



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: OCTOBER 2, 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 24, 2014
Case No.: 2014.1018D
Project Address: 1297 DOLORES STREET
Permit Application: 2013.07.11.1648
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 6534/016B
Project Sponsor: Michael Leavitt
Leavitt Architecture
1327 Mason Street
San Francisco, CA 94133
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 for a partial 4th floor vertical addition with new front and rear roof decks on an existing three-story-over-basement corner building. The subject property is the top unit, which would be expanded by 545 sq. ft. through the vertical addition. The addition would be set back on three sides to minimize the public visibility from Dolores and 26th Street and adhere to required rear yard setbacks. The north wall of the vertical addition runs along the property line shared with 1293-1295 Dolores Street, and is set back for a portion of the shared lightwell. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the border of the Noe Valley and Mission neighborhoods. The subject property is on the east side of Dolores Street, a wide boulevard bisected by a landscaped median with mature palm trees. The subject parcel is a corner lot measuring approximately 25'x70' at the northeast corner of Dolores and 26th Streets. The lot is improved with a three-story-over basement residential building with a flat roof. The building contains three dwelling units, in accordance with the RH-3 Zoning District. The rear wall of the subject property is in alignment with the adjacent property to the north. Due to the substandard length of the 70-foot lot, and the location of the existing rear wall of the building, horizontal expansion would require a rear yard variance. The dwelling unit proposed for expansion is located on the top floor of the subject property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The properties along this portion of Dolores Street are primarily zoned RH-3, with lots containing two-to three-story residential buildings, some on raised basements. The exception is the block immediately south of the subject property, which has the lower density zoning categorization of RH-2 along the east side of

Dolores Street only. The abutting property to the east (3782 26th Street) is a two-story over raised basement structure containing two dwelling units. The abutting property to the north (1293-1295 Dolores Street) is a three-story structure of similar massing and dimensions as the subject property, containing two dwelling units. The 1293-1295 Dolores parcel to the north also has a lot depth of 70 feet, after which successive lots to the north extend further back, creating mid-block open space. The pattern of development on this block of Dolores Street is of tightly spaced buildings, as side yards are not required in the RH-3 district.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 21, 2014 – June 20, 2014	June 19, 2014	October 2, 2014	105 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 22, 2014	September 22, 2014	10 days
Mailed Notice	10 days	September 22, 2014	September 22, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	6	1	n/a
Other neighbors on the block or directly across the street	8	0	n/a
Neighborhood groups	n/a	n/a	n/a

No additional public feedback was received by the department during the 30-day neighborhood notification period other than the request for Discretionary Review. As part of the Project Sponsor’s response to the DR request, the department received 31 letters in support of the project which included 14 from neighbors in close proximity to the subject property.

DR REQUESTOR

Bin Hu and Lawrence Lee (Lee Family Trust) of 1968 Menalto Avenue in Menlo Park, who are the owners of the adjacent top-floor unit to the north (subject to Pre-Application notification and P.C. Sec. 311 notification).

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated June 19, 2014.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated September 21, 2014.

ENVIRONMENTAL REVIEW

The Department has reviewed the proposed project and found that it does not require further Environmental Review (per Categorical Exemption Determination, dated 2/12/2014).

RESIDENTIAL DESIGN TEAM REVIEW

No extraordinary or exceptional circumstances. The proposed vertical addition provides a matching lightwell that is 2/3 the length of the adjacent building's lightwell and is sufficient to minimize any potential light and air impacts to the neighboring property. The project sponsor in their written response has also conceded to use privacy glass for the closet window on the north wall of the vertical addition, which has the closest adjacency to the neighbors' lightwell windows. 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

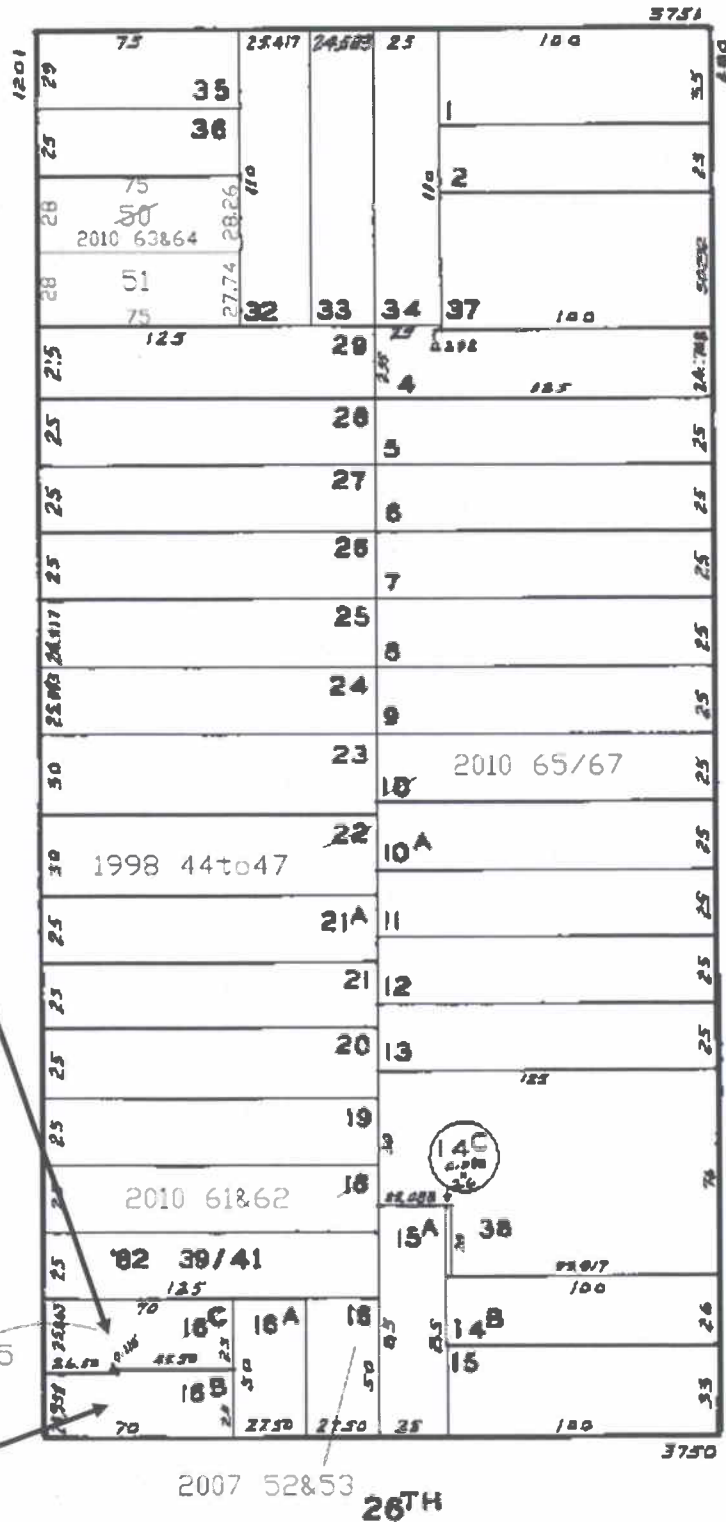
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
DR Application
Response to DR Application dated September 21, 2014.
CEQA Categorical Exemption Determination
Reduced Plans

ET: G:\Documents\DRs\1297 Dolores\1297DoloresDR - AbbreviatedAnalysis_Oct2.doc

1297 Dolores Street – Attachments Block Book Map

25TH



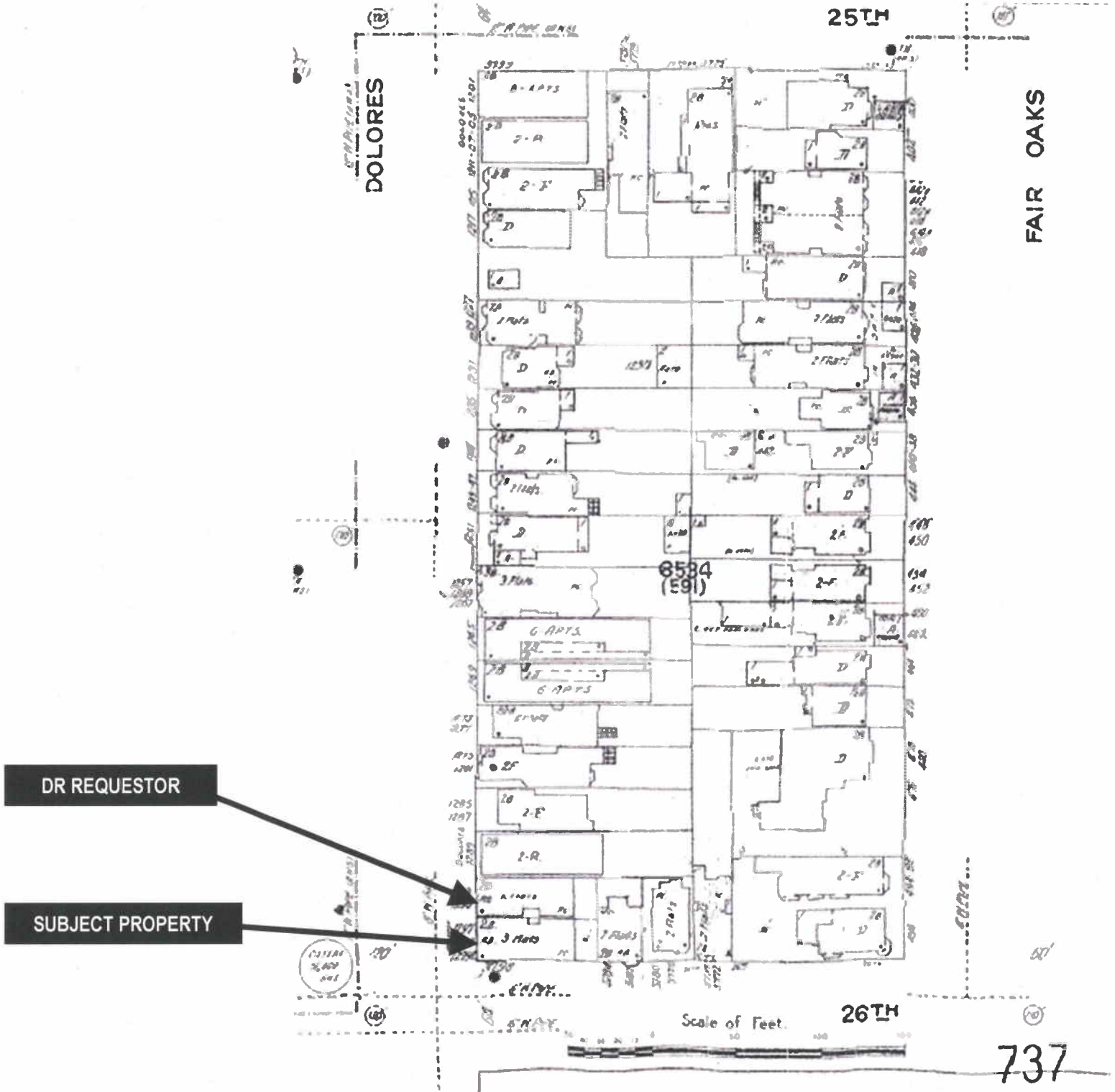
DR REQUESTOR

ST.
UM
ION AREA
13.333
13.333
13.334

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Sanborn Map



DR REQUESTOR

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Zoning Map



Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Aerial Photo

East (rear) Elevation, looking West



SUBJECT PROPERTY

DR REQUESTOR

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Aerial Photo View Looking North

DR REQUESTOR



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Aerial Photo

View Looking East



DR REQUESTOR

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Context Photo

View of the east side of Dolores Street



DR REQUESTOR

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Context Photo

View of the west side of Dolores St.



Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street

Context Photo

View of the subject property along 26th St.



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2014.1018D
1297 Dolores Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On July 12, 2013, the Applicant named below filed Building Permit Application No. 2013.07.11.1648 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	1297 Dolores Street	Applicant:	Leavitt Architecture, Inc.
Cross Street(s):	26 th Street	Address:	1327 Mason St.
Block/Lot No.:	6534/016B	City, State:	San Francisco, CA 94133
Zoning District(s):	RH-3 / 40-X	Telephone:	(415) 260-1975

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 type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	n/a	11 feet to new vertical addition
Side Setbacks	n/a	4 feet 7 inches (from south wall); 0 to 3 feet (from north wall)
Building Depth	n/a	31 feet 7 inches (new vertical addition)
Rear Yard	n/a	No Change
Building Height	32 feet 3 inches (top of existing parapet)	38 feet 9 inches
Number of Stories	3 over garage	4 over garage
Number of Dwelling Units	3	No Change
Number of Parking Spaces	n/a	n/a
PROJECT DESCRIPTION		
The proposal is to renovate the existing top floor dwelling unit and construct a new, 550 sq. ft. vertical rooftop addition with outdoor deck areas.		
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: Eiliesh Tuffy
 Telephone: (415) 575-9191
 E-mail: eiliesh.tuffy@sfgov.org

Notice Date: 5/21/14
 Expiration Date: 6/20/14

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.

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Lee Family Trust		
DR APPLICANT'S ADDRESS: 1968 Menalto Ave, Menlo Park	ZIP CODE: 94025	TELEPHONE: (415) 713-3602
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Gregory Kelisky		
ADDRESS: 1297 Dolores Street, San Francisco	ZIP CODE: 94110	TELEPHONE: (415) 828-5818
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: bin@huleeholdings.com and llee@huleeholdings.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1297 Dolores Street		ZIP CODE: 94110
CROSS STREETS: 26th Street		
ASSESSORS BLOCK/LOT: 6534 / 016B	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT: RH-3 / 40-X		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: ResidentialProposed Use: ResidentialBuilding Permit Application No. 201307111648Date Filed: 7/11/2013

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: We did not receive the Notice of Building Permit Application in time to allow outside mediation.

