



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: SEPTEMBER 18, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 4, 2014
Case No.: 2014.1009D
Project Address: 300 WAWONA STREET
Permit Application: 2013.06.21.0174
Zoning: RH-1(D) [Residential House, One-Family (Detached)]
40-X Height and Bulk District
Block/Lot: 2482/025
Project Sponsor: Kim Clash
300 Wawona Street
San Francisco, CA 94127
Staff Contact: Eiliesh Tuffy – (415) 575-9191
Eiliesh.Tuffy@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project proposal is to expand the existing one-story over basement house by constructing a new second-story master suite and increasing the building footprint at the rear southwest corner. The rear, horizontal expansion would enlarge the kitchen and basement underneath while creating an internal stair connection between floors where currently only an exterior-access stair to the basement exists. An existing rear deck would be reconstructed with an alternate stair location. The project was reviewed by Preservation staff and found to be a contributor to a district under CEQA. Design changes occurred as a result of the historic resource determination to adhere to the *Secretary of the Interior's Standards for Rehabilitation*. The project, as revised, meets all Planning Code requirements including RH-1(D) front, side, and rear yard setback requirements.

SITE DESCRIPTION AND PRESENT USE

The project site is located in the West Portal neighborhood, west of Twin Peaks. The subject parcel is an irregularly shaped lot at the intersection of Wawona and 14th Avenue, measuring approximately 76 feet wide by 91 feet deep and equaling 6,952 square feet according to city Assessor's records. The rear lot line is angled which subsequently creates an angled rear yard condition.

The lot is improved with a one-story over basement single family residence, originally constructed in 1920 and a detached garage that is located near the rear property line in the southwest corner of the lot. Due to the angled rear yard condition, a portion of the single family residence encroaches into the 25% required rear yard, but it is considered an existing nonconformity and no work is proposed for that area of the building to increase the nonconformity. Likewise, a garage at the rear of the lot is a legal non-conforming structure and no work is proposed for that structure.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area west of Twin Peaks surrounding the subject property was subdivided in 1916 and developed by the builder Fernando Nelson. The subdivision was largely built out between 1916-1928. As part of a January 2013 Historic Resource Evaluation, Nelson’s original “West Portal Park” subdivision was identified as an historic district for architectural significance under CEQA.

The properties along this portion of Wawona Street are zoned RH-1(D), with lots containing detached 1-1/2 to 2-story single family houses, some on raised basements. The abutting property to the southwest (320 Wawona Street) is a two-story over raised basement single family residence. The abutting property to the northeast (2667 14th Avenue) is a two-story over raised basement single family residence located in an RH-1 zoning district, which continues north along the west side of 14th Avenue. The pattern of development on the west side of 14th Avenue is of tightly spaced single family dwellings, as side yards are not required in RH-1 districts.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	June 25, 2014 – July 25, 2014	June 23, 2014	September 18, 2014	87 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 8, 2014	September 8, 2014	10 days
Mailed Notice	10 days	September 8, 2014	September 8, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	n/a
Other neighbors on the block or directly across the street	3	0	n/a
Neighborhood groups	n/a	n/a	n/a

One adjacent neighbor at 2667 14th Avenue is opposed to the proposal because they believe the horizontal addition is not code compliant and that it encroaches into the required rear yard (*as measured using the building’s existing rear wall as the forward edge of the rear yard requirement*). This method of measurement only applies when averaging adjacent rear yards, which is not allowed in RH-1(D) zoning districts.

Four neighbors living on the 300-block of Wawona Street sent written statements in support of the proposed addition to 300 Wawona Street, including the adjacent neighbors to the southwest at 320 Wawona Street.

DR REQUESTOR

Marilyn Amini of 2667 14th Avenue, which is the adjacent property to the northeast (subject to Pre-Application notification and P.C. Sec. 311 notification).

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated Received June 23, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated August 13, 2014.

ENVIRONMENTAL REVIEW

The Department has reviewed the proposed project as revised prior to Neighborhood Notification and found that it does not require further Environmental Review and is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (per Preservation Team Review Form, approved 5/9/2014 and CEQA Categorical Exemption Determination, dated 5/12/2014).

RESIDENTIAL DESIGN TEAM REVIEW

No extraordinary or exceptional circumstances. Issues raised by the requestor regarding notification are not related to the Residential Design Guidelines. Recommended an abbreviated Discretionary Review.

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

RECOMMENDATION: Do not take DR and approve project as proposed

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated August 13, 2014.
- CEQA Categorical Exemption Determination
- Reduced Plans

ET: G:\Documents\DRs\300 Wawona\300WawonaDR - AbbreviatedAnalysis_Sept4.doc

300 Wawona Street – Attachments Block Book Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995



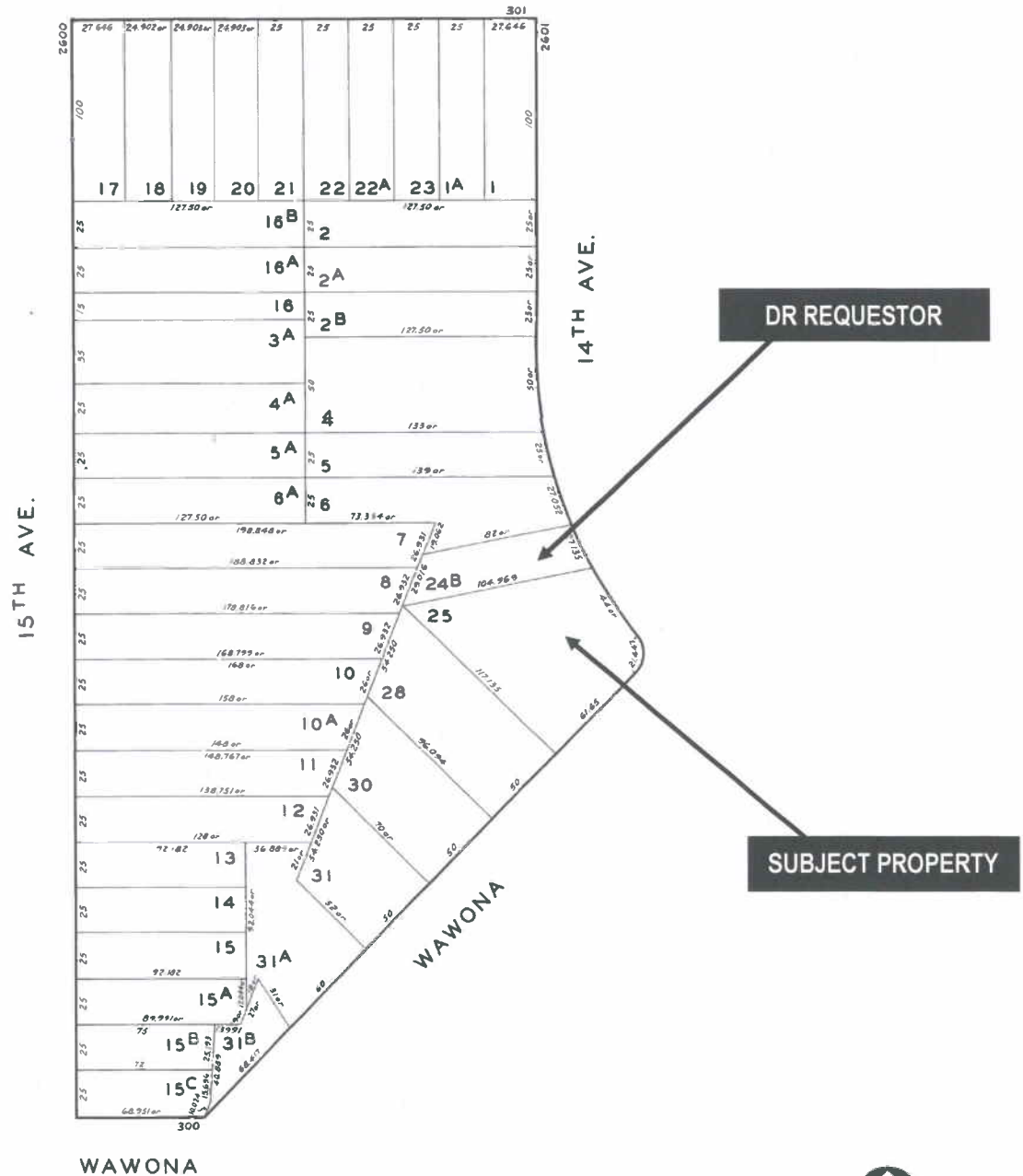
2482

SUNSET BLK. 1254

LOTS MERGED

LOT 29 INTO LOTS 28 & 30 - 1920
 " 24 " " 27 & 5 - 1928
 " 3 " " LOT 4 - 1937
 " 24 " " " 6 - "
 LOTS 26 & 27 " " 25 - 1946

