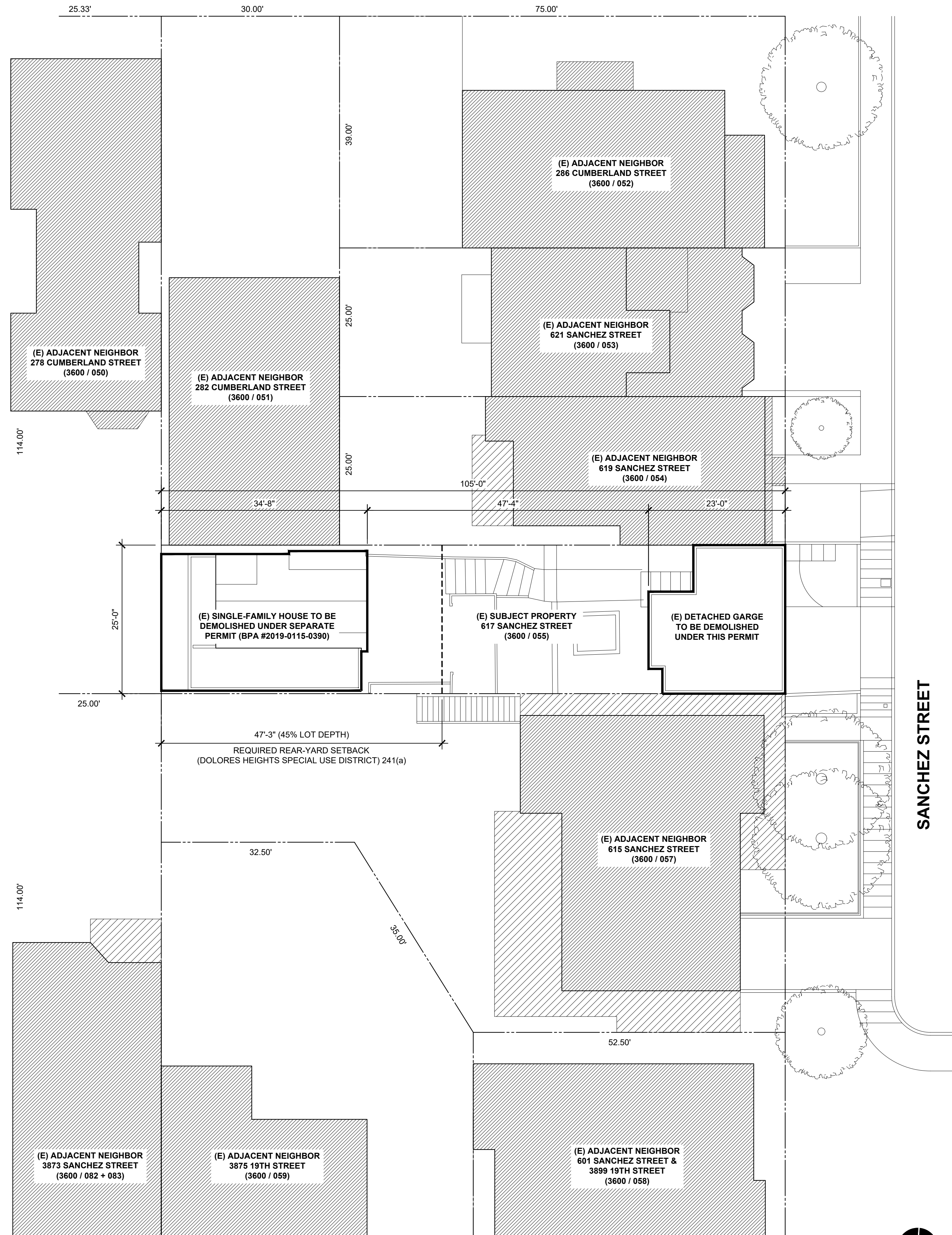
PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:

GENERAL NOTES

SCALE:	NONE
DATE:	MAY 18, 2022
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A0.01



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PROJECT:
 SANCHEZ STREET
 RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

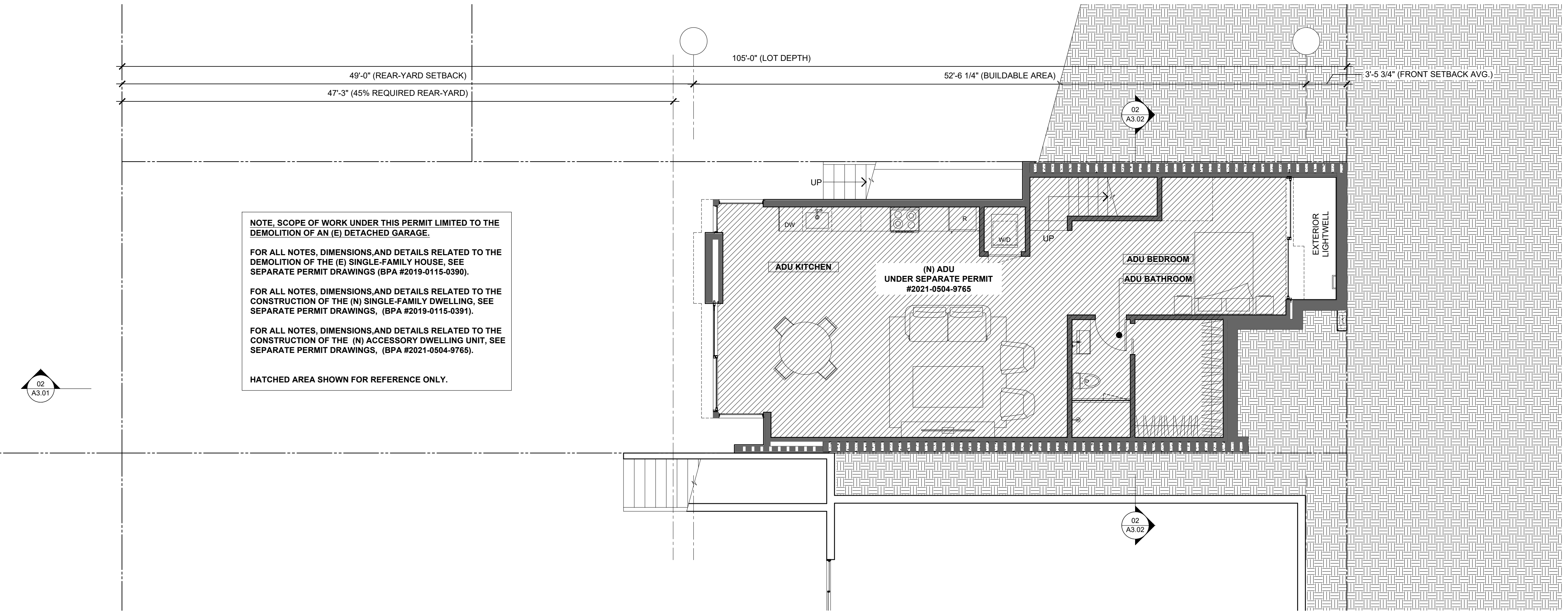
DRAWING:
 SITE PLANS
 (NEW) & (EXISTING)

SCALE:	3/32" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	

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A0.10

SANCHEZ STREET



NOTE, SCOPE OF WORK UNDER THIS PERMIT LIMITED TO THE DEMOLITION OF AN (E) DETACHED GARAGE.

FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE DEMOLITION OF THE (E) SINGLE-FAMILY HOUSE, SEE SEPARATE PERMIT DRAWINGS (BPA #2019-0115-0390).

FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE CONSTRUCTION OF THE (N) SINGLE-FAMILY DWELLING, SEE SEPARATE PERMIT DRAWINGS, (BPA #2019-0115-0391).

