



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JUNE 14, 2012

Date: June 7, 2012
Case No.: 2012.0039D / 2012.0157D
Project Address: 318 ARLETA AVENUE
Zoning: RH-1 (Residential House, One-Family)
 40-X Height and Bulk District
Block/Lot: 6233/058
Project Sponsor: Reza Khoshnevisan
 1256 Howard Street
 San Francisco, CA 94103
Staff Contact: Ben Fu – (415) 588-6613
 Ben.Fu@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

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DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2012.0039D	New Building Case Number	2012.0157 D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2012.0411.8068	New Construction Application Number	2012.0411.8076
Number Of Existing Units	2	Number Of New Units	1
Existing Parking	0	New Parking	2
Number Of Existing Bedrooms	7	Number Of New Bedrooms	4
Existing Building Area	±3,400 Sq. Ft.	New Building Area	±3,250 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	4/19/12	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The proposal is to demolish an existing two-story, two-unit dwelling, and replace with a new two-story, one-unit dwelling. The new construction will be in general conformity with the existing building footprint. The project complies with front setback, rear yard, and other applicable requirements. The existing building has already been substantially demolished.

SITE DESCRIPTION AND PRESENT USE

The property at 318 Arleta Avenue is located on the north side of Arleta Avenue between Elliot and Delta Streets. The property has approximately 25'-0" of lot frontage along Arleta Avenue with a lot depth of 100'-0". The up-sloping lot had previously contained a non-conforming two-story, two-family dwelling of approximately 3,260 gross square-feet. The property is within a RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk District.

PROJECT HISTORY

On January 23, 2008, the owner filed Building Permit Application No. 2008.0123.3060 for interior remodeling. The permit was approved on February 15, 2008 and work began in 2009. Accordingly to a field report filed by the Department of Building Inspection (attached), all interior room partitions on the first and second floors were removed, and the building collapsed on October 3, 2009. The property was barricaded to protect pedestrians from possible further collapse and hazards. Building Permit Application No. 2009.1008.8631 was filed and approved on October 8, 2009, to allow emergency partial collapse debris removal.

On November 12, 2009, the same owner filed Building Permit Application No. 2009.1112.1088 (alteration permit) to reconstruct the building. Since the majority of the building has been demolished, the project was determined to be tantamount to demolition. Mandatory Discretionary Review (DR) for de-facto, or tantamount to demolition, was filed on January 12, 2012. Building Permit Application Nos. 2012.0411.8068 and 2012.0411.8076 were filed on April 11, 2012, to reflect the actual of demolition and new construction of the replacement building. Since the zoning allowed only a single-family dwelling and the demolition was not an act of God, replacement of the non-conforming two-family dwelling is not permitted.

Since the building collapsed, the owner and his agent have been diligently pursuing approval by working with the Department to refine the details of the project. Since the building was mostly demolished, the building has been deemed to be unsound (see attached photos).

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Subject Property is located in the Visitacion Valley neighborhood, north side of Arleta Avenue between Elliot and Delta Streets. The Subject Property is located within the RH-1 Zoning District in a residential area of mixed architectural styles and design quality. The surrounding neighborhood consists of mostly two-story buildings, containing mostly single-family dwellings. The buildings on the block appear to have been constructed between the early 1900's and post 1906 earthquake to the late 1980's. The adjacent buildings were constructed in March 2012. Architectural styles, building heights, and front setbacks vary widely on Arleta Avenue at this location.

The residential neighborhood on the block contains dwellings of varying heights and depths. The majority of the buildings are two stories with the exception of one three-story and one one-story buildings. A Certificate of Final Completion (CFC) was issued on March 27, 2012, for a new two-story, single-family dwelling at the 314 Arleta Avenue, the adjacent building to the east, with a similar design and massing as the proposed project. The adjacent property to the west at 322 Arleta Avenue is currently under construction for a new two-story, single-family dwelling also with a similar design and massing as

the proposed project. The project is consistent with the development pattern of the immediate vicinity and the neighborhood.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	June 4, 2012	June 4, 2012	10 days
Mailed Notice	10 days	June 4, 2012	June 4, 2012	10 days

PUBLIC COMMENT

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

REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling unit with a two-car garage, and would rise to approximately 29'-3" in height, measured to the top of the ridge. The ground floor will contain a two-car garage, family room, a full bathroom and bedroom. The second floor will contain the main living space, which has three bedrooms, living room, dining room, kitchen, a full bathroom and a half bathroom. The total occupied floor area is approximately 2,710 square feet; the gross floor area including the garage is approximately 3,250 square feet.

The Project proposes a Code-complying rear yard of 25'-0", which is the requirement for the Subject Property and equal to the two adjacent buildings constructed in March 2012. The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with stucco and aluminum windows.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has not received any communications from the members of the public. No separate Discretionary Review was filed.

GENERAL PLAN COMPLIANCE

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

HOUSING ELEMENT
Objectives and Policies

OBJECTIVE 1. PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4. Locate in-fill housing on appropriate sites in established residential neighborhoods.

Policy 1.7. Encourage and support the construction of quality, new family housing.

OBJECTIVE 11. IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.1. Use new housing development as a means to enhance neighborhood vitality and diversity.

Policy 11.2. Ensure housing is provided with adequate public improvements, services, and amenities.

Policy 11.3. Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

Policy 11.5. Promote the construction of well-designed housing that enhances existing neighborhood character.

Policy 11.8. Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The Project appropriately locates a housing unit at a site zoned for residential use and increases the supply of housing in conformity with the allowable density of the RH-1 Zoning District. The Project is also consistent with the City's policies of providing housing appropriate for families: the proposed four-bedroom dwelling provides adequate space for a modern family. The Project's architectural design is compatible with the existing scale, character of the neighborhood. The Project is well designed and provides a quality living environment.

SECTION 101.1 PRIORITY POLICIES

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

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

The project will not affect existing retail uses as the site is occupied by a residential use.

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

The project will preserve the existing neighborhood character and will be compatible to residential uses.

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

The project will not affect the City's supply of affordable housing. The project proposes the construction of a new owner-occupied, single-family dwelling.

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

Traffic generated by the residential use would be intermittent and not significant to overburden local streets. The proposed single-family dwelling will not increase the existing traffic conditions.

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

The project will not displace any service or industry establishment.

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

The project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

7. Landmarks and historic buildings be preserved.

No landmark or historic building currently occupies the Project site.

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

The project will have no negative impact on existing parks and open spaces.

ENVIRONMENTAL REVIEW

The Project is Categorical Exempted under Class 3(a).

RESIDENTIAL DESIGN TEAM REVIEW

Residential Design Team (RDT) reviewed the proposal and was in general support of the project scale, massing and design due to the mixed mid-block context and since the proposal is similar in footprint to the previously existing structure on the lot, resulting in minimal net new impacts. The RDT found no exceptional or extraordinary circumstances related to the project.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves demolition of existing dwellings and new construction.

BASIS FOR RECOMMENDATION

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

- The Project qualifies for administrative approval because it is in general conformity to the existing building footprint and cost to repair the structure to its previous livable condition would clearly exceed 50% of the replacement cost since the existing building has been mostly demolished.
- The Project will create one family-sized, four-bedroom dwelling.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-1 Zoning District allows a maximum of one dwelling-unit on this lot. This District is intended to accommodate a lower density. The Project is therefore an appropriate in-fill development.

RECOMMENDATION:

Case No. 2012.0039D – Do not take DR and approve the demolition.

Case No. 2012.0157D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

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

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property is valued at or above 80% of the median single-family home prices in San Francisco. As such, the property is considered relatively affordable and financially accessible housing for the purposes of this report and Planning Code Section 317. However, the building has mostly been demolished and has been in the current condition since 2009.

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

Project Does Not Meet Criteria

The soundness of the existing structure cannot be evaluated. The majority of the existing building has already been removed, so there is no building to evaluate. A soundness report was not submitted. However, the associated costs of repairing the structure to its previous livable condition would clearly exceed 50% of the replacement cost since there is no building at the site.

DEMOLITION CRITERIA

Existing Building

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

Project Meets Criteria

A review of the databases for the Department of Building Inspection (DBI) and the Planning Department did not show any enforcement cases or notices of violation.

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

Project Meets Criteria

The property did not receive a Notice of Violation. A field report was issued by DBI indicating that the property must be barricaded for public safety and to obtain a building permit to remove debris and unstable building structure supports. A permit was submitted and approved in 2009 to clean up and maintain the site in a decent, safe and sanitary condition.

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

Project Meets Criteria

The existing structure no longer exists. The property is not an historic resource for the purposes of CEQA.

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

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

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

Criteria Not Applicable to Project

The existing has been removed and thus is not rental housing.

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

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because the existing building has been partially demolished and has been uninhabitable since 2009.

Priority Policies

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

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling has already been demolished. Nonetheless, the Project results in a replacement housing unit and thus preserves the quantity of housing. A family-sized unit will replace an essentially vacant lot that used to contain a non-conforming two-family dwelling. The creation of the new family-sized unit will preserve the cultural and economic diversity within the neighborhood.

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

Project Meets Criteria

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

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

Criteria Not Applicable to Project

The existing building was essentially demolished due to a faulty remodeling process in 2009. Since the structure demolished was a non-conforming two-unit dwelling, affordability could not be measured as the Code does not allow reconstruction of a two-family dwelling in this district.

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

Criteria Not Applicable to Project

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

Replacement Structure

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

Project Meets Criteria

The Project replaces one de-facto demolished non-conforming two-family dwelling with one dwelling unit in a neighborhood characterized by one-family dwellings.

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

Project Meets Criteria

The Project will create one family-sized unit with four-bedrooms. The floor plans reflect new quality, family housing.

15. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

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

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

Project Meets Criteria

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

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

Project Does Not Meet Criteria

Although the Project decreases the number of dwelling units on the site from two to one, the existing two-family dwelling had already been mostly demolished in 2009. Additionally, the existing building was non-conforming by exceeding the allowable density and non-complying in terms of front setback by encroaching in the required setback area.

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

Project Does Not Meet Criteria

Although the Project decreases the number of bedrooms on the site from seven to four, the existing building no longer exists.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of mostly two-story buildings, containing mostly single-family dwellings. The residential neighborhood contains dwellings of varying heights and depths. A Certificate of Final Completion (CFC) was issued on March 27, 2012, for a new two-story, single-family dwelling at the 314 Arleta Avenue, the adjacent building to the east, with a similar design and massing as the proposed project. The adjacent property to the west at 322 Arleta Avenue is currently under construction for a new two-story, single-family dwelling also with a similar design and massing as the proposed project.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The new building respects the existing block pattern by not encroaching into the established mid-block open space. The adjacent properties to the east and west constructed in March

2012 are as deep as the proposed construction. The new building respects the immediate context and scale. Privacy on adjacent properties has been respected by utilizing minimal amounts of glazing directed toward the adjacent properties. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character.

BUILDING SCALE AND FORM (PAGES 23 - 30)

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

Comments: The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space, as most buildings on the block extend up to or close to the 25% required rear yard. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		

Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?	X		
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance is consistent with the mixed pattern of elevated entrances found on both sides of the street. The garage door is recessed from the front façade and limited to a width of 10 feet. The stair penthouse is setback 17 feet from the front building wall and 24'-6" from the front property line and minimized in size to reduce visual impacts.

BUILDING DETAILS (PAGES 43 - 48)

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

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The aluminum windows are residential in character and compatible with the window patterns found on neighboring buildings.

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

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

Comments: The Project is not an alteration, and the existing dwelling has already been largely demolished.

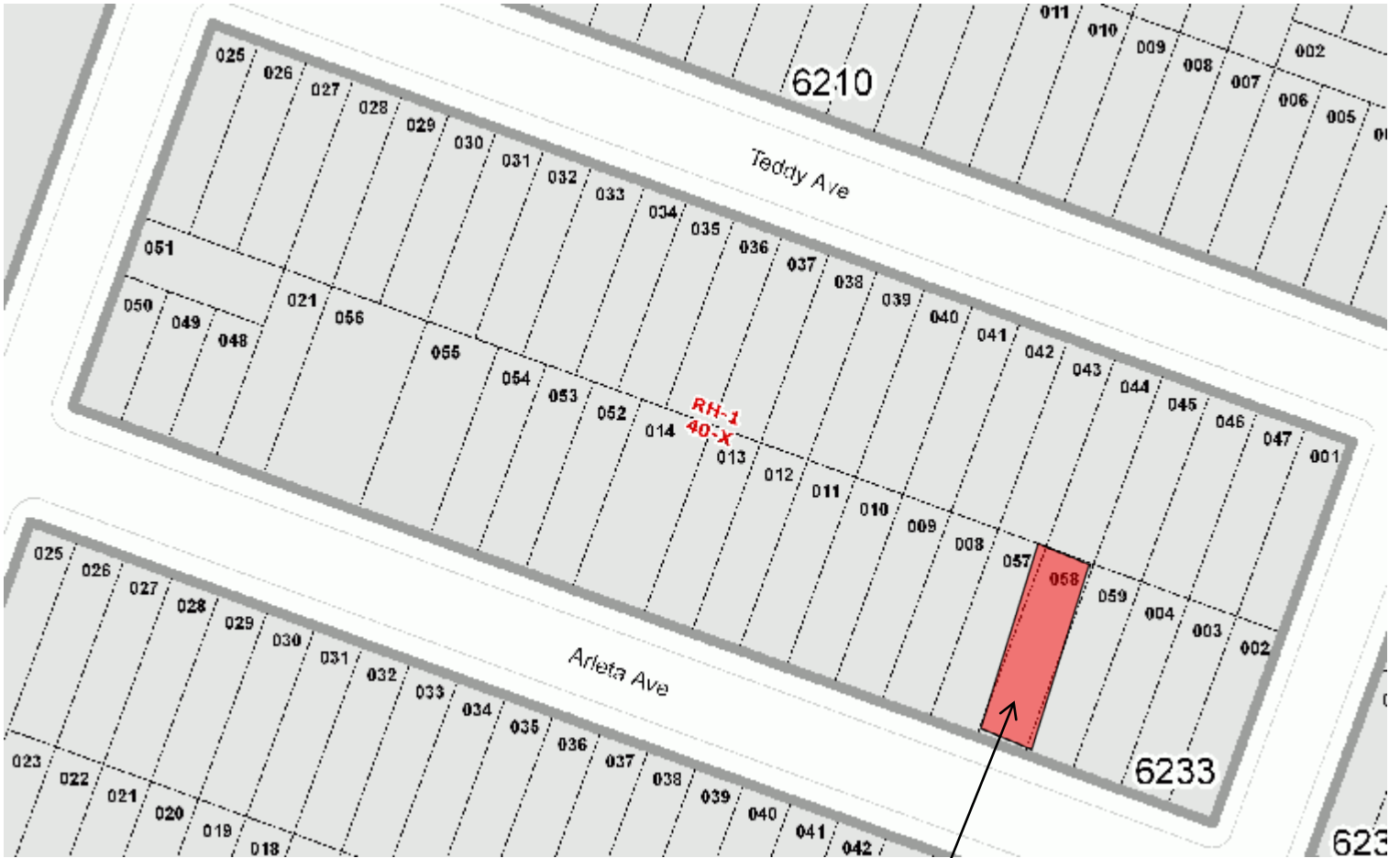
Attachments:

- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Environmental Evaluation / Historic Resources Information
- Section 311 Notice
- Prop M findings
- Sponsor Submittal:
 - Reduced Plans
 - Context Photos
 - Color Rendering

* All page numbers refer to the Residential Design Guidelines

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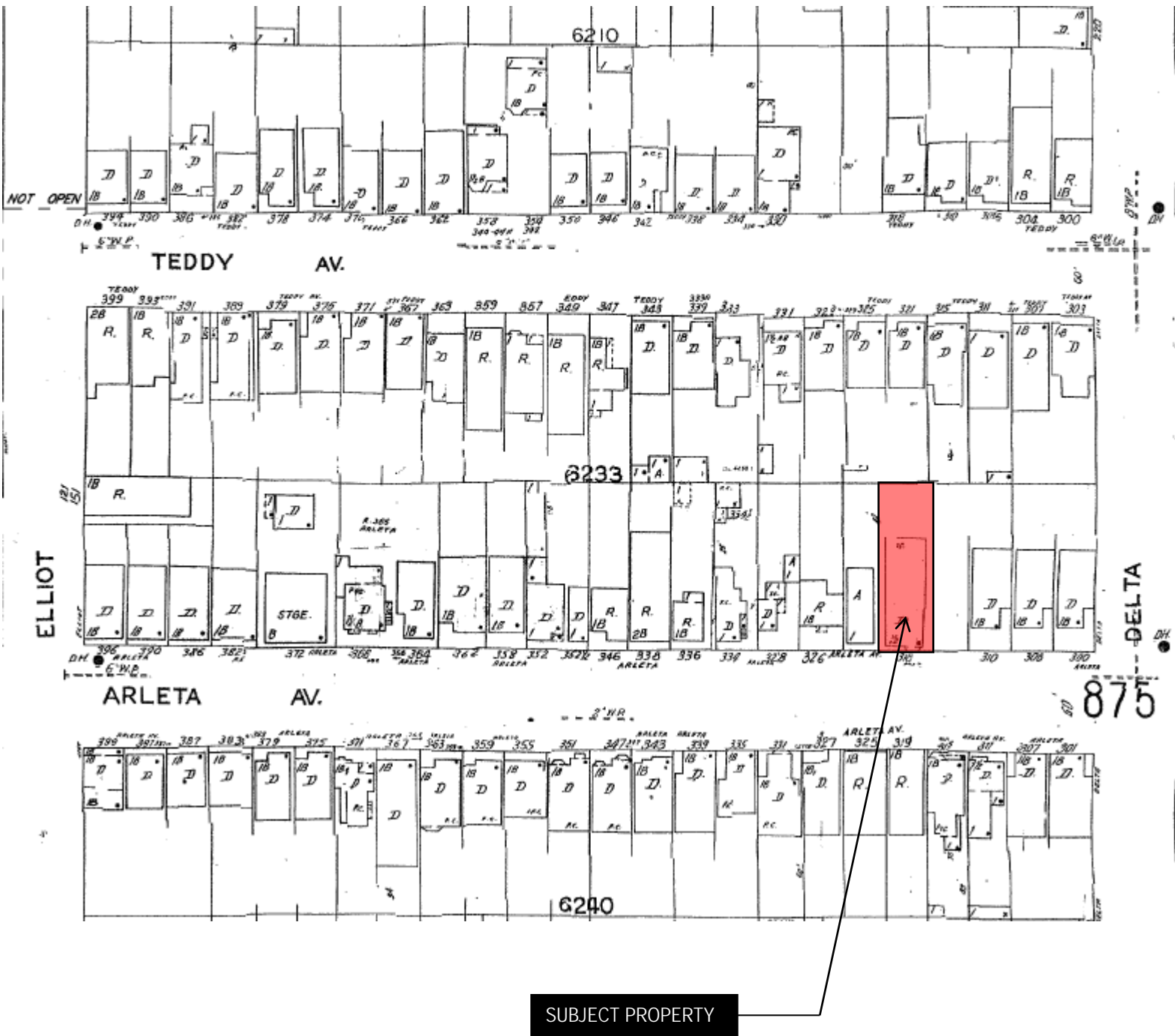
Parcel Map



SUBJECT PROPERTY



Sanborn Map*



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



Planning Commission Hearing
Case Numbers 2012.0039D / 2012.0157D
318 Arleta Avenue