VICENTE



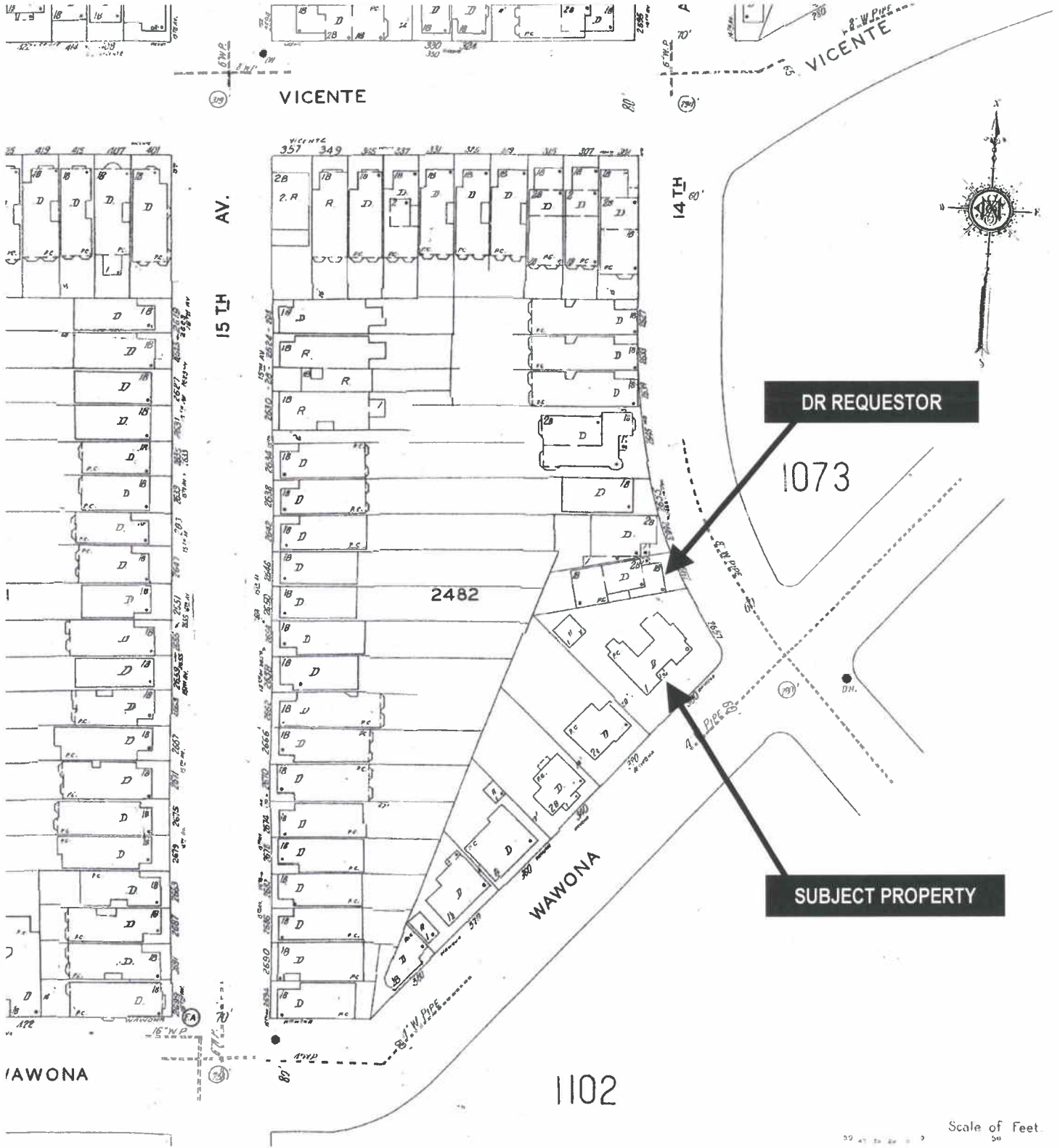
DR REQUESTOR

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street

Sanborn Map



Zoning Map



Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street

Aerial Photo

View Looking West

DR REQUESTOR



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street

Aerial Photo View Looking North

DR REQUESTOR



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street

Aerial Photo

View Looking East

DR REQUESTOR



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street

Context Photo

View from the intersection of Wawona St. and 14th Ave.

DR REQUESTOR



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street

Context Photo

Opposite side of Wawona St., looking towards the intersection with 14th Ave.



Discretionary Review Hearing
Case Number 2014.1009D
300 Wawona Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 21, 2013**, the Applicant named below filed Building Permit Application No. **2013.06.21.0174** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	300 Wawona Street	Applicant:	Kim Clash
Cross Street(s):	14th and 15th	Address:	300 Wawona Street
Block/Lot No.:	2482/025	City, State:	San Francisco, CA 94127
Zoning District(s):	RH-1(D) / 40-X	Telephone:	(415) 279-0991

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Occupancy	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	+/- 13.5 feet	No Change
Side Setbacks	+/- 5 feet	No Change
Building Depth	+/- 45.5 feet	+/- 53 feet
Rear Yard	+/- 21 feet	No Change
Building Height	+/- 20.5 feet	+/- 29 feet
Number of Stories	1	2
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is for a second-story addition at the southwestern corner of the existing one-story single family dwelling. The proposal also includes interior renovations. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Casey Noel
 Telephone: (415) 575-9125
 E-mail: casey.noel@sfgov.org

Notice Date:
 Expiration Date:

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org). You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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

CASE NUMBER:
For Staff Use only

14.10090

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: MARILYN AMINI		
DR APPLICANT'S ADDRESS: 2667 14TH AVENUE S.F., CA	ZIP CODE: 94127	TELEPHONE: (415) 681-1825
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: JACOB MISHELL AND KIMBERLY CLASH		
ADDRESS: 300 WAWONA S.F. CA	ZIP CODE: 94127	TELEPHONE: (415) 661-4830
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 300 WAWONA		ZIP CODE: 94127
CROSS STREETS: 14TH AVENUE		
ASSESSORS BLOCK/LOT: 24821 025	LOT DIMENSIONS: 7,200 S.F.	LOT AREA (SQ FT): RH-1(D)
ZONING DISTRICT: 40-K		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: DWELLING

Proposed Use: SAME

Building Permit Application No. 2013 06 21 0174

Date Filed: JUNE 21, 2013

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ON 2/20/13

To date of filing this Discretionary Review request I have been provided no opportunity to meet with subject project's Case Planner Casey Noel to discuss the 300 Wawona Street proposed project plans with him even though I have actively sought same. Since attending project sponsors' February 20, 2013 Pre-Application Meeting regarding subject project I received no Planning Department Notice of filing of subject Permit No. 201306210174 pursuant to Block Book Notification (BBN) protocol [S.F. Planning Department v.04.04.2011]. I only became aware of said filing when, on May 2, 2014, I requested Department of Building Inspection Permit Track-5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

~~I have not been given the opportunity to discuss plans with Planning staff, and, because five of my grandchildren have graduated in the past weeks, I have not arranged the opportunity to meet with project sponsors.~~

(4. con't.) -ing. Subsequently I visited Planning's Suite 400 offices on Thursday, May 8, hoping to speak with Case Planner Noel; being unsuccessful after a three-hour-plus wait, I contacted him by telephone on May 9 and requested that he set up a meeting, at his convenience, during the following week, May 12 through May 16. When, on May 17, I received a note from project sponsors saying that substantial changes had been made to subject project plans, I immediately the same day communicated, in writing, my desire to meet at project sponsors' convenience to review plans. I did not receive a call back from project sponsors until six (6) days later on May 23, 2014 -- two (2) days **after** subject project plans had been "stamped approved". Planner Noel had not responded to my request for a meeting appointment. On Thursday, May 29, 2014, I again visited Planning's Suite 400 offices in hopes of speaking with Case Planner Noel, left a message, waited about 1½ hours until learning that he had left for the day; before leaving I left a followup message requesting he call me the following day, Friday, May 30, to set up an appointment. I have received no contact from Case Planner Noel to date. I have received no Section 311-required Notice per Planning Department protocol [S.F. Planning Department v.08.07.2012] regarding subject project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