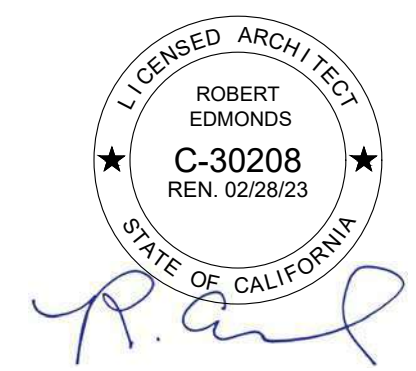
FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE CONSTRUCTION OF THE (N) ACCESSORY DWELLING UNIT, SEE SEPARATE PERMIT DRAWINGS, (BPA #2021-0504-9765).

HATCHED AREA SHOWN FOR REFERENCE ONLY.

02 (NEW) 1ST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

WALL LEGEND:

	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL



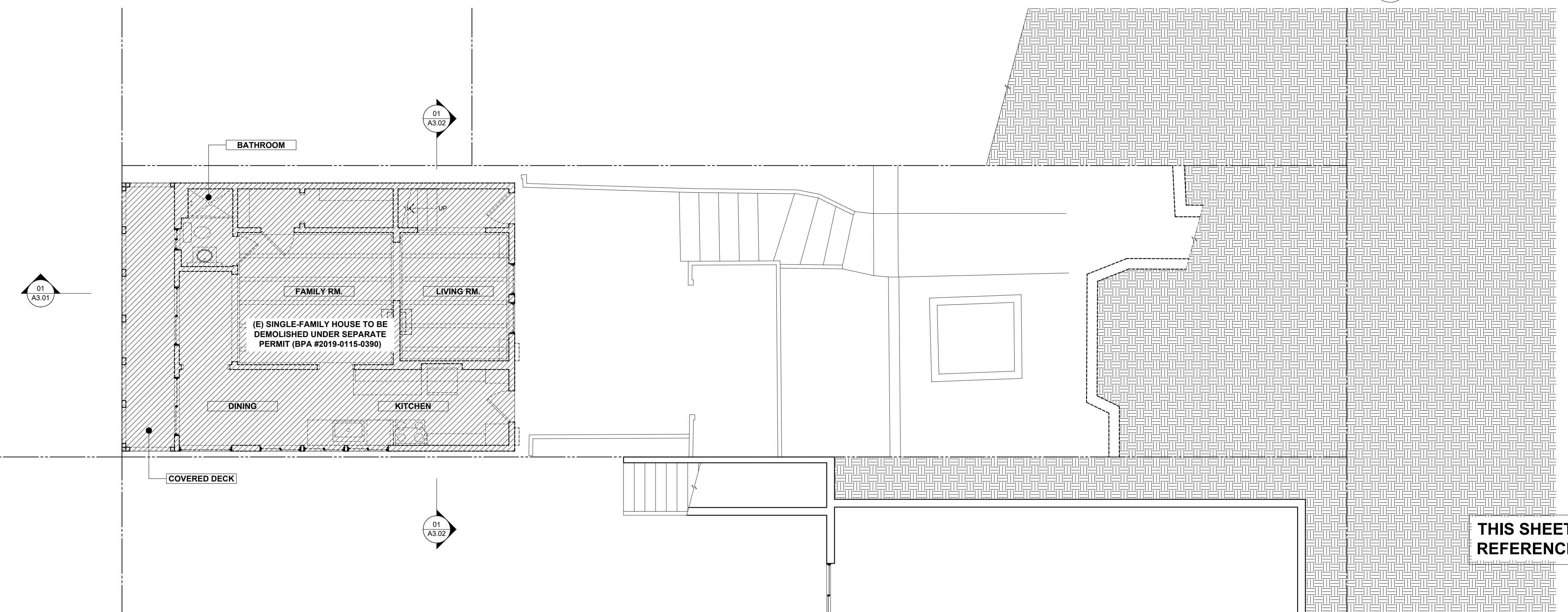
PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW) & (EXISTING)

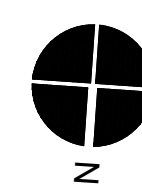
SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	

THIS SHEET SHOWN FOR REFERENCE ONLY

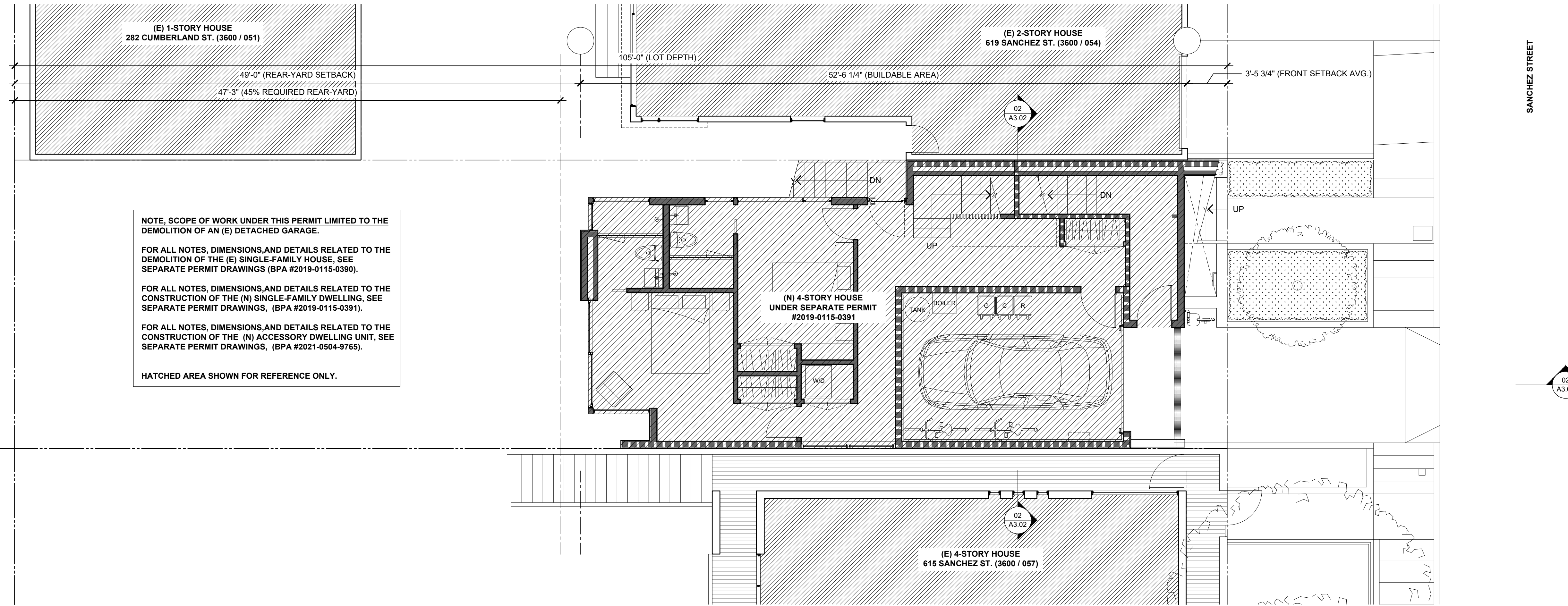
SANCHEZ STREET



01 (EXISTING) 1ST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



A1.01



NOTE, SCOPE OF WORK UNDER THIS PERMIT LIMITED TO THE DEMOLITION OF AN (E) DETACHED GARAGE.