Aerial Photo

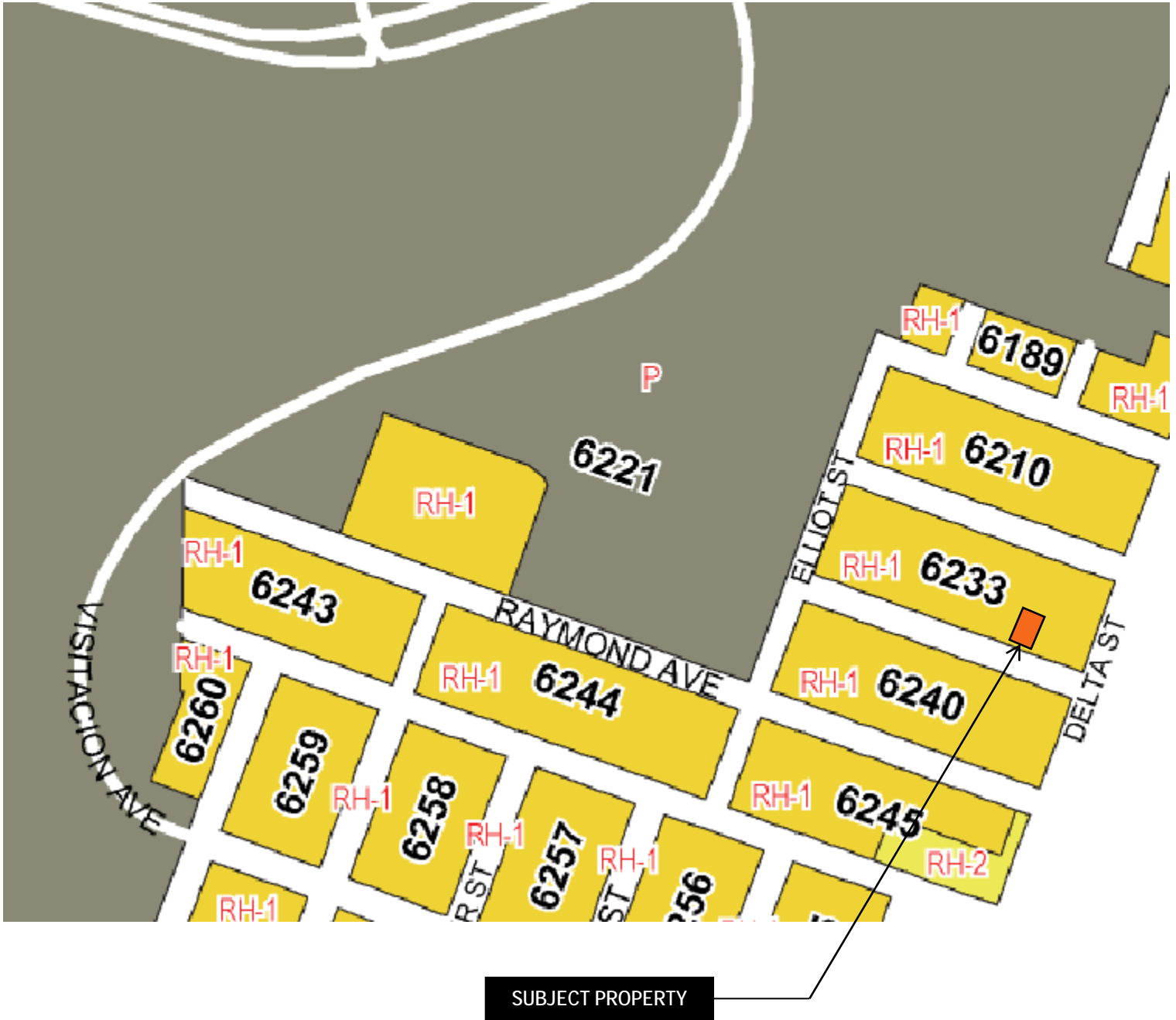


SUBJECT PROPERTY



Planning Commission Hearing
Case Numbers 2012.0039D / 2012.0157D
318 Arleta Avenue

Zoning Map



Planning Commission Hearing
Case Numbers 2012.0039D / 2012.0157D
318 Arleta Avenue



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 318 ALBERTA AVE.	BLOCK/LOT(S) 6233/058
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CASE NO. 2012.00290 / 2012.0570	PERMIT NO. 2012.0411. 8068 2012.0411. 8076	PLANS DATED 7/26/11
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- Addition/ Alteration (detailed below)
 Demolition (requires HRER if over 50 years old)
 New Construction

STEP 1 EXEMPTION CLASS

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

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

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

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

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

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

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

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

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

Project Can Proceed With Categorical Exemption Review.

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

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

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

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

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

If condition applies, please initial.

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

NOTE:
Project Planner must check box below before proceeding.

Project is **not listed:**

GO TO STEP 5

Project **does not conform** to the scopes of work:

GO TO STEP 5

Project involves **4 or more** work descriptions:

GO TO STEP 5

Project involves **less than 4** work descriptions:

GO TO STEP 6

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

If condition applies, please initial.

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

- 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

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

a. Per Environmental Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify

* Requires Initial by Senior Preservation Planner, Preservation Coordinator

NOTE:

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

Further Environmental Review Required.

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

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

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

GO TO STEP 6

Preservation Planner Initials

for
Tina Tan

Building has been substantially modified.

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

- Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

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

Planner's Signature

Print Name

Rich Sjeng

Date

4/1/12

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On November 12, 2009, the Applicant named below filed Building Permit Application No. 2009.11.12.1088 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Reza Khoshnevisan	Project Address:	318 Arleta Avenue
Address:	1256 Howard Street	Cross Streets:	Elliot / Delta Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	6233 / 058
Telephone:	415.922.0200	Zoning Districts:	RH-1 / 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION	or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS	<input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	+2'-7"	+7'-9"
BUILDING DEPTH	+66'-2"	+64'-0"
REAR YARD (to building)	+31'-3"	+28'-3"
REAR YARD (to deck and stairs)	+28'-0"	+25'-0"
HEIGHT OF BUILDING (to mid-pt)	+25'-6"	+25'-4"
HEIGHT OF BUILDING (to ridge)	+30'-0"	+29'-3"
NUMBER OF STORIES	2	No Change
NUMBER OF DWELLING UNITS	2	1
NUMBER OF OFF-STREET PARKING SPACES	0	2

PROJECT DESCRIPTION

The proposal is to reconstruct an existing two-story, two-unit dwelling, and replace with a two-story, one-unit dwelling. The new construction will be in general conformity to the existing building footprint. Project complies with front setback, rear yard, and other applicable requirements.

The project is tantamount to demolition of a dwelling unit; therefore, is subject to mandatory Discretionary Review Hearing by the Planning Commission, which will be noticed separately and heard at a public hearing.

PLANNER'S NAME:	Ben Fu	DATE OF THIS NOTICE:	3-20-12
PHONE NUMBER:	(415) 558-6613	EXPIRATION DATE:	4-19-12
EMAIL:	ben.fu@sfgov.org		

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board at (415) 920-3820 for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$500.00, for each Discretionary Review request payable to the Planning Department. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** Incomplete applications will not be accepted.

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

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

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

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

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

The proposed project is consistent with Sec. 101.1(b)(1), because it will not displace any retail business in the neighborhood commercial district.

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

The proposed project will conserve and protect existing housing and neighborhood character, thus preserving the cultural and economic diversity of our neighborhoods.

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

The proposed project will construct a new affordable single family dwelling, thus increasing the City's supply of affordable housing.

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

The proposed project site is within walking distance of a Muni bus line stop for route 56, therefore the proposed project is consistent with Sec. 101.1(b)(4) of the city planning code.

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

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

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

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

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

7. That landmarks and historic buildings be preserved; and

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

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

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



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414
(415) 558-6001/558-6133 Fax (415) 558-6686

FIELD REPORT

Location and Block 6233, Lots 58 Report No.: 1
Street Address: 318 Arleta Ave
Owner of Record & Address: (per DBI property information report)
Sergio Iantorno, 2170 Sutter St., San Francisco, CA 94115
Date/Time of Inspection: 10/5/2009 9:40 a.m. (Approx.) Weather: Sunny, Claim
Date/Time of Report: 10/6/2009 3:00 p.m. Type of Construction: Type V, Wood Frame Bldg.
Occupancy Classification: R-3, Two Family Dwelling No. of Residential Units: 2 per Permit Applicat'n
Occupied or Vacant: Vacant Under Alteration Construction
Year Built: 1900 (per DBI property information from assessor record)
No. of Stories: 2; No. of Basement Levels: 0; Cellar: 0;
No. of Rooms: All interior room partitions were removed on 1st Level, 2nd Level Collapsed at time of Inspection.
Permit Application No.: 200801233060; Date Filed: 1/23/2008; Date Issued: 2/15/2008
Site Permit Expiration Date: 2/15/2009 Construction Addendum Issued 9-14-2009

Background:

Per the request of BID, Engineer Willy Yau joined by Director Vivian Day, and Deputy Director Ed Sweeney to perform inspection of partially collapsed building reportedly happened around 8 p.m. on Oct. 3rd, 2009.

This inspection report is limited to the visual building observation from around the exterior perimeter.

Inspection and Observation:

(1) Building and Site Descriptions:

This building is a light wood frame, two-story Victorian building with an pitched roof attic above. It has a footprint of approximately 26 ft. wide by 66 ft. long. It is located on the northeast side of Arleta Avenue facing south west, with the 1st floor at about the street level. The street front of the lot slopes gently upward from southeast to northwest, lot is relatively level and slopes gently upward from the street front towards the rear of its rear. Roof structure is apparently an unoccupied attic with approximately 40 degree symmetric pitched roof with single ridge running from middle of building front to building rear.

An empty lot is located adjacent to the subject building the southeast (right) side, and a one-story garage is located to the northwest side of the subject building with an approximately 5-foot separation.

(2) Inspection Observation:

The subject building is under alteration with the interior wall on the first story (street level) all removed, and with the exterior wall sheathing partially removed and wall wood studs of the exterior wall on this first level mostly replaced. Floor/ceiling joists between this first story and the second story above were supported by steel I-beams on top of wood creeping stacks. Such floor ceiling joists assembly work exposed with all ceiling sheathing and finish stripped away, and joists were cut and hung on new beam and post supports. New replacement foundation for the entire building was almost completed.

The second story collapsed totally sideways with the attic pitch roof towards the southeast side where the empty lot is located. Most if not all of the exterior wall studs above the second floor were disconnected from their original contact along the perimeter of the second floor joists. Debris from the collapse wall and roof structure lies on the second floor and down on the empty adjacent lot. The follow joist structure of the second floor apparently did not suffer apparent damage during the collapse probably due to the steel beam support and the reinforced post and beam supports. There are a few rim joists on the exterior wall and floor joists at the second floor level showing slight local dryrot damage.

It is difficult to determine exactly if all the interior wall of the second story had been removed, but judging by the amount of remnants at the collapsed story, apparently there were very few interior walls on this second story at the time of collapse. Observing the remnant wall and roof framings after the collapse and the construction residue roofing shingles removed and left to the northwest side of the building, apparently at time of the collapse of the second story and pitch roof structure, most of the roof cover and sheathing on the northwest side of the pitch roof had been removed, while the southeast side of the roof was fully covered.

During October 3, 2009 evening, high wind was reported in the area, compounded with the weakened second story by removal of wall framing and sheathing, and with the asymmetric roof cover removal amplifying the effect of wind loading could have been the cause of the partial building collapse.

Findings & Recommendations:

Since the partial collapse incident, the site has been barricaded to protect pedestrian from possible further collapse hazard of the remnant roof structure partially standing on the second story.

Applicant should provide an engineer evaluation report regarding the extent of structural damage in the collapse, and also engineering recommendation, plan, means, and method for the safe removal of any unstable collapsed debris to this Department of Building Inspection to obtain building permit before proceeding with the removal of the unstable collapse debris. Site barricade for distance of at least 15 feet from the building shall continue until the removal of unstable collapse debris has been completed and without other falling hazard. Such report should be generated and submitted to this Department within 3 days of this field report to minimize additional hazard to adjacent property and the general public.

The structure at and below the second floor appears to be in functional condition and can continue to be utilize in this alteration project.

Entry to site is only allowed for inspection purposed and should be under the direction of an architect or engineer.

Report prepared by: Willy Yau Willy Yau, P.E
Report reviewed & approved by: Hanson Tom, Hanson Tom, S.E.
Edward Sweeney Edward Sweeney, Dep. Director, Chief Bldg. Inspector

Attachments: Exhibit A - Block/Lot Map
Exhibit B - Aero Photo
Photos

cc. X Vivian Day, Director, DBI
X Edward Sweeney, Deputy Director, Inspection Services, DBI
X Laurence Kornfield, Deputy Director, Permit Services, DBI
X Hanson Tom, Manager, Plan Check Service Division
X Willy Yau, Technical Service Division
X Division Inspection File (Sylvia Thai)

ATTENTION:
SAN FRANCISCO PLANNING COMMISSION

CONSULTANT'S SUBMITTAL

**FOR THE REQUEST TO APPROVE
THE PROPOSED CONSTRUCTION OF
A SINGLE FAMILY HOME**

AT THE PROPERTY

318 ARLETA AVENUE

**Building Permit Application Number:
2012-0411-8076**

Property Owner:

**Golden Properties, LLC
2170 Sutter Street
San Francisco, CA 94115**

Consultants:

**SIA Consulting
1256 Howard Street
San Francisco, CA 94103**



INDEX

BRIEF: p. 1-4

EXHIBITS:

- A. Approved Permit Set (BPA: 2008-0123-3060)**
- B. Field Report**
- C. New Proposed Plans (BPA 2012-0411-8076)**
- D. Pre-Application Meeting**
- E. Section 311 Poster**
- F. Image of Section 311 Poster Installed**
- G. Image of 318 Arleta Prior to Collapse**
- H. Current Images of Subject Property**
- I. Block-face with New Elevation & Panoramic View of Opposite Side of Street**

A. INTRODUCTION



I. Prior to Building Collapse

The property owner, Sergio Iantorno of Golden Properties, LLC (hereinafter, Iantorno) had initially proposed to renovate the two story, legal noncomplying two-unit Victorian under the approved building permit application (BPA) number 2008-0123-3060 within the scope of basic interior remodeling, enclosing all property line openings, enhancement of the existing rear deck to comply with the 2007 C.B.C and the modification of one unit's entrance. (SEE EXHIBIT-A)

II. The Building Collapse

On the night of October 3, 2009, high winds were reported in the area, forcing intense pressure on the weak state of the second story's framing as the building was in the process of remodeling under the aforementioned BPA number. According to Engineer Willy Yau of the San Francisco Department of Building Inspection (DBI), under the supervision of DBI Director, Vivian Day, concluded that high winds "compounded with the weakened second story by the removal of wall framing and sheathing, and with the asymmetric roof cover removal amplifying the effect of wind loading" would have caused the collapse. (SEE EXHIBIT-B) Again, all interior work which may have compounded the effect of the high winds were permitted under BPA 2008-0123-3060.

III. After the Building Collapse & Current Proposition for 318 Arleta Ave.

After the collapse of the property, Iantorno proposed to restore the property to its original state in appearance and occupancy as a legal noncomplying two-unit building. However, the Zoning Administrator citing the area's official zoning as RH-1 requested that the new proposed project be a single family home.

Under the new BPA 2012-0411-8076, Iantorno proposed to erect a new single family home. The architecture of the new building is to reflect the gabled roof, size and bulk of the former building. (SEE EXHIBIT-C)

Our client, Mr. Iantorno implores the honorable members of the Planning Commission to permit the proposed project on the grounds that the initial proposition was to retain the original number of dwellings and that the collapse was an unfortunate result of nature; moreover, that the new proposed project's removal of a dwelling unit is in compliance with the Zoning Administrator's request and that the new proposed single family home is designed within the architectural context of the original building with regard to its gabled roof, size and bulk.

B. PROJECT DATA (EXHIBIT-C)



Street Address: 318 Arleta Ave

Permit Application: 2012.04.11.8076

Cross Streets: Elliot St. & Delta St.

Assessor's Block/Lot: 6233/058

Lot Size: 25 feet x 100 feet = 2,500 sq. ft.

Zoning District: RH-1

Height & Bulk District: 40-X

Existing Use: Former 2-unit building, now an empty lot

Proposed Use: Single Family Home

Proposed Height: 29'-3" +/-

Proposed Parking Spaces: 2 Car Garage

C. PROJECT CHRONOLOGY



February 15, 2008	BPA: 2008-0123-3060 approved for remodel of (E) 2-Unit Building (SEE EXHIBIT-A)
October 3, 2009	Collapse of second story (SEE EXHIBIT-B)
October 5 & 6, 2009	Field Inspection and Report (SEE EXHIBIT-B)
April 2, 2012	Section 311 Poster Installed (SEE EXHIBIT-E & F)
April 30, 2012	Pre-Application Neighborhood Meeting for new proposed single family home BPA: 2012-0411-8076 (SEE EXHIBIT-D)

D. THE PROJECT IS WELL DESIGNED

The project was carefully designed to complement the surrounding neighborhood and to remain consistent with its character and scale. The proposed project allows for a compatible height that is modest in size and bulk, similar to the bulk and massing of other neighborhood developments and the original building located at 318 Arleta Ave. The humble design requires no variance. Furthermore, the height and bulk of the proposed design is far less than what is allowed and permitted by the San Francisco Planning Code.

In conclusion, the architecture and bulk of the proposed project is consistent with Residential Design Guidelines, and all other applicable codes. The project's design is thoughtful, carefully tailored to suit the site, the neighborhood and its inhabitants.

E. THE PROJECT IS CONSISTENT WITH THE CITY'S GENERAL PLAN



The project furthers the relevant objectives and policies of the General Plan and will be a positive and harmonious proposal for the neighborhood. The proposed RH-1 dwelling will complement the character of the neighborhood and will comply with the Residential Design Guidelines. In addition, the proposed scope of work will add to the much needed family-size housing for the City and County of San Francisco.

H. CONCLUSION

- The scale and depth of the building at the street and the rear is similar to its original state.
- The project design is consistent with all zoning requirements and is modest in nature when compared to what is allowed.
- The proposed project has been carefully designed to be consistent with the neighborhood character and provide the City and County of San Francisco with family size housing.

For all the reasons set forth in this document and the evidences provided, we respectfully request that the Planning Commission to approve the proposed construction of a single family home at 318 Arleta Ave.

Thank you for your time and consideration.

June 4, 2012

Respectfully Submitted,

Reza Khoshnevisan
SIA Consulting Corporation

EXHIBIT - A

Approved Permit Set

(BPA: 2008-0123-3060)

Recording Requested By:
Margaret J. Berlese
414 Gough St., Suite 5
San Francisco, CA 94102

CONFORMED COPY of document recorded on
as No. 02/13/2008, 20081535237
This document has not been compared with the original
SAN FRANCISCO ASSESSOR RECORDER

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND ENCROACHMENT AGREEMENT**

This Declaration of Covenants, Conditions and Restrictions and Encroachment Agreement is made by Sergio Iantorno ("Declarant"), on February 13, 2008 with reference to the following:

A. Declarant is the owner of two contiguous parcels of real property located in the City and County of San Francisco, California. One is commonly known as 316-318 Arleta Avenue and is located at Lot 20, Block 25 ("Lot 20). The other is commonly known as 314 Arleta Avenue and is located at Lot 21, Block 25 ("Lot 21"). Lots 20 and 21 sometimes are collectively referred to below as "the Lots". Lot 20 is improved with a two-unit residential building. At this time, Lot 21 is unimproved, except for an encroachment of the building located on Lot 20. The encroachment is described on Exhibit "A" and shown on Exhibit "B", attached to this Declaration and incorporated by reference in it. The Lots are more fully described on Exhibit "C", attached to this Declaration and incorporated by reference in it.

