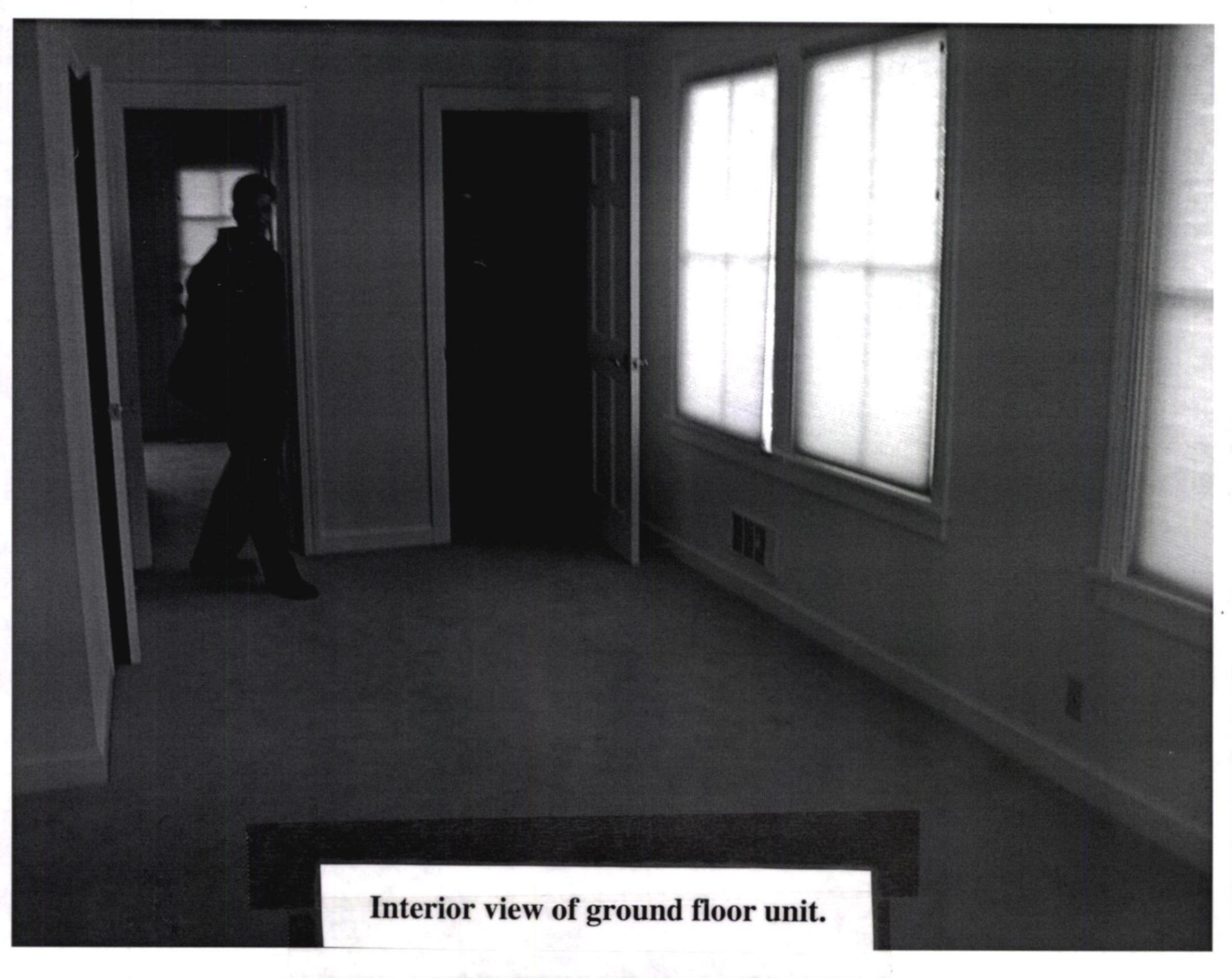
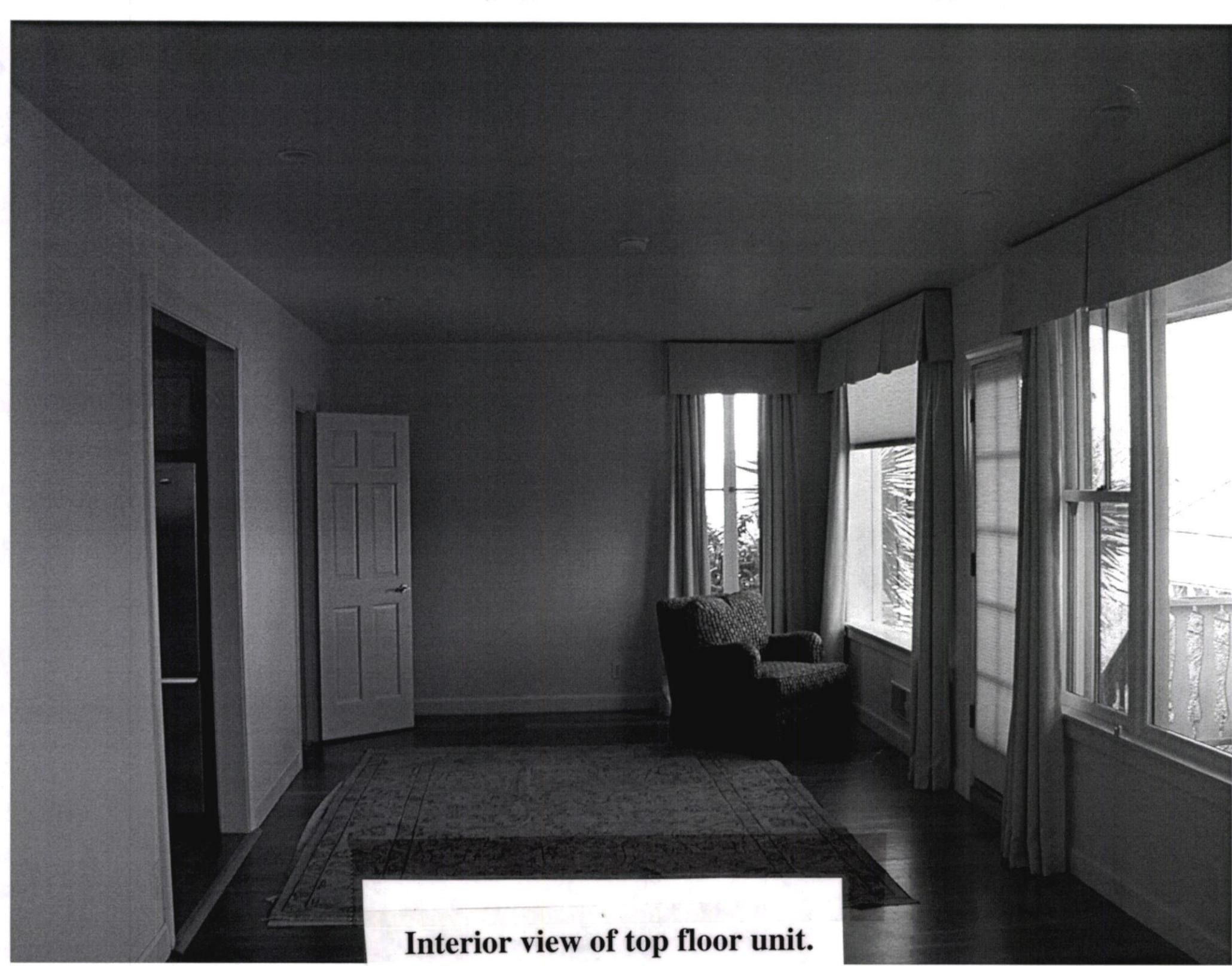




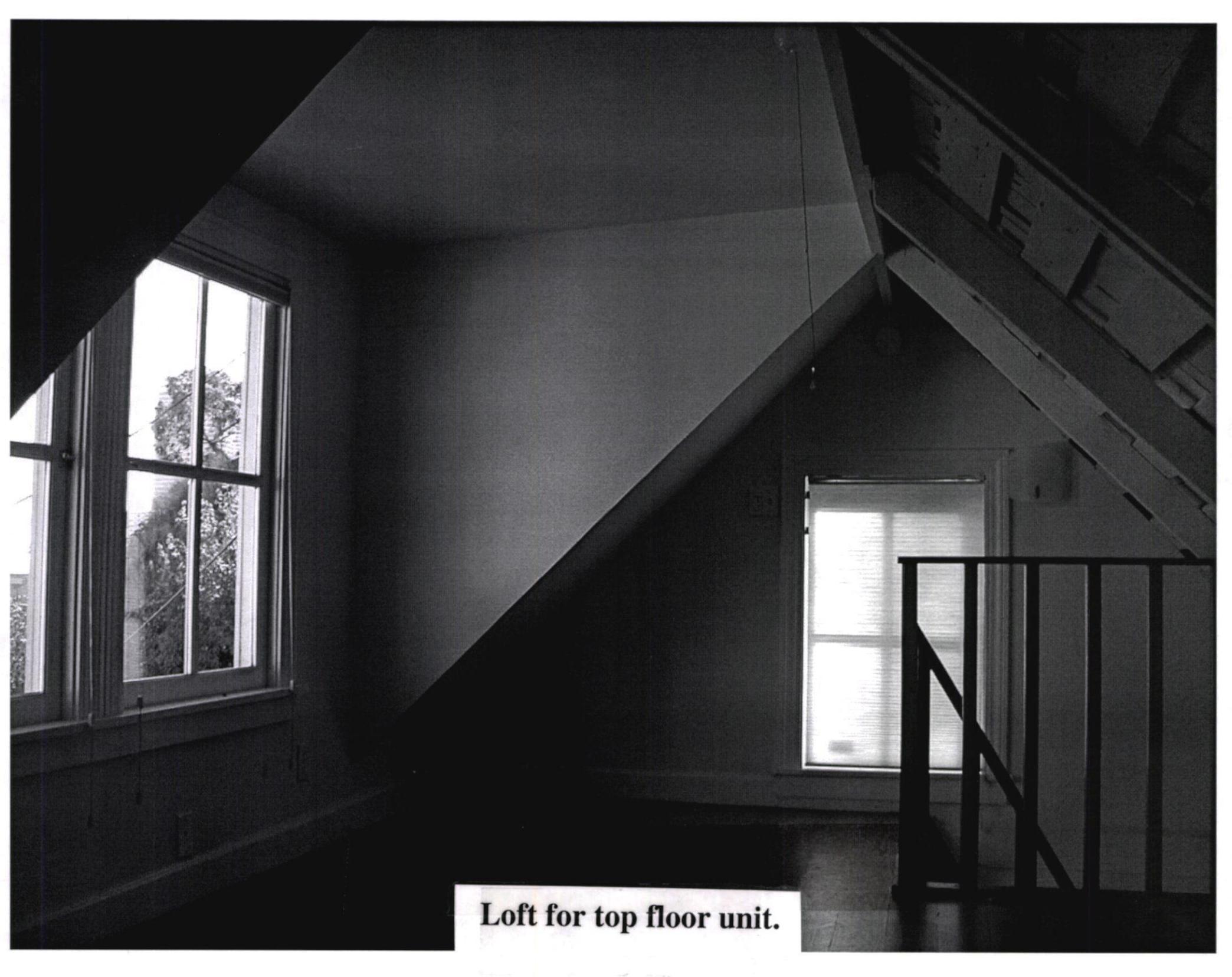
Interior staircase installed without a permit.



Interior view of ground floor unit.



Interior view of top floor unit.



Loft for top floor unit.

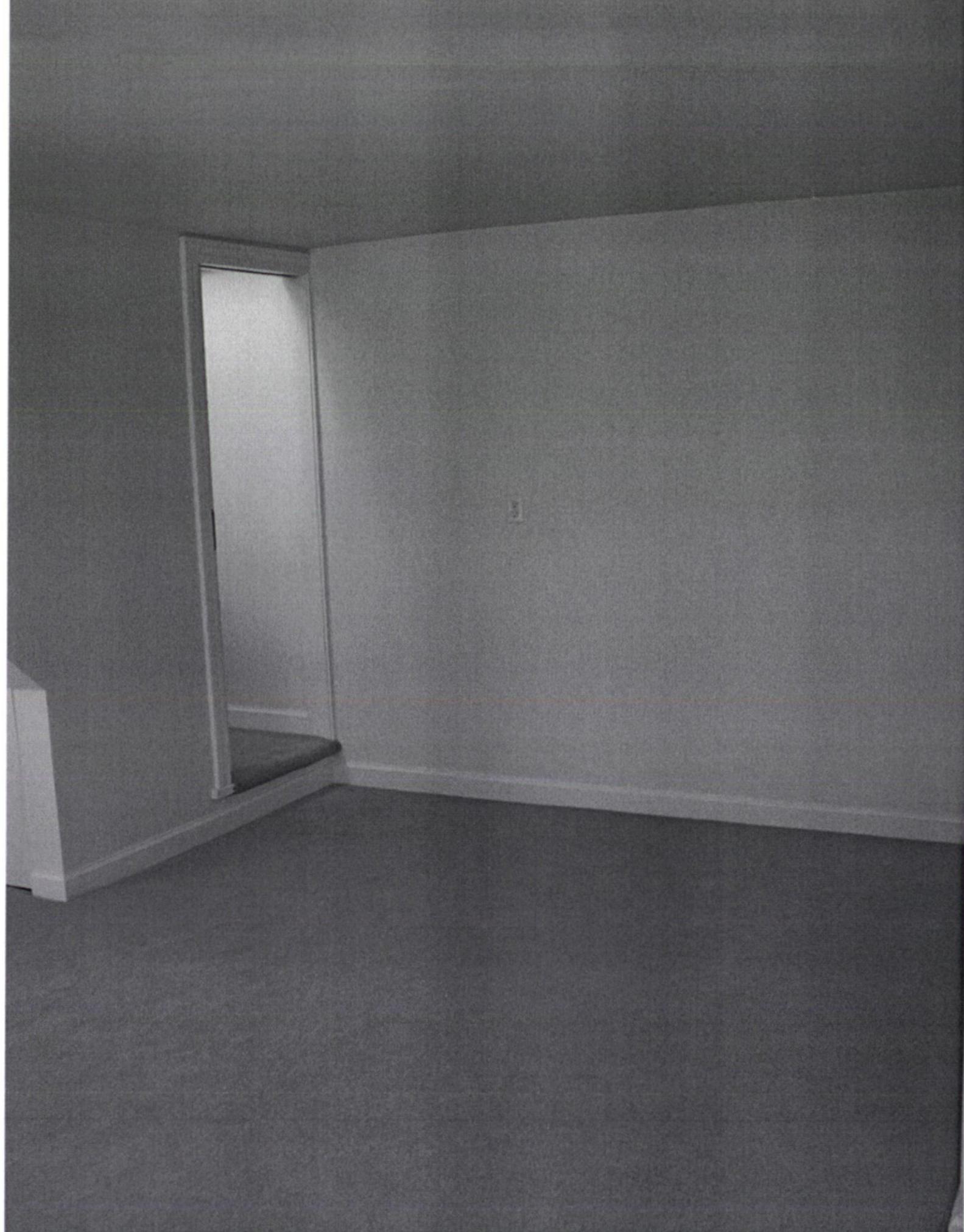




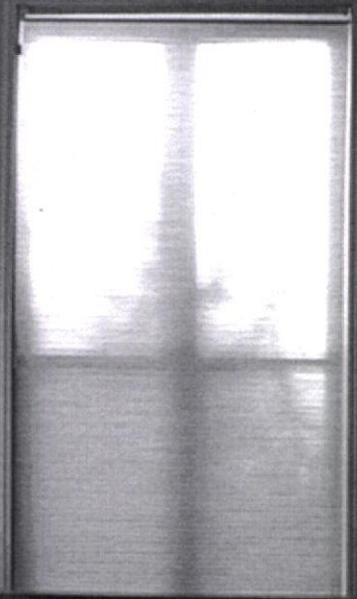




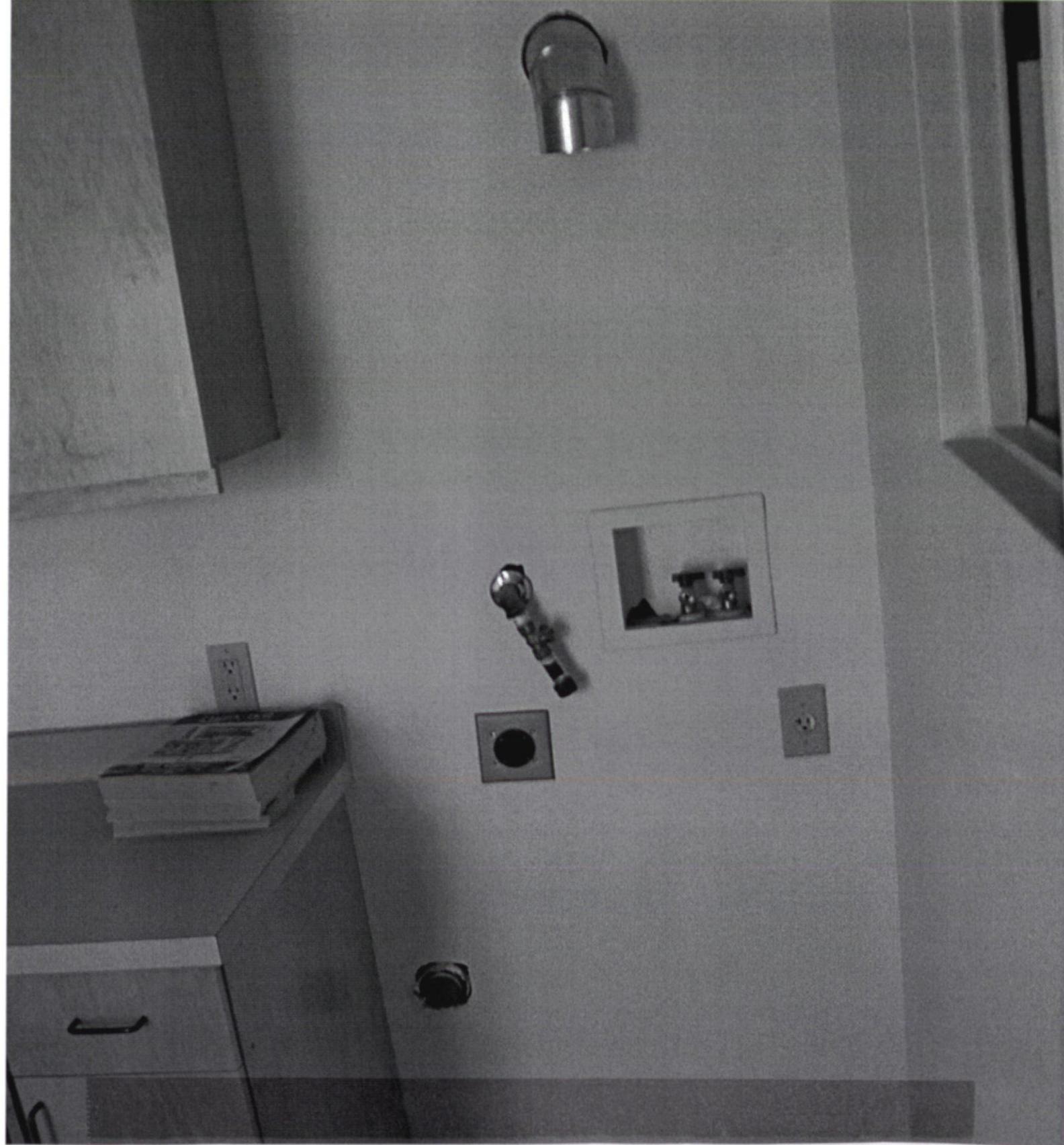








**Interior view of top floor unit. Staircases to loft above,
and unit below.**



Kitchen converted to a laundry room without permits.