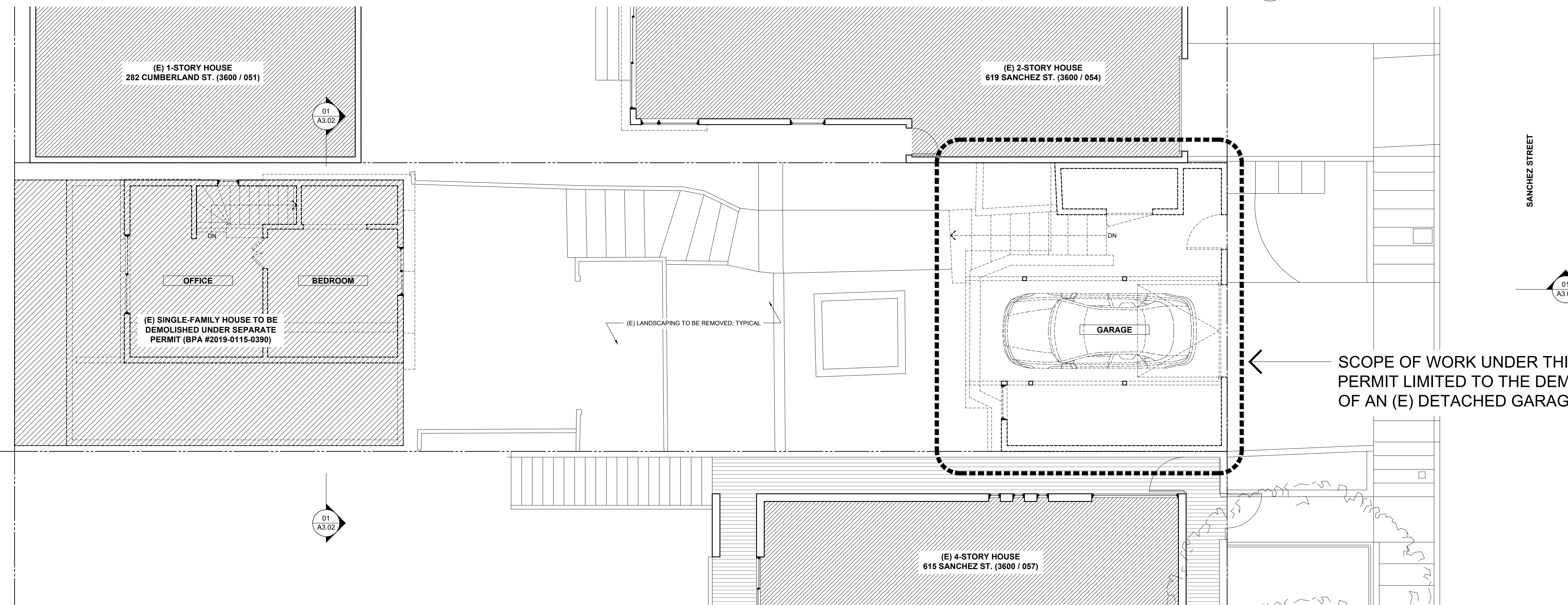
FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE DEMOLITION OF THE (E) SINGLE-FAMILY HOUSE, SEE SEPARATE PERMIT DRAWINGS (BPA #2019-0115-0390).

FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE CONSTRUCTION OF THE (N) SINGLE-FAMILY DWELLING, SEE SEPARATE PERMIT DRAWINGS, (BPA #2019-0115-0391).

FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE CONSTRUCTION OF THE (N) ACCESSORY DWELLING UNIT, SEE SEPARATE PERMIT DRAWINGS, (BPA #2021-0504-9765).

HATCHED AREA SHOWN FOR REFERENCE ONLY.

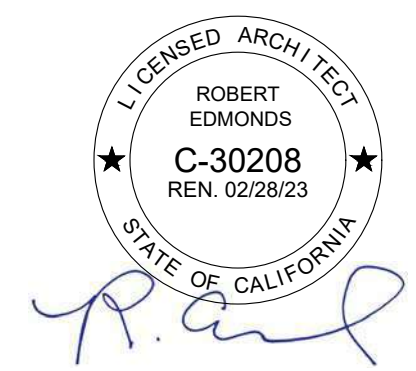
02 (NEW) 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



01 (EXISTING) 2ND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

WALL LEGEND:

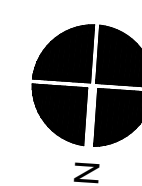
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL



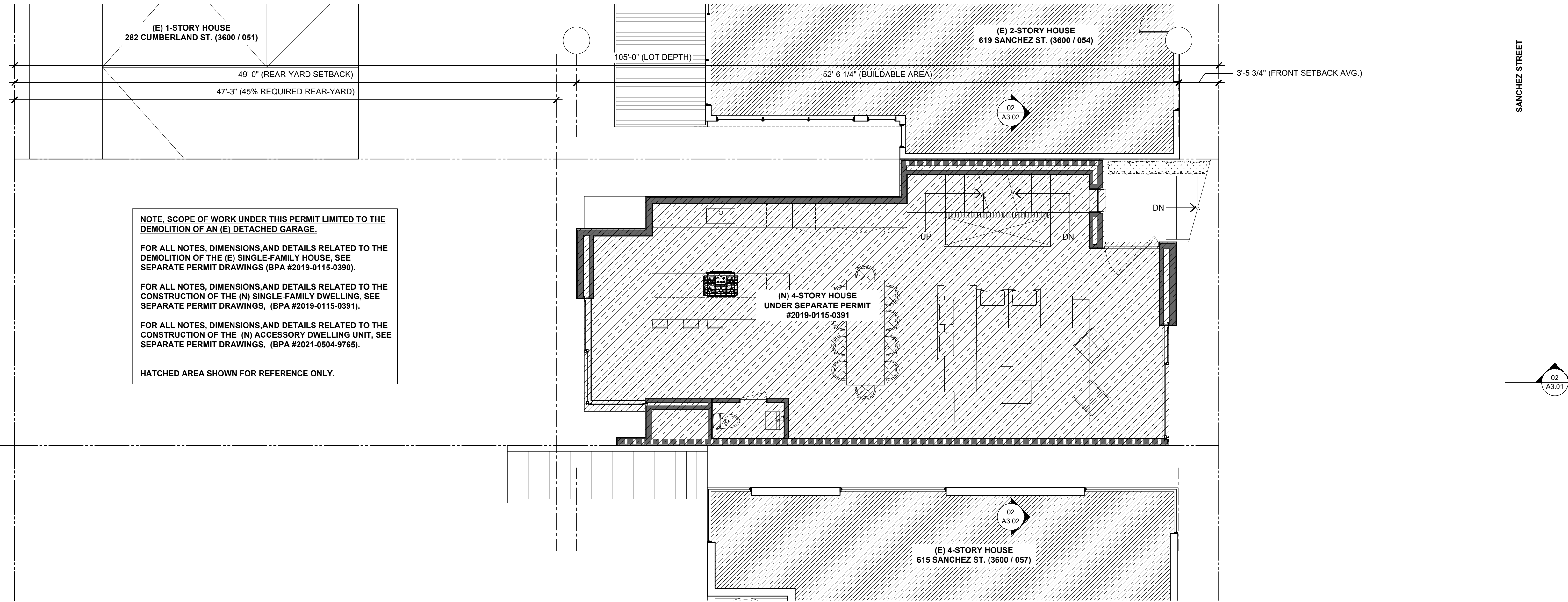
PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW) & (EXISTING)

SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	



A1.02



NOTE, SCOPE OF WORK UNDER THIS PERMIT LIMITED TO THE DEMOLITION OF AN (E) DETACHED GARAGE.