~~I believe that subject project does not meet the minimum standards of Planning Code Sections 134(a)(1) and 134(b) regarding rear yard requirements, and, in particular, Section 136(c)(A)&(B) in light of the potential for the horizontal addition proposed by subject project to encroach upon required rear yard area. Subject property's rear yard is other than "ordinary" due both to its unique configuration and to the impact of nonconforming features therein, which features diminish the amount of available and/or usable required rear yard open space. (Planning Code Sections 135(c), 136(b), 136(c)(30), and 136(c)(26).~~

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

~~In response to this question regarding adverse affects I will cite the fact that I have received no Planning Code Section 311 - required mailed Notice, nor has subject property displayed the required "orange poster" at any time, per the aforesaid S.F. Planning Department v.08.07.2012 protocol...Lack of required Notice not only severely, and unreasonably, impacts an individual's ability to assess impacts of any kind but falls short of the minimum standards of the Planning Code.~~

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

~~I request that subject project be remanded to Planning Department staff for careful assessment to ensure that lack of compliance with required rear yard standards will not be intensified by, and/or be created as a result of, subject project's proposed horizontal addition and to ensure that required Notice is provided consistent with established protocol.~~

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Marilyn Amine

Date: 6/22/14

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

MARILYN AMINE, OWNER, 2867 14th Avenue
Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

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

NOTES:

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

RECEIVED

JUN 23 2014

For Department Use Only

Application received by Planning Department:

By: Moses Cornette

Date: CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.O.

14.1009D

June 22, 2014
Discretionary Review Application
Project: 300 Wawona Street
DR Requestor: M. Amini

LIST OF ADJACENT PROPERTY OWNERS AND OWNERS OF PROPERTY ACROSS STREET

Project Sponsors: #2482/#025 Jacob Mishell & Kim Clash, 300 Wawona Street

Abutting Properties: #2482/#024B Marilyn Amini, 2667 14th Avenue, DR Requestor
#2482/#028 Leo Casey & Yuki Kimura, 300 Wawona Street
#2482/#008 Walter McCall Life Estate, and/or occupant,
2650 15th Avenue

Properties across the street from 300 Wawona:

#2483/#031 Sisters of Mercy, and/or occupant, 2701 14th
Avenue
#2483/#030 Jeffery Truong, 317 Wawona Street
#2483/#029 Steven George Richardson, 325 Wawona Street
#2932/#019 Jan Wladyslaw & Juanita Leja, 290 Wawona
Street
#2988A/#017 Talal & Linda Muhawieh, 2700 14th Avenue

(all of the above properties in 94127 zip code)

June 22, 2014
Discretionary Review Application
Project: 300 Wawona Street
DR Requestor: M. Amini

LIST OF ADJACENT PROPERTY OWNERS AND OWNERS OF PROPERTY ACROSS STREET

Project Sponsors: #2482/#025 Jacob Mishell & Kim Clash, 300 Wawona Street

Abutting Properties: #2482/#024B Marilyn Amini, 2667 14th Avenue, DR Requestor
#2482/#028 Leo Casey & Yuki Kimura, 300 Wawona Street
#2482/#008 Walter McCall Life Estate, and/or occupant,
2650 15th Avenue

Properties across the street from 300 Wawona:
#2483/#031 Sisters of Mercy, and/or occupant, 2701 14th
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#2483/#030 Jeffery Truong, 317 Wawona Street
#2483/#029 Steven George Richardson, 325 Wawona Street
#2932/#019 Jan Wladyslaw & Juanita Leja, 290 Wawona
Street
#2988A/#017 Talal & Linda Muhawieh, 2700 14th Avenue

(all of the above properties in 94127 zip code)

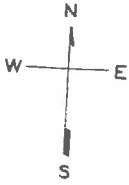
"V" SHOW PROPERTIES WITHIN 150' OF 14-1009D
 SUBJECT PROPERTY, 300 WAWONA STREET

BLOCK 2482

-DR REQUESTOR, M. AMINI, AT 2667
 14th AVENUE



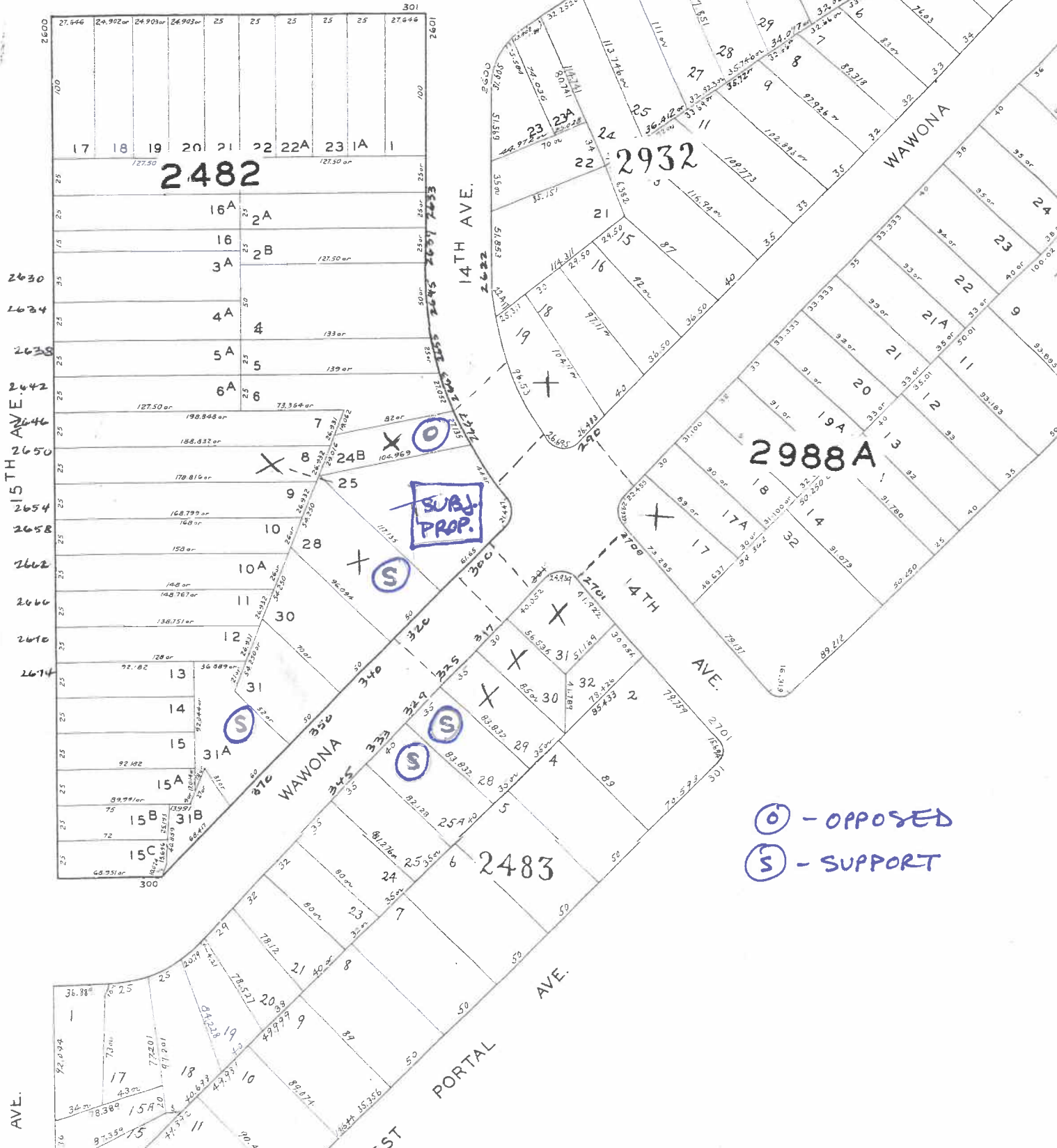
017
 2988A
 017
 2700



SUNSET BLK. 1254

VICENTE

VICENTE



2482

2932

2988A

2483

SUBJ. PROP.

⊖ - OPPOSED
Ⓢ - SUPPORT

15 TH AVE

14 TH AVE.

14 TH AVE.

PORTAL AVE.