PROJECT COORDINATION MEETING REQUEST FORM

DATE: 10/29

TEAM LEADER AUTHORIZATION:

Doug Lutts
Jim Nixon

PLANNER V AUTHORIZATION:

PROJECT:

Planner:

Address:

Cross Streets:

Block/Lot:

Zoning:

Pete Vollmann

224 Filbert

Sansome & Montgomery (Napier & Darrell)

0085 / 046

RH-3

OTHER STAFF MEMBERS WHO SHOULD ATTEND THE MEETING:

Craig Nikitas

Jim Nixon

BACKGROUND OF PROJECT (i.e., informational mtg, etc.)

- PROPOSAL IS FOR THE MERGER OF 2 DWELLING UNITS INTO A SINGLE FAMILY HOME.
- SUBJECT SITE IS A CONTRIBUTORY BUILDING IN THE TELEGRAPH HILL HIST. DIST. BUILT IN 1859, IN TROUBLE TODAY, '76 BURDEN RATING OF 5
- ANOTHER PROPOSAL IS CURRENTLY ACTIVE WITHIN THE DEPT. FOR A COFA TO REMOVE ~~THE DORMER~~ A "HISTORICALLY INSENSITIVE" DORMER & EXPAND THE LIVING AREA IN THE GROUND FLOOR.

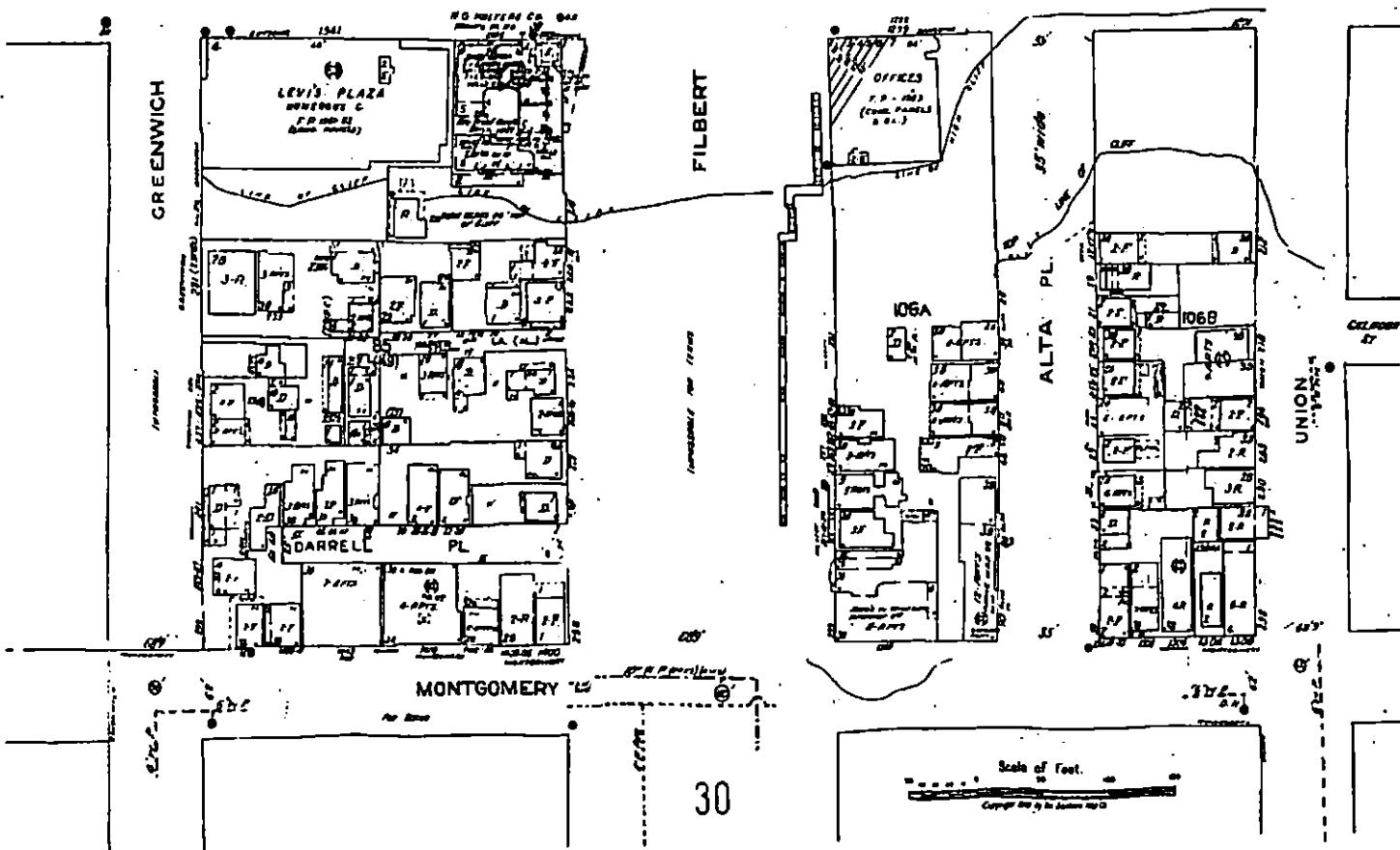
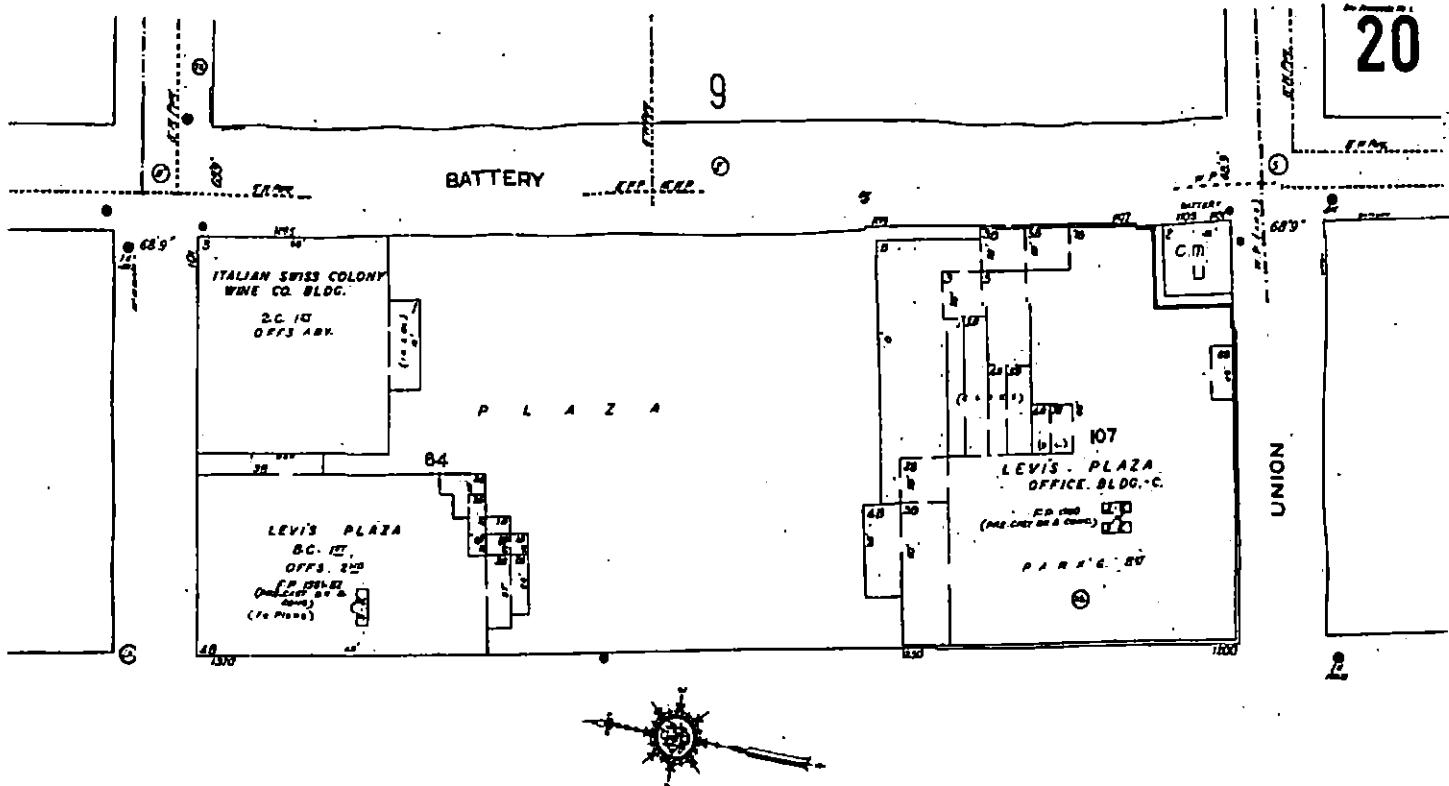
CASE ISSUES (i.e., previously discussed at project decision mtg - if so when & what issues were discussed or what are current issues):

PROJECT MEETS 1 1/2 OF D.O. MELLER CRITERIA.

- 1) PARTIALLY MET - PROPOSAL WILL BE DETERIMENTAL TO SUPPLY OF HOUSING, BUT NO TENANTS WILL BE DISPLACED
- 2) NOT MET - PROPOSAL WILL NOT BRING THE PROPERTY INTO CONFORMITY w/ PLANNING CODE
- 3) NOT MET - NOT NECESSARY TO CORRECT FUNCTIONAL DEFICIENCY
- 4) MET - PROPOSAL WILL ELIMINATE A DORMER WHICH IS "HISTORICALLY INSENSITIVE". DORMER PROVIDES HEADROOM FOR A LOFT BEDROOM IN THE TOP UNIT, WHICH WILL BE LOST.
- 5) NOT MET - NOT INTENDED FOR OWNER OCCUPANCY

PLANNER'S RECOMMENDATION FOR POSSIBLE SOLUTIONS OR APPROACHES:

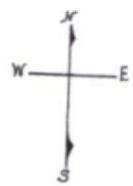
- TAKE DISCRETIONARY REVIEW AND DISAPPROVE THE PERMIT.
 - ONLY MEET 1 1/2 OF 5 CRITERIA
 - WILL MERGE A ONE BEDROOM & STUDIO w/ A LOFT INTO A ONE BEDROOM HOUSE.



REVISED	'60
"	70
"	73
"	79
"	80
"	87
"	92
"	94
"	98

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CITY & COUNTY ASSESSOR 1995

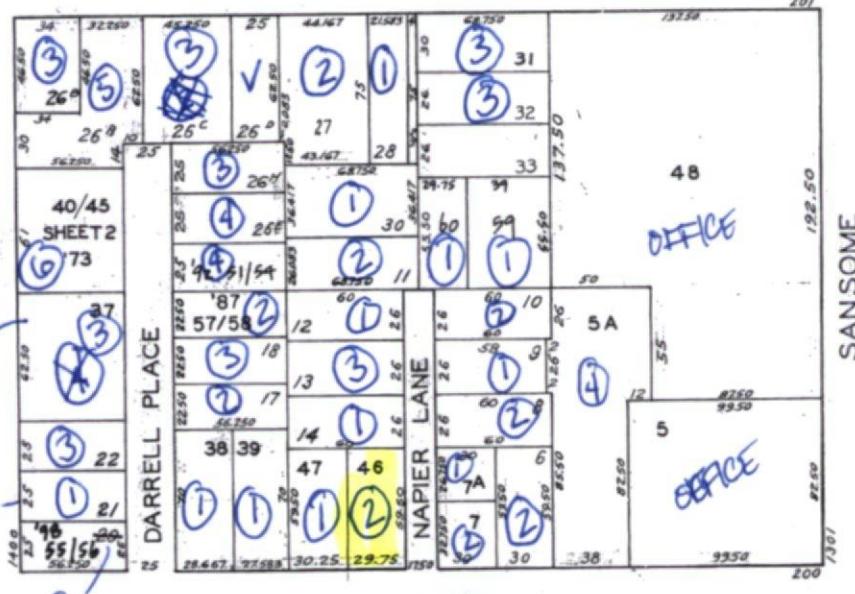
Lot 26G into St., "1936"
Lot 4 into Lot 3 - 43



201

GREENWICH

(H) MONTGOMERY
(H) DARRELL PLACE
(H) FILBERT



1400 - 1404 MONTGOMERY ST.
A CONDOMINIUM
LOT UNIT % COMM. AREA

55 1400 82.06
56 1404 17.94

34-36 DARRELL PLACE
A CONDOMINIUM
LOT UNIT % COMM. AREA

57 A 37.6
58 B 62.4

40 DARRELL PLACE
A CONDOMINIUM
LOT UNIT % COMM. AREA

51 101 14.00
52 201 28.67
53 301 28.67
54 401 28.66

2, 5, 7,
3, 6, total

22 - S.F.D.

69 TOTAL

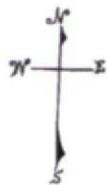
ASSESSED 105,719 SQFT
BLK. TOTAL 105,719 SQFT

809.000 Feet

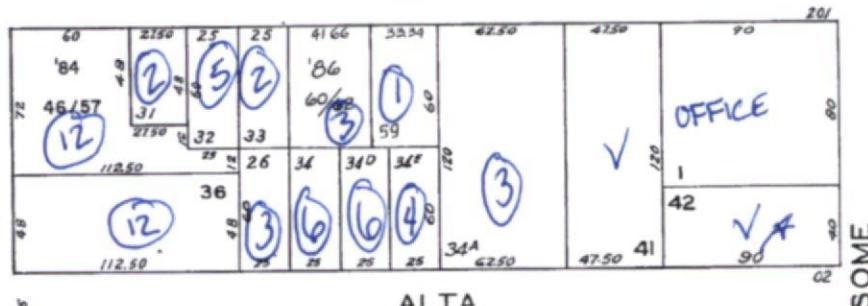
REVISED	'58
2	64
3	67
4	70
5	71
6	77
7	64
8	66
9	66

LOTS MERGED

Lot 10- into Lot 9-43
 " 30- " " 29- "
 " 29- " " 28- 56



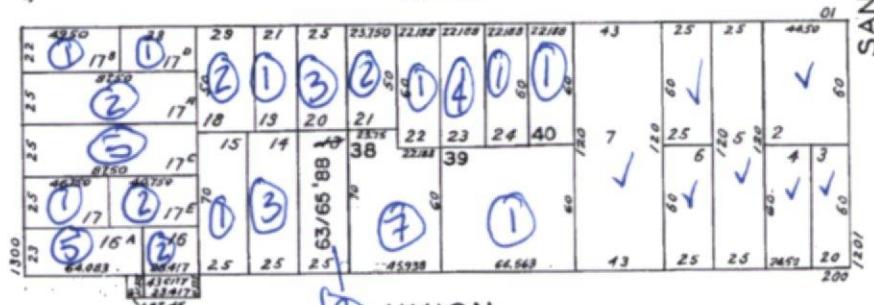
FILBERT



MONTGOMERY

35'