B. Declarant intends to construct a single family residence on Lot 21. He intends to sell the residence. When Lot 21 is conveyed, the owner of Lot 21 will be bound by the encroachment agreement set forth below.

D. Declarant also intends to sell Lot 20. The owner of Lot 20 will be benefitted by the encroachment agreement.

E. Declarant declares that each of the Lots will be held, conveyed, encumbered, leased, subdivided, and improved subject to the covenants, conditions and restrictions stated in this Declaration. All of the covenants, conditions and restrictions will run with the Lots and inure to the benefit of and be binding on all owners and all other parties having or acquiring any interest in either of the Lots, or

APPROVED
Dept. of Building Insp.

FEB 15 2008

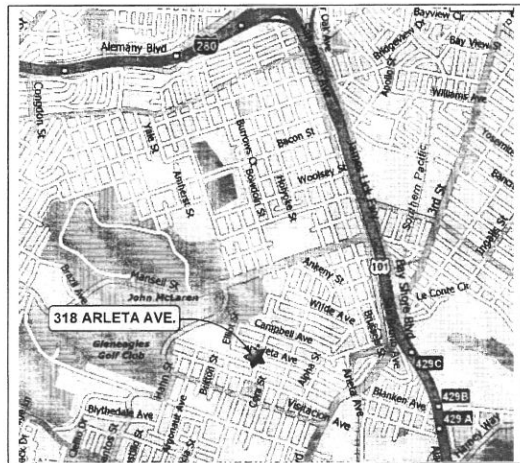
Sam Hasenin
ISAM HASENIN, P.E., C.B.O.
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

BY: JOSEPH YU, DBI
FEB 14 2008

SITE PERMIT

FEB 14 2008

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



AREA MAP

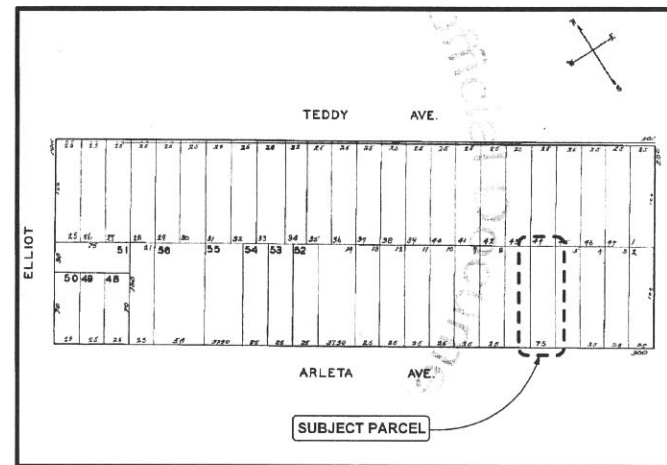
SCOPE OF WORKS:

1. PROPOSED INTERIOR REMODELING,
 2. ENCLOSED ALL PROPERTY LINE OPENINGS,
 3. MODIFY (E) REAR DECK & STAIRS TO COMPLY W/ 2007 CBC.
 4. MODIFY UNIT #316 ENTRANCE
- @318-316 ARLETA AVE., SAN FRANCISCO, CA

OWNER:

SERGIO IANTORNO

PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION Call (415) 554-7149 To Schedule



ASSESSOR'S MAP

REVISIONS	BY
PROJECT 318-316 ARLETA AVE. SAN FRANCISCO, CA	
DESCRIPTION COVER SHEET	
SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE: WWW.SIACONSULT.COM	
DRAWN	R.L.
CHECKED	R.K.
DATE	07/30/07
REVISION DATE	01/09/08
JOB NO.	07-1327
SHEET	A 0.0

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE.

APPENDIX:

- A 0.0 COVER SHEET
- A 1.0 (E) & (N) PLOT PLANS
- A 2.0 (E) & (N) FIRST FLOOR PLANS
- A 2.1 (E) & (N) SECOND FLOOR PLANS
- A 3.0 (E) & (N) FRONT ELEVATIONS
- A 3.1 (E) & (N) ELEVATIONS

DPW/BSM shall not release construction addenda until the following permits have been obtained:

- Minor Sidewalk Encroachment Permit
- Street Improvement Permit
- Excavation Permit
- Other: _____

Call (415) 554-5810 for information.

PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION Call (415) 554-7149 To Schedule

PROJECT DATA

LOT AREA: 2,500 S.F.
 TOTAL FIRST FLOOR AREA: 1,715 S.F. ± (NO CHANGE)
 TOTAL SECOND FLOOR AREA: 1,731 S.F. ± (NO CHANGE)
 TOTAL AREA : 3,446 S.F. ± (NO CHANGE)
 UNIT #316: 1,669 S.F.
 UNIT #318: 1,685 S.F.
 # OF COVERED PARKING: 2 (NO CHANGE)
 NUMBER OF STORIES: 2 W/ ATTIC (NO CHANGE)
 BUILDING HEIGHT: 29'-6"± @ CENTER (NO CHANGE)
 A.P.N. : 6233-005
 ZONING DISTRICT: RH-1
 OCCUPANCY GROUP: R-3
 OCCUPANT LOAD CALCULATION: (TABLE 1004.1.1) 3,446 S.F. / 200 = 17
 TYPE OF CONSTRUCTION: V B
 APPLICABLE CODES: 2007 CALIFORNIA EDITIONS W/ SAN FRANCISCO AMENDMENTS

APPROVED
 Dept. of Building Insp.
 FEB 16 2008

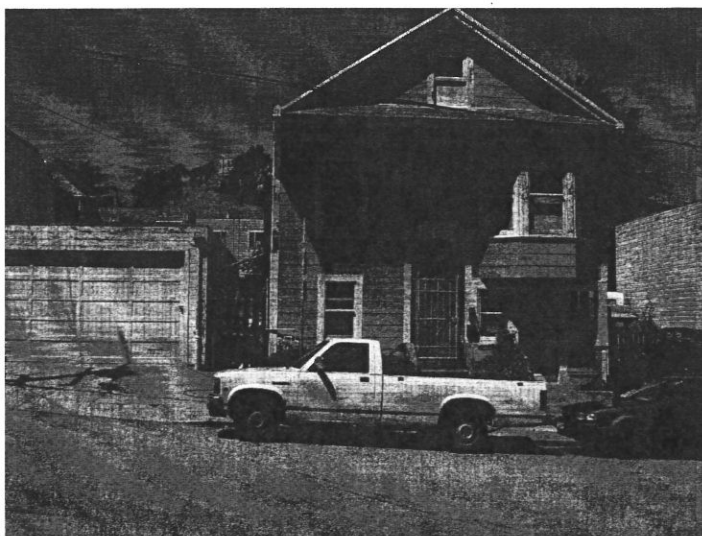
APPROVED
 DIRECTOR OF BUILDING INSPECTION
 FEB 14 2008

SITE PERMIT
 JAN 23 2008

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

Passed Initial Completion Check
 W/S DCP

(E) FRONT ELEVATION



ABBREVIATION

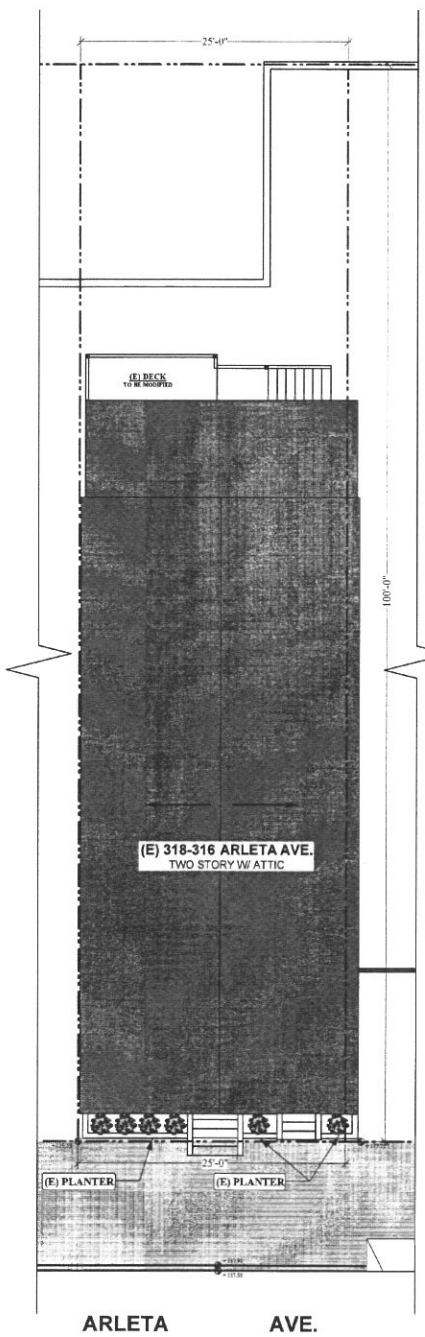
- | | |
|--------|------------------------|
| & | AND |
| A T | ALTERNATE |
| ALT | ANCHOR BOLT |
| A.B. | BUILDING |
| BLDG | CONCRETE |
| CONC | DIAMETER |
| DIA | EXISTING |
| (E) | EACH |
| EA | ELEVATION |
| EL | EXTERIOR |
| EXT. | FOUNDATION |
| FDN | HOUR |
| HR | MAXIMUM |
| MAX | MINIMUM |
| MIN. | NEW |
| (N) | ON CENTER |
| O.C. | PLYWOOD |
| PLYWD | REDWOOD |
| RDWD | REQUIRED |
| REQD | SQUARE FOOT |
| SF | SQUARE |
| SQ | TYPICAL |
| TYP | UNLESS NOTED OTHERWISE |
| U.N.O | VERIFY IN FIELD |
| V.I.F. | WATER HEATER |
| W.H. | WITH |
| W | WOOD |
| WD | |

Route any changes in Building Dimension, Material, Window Location, Size or Materials, or Use to the Planning Department for reapproval.

APPROVED
 PER PLANS AND APPLICATION
 JAN 24 2008
 PLANNING DEPARTMENT
 Approved Planning Dept. Rachel Force
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

1 2 3 4 5 6 7

A
B
C
D
E

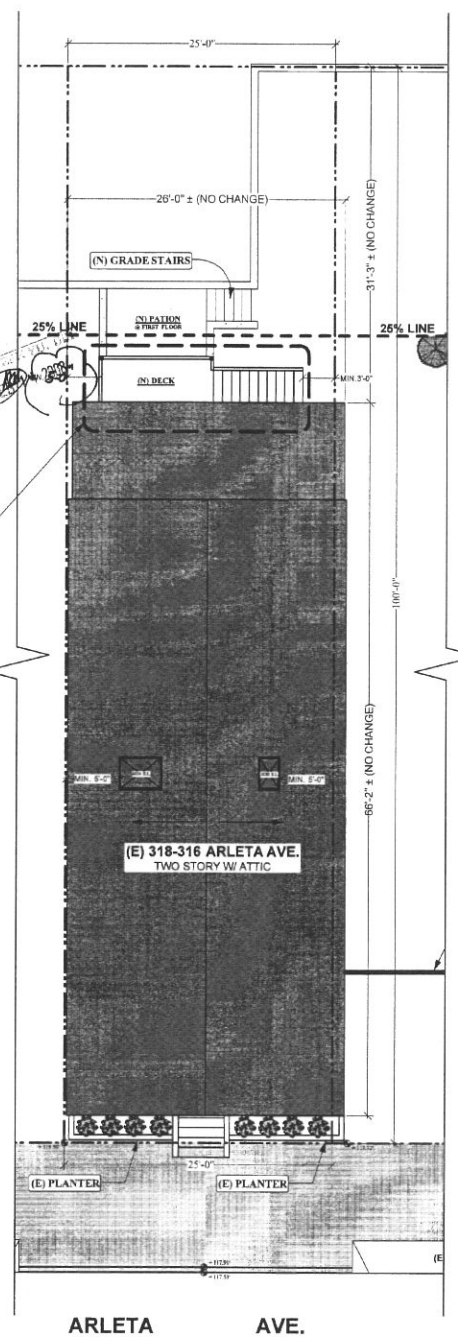


(E) SITE PLAN

1/8" : 1'-0"
A.P.N.: 6233 - 005

PROPERTY LINE: - - - - -

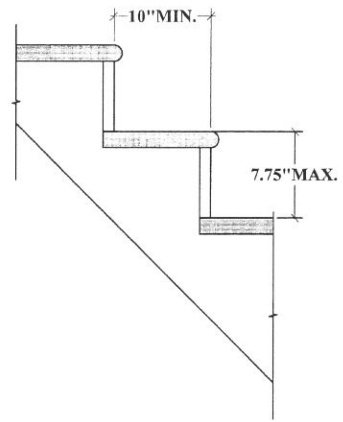
Handwritten note:
SCOPE OF CHANGES
REDUCE SIZE OF (E) DECK TO
MAINTAIN MIN 5' TO P.L. (CBC 2007
CBC, TABLE 704.8, EXCEPTION C
ALLOWS 25% UNPROTECTED
OPENING IN GROUP -3)
*Part of scope of
work X to be
removed*



(N) SITE PLAN

1/8" : 1'-0"
A.P.N.: 6233 - 005

PROPERTY LINE: - - - - -



APPROVED
Dept. of Building Insp.
FEB 16 2008

Signature:
DIR. OF BUILDING INSPECTION
DEPT. OF BUILDING INSPECTION

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



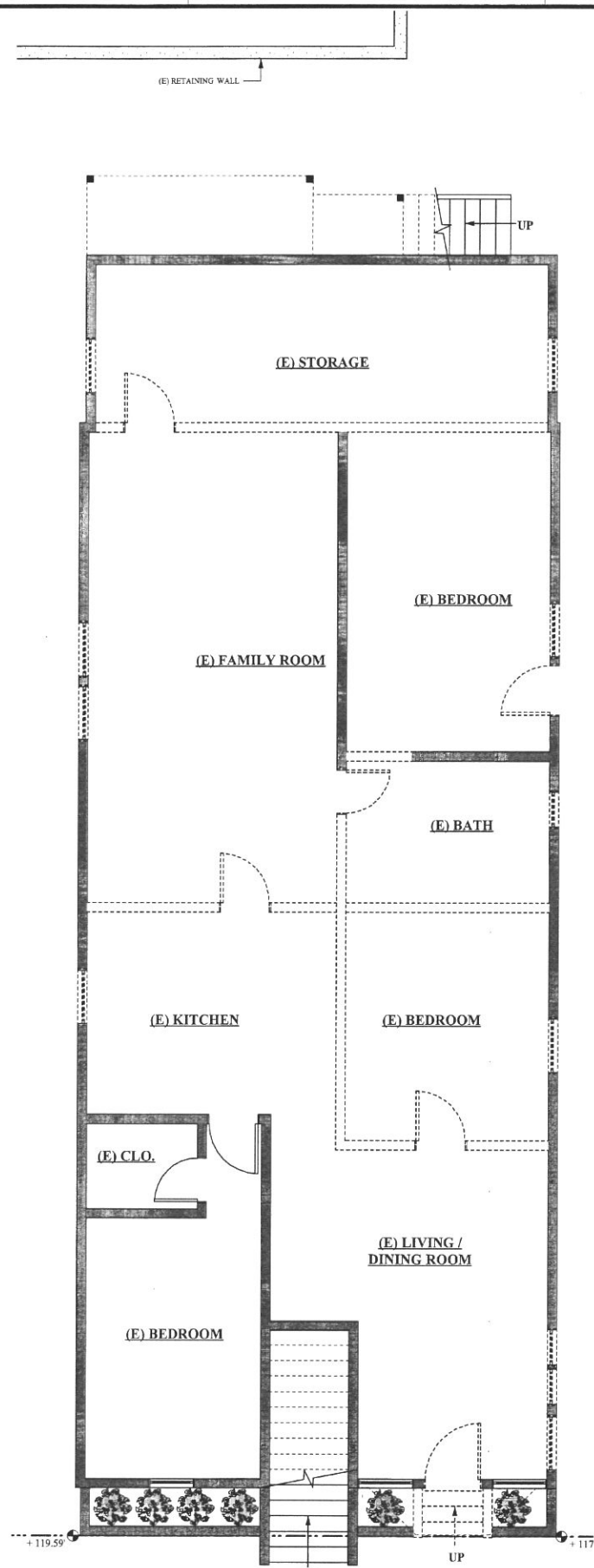
Handwritten:
FEB 14 2008

Handwritten:
Route any changes in Building
Dimensions, Exterior Materials,
Materials, or Size to the Planning
Department for reapproval.

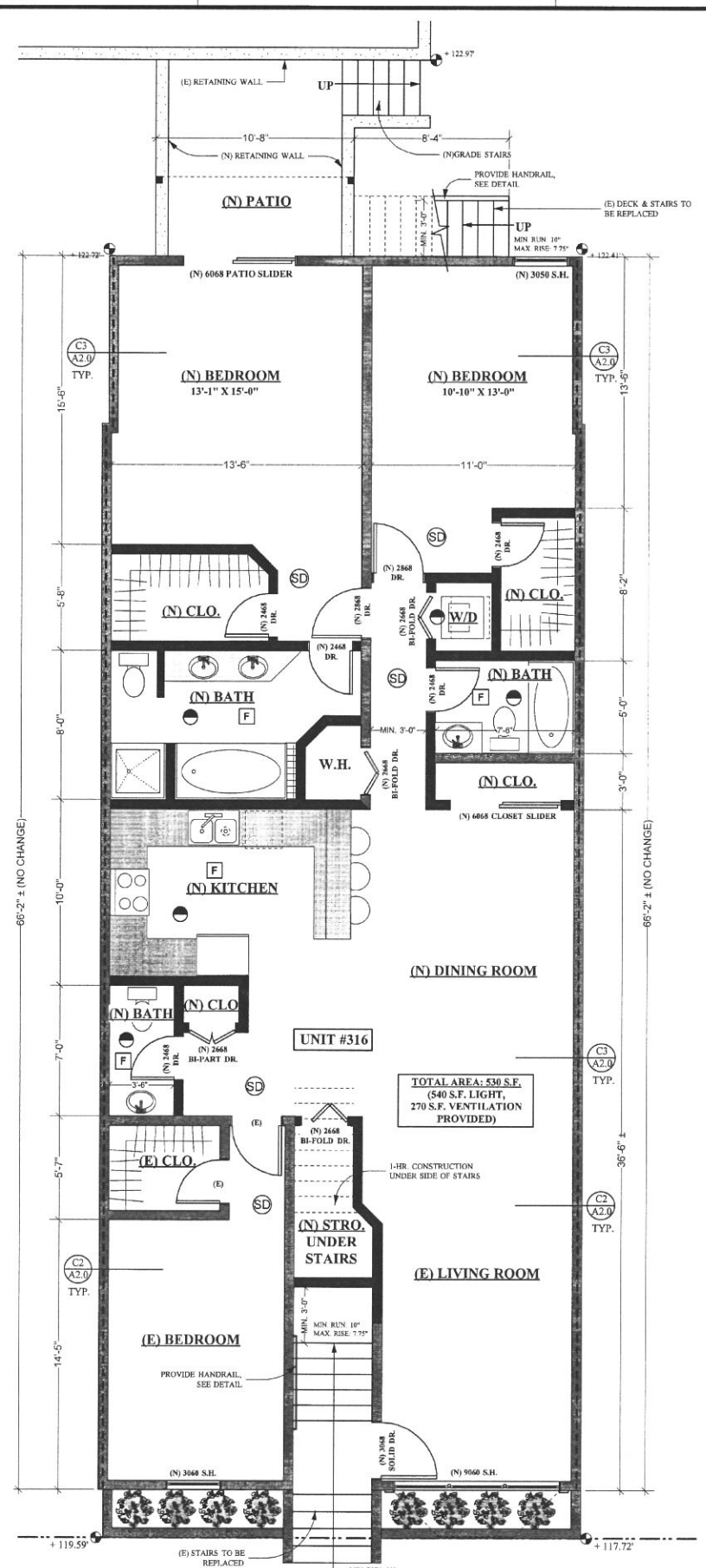
APPROVED
PER PLANS AND APPLICATION
Signature:
PLANNING DEPARTMENT
Approved Planning Dept. Rachel Force

SITE PERMIT
JAN 23 2008
THIS APPLICATION APPROVED FOR SITE
PERMIT ONLY. NO WORK MAY BE STARTED
UNTIL CONSTRUCTION PLANS HAVE
BEEN APPROVED.