WAWONA

WAWONA

27.646	24.902	24.903	24.903	25	25	25	25	25	301
17	18	19	20	21	22	22A	23	1A	1
VICENTE									
16A	2A								
16	2B								
3A									
4A	4								
5A	5								
6A	6								
7	8	24B	25						
9	10	28							
10A	11	30							
12	13	31							
14	15	31A							
15A	15B	31B							
15C	31C								



PROJECT AT 300 WAWONA AS SEEN FROM CORNER INTERSECTION



300 WAWONA



PROJECT AT 300 WAWONA

AS SEEN FROM ACROSS WAWONA



300 WAWONA



VIEW AT 300 WAWONA DRIVEWAY AND GARAGE



PROJECT AT 300 WAWONA

LEFT NEIGHBOR AS SEEN FROM DRIVEWAY



300 WAWONA



PROJECT AT 300 WAWONA

LEFT NEIGHBOR ON WAWONA



PROJECT AT 300 WATWONA

NEIGHBORS DIRECTLY ACROSS WATWONA



PROJECT AT 300 WAWONA

NEIGHBOR DIAGONALLY ACROSS INTERSECTION OF WAWONA & 14TH



PROJECT AT 300 WAWONA

CORNER NEIGHBOR ACROSS STREET AT 290 WAWONA



PROJECT AT 300 INAWONA

NEIGHBOR BEHIND PROJECT - JAN 1974



PROJECT AT 300 WATWONA NEIGHBOR BEHIND ON 14TH



PROJECT AT 300 WAWONA

BACK OF HOUSE - EXISTING

12



PROJECT AT 300 WAWONA

BACK OF HOUSE - EXISTING

REC'D 8/18/2014



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 14.1009D
Building Permit No.: 2013.06.21.0174
Address: 300 Wawona St

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Kim Clash

Telephone No.: 415 279 0991 (for Planning Department to contact)

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

see attached

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

see attached

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


see attached

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>1 1</u>	<u>1 2</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>4</u>	<u>4</u>
Bedrooms	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2249</u>	<u>3186</u>
Height	<u>20'6"</u>	<u>20'6"</u>
Building Depth	<u>45.5</u>	<u>±53</u>
Most recent rent received (if any)	<u>φ</u>	<u>φ</u>
Projected rents after completion of project	<u>φ</u>	<u>φ</u>
Current value of property	<u>1,143,000</u>	<u> </u>
Projected value (sale price) after completion of project (if known)	<u> </u>	<u> </u>

I attest that the above information is true to the best of my knowledge.

<u></u>	<u>8/13/14</u>	<u>Kim Clark</u>
Signature	Date	Name (please print)

1. We feel that our project at 300 Wawona Street should be approved. Our plans have been extensively reviewed by both the Planning Department (Casey Noel, Eiliesh Tuffy and Delvin Washington) as well as the Preservation Department. With regard to the specific concerns raised:
 - a. It has been determined that our horizontal addition does not extend beyond the required rear set-back and does not encroach on the minimum rear yard requirement.
 - b. We have followed every step related to 311 neighborhood notification as outlined by the city (see supporting documentation).
 - c. The DR Applicant reviewed our plans at our pre-application meeting February 20, 2013 and indicated that she had no specific concerns as long as they were compliant with the planning code. All subsequent modifications to our plans were made at the recommendation of the Preservation Department to comply with the Secretary of Interior's standards.

2. We do not feel that changes to our plans are necessary, as we have followed all of the procedures outlined by the Planning Department and our proposed project has been determined to be compliant with all of the relevant planning codes.

3.
 - a. We are one of the few single story houses on our block and all of our immediate neighbors have 2-3 story houses. Our second story addition will therefore not change the character of the neighborhood or negatively impact our neighbors. We have the support of our other neighbors and our plans have been approved by the Preservation Department with regard to any impact on the neighborhood.
 - b. Our goal with the project is to have another bedroom and additional living space for our growing family. Our basement is currently accessible only by going outside of the main living space. Our plans will allow us to better utilize our basement space by connecting it to the main house with an internal staircase. This necessitates the small horizontal addition which will not decrease the green space in the backyard or result in a larger deck.
 - c. We feel that we have followed all procedures and guidelines set forth by the city throughout this process.



SAN FRANCISCO PLANNING DEPARTMENT

DECLARATION OF POSTING

FOR SECTION 311 / 312 USE ONLY

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

I, Kim Clash, do hereby declare as follows:

1. On 6/25/14, 2014, I posted a public notice on the project site (one on each frontage for through and corner lots) indicating my intention to secure a building permit and describing the extent of the proposed work for the property located at 300 Wawona St. The public notice form was furnished to me by the Planning Department.
2. After posting the aforementioned notice, I determined that the required notice(s) was posted during the requisite duration between 6/25/14 and 7/25, 2014.

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

EXECUTED ON THIS DAY, 8/1, 2014, IN SAN FRANCISCO.

[Signature]

Signature

Kim Clash

Name (Print or Type)

Owner

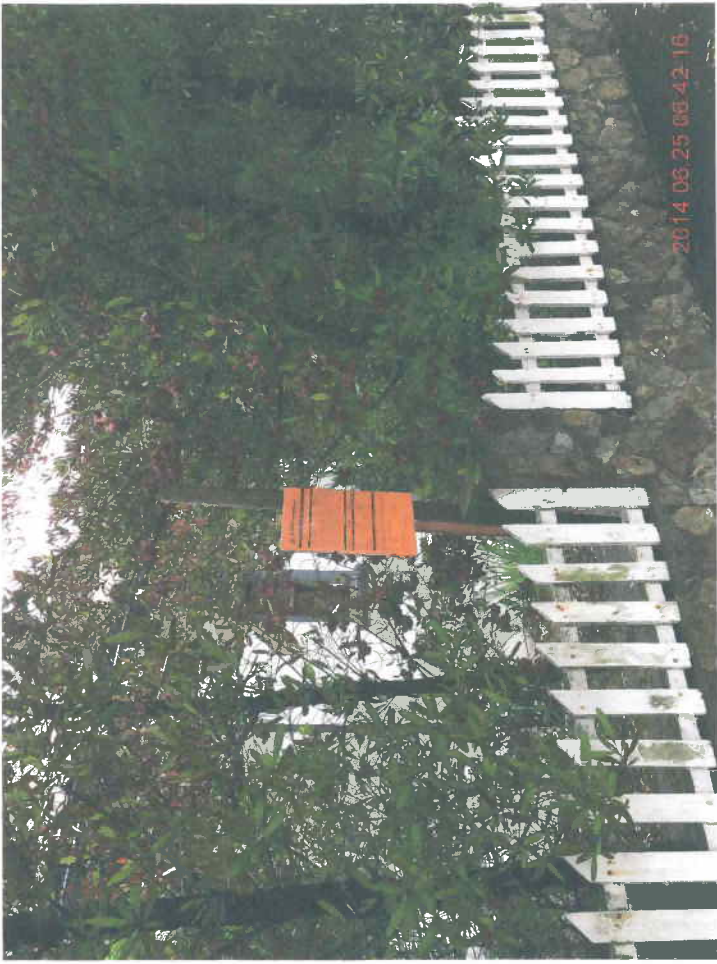
Relationship to Project: e.g. Owner, Attorney, Architect, etc.

Building Permit Application Number: 2013/06/21/0174

Project Address: 300 Wawona Street

Submit completed Declaration of Posting immediately to the Planning Department after the expiration date.

Zoo Wawona w/w
Side



300 WAWONA FRONT



2014.06.25 06:38:01

Record of communication with Marilyn Amini

RE: plans to remodel 300 Wawona Street.

In writing May 17, 2014 offering to schedule a meeting to review changes to our plans mandated by The Preservation Department

By phone May 23, 2014, again offering to schedule a meeting to review our plans and answer questions. A meeting was scheduled but neighbor cancelled via phone message due to a personal conflict. We then left her a voice message, asking her to let us know if she wanted to reschedule. She indicated in the first phone conversation that she preferred to meet with our planner, Casey Noel to review plans but had not received a response to her multiple requests for a meeting.

In person on 6/25/14, the day our 311 Neighborhood Notification period began and she delivered a copy of her DR application, we offered to review our plans with her.

In writing on 6/27/14 (see attached), to which we received no response.

Dear Marilyn:

June 27, 2014

We are sorry that you felt that you had to submit an application for DR review. We would like to see if we can find a way to avoid this, since it will lead to significant delay and expense.