ALTA



SANSOME

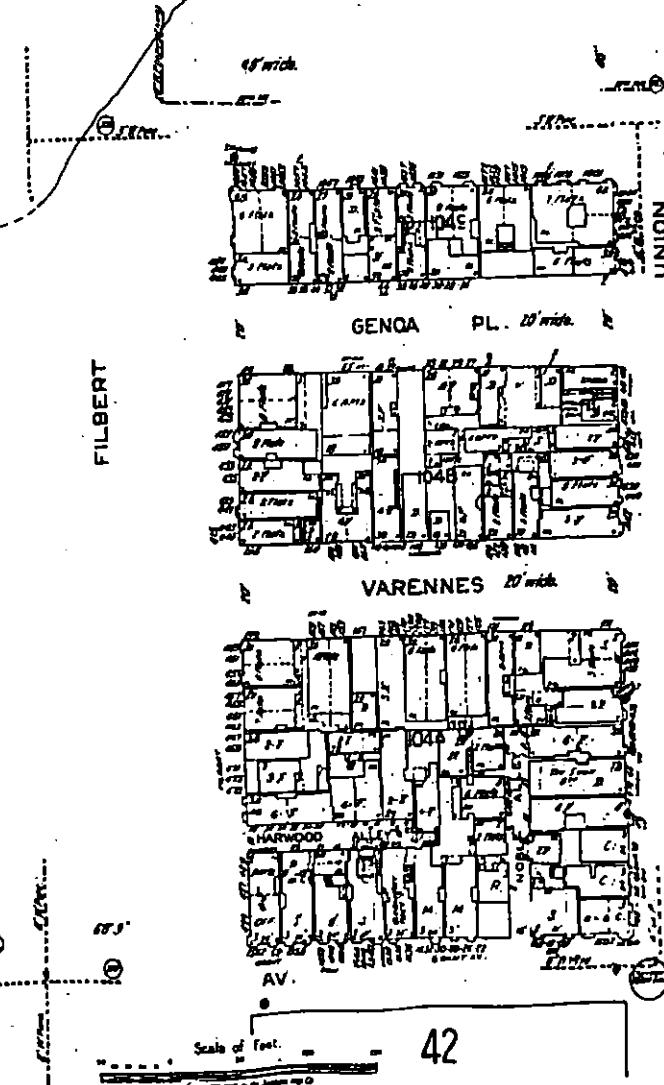
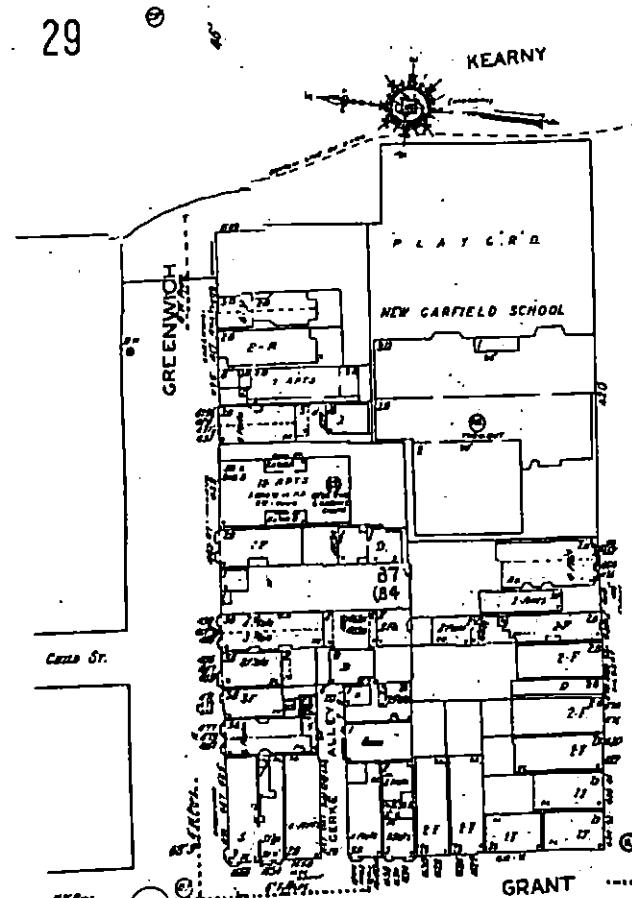
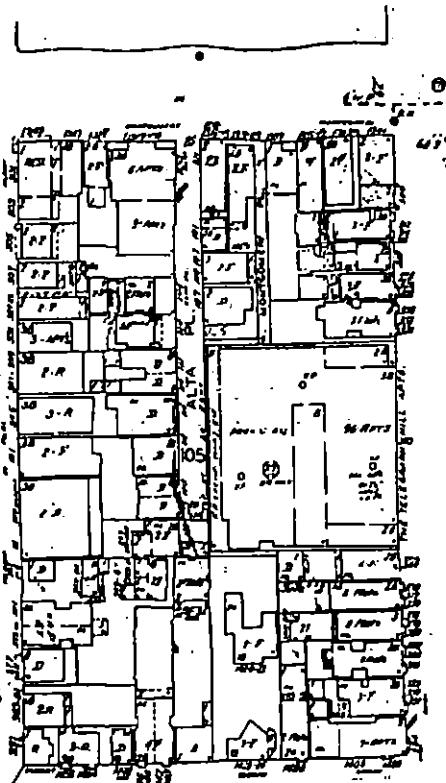
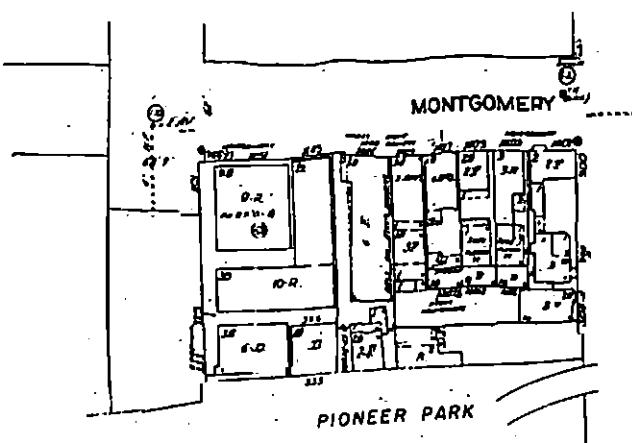
01'

UNION

1360 MONTGOMERY ST.		
A CONDOMINIUM		
LOT NO.	UNIT NO.	% COMMON AREA
46	1	3.675
47	2	6.738
48	3	7.838
49	4	7.322
50	5	15.165
51	6	7.551
52	7	7.288
53	8	10.620
54	9	7.551
55	10	7.288
56	11	9.628
57	12	9.136

261-263-265 FILBERT ST.		
A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
60	261	32.84
61	263	33.58
62	265	33.58

280-284 UNION ST		
A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
63	284	33.33
64	282	33.33
65	280	33.34



851661 TELEGRAPH HILL HISTORIC DISTRICT - Drill No. 642-BB eff. Dec. 3, 1986
Lots 3A, 7A, 6-14, 17-19, 26A, 26B, 26C, 26D, 26E, 26F, 26H, 27-34, 36, 39, 46, 47

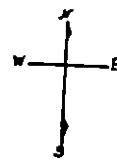
85

50 YARA BLK. 43 SHEET 1

REVISED 100
- 120
- 113
- 79
- 200
- 87
- 14

Lot 26H Sub JH, "RH-3"
Lot 4 into Lot 3 + 46

85.06L (Whole block - See also AB 106)
85.377E RH-3 to SUD
88.578E Telegraph Hill SUD



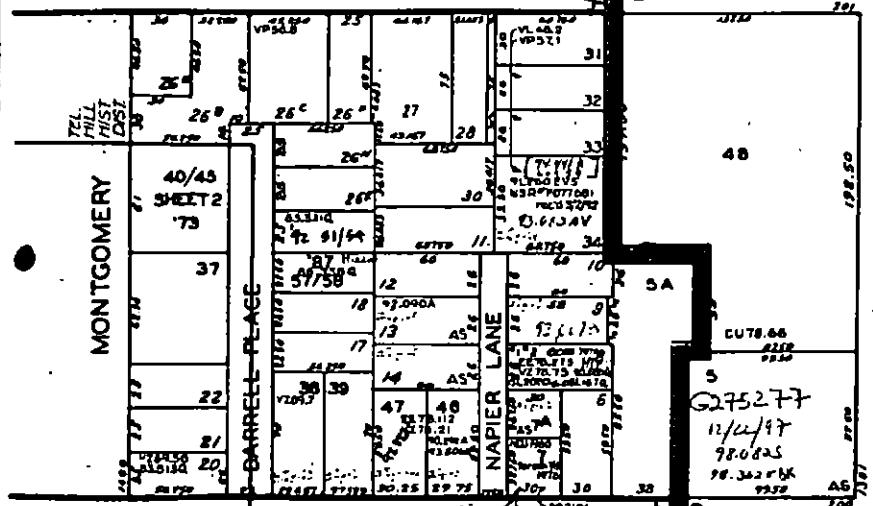
GREENWICH

TELEGRAPH HILL
HISTORIC DISTRICT
PROPOSED
DISTRICT
SUD-3

G-4-RH-3
C-2

EE77.256

Contact Richard Dore, 100 Pine St., 514 3000
fr. 982-3607, for any permit in 335 Sanome



SANOME

C-2
G-4-RH-3

*1. Notify of any proposal on No. 16 Naper Lane:
Terrence O. Mayo, Mayo, Walters & Hooper,
311 California St., San Francisco, CA 94104
*2. Notify of any proposal on AB 658 (16 Naper Lane),
Telegraph Hill Owners, more Krostova 348-0737
Bob Page 1 981-5693

34-36 DARRELL PLACE

A CONDOMINIUM
LOT UNIT % COMM. AREA
57 A 37.6
58 B 62.4

40 DARRELL PLACE

A CONDOMINIUM
LOT UNIT % COMM. AREA
51 101 14.00
52 201 28.67
53 301 28.67
54 401 28.66

TELEGRAPH HILL
HISTORIC DISTRICT
PROPOSED
DISTRICT

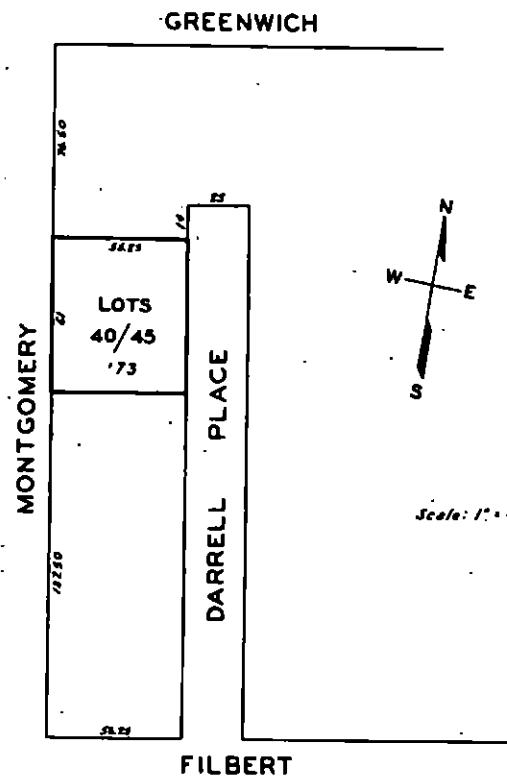
ASSESSED 105,719 SF
BLK. TOTAL 105,719 SF

940.000 Feet

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

1440 MONTGOMERY STREET
A CONDOMINIUM

LOT NUMBER	UNIT NUMBER	COMMON AREA PERCENT INTEREST PER LOT
40	1	9.0327
41	21	15.7163
42	22	15.6044
43	31	15.7163
44	32	15.6044
45	41	28.3259



Date: 10/02/2001 3:32 PM

Sender: Peterson Vollmann

To: Larry Johnston

Priority: Normal

Subject: Staff D.R.

Larry-

I have a staff D.R. for dwelling unit merger, if you could set it up for me. The information is as follows:

Address: 224 Filbert Street

BPA#: 2001/06/01/0508

Blk/Lot: 0085/046

Proposal: D.U. merger 2 to 1

Owner: Joanne Trafton

224 Filbert Street
San Francisco, CA 94133

Architects: Miller Kelley Architects

1020 Kearny Street
San Francisco, CA 94133

Neighborhood: North Beach (Telegraph Hill)

Thanks.

-Pete



PLANNING DEPARTMENT

City and County of San Francisco
(415)558-6378 Fax: 558-6409 or 558-6426

1660 Mission Street

San Francisco, Ca 94103-2414

MEMORANDUM

DATE: October 9, 2001
TO: JOANNE TRAFTON
224- FILBERT STREET
SAN FRANCISCO, CA 94133

FROM: Application Intake Center
SUBJECT: Case No. 2001.0969D

Filing Date 10/02/2001

On the above-listed filing date, you submitted an application to the Planning Department for a project that was given the Case Number listed above. This memo acknowledges that the minimum information for application acceptance

No application fee was charged.

Article 3.5A of the Planning Code states that the fee for this type of application be based upon the estimated construction cost as defined by the San Francisco Building Code. If the total construction cost is subsequently estimated by the Department of Building Inspection to be greater than the initial estimate, then the fee for this application will be subject to adjustment. If there is no construction cost, a base fee is charged. Some types of cases are subject to a billing of time and materials expended beyond the initial fee.

The following is a list of materials to be submitted with City Planning applications. If required materials are missing, your application cannot be deemed complete until all required items are submitted.

Material

Application with all blanks filled in
300-foot radius map/adjacent owners
Address labels (original)
Address labels (copy of the above)
Site Plan
Floor Plan
Elevations
Section 303 requirements (shown on info sheet)
Proposition M findings
Photographs
Check payable to Planning Department
Application signed by owner or agent
Letter of authorization for agent

If you have any questions about this case, please call our information desk at 558-6377, 8 a.m.-noon or 1-5 p.m., and provide the information desk planner with the case number listed above.

*San Francisco Planning Department
Office of Analysis and Information Systems*

PROPERTY INFORMATION REPORT

Block 0085 Lot 046 Census Tract 104 Census Block 402

Site Address: 224 - 224 A FILBERT ST

Site Zip Code: 94133

OWNER	PROPERTY VALUES		
BRADY WILLIAM J	Land	\$435,883.00	Sales Date October 10, 2000
224 FILBERT ST	Structure	\$249,072.00	Price \$1,500,000.00
SAN FRANCISCO CA	Fixture		
94111	Other		

PHYSICAL CHARACTERISTICS

Lot Frontage	Year Built	1977
Lot Depth	Stories	1 B
Lot Area	Assessor Units 2	
Lot Shape	Bedrooms	
Building Sq.Ft. 1,385.00	Rooms	7
Basement Sq.Ft.	Assessor Use FLATS AND DUPLEX	
Authorized Use		
Original Use		

PLANNING INFORMATION

Zoning	RH-3	Planning District	3
Height Limit	40-X	SUD	
Quadrant	NORTHEAST	SSD	
Leg. Setback	Redevelopment Area NOT IN RDA PROJECT AREA		

Notices of Special Restrictions:

Non-Conforming Uses:

Comments:

ACTIVE BLOCK BOOK NOTATIONS

First Name	Last Name	Organization	Phone
Nancy	Shanahan	PO Box 330159	986-7070
Nancy	Shanahan	PO Box 330159	986-7070