REVISIONS	BY
PROJECT 318-316 ARLETA AVE. SAN FRANCISCO, CA	
DESCRIPTION (E) & (N) SITE PLANS	
SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE: WWW.SIACONSULT.COM	
DRAWN R.L.	
CHECKED R.K.	
DATE 07/30/07	
REVISION DATE 01/09/08	
JOB NO. 07-1327	
SHEET	
A 1.0	



(E) FIRST FLOOR PLAN
1/4" : 1'-0"



(N) FIRST FLOOR PLAN
1/4" : 1'-0"

C-1 FLOOR-CEILING SYSTEMS, WOOD-FRAMED	
SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
GA FILE NO. FGF 5406	1 HOUR FIRE
GYPSON WALL BOARD, WOOD JOISTS	50 to 54 STC SOUND
Base layer 5/8" type "X" gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/2" type W or S drywall screws 24" o.c. Face layer 5/8" type "X" gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 3/4" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.	
	Approx. Ceiling Weight: 2psf Fire Test: FM FC 181, 8-31-72 SOUND TEST: G&H OC-3MT, 10-13-71 (73C&P) G & H OC-3MT, 10-13-71

C-2 (E) EXTERIOR WALLS AND EXTERIOR PARTITIONS, WOOD-FRAMED TO BE UPGRADED	
SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
	1 HOUR FIRE
(E) EXTERIOR FINISH (SINK) TO BE REPLACED	
(E) 2 X STUD	2-LAYER 5/8" GYPSON BOARD, TYPE X
W/ ROCK-WOOL BATT INSULATION, DENSITY OF 1.85PF	

C-3 EXTERIOR ONE HOUR WALLS, WOOD FRAMED	
SYSTEM DESCRIPTION	SKETCH AND DESIGN DATA
GA FILE NO. WP 8105	1 HOUR FIRE
GYPSON WALLBOARD, GYPSON SHEATHING, WOOD STUDS	35 to 39 STC SOUND
EXTERIOR SIDE: One layer 5/8" type X gypsum sheathing, 48" wide, applied parallel to studs with galvanized roofing nails, 1 3/4" long, 0.120" shank, 7/16" or 1/2" heads, 7" o.c. in field, 4" o.c. perimeter. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. Wallboard and sheathing nailed to top and bottom plates at 7" o.c.	
INTERIOR SIDE: One layer 5/8" type X gypsum wallboard or water-resistant backer board or veneer base applied parallel with or at right angles to 2 x 4 wood studs, 24" o.c. with 6d coated nails 1 7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)	HEART REDWOOD SINK BLDG. PAPER TYPE "D" PLYWOOD, SEE SHEARWALL PLAN 5/8" GYPSON SHEATHING TYPE X 5/8" GYPSON BOARD TYPE X
	Thickness: 4 3/4" Approx. Weight: 7psf Fire Test: SWR101-4511-615, 8-15-98 SOUND TEST: See WP 3524

F	FLUORESCENT LIGHT AS PER SECTION 119(d)
●	PROVIDE EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED

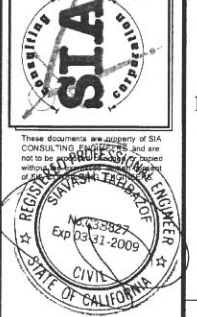
SITE PERMIT
JAN 23 2008
THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

REVISIONS	BY

PROJECT
318-316 ARLETA AVE.
SAN FRANCISCO, CA

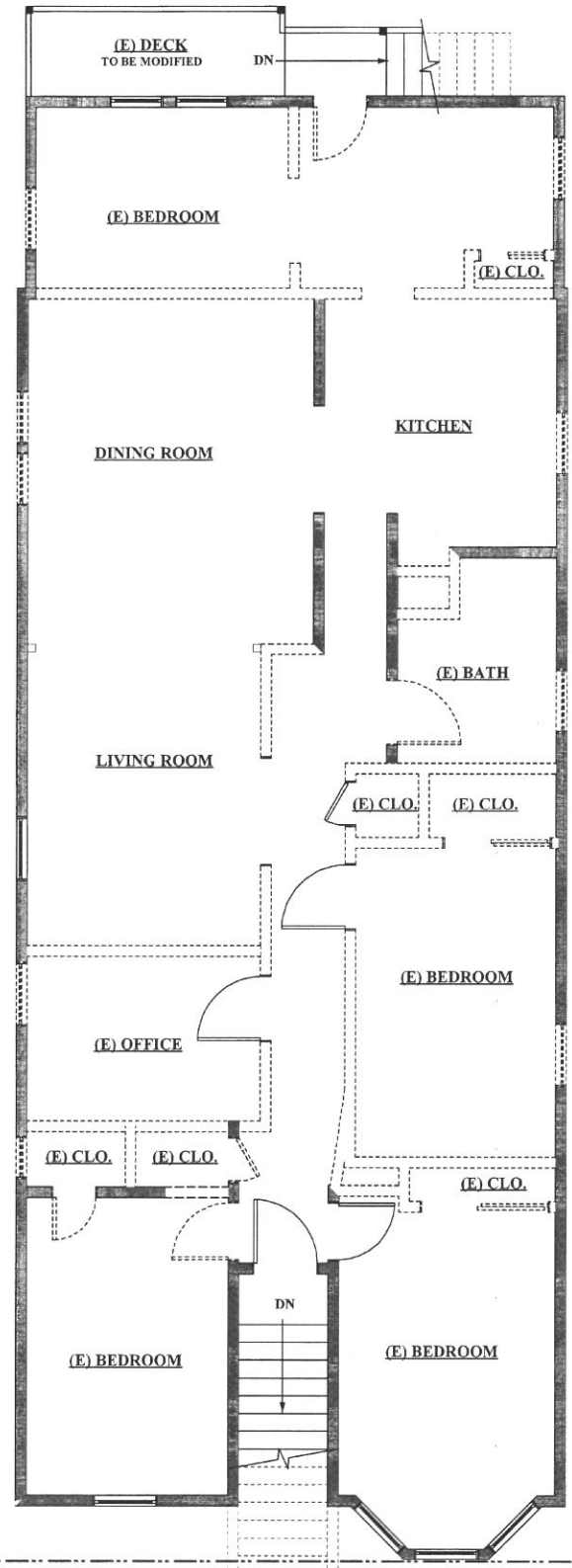
DESCRIPTION
(E) & (N) FIRST FLOOR PLANS

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

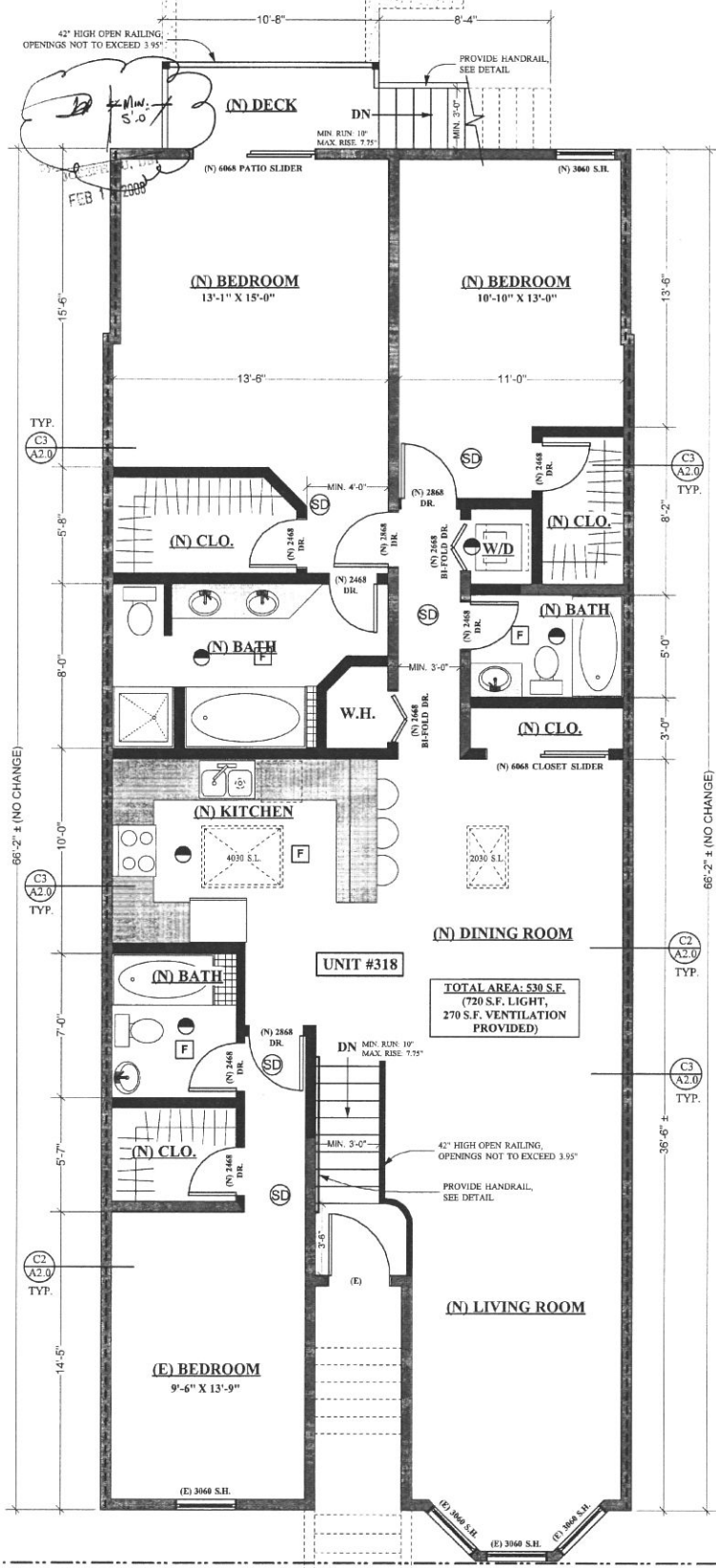


DRAWN	R.L.
CHECKED	R.K.
DATE	07/30/07
REVISION DATE	01/09/08
JOB NO.	07-1327
SHEET	A 2.0

APPROVED
Route any changes in Building Dimensions, Structure, Materials, Window Locations, Size or Materials, or Change the Planning Department for approval.
Approved: [Signature]
Approved: [Signature]



(E) SECOND FLOOR PLAN
1/4" : 1'-0"



(N) SECOND FLOOR PLAN
1/4" : 1'-0"

F	FLUORESCENT LIGHT AS PER SECTION 119(d)
●	PROVIDE EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR IN ALL BATHROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
---	PROPERTY LINE
- - - -	(E) WALL TO BE REMOVED
▬▬▬▬▬▬	(E) WALL TO REMAIN
▬▬▬▬▬▬▬▬	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
▬▬▬▬▬▬▬▬▬▬▬▬	(N) WALL TO BE CONSTRUCTED

APPROVED
Dept. of Building Insp.
FEB 16 2008
[Signature]
DIRECTOR, DEPT. OF BUILDING INSPECTION

FEB 14 2008

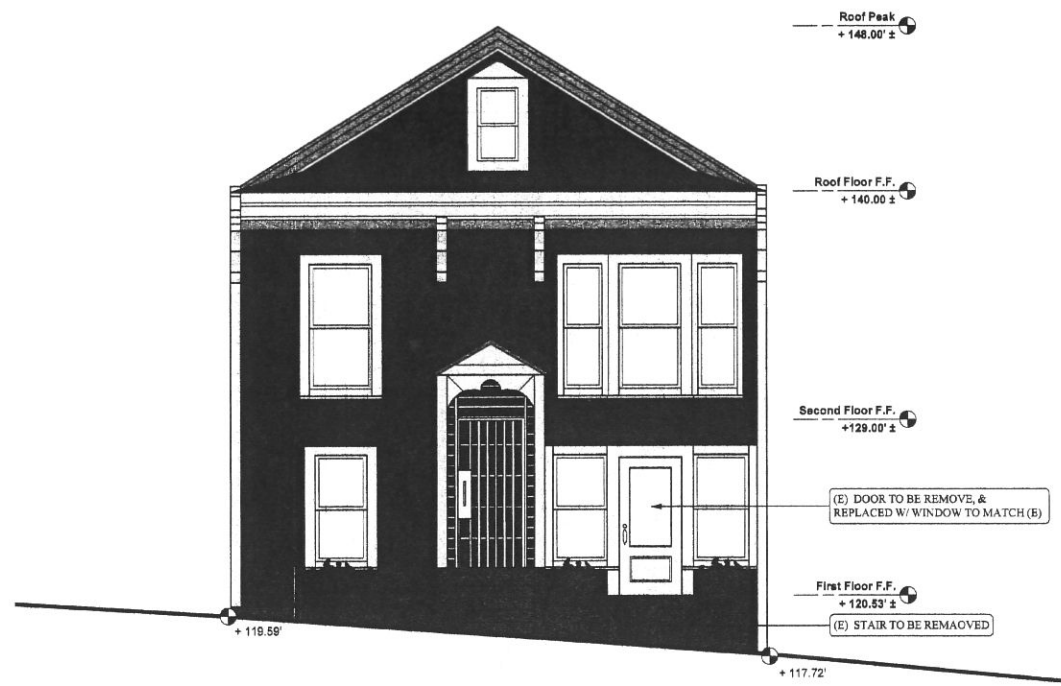
APPROVED
PER PLANS AND APPLICATION
[Signature]
PLANNING DEPARTMENT
Approved Planning Dept. Planner

Route any changes in Building, Disposition, Material, Window, Location, Size, or Materials, or use to the Planning Department for reapproval.

SITE PERMIT
JAN 23 2008
THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

REVISIONS	BY
PROJECT 318-316 ARLETA AVE. SAN FRANCISCO, CA	
DESCRIPTION (E) & (N) SECOND FLOOR PLANS	
SIA CONSULTING CORPORATION 1266 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE: WWW.SIACONSULT.COM	
 <small>These documents are property of SIA CONSULTING CORPORATION and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING CORPORATION.</small>	
DRAWN	R.L.
CHECKED	R.K.
DATE	07/30/07
REVISION DATE	01/09/08
JOB NO.	07-1327
SHEET	A 2.1

(E) 318-316 ARLETA AVE.



(E) FRONT ELEVATION (SOUTH)

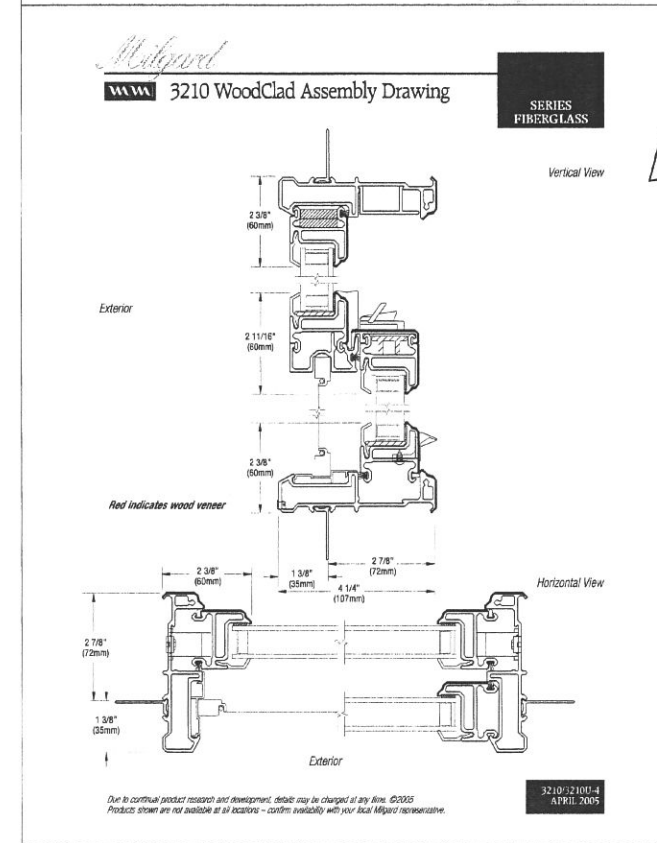
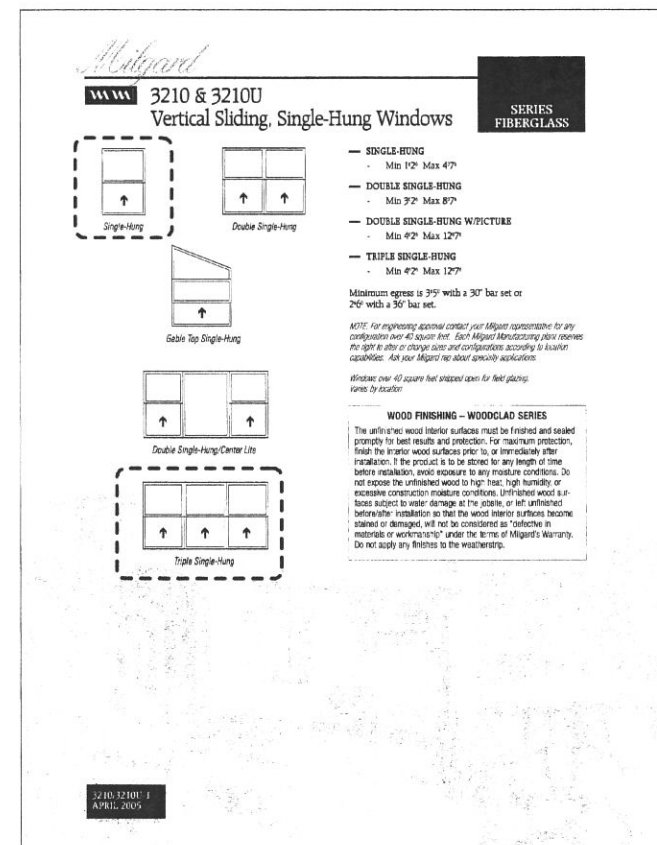
1/4" : 1'-0"

(E) 318-316 ARLETA AVE.