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.

We met with the project owner Mr. Gregory Kelisky on June 17, 2014 to discuss our concerns about the proposed project, specifically the obstruction of sun light reaching our kitchen and dining room windows, and the intrusion of our by the windows in the north side of the proposed new addition. Mr. Kelisky informed us that he has met all planning requirements, and that he does not agree with our concerns.

We met with the planning staff assigned to this project, Eiliesh Tuffy, on June 18, 2014. Staff informed us that because the proposed addition is adjacent to a light well with windows, the new addition is required to have a setback equal to at least the width (5 feet) of the light well for the length of the light well. The proposed plan does not have such setback. Staff also suggested that the proposed project incorporate a slope roof in addition to the setback to avoid obstructing the sun light from reaching our kitchen and dining room windows. Staff advised that we file a Request for Discretionary Review at this time. In addition, staff will research mailing records to understand why some neighbors, including us, did not receive earlier notice or this notice of the proposed project. No changes has yet been made to the proposed project.

Discretionary Review Request

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

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

The proposed addition does not provide the required setback for building adjacent to light well with windows, therefore it does not meet the minimum standard of the Planning Code. The proposed addition of a 4th level would significantly reduce the amount of sun light reaching the dining room and kitchen of our property at 1293 Dolores Street. The proposed addition also includes 2 windows that have unobstructed view into our entire kitchen area and intruding on our privacy. These proposed additions would be severely detrimental to the value and enjoyment of our property. They are in conflict with Chapter III of the City's Residential Design Guidelines concerning light and privacy.

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

The proposed addition would have an adverse impact on our property at 1293 Dolores. As shown in the attached photographs and illustrations, it would block the direct sun light, which our kitchen currently enjoys all year round, from reaching our kitchen 10 months out of 12 months, or as much as 90% annually. It would also render the exterior stair case and light well darker and less pleasant. Furthermore, our entire kitchen would be overlooked by the windows of the proposed addition, creating a privacy issue, as shown in the attached illustrations.


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?

Change the plan to provide setback of 10 feet next to the light well with windows of 1293 Dolores and incorporate a 30 degree slope roof no higher than 6.5 feet on the north side to avoid obstructing sun light from reaching the kitchen and dining room windows of 1293 Dolores. Remove the windows on the north side of the proposed addition or incorporate privacy glass (non-transparent) for said windows.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: 

Date: 06/19/2014

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

Bin Hu / Lawrence Lee, Trustee
 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 checked="" 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.

For Department Use Only

Application received by Planning Department:

By: DANIELUS J. HARRIS

Date: 6.19.14

14.1018D1

Existing Daylight



Daylight after Proposed Addition (simulated)



Existing Daylight

14.10180°



Daylight after Proposed Addition (simulated)



Existing View

14.10180



View after Proposed Addition (simulated)



14.1018D1

Existing View



View after Proposed Addition (simulated)



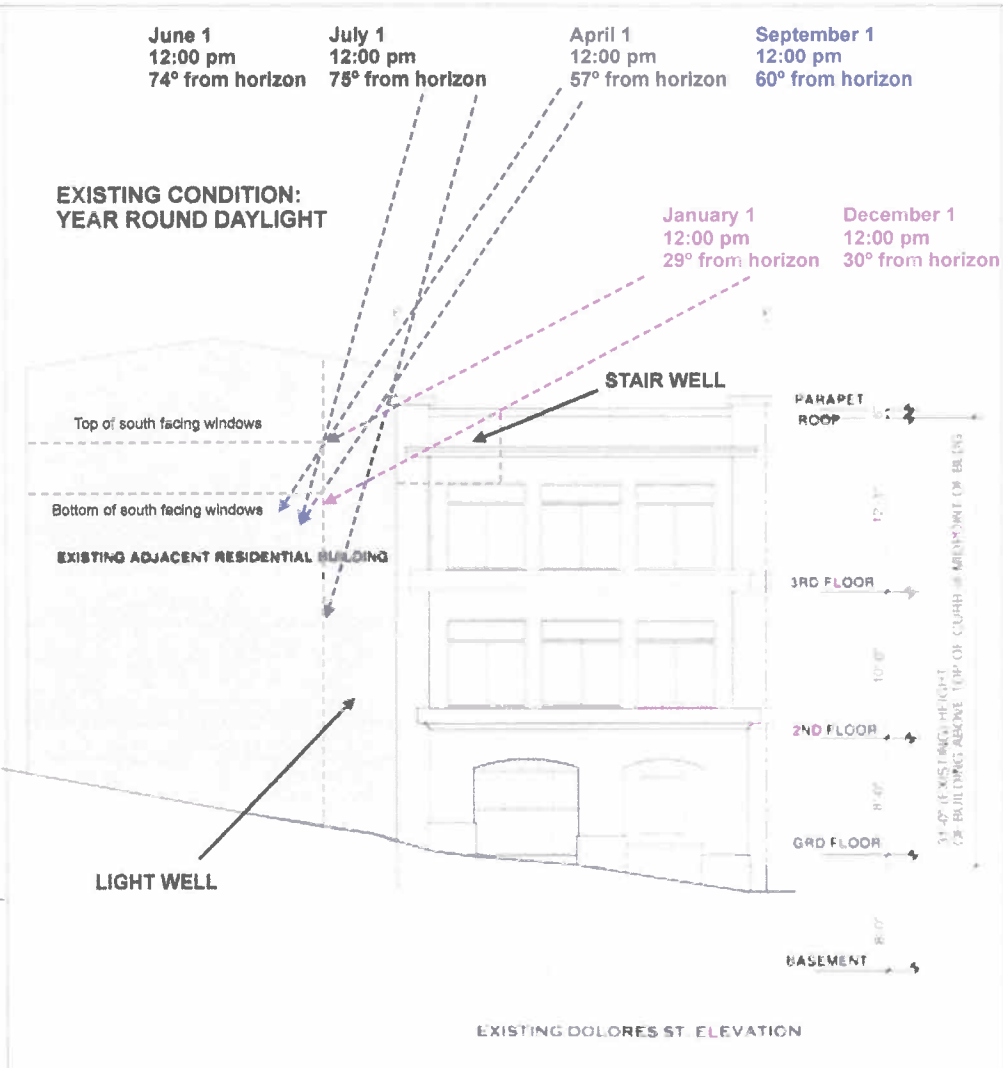
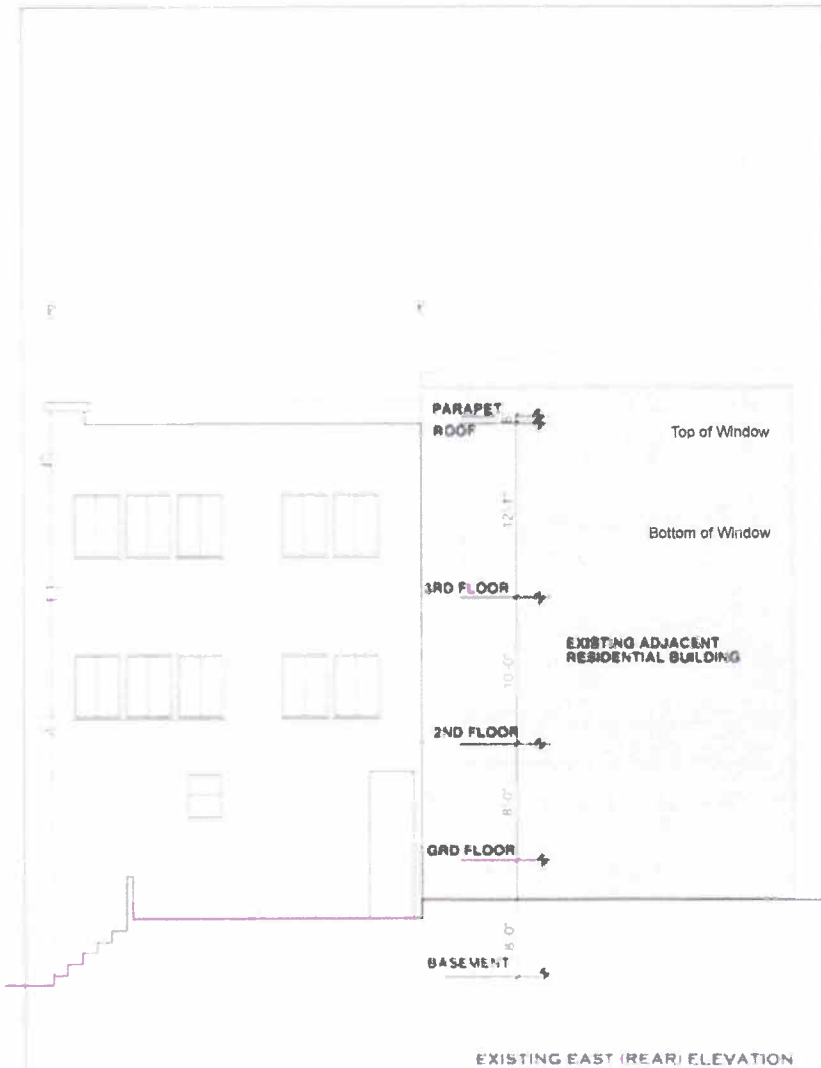
Existing Daylight

14.1018D1



Daylight after Proposed Addition (simulated)





June 1 12:00 pm 74° from horizon
 July 1 12:00 pm 75° from horizon
 April 1 12:00 pm 57° from horizon
 September 1 12:00 pm 60° from horizon

January 1 12:00 pm 29° from horizon
 December 1 12:00 pm 30° from horizon

EXISTING CONDITION:
YEAR ROUND DAYLIGHT

Revisions By

1	APRIL 2014	ML
2	MAY 2014	ML

LEAVITT
architecture

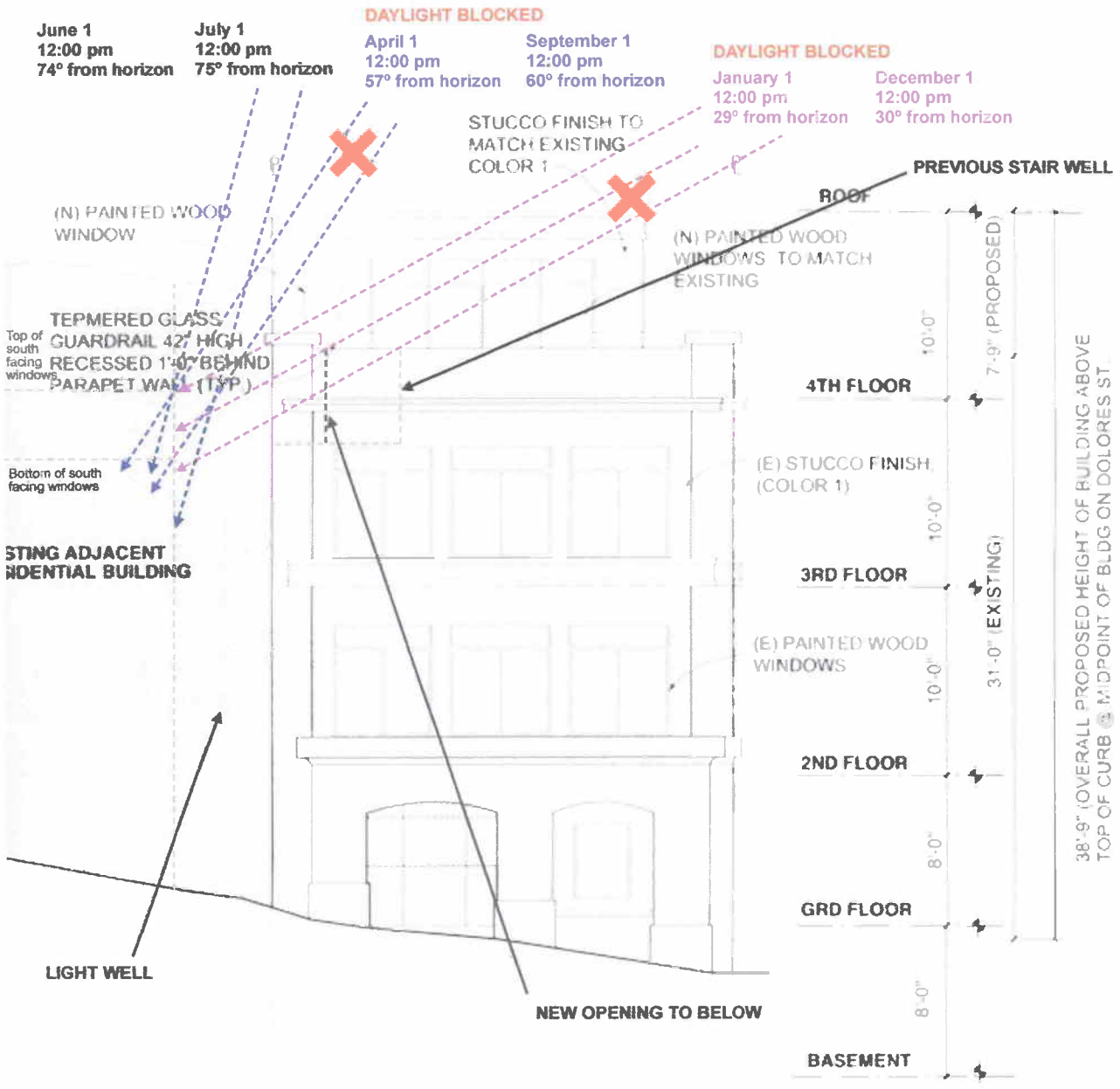
EXISTING DOLORES ST (FRONT)
AND EAST (REAR) ELEVATIONS

1297 DOLORES STREET RENOVATION
BLOCK 6534 / LOT 0168
SAN FRANCISCO, CA

14.1018D

Revisions	By
10 APR 2014	M
1 MAY 2014	M

**WITH PROPOSED ADDITION:
DAYLIGHT BLOCKED 10 MONTHS OUT OF 12 MONTHS (90%)**



PROPOSED DOLORES ST. ELEVATION

LEAVITT architecture

1377 Market St.
San Francisco, CA 94103
415.674.9600
415.674.9601

**PROPOSED DOLORES ST. (FRONT)
AND EAST (REAR) ELEVATIONS**

1297 DOLORES STREET RENOVATION
BLOCK 6534 / LOT 0168
SAN FRANCISCO, CA

14.1018D

DATE: 5/29/2014
SCALE: 1/8" = 1'-0"
DRAWN: M
CHECKED:

A6

Revisions	By
10 APRIL 2014	AL
1 MAY 2014	AL

**PRIVACY ISSUE:
UNOBSTRUCTED VIEW TO
ENTIRE KITCHEN AREA**

STUCCO FINISH TO
MATCH EXISTING
COLOR 1

STUCCO FINISH TO
MATCH EXISTING
COLOR 1

OUTLINE OF EXISTING ADJACENT
BUILDING IN FOREGROUND

EXISTING ADJACENT
BUILDING LIGHTWELL
IN FOREGROUND

EXISTING WINDOWS IN ADJACENT
BUILDING LIGHTWELL IN FOREGROUND



EXISTING ADJACENT RESIDENTIAL BUILDING



LEAVITT
architecture

1297 DOLORES ST
SAN FRANCISCO, CA 94102
415.775.9822

PROPOSED NORTH
(SIDE) ELEVATION

1297 DOLORES STREET RENOVATION
BLOCK 883A / LOT 016B
SAN FRANCISCO, CA

PROPOSED NORTH SIDE ELEVATION

14.1018D

14.1018D

Sun Position for San Francisco
(Source: Earth System Research Laboratory, www.noaa.gov)

date	time	Equation of Time (minutes):	Solar Declination (degrees):	Solar Azimuth:	Solar Elevation:	cosine of solar zenith angle
1/1/16	8:00	-3.4	-23.01	124.38	5.2	0.0907
2/1/16	8:00	-13.55	-17.13	118.47	7.54	0.1312
3/1/16	8:00	-12.21	-7.25	111.3	14.44	0.2493
4/1/16	8:00	-3.67	4.88	103.06	23.96	0.4061
5/1/16	8:00	2.97	15.34	94.78	31.61	0.5241
6/1/16	8:00	2.05	22.16	87.81	35.18	0.5762
7/1/16	8:00	-4	23.04	86.02	34.44	0.5655
8/1/16	8:00	-6.3	17.78	90.95	31.16	0.5175
9/1/16	8:00	0.18	7.95	101.08	26.63	0.4483
10/1/16	8:00	10.52	-3.53	112.44	21.1	0.36
11/1/16	8:00	16.47	-14.71	121.88	14.32	0.2473
12/1/16	8:00	10.72	-21.94	125.97	8.2	0.1427
1/1/16	12:00	-3.48	-23	176.53	29.19	0.4877
2/1/16	12:00	-13.57	-17.09	173.22	34.9	0.5721
3/1/16	12:00	-12.18	-7.19	172.36	44.77	0.7043
4/1/16	12:00	-3.62	4.94	173.91	57.04	0.8391
5/1/16	12:00	2.98	15.39	175.77	67.58	0.9244
6/1/16	12:00	2.03	22.18	173.44	74.34	0.9628
7/1/16	12:00	-3.93	23.06	167.83	75.01	0.966
8/1/16	12:00	-6.29	17.74	169	69.67	0.9377
9/1/16	12:00	0.23	7.89	175.31	60.05	0.8665
10/1/16	12:00	10.57	-3.6	180.34	48.65	0.7507
11/1/16	12:00	16.47	-14.76	182.07	37.47	0.6083
12/1/16	12:00	10.66	-21.96	180.26	30.3	0.5046
1/1/16	16:00	-3.56	-22.98	231.21	9.33	0.1621
2/1/16	16:00	-13.59	-17.04	233.47	15.29	0.2638
3/1/16	16:00	-12.14	-7.13	240.86	22.31	0.3796
4/1/16	16:00	-3.57	5	252.28	29.1	0.4863
5/1/16	16:00	3	15.44	263.09	34.29	0.5634
6/1/16	16:00	2	22.21	269.93	38.22	0.6187
7/1/16	16:00	-4.06	23.01	269.88	39.83	0.6405
8/1/16	16:00	-6.28	17.69	263.8	37.4	0.6074
9/1/16	16:00	0.28	7.83	255.47	30.18	0.5028
10/1/16	16:00	10.62	-3.66	247.78	20.68	0.3531

14.1018D

11/1/16	16:00	16.47	-14.82	240.44	11.94	0.207
12/1/16	16:00	10.59	-21.98	234.32	7.85	0.1366
6/1/16	8:00	2.05	22.16	87.81	35.18	0.5762
6/1/16	10:00	2.04	22.17	110.5	58.5	0.8527
6/1/16	12:00	2.03	22.18	173.44	74.34	0.9628
6/1/16	14:00	2.01	22.2	245.18	61.3	0.8771
6/1/16	16:00	2	22.21	269.93	38.22	0.6187
6/1/16	18:00	1.99	22.22	296.83	14.9	0.2571
6/1/16	20:00	1.97	22.23	304.71	-6.42	0

14.1018D

Azimuth is measured in degrees clockwise from north.
Elevation is measured in degrees up from the horizon.
Az & El both report dark after astronomical twilight.

solar declination - the declination of the sun. The solar declination varies from -23.44° at the (northern hemisphere) winter solstice, through 0° at the vernal equinox, to +23.44° at the summer solstice. The variation in solar declination is the astronomical description of the sun going south (in the northern hemisphere) for the winter. Click on Solar Declination Graph to see how the solar declination varies over the year. See Solar Paths Figure to see the seasonal solar paths projected on the celestial sphere. For a ground-based view of the seasonal solar paths for different latitudes, see: 0° (the Equator), 23°N (the Tropic of Cancer), 40°N (Boulder, CO), 71°N (the Arctic Circle), and 90° (the North Pole).

equation of time - an astronomical term accounting for changes in the time of solar noon for a given location over the course of a year. Earth's elliptical orbit and Kepler's law of equal areas in equal times are the culprits behind this phenomenon. Click here to see a plot of the equation of time vs. day of the year. For more information on this phenomenon, see this offsite Analemma page.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 201307111648

Building Permit No.: _____

Address: 1297 DOLORES 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: GREGG KELISKY

Telephone No.: 415.828.5818 (for Planning Department to contact)

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

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>3</u>	<u>3</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>4</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>
Bedrooms	<u>6</u>	<u>7</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>4,095</u>	<u>4,695</u>
Height	<u>31'-0"</u>	<u>38'-9"</u>
Building Depth	<u>56'-2"</u>	<u>56'-2"</u>
Most recent rent received (if any)	<u>OWNER OCCUPIED</u>	
Projected rents after completion of project	<u>N/A</u>	
Current value of property	<u>UNKNOWN UNKNOWN</u>	
Projected value (sale price) after completion of project (if known)	<u>UNKNOWN UNKNOWN</u>	

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

[Signature] 9/21/14 MICHAEL LEAVITT
 Signature Date Name (please print)

1297 DOLORES ST. ADDITION - RESPONSE TO DISCRETIONARY REVIEW

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

Response:

The DR requester has expressed concerns regarding loss of light, view, and privacy. The proposed addition adheres to the Residential Design Guidelines by providing a side setback whose placement is in coordination with the neighboring lightwell, minimizing impacts on light. As it is enclosed on only two sides, versus a typical matching lightwell solution which is enclosed on three sides, additional air and morning light will be allowed to enter the neighboring lightwell's windows. The only window within the side setback which would compromise the neighbor's privacy is located within a walk-in closet, a space rarely occupied.

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

Response:

The Project Sponsor would be willing to provide obscure glass in the window in the walk-in closet in order to address privacy concerns of the neighbor.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect of 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?

Response:

As stated above, the Project Sponsor is willing to make minor modifications to address some of the DR requesters' concerns. As written in the RDG, it is not to be expected that an addition would have no adverse effects on the surrounding properties. That said, the project has been modified through the Planning process to reduce these effects on neighboring properties.

The Project Sponsor's desire is to create a home of ample size for himself and his wife, their newborn baby, and his multi-generational extended family. The addition being requested is moderate in size with significant setbacks along both street elevations as well as at the rear. The resulting three bedroom home including the proposed addition would be 1,820 square feet, which is in scale and not excessive in floor area relative to other buildings in the immediate area.

4. SEE DR FORM

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Vivian Nguyen

I reside at 1293 Dolores St.

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 818-251-0787

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to read "Vivian Nguyen", written in a cursive style.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is REGINE LABOG

I reside at 1293 DOLORES ST.

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 818 - 314 - 3089 / 818 - 251 - 0787

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to read 'Rene', is written below the 'Regards,' text.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Chris Person-Rennell

I reside at 1299A Dolores St

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 480-459-8230

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to be 'CPR', with a long horizontal stroke extending to the right.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Dana McEnright

I reside at 1287 Dolores St.

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at (510)919-3129

if you have any questions or need anything further.

Regards,



September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Jackie Old

I reside at 3776 26th Street

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 406 3935225.

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to be 'Jackie Old', written in a cursive style.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Janet Hollier

I reside at 1301 Dolores St.

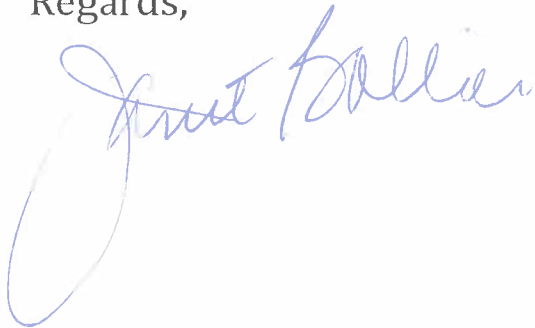
and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 285-0451

if you have any questions or need anything further.

Regards,



September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is TK Martinez

I reside at 3743 - 26th street SF 94110

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-550-2318

if you have any questions or need anything further.



Regards,

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Mark O'Neill

I reside at 3772 26th St

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-590-3191

if you have any questions or need anything further.

Regards,

Mark O'Neill

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is JASPAL MANDER

I reside at 3743 #A 26th ST. S.F. CA 94110

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at (415)-939-0183 Jagwar Mander @
if you have any questions or need anything further.

Regards,

JM

Att: Coli

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Robert J. Marrett

I reside at 3782-26th Street 94110

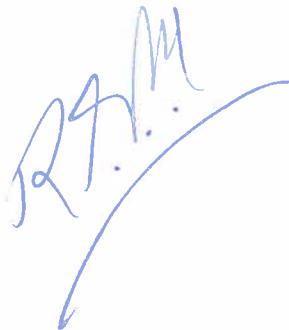
and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-824-0577

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to read "R. J. Marrett", with a long, sweeping underline that extends to the right.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Alicia Powers

I reside at 1299 Dolores St

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at (908) 283-4128

if you have any questions or need anything further.

Regards,

Alicia Powers

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Christopher Young

I reside at 1297 Dolores St. San Francisco, CA 94110

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 510-289-9295

if you have any questions or need anything further.

Regards,



September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is DAVID M. DONOFRÉ

I reside at 1295 DOLORES ST

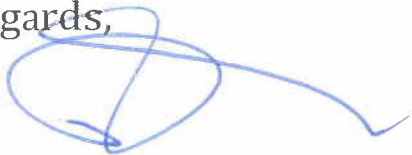
and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-846-6199

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to be "David M. Donofré", written over the "Regards," text.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is BEN JACOBS

I reside at 1277 DOLORRES ST

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-793-5265

if you have any questions or need anything further.

Regards,

A handwritten signature in blue ink, appearing to read "Ben Jacobs", with a stylized flourish at the end.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,


My name is Joe Melvin

I reside at 1292 Dolores st

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-305-8140

if you have any questions or need anything further.

Regards, 

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Kevin Hunt

I reside at 1292 Dolores

and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-504-0253

if you have any questions or need anything further.

Regards, 

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is ALEX Z. CASTILLO

I reside at 3439 SAN BRUNO AV.

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415 609-8471

if you have any questions or need anything further.

Regards,

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Meredith Robinson

I reside at 609 Clayton St.

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at meredithrobinson@gmail.com

if you have any questions or need anything further.

Regards,

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is GILBERT DAIR

I reside at SAN FRANCISCO

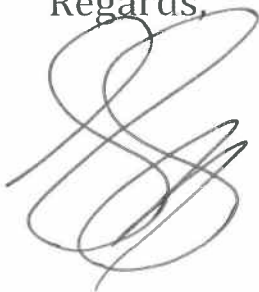
and I have spoken to Mr. Greg Kelisky regarding his project for

his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at GBK.DAIR @ GMAIL.COM

if you have any questions or need anything further.

Regards,

A handwritten signature in black ink, appearing to be 'G. Dair', written in a cursive style.

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Andrea Regjo

I reside at 5010 California St. Apt 1 SF

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at andrea@hotmail.com

if you have any questions or need anything further.

Regards,



September 16, 2014

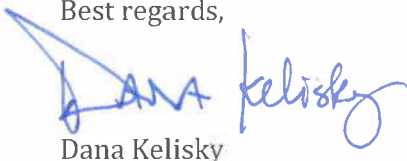
RE: 1297 Dolores Street | San Francisco, CA 94110

Dear San Francisco Planning Department,

My son is putting a penthouse addition including two decks on his home, which is located at 1297 Dolores St. Being a San Francisco native he has done work all over the city and asked me to come live with him now that I am retired. His architect drew up a beautiful plan that has been approved by the city numerous times. During the final hours of the last neighborhood notification that was sent out by SF Planning, the people that own the condominium next door who live in the South Bay and use this condominium as an income property have filed a complaint. The project has once again been put on hold at yet another additional expense to my son. I am not getting any younger and I need to make plans about my future and would like to accept my sons' offer. However, I am afraid I will not be around at the rate this is going. In the meantime we are staying at corporate housing and paying weekly.