After learning that you were having difficulty setting up a meeting with the Planning Department to review our plans and discuss your concerns, we contacted the supervisor who informed us that it has been reassigned to a new planner to replace Casey Noel after his departure. Her contact information is:

Ms Eiliesh Tuffy Preservation Specialist/Planner Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Phone: [415-575-9191](tel:415-575-9191) Email: eiliesh.tuffy@sfgov.org

Our goal is to remodel our house to accommodate our family as our kids get older. This will permit us to continue to live in the neighborhood and community that is home to us. Rebecca and Isaac have been sharing a bedroom, but we are fast approaching the age when they will each need their own room. Kim's parents live on the east coast and come to visit several times a year. We need the space so that they can continue to stay with us and spend as much time as possible with their grandchildren. With these goals, we started the permitting process more than a year ago, with the intention of following the rules outlined by the city. We have done everything the city has asked, including make changes to our plans.

We value our friendly relationship with you and we want you to have the opportunity to look at our plans and have your questions answered. We understand your concern regarding the location of the addition as it relates to the required rear set back. We have been assured by the Planning Department that the addition is compliant with current planning codes. The Planning Department has determined that our project, after incorporating their revisions, meets all the applicable guidelines, which is why they have allowed us to now proceed with the 311 review process.

Again, we want to work with you outside the DR process. We have spent a great deal of time and money on this already. We are reaching a point where, if we are not able to remodel our house to accommodate our family, we may be forced to sell the house and move out of the city, which we desperately do not want to do. This will mean leaving our jobs, taking Becca and Isaac out of a school that they love and moving away from close friends. Please let us know what we can do to support you in feeling comfortable with our plans to proceed.

Respectfully,

Kim and Jacob



**SAN FRANCISCO
PLANNING DEPARTMENT**

2014.0026E-513/4
DOCKET COPY
DO NOT REMOVE

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
300 Wawona St.		2482/025	
Case No.	Permit No.	Plans Dated	
2014.0026E	201306210174	6/21/13, 4/30/2014	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and one-story addition to existing one-story single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

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

San Francisco Planning Department
2013-08-20 10:00 AM
Project: Environmental Review - Jean Poling
Document: Categorical Exemption
Date: 8/20/2013 10:00 AM

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5. Per PTR form dated 5/8/2014
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p style="margin-left: 40px;">Per PTR form 5/6/2014</p>
-------------------------------------	--

<input type="checkbox"/>	<p>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify):</p>
--------------------------	--

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
--------------------------	---

<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
-------------------------------------	--

Comments (optional):

Preservation Planner Signature: Allison Vanderlice

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>
--------------------------	--

<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>
-------------------------------------	--

<p>Planner Name: <u>Allison Vanderlice</u></p>	<p>Signature or Stamp:</p> <p style="text-align: center;"><u>Allison Vanderlice</u> 5/12/2014</p>
<p>Project Approval Action: Select One</p> <p><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	

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

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date: 5/8/2014	Date of Form Completion 5/8/2014
---	---

PROJECT INFORMATION:		
Planner: Allison Vanderslice	Address: 300 Wawona Street	
Block/Lot: 2482/025	Cross Streets: 14th and 15th Avenue	
CEQA Category: B	Art. 10/11:	BPA/Case No.: 2014.0026E

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

DATE OF PLANS UNDER REVIEW: 4/30/2014
--

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input checked="" type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
The proposed project is a rear vertical addition and a small rear horizontal addition to a single-story, single-family residence. A Supplemental Information for Historic Resource Determination (Supplemental) form dated 1/2/2014 and a memo by Page & Turnbull (P& T) dated 3/18/2014 was provided by the project sponsor to aid this review.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input checked="" type="radio"/> Yes	<input type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text" value="1916-1928"/>	
		<input checked="" type="radio"/> Contributor <input type="radio"/> Non-Contributor		

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

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

PRESERVATION TEAM COMMENTS:
<p>300 Wawona Street is a single-family residence constructed in 1920 at the corner of Wawona Street and 14th Avenue in the West Portal neighborhood of the West of Twin Peaks area. The subject property is a contributor to an eligible historic district and the proposed project meets the Secretary's Standards.</p> <p>A Historic Resource Evaluation Response for 76 Madrone Avenue (Case # 2012.0997E) dated January 29, 2013 previously determined this area to be an eligible historical district. This eligible historic district is significant under Criterion 3 as an early example of a middle-class residential park community in San Francisco designed by master builder Fernando Nelson. The memo by P&T revisited the district boundaries and determined that the subject property contributed to the eligible district.</p> <p>Based on a review of the Supplemental form, the P&T memo, and additional research by Department staff, the subject property is not individually eligible. Constructed in the early 1920s, the subject property was not one of the early properties in the West Portal neighborhood and is not significant under Criterion 1. The subject building is not eligible Criterion 2, as the research shows that the building is not associated with any identified significant individuals. The subject building does not appear to be eligible individually under Criterion 3. This residence was constructed by local and prolific builder, Fernando Nelson, but is not individually significant as an example of Nelson's work. The building is not a significant example of a style, type, or period. The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.</p> <p>The proposed project will continue the use of the property as a single-family residence and will not change any of the building's distinctive materials, features, spaces, or spatial relationships. The centered vertical addition is distinguishable from but compatible with the existing style, materials, and finishes of the existing building. The rear horizontal addition is setback from the street, retains the character-defining features of the building, and is cohesive with the existing building. The proposed project includes minimal changes to the primary facade. Therefore, the project meets Standards 1, 2, 3, 5, 6, 9 and 10; Standards 4, 7 and 8 don't apply.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	<i>5-9-2014</i>

IMAGE

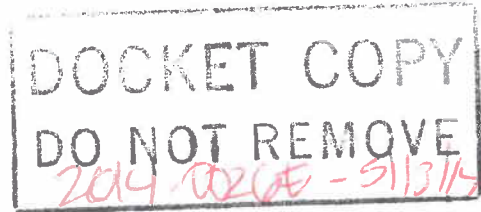


Source: Google, 2011

HISTORICAL LIST
UPDATED 4/2/2014

(DO NOT SEND EIRs UNLESS SPECIFIED BY CONTACT PERSON)

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San Francisco Towers
1661 Pine Street, #1028
San Francisco, CA 94109



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Mary Miles
Coalition for Adequate Review
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Lucinda Woodward
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Local Government Unit
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Karin@unionsquarebid.com
415-781-7880

National Trust for Historic Preservation
5 Third Street, Suite 707
San Francisco, CA 94103

The Art Deco Society of California
100 Bush Street, Suite 511
San Francisco, CA 94104
zelda1927@artdecosociety.org
(Prefer to be notified via email)

Page 2

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Page 3

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San Francisco, CA 94111

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ELEVATION Architects
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San Francisco, CA 94107

Ellen Joslin Johnck, RPA
101 Lombard Street, 3rd Floor
San Francisco, CA 94103

Mike Billings
Assistant Managing Editor
The Examiner
225 Bush Street, 17th Floor
San Francisco, CA 94104

CATEGORICAL EXEMPTIONS

Case #: 2014.0026E Date: 5/12/2014

"E" Planner's Name: Allison Vanderstice

FOR HRER LOG: ~~HRER~~

Historic Resource Present: YES NO
 Individual Resource: YES NO
 Historic District: YES NO
 Contributor Non Contributor