*San Francisco Planning Department
Office of Analysis and Information Systems*

PROPERTY INFORMATION REPORT

Block 0085

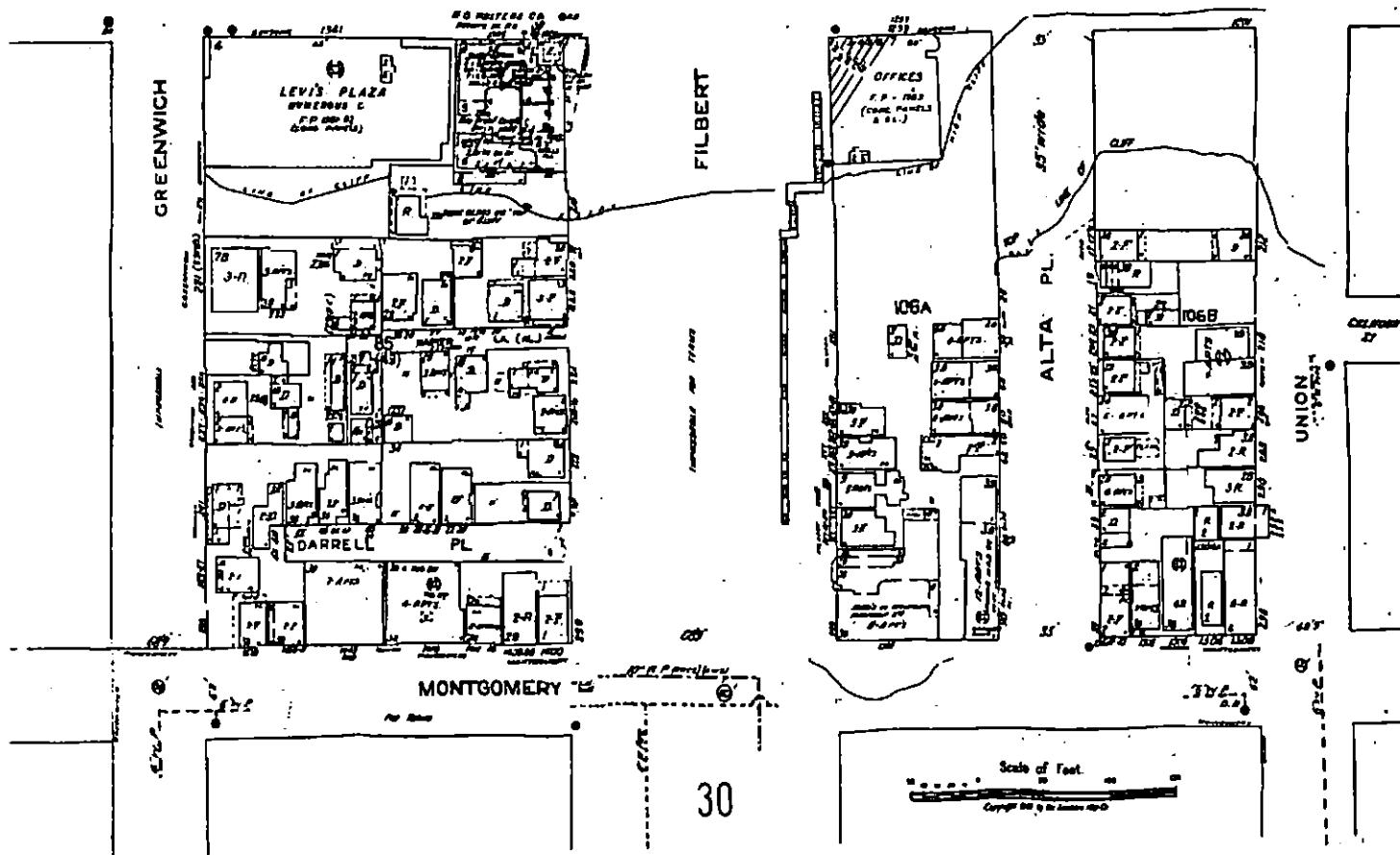
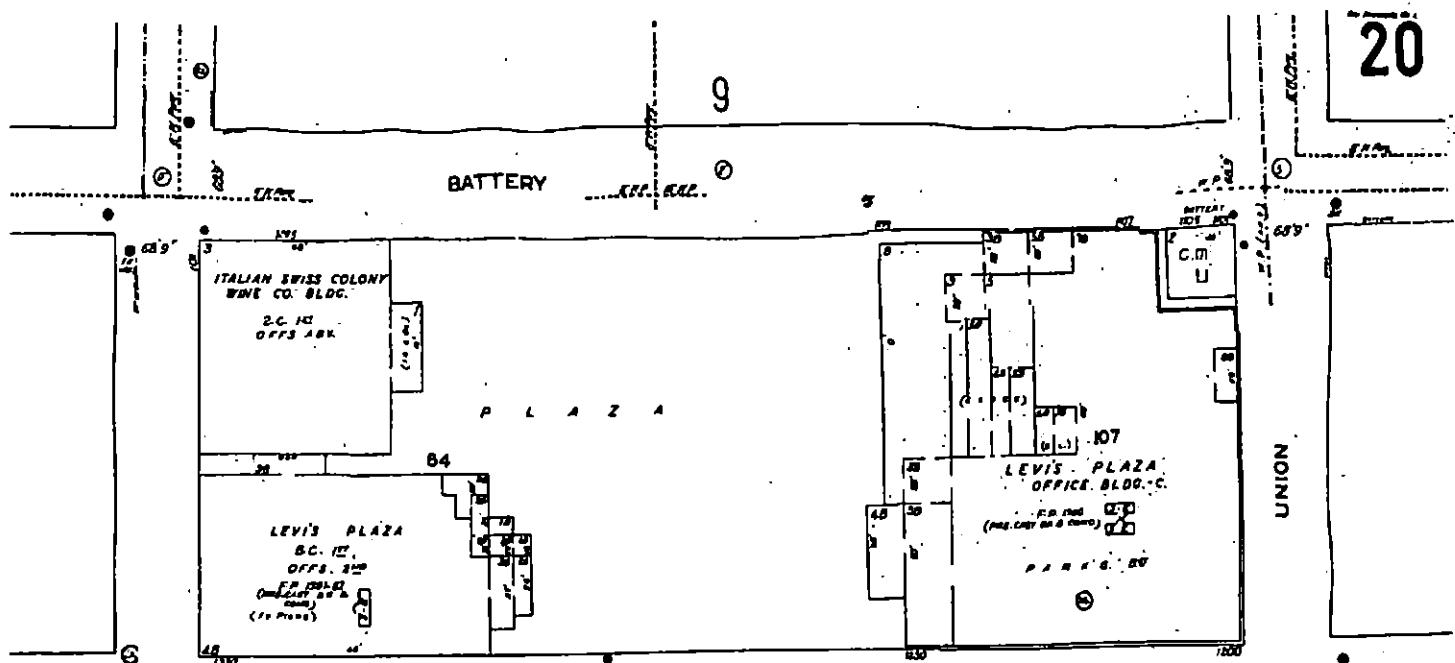
Lot 046

Census Tract 104

Census Block 402

BUILDING PERMIT APPLICATIONS

Appl. No.	Act Date	Status	Description
9802610	08/11/1999		HORIZONTAL ADDITION
9923575	12/03/1999	APPROVED	REVISED STRUCTURAL PLANS



AGENDA
PROJECT COORDINATION MEETING
TUESDAY, NOVEMBER 20, 2001 – 10:00 to 11:30 A.M. IN ROOM 503

Planners/Addresses/Zoning/Height District

Background/Issues/Recommendation

Völlman/Nikitas/Nixon:

1. Address: 224 Filbert St.
- Cross St(s): Sansome/Montgomery
- Block/Lot: 0085/046
- Zoning/Height District: RH-3

1. **Background:** Proposal for merger of 2 DU into 1 single family home. Subject site is contributory bldg in Telegraph Hill Hist. Dist. Built in 1859, in *Here Today*, '76 survey rate of 5; another proposal is currently active w/n Dept. for CofA to remove "historically insensitive" dormer & expand living area in grnd flr.

Case Issues: Proj meets 1½ of DU merger criteria: (1) partially met – proposal will be detrimental to supply of housing, but no tenants will be displaced; (2) not met – proposal will not bring property into conformity w/Plng Code; (3) not met – not necessary to correct functional deficiency; (4) met – proposal will eliminate dormer which is "historically insensitive." Dormer provides headroom for loft bedroom in top units, which will be lost; (4) not met – not intended for owner occupancy.

Recommendations: Take DR & disapprove permit. Only meet 1½ of 5 criteria; will merge 1 bdrm & studio w/loft into 1 bdrm house.

LeBlanc/Nikitas/Badiner

2. Address: 888 Howard
- Cross St(s): Fifth
- Block/Lot: 3724/066
- Zoning/Height District: C-3-S, 160-F

2. **Background:** Need policy decisions on issues listed below. Proj would construct a 340" tall bldg w/600 hotel rooms, 40,000+ sq.ft. of meeting space, approx 10,000 sq.ft. of open space & 60 parking spaces, with an FAR of 7.82:1. Proj's Final EIR scheduled to be certified Dec. 6, 2001.

Case Issues:

1. New Zoning Dist proposed = C-3-S(SU) with an FAR of 9:1 (w/o purchasing TDR).
2. Bulk Dist proposed = M, which is bigger than the site!
3. Location & quality or character of public open space
4. General Design including materials (blue/green glass), loading bays off 5th St., sculpting of top etc
5. Hearing date: late Jan. or early Feb?

Recommendations: Re: Zoning. Would C-3-O be better than C-3-S (SU) or limit them to 7.5:1 FAR (would lose 66 hotel rooms). Re: Bulk – suggest "I" or "S" Dist. Either way the Proj would need exceptions

Tam/Washington/McDonald:

3. Address: 1323 – 41st Ave.
- Cross St(s): Irving
- Block/Lot: 1756/003
- Zoning/Height District: RH-2; 40-X

3. **Background:** Informational mtg.

Case Issues: Proposal to demo existing 2 story, 1 DU bldg & construct 4 story, 2 DU bldg.

Recommendations: Proposal is inconsistent w/RDG – staff recommends staff initiated DR to reduce scale, height, bulk

Planners/Addresses/Zoning/Height DistrictBackground/Issues/Recommendation**Crawford/Washington/McDonald:**

4. Address: Arco Way
Cross St(s):
Block/Lot:
Zoning/Height District:

4. **Background:** DR filed on proj to build 8 residences on 10 lots. Proj is in form negotiated betwn sponsor, neighborhood assoc & Board of Supervisors.

Case Issues: Brief direction on case.

Recommendations: Receive direction.

Sider/Banales/McDonald:

5. Address: Slanted Door Res.
584 Valencia
Cross St(s): 17th Street
Block/Lot: 3568/011
Zoning/Height District: Valencia NCD

5. **Background:** Proj involves (1) horiz. expansion of existing restaurant from 4,500sf to 12,000sf, so that it would occupy other 2 vacant retail bays w/n existing bldg & (2) new top floor which would house 3 DUs. CU is required for (1) USE SIZE larger than 3ksf per Plng Code / 2ksf per Mission Dist Int Ctrls [MDIC], (2) MARKET RATE HOUSING per MDIC, & (3) waiver for the required PRKNG for DUs in an NCD. DR is mandatory for change of use (2 retail bays to f.s. restaurant) per MDIC

Case Issues: Demonstrating necessity & desirability of this use size will be challenging. However, this is a locally owned business that continues to prosper in poor economy, unlike many other land uses that could potentially occupy the space. Furthermore, the other two retail bays are vacant & have been for some time (no displacement issue) & 3 units of housing will be created. Neighborhood support is questionable. Precedent (1750 Folsom) indicates that MEDA/MAC will oppose. Design of project is open to discussion; staff has 'hit a wall' w/the architect.

Recommendations: With some reservations, staff recommends approving the project.

Wang/Washington/McDonald

6. Address: 160 Hancock St
Cross St(s): B'tween Noe & Sanchez
Block/Lot: 3584/065
Zoning/Height District:

6. **Background:** Proj originally presented to Director on 10/23. This is 2nd informational mtng to discuss what is next step after Sec 311 notification period of bldg permit expires on 11/15. Proposal is to construct a 3-story over garage & 2 levels of basement 3-family dwelling after demolishing an existing residential building.

Case Issues: When taking original permit review, staff was concerned that bulk, mass & scale of proposed bldg would not be compatible with neighborhood character & would adversely impact air & light to adjacent bldgs. Staff was instructed to send out 311 notice with only minimal modifications provided by proj sponsor. We thought some neighbor would request a DR of the permit - no DR application has been filed by end of 30-day period.

Recommendations: Should staff sign off on permit while risking the Dept approving another monster home in Sup. Leno's district?

PROJECT COORDINATION MEETING REQUEST FORM

DATE: 12/10/01

TEAM LEADER AUTHORIZATION: _____
J. Nixon

PLANNER V AUTHORIZATION: _____
Jan Nixon

PROJECT:

Planner: PETE VOLLMANN

Address: 224 FILBERT

Cross Streets: NAPER LN & DARRELL PL.

Block/Lot: 0005 / 040

Zoning: RH-3

OTHER STAFF MEMBERS WHO SHOULD ATTEND THE MEETING:

Carla Nikitas
Jan Nixon

BACKGROUND OF PROJECT (i.e., informational mtg, etc.)

DWELLING UNIT MERGER 2 TO 1, OF A
CONTRIBUTORY BUILDING TO THE TELEGRAPH
HILL HISTORIC DISTRICT.

CASE ISSUES (i.e., previously discussed at project decision mtg - if so when & what issues were discussed or what are current issues):

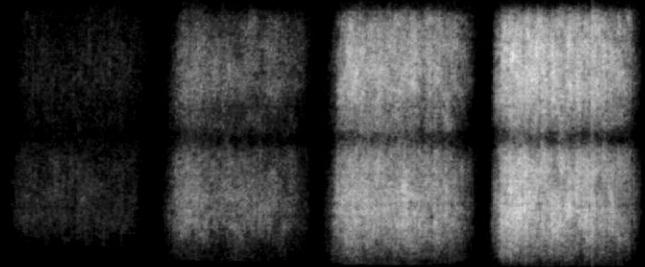
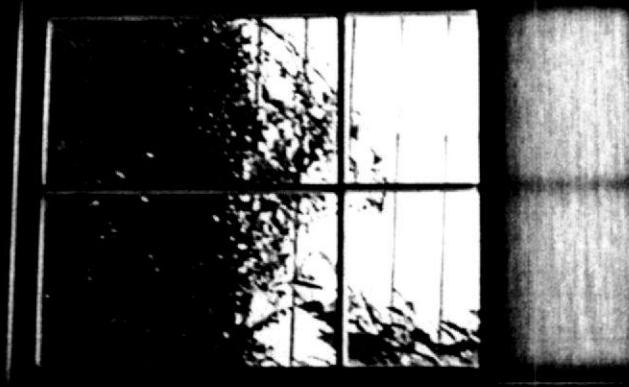
- * PREVIOUSLY DISCUSSED - PROJECT MEETS 1/2 OF 5 CRITERIA
SET BY PLANNING COMMISSION -
- NOT FOR OWNER OCCUPANCY, SPECULATIVE ONLY
 - NO PARKING REQUIREMENT, SO UNIT COULD BE REMOVED LATER
- * NEW ISSUES - UNITS ALREADY MERGED BY WORK WITHOUT
PERMITS
- PROPERTY HAS EXISTED AS TWO UNITS FOR 65+ YEARS
RATHER THAN 20 SOMETHING, AS SUGGESTED BY APPLICANT.

PLANNER'S RECOMMENDATION FOR POSSIBLE SOLUTIONS OR APPROACHES:

- TAKE DISCRETIONARY REVIEW AND DISAPPROVE
THE BUILDING PERMIT AS SUBMITTED.

AGENDA
PROJECT COORDINATION MEETING
TUESDAY, DECEMBER 18, 2001 – 10:00 to 11:30 A.M. IN ROOM 503

<u>Planners/Addresses/Zoning/Height District</u>	<u>Background/Issues/Recommendation</u>
Woods/Lindsay/Hart:	
1. Address: Cross St(s): Block/Lot: Zoning/Height District:	2324-40 Chestnut Scott & Divisadero 929/12 & 14 NC-2/40-X
	1. Background: Gorilla Sports expansion into Presidio Theatre. Case Issues: Update on revised plans re retail tenant spaces @ existing gym. 2 retail spaces (juice bar/clothing store) are proposed; however, both will be operated by Gorilla Sports. Recommendations: Although Dept. would like to see retail spaces operated by someone other than Gorilla Sports, applicant has indicated that due to lease constraints that would not be possible. Staff suggested that lease be amended but applicant said that would be difficult to accomplish. Therefore staff will still proceed with Dept's original recommendation for approval.
Cabreroa/Light/Lindsay/Hart:	
2. Address: Cross St(s): Block/Lot: Zoning/Height District:	1000 Great Highway (Beach Chalet) Fulton St. & Lincoln 1700/001 P/OS/Coastal
	2. Background: Required cases include CofA, General Plan referral, & Coastal Zone permit for new deck w/kitchen @ rear of bldg. Case Issues: Will GP referral require CPC hearing? Previous restaurant approval did not require CU. New deck is able to comply w/GP policies/objectives. Recommendations: If referral is done administratively, coastal zone permit will be done administratively also.
Vollman/Nikitas/Nixon:	
3. Address: Cross St(s): Block/Lot: Zoning/Height District:	224 Filbert Napier & Darrell 0085/046 RH-3
	3. Background: DU merger 2 to 1, of a contributory bldg to the Telegraph Hill Historic District. Case Issues: Previously discussed – project meets 1½ of 5 criteria set by Commission. Not for owner occupancy, speculative only. No parking requirement, so unit could be reinstalled later. New issues - units already merged by work w/o permits. Property has existed as 2 units for 65+ yrs rather than 20 something, as suggested by applicant. Recommendations: Take DR & disapprove bldg permit as submitted.
Smith/Washington/McDonald:	
4. Address: Cross St(s): Block/Lot: Zoning/Height District:	153 Randall St. Church/Whitney 6603/032 RH-2:40-X
	4. Background: Applicant proposes 3 rd & 4 th fl add'ns as well as façade alterations. Proposal has not gone through 311. Case Issues: Staff feels 4 th fl add'n is out of character for block. Applicant wants to move forward w/4 th fl intact & has submitted materials to support project. Recommendations: Dept. should take DR & recommend 4 th fl be removed.
Tam/Washington/McDonald:	
5. Address: Cross St(s): Block/Lot: Zoning/Height District:	377 & 381 Liberty 3605/028-035 RH-1; 40-X Dolores Height SUD
	5. Background: Pre-hrg mtg. Case Issues: Demo of 2 single-family dwellings & construct 1 new single-family dwelling w/10,000 sf on 1 merged lot. Recommendations: As proposal, project doesn't meet GP policies (demo of sound dwellings) & Res. Design Guidelines. New dwelling is too large, out of scale w/neighborhood.



**PLANNING COMMISSION
DISCRETIONARY REVIEW HEARING ON JAN. 17, 2002**

**224 FILBERT STREET
CASE NO. 2001.0969D**

DEPARTMENT CONTACT

Pete Vollmann SPV
(558-6405)

REVIEWED BY

Craig Nikitas CR
(558-6306)

January 2, 2002

FROM: JIM NIXON, FOR LAWRENCE B. BADINER, ZONING ADMINISTRATOR
TO: INTERESTED PARTIES

We wish to confirm the Staff-Initiated Discretionary Review of:

Building Permit Application number 2001/06/01/0508, Case number 2001.0969D, for the property at 224 Filbert Street, Lot 046 in Assessor's Block 0085, proposing to legalize construction done to merge the two unit building into a single-family house, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

This building permit application is subject of a staff-initiated Discretionary Review action for Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to merge 2 dwelling units to 1 dwelling unit.

The Staff Recommendation to the Planning Commission is to take Discretionary Review and disapprove the building permit application as submitted.

The Planning Commission will hold a public hearing to determine whether to exercise its discretionary powers in this case on Thursday, January 17, 2002, beginning at 1:30 p.m. or later (call 558-6422 after Monday January 14, for a more specific time) in City Hall, Room 400, 1 Dr. Carlton B. Goodlet Place.