He has gone through all the necessary steps required by the City of San Francisco Building Department to update his home so that he can raise his newborn daughter there with his beautiful wife and I want to be a part of that. Please help us as this family has had a positive influence in the City for the last half a century.

Best regards,


Dana Kelisky

September 16, 2014

RE: 1297 Dolores Street | San Francisco, CA 94110

Dear San Francisco Planning Department,

I am putting a penthouse addition including two decks on my home, which is located at 1297 Dolores St. Being a San Francisco native I have done work all over the city and have asked my 83 year old mother to come live with me now that she is retired. My architect drew beautiful plans that have been approved by the city numerous times. During the final hours of the last neighborhood notification that was sent out by SF Planning, the people that own the condominium next door who live in the South Bay and use this condominium as an income property have filed a complaint. The project has once again been put on hold at yet another additional expense. I am very concerned as my mother is not getting any younger and I need to make plans about her future. In the meantime we are all staying at corporate housing and paying weekly.

I have gone through all the necessary steps required by the City of San Francisco Building Department to update my home so that I can enjoy raising my newborn daughter with my beautiful wife and I want my mother to be a part of that. Please help this family who has had a positive influence in the City for the last half a century. We appreciate all your help to get us back into our home.

Best regards,


Greg Kelisky

September 22, 2014

Dear San Francisco Building Department,

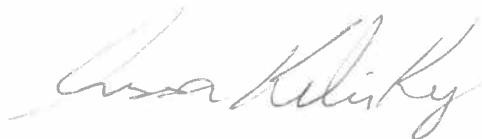
Please help us! My name is Raissa Kelisky and my husband and I are frustrated and tired. We had plans to add-on to our home a master suite and two small decks. This is our home in which we intend to raise our newborn daughter, house my ailing mother in law in, and grow old in. This process has been so stressful and costly and we are a new family just wanting to enjoy this precious moment with our daughter who is a month and a half old.

My husband is a San Francisco native and he and his family have contributed positively to this City in so many ways. We respect the process the City of San Francisco requires but are frustrated with the neighbor's complaint. I do not understand why the neighbor has made the complaint other than to hurt us. How else can we move forward? We are fulfilling all the requirements and are not asking for much. Just to make our home able to accommodate our new baby and my wonderful mother in law. I just want my family together under one roof - together, happy and healthy.

Please help us move forward with these plans. I appreciate it from the bottom of my heart.

All the Best,

Raissa Kelisky



09/22/2014

September 22, 2014

Dear San Francisco Building Department,

My son in law and daughter are homeowners in San Francisco and are facing a complaint hearing with your department. They have plans make a small addition onto their home. Unfortunately their plans have been put on hold again and it has created such hardship. I cannot see my daughter so stressed with a new baby and being displaced from her home. It pains me to see this.

My daughter and son-in-law are good people that want to live in their home and raise their family. They are following the rules and not asking for much.

Please help them.

All the Best,

Eggle Bastos

Eggle Bastos

09/22/2014

9/23/14

RE: 1297 Dolores Permit/Complaint.

Dear San Francisco Planning Department,

I am writing in support of my brother Greg Kelisky who would like to complete the proposed work at his home 1297 Dolores Street. He has submitted plans for the addition and has been granted the permits. The next-door neighbor has filed a complaint on the permit. The neighbor does not currently live there and uses the condominium as an income property.

Greg and his wife had hoped to have finished the construction and already be moved into the home in time for the arrival of their daughter who is now a month and half old. The complaint filed has created a significant monetary burden on my brother and his wife and is very stressful to say the least. They have so graciously invited my 83 year old mother to come live with them since she is needing help. Unfortunately with these delays my mother, Greg and his family are all living in temporary and uncomfortable situations.

We appreciate your time and hope it is resolved soon.

Thank you,



Monique Handy

9/22/14

RE: 1297 Dolores

Dear San Francisco Planning Department,

My former landlord Greg Kelisky, whom I've know for a very long time, has filed and been granted a permit to construct an penthouse addition and two decks onto his home. Unfortunately his neighbor had filed a complaint and the construction has been put on hold. This delay has caused unnecessary hardship and significant monetary strain on Greg and his family.

All the necessary requirements have been followed and fulfilled by this family to complete work on their home. Greg has a newborn daughter and also would like to have his ailing 83 year old mother move in with him and his family. Time is of the essence.

Please let me know if I can help you help them!

Best Regards,

Chris Dean

A handwritten signature in black ink, appearing to be 'Chris Dean', written over a horizontal line.

(916) 585-2709

9/19/14

RE: 1297 Dolores Complaint

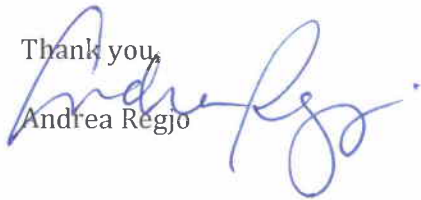
To Whom It May Concern:

This letter is to extend my support for the addition proposed at 1297 Dolores. I do not have any opposition to the addition of the penthouse unit and two small decks that the homeowner has been permitted to construct.

I am Greg Kelisky's assistant and I am certain that he and his family have gone through all necessary steps and procedures required of them. I have seen the hardship that he and his wife are enduring because of this complaint filed. Greg and Raissa have a beautiful newborn daughter that they want to raise in their home, a home they have created together. These are the most precious moments in a new family's life and they aren't able to experience them in their home and are going through such added stress because of these continued delays. Aside from the stress of displacement, these delays are a huge financial burden.

Please consider this situation and help them move forward with the addition that will in turn allow them to move back into their home. Feel free to contact me at 415-606-5401.

Thank you,
Andrea Regio





Greg Kelisky <gkelisky@gmail.com>

Letter for Greg

1 message

Peddie Arneson <peddiearneson@me.com>

Tue, Sep 16, 2014 at 5:09 PM

To: Peddie Arneson <peddiearneson@mac.com>, Greg Kelisky <gkelisky@gmail.com>

Dear San Francisco Planning Department,

My brother Greg Kelisky is putting an addition on his home at 1297 Dolores St. in San Francisco. He has been granted permits to do so but the people who own the unit next door-who live in the South Bay and use this condominium as an income property- have filed a complaint. The project has now been put on hold.

Our 83 year old mother was and is intending to live there. She can no longer live alone and my brother has kindly asked her to live with him, his wife and newborn baby. The delay is proving to be very difficult for our mom. At current she is living in a less than ideal situation that is causing her great confusion and anxiety. Our hope is your department will see fit to expedite this process.

Greg has gone through all that the City of San Francisco Building Department requires. He is a longtime contributing resident of San Francisco having been born and raised here.

Thank you kindly.

Peddie Arneson

Sent from my iPhone

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Paul GARVEY

I reside at 5526 DIAMOND HTS ~~BLVD~~ BLVD.

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415-367-5664

if you have any questions or need anything further.

Regards,

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Remy Savin

I reside at 336 Valley #2, SF

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415.516.1278

if you have any questions or need anything further.

Regards,

September 23, 2014

Re: 1297 Dolores Street | San Francisco

Dear San Francisco Planning Department,

My name is Colleen Cotter

I reside at 11 Haight #3

and I have spoken to Mr. Greg Kelisky regarding his project for his family and I do not oppose the proposed work **Permit No. 201307111648.**

You can contact me at 415.706.1781

if you have any questions or need anything further.

Regards,



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1297 - 99 Dolores St		6534/016B	
Case No.	Permit No.	Plans Dated	
2013.1778E		06/13/13	
<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.			
Vertical addition to increase living area of existing top floor to include a master bedroom/bath suite & a deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* 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 *Environmental Evaluation Application* 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): Monica Pereira Per GIS database, the only CEQA review that requires additional review is Historic Preservation.	

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

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

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

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby <small>Digitally signed by Alexandra Kirby DN: cn=Alexandra Kirby, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=alexandra.kirby@sfplanning.org, c=US</small>	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature or Stamp:
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:		Date of Form Completion	2/12/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1297 - 1299 Dolores Street	
Block/Lot:	Cross Streets:	
6534/016B	NE corner of 26th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1778E

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:	6/13/2013
------------------------------------	-----------

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Environmental Evaluation Application (11/17/2013) prepared by applicant.	
Proposal is to construct a 720 square foot rooftop penthouse at the 4th story and roof deck with stair penthouse on the new (5th level) roof.	

PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" 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 type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<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:

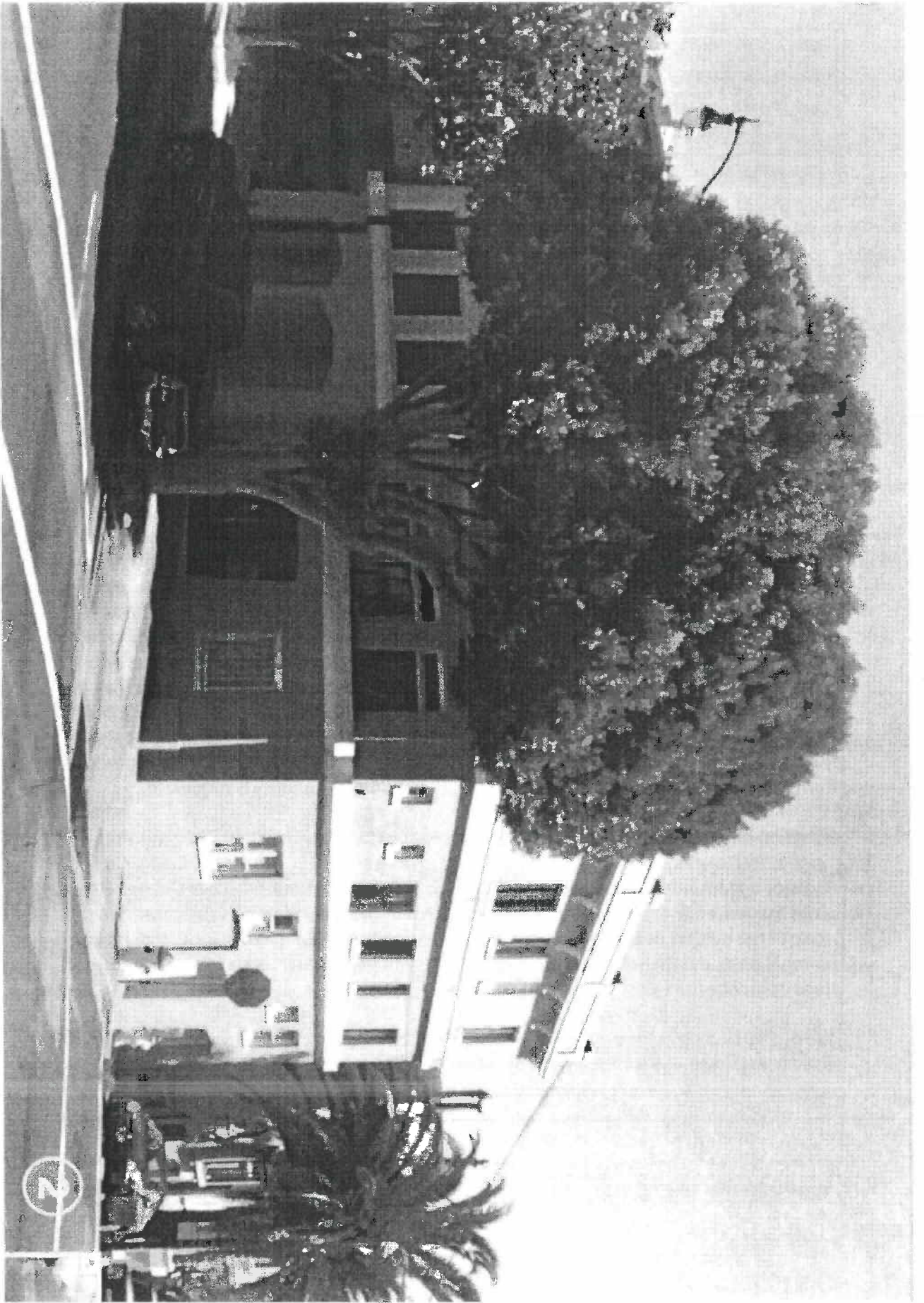
1297-1299 Dolores Street was constructed in 1915 by the D. Coffin & Company, a building and real estate company, under the name of William McDiarmid. The McDiarmids do not appear to have lived at the property, but to have rented it during their ownership. The occupations of later owners are not known. The occupants of the apartments appear to have been middle-class, including an office supervisor, a PG&E foreman (who owned the property 1948 - 1974), and an elevator operator.

The subject property is a three-story-over-garage, wood frame, three-unit apartment building located on the northeast corner of Dolores and 26th streets. The building features stucco cladding, a flat roof, and subtle Craftsman influences such as tapered pilasters at either side of the gated entry and bracketed eaves. The primary facade features two low, broad arches that span the width of the building, one featuring the main entrance and the other a first story window with a security grate. The windows at the second and third stories are set above prominent beltcourses and appear to have glazed transoms above the non-original aluminum sliders. The secondary facade along 26th street features two garage doors at the rear of the building, and an additional garage opening appears to have been filled in at the center of the building. Eight of the sixteen windows on the facade have been replaced with aluminum frame window as well as one glass block window at the third story bath. The remaining windows are fixed wood-frame or double-hung wood-frame. Aside from the window replacements, the building's integrity is moderate.