FOR MAILING ~~MAILING~~

Attach to Cat Ex for closure

Copy and send to: Owner

Address: Jacob Mishell + Kimberly Clash
300 Wagona 94127

Project Contact

Address: SAME

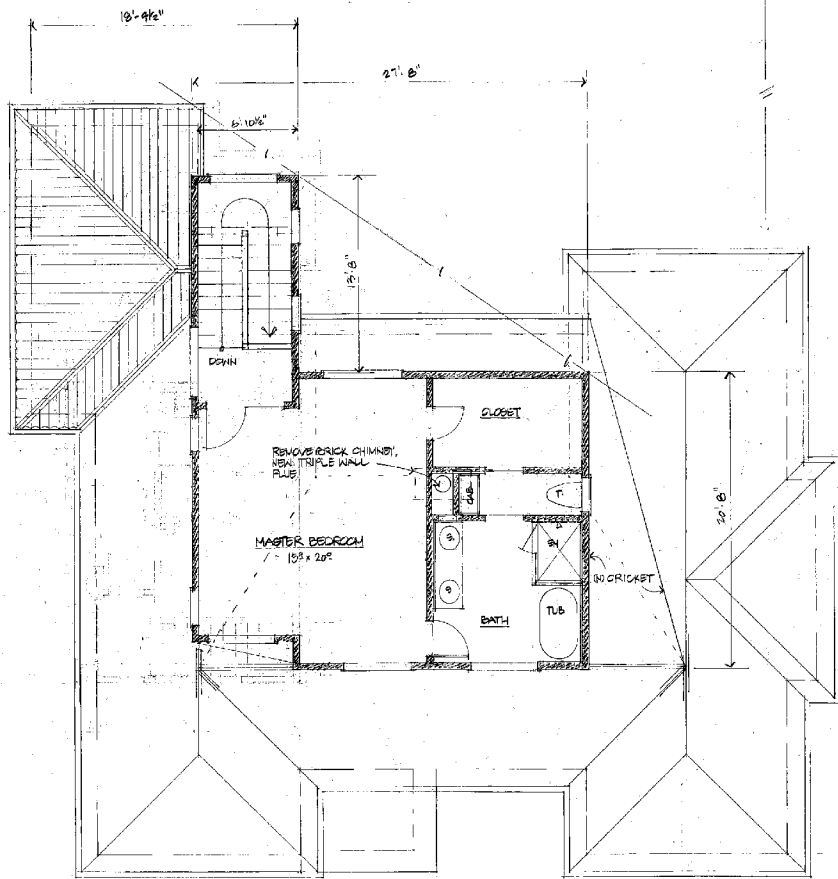
Planner/Other: CASEY NOEL

Historic Preservation List

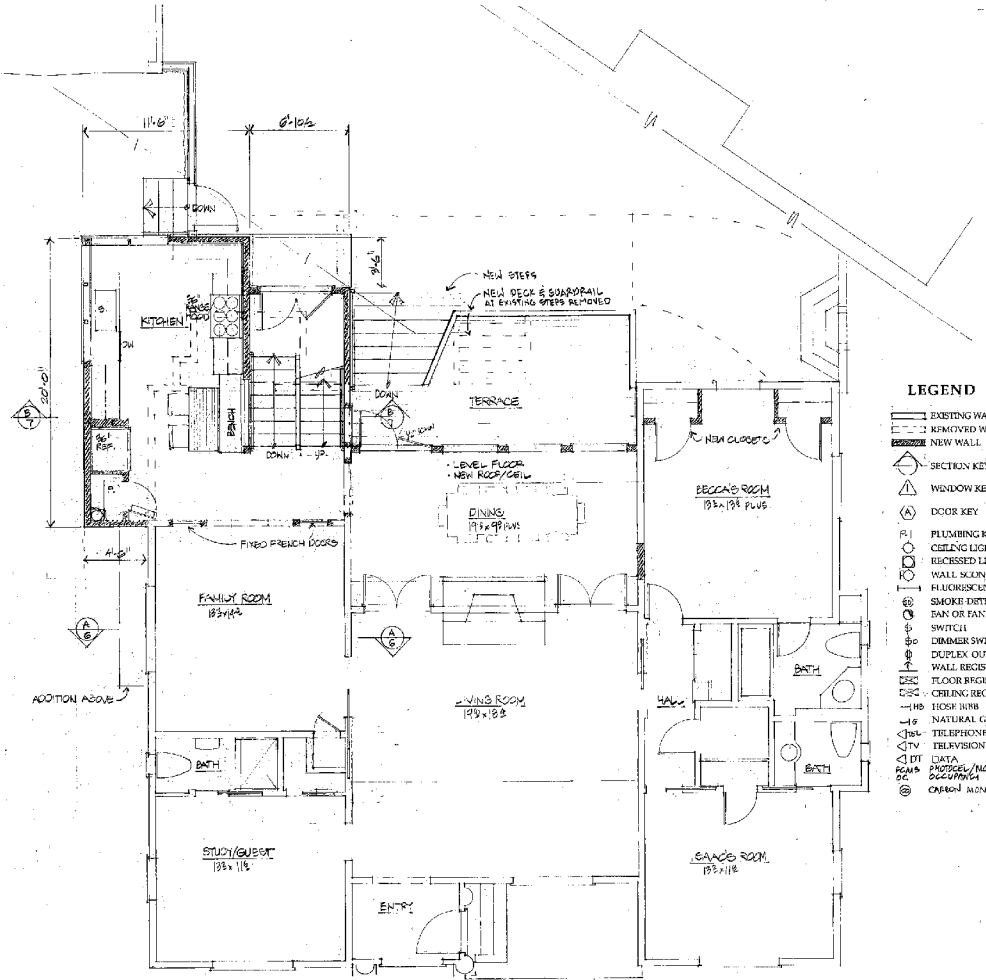
Board of Supervisors _____ (if action to be taken by the Board)

~~Close~~ Close in Case Editing: Yes No

Other instructions if any: _____



UPPER FLOOR PLAN 1044 S.F. NEW



MAIN FLOOR PLAN 1022 S.F. NEW 1081 S.F. EXIST.

LEGEND

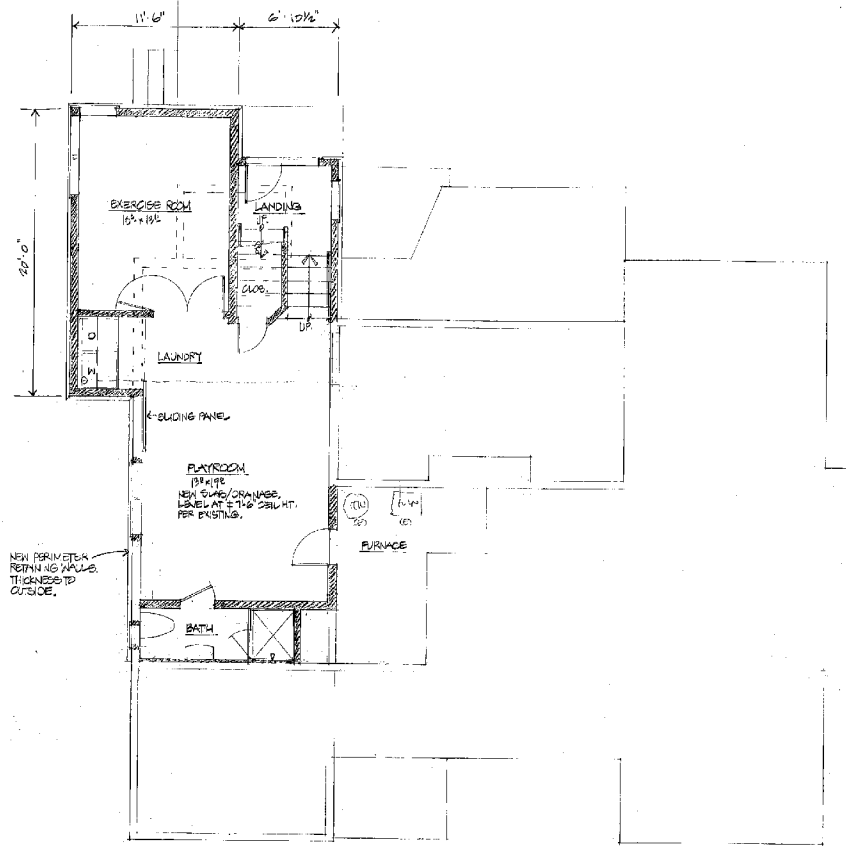
- EXISTING WALL
- REMOVED WALL
- NEW WALL
- SECTION KEY
- WINDOW KEY
- DOOR KEY
- PLUMBING KEY
- CEILING LIGHT
- RECESSED LIGHT
- WALL SCONCE
- FLUORESCENT LIGHT
- SMOKE DETECTOR
- FAN OR FAN/LIGHT
- SWITCH
- DIMMER SWITCH
- DUPLEX OUTLET
- WALL REGISTER
- FLOOR REGISTER
- CEILING REGISTER
- HOSE NIBB
- NATURAL GAS
- TELEPHONE
- TELEVISION
- DATA
- PHOTOCELL/NATURAL SENSOR
- OCCUPANCY SENSOR
- OTHER MECHANICAL PLAN

ADDITION & REMODEL
 KIM OLSEN & JACOB MICHELL
 200 MANOMA STREET
 SAN FRANCISCO CA

Jarvis Architects
 5275 College Avenue (510) 65-8755
 Oakland, California
 94618-1115 Fax: (510) 342-1