DATE

January 9, 2002

DEPARTMENT CONTACT

Peterson Vollmann (415) 558-6405
Planner II, Northeast Team

REVIEWED BY

Craig Nikitas
Planner IV, Northeast Team

APPLICANT AND FILING DATE

Project Sponsor/Architect:	Mark Miller/ Brenda Galvez
Property Owner:	Joanne Trafton
Building Permit Filed:	Permit no. 2001/06/01/0508, filed on June 1, 2001
Date of D.R. Application:	Staff Initiated Discretionary Review, filed on October 2, 2001

Property Description:

The subject property is on the north side of the Filbert Steps between Napier Lane and Darrell Place, Lot 046 in Assessor's block 0085, in an RH-3 (Residential, House District, Three Family) District, and a 40-X Height and Bulk District. The property is 29.75 feet wide by 59.5 feet deep, comprising 1,770 square feet. The existing building on the lot is a two unit building consisting of one studio with a loft on the top floor and a one bedroom dwelling on the ground floor.

Proposal:

The proposal is to reduce the number of dwelling units in a two-story structure from two units to one unit. Legalizing construction that was done without permits, which added an interior staircase between the two floors and removed the kitchen in the ground floor unit, would merge the two units. The dwelling unit at the first floor is approximately 687 square feet, containing one bedroom, a living room, kitchen, and a bathroom. The unit at the second floor is approximately 893 square feet containing a loft, a living room, kitchen, and a bathroom. If merged, the resultant single-family house would be approximately 1,412 square feet.

History of Structure:

The structure originally was built in 1859 as a single-family house. Sometime prior to 1934 another unit was added to the structure, with both units occupying the top floor. Originally the ground floor was used as storage. In the 1970's a permit was obtained to relocate a unit to the ground floor. During this same time period a dormer was added to accommodate the loft at the top floor. Currently there is an interior staircase that was installed to connect the two floors, and the kitchen in the ground floor unit was removed, without filing for building permits to do so.

Zoning History:

Previous to current zoning, this property was in an R-4 High Density Multiple Residential District. The historic dwelling unit density for R-4 districts was for one dwelling unit per 200 square feet of lot area. Under that zoning a total of 8 dwelling units would have been permitted on the subject property. Subsequent zoning changes have placed the property in an RH-3 (Residential, House District, Three Family) district that allows dwellings at a density of three units per lot, the maximum permitted on this lot.

Recommendation:

Take Discretionary Review; disapprove building permit application No. 2001/06/01/0508 as submitted May 2, 2001, and require the applicant to obtain a building permit to restore the dwelling unit removed illegally.

Basis for Recommendation:

The proposed dwelling unit merger would decrease the available stock of housing in the City. The existing configuration of the subject property consists of one studio with a loft bedroom, and a one-bedroom apartment in the ground floor. Dwelling unit mergers are generally granted upon the basis that the proposal is necessary to create more living space to accommodate a family; however, the subject proposal will only create a one bedroom single-family house and will unnecessarily remove a dwelling unit from the San Francisco housing stock.

The proposal meets the Criteria for Dwelling Unit Removal applications as follows:

1. **Removal of the unit will not be detrimental to the supply of housing and any hardships imposed by displacement are minimized. (Project does not fully meet criterion)**

The project will result in the loss of one dwelling unit to the San Francisco housing stock. However, the property at 224 Filbert has been owner occupied for many years, and no tenants have been displaced. Both units on the property have been vacant since the current owner purchased the property in October of 2000.

2. **Removal of the unit will bring the building closer into conformance with the prevailing dwelling unit density in the area, and other Planning Code provisions. (Project does not meet criterion)**

The subject property is zoned RH-3, which allows the current density of two dwelling units, and would permit three. The building was originally built as a single-family home in 1859. Roughly one-third of the residential buildings in the area along the Filbert steps are single-family dwellings.

3. **Removal of the unit is necessary to correct design or functional deficiencies. (Project does not meet criterion)**

The units are in good condition, and the building has functioned as a two unit building for the past 65 plus years. The applicant has argued that the design deficiency is an interior staircase that connects the ground floor and the top floor. This staircase does not adequately separate the

two floors to function as separate units. After doing research, staff has found that this interior staircase was added without the proper permits sometime after 1981.

4. Removal of the unit is necessary to preserve or rehabilitate a designated landmark or other listed building. (Project meets criterion)

The subject building is listed as a contributory building in the Telegraph Hill Historic District. This merger would revert the building back to its original state as a single-family dwelling. The applicants are in the process of applying for a Certificate of Appropriateness to remove a "historically insensitive" dormer that was added in the 1970's. This dormer provides headroom for a lost bedroom at the top floor. The removal of this dormer would leave the top unit without a bedroom, and convert it into a studio apartment unless this merger is approved. The proposal for the Certificate of Appropriateness also includes expanding living area for the structure.

5. The units are intended for occupancy by the owner. (Project does not meet criterion)

The current owner purchased the building in October of 2000, and the building has been vacant since. The owner lives down the street from the subject property, and owns several other properties in the vicinity. It appears that this application is not for owner occupancy, but rather for property speculation or investment.

Section 101.1 Priority Policies.

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows: (*Project specifics are in italics.*)

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

No retail uses exist on the Project site.

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

The subject property is located on the Filbert Steps, and two-thirds of the buildings in this area contain more than a single dwelling unit. However it is not out of the neighborhood character to see a single-family dwelling. The subject property was originally constructed as a single family dwelling, and the merger would return it to its original occupancy.

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

The proposed merger will result in the loss of one dwelling unit, thus reducing the supply of housing in San Francisco.

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

The merger will not impact transit service.

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

The merger does not effect the economic base of the City.

- F. That the City achieve the greatest possible preparedness against injury and loss of life in an earthquake.

The merger will not effect seismic safety.

- G. That landmarks and historic buildings be preserved.

The subject property is listed as a contributory building to the Telegraph Hill Historic District. This proposal would convert the building back to its historic use as a single-family dwelling. However, the historic use of the building, as a single-family dwelling did not include the ground floor living space, which now exists as a separate dwelling unit, and the subject property has existed as a two unit building for over 65 years.

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

Views and vistas from public open space or parks will not be effected by the merger.

Attachments:

Photos

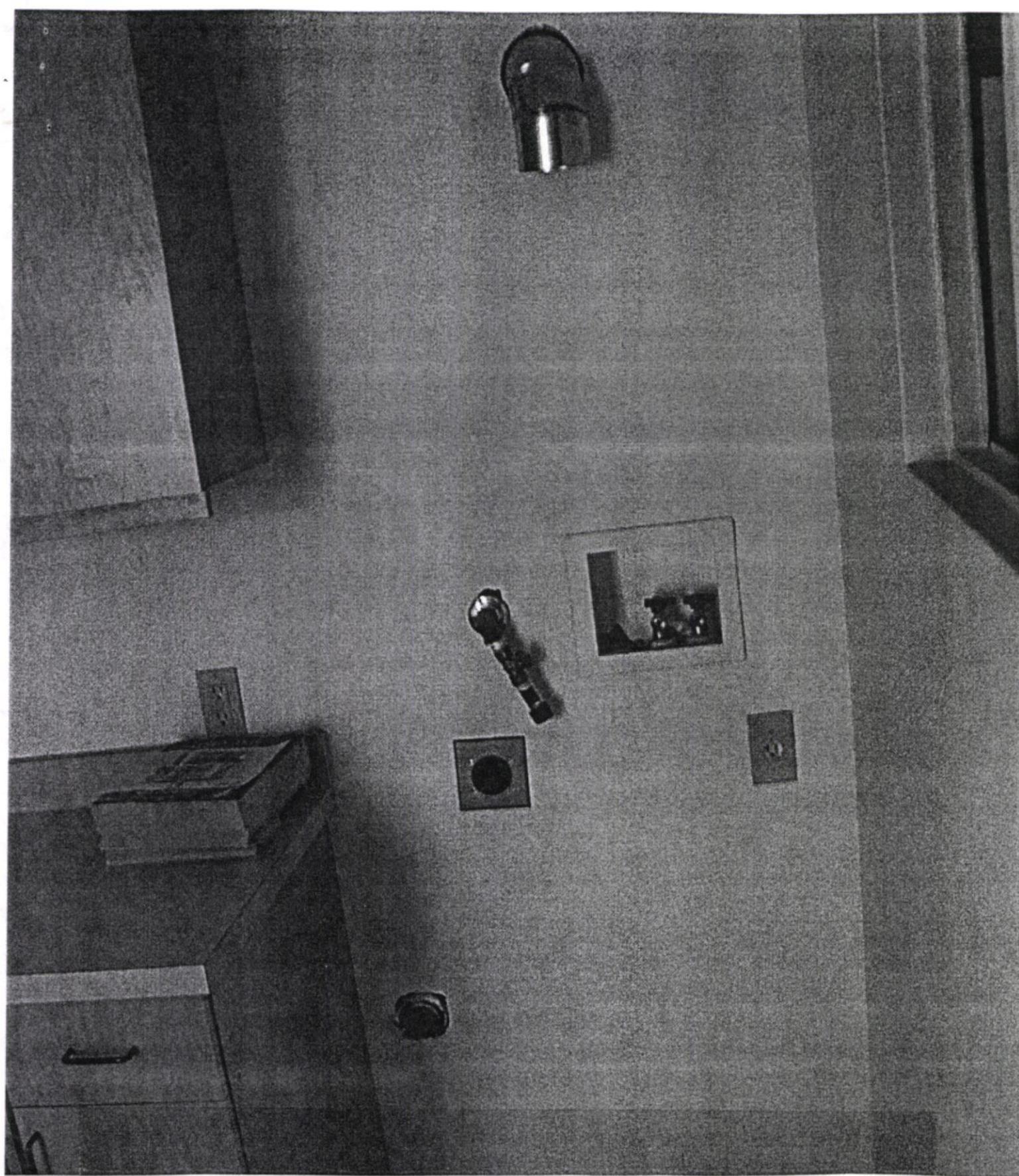
Sanborn Map

Zoning map

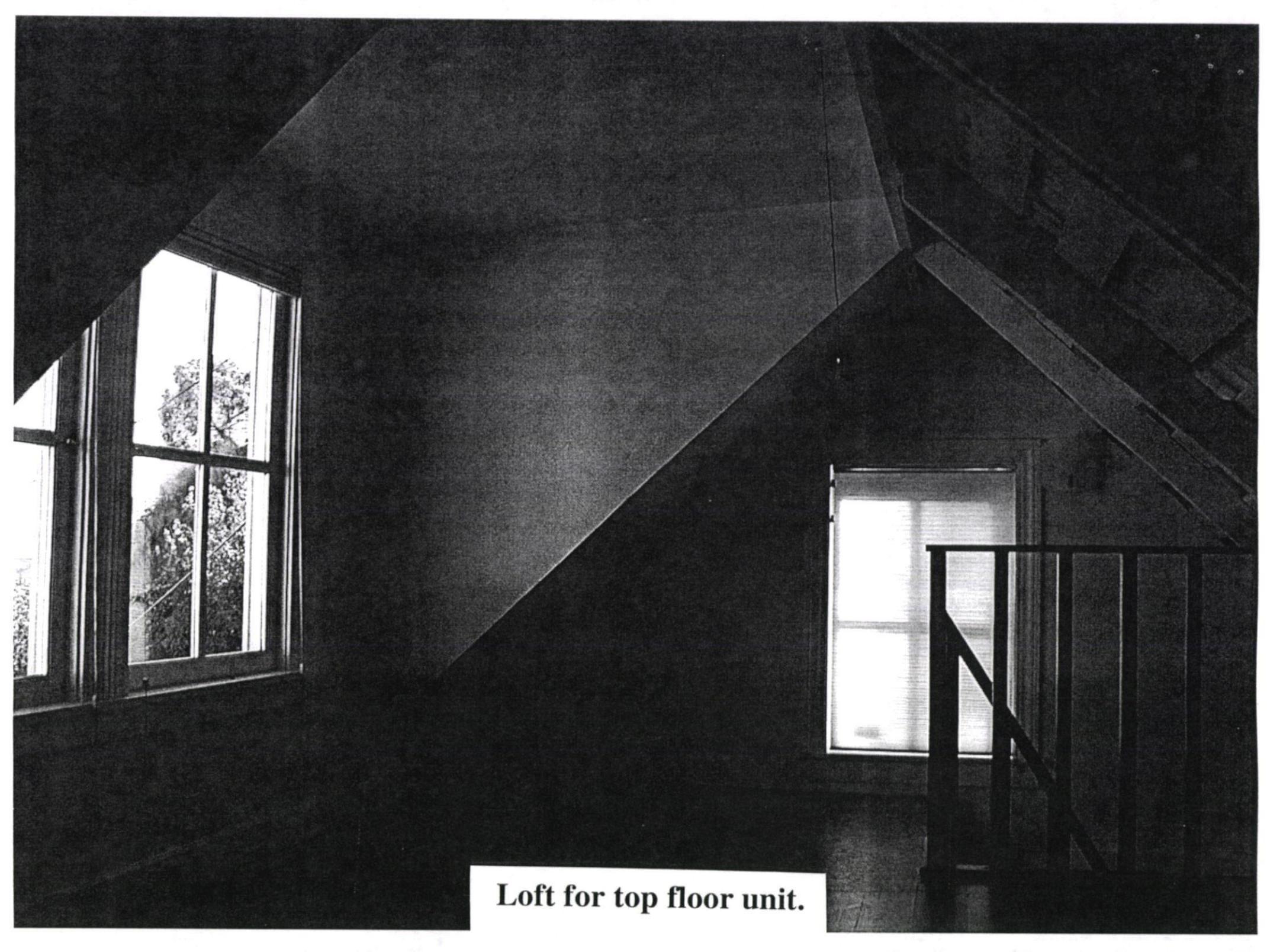
Reduced plans

Map of Residential Density of Surrounding Area

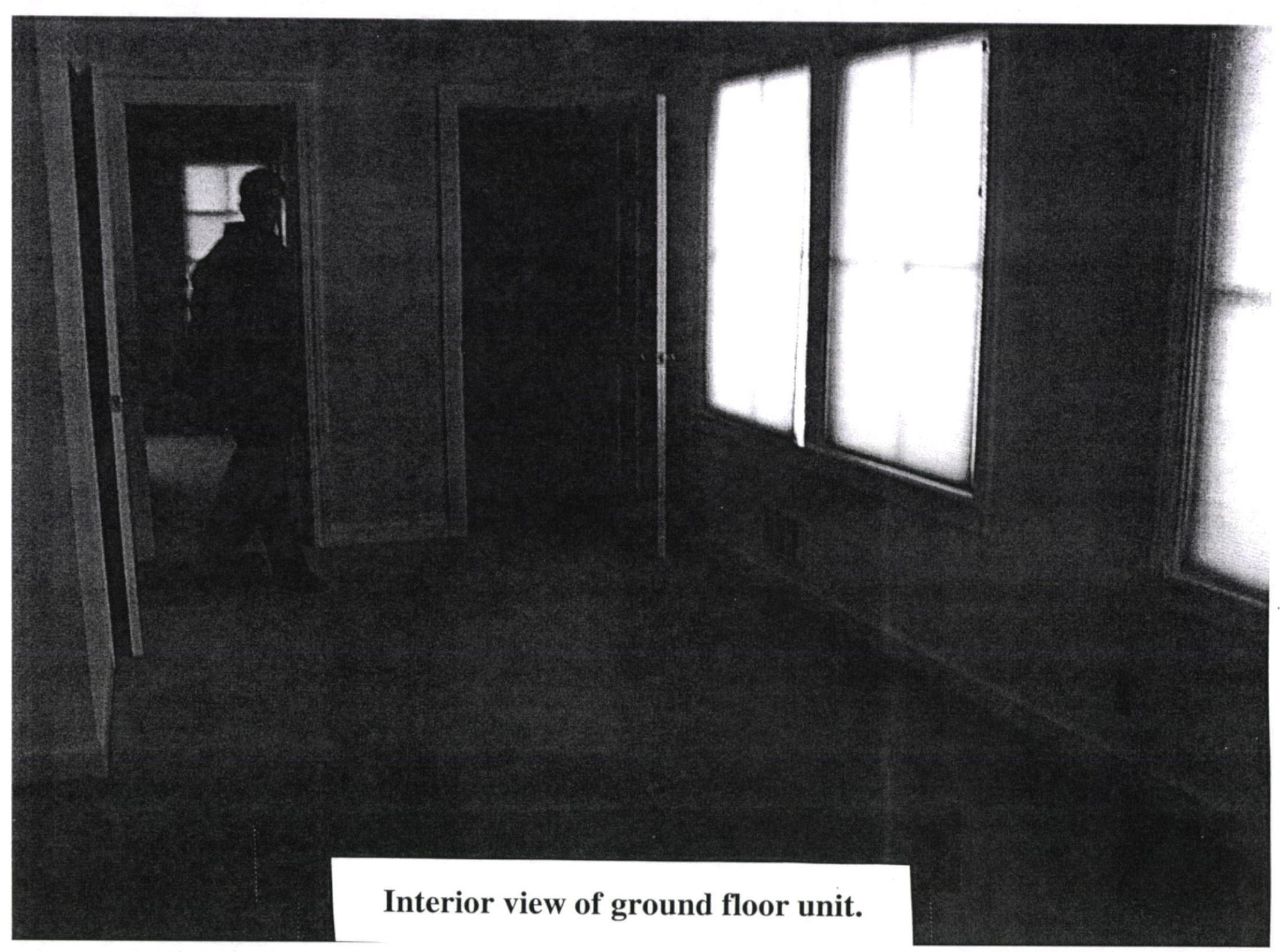
Project Sponsor's Submittal of Five Criteria for Dwelling Unit Merger