(N) FRONT ELEVATION (SOUTH)

1/4" : 1'-0"

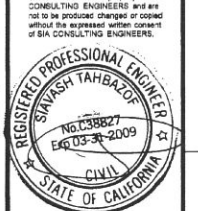
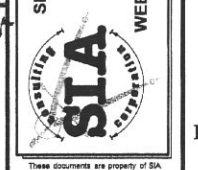


REVISIONS	BY
PROJECT 318-316 ARLETA AVE. SAN FRANCISCO, CA	
DESCRIPTION (E) & (N) FRONT ELEVATIONS, & WINDOW DETAILS	
SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE: WWW.SIACONSULT.COM	
DRAWN R.L. CHECKED R.K. DATE 07/30/07 REVISION DATE 01/06/08 JOB NO. 07-1327 SHEET	
A 3.0	

APPROVED
Dept. of Building Insp.
FEB 15 2008

SEAN HARRIS, P.E., C.E.P.
DIRECTOR OF BUILDING INSPECTION
DEPT. OF BUILDING INSPECTION

FEB 14 2008



APPROVED
PER PLANS AND APPLICATION
RK 1-24-08
PLANNING DEPARTMENT
Approved Planning Dept. Rachel Forca
CATEGORICALLY EXEMPT FROM PLANNING DEPARTMENT REVIEW

1 2 3 4 5 6 7

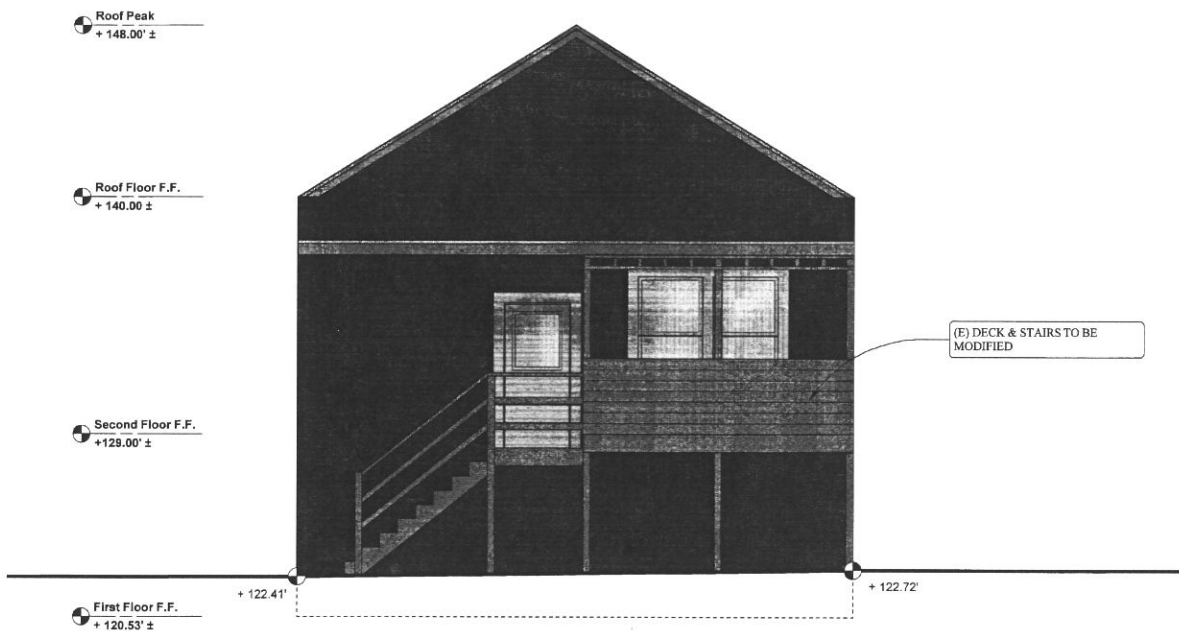
A

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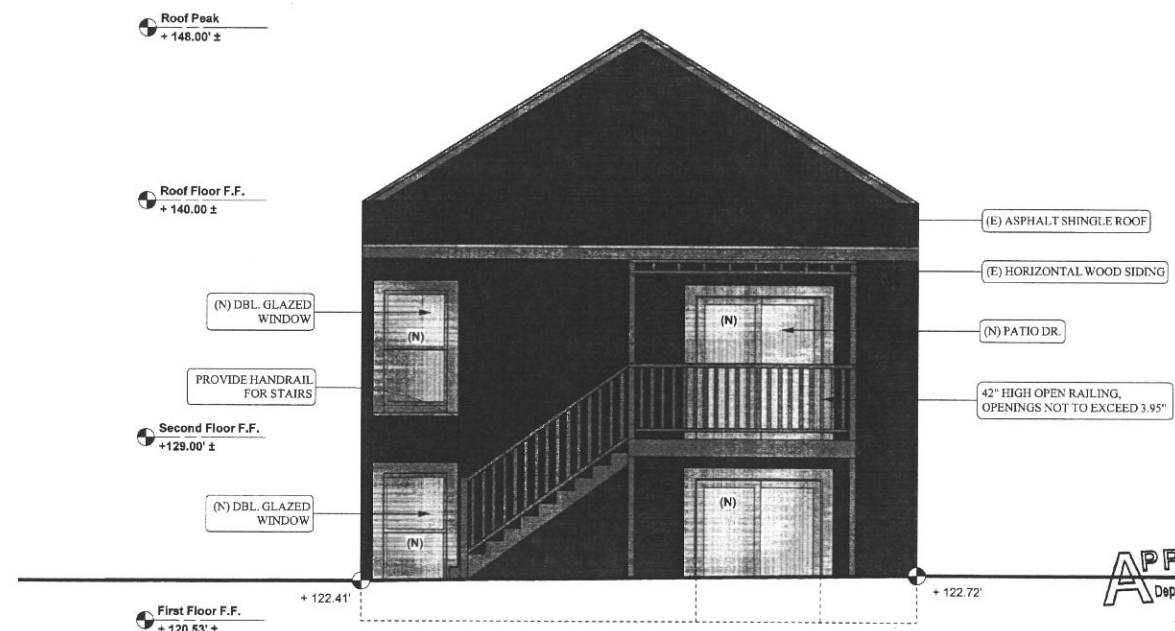
D

E



(E) REAR ELEVATION (SOUTH)

1/4" : 1'-0"



(N) REAR ELEVATION (SOUTH)

1/4" : 1'-0"

REVISIONS	BY

PROJECT
318-316 ARLETA AVE.
SAN FRANCISCO, CA

DESCRIPTION
(E) & (N) REAR ELEVATIONS

SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922-0200
FAX: (415) 922-0203
WEBSITE: WWW.SIACONSULT.COM

APPROVED
Dept. of Building Insp.
FEB 16 2008

[Signature]
DIRECTOR, BUILDING DEPARTMENT
DEPT. OF BUILDING INSPECTION



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

FEB 14 2008



Remove any changes in Building Dimensions, Elevation Materials, Window Locations, Size or Materials, or Use, to the Planning Department for reapproval.

APPROVED
PER PLANS AND APPLICATION
[Signature]
PLANNING DEPARTMENT
Approved Planning Cert. Rachel Forde

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

SITE PERMIT
JAN 23 2008
THIS APPLICATION APPROVED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

DRAWN	R.L.
CHECKED	R.K.
DATE	07/30/07
REVISION DATE	01/09/08
JOB NO.	07-1327
SHEET	A 3.1

1 2 3 4 5 6 7

WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

ADDITIONAL INFORMATION

1. Building Permit.
All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.
2. Demolition Permit.
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.
3. Permit to Lower Curb/To Excavate in Street or Sidewalk.
Issued to construct Auto Runway as per Article 15. Public Works Code.
Excavation should be carried out in accordance with Article 8 of Public Works Code.
If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
4. Street Space Permit.
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.
All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.
Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
5. Permit to Repair or Construct Sidewalk.
Handicap Ramps required in vicinity of Crosswalks per plan No.11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.
Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.
6. 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.

BOARD OF PERMIT APPEALS STIPULATIONS.

APPROVED

Dept. of Building Insp.

FEB 15 2008

Sam F. Hume, P.E., C.B.O.
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

SITE PERMIT

JAN 23 2008

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

APPROVED FOR ISSUANCE

BLDG. FORM 38

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

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

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.

APPLICATION NUMBER

OSHA APPROVAL REQ'D APPROVAL NUMBER:

DO NOT WRITE ABOVE THIS LINE

DATE FILED 2-15-08 FILING FEE RECEIPT NO. 1146108 (1) STREET ADDRESS OF JOB 318 ARKETA AVE BLOCK & LOT 6233/1005
 PERMIT NO. 2-15-08 ISSUED 2-15-08 (2A) ESTIMATED COST OF JOB \$150,000 (2B) REVISED COST \$150,000 DATE 2/14/08

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. TRB (5A) NO. OF STORIES OF OCCUPANCY 2 (6A) NO. OF BASEMENTS AND CELLARS 0 (7A) PRESENT USE TWO TRAILING UNITS (8A) OCCUP. CLASS R-3 (9A) NO. OF DWELLING UNITS 2

(4) TYPE OF CONSTR. TRB (5) NO. OF STORIES OF OCCUPANCY 2 (6) NO. OF BASEMENTS AND CELLARS 0 (7) PROPOSED USE (LEGAL USE) TWO TRAILING UNITS (9) OCCUP. CLASS R-3 (9C) NO. OF DWELLING UNITS 2

(10) IS AUTO RUNWAY 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 T.R.S. ADDRESS 2170 SUITE P ST S.F. 94115 PHONE (FOR CONTACT BY DEPT.) (415) 440-0205

(15) OWNER - LESSEE (GROSS OUT ONE) ADDRESS 2170 SUITE P ST S.F. 94115 ZIP 94115 PHONE (FOR CONTACT BY DEPT.) (415) 440-0205

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Proposed Interior Remodel
2) Medley (E) Rear Deck & Stairs to Comply with 2007 CBC
1) Medley (Relocate) Unit # 316 Entrance

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 PROPERTY LINE? YES NO (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES NO (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA YES NO (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES NO (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES NO (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES NO (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO

(25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION SIA CONSULTING CORP 1256 HENRIARD ST. S.F. CA 94103 38227
 (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN") 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 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 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 (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
 OWNER
 ARCHITECT
 LESSOR
 CONTRACTOR
 AGENT
 ENGINEER

APPLICANTS CERTIFICATION




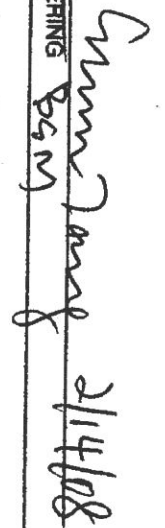
I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

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 claim, 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 3900 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. 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 forthwith with the provisions of Section 3900 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.
 Signature of Applicant or Agent [Signature] Date 1/23/08
 DUPLICATE

CONDITIONS AND STIPULATIONS

<p>REFER TO: _____</p> <p>APPROVED: _____</p> <p align="center">BUILDING INSPECTOR, DEPT. OF BLDG. INSP.</p> <p align="right">  JUN 14 2008 </p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: <i>Modify secondary entry, per plans, install new door and replace old door with wood window, shorten existing near deck.</i></p> <p><i>Excluded from side work</i></p> <p align="center">DEPARTMENT OF CITY PLANNING</p> <p align="center">Approved Planning Dept. Rachel Feroz</p> <p align="right">  1-24-08 </p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: _____</p> <p align="center">BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p> <p align="right">  </p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: _____</p> <p align="center">MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: _____</p> <p align="center">CIVIL ENGINEER, DEPT. OF BLDG INSPECTION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input checked="" type="checkbox"/> APPROVED: _____</p> <p align="center">DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE.</p> <p align="center">BUREAU OF ENGINEERING</p> <p align="right">  Summary BSM 2/14/08 </p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: _____</p> <p align="center">DEPARTMENT OF PUBLIC HEALTH</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: _____</p> <p align="center">REDEVELOPMENT AGENCY</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>
<p><input type="checkbox"/> APPROVED: _____</p> <p align="center">HOUSING INSPECTION DIVISION</p>	<p>DATE: _____</p> <p>REASON: _____</p> <p>NOTIFIED MR. _____</p>

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

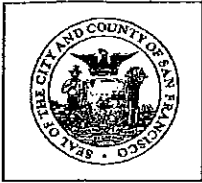
I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNERS AUTHORIZED AGENT _____

EXHIBIT - B

Field Report



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414
(415) 558-6001/558-6133 Fax (415) 558-6686

FIELD REPORT

Location and Block 6233, Lots 58 Report No.: 1
Street Address: 318 Arleta Ave
Owner of Record & Address: (per DBI property information report)
Sergio Iantorno, 2170 Sutter St., San Francisco, CA 94115
Date/Time of Inspection: 10/5/2009 9:40 a.m. (Approx.) Weather: Sunny, Clear
Date/Time of Report: 10/6/2009 3:00 p.m. Type of Construction: Type V, Wood Frame Bldg.
Occupancy Classification: R-3, Two Family Dwelling No. of Residential Units: 2 per Permit Applicat'n
Occupied or Vacant: Vacant Under Alteration Construction
Year Built: 1900 (per DBI property information from assessor record)
No. of Stories: 2; No. of Basement Levels: 0; Cellar: 0;
No. of Rooms: All interior room partitions were removed on 1st Level, 2nd Level Collapsed at time of Inspection.
Permit Application No.: 200801233060; Date Filed: 1/23/2008; Date Issued: 2/15/2008
Site Permit Expiration Date: 2/15/2009 Construction Addendum Issued 9-14-2009

Background:

Per the request of BID, Engineer Willy Yau joined by Director Vivian Day, and Deputy Director Ed Sweeney to perform inspection of partially collapsed building reportedly happened around 8 p.m. on Oct. 3rd, 2009.

This inspection report is limited to the visual building observation from around the exterior perimeter.

Inspection and Observation:

(1) Building and Site Descriptions:

This building is a light wood frame, two-story Victorian building with an pitched roof attic above. It has a footprint of approximately 26 ft. wide by 66 ft. long. It is located on the northeast side of Arleta Avenue facing south west, with the 1st floor at about the street level. The street front of the lot slopes gently upward from southeast to northwest, lot is relatively level and slopes gently upward from the street front towards the rear of its rear. Roof structure is apparently an unoccupied attic with approximately 40 degree symmetric pitched roof with single ridge running from middle of building front to building rear.

An empty lot is located adjacent to the subject building the southeast (right) side, and a one-story garage is located to the northwest side of the subject building with an approximately 5-foot separation.

(2) Inspection Observation:

The subject building is under alteration with the interior wall on the first story (street level) all removed, and with the exterior wall sheathing partially removed and wall wood studs of the exterior wall on this first level mostly replaced. Floor/ceiling joists between this first story and the second story above were supported by steel I-beams on top of wood creeping stacks. Such floor ceiling joists assembly work exposed with all ceiling sheathing and finish stripped away, and joists were cut and hung on new beam and post supports. New replacement foundation for the entire building was almost completed.

The second story collapsed totally sideways with the attic pitch roof towards the southeast side where the empty lot is located. Most if not all of the exterior wall studs above the second floor were disconnected from their original contact along the perimeter of the second floor joists. Debris from the collapse wall and roof structure lies on the second floor and down on the empty adjacent lot. The follow joist structure of the second floor apparently did not suffer apparent damage during the collapse probably due to the steel beam support and the reinforced post and beam supports. There are a few rim joists on the exterior wall and floor joists at the second floor level showing slight local dryrot damage.

It is difficult to determine exactly if all the interior wall of the second story had been removed, but judging by the amount of remnants at the collapsed story, apparently there were very few interior walls on this second story at the time of collapse. Observing the remnant wall and roof framings after the collapse and the construction residue roofing shingles removed and left to the northwest side of the building, apparently at time of the collapse of the second story and pitch roof structure, most of the roof cover and sheathing on the northwest side of the pitch roof had been removed, while the southeast side of the roof was fully covered.

During October 3, 2009 evening, high wind was reported in the area, compounded with the weakened second story by removal of wall framing and sheathing, and with the asymmetric roof cover removal amplifying the effect of wind loading could have been the cause of the partial building collapse.

Findings & Recommendations:

Since the partial collapse incident, the site has been barricaded to protect pedestrian from possible further collapse hazard of the remnant roof structure partially standing on the second story.

Applicant should provide an engineer evaluation report regarding the extent of structural damage in the collapse, and also engineering recommendation, plan, means, and method for the safe removal of any unstable collapsed debris to this Department of Building Inspection to obtain building permit before proceeding with the removal of the unstable collapse debris. Site barricade for distance of at least 15 feet from the building shall continue until the removal of unstable collapse debris has been completed and without other falling hazard. Such report should be generated and submitted to this Department within 3 days of this field report to minimize additional hazard to adjacent property and the general public.

The structure at and below the second floor appears to be in functional condition and can continue to be utilize in this alteration project.

Entry to site is only allowed for inspection purposed and should be under the direction of an architect or engineer.

Report prepared by: Willy Yau Willy Yau, P.E
Report reviewed & approved by: Hanson Tom, Hanson Tom, S.E.
Edward Sweeney Edward Sweeney, Dep. Director, Chief Bldg. Inspector

Attachments: Exhibit A - Block/Lot Map
Exhibit B - Aero Photo
Photos

- cc.
- Vivian Day, Director, DBI
 - Edward Sweeney, Deputy Director, Inspection Services, DBI
 - Laurence Kornfield, Deputy Director, Permit Services, DBI
 - Hanson Tom, Manager, Plan Check Service Division
 - Willy Yau, Technical Service Division
 - Division Inspection File (Sylvia Thai)

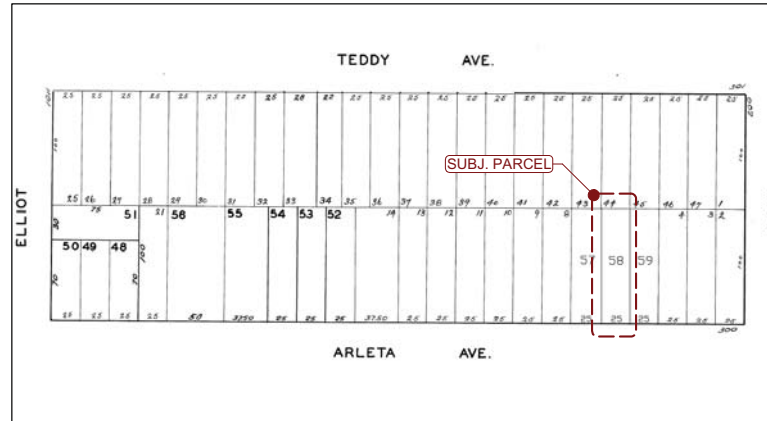
EXHIBIT - C

**New Proposed Plans
(BPA 2012-0411-8076)**

SCOPE OF WORK

PROPOSED DEMOLITION OF EXISTING COLLAPSED TWO UNITS DWELLING BUILDING, AND CONSTRUCT A NEW TWO STORIES SINGLE FAMILY HOME.