FLOOR PLANS 1044-1081
 2
 2019

30 APRIL
 2019

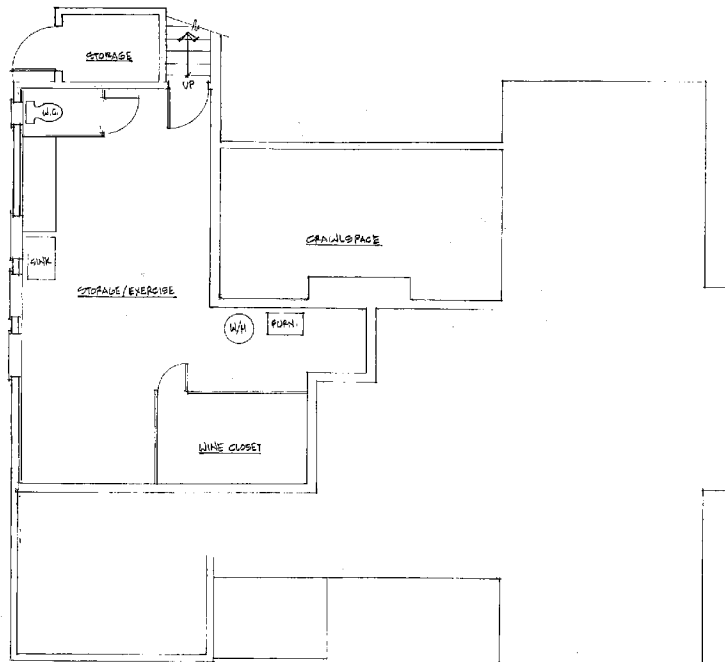


BASEMENT PLAN

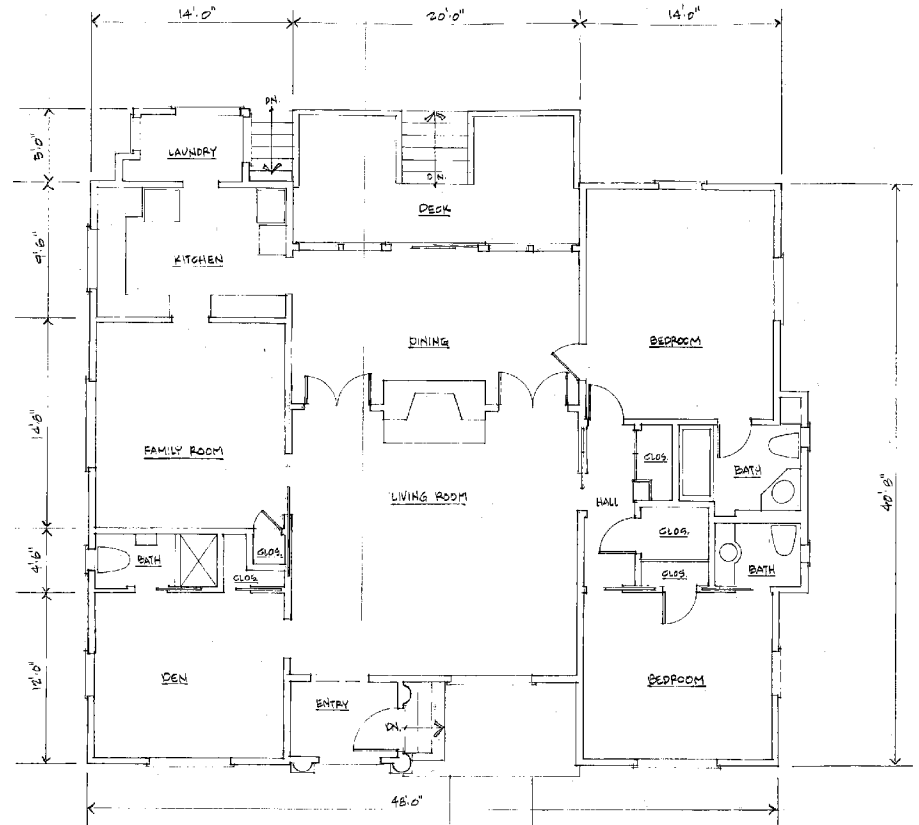


212 S.F. EXIST UNCONDITIONED SPACE
7'-0" HEADROOM.
879 S.F. TOTAL NEW CONDITIONED AREA
(16 S.F. NEW FLOOR AREA)

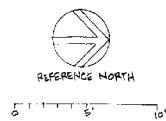
PROJECT: ADDITION & RENOVATION R. H. CLASH & JACOB HIGGINS 1500 AVONDA STREET SAN FRANCISCO, CA		DATE: 1-28-2019
Jarvis architects 2275 California Avenue (510) 654-4733 OAKLAND, CALIFORNIA 94612 94612 FAX: 654-3124		SHEET: 3 1223
DRAWING: BASEMENT PLAN 1/28/19		



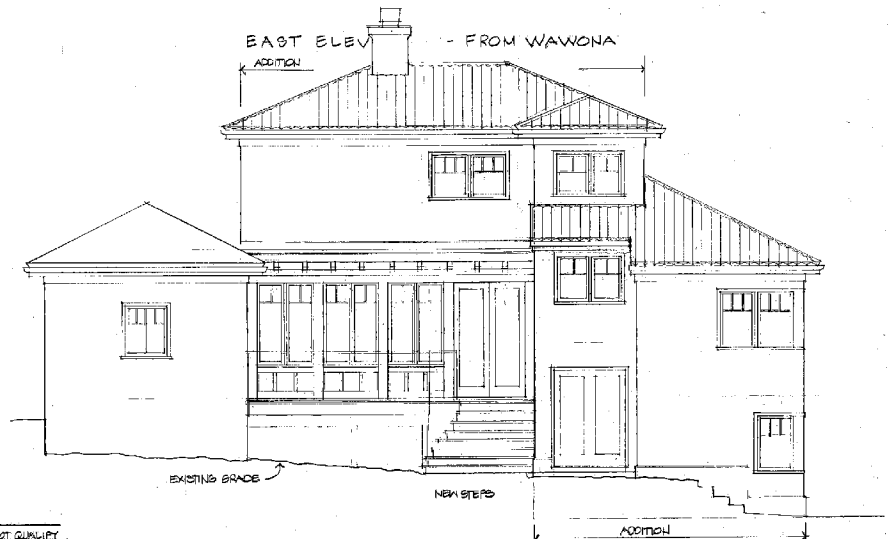
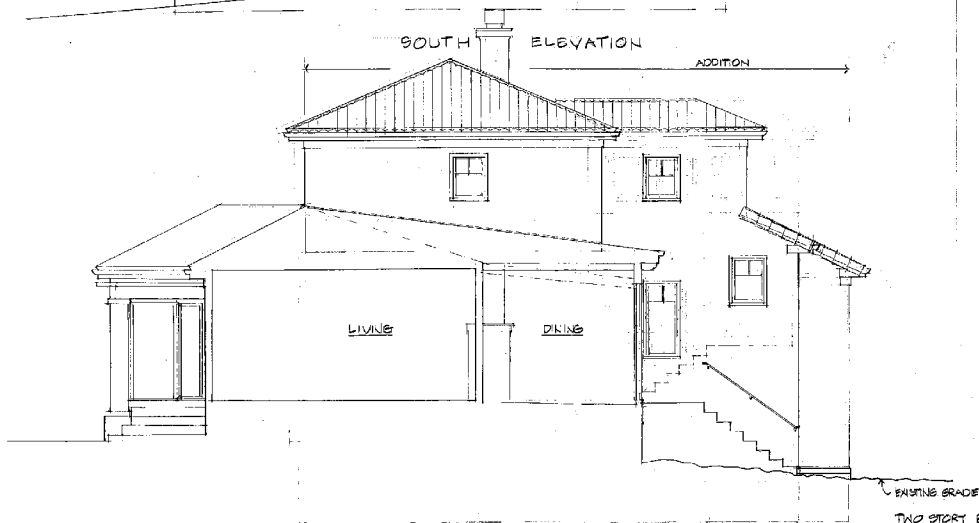
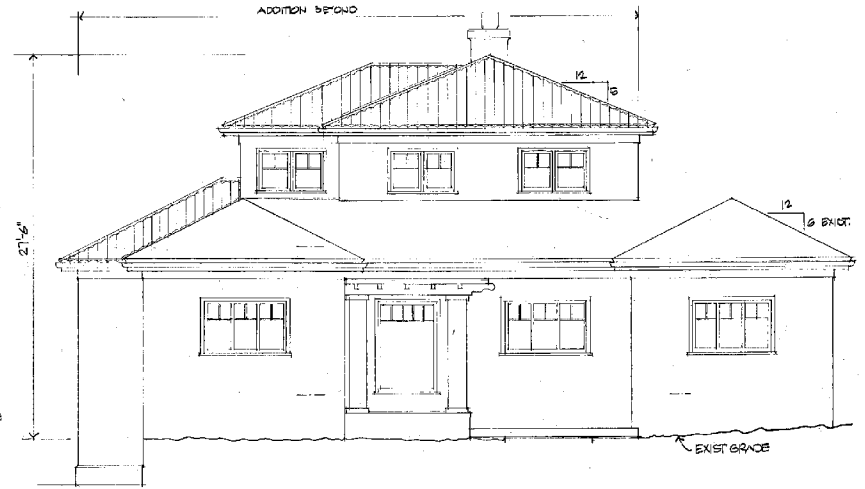
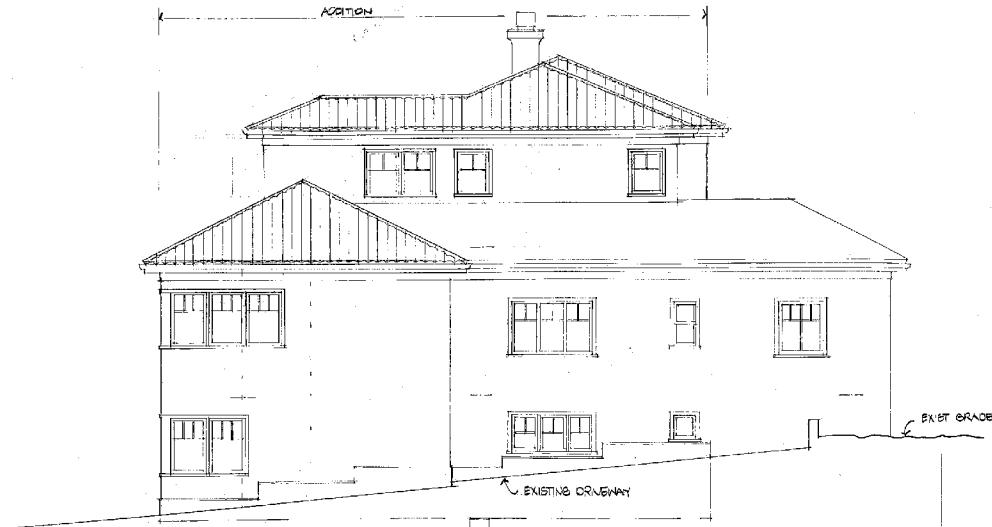
EXISTING BASEMENT