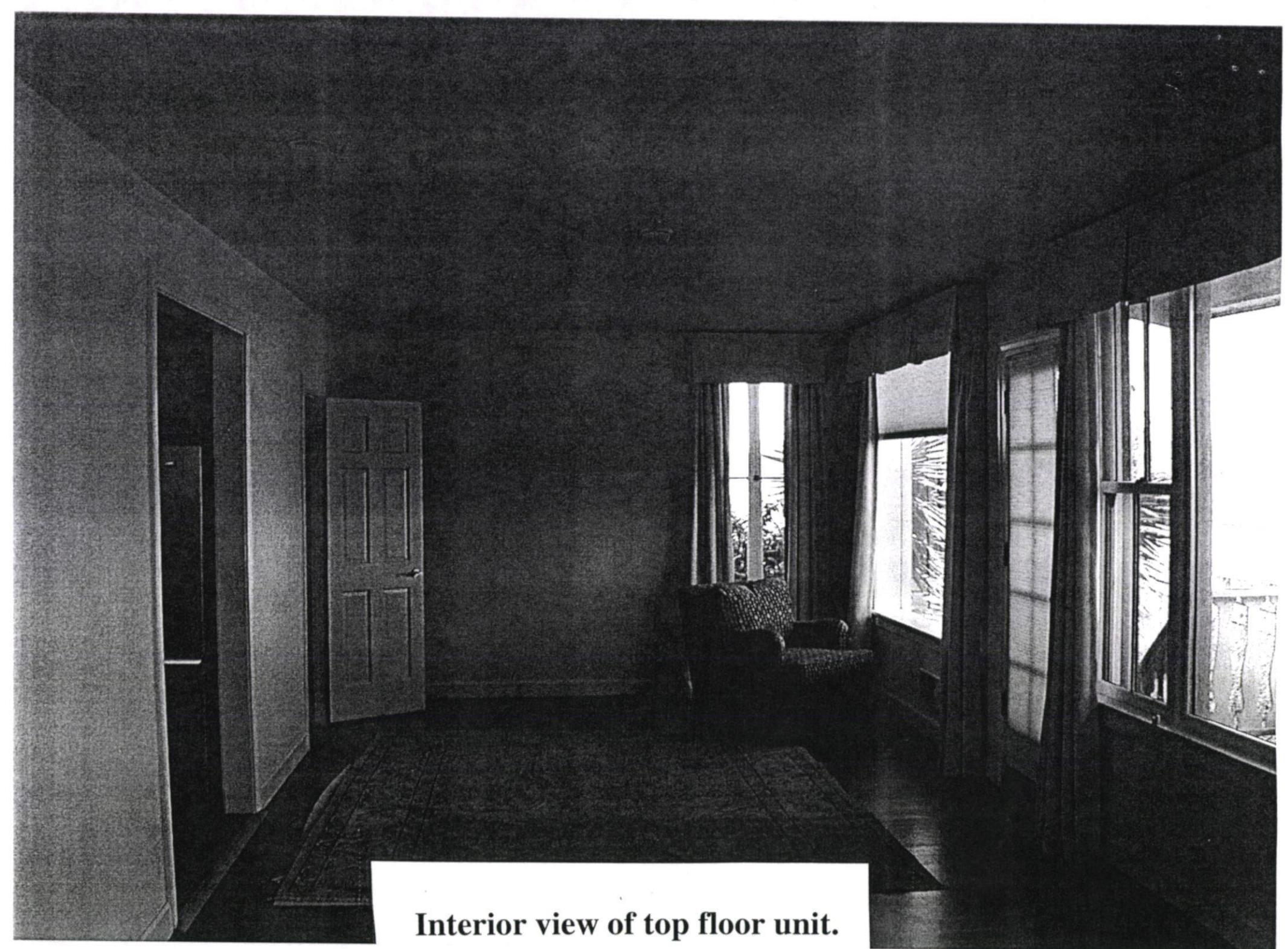
Kitchen converted to a laundry room without permits.



Loft for top floor unit.



Interior view of ground floor unit.



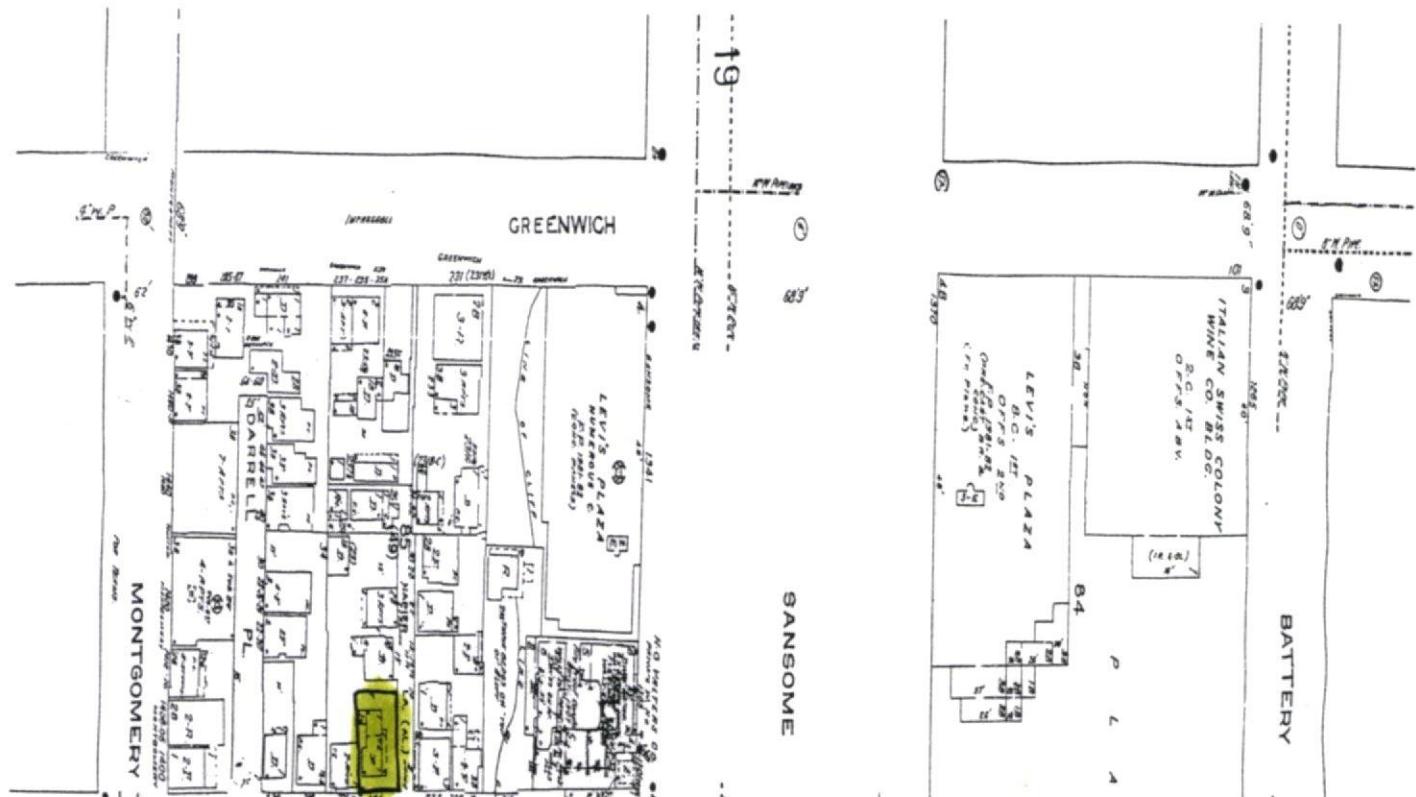
Interior view of top floor unit.



Interior staircase installed without a permit.

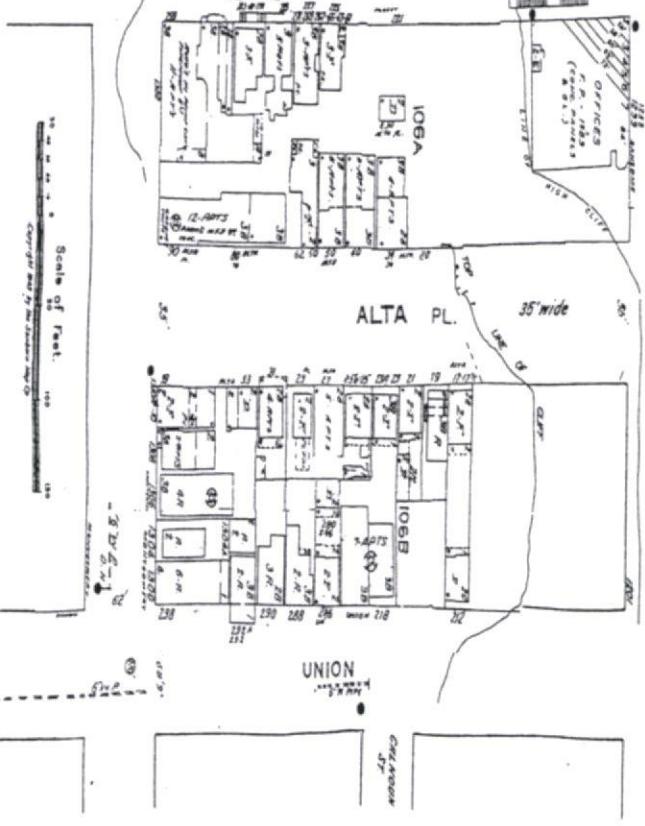


**Interior view of top floor unit. Staircases to loft above,
and unit below.**



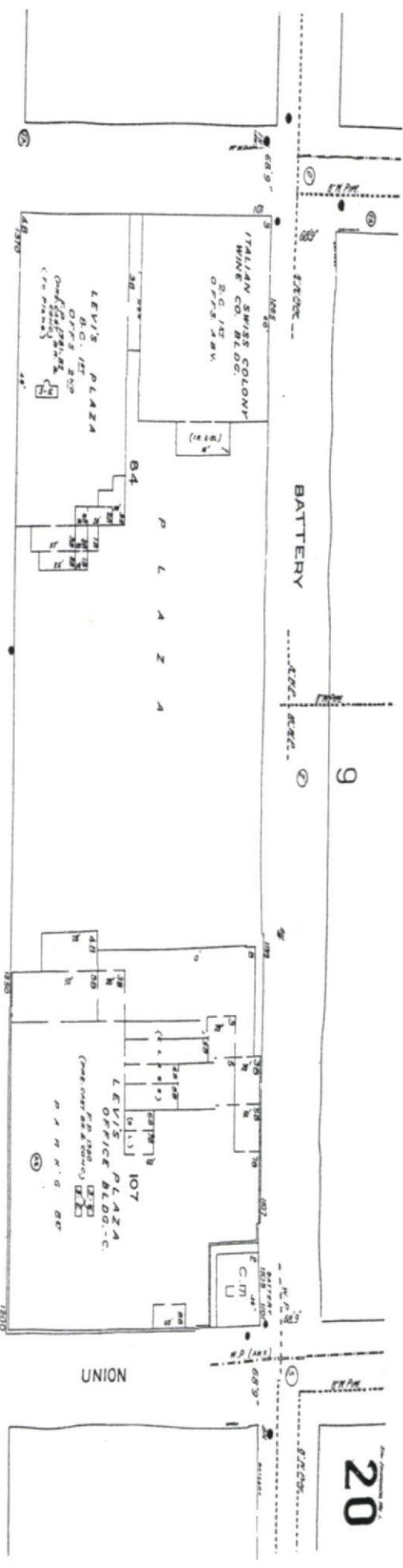
Subject Property

30



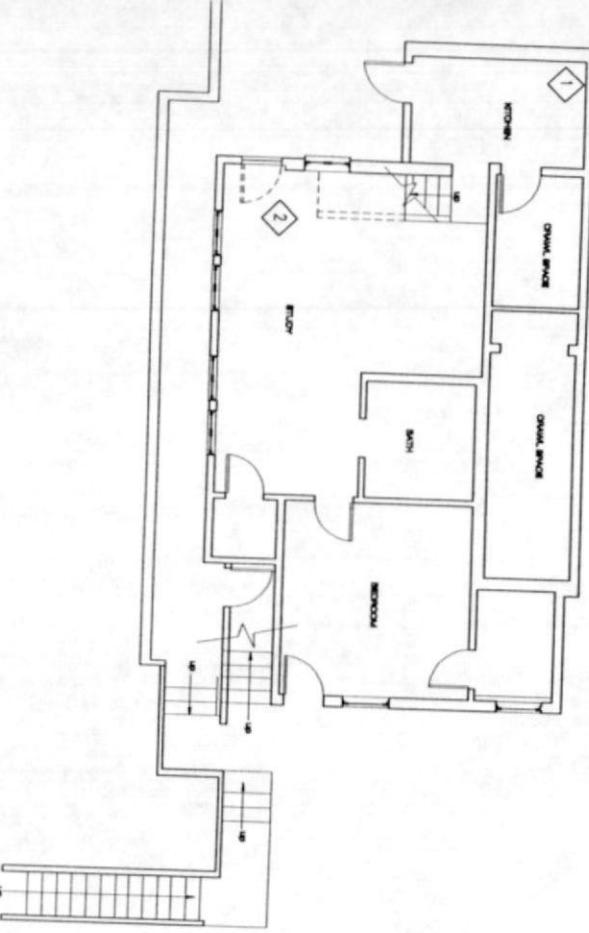
Scale of Feet.
100
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500
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1000

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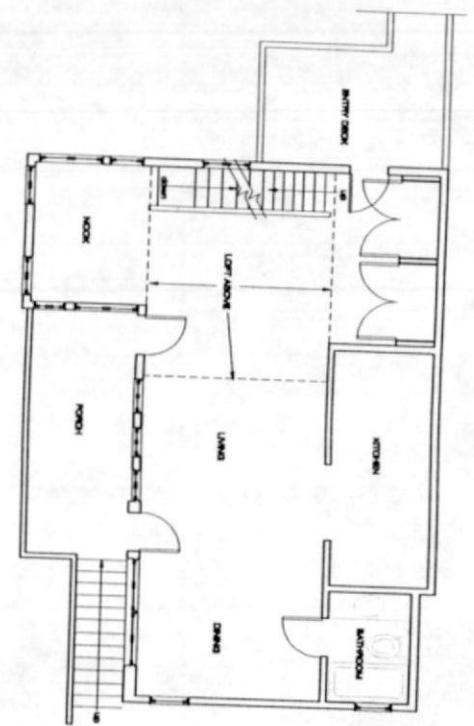


20

LOWER FLOOR PLAN

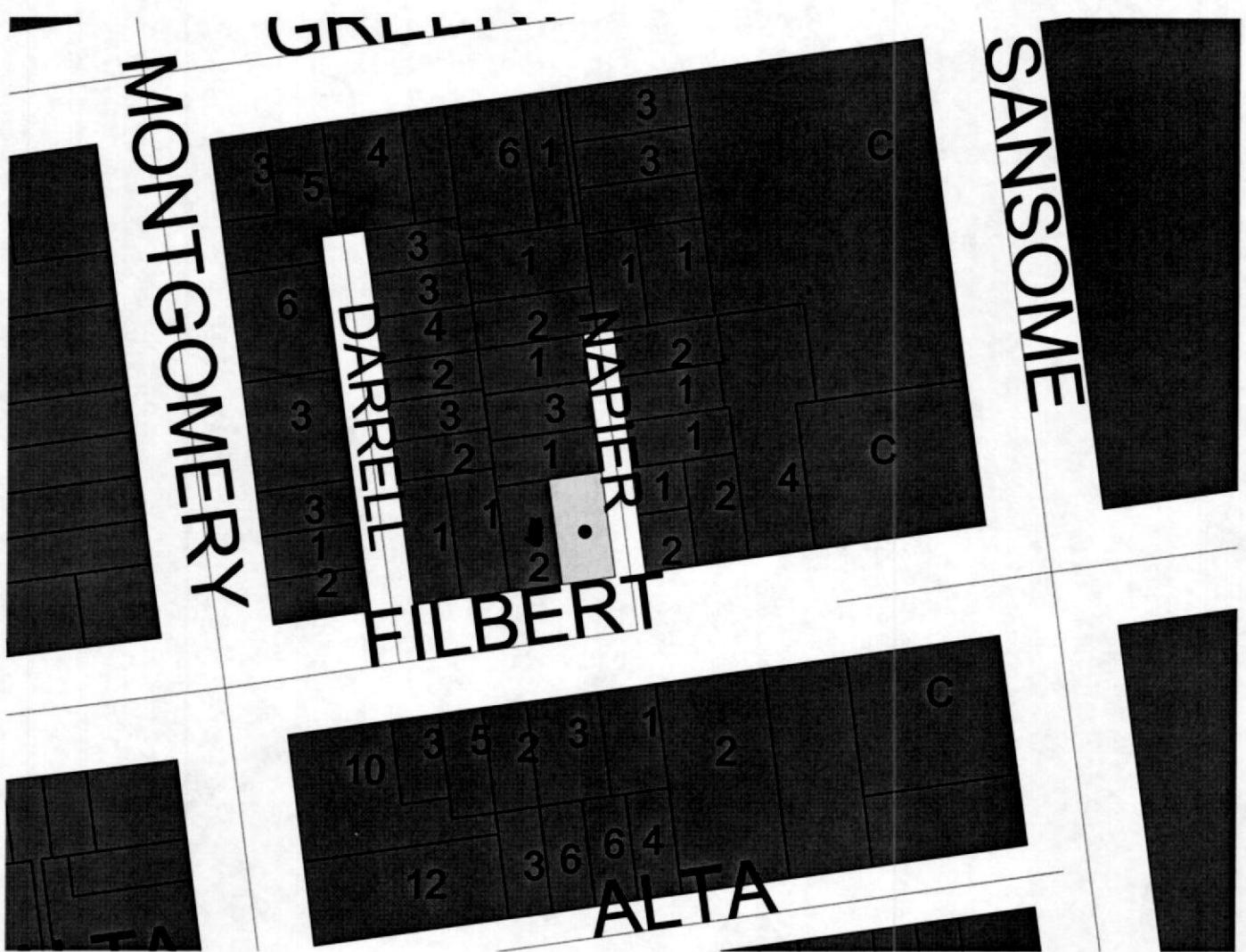


MAIN FLOOR PLAN



- Sheet Notes
- New Work to Include:
- ◇ Remove Kitchen Appliances
 - ◇ Add Washer/Dryer & Storage
 - 2 Remove Door, Replace with Double Hung Window