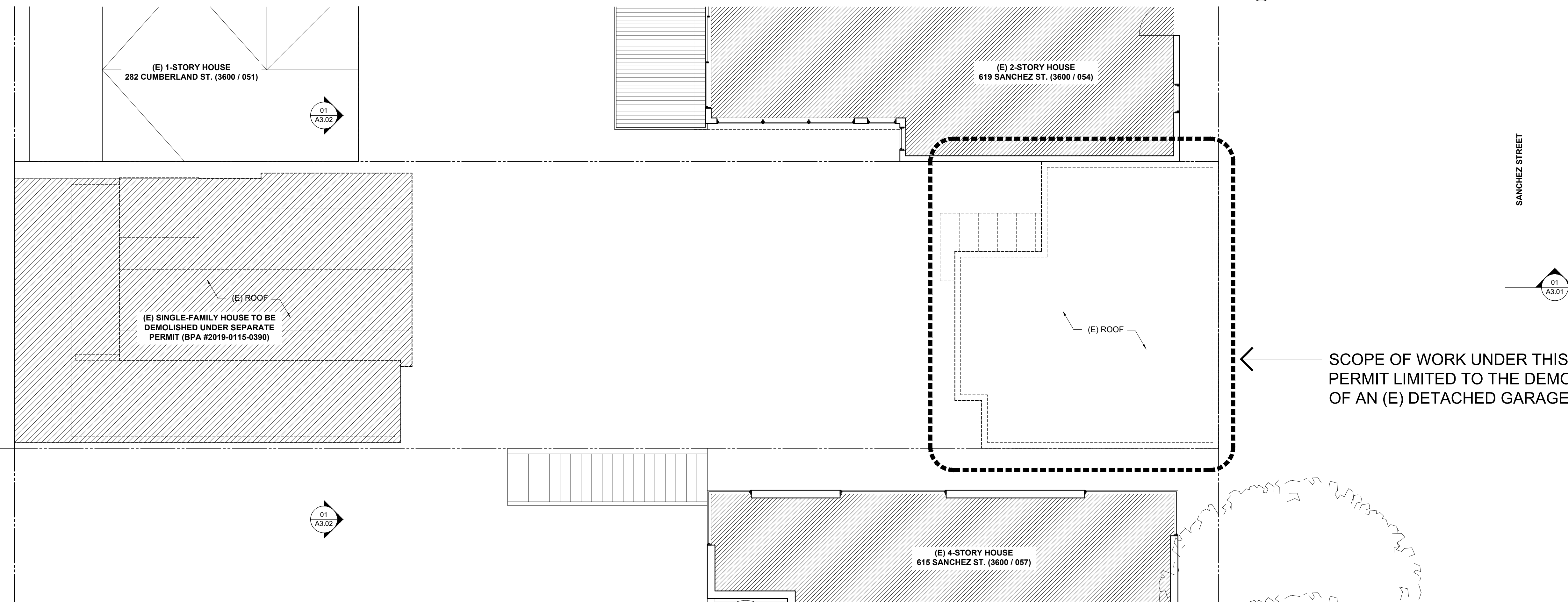
FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE DEMOLITION OF THE (E) SINGLE-FAMILY HOUSE, SEE SEPARATE PERMIT DRAWINGS (BPA #2019-0115-0390).

FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE CONSTRUCTION OF THE (N) SINGLE-FAMILY DWELLING, SEE SEPARATE PERMIT DRAWINGS, (BPA #2019-0115-0391).

FOR ALL NOTES, DIMENSIONS AND DETAILS RELATED TO THE CONSTRUCTION OF THE (N) ACCESSORY DWELLING UNIT, SEE SEPARATE PERMIT DRAWINGS, (BPA #2021-0504-9765).

HATCHED AREA SHOWN FOR REFERENCE ONLY.

02 (NEW) 3RD FLOOR PLAN
 SCALE: 3/16" = 1'-0"



01 (EXISTING) ROOF PLAN
 SCALE: 3/16" = 1'-0"

← SCOPE OF WORK UNDER THIS PERMIT LIMITED TO THE DEMOLITION OF AN (E) DETACHED GARAGE.

WALL LEGEND:

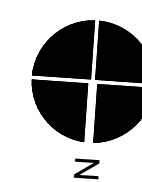
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL



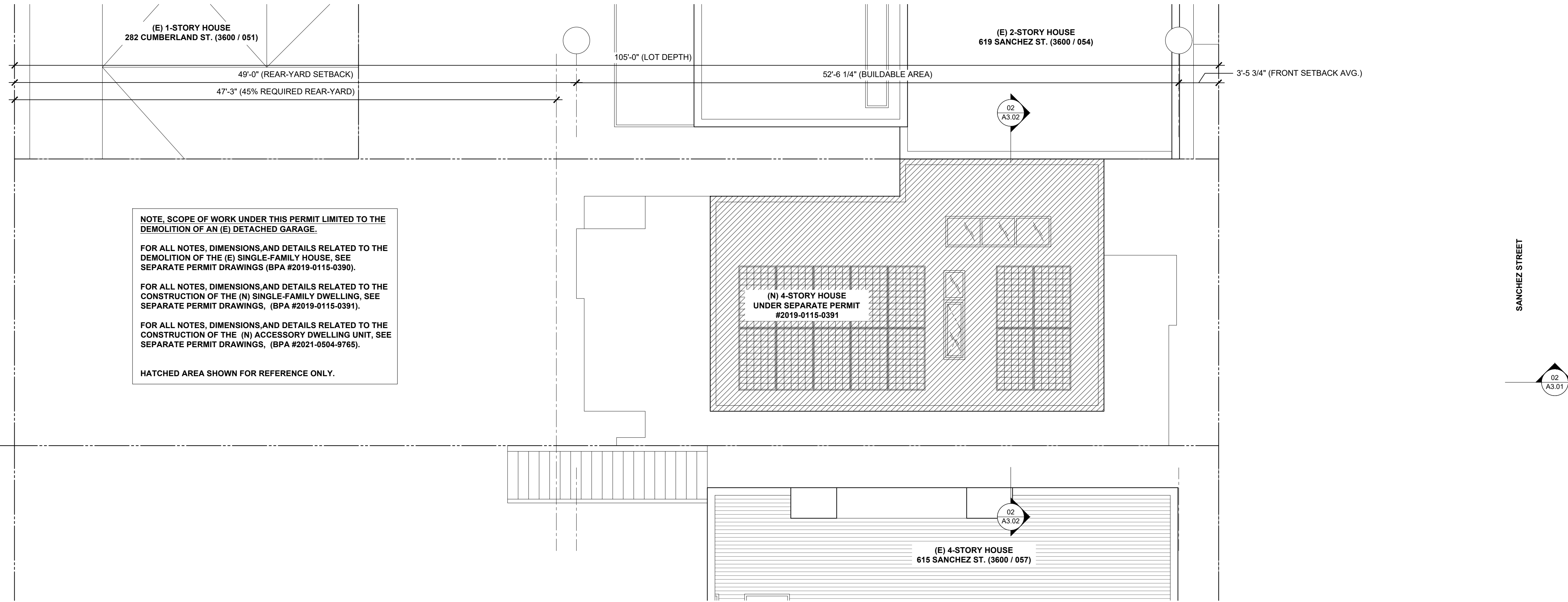
PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW) & (EXISTING)