ASSESSOR'S MAP



APPENDIX:

- A-0.1 COVER SHEET
- A-1.0 SITE PLANS, & NOTES
- A-2.0 EXISTING FLOOR PLANS
- A-2.1 PROPOSED FLOOR PLANS
- A-3.0 EXISTING FRONT ELEVATION, & PROPOSED FRONT & REAR ELEVATIONS
- A-3.1 PROPOSED LEFT & RIGHT ELEVATIONS
- A-4.0 PROPOSED SECTION A & DETAILS
- A-4.1 GREEN BUILDING: SITE PERMIT SUBMITTAL

PROJECT NAME

**318 ARLETA AVE.
SAN FRANCISCO, CA**



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

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

ABBREVIATION

#	POUND OR NUMBER	GWB	GYPSUM WALL BOARD
&	AND	GYP	GYPSUM
AT	ACROUSTIC CEILING TILE	H.C.	HANDICAPPED
ABV	ABOVE	HP	HIGH POINT
ACT	ACROUSTIC CEILING TILE	HR	HOUR
AD	AREA DRAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR		
ALUM	ALUMINUM	ILO	IN LIEU OF
APPROX	APPROXIMATE	INSUL	INSULATED
ASPH	ASPHALT	INT	INTERIOR
BD	BOARD	LO	LOW
BLDG	BUILDING	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
BOT	BOTTOM	MEMBR	MEMBRANE
BSMT	BASEMENT	MIN	MINIMUM
BST	BOTTOM OF STAIRS	MO	MASONRY OPENING
BYND	BEYOND	MTL	METAL
CIP	CAST IN PLACE	(N)	NEW
CHNL	CHANNEL	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLO	CLOSET	N.T.S.	NOT TO SCALE
CLR	CLEAR	O.C.	ON CENTER
CNTR	COUNTER	OFF	OFFICE
COL	COLUMN	OH	OPPOSITE HAND
COMPR	COMPRESSIBLE	OZ	OUNCE
CONC	CONCRETE	PCC	PRE-CAST CONCRETE
CONT	CONTINUOUS	P.L.	PROPERTY LINE
CORR	CORRIDOR	PLUMB	PLUMBING
CPT	CARPET	PLYD	PLYWOOD
CTR	CENTER	PT	PRESSURE TREATED
CTYD	COURTYARD	RBR	RUBBER
DBL	DOUBLE	RCP	REFLECTED CEILING PLAN
DEMO	DEMOLISH	RD	ROOF DRAIN
DET	DETAIL	RDWD	REDWOOD
D.F.	DRINKING FOUNTAIN	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIMS	DIMENSIONS	S.F.	SQUARE FOOT
DN	DOWN	SIM	SIMILAR
DR	DOOR	SPEC	SPECIFIED OR SPECIFICATION
DWG	DRAWING	SPK	SPRINKLER
(E)	EXISTING	SSTL	STAINLESS STEEL
EA	EACH	STC	SOUND TRANSMISSION COEFFICIENT
EL	ELEVATION	STD	STANDARD
ELEC	ELECTRICAL	STL	STEEL
ELEV	ELEVATOR/ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	SQ.	SQUARE
EXT	EXTERIOR	TC	TOP OF CURB
EXP JT	EXPANSION JOINT	TELE	TELEPHONE
EXT	EXTERIOR	TLT	TOILET
F.D.	FLOOR DRAIN	TO	TOP OF
FIXT	FIXTURE	TOC	TOP OF CONCRETE
FLR	FLOOR	TOS	TOP OF STEEL
FLUOR	FLUORESCENT	TP	TOILET PAPER DISPENSER
FM	FILLED METAL	T/D	TELEPHONE/DATA
FND	FOUNDATION	TST	TOP OF STAIRS
FO	FACE OF	TYP	TYPICAL
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
FURR	FURRING	US	UNDERSIDE
GA	GAUGE	V.I.F.	VERIFY IN FIELD
GALV	GALVANIZED	VP	VISION PANEL
G.B.	GRAB BAR	W/	WITH
GND	GROUND	WD	WOOD
GRP	GROUP	W.H.	WATER HEATER

PROJECT DATA

LOT AREA:	2,500 ± S.F.
(E) 1ST FLR. GROSS AREA (BEFORE COLLAPSED):	1,716 ± S.F.
(E) 2ND FLR. GROSS AREA (BEFORE COLLAPSED):	1,686 ± S.F.
(E) TOTAL BUILDING GROSS AREA (BEFORE COLLAPSED):	3,402 ± S.F.
(E) UNIT 316 NET FLR. AREA (INCL. STORAGE):	1,580 ± S.F.
(E) UNIT 318 NET FLR. AREA:	1,582 ± S.F.
(N) GARAGE FLR. NET AREA:	519 ± S.F.
(N) 1ST FLR. GROSS AREA (INCL. GARAGE):	1,651 ± S.F.
(N) 2ND FLR. GROSS AREA:	1,602 ± S.F.
(N) TOTAL BLDG. GROSS AREA (INCL GARAGE):	3,253 ± S.F.
(N) UNIT 318 NET FLR. AREA:	2,536 ± S.F.
(N) ROOF DECK AREA:	404 ± S.F.
(E) # OF UNITS (BEFORE COLLAPSED):	2
(N) # OF UNIT(S):	1
(E) # OF COVERED PARKING:	NONE
(N) # OF COVERED PARKING:	2
NUMBER OF STORIES:	2 (NO CHANGE)
BUILDING HEIGHT:	29'-3" ±
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	R-3
BLOCK & LOT :	6233-058
ZONING:	RH-1
APPLICABLE CODES:	2010 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS

SHEET TITLE

COVER SHEET

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

DATE 03/30/2009

REVISED DATE 06/04/2012

JOB NO. 09-1409

SHEET NO. **A-0.1**



ELECTRICAL NOTES:

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS. PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN FIREWALL SEPARATION.

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS.

- (A) GARAGE
- (B) UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES.
- (C) WITHIN 6' OF SINK OR BASIN
- (D) EXTERIOR (WATERPROOF)

RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS.

- (A) 12' O.C. MAX. AND WITHIN 6' OF THE END OF WALLS.
- (B) ANY WALL SPACE 2 OR MORE FEET WIDE.
- (C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12'. SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN LENGTH.

LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS"

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN ELECTRIC CLOTHES DRYER.

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)."

ENERGY NOTES:

PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES.

EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT FOR 15 WATT OR SMALLER, 50 LUMENS PER WATT FOR 16 WATT-40WATT, & 60 LUMENS PER WATT FOR 40 WATT OR HIGHER. IF THERE IS MORE THAN ONE LUMINAIRE IN THE ROOM, THE HEIGHT EFFICACY LUMINAIRE SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM.

ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) OR AIR TIGHT (AT) RATED BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

PROVIDE FLUORESCENT FIXTURES FOR BATHROOMS, LAUNDRY, UTILITY ROOMS AND GARAGES, OR A MANUAL ON / OCCUPANCY SENSOR CONTROL FOR ALL INCANDESCENT FIXTURES (DIMMERS DO NOT QUALIFY)

PROVIDE FLUORESCENT FIXTURES FOR ALL ROOMS, INCLUDING CLOSETS 70 SQ. FT. OR MORE (OTHER THAN KITCHEN, BATHROOM, LAUNDRY, UTILITY ROOM AND GARAGES), OR PROVIDE OCCUPANCY SENSORS OR DIMMERS.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:

- (A) CLOSABLE METAL OR GLASS DOORS.
- (B) COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE.
- EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.
- (C) A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL.
- EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE LOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

PLUMBING AND MECHANICAL NOTES:

HEATING SUPPLY AIR DUCTS SHALL BE MIN. NO.26 GA. GALVANIZED SHEET METAL WITH SEALED ANNULAR OR A FIRE DAMPER PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOUSE.

PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE.

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS. MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH.

SHOWER & TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION, U.P.C. 4107.

DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

SANITATION NOTES:

SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN INLET

MOISTURE RESISTANT UNDERLAYMENT (e.g. WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.B.C. 8067.1.3.

BEDROOM WINDOWS:

MIN. OPENABLE AREA TO BE 5.7 S.F., MIN WIDTH: 20" MIN HEIGHT: 24" AND MAX SILL HT: 44"



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

SHEET TITLE

SITE PLANS & NOTES

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

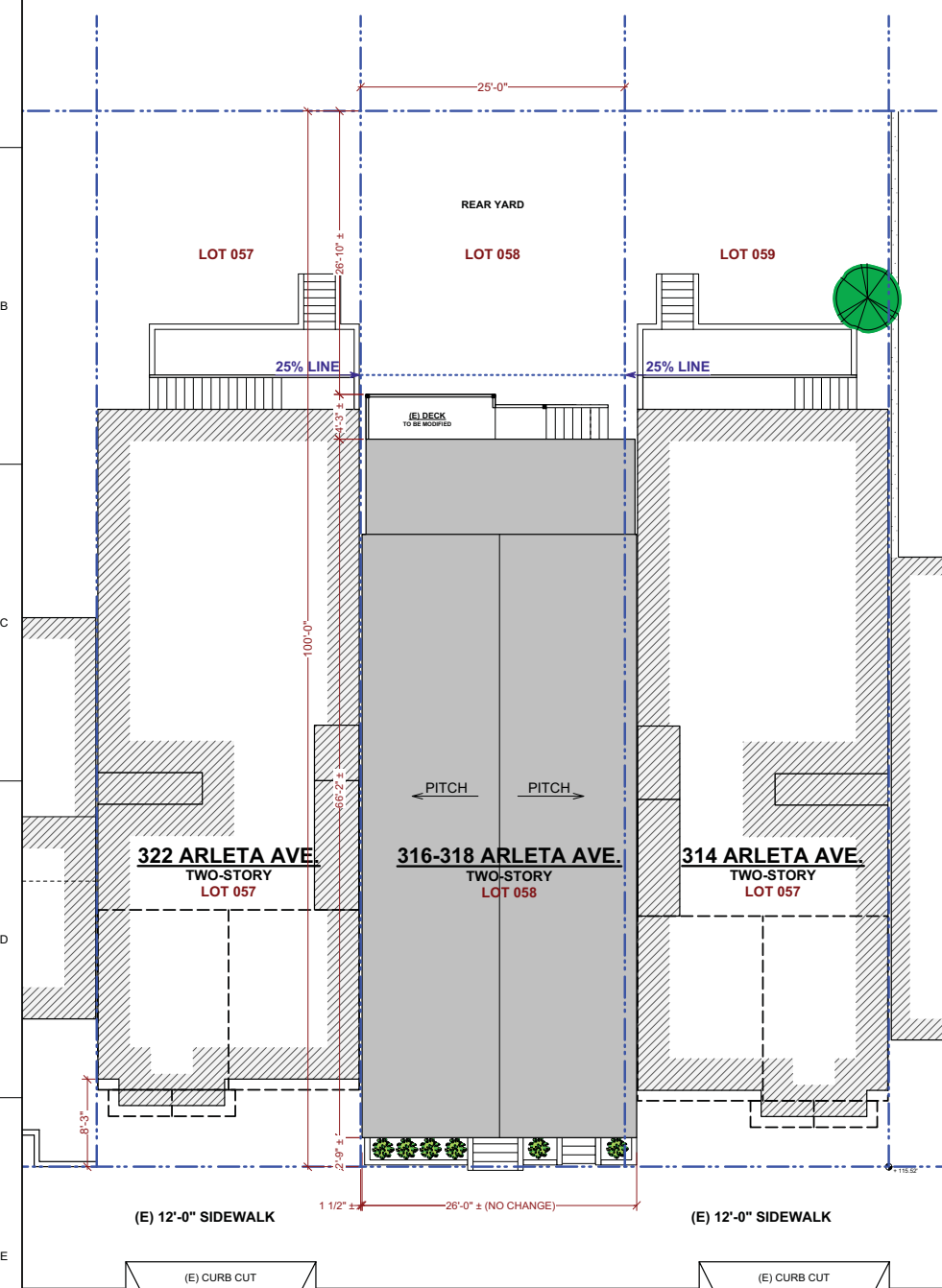
DATE 03/30/2009

REVISED DATE 06/04/2012

JOB NO. 09-1409

SHEET NO.

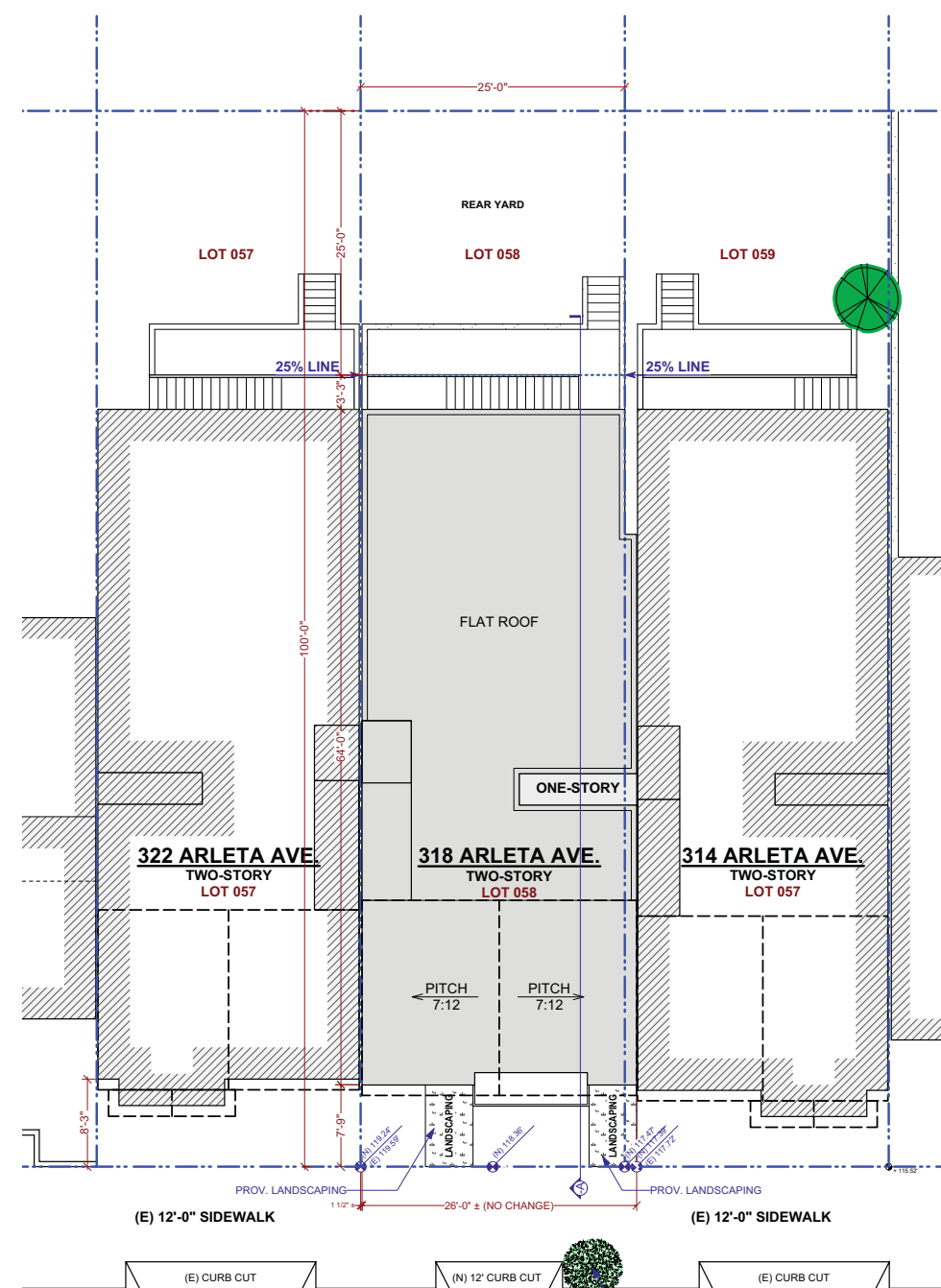
A-1.0



Existing Site Plan (Before Collapsed)

1/8" = 1'-0"
BLOCK & LOT: 6233-058

PROPERTY LINE:
OUTLINE OF NEIGHBORS:



Proposed Site Plan

1/8" = 1'-0"
BLOCK & LOT: 6233-058

PROPERTY LINE:
OUTLINE OF NEIGHBORS:

PROJECT NAME

318 ARLETA AVE.
SAN FRANCISCO, CA



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

SHEET TITLE

EXISTING FLOOR PLANS

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

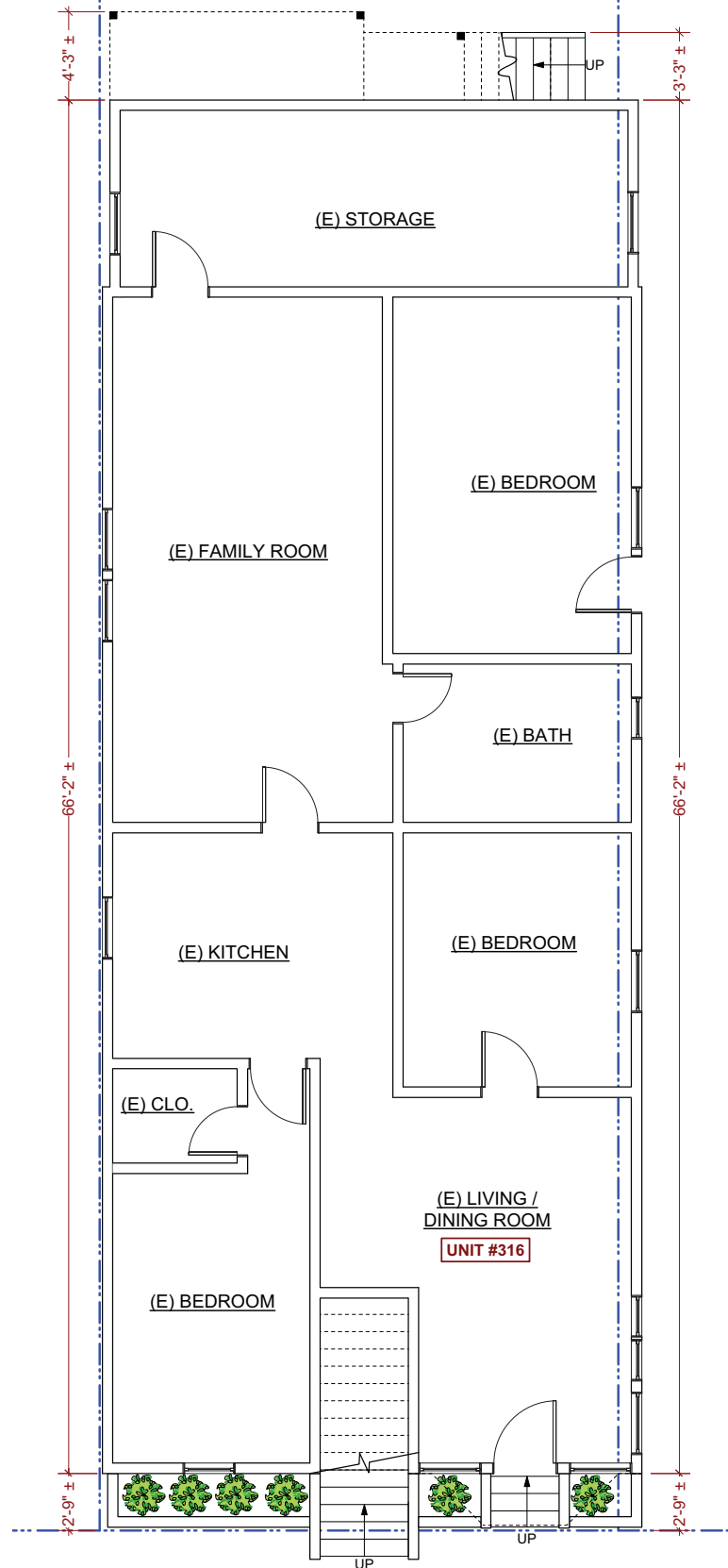
DATE 03/30/2009

REVISED DATE 06/04/2012

JOB NO. 09-1409

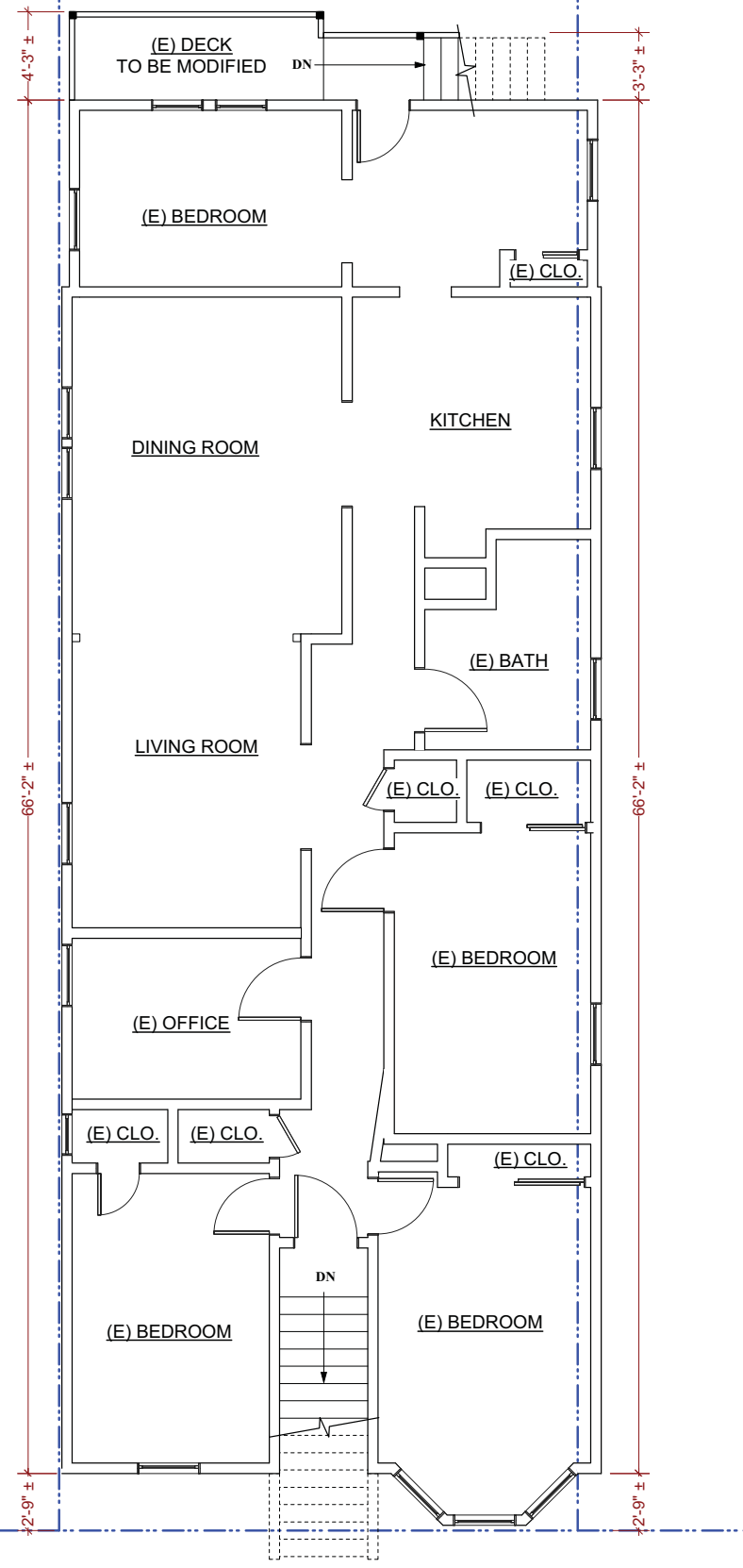
SHEET NO.