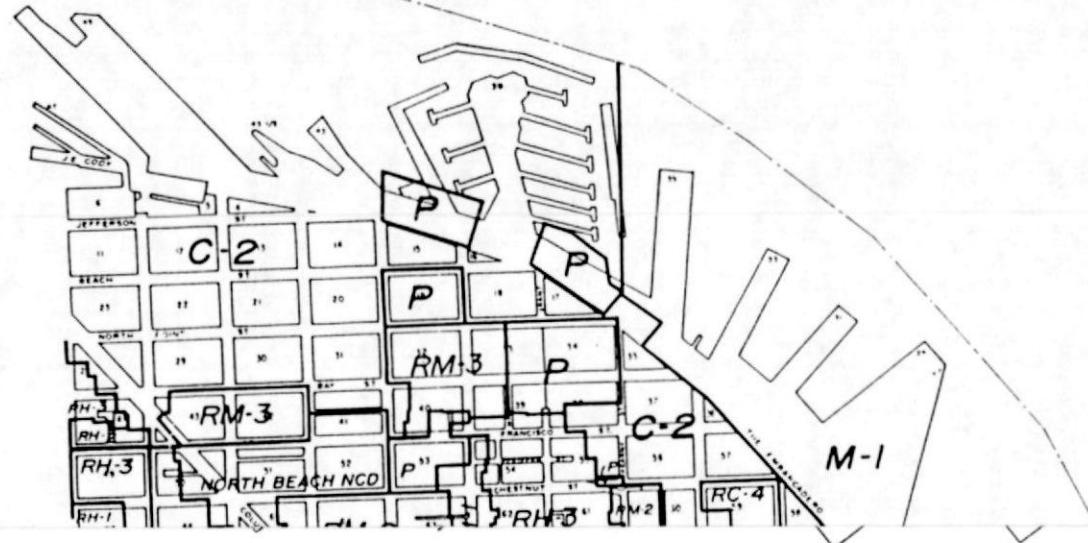
Dwelling Unit Densities in Area



- Subject Site (Currently 2 Units)



ZONING DISTRICTS ALONG THE BAY EXTEND TO THE PIER HEAD LINE AS SHOWN ON MAPS 1, 2, 8, AND 9. WHEREVER ANY PROPERTY IS NOT SPECIFICALLY INCLUDED IN ANY USE DISTRICT SHOWN ON THESE MAPS, SUCH PROPERTY IS DECLARED TO BE IN AN RM-1 DISTRICT BY PLANNING CODE SECTION 106(e)



0 FEET 800

HOUSE CHARACTER DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

MIXED HOUSE & APARTMENT CHARACTER DISTRICTS

RM-1 RM-2 RM-3 RM-4

RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS

RC-3 RC-4

COMMERCIAL DISTRICTS

C-2 C-3-O C-3-R C-3-G C-3-S C-M

INDUSTRIAL DISTRICTS

M-1 M-2

PUBLIC DISTRICT P

MISSION BAY MB-O OFFICE

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NC-S NCD

CHINATOWN MIXED USE DISTRICTS

CCB CVR CRNC

SOUTH OF MARKET USE DISTRICTS

RED RESIDENTIAL ENCLAVE DIST.

RSD RESIDENTIAL/SERVICE DIST.

SPD SOUTH PARK DISTRICT

SLR SERVICE/LIGHT INDUST./RES.

SLI SERVICE/LIGHT INDUSTRY

SSO SERVICE/SECONDARY OFFICE

SHEET

1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO



**DWELLING UNIT REMOVAL APPLICATION
INFORMATIONAL QUESTIONNAIRE**

**Property Address and Application Number:
224 Filbert St., SF, CA, 94133**

CRITERIA 1:

Removal of the unit will not be detrimental to the supply of housing and any hardships resulting from displacement are minimized.

1a	Please describe the reason for removing the Unit.	The Owner requests the second unit of the building to be removed to bring the building into closer conformity to its Historical and Landmark legacy and to facilitate renovations to the building which have caused functional deficiencies and a general degradation of the property.
1b.	Is the unit occupied or vacant?	Vacant.
	Is / was the unit tenant or owner occupied?	Owner
	Number of occupants	1
	If vacant, how long has the unit been vacant	15+ years as vacant or owner occupied
	Reason the unit was vacated	The unit has not been occupied as the property is essentially laid out as a single-family house. Separate occupancy of the second unit would require more of an in-law or proximate relationship than pure owner/tenant.
	Were displacement hardships minimized? How?	The current owner has not displaced any tenants on this property, nor is there oral history of such displacement for at least 15 years.
1c	Is replacement of the unit proposed?	

CRITERIA 2:

Removal of the unit will bring the building closer into conformance with the prevailing dwelling unit density in the area, and other Planning Code provisions

2a	Number of units in the building	2
2b	Has the number of units in the building been modified from the original construction? How?	The building was originally (1850's through 1971) a single-family cottage. Renovation and expansion in the 1970's added a unit to a lower area that was formerly storage and structure, and a loft and dormer to the upper floor.
2c	Does the building comply with parking, usable open space and unit exposure requirements of the Planning Code?	No available parking. Yes to usable open space and unit exposure

Miller / Kelley

1020 Kearny Street, SF, CA 94133
T 415.402.0888 F 415.288.3383 www.mkthink.com



CRITERIA 3:

Removal of the unit is necessary to correct design or functional deficiencies

3a	Does the unit have any design/functional deficiencies?	Yes, the kitchen is the unit to be removed is substandard (Pullman style) and it is not sufficiently distinguished from the Owner's unit to function privately. Also, the 'bedroom' in the upper unit is a (historically insensitive) 'loft' with insufficient head clearance and support space.
3b	Size of units to be removed of merged / location in building	Main unit / Main floor and portion of lower floor – 960 sf (approx.) Second unit / lower floor (to be eliminated) – 660 sf (approx)
3c	Condition of unit to be removed	Fair
3d	If poor, is it feasible to rehabilitate?	N/A
3e	Is there another way to achieve the project without removal of the unit?	No
3f	Description of how units will be merged	Pullman condition will be removed. Modest interior renovations will be made. Exterior may be renovated to according to its Historical precedent

CRITERIA 4

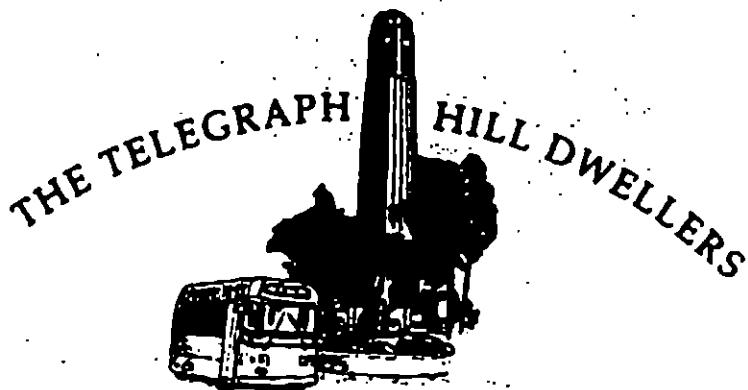
Removal of the unit is necessary to preserve or rehabilitate a designated landmark or other listed building

4a	Is the building a designated landmark or other listed building?	Yes. Contributory building in the Telegraph Hill Historic District
4b	Can preservation / rehabilitation be achieved without removal of the unit? If no, why not?	No. The removal of the loft in the upper level (added in 1971) removes the sleeping quarters from the main unit. The second unit is required to provide the bedroom.

CRITERIA 5:

The units are intended for occupancy by the owner

5a	Date the owner purchased / acquired the building	OCT 10, 2000
5b	Filing date of the Building Permit application to remove the unit	May 22, 2001
	Is this prior to the Planning Commissions adoption of the new dwelling unit merger policy of December 14, 2000	No
5c	Is one of the units to be merged currently owner occupied? If yes, date of occupancy.	No



P.O. Box 330159 San Francisco, CA 94133

(415) 255-6799 • (415) 255-6499 FAX

January 8, 2002

San Francisco Planning Commission
c/o Pete Vollman
1660 Mission St
San Francisco CA 94102

Unit Merger Application
224 Filbert Steps
Building Permit Application 2001/06/01/0508
Case Number 2001.0969D
Telegraph Hill Historic District
By FAX

Dear Commissioners:

224 Filbert is at the corner of the Filbert Steps and Napier Lane, opposite the famed Grace Merchant Garden, in the heart of the Telegraph Hill Historic District. This property has long been of interest to the Telegraph Hill Dwellers because of its location and because of our goals which seek to preserve housing stock and to preserve the historic nature of buildings and enhance the Historic District.

In some instances these goals may conflict and in others they may coincide. It may in some cases be appropriate to encourage unit mergers in order to preserve buildings or their historic nature. For the reasons which we give below, we do not believe this to be true here. We oppose the application to merge 224 Filbert's two units into one, and support the Planning Department's recommendation that the application be denied by you. Almost all of the Planning Department's criteria governing unit mergers have not been met, and the purpose of the non-occupying owner is simply to increase the price and marketability of the property, which she plans to sell.

I. The Background.

The owner of 224 Filbert, Joanne Trafton (the Applicant), was until very recently one of the largest property owners in the Historic District. She owns 224 Filbert (two units; these are the units she seeks to merge); 226 Filbert (two units); 21 Napier (three units); and until a few weeks ago, 15 Napier (one unit; just sold to Mark Miller, who is representing her in this matter). This is a total of eight units, five of which are vacant; she does not live in any of them, and in fact does not live in the Historic District or on Telegraph Hill, but, so we understand, is living in San Jose.

Since the Applicant purchased these four buildings, she has undertaken non-permitted work on at least three of them, including 224 Filbert. On at least two of them, stop work orders have been issued. These actions of the applicant show, in our view, a consistent pattern of disregard of city law and policy. Her non-permitted work has also made it extremely difficult to determine whether, in the case of 224 Filbert, she has changed the building in any way so as to merge them physically before filing her application. Did she, for example, take out all or part of a kitchen in one of the two units? Did she build a connecting stairway? Since she failed to secure a building permit before undertaking substantial work on 224 Filbert, there are no plans which will definitely tell us, and we will never know for sure.

II. Applying the Planning Department Criteria.

In almost all respects, the application does not satisfy the Planning Department's criteria governing unit mergers. In many respects, the answers given are either not true or significantly misleading. Below we set forth the pertinent criteria, the Applicant's answers, and our responses or observations.

Criterion 1a. Please describe the reason for removing the unit.

Applicant's Answer. "The owner requests the second unit of the building to be removed to bring the building into closer conformity to its Historical and Landmark legacy and to facilitate renovations to the building which have caused functional deficiencies and a general degradation of the property."

THD Response. Not true. 224 Filbert as it stands today was significantly expanded in the 1970's to add the entire lower floor that is now the second unit. Merging this unit with the unit on the floor above would not bring 224 Filbert back to its pre-expansion state, and in fact would be deliberately counter to the reason for the 1970's expansion, adding a unit. Merging the units would also have no bearing on 224 Filbert's functional deficiencies (which are not specified) nor on the property's general degradation (which is also not described). These claims by the Applicant are also suspect because immediately prior to

her purchase of 224 Filbert, the prior owner invested hundreds of thousands of dollars in upgrading it.

Criterion 1b. Is/was the unit tenant or owner occupied.
Applicant's Answer. "Owner."

THD Response. Misleading. The Applicant has never, to the best of our knowledge, lived in either unit of 224 Filbert. If in fact she has, it was for the briefest of times. She doesn't live there now.

Criterion 1b (continued). Reason the unit was vacated.
Applicant's Answer. "The unit has not been occupied as the property is essentially laid out as a single-family house. Separate occupancy of the second unit would require more of an in-law or proximate relationship than pure owner/tenant."

THD Response. Not true. Each of the two units is on a separate floor. Immediately after the expansion of 224 Filbert in the 1970's and for several years thereafter, both units were separately occupied. Even before then (as early as 1934 and until the expansion, according to records retrieved by the Planning Department), there were two units in the building. The property can easily accommodate two sets of tenants, or two owners, or an owner and a tenant, and in fact was designed to do just this.

Criterion 1c. Is replacement of the unit proposed?

Applicant's Answer. [No answer was given.]

THD Response. The answer should be 'no', since there is no proposed replacement of the unit.

Criterion 2b. Has the number of units in the building been modified from the original construction? How?

Applicant's Answer. "The building was originally (1850's through 1971) a single-family cottage. Renovation and expansion in the 1970's added a unit to the lower area that was formally [sic; read "formerly"] storage and structure, and a loft and dormer to the upper floor."

THD Response. Significantly misleading and probably partly untrue. We believe the building had two units even before the 1970's expansion (as noted above, the Planning Department finds the two units to have existed from 1934). Since then there have always been two units. The Applicant's answer does not, in addition, discuss her own modifications to the building, much of which were done without building permits or applications for them.

Criterion 3a. Does the unit have any design/functional deficiencies.

Applicant's Answer. "Yes, the kitchen in the unit to be removed is substandard (Pullman style) and it is not sufficiently distinguished from the Owner's unit to function privately. Also, the 'bedroom' in the upper unit is a (historically insensitive) 'loft' with insufficient head clearance and support space."

THD Response. Not true or significantly misleading. The kitchen in the lower unit is on a separate floor from the upper

unit. Furthermore, we believe portions or all of a kitchen may have been removed from the lower unit. Whether this was done by the Applicant or not is very difficult to say, because of the non-permitted work she has done. The bedroom in the upper unit has been used as a bedroom for at least thirty years. The Applicant does not propose, as part of this application, to change it.

Criterion 3c. Condition of unit to be removed.
Applicant's Answer. "Fair."

THD Response. At least significantly misleading and probably untrue. Immediately prior to the Applicant's purchase of the building, its prior owner spent over a year and hundreds of thousands of dollars improving it. The Applicant has done extensive, non-permitted work. It is hard to believe that, after all this, any portion of 224 Filbert is only in fair condition.

Criterion 3f. Description of how units will be merged.
Applicant's Answer. "Exterior may be renovated according to its Historical precedent."

THD Response. The Applicant has provided no assurances that any exterior renovations will in fact happen. In the case of 226 Filbert, also owned by her and immediately up hill on the Filbert Steps, she failed to carry out significant portions of the work for which she had secured a Certificate of Appropriateness. Representations by the Applicant about what she 'may' do should be treated with caution.

Criterion 4b. Can preservation/rehabilitation be achieved without removal of the unit? If no, why not?

Applicant's Answer. "No. The removal of the loft in the upper level (added in 1971) removes the sleeping quarters from the main unit. The second unit is required to provide the bedroom."

THD Response. At least significantly misleading. First, it was not the upper level which was added in 1971; it was the lower unit. Second, the removal of the loft is not part of this application, and there has been no assurance by the Applicant that it will in fact be removed. Third, even if the loft were removed, the building could be configured so that the lower unit was not needed to provide a bedroom. Fourth, the Applicant is not proposing to live in 224 Filbert, and it is inadvisable to make these decisions now for a future owner living there.

Criterion 5c. Is one of the units to be merged currently owner occupied? If yes, date of occupancy.

Applicant's Answer. "No."

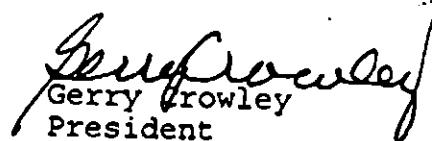
THD Response. The Applicant's answer is correct as far as it goes, but it should go further. So far as we know, she has never lived in either unit (or if so for the briefest of times only) and she has no plans to do so in the future. Her purpose in seeking the units' merger is simply to increase 224 Filbert's salability and price.

III. Conclusion.

The strongest partial argument that may be made in the Applicant's favor is that she would not be evicting a present, actual tenant if this application were granted. But other than that, there really are no reasons justifying the units' merger. The Applicant does not live at 224 Filbert, and doesn't plan to do so. She seeks the merger only to increase what she perceives to be the building's salability and price on the market. She has done non-permitted work which has made it difficult to evaluate her application.

Unless this Commission is prepared to let absentee owners merge units for their own economic self-interest and, in our view, largely disregard the Planning Department's merger criteria, the application should be denied. We concur with the Department's recommendation that the application be denied, and respectfully request this Commission's adoption of that recommendation. If a future occupying owner seeks the units' merger, it may be appropriate then to reconsider this matter, but not before then.