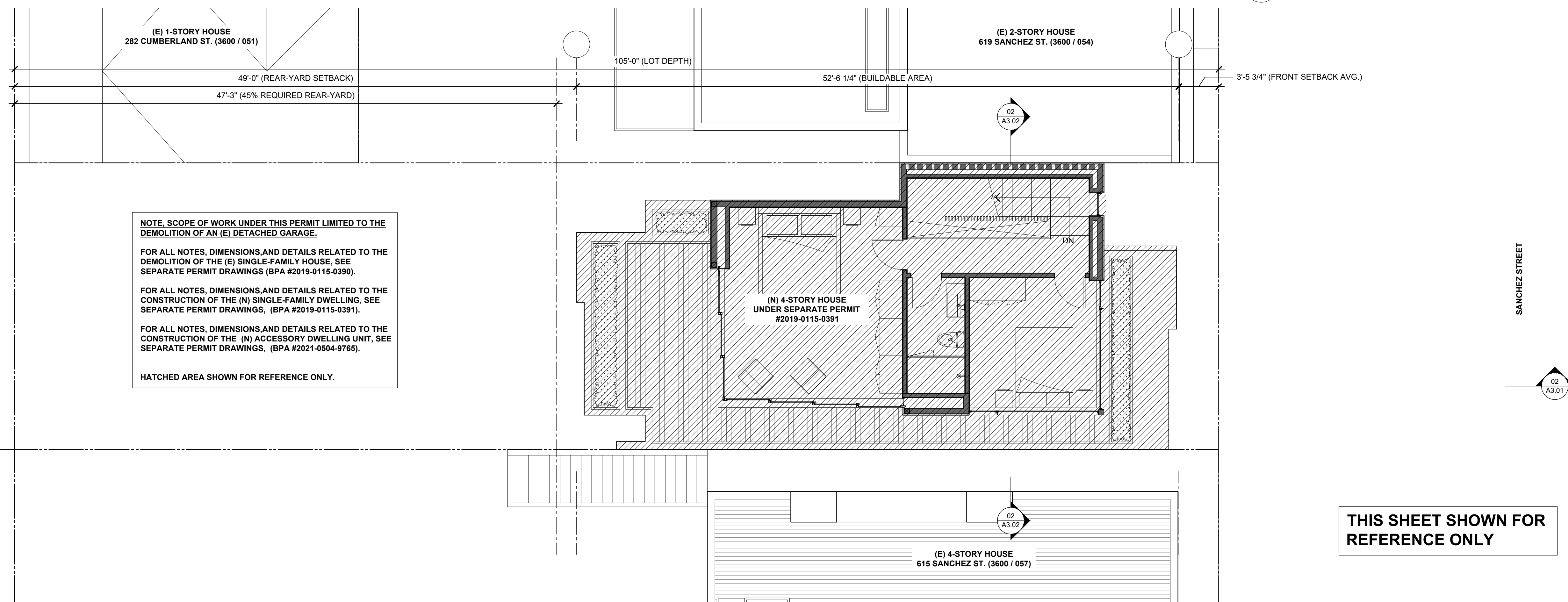
SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	



A1.03



02 (NEW) ROOF PLAN
 SCALE: 3/16" = 1'-0"



01 (NEW) 4TH FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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WALL LEGEND:

	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL



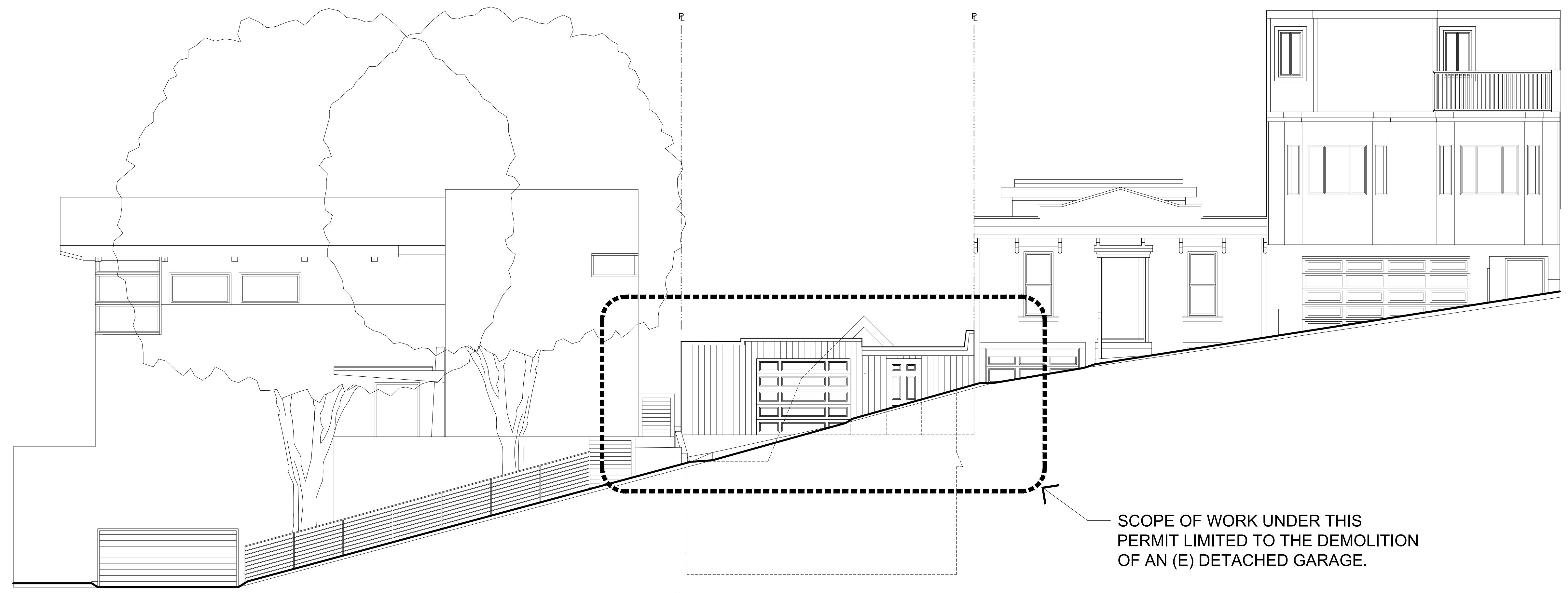
PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS (NEW)

SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	



02 (NEW) WEST EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"



01 (EXISTING) WEST EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"

- 35'-0" MAX. BLDG. HEIGHT +276.37'
- (N) FIN. ROOF +268.39'
- (N) FIN. FLR. 04 +258.78'
- (N) FIN. FLR. 03 +248.45'
- (N) GARAGE +239.41'
- (N) FIN. FLR. 02 +238.12'
- (N) FIN. FLR. 01 +227.79'

- 35'-0" MAX. BLDG. HEIGHT +276.37'
- (E) T.O. GARAGE ROOF +249.33'
- (E) MIDPT. ROOF +245.30'
- (E) T.O. GARAGE FIN. FLR. +241.37'
- (E) T.O. FIN. FLR. 02 +239.26'
- (E) T.O. FIN FLR. 01 +229.44'

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PROJECT:
SANCHEZ STREET RESIDENCE
 617 SANCHEZ STREET
 SAN FRANCISCO, CA 94114

DRAWING:
EXTERIOR ELEVATIONS (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A2.01

SCOPE OF WORK UNDER THIS PERMIT LIMITED TO THE DEMOLITION OF AN (E) DETACHED GARAGE.