EXISTING MAIN FLOOR



ADDITION & REMODEL WITH CLARK & JACOB MISHKEL 700 MARINA STREET SAN FRANCISCO, CA		1/28/2019
Jarvis Architects 5278 College Avenue, (415) 434-6733 Oakland, California 94618-1115 Fax: 415-712-1121		
DRAWING EXISTING FLOOR PLANS 1/8"=1'-0"		SHEET 3A 1249

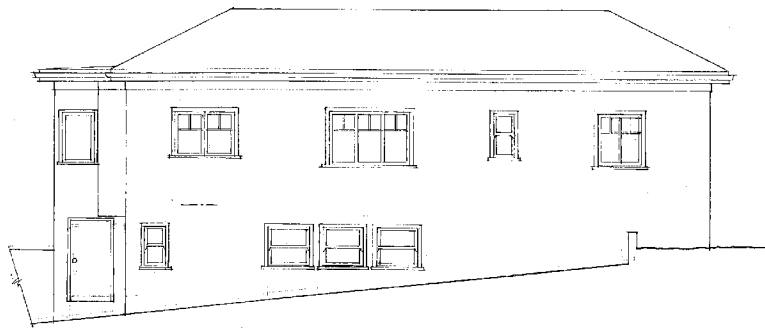


NORTH ELEVATION AT ADDITION

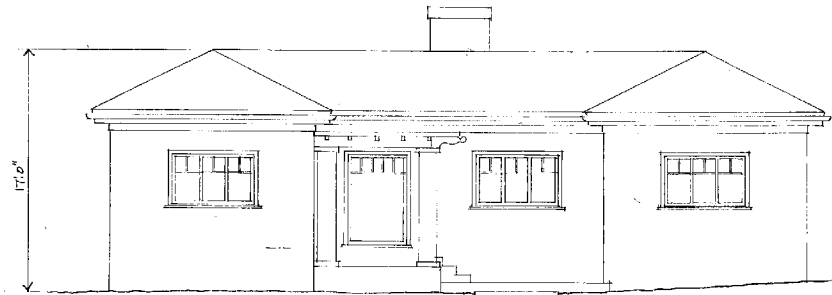
TWO STORY BUILDING
 BASEMENT AREA DOES NOT QUALIFY
 AS A STORY AS \angle BORE OF THE BASEMENT
 PERIMETER IS GREATER THAN $6'$ ABOVE GRADE.

WEST ELEVATION - FROM BACKYARD

ADDITION & REMODEL KIM CLAREN & JACOB WIMBELL 800 HAWONA STREET SAN FRANCISCO, CA	DATE 30 APRIL 2014
Jarvis architects 5278 College Avenue 510.634.8755 Oakland, California 94618-1411 Fax: 510.742.1	SHEET NO. EXTERIOR ELEVATIONS 10/21/14



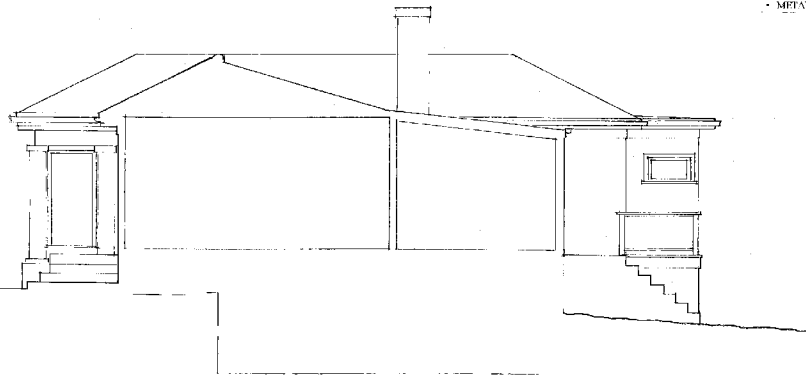
SOUTH ELEVATION



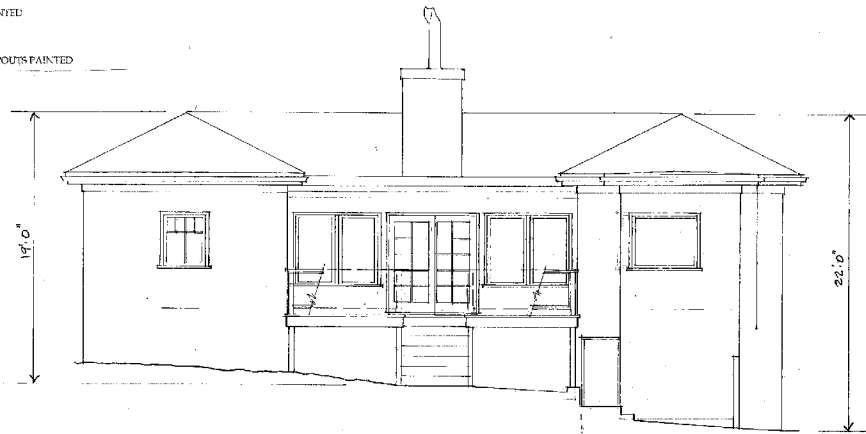
EAST ELEVATION - FROM WAWONA

TYPICAL EXISTING EXTERIOR MATERIALS

- WOOD CASEMENT DOUBLE HUNG WINDOWS & DOORS PAINTED
- WOOD TRIMS PAINTED
- CEMENT PLASTER WALLS PAINTED
- CLAY S-TILE ROOF
- CLASS A COMPOSITION ROOF
- METAL GUTTER AND DOWNSPOUTS PAINTED



NORTH ELEVATION / SECTION



WEST ELEVATION - FROM BACKYARD

ADDITION & REMODEL
 RIM CLASH & JACOBS MISHELL
 900 WAWONA STREET
 SAN FRANCISCO, CA

Jarvis Architects
 5273 College Avenue (510) 654-0754
 Oakland, California
 94616-1415 Fax: (510) 454-7452

EXISTING EXTERIOR ELEVATIONS
 1/8" = 1'-0"

4A