A-2.0



Existing First Floor Plan (Before Collapsed)

1/4" = 1'-0"



Existing Second Floor Plan (Before Collapse)

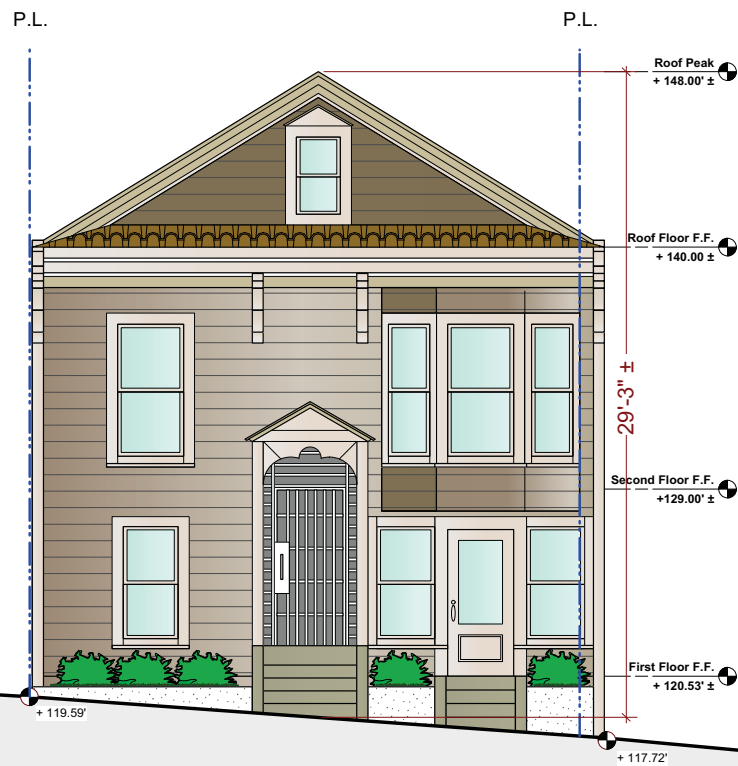
1/4" = 1'-0"



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

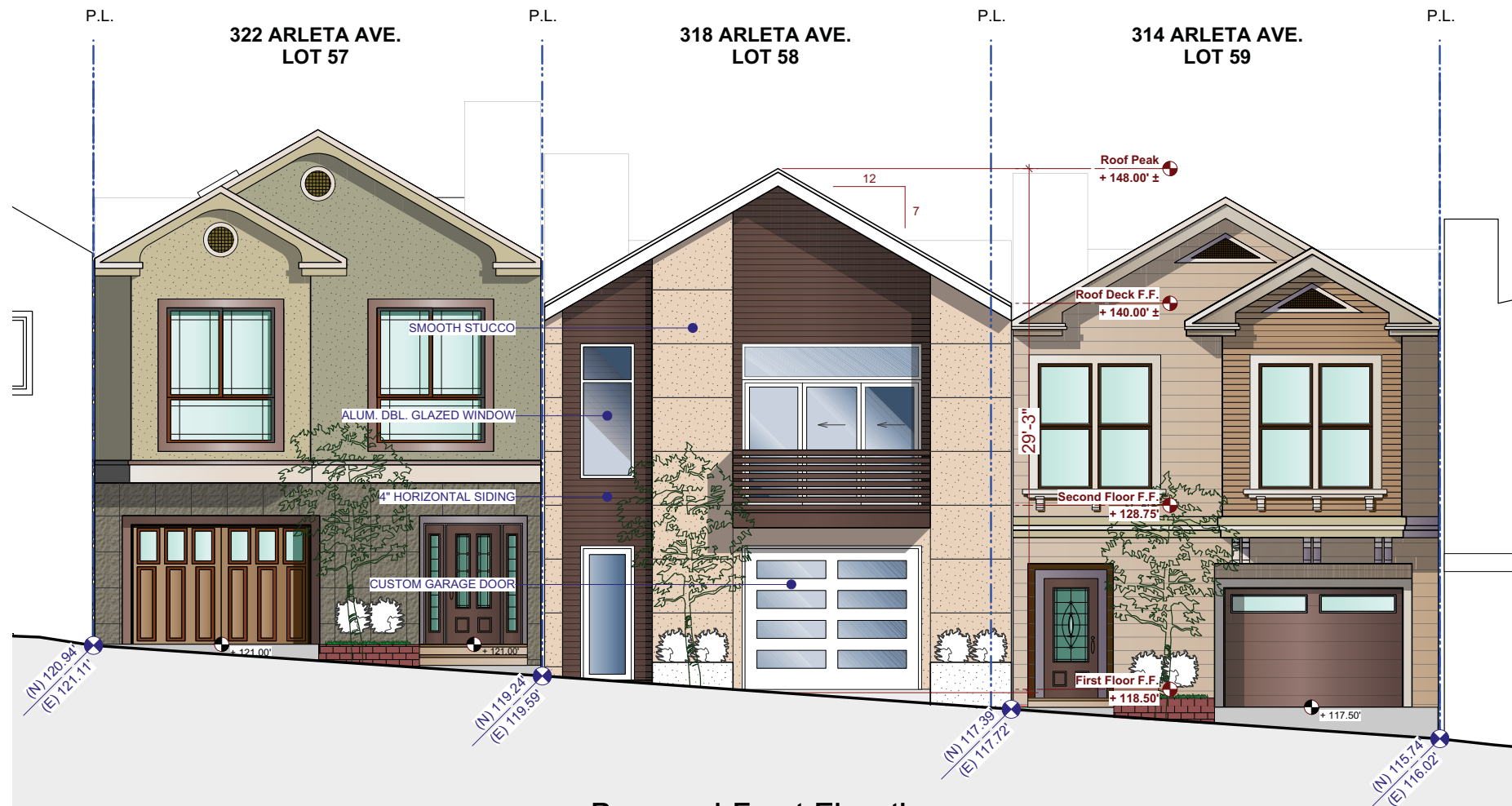
SHEET TITLE

FRONT & REAR ELEVATIONS



Existing Front Elevation (Before Collapsed)

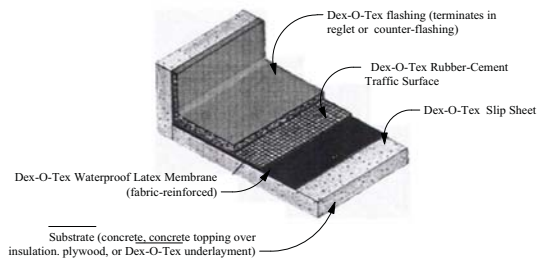
1/4" = 1'-0"



Proposed Front Elevation

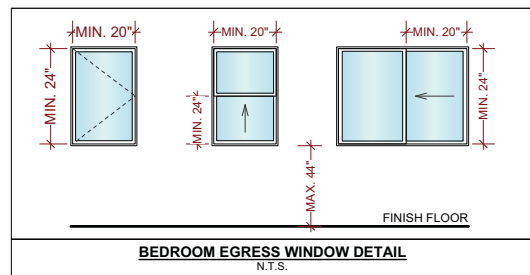
1/4" = 1'-0"

Crossfield Products Corp.



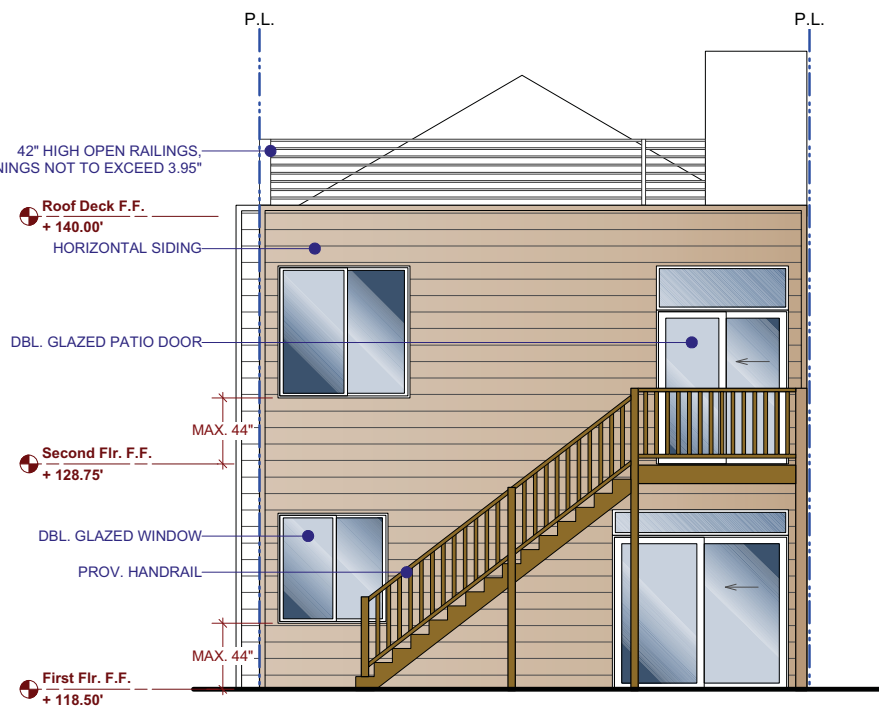
ROOFING DETAIL

N.T.S.



BEDROOM EGRESS WINDOW DETAIL

N.T.S.



Proposed Rear Elevation

1/4" = 1'-0"

BEDROOM NOTES:
 RESCUE WINDOW: EMERGENCY EGRESS WINDOWS SHALL HAVE A MIN. CLEAR OPENING AREA OF 5.7 SQ. FT., MIN. CLEAR WIDTH OF 20"; MIN. CLEAR HEIGHT OF 24"; AND MAX. HEIGHT FROM FINISHED FLOOR TO BOTTOM OF OPENING OF 44"

BATHROOM NOTES:
 EXHAUST FANS ARE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR.
 EXHAUST VENTS W/ BACK DRAFT DAMPER SHALL TERMINATE MIN. 3 FEET FROM ANY PROPERTY LINE & BUILDING OPENINGS.
 BRANCH CIRCUITS: A 20A CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEP. LIGHTS, FANS, ETC.

NOTES:

1. SMOKE DETECTORS SHALL BE IN ALL BEDROOMS AND AREAS LEADING TO THEM.
2. CARBON MONOXIDE DETECTORS/ALARM IN ALL BEDROOMS
3. ENVIRONMENTAL AIR DUCT EXHAUST W/ BACK DRAFT DAMPER SHALL TERMINATE 3 FEET MIN. FROM PROPERTY LINE & BUILDING OPENING.
4. VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LING, EXCEPT A PUBLIC WAY.

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

DATE 03/30/2009

REVISED DATE 06/04/2012

JOB NO. 09-1409

SHEET NO. **A-3.0**

PROJECT NAME

318 ARLETA AVE.
SAN FRANCISCO, CA



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

SHEET TITLE

LEFT & RIGHT ELEVATIONS

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

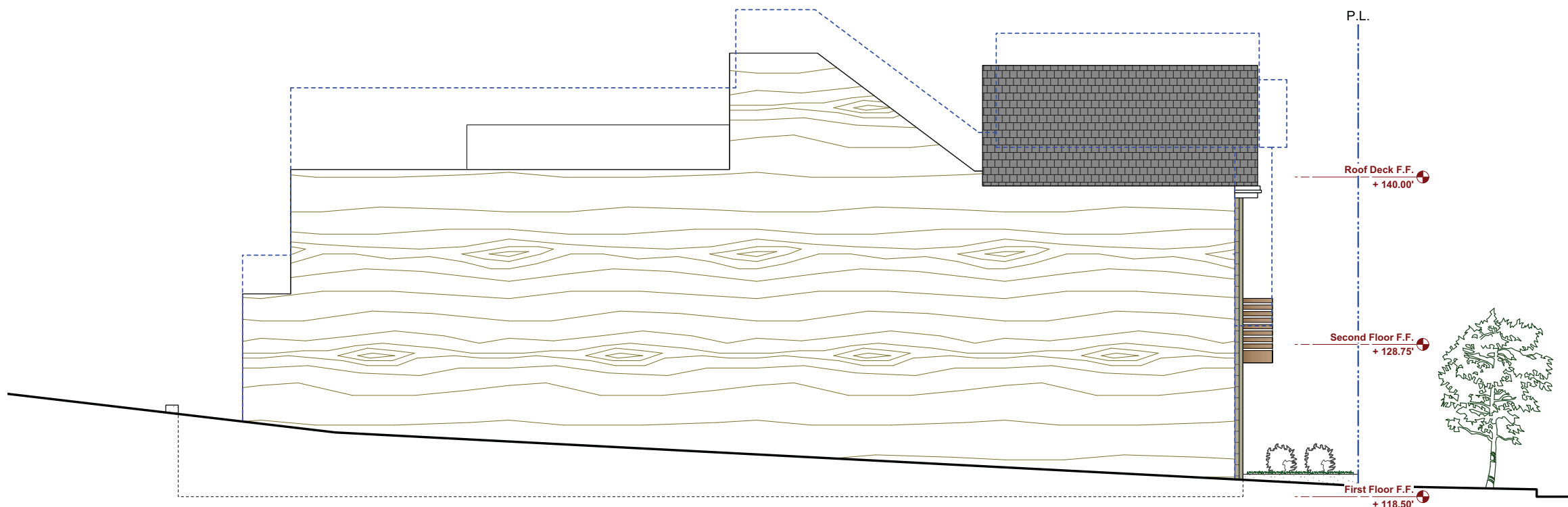
DATE 03/30/2009

REVISED DATE 06/04/2012

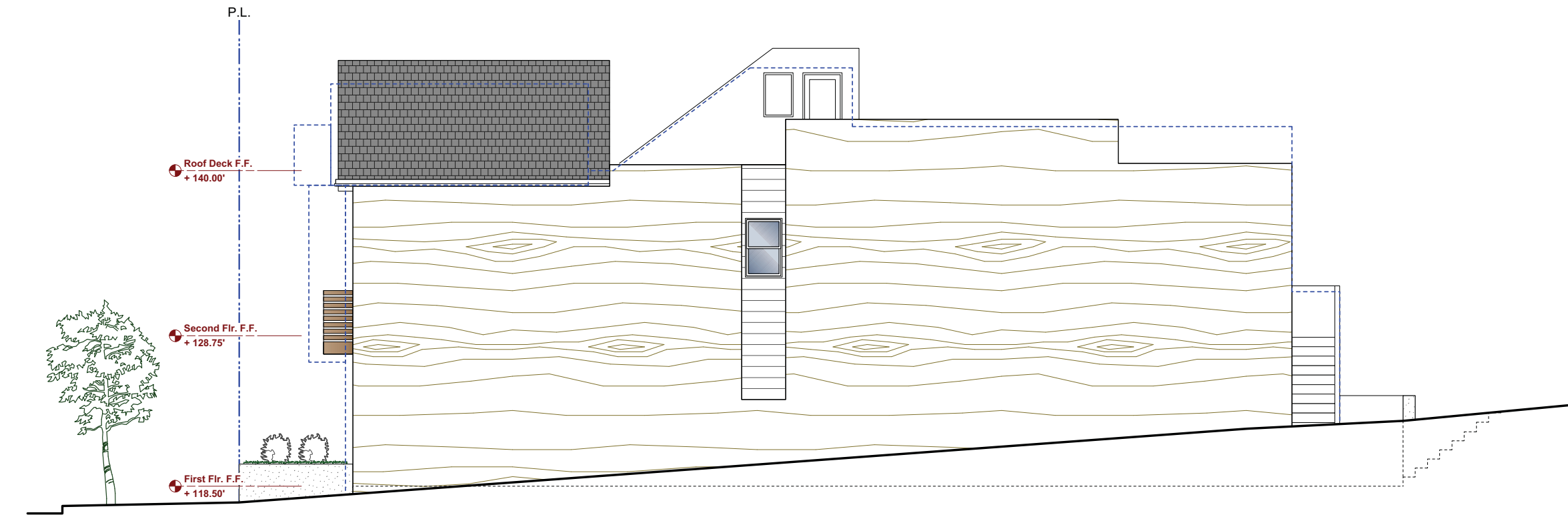
JOB NO. 09-1409

SHEET NO.

A-3.1



Proposed Left Elevation
1/4" = 1'-0"



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



**SECTION A-A,
 & DETAILS**

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

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN R.L.

CHECKED R.K.

DATE 03/30/2009

REVISED DATE 06/04/2012

JOB NO. 09-1409

SHEET NO.