02 (NEW) EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 (EXISTING) EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

35'-0" MAX. BLDG. HEIGHT
+276.37'

NO. DATE: SUBMISSION:
01 05.18.22 DEMO PERMIT

(N) FIN. ROOF
+268.39'

(N) FIN. FLR. 04
+258.78'

(N) FIN. FLR. 03
+248.45'

(N) GARAGE
+239.41'

(N) FIN. FLR. 02
+238.12'

(N) FIN. FLR. 01
+227.79'

35'-0" MAX. BLDG. HEIGHT
+276.37'

(E) T.O. GARAGE ROOF
+249.33'

(E) MIDPT. ROOF
+245.30'

(E) T.O. GARAGE FIN. FLR.
+241.37'

(E) T.O. FIN. FLR. 02
+239.26'

(E) T.O. FIN FLR. 01
+229.44'

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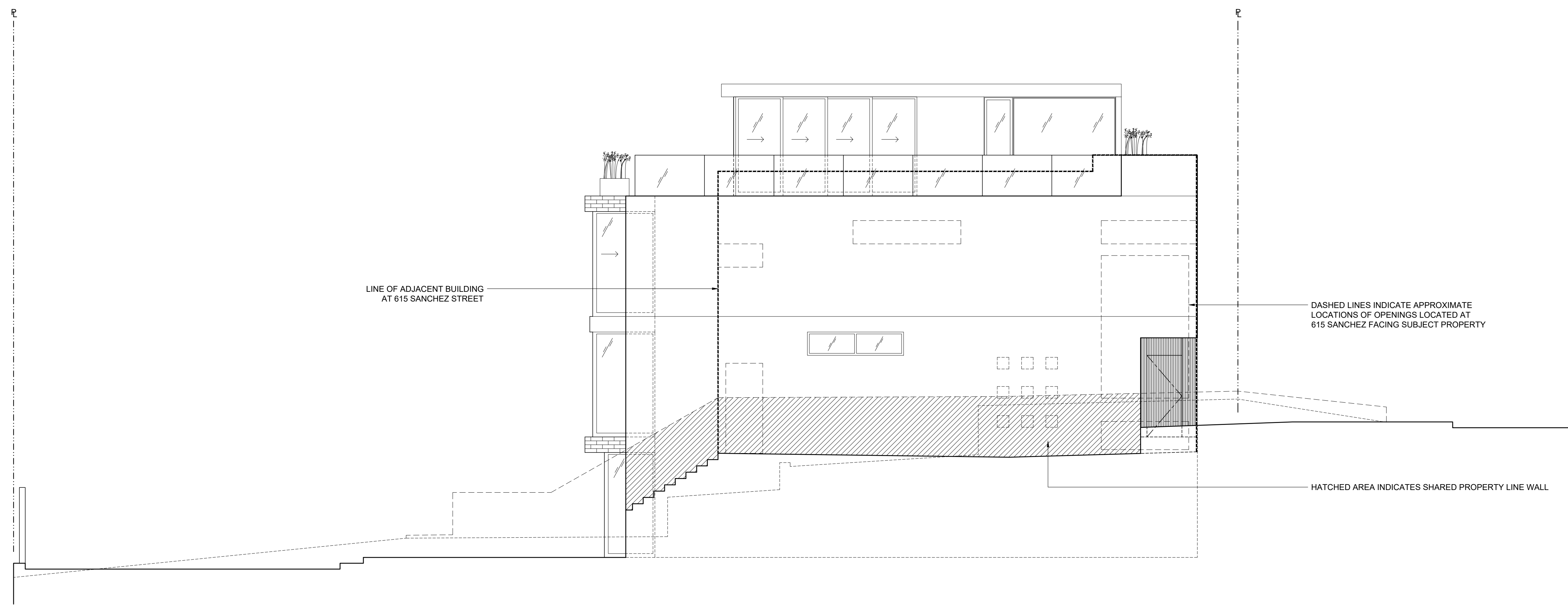
PROJECT:
SANCHEZ STREET
RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
EXTERIOR ELEVATIONS
(EXISTING & NEW)

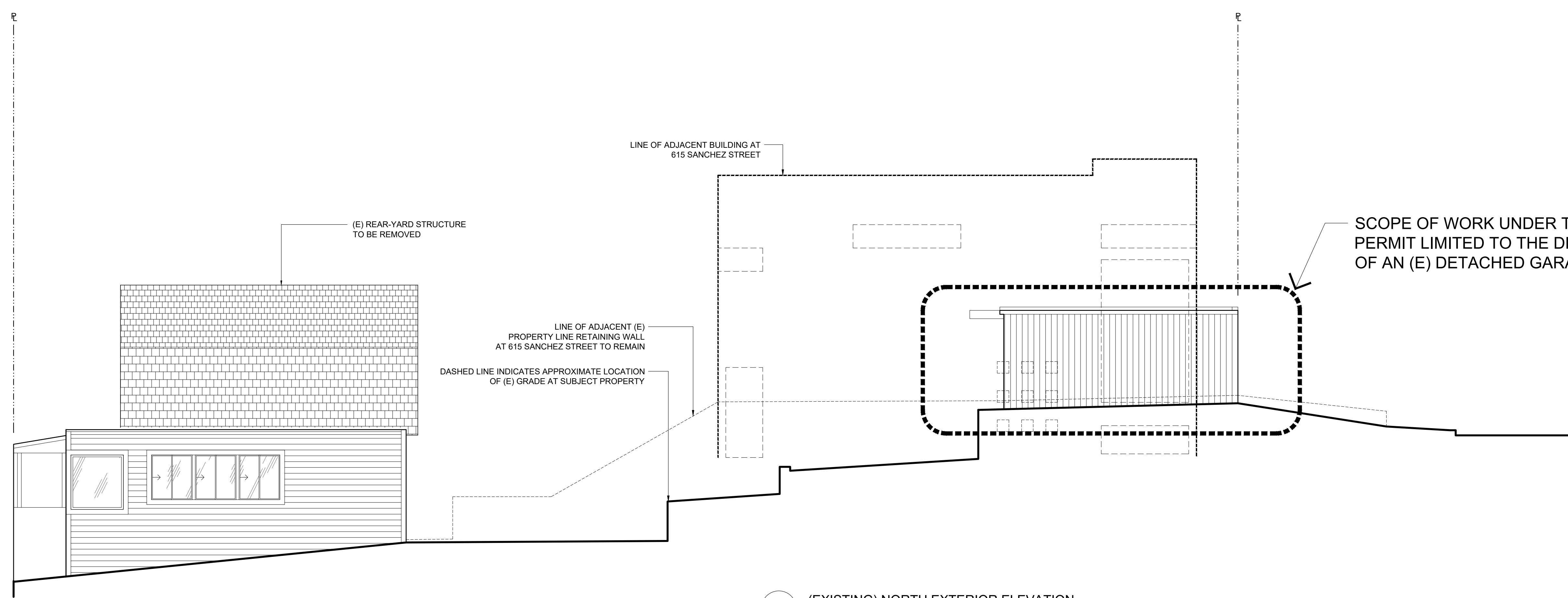
SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.:	2018.07
DRAWN:	
CAD FILE:	