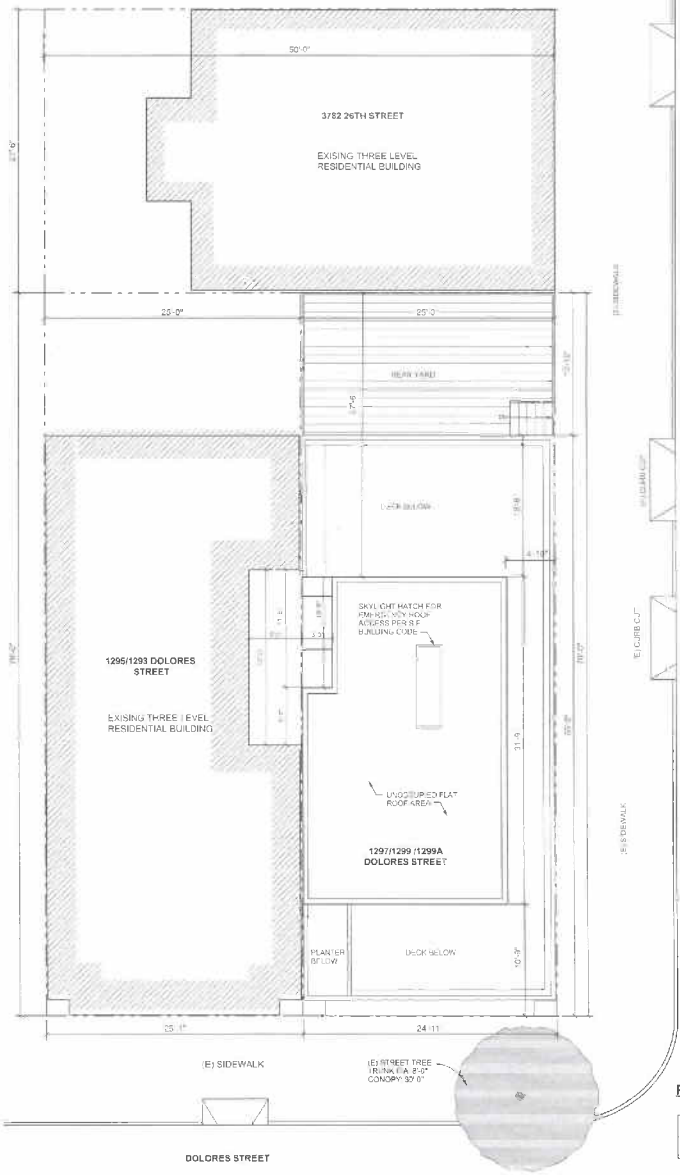
Based on historic research conducted by the applicant and preservation planning staff, 1297-1299 Dolores Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 1297-1299 Dolores Street is not associated with any historic trends or events in the area or at the subject property; none of the owners or occupants appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value.

1297-1299 Dolores is located in the Mission neighborhood and the surrounding context is eclectic in design styles and periods of construction, ranging from 1890 to 2012. There does not appear to be an eligible historic district in the immediate vicinity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/12/14



2



PLANNING /BUILDING DEPARTMENT NOTES

PROJECT LOCATION:
NORTH EAST CORNER OF DOLORES AND 26TH STREET
ASSESSOR'S BLOCK 6004, LOT 018D

ZONING DISTRICT:
RH-3

ALLOWABLE UNIT DENSITY:
THREE RESIDENTIAL UNITS PER LOT
THREE UNITS EXISTING THREE UNITS PROPOSED

EXISTING/PROPOSED BUILDING USE:
MULTI-FAMILY DWELLING UNITS ABOVE
UNDERGROUND PARKING GARAGE

BUILDING HEIGHT LIMIT:
40'-0"

BUILDING HEIGHT:
EXISTING HT -31'-0" PROPOSED HT -38'-9" ABOVE TOP OF CURB @ MIDPOINT OF BUILDING ON DOLORES STREET

FRONT SETBACK:
NONE EXISTING /NONE PROPOSED

REAR SETBACK:
45% OF LOT AREA REQUIRED
39% PROVIDED PER PLANNING CODE SECTION 134 (2)(a)(4)(A)

USABLE OPEN SPACE:
100 S.F. PRIVATE USABLE OPEN SPACE REQUIRED
4TH FLOOR PRIVATE DECK OF 486 S.F. PROVIDED

PARKING ALLOWANCE:
TWO EXISTING PARKING SPACES TO BE RETAINED

CONSTRUCTION TYPE:
TYPE V.B. ADDITION AREAS CONSTRUCTED PER TYPE V.B.

OCCUPANCY CLASSIFICATION:
GROUP R2 RESIDENTIAL WITH GROUP S-2 PRIVATE GARAGE BELOW.

NET BUILDING AREA CALCULATIONS: (EXISTING)
TOTAL RESIDENTIAL AREA = 3,485 N.S.F.
GARAGE / STORAGE / ACCESSORY AREAS = 649 N.S.F.
TOTAL NET BUILDING AREA = 4,134 N.S.F.

NET BUILDING AREA CALCULATIONS: (PROPOSED)
TOTAL RESIDENTIAL AREA = 4,006 N.S.F.
GARAGE / STORAGE / ACCESSORY AREAS = 649 N.S.F.
TOTAL NET BUILDING AREA = 4,655 N.S.F.

BUILDING SHALL BE FULLY SPRINKLERED UNDER SEPARATE PERMIT.

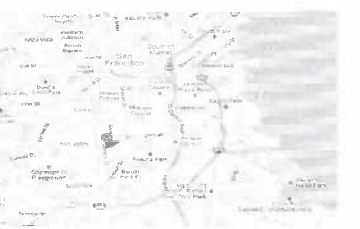
DRAWING INDEX

- A0 COVER SHEET/ PROPOSED SITE PLAN
- A0.1 BLOCKFACE PHOTOS OF 26TH STREET
- A0.2 BLOCKFACE PHOTOS OF DOLORES STREET
- A0.3 PHOTOS OF SUBJECT BUILDING
- A1 EXISTING/ PROPOSED BASEMENT, GROUND & SECOND FLOOR PLANS
- A2 EXISTING/ DEMO THIRD FLOOR & ROOF PLANS
- A3 EXISTING DOLORES ST (FRONT) EAST (REAR) ELEVATIONS
- A4 EXISTING 26TH STREET (SIDE) ELEVATION
- A5 EXISTING NORTH (SIDE) ELEVATION
- A6 PROPOSED THIRD, FOURTH & ROOF PLANS
- A7 PROPOSED DOLORES ST (FRONT) EAST (REAR) ELEVATIONS
- A8 PROPOSED 26TH STREET (SIDE) ELEVATION
- A9 PROPOSED NORTH (SIDE) ELEVATION
- A10 BUILDING SECTION

SCOPE OF WORK

INTERIOR MODIFICATIONS TO EXISTING 3RD FLOOR RESIDENTIAL UNIT AND CONSTRUCTION OF A NEW 4TH FLOOR ADDITION AND DECK AREA TO CREATE A TWO LEVEL PENTHOUSE UNIT.

LOCATION MAP



Revisions	By
10 APRIL 2013	ML
13 MAY 2014	ML



1327 Mason St.
San Francisco
California 94102
415.674.9100
415.674.9101

COVER SHEET /
PROPOSED SITE PLAN

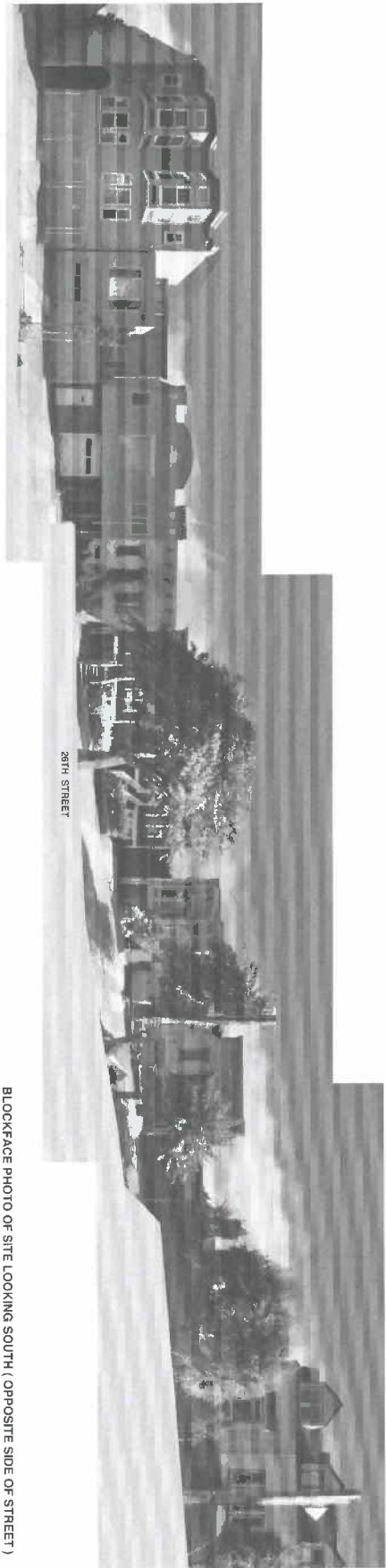
1297 DOLORES STREET RENOVATION
SAN FRANCISCO, CA
BLOCK 6534 / LOT 016B

DATE: 13 JUNE 2013
SCALE: 3/4"=1'-0"
DRAWN BY:
SPR: ML

A0



BLOCKFACE PHOTO OF SITE LOOKING NORTH (SAME SIDE OF STREET)



BLOCKFACE PHOTO OF SITE LOOKING SOUTH (OPPOSITE SIDE OF STREET)