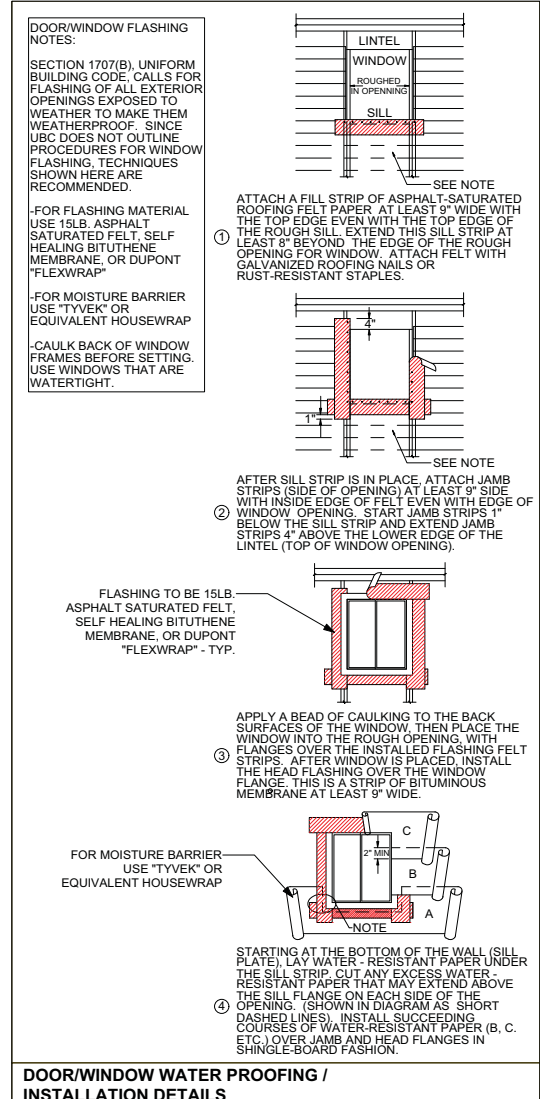
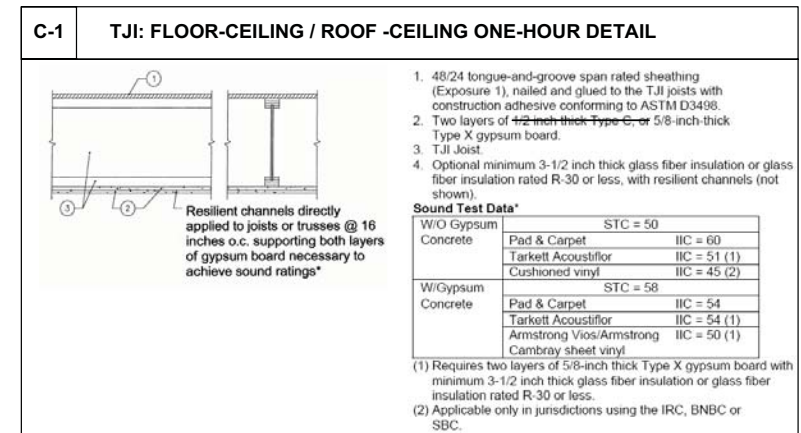
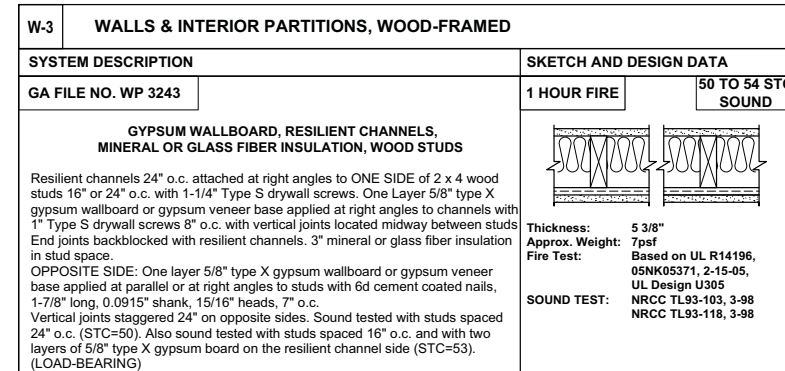
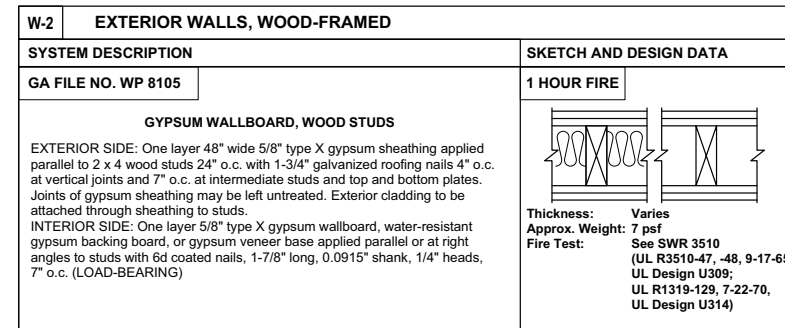
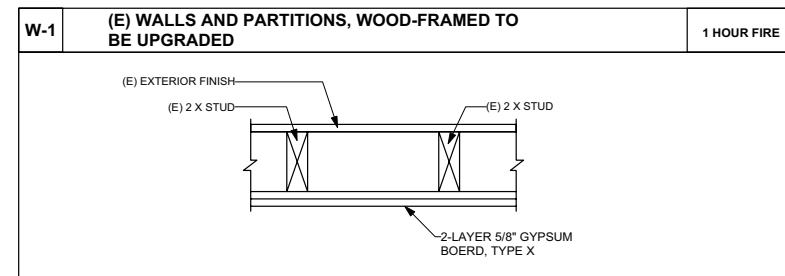
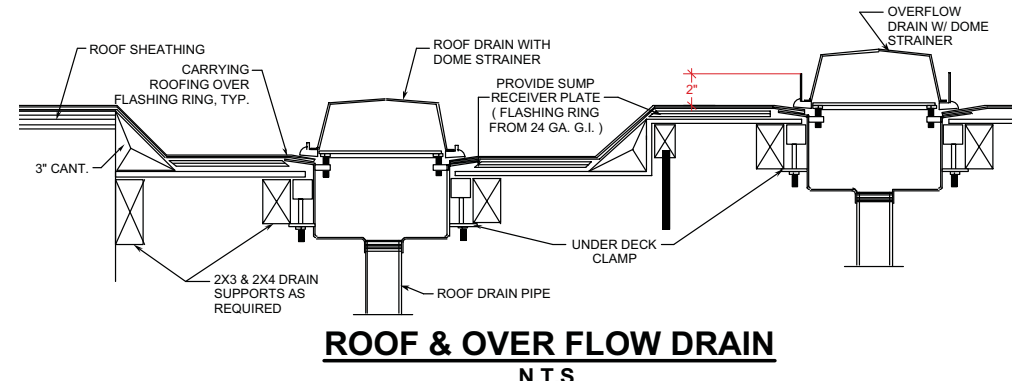
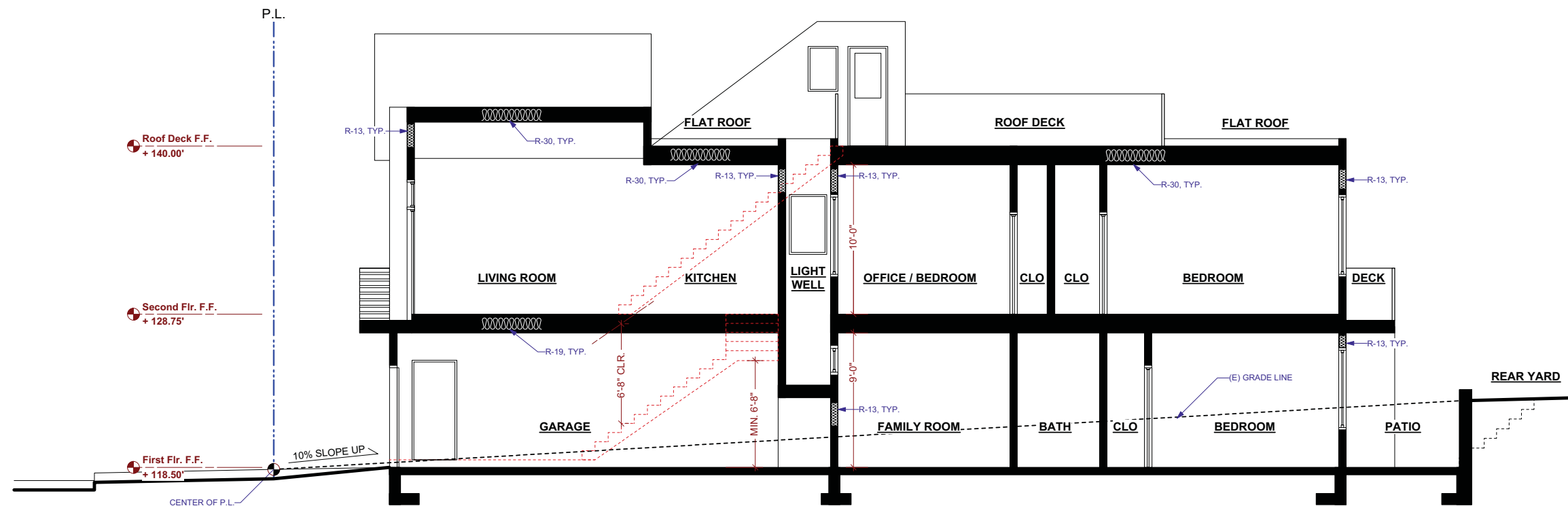


EXHIBIT - D

Pre-Application Meeting



SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378

F: 415.558.6409

INSTRUCTION PACKET AND AFFIDAVIT FOR Pre-Application Meeting

Date: **June 18, 2009**
Updated to include Requirement for Formula Retail on March 4, 2010

To: **Applicants seeking Planning Approval for New Construction,
Alterations or Formula Retail Use**

From: **San Francisco Planning Department**

Re: **Pre-Application Information Packet**

WHAT IS A PRE-APPLICATION MEETING?

The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor in order to receive initial feedback regarding certain project types prior to submittal to the Planning Department or the Department of Building Inspection. Adjacent neighbors and relevant neighborhood groups are invited to attend this meeting which must take place during certain hours of the day and within a certain distance from the project site. This meeting is intended to initiate neighbor communication to identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

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

The benefits to project sponsors include: early identification of neighbor concerns; ability to mitigate neighbor concerns before project submittal; a more streamlined, predictable review from the Planning Department; and, elimination of delays associated with Discretionary Reviews. The benefits to the neighbors include: the opportunity to express concerns about a project before it is submitted and eliminating the need to file a Discretionary Review.

NOTE:

A Pre-Application Meeting is required even if the horizontal addition referenced above does not increase the overall depth of the building. Similarly, a Pre-Application Meeting is required even if the vertical addition referenced above does not change the overall building height.

WHEN IS A PRE-APPLICATION MEETING REQUIRED?

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

INSTRUCTIONS

Prior to filing any entitlement (this includes but is not limited to Building Permits, Variances, and Conditional Use Authorizations) the project sponsor must conduct a minimum of one Pre-Application meeting if the proposed scope of work triggers such a meeting, as referenced on the previous page.

This meeting must be in accordance with the following rules:

- Invite all Neighborhood Associations for the relevant neighborhood(s) (available at www.sfplanning.org). If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations. Click on the relevant neighborhood on the map to find the neighborhood organization list in pdf format.
- Invite all abutting property owners and occupants, including owners of properties directly across the street from the project site to the meeting. Please be sure to include all occupants of the subject building. One copy of the invitation letter must be mailed to the project sponsor as proof of mailing. Invitations should be sent at least 14 calendar days before the meeting. The postal date stamp will serve as record of timely mailing.

The meeting must be conducted at either:

- The project site;
- An alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.); or,
- The project sponsor may opt to have a Department Facilitated Pre- Application Meeting that will be held at the Planning Department instead of the project site. Please refer to the Planning Department Fee Schedule for fees related to this application. The Fee Schedule may be obtained from the Planning Department's website at www.sfplanning.org/planning or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103. For questions related to the Fee Schedule, please call the PIC at 415.558.6377. Please see the Department Facilitated Pre-Application Meeting form at www.sfplanning.org for more information.
- Meetings are to be conducted from 6:00 p.m. -9:00 p.m., Mon.-Fri.; or from 10:00 a.m. -9:00 p.m., Sat-Sun., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting. Facilitated pre-application meetings will be conducted during regular business hours.
- A sign-in sheet must be used in order to verify attendance.
- Preliminary plans must be reviewed that include the height and depth of the subject building and its adjacent properties, and dimensions must be provided to help facilitate discussion. Neighbors may request reduced copies of the plans from the project sponsor by checking the "please send me plans" box on the sign-in sheet, and the Project Sponsor shall provide reduced copies upon such request.

For accountability purposes, please submit the following information with your Entitlement Application:

- A copy of the letter mailed to neighbors and neighborhood groups (use attached invitation);
- A list of those persons and neighborhood groups invited to the meeting;
- A copy of the sign-in sheet (use attached template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template).
- The affidavit, signed and dated (use attached template);
- One reduced copy of the plans presented to the neighbors at pre-application meeting.

Notice of Pre-Application Meeting

4/16/2012

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 318 Arleta, cross street(s) Rutland St. (Block/Lot#: 6233-058; Zoning: RH1), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

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

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

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

The development proposal is to: reconstruct a new single family home

Existing # of dwelling units: <u>0</u>	Proposed: <u>1</u>	Permitted: <u>2</u>
Existing bldg square footage: <u>0</u>	Proposed: <u>3,253 ± S.F.</u>	Permitted: <u>4800 sf</u>
Existing # of stories: <u>0</u>	Proposed: <u>2</u>	Permitted: <u>3</u>
Existing bldg height: <u>0</u>	Proposed: <u>29'</u>	Permitted: <u>30-35'</u>
Existing bldg depth: <u>0</u>	Proposed: <u>64'</u>	Permitted: <u>75'</u>

MEETING INFORMATION:

Property Owner(s) name(s): Golden Properties LLC

Project Sponsor(s): SIA Consulting

Contact information (email/phone): 415-922-0200

Meeting Address*: 318 Arleta

Date of meeting: 4/30/2012

Time of meeting**: 6:00 pm

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

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

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

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

I, Reza Khoshnevisan, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 318 Arleta (location/address) on 4/30/2012 (date) from 6:00pm (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, May 2, 20 12 IN SAN FRANCISCO.

Signature

Reza Khoshnevisan

Name (type or print)

Agent

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

318 Arleta

Project Address

Pre-Application Meeting Sign-in Sheet

Meeting Date: 4/30/2012
 Meeting Time: 6pm
 Meeting Address: 318 Arleta
 Project Address: 318 Arleta
 Property Owner Name: Sergio Iantorno
 Project Sponsor/Representative: SIA Consulting Corp.

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	_____	_____	_____	_____	<input type="checkbox"/>
2.	_____	_____	_____	_____	<input type="checkbox"/>
3.	_____	_____	_____	_____	<input type="checkbox"/>
4.	_____	_____	_____	_____	<input type="checkbox"/>
5.	_____	_____	_____	_____	<input type="checkbox"/>
6.	_____	_____	_____	_____	<input type="checkbox"/>
7.	_____	_____	_____	_____	<input type="checkbox"/>
8.	_____	_____	_____	_____	<input type="checkbox"/>
9.	_____	_____	_____	_____	<input type="checkbox"/>
10.	_____	_____	_____	_____	<input type="checkbox"/>
11.	_____	_____	_____	_____	<input type="checkbox"/>
12.	_____	_____	_____	_____	<input type="checkbox"/>
13.	_____	_____	_____	_____	<input type="checkbox"/>
14.	_____	_____	_____	_____	<input type="checkbox"/>
15.	_____	_____	_____	_____	<input type="checkbox"/>
16.	_____	_____	_____	_____	<input type="checkbox"/>
17.	_____	_____	_____	_____	<input type="checkbox"/>
18.	_____	_____	_____	_____	<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 4/30/2012
Meeting Time: 6pm
Meeting Address: 318 Arleta
Project Address: 318 Arleta
Property Owner Name: Sergio Iantorno
Project Sponsor/Representative: SIA Consulting Corp.

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

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

EXHIBIT - E

Section 311 Poster



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On November 12, 2009, the Applicant named below filed Building Permit Application No. 2009.11.12.1088 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION

Applicant: Reza Khoshnevisan
Address: 1256 Howard Street
City, State: San Francisco, CA 94103
Telephone: 415.922.0200

PROJECT SITE INFORMATION

Project Address: 318 Arleta Avenue
Cross Streets: Elliot / Delta Streets
Assessor's Block /Lot No.: 6233 / 058
Zoning Districts: RH-1 / 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE

- DEMOLITION and/or NEW CONSTRUCTION or ALTERATION
- VERTICAL EXTENSION CHANGE # OF DWELLING UNITS FACADE ALTERATION(S)
- HORIZ. EXTENSION (FRONT) HORIZ. EXTENSION (SIDE) HORIZ. EXTENSION (REAR)

PROJECT FEATURES

FRONT SETBACK	+2'-7"	EXISTING CONDITION		PROPOSED CONDITION
BUILDING DEPTH	+66'-2"			+7'-9"
REAR YARD (to building)	+31'-3"			+64'-0"
REAR YARD (to deck and stairs)	+28'-0"			+28'-3"
HEIGHT OF BUILDING (to mid-pt)	+25'-6"			+25'-0"
HEIGHT OF BUILDING (to ridge)	+30'-0"			+25'-4"
NUMBER OF STORIES	2			+29'-3"
NUMBER OF DWELLING UNITS	2			No Change
NUMBER OF OFF-STREET PARKING SPACES	0			1
				2

PROJECT DESCRIPTION

The proposal is to reconstruct an existing two-story, two-unit dwelling, and replace with a two-story, one-unit dwelling. The new construction will be in general conformity to the existing building footprint. Project complies with front setback, rear yard, and other applicable requirements.

The project is tantamount to demolition of a dwelling unit; therefore, is subject to mandatory Discretionary Review Hearing by the Planning Commission, which will be noticed separately and heard at a public hearing.

PLANNER'S NAME:

Ben Fu

PHONE NUMBER:

(415) 558-6613

EMAIL:

ben.fu@sfgov.org

DATE OF THIS NOTICE:

4/19/2012

EXPIRATION DATE:

EXHIBIT - F

Image of Section 311

Poster Installed

SAN FRANCISCO PLANNING DEPARTMENT
 490 Mission Street, Suite 400 San Francisco, CA 94105
NOTICE OF BUILDING PERMIT APPLICATION (SECTION 811)
 On November 12, 2008, the Department of Planning received an application for a building permit for the project described below.

GENERAL INFORMATION

Applicant	Star Development	Project Name	Star Development
Address	1000 Mission Street	City	San Francisco, CA
Tel. Number	415-398-1234	County	San Francisco
Project No.		Project No.	

PROJECT DATA

1. CONSTRUCTION	2. DEMOLITION	3. OTHER
1.1 REPAIR/ALTERATION	2.1 COMPLETE/REPAIR/ALTERATION	3.1 OTHER
1.2 NEW CONSTRUCTION	2.2 COMPLETE/REPAIR/ALTERATION	3.2 OTHER

CONSTRUCTION DATA

NUMBER OF PERMITS	1
NUMBER OF UNITS	1
NUMBER OF STORIES	1
NUMBER OF STORIES ABOVE GROUND	1
NUMBER OF STORIES BELOW GROUND	0

PROJECT DESCRIPTION

The applicant is requesting a building permit for the construction of a new building at the above address. The project consists of a new building with a total floor area of approximately 10,000 square feet. The building will be used for office space. The applicant is requesting a building permit for the construction of a new building at the above address. The project consists of a new building with a total floor area of approximately 10,000 square feet. The building will be used for office space.

APPLICANT'S SIGNATURE _____ DATE _____
PLANNING DEPARTMENT _____ DATE _____

4/19/2012

EXHIBIT - G

Image of 318 Arleta Ave.

Prior to Collapse



EXHIBIT - H

Current Images of Subject Property

CURRENT STATE OF
SUBJECT PROPERTY



EXHIBIT - I

**Block-face with New Elevation &
Panoramic View of
Opposite Side of Street**

SUBJECT LOT WITH
PROPOSED ELEVATION



VIEW OF OPPOSITE SIDE OF STREET