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REFERENCE ONLY**

A2.02



02 (NEW) NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



01 (EXISTING) NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

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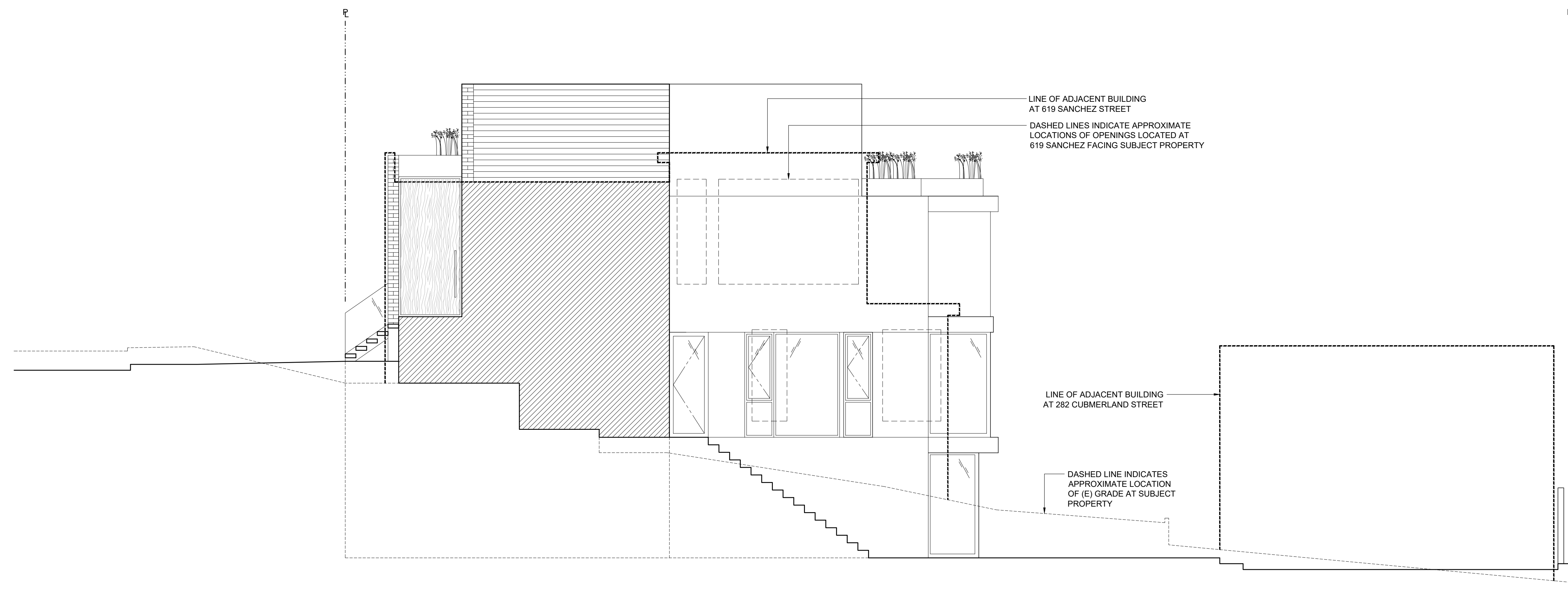


PROJECT:
**SANCHEZ STREET
RESIDENCE**
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
**EXTERIOR ELEVATIONS
(EXISTING & NEW)**

SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

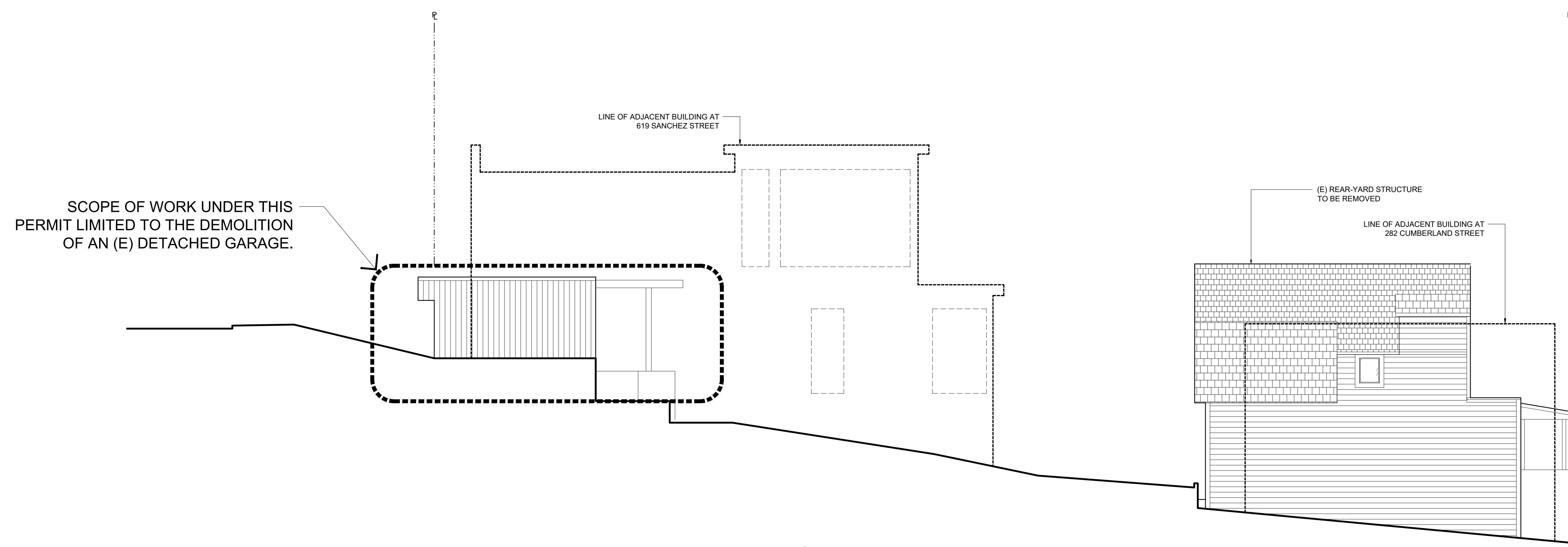
A2.03



02 (NEW) SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

- (N) FIN. ROOF
+268.39'
- (N) FIN. FLR. 04
+258.78'
- (N) FIN. FLR. 03
+248.45'
- (N) GARAGE
+239.41'
- (N) FIN. FLR. 02
+238.12'
- (N) FIN. FLR. 01
+227.79'

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01 (EXISTING) SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

- (E) T.O. GARAGE ROOF
+249.33'
- (E) MIDPT. ROOF
+245.30'
- (E) T.O. GARAGE FIN. FLR.
+241.37'
- (E) T.O. FIN. FLR. 02
+239.26'
- (E) T.O. FIN. FLR. 01
+229.44'