Revisions By

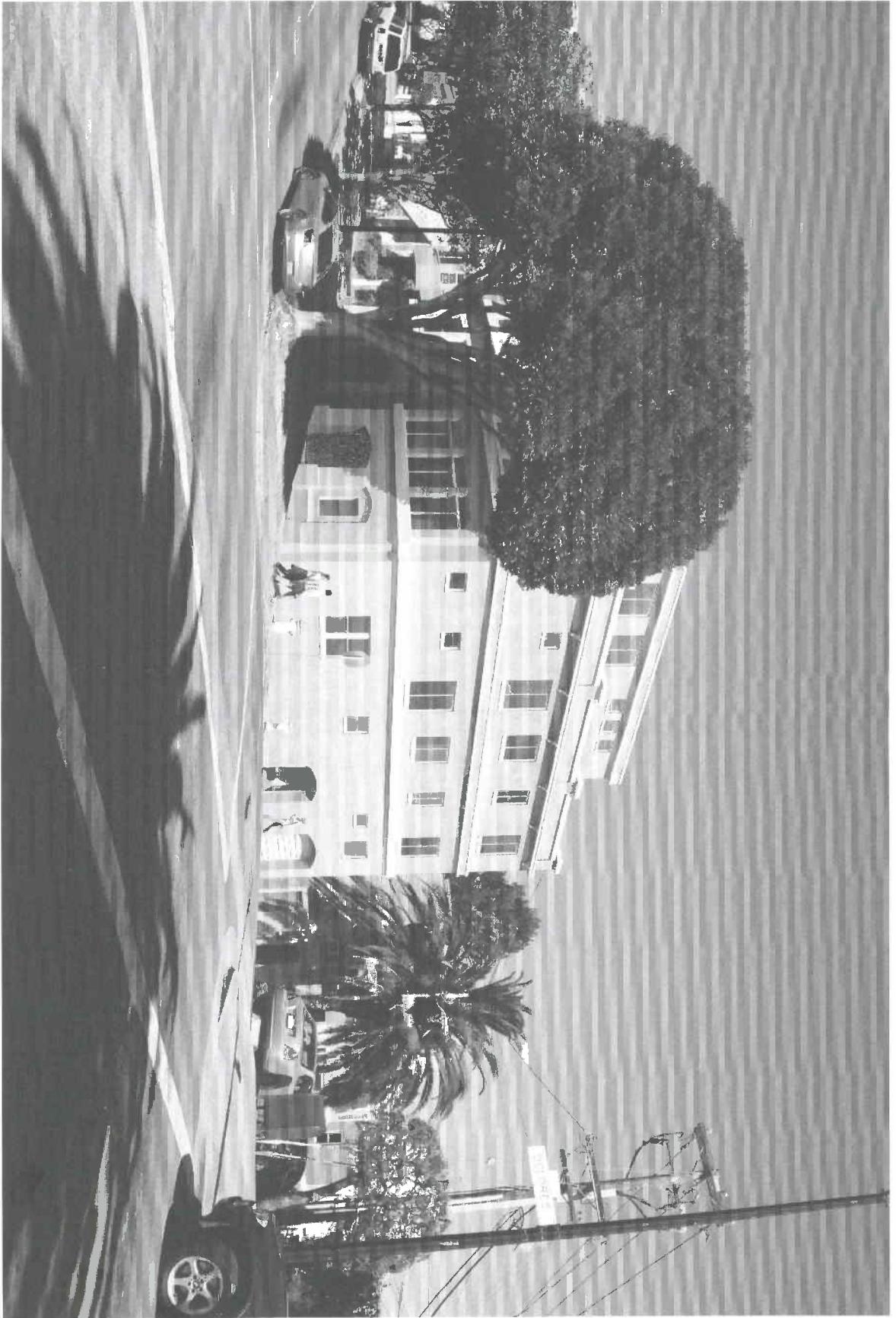
LEAVITT architecture

1297 MARKET ST.
SAN FRANCISCO, CA 94102
TEL: 415.543.5800
WWW.LEAVITTARCH.COM

BLOCKFACE PHOTOS
OF 26TH STREET

1297 DOLORES STREET RENOVATION
SAN FRANCISCO, CA BLOCK 6534 / LOT 016B

DATE: 02/14/13
SCALE: 1/8" = 1'-0"
DRAWN BY: JRM
CHECKED BY: JRM
A1.1



Revisions By
 03 APRIL 2014 MK
 1 MAY 2014 MK

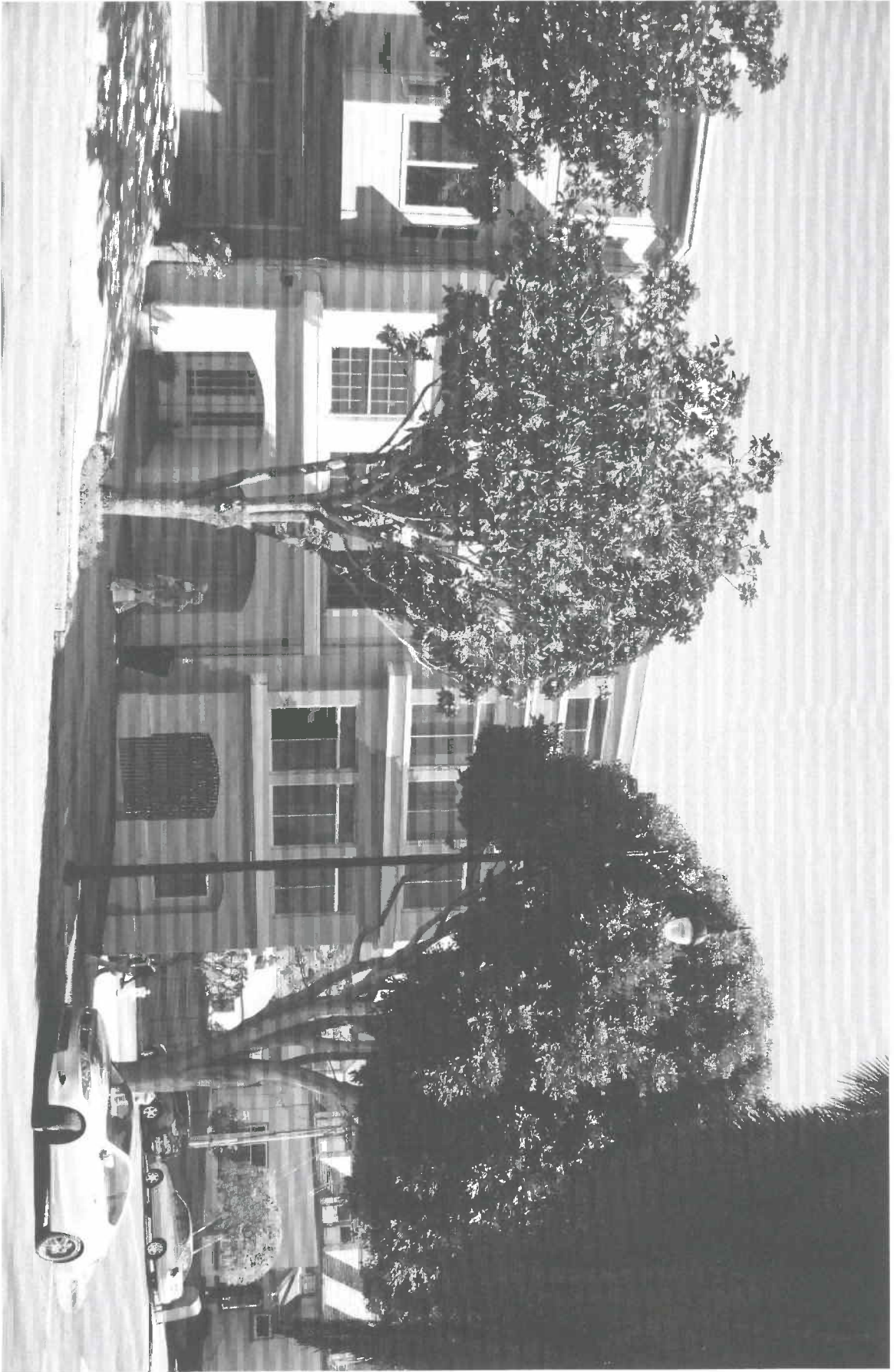
LEAVITT 
 architecture llc

1297 DOLORES ST.
 SAN FRANCISCO, CA 94109
 N. 415.574.5100
 F. 415.574.5100

PROPOSED BUILDING
 LOOKING NORTH
 ON 26TH ST.

1297 DOLORES STREET RENOVATION
 SAN FRANCISCO, CA BLOCK 6534 / LOT 016B

DATE: MARCH 2013
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DRONEN, DL
 SHEET: **A1.3**



Revisions By
 DOLORES ST. N.C.
 1 MAY 2014

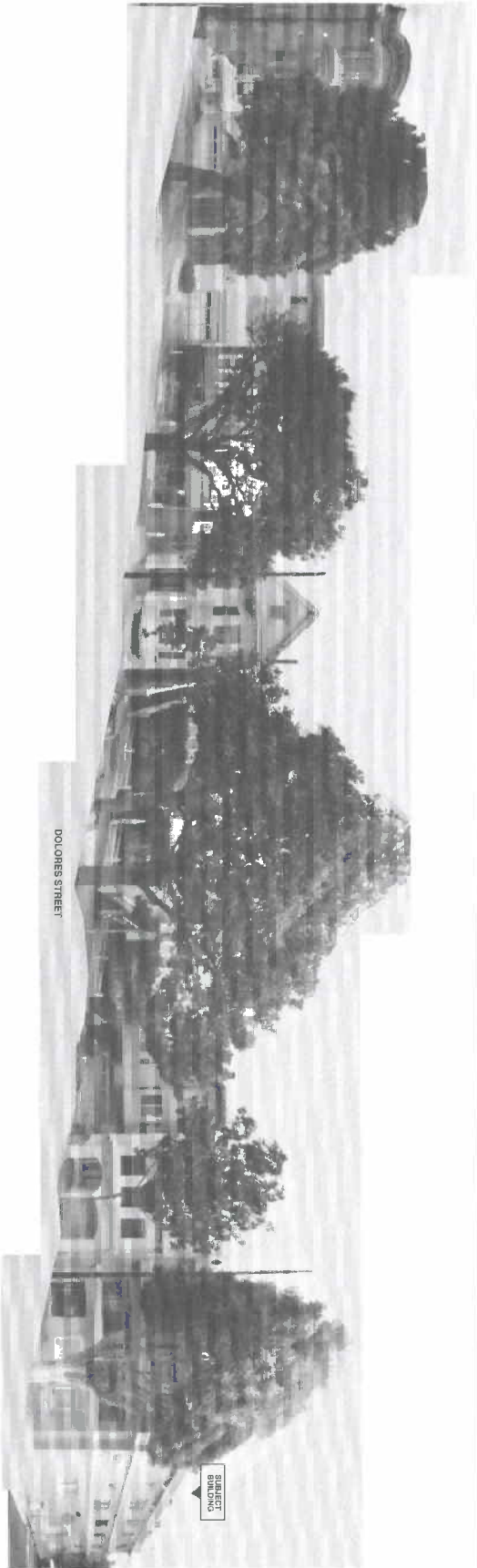
LEAVITT architecture

1297 DOLORES ST.
 SAN FRANCISCO, CA 94118
 TEL: 415.524.3200
 FAX: 415.524.3202

PROPOSED BUILDING
 LOOKING EAST
 ON DOLORES ST.

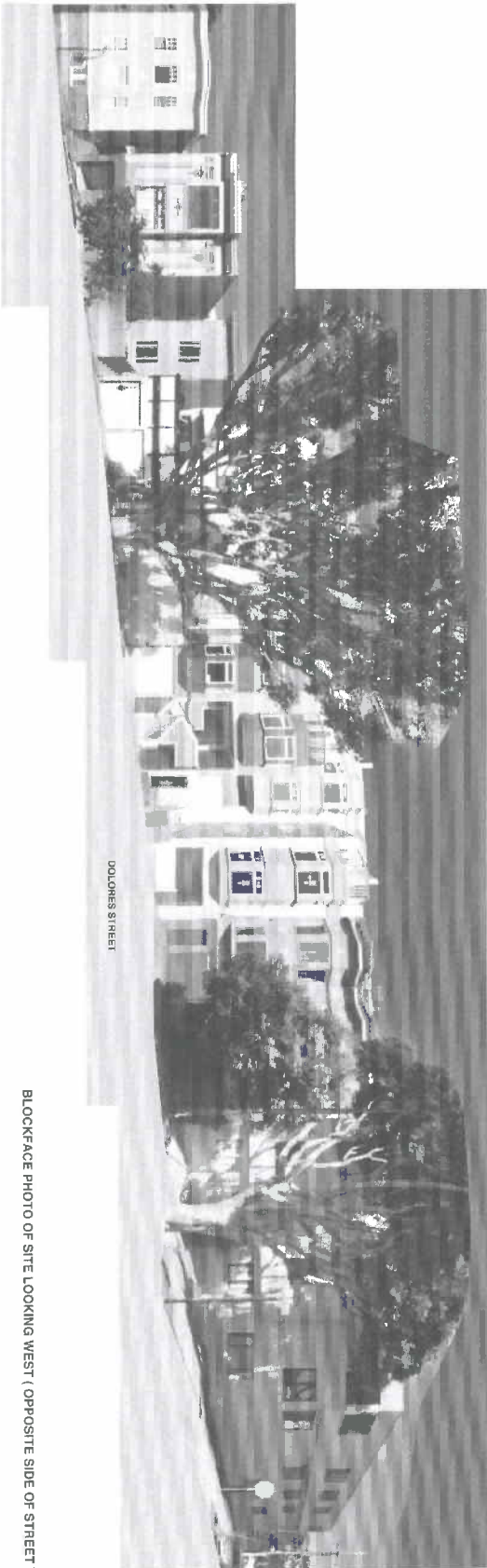
1297 DOLORES STREET RENOVATION
 SAN FRANCISCO, CA BLOCK 6534 / LOT 016B

DATE: 04/02/2013
 SCALE: 1/8" = 1'-0"
 SHEET: A1.4



DOLORES STREET

BLOCKFACE PHOTO OF SITE LOOKING EAST (SAME SIDE OF STREET)



DOLORES STREET

BLOCKFACE PHOTO OF SITE LOOKING WEST (OPPOSITE SIDE OF STREET)

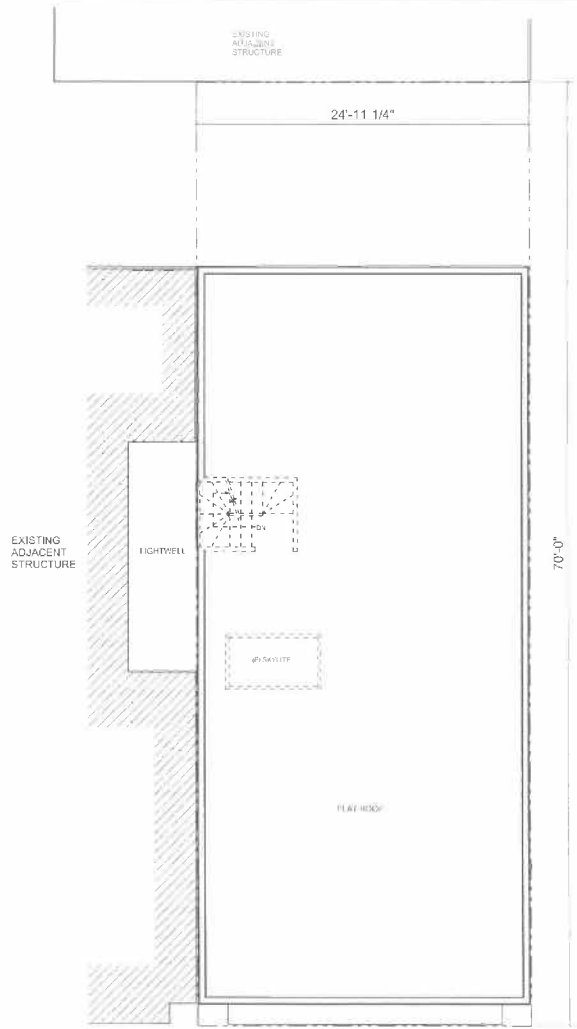
Revisions By

LEAVITT architecture
 1001 FARMERS BLVD
 SUITE 200
 SAN FRANCISCO, CA 94103
 TEL: 415.774.3800

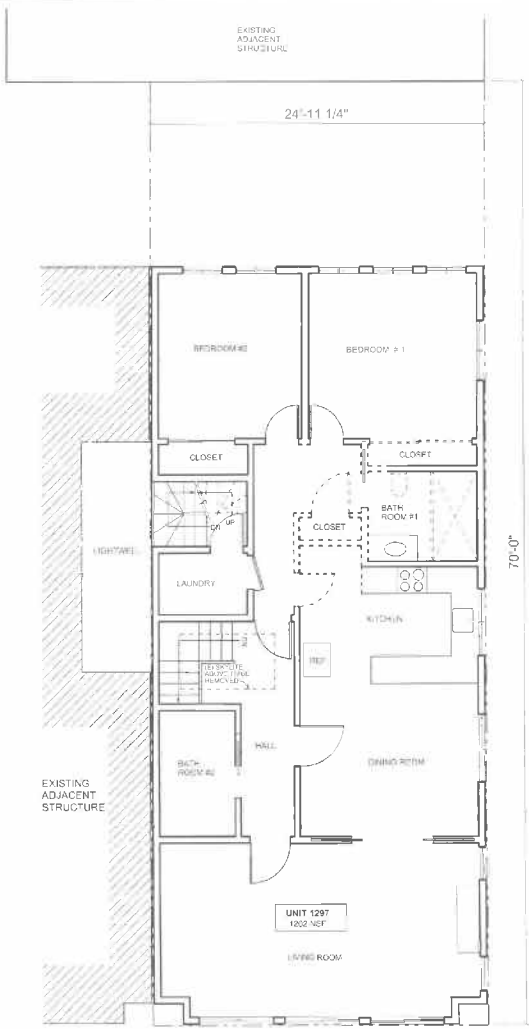
BLOCKFACE PHOTOS
 OF DOLORES STREET

1297 DOLORES STREET RENOVATION
 SAN FRANCISCO, CA BLOCK 6534 / LOT 016B

SITE ADDRESS
 1297 DOLORES ST
 SAN FRANCISCO, CA
 SHEET
A1.2



EXISTING ROOF PLAN



EXISTING 3RD LEVEL PLAN



KEY:
 ———— EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE REMOVED

Revisions By



1927 Mission St
 San Francisco, CA 94109
 415.574.8800
 415.574.8800

EXISTING/DEMO THIRD
 & ROOF PLANS

1297 DOLORES STREET RENOVATION
 SAN FRANCISCO, CA
 BLOCK 6534 / LOT 0168

DATE: 01/20/2019
 SCALE: 1/4"=1'-0"
 DRAWN: AL
 SHEET:

A2



1307 Mason St
 San Francisco
 California 94108
 (415) 674-9100
 (415) 674-5101

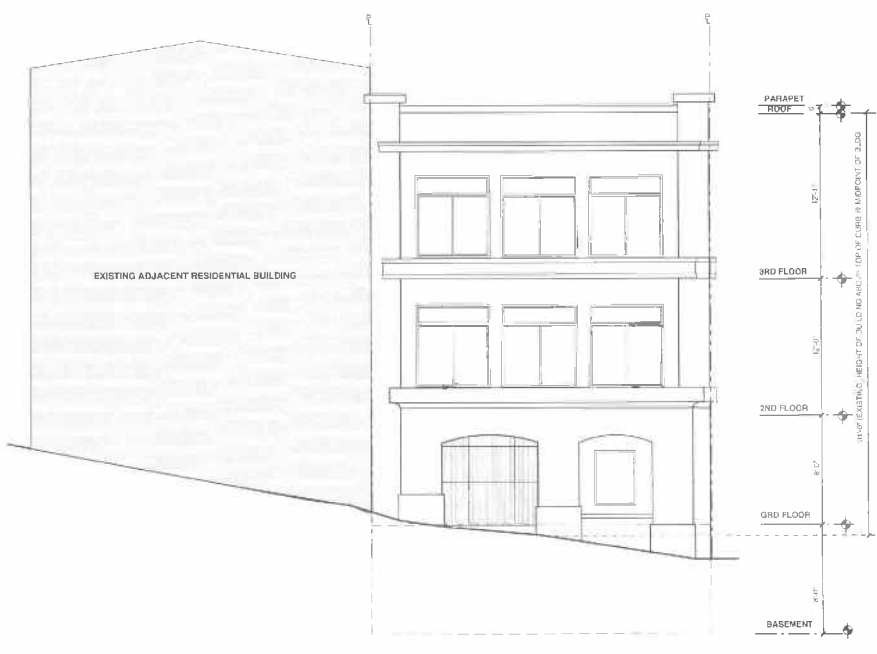
**EXISTING DOLORES ST. (FRONT
 AND EAST (REAR) ELEVATIONS**

1297 DOLORES STREET RENOVATION
 BLOCK 6534 / LOT 018B
 SAN FRANCISCO, CA

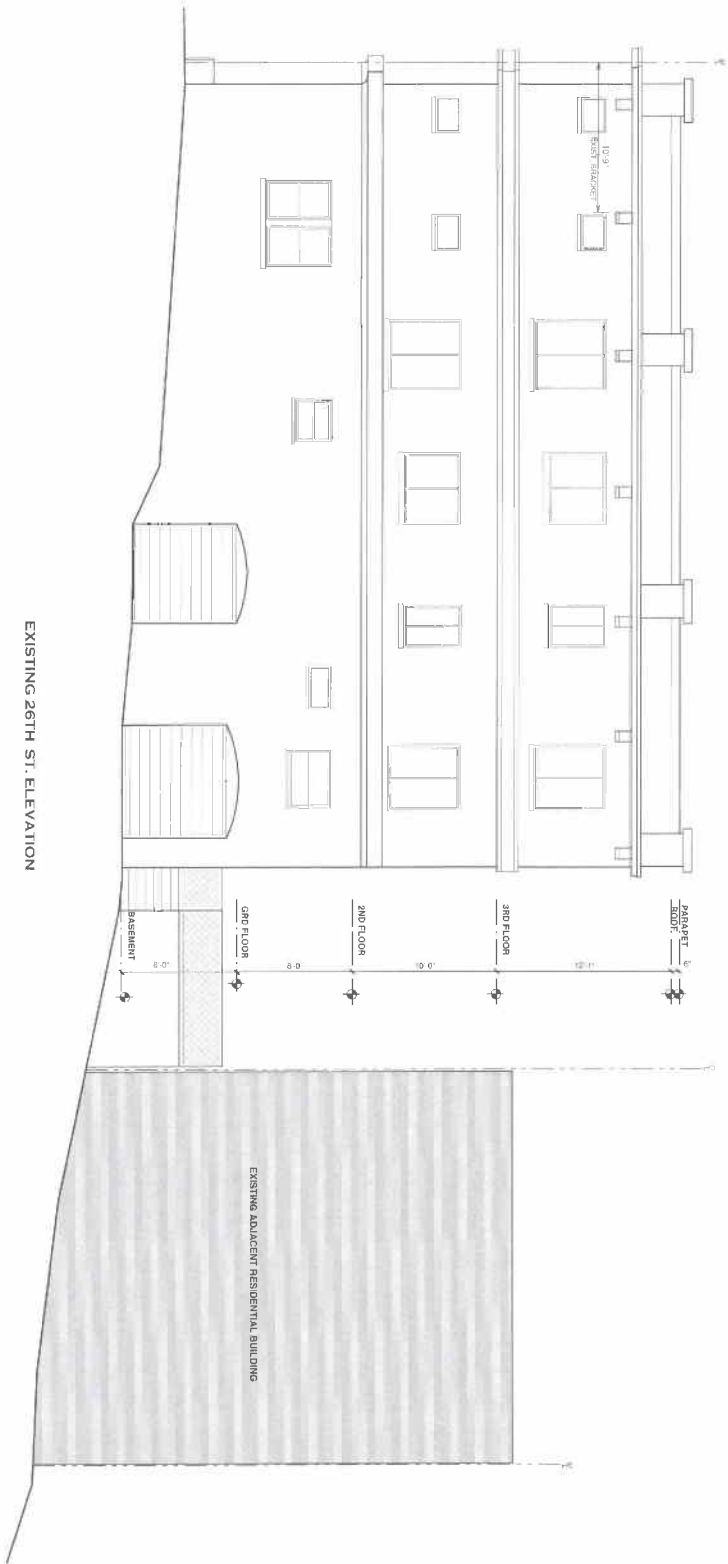
DATE: 6 MARCH 2013
 SCALE: 1/8"=1'-0"
 DRAWN: ML
 SHEET:



EXISTING EAST (REAR) ELEVATION



EXISTING DOLORES ST. ELEVATION



EXISTING 26TH ST. ELEVATION

DATE: 1/14/2014
 SCALE: 1/4" = 1'-0"
 DRAWN BY: JAVIER L. LEE
 SHEET: A4

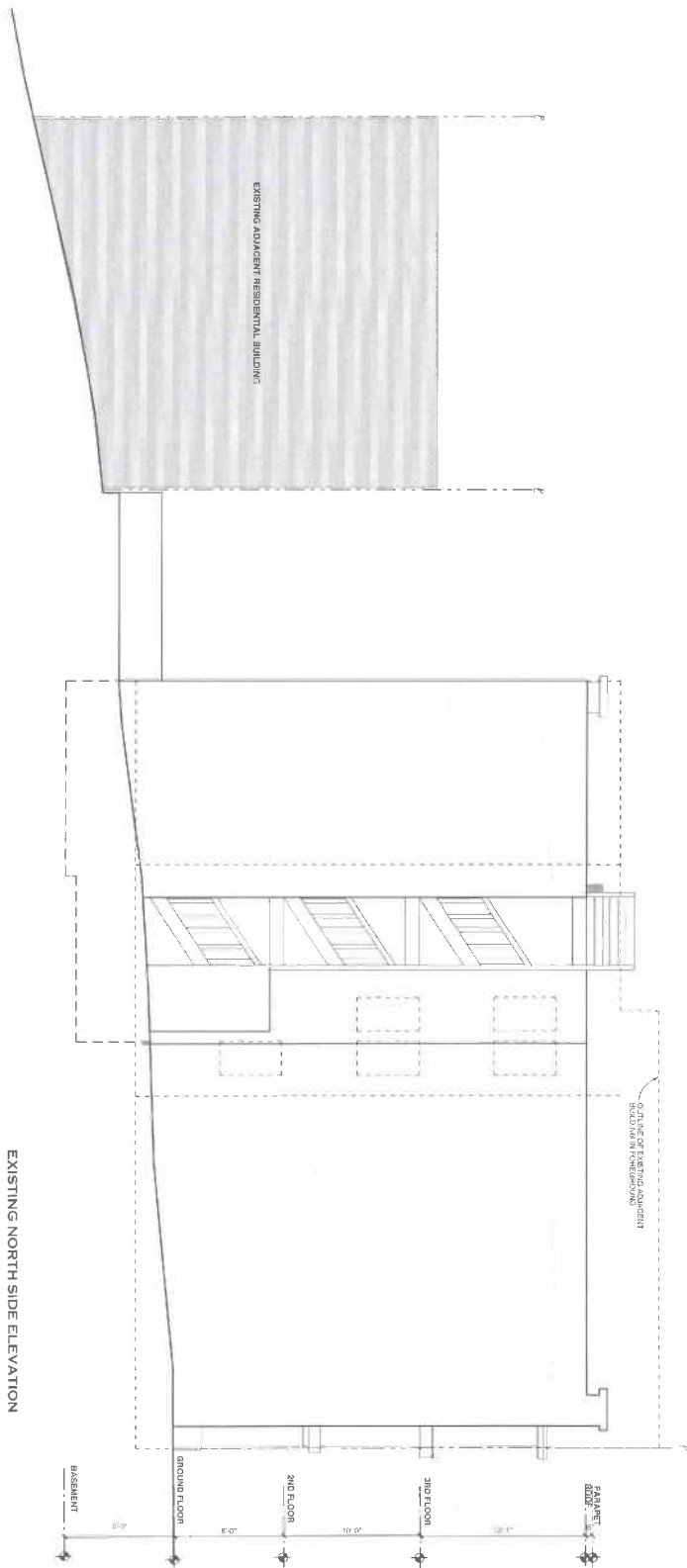
1297 DOLORES STREET RENOVATION
 SAN FRANCISCO, CA BLOCK 6534 / LOT 016B

EXISTING 26TH STREET
 (SIDE) ELEVATION

1297 DOLORES ST.
 SAN FRANCISCO, CA
 1.14.12-1.14.13
 1.14.12-1.14.13

LEAVITT architecture

REVISIONS BY:
 1/14/2014 JL



EXISTING NORTH SIDE ELEVATION

Revisions By
DATE

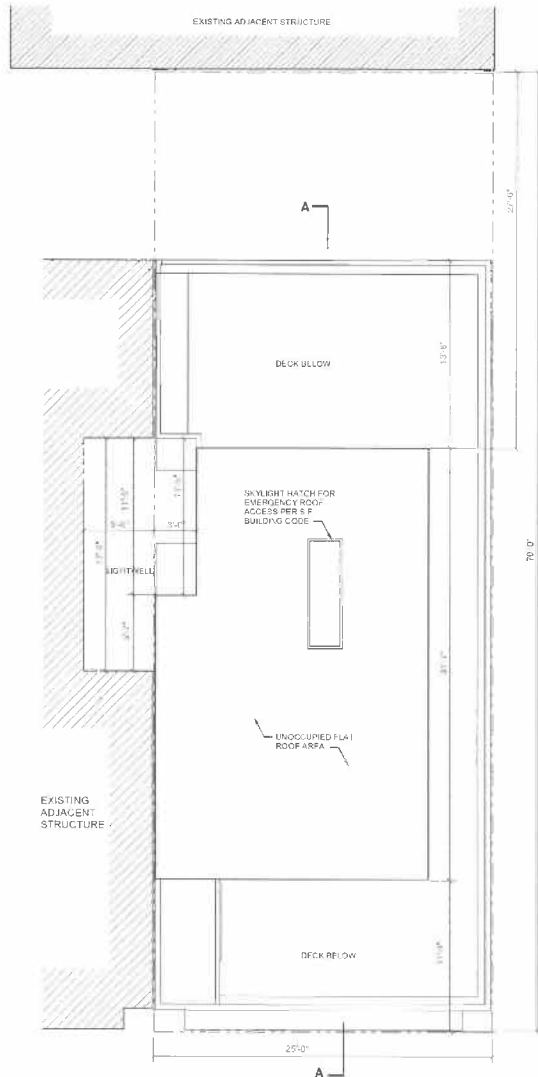
LEAVITT architecture

1827 Mission St
San Francisco, CA 94109
415.524.5100
415.571.5100

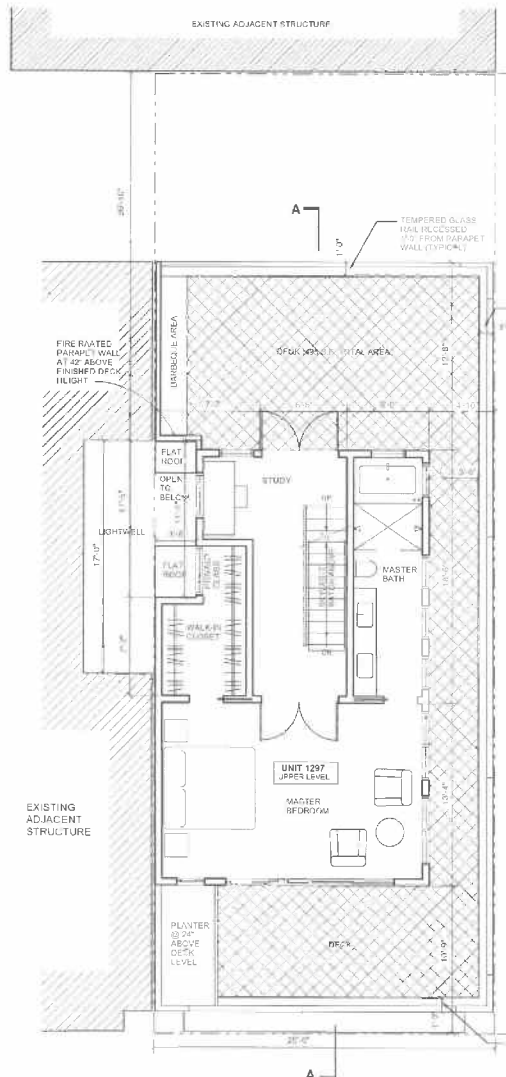
EXISTING NORTH (SIDE)
ELEVATION

1297 DOLORES STREET RENOVATION
SAN FRANCISCO, CA BLOCK 6534 / LOT 016B

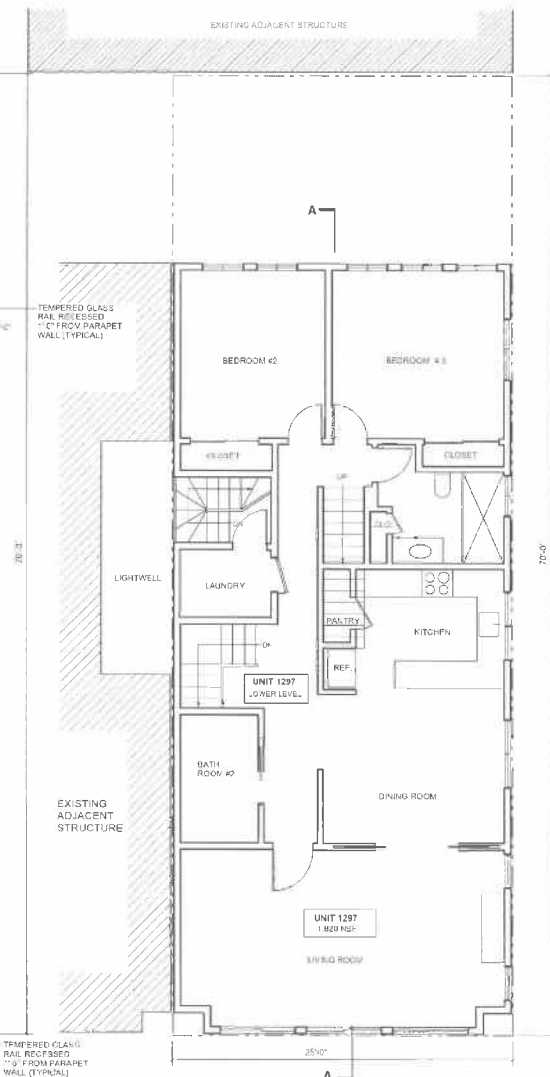
DATE: 11/20/2018
SCALE: 1/4" = 1'-0"
DRAWN BY: GMM/ML
CHECKED BY: M-EMT
A5



PROPOSED ROOF PLAN



PROPOSED 4TH LEVEL PLAN



PROPOSED 3RD LEVEL PLAN



Revisions	By
1	1/16/2014
2	1/16/2014



1327 Mission St
San Francisco
California 94109
415.674.9029
415.674.9031

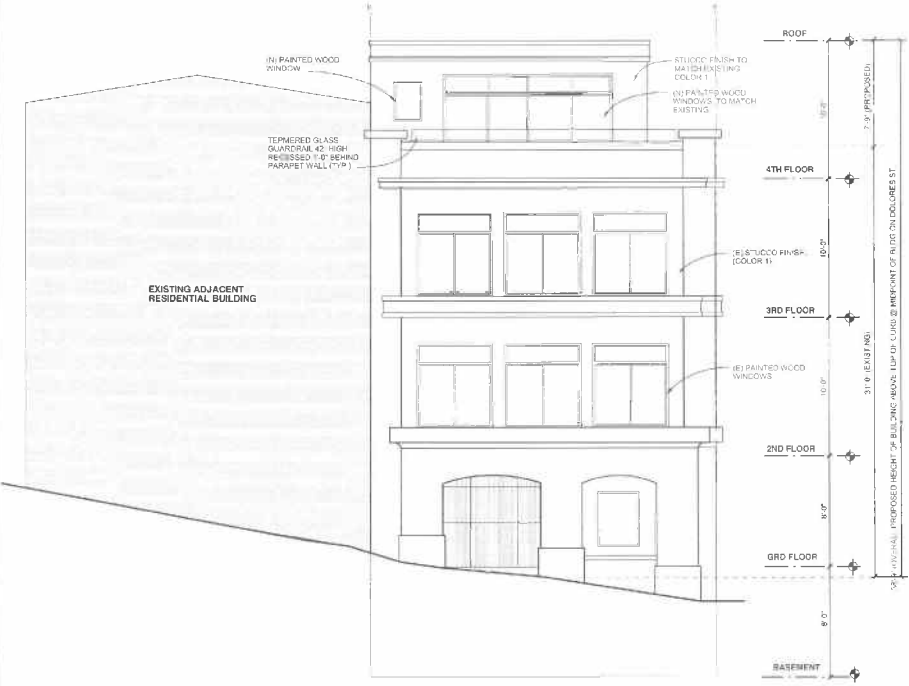
PROPOSED THIRD, FOURTH
& ROOF LEVEL PLANS

1297 DOLORES STREET RENOVATION
SAN FRANCISCO, CA
BLOCK 6594 / LOT 016B

DATE: 5/16/2013
SCALE: 1/8"=1'-0"
DRAWN BY:
CHECKED BY:



PROPOSED EAST (REAR) ELEVATION



PROPOSED DOLORES ST. ELEVATION

Revisions	By
04/01/2014	ML
1 APR 2014	SL



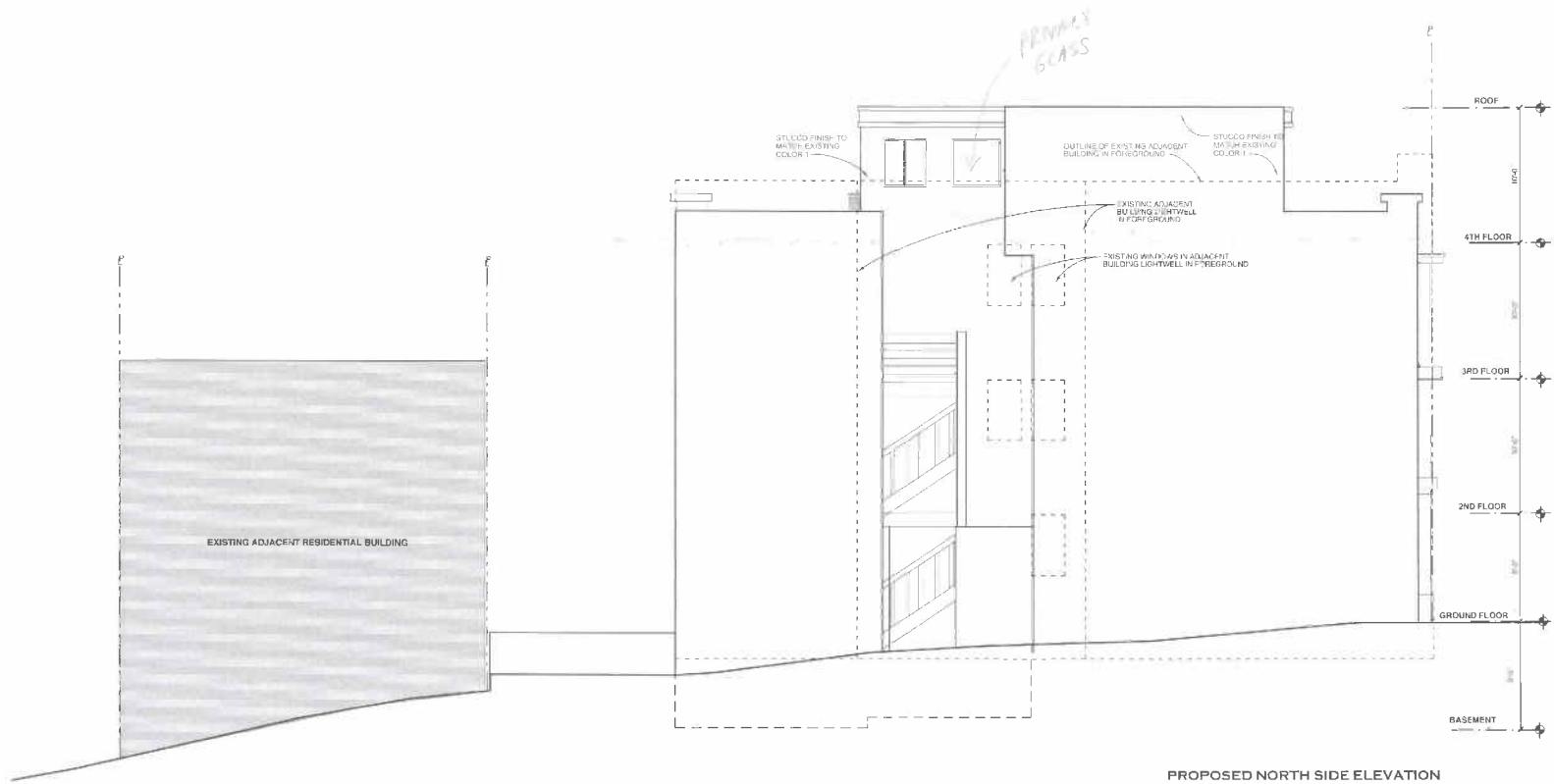
1327 Mason St.
San Francisco
California 94133
415.874.8100
415.674.5100

PROPOSED DOLORES ST. (FRONT)
AND EAST (REAR) ELEVATIONS

1297 DOLORES STREET RENOVATION
BLOCK 6634 / LOT 016B
SAN FRANCISCO, CA

DATE: 04/MARCH/2014
SCALE: 1/4"=1'-0"
DRAWN BY:
SHEET:

A7



PROPOSED NORTH SIDE ELEVATION

Revisions	By
10/19/14	ML
1/15/14	ML

LEAVITT
architecture

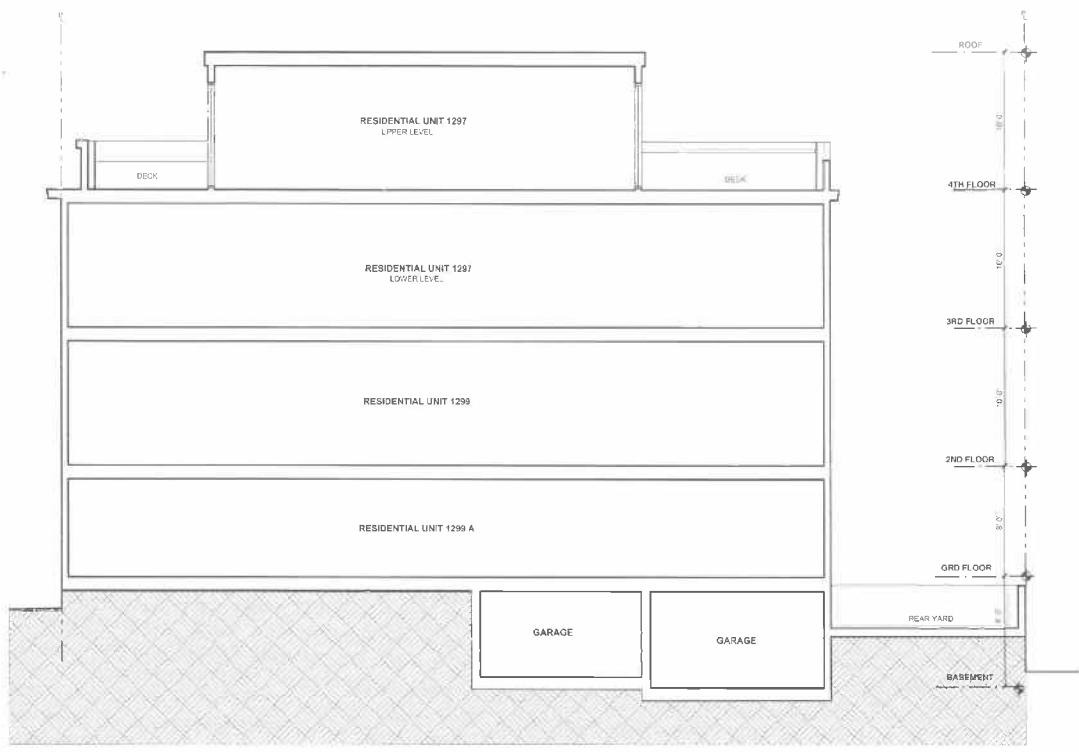
1327 mission st.
san francisco
california 94103
415.574.3100
1425 674 2101

PROPOSED NORTH
(SIDE) ELEVATION

1297 DOLORES STREET RENOVATION
BLOCK 6534 / LOT 016B
SAN FRANCISCO, CA

DATE: 9 MARCH 2013
SCALE: 1/4" = 1'-0"
DRAWN: ML
SHEET

A9



BUILDING SECTION AA

Revisions	By
01-27-2014	ML
11-01-2014	ML

LERVITT
architecture

1297 Mission St
San Francisco
California 94103
415.674.9100
1155 Market St
San Francisco, CA

BUILDING SECTION AA

1297 DOLORES STREET RENOVATION
BLOCK 6534 / LOT 016B
SAN FRANCISCO, CA

DATE: 06/04/2013
SCALE: 1/8"=1'-0"
DRAWN: ML
TWT

A10