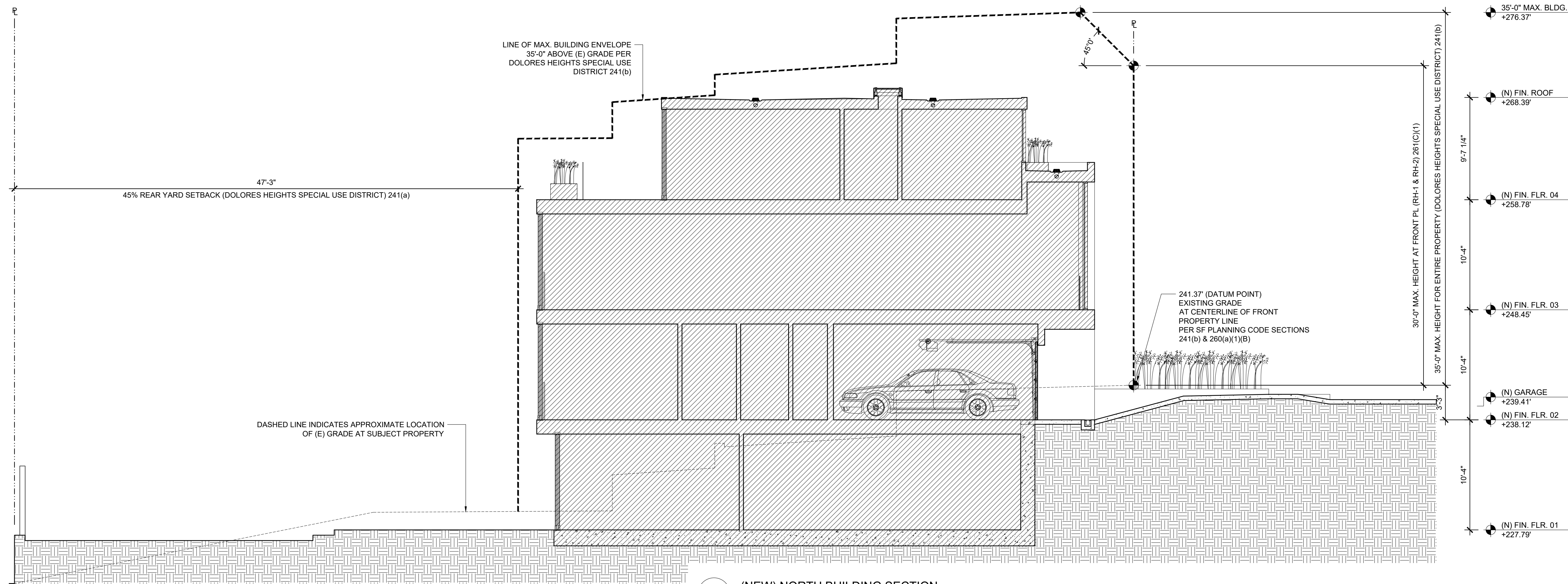


PROJECT:
SANCHEZ STREET
RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

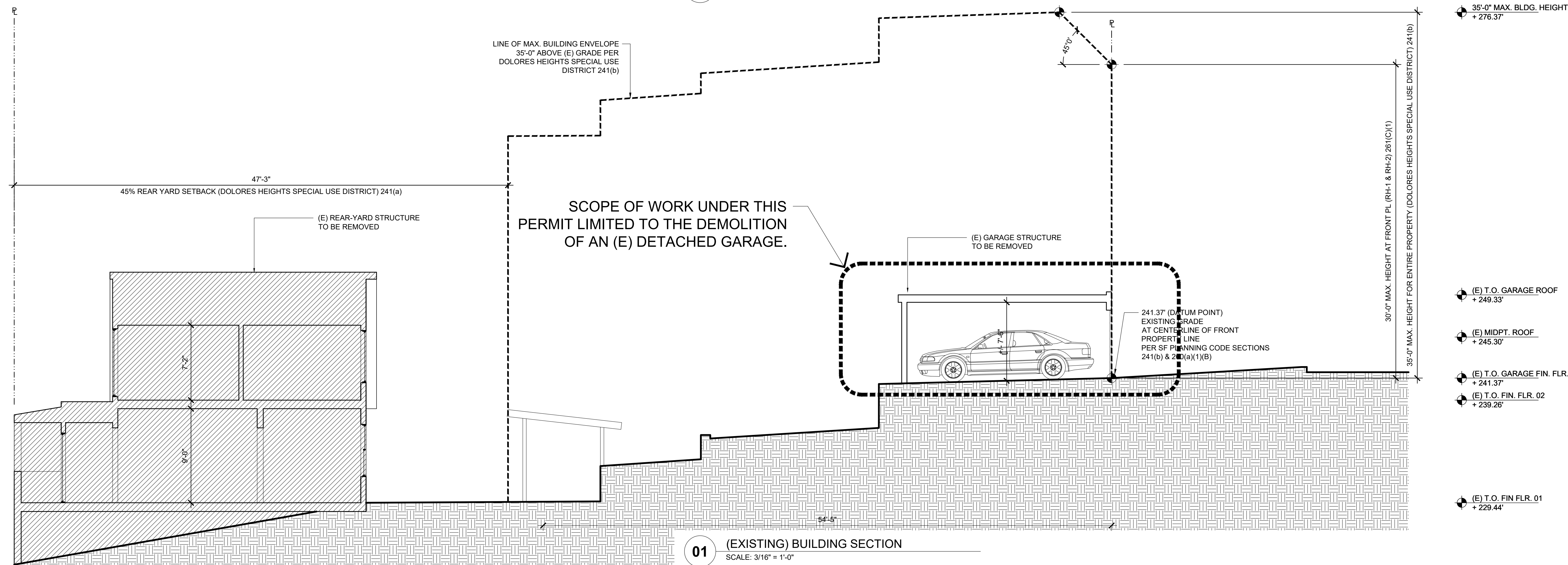
DRAWING:
EXTERIOR ELEVATIONS
(EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A2.04



02 (NEW) NORTH BUILDING SECTION
SCALE: 3/16" = 1'-0"



01 (EXISTING) BUILDING SECTION
SCALE: 3/16" = 1'-0"

NO:	DATE:	SUBMISSION:
01	05.18.22	DEMO PERMIT

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PROJECT:
SANCHEZ STREET RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:
BUILDING SECTION (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	MAY 18, 2022
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

A3.01

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PUBLIC COMMENT

From: [Thalia Georgopoulos](#)
To: [BoardofAppeals \(PAB\)](#)
Subject: 617 Sanchez Street
Date: Sunday, December 24, 2023 10:16:37 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Subject: Opposition to Appeal of Demolition and Construction Permits for 617 Sanchez St.
Permits 2019/01/15/0390,2019/01/15/0391

Dear Board,

I am writing to express my opposition to the appeal against the issuance of demolition and construction permits regarding 617 Sanchez Street in San Francisco. I believe that the proposed project is in line with the city's zoning regulations and will contribute to the development of the neighborhood. I am fully in support of this project.

For me the demolition of the barn like shack that's basically in my backyard would be a vast improvement. This is what I see



I understand that the appeal is based on concerns about the impact of the project on the neighborhood's character and the environment. On the Sanchez side they are replacing a dowdy 1960s suburban garage that seriously doesn't fit in with the neighborhood with a beautifully

designed building. This permit Issuance has been dragging on for a shocking amount of years, and is the kind of thing that has caused the assembly to come up with such draconian ideas as the builders remedy.

I urge you to reject the appeal and allow the project to proceed as planned. Thank you for your attention to this matter.

Sincerely,
Thalia Georgopoulos
278 Cumberland St, San Francisco, CA.

April 10, 2024

To: The Members of the Board of Appeals

Cc: Julie Rosenberg

From: Georgia Schuttish (Noe Valley Resident)

RE: 617 SANCHEZ STREET. Appeal No. 23-057; 23-051; 23-050.

This site of this proposed project is a very steep lot and deserves serious consideration by the Board for any Demolition and new construction. It is located on one of the steepest parts of Sanchez Street just south of the long stairway down to 19th Street.

Serious consideration is needed because there are, not one, but two structures proposed for Demolition on the lot at 617 Sanchez Street.

There is a cottage on the rear that was constructed in 1906, most likely with old growth redwood, that had been home for many years to an African American family.

On the front is a garage that I believe was constructed in the 1980s by the previous owner.

In 2020, Mr. Pat Buscovich was also concerned about work proposed on this very steep lot.

I knew Mr. Buscovich through his work testifying at the Planning Commission and we each knew some of the same neighbors, architects and lawyers. Actually we had several informal conversations about Planning Code Section 317 from 2015 through 2018.

I have not seen or talked to him since before the Pandemic.

I have since learned that he has had some serious health issues which is very sad.

However prior to his illness Mr. Buscovich used his considerable professional skills to assess that the Geotech work done for this lot was lacking in complete information because there had only been one boring hole made at the rear of the lot near the cottage.

Mr. Buscovich thought it was vital to have a boring at the front of the lot at 617 Sanchez Street in order to completely understand the nature and condition of the site due to the major excavation required by this project.

It is hard to understand given Mr. Buscovich's sterling reputation and knowledge why this was not done already and why it should not be done now before the Board decides to deny or uphold these permits.

I hope the Board will tell the permit holder to do what Mr. Buscovich's thought was necessary and bore a hole at the front of the lot at 617 Sanchez Street to analyze the soil composition on this sloping lot.