Sincerely yours,


Gerry Crowley
President

cc: Mark Miller

**PLANNING COMMISSION
DIRECTOR'S REPORT
Case Report for Hearing on January 17, 2002**

Case No. 2001.0969D
224 Filbert Street
Page 1

DATE

January 9, 2002

DEPARTMENT CONTACT

Peterson Vollmann (415) 558-6405
Planner II, Northeast Team

REVIEWED BY

Craig Nikitas
Planner IV, Northeast Team

APPLICANT AND FILING DATE

Project Sponsor/Architect:	Mark Miller/ Brenda Galvez
Property Owner:	Joanne Trafton
Building Permit Filed:	Permit no. 2001/06/01/0508, filed on June 1, 2001
Date of D.R. Application:	Staff Initiated Discretionary Review, filed on October 2, 2001

Property Description:

The subject property is on the north side of the Filbert Steps between Napier Lane and Darrell Place, Lot 046 in Assessor's block 0085, in an RH-3 (Residential, House District, Three Family) District, and a 40-X Height and Bulk District. The property is 29.75 feet wide by 59.5 feet deep, comprising 1,770 square feet. The existing building on the lot is a two unit building consisting of one studio with a loft on the top floor and a one bedroom dwelling on the ground floor.

Proposal:

The proposal is to reduce the number of dwelling units in a two-story structure from two units to one unit. Legalizing construction that was done without permits, which added an interior staircase between the two floors and removed the kitchen in the ground floor unit, would merge the two units. The dwelling unit at the first floor is approximately 687 square feet, containing one bedroom, a living room, kitchen, and a bathroom. The unit at the second floor is approximately 893 square feet containing a loft, a living room, kitchen, and a bathroom. If merged, the resultant single-family house would be approximately 1,412 square feet.

History of Structure:

The structure originally was built in 1859 as a single-family house. Sometime prior to 1934 another unit was added to the structure, with both units occupying the top floor. Originally the ground floor was used as storage. In the 1970's a permit was obtained to relocate a unit to the ground floor. During this same time period a dormer was added to accommodate the loft at the top floor. Currently there is an interior staircase that was installed to connect the two floors, and the kitchen in the ground floor unit was removed, without filing for building permits to do so.

Zoning History:

Previous to current zoning, this property was in an R-4 High Density Multiple Residential District. The historic dwelling unit density for R-4 districts was for one dwelling unit per 200 square feet of lot area. Under that zoning a total of 8 dwelling units would have been permitted on the subject property. Subsequent zoning changes have placed the property in an RH-3 (Residential, House District, Three Family) district that allows dwellings at a density of three units per lot, the maximum permitted on this lot.

Recommendation:

Take Discretionary Review; disapprove building permit application No. 2001/06/01/0508 as submitted May 2, 2001, and require the applicant to obtain a building permit to restore the dwelling unit removed illegally.

Basis for Recommendation:

The proposed dwelling unit merger would decrease the available stock of housing in the City. The existing configuration of the subject property consists of one studio with a loft bedroom, and a one-bedroom apartment in the ground floor. Dwelling unit mergers are generally granted upon the basis that the proposal is necessary to create more living space to accommodate a family; however, the subject proposal will only create a one bedroom single-family house and will unnecessarily remove a dwelling unit from the San Francisco housing stock.

The proposal meets the Criteria for Dwelling Unit Removal applications as follows:

1. Removal of the unit will not be detrimental to the supply of housing and any hardships imposed by displacement are minimized. (*Project does not fully meet criterion*)

The project will result in the loss of one dwelling unit to the San Francisco housing stock. However, the property at 224 Filbert has been owner occupied for many years, and no tenants have been displaced. Both units on the property have been vacant since the current owner purchased the property in October of 2000.

2. Removal of the unit will bring the building closer into conformance with the prevailing dwelling unit density in the area, and other Planning Code provisions. (*Project does not meet criterion*)

The subject property is zoned RH-3, which allows the current density of two dwelling units, and would permit three. The building was originally built as a single-family home in 1859. Roughly one-third of the residential buildings in the area along the Filbert steps are single-family dwellings.

3. Removal of the unit is necessary to correct design or functional deficiencies. (*Project does not meet criterion*)

The units are in good condition, and the building has functioned as a two unit building for the past 65 plus years. The applicant has argued that the design deficiency is an interior staircase that connects the ground floor and the top floor. This staircase does not adequately separate the

two floors to function as separate units. After doing research, staff has found that this interior staircase was added without the proper permits sometime after 1981.

4. Removal of the unit is necessary to preserve or rehabilitate a designated landmark or other listed building. (Project meets criterion)

The subject building is listed as a contributory building in the Telegraph Hill Historic District. This merger would revert the building back to its original state as a single-family dwelling. The applicants are in the process of applying for a Certificate of Appropriateness to remove a "historically insensitive" dormer that was added in the 1970's. This dormer provides headroom for a loft bedroom at the top floor. The removal of this dormer would leave the top unit without a bedroom, and convert it into a studio apartment unless this merger is approved. The proposal for the Certificate of Appropriateness also includes expanding living area for the structure.

5. The units are intended for occupancy by the owner. (Project does not meet criterion)

The current owner purchased the building in October of 2000, and the building has been vacant since. The owner lives down the street from the subject property, and owns several other properties in the vicinity. It appears that this application is not for owner occupancy, but rather for property speculation or investment.

Section 101.1 Priority Policies.

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows: (*Project specifics are in italics.*)

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

No retail uses exist on the Project site.

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

The subject property is located on the Filbert Steps, and two-thirds of the buildings in this area contain more than a single dwelling unit. However it is not out of the neighborhood character to see a single-family dwelling. The subject property was originally constructed as a single family dwelling, and the merger would return it to its original occupancy.

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

The proposed merger will result in the loss of one dwelling unit, thus reducing the supply of housing in San Francisco.

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

PLANNING COMMISSION
DIRECTOR'S REPORT
Case Report for Hearing on January 17, 2002

Case No. 2001.0969D
224 Filbert Street
Page 4

The merger will not impact transit service.

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

The merger does not effect the economic base of the City.

- F. That the City achieve the greatest possible preparedness against injury and loss of life in an earthquake.

The merger will not effect seismic safety.

- G. That landmarks and historic buildings be preserved.

The subject property is listed as a contributory building to the Telegraph Hill Historic District. This proposal would convert the building back to its historic use as a single-family dwelling. However, the historic use of the building, as a single-family dwelling did not include the ground floor living space, which now exists as a separate dwelling unit, and the subject property has existed as a two unit building for over 65 years.

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

Views and vistas from public open space or parks will not be effected by the merger.

Attachments:

Photos

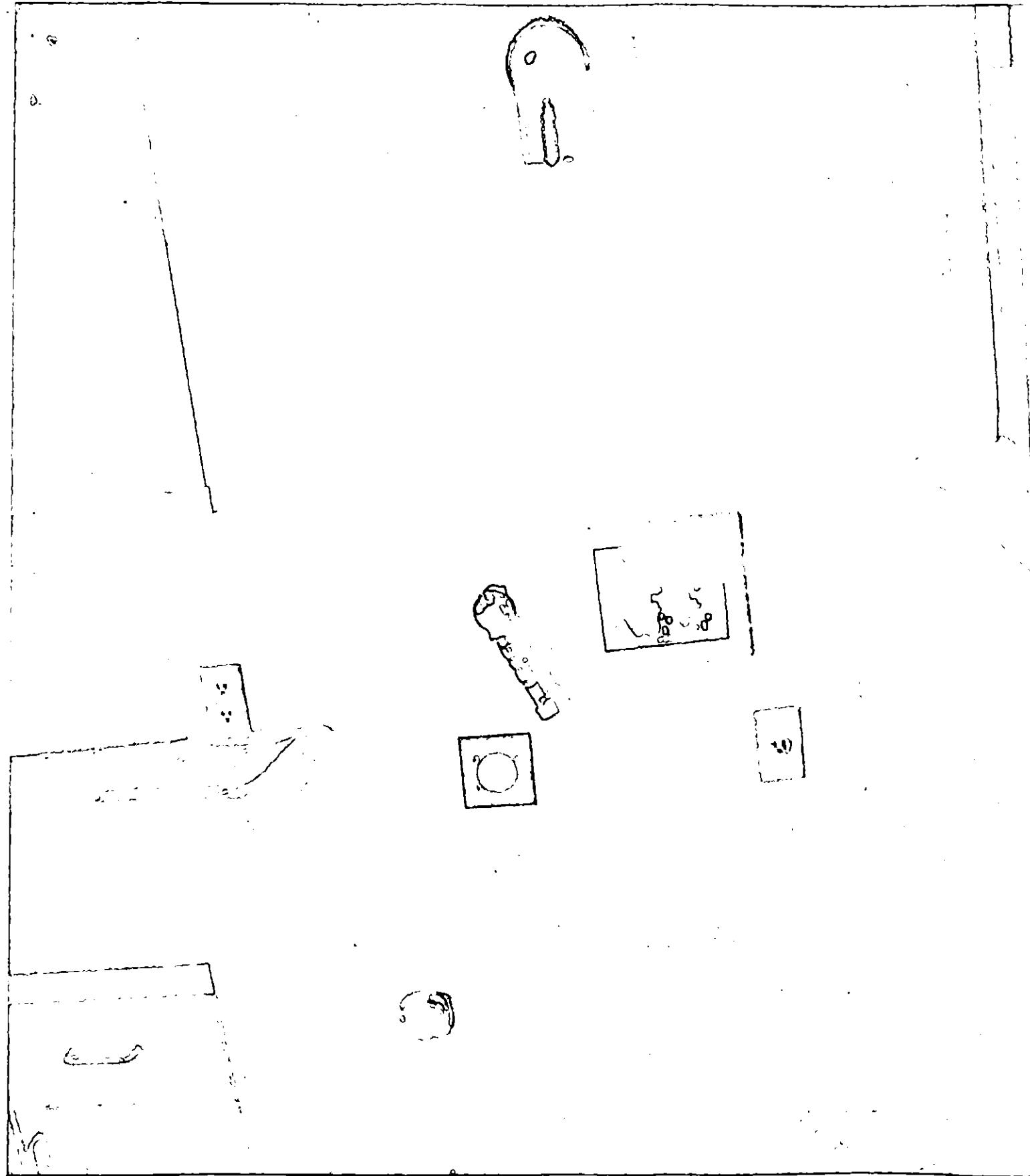
Sanborn Map

Zoning map

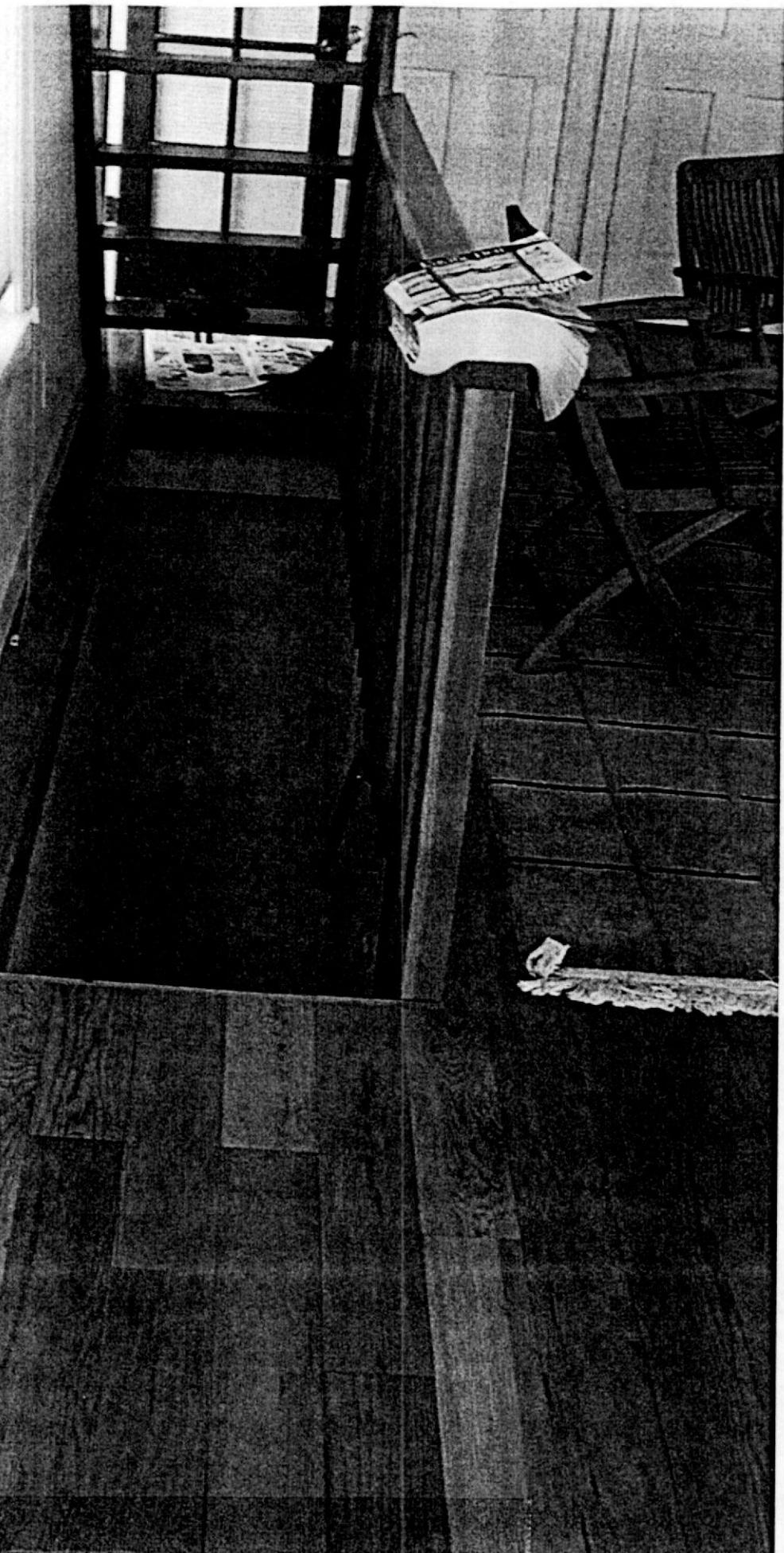
Reduced plans

Map of Residential Density of Surrounding Area

Project Sponsor's Submittal of Five Criteria for Dwelling Unit Merger



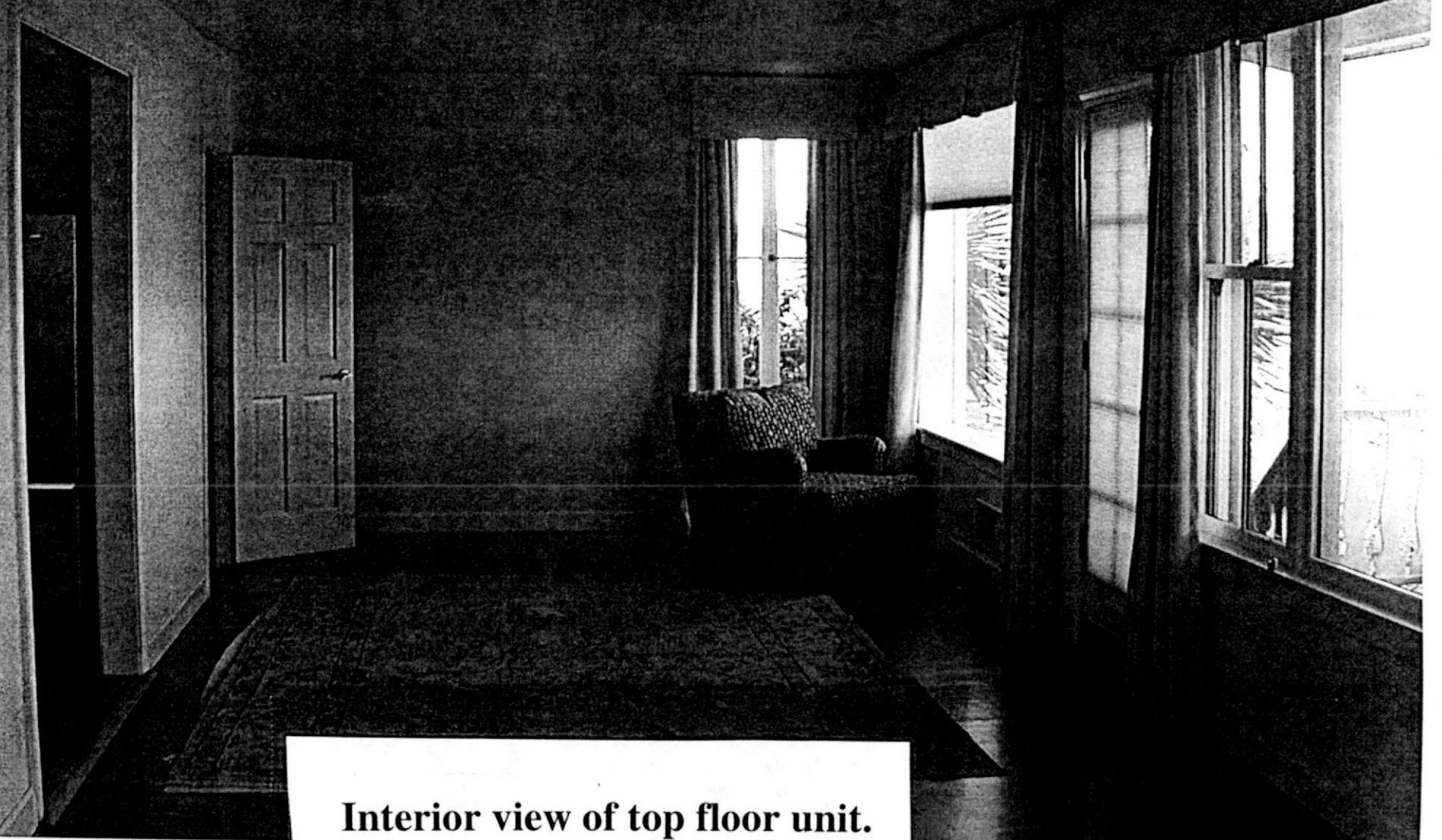
Kitchen converted to a laundry room without permits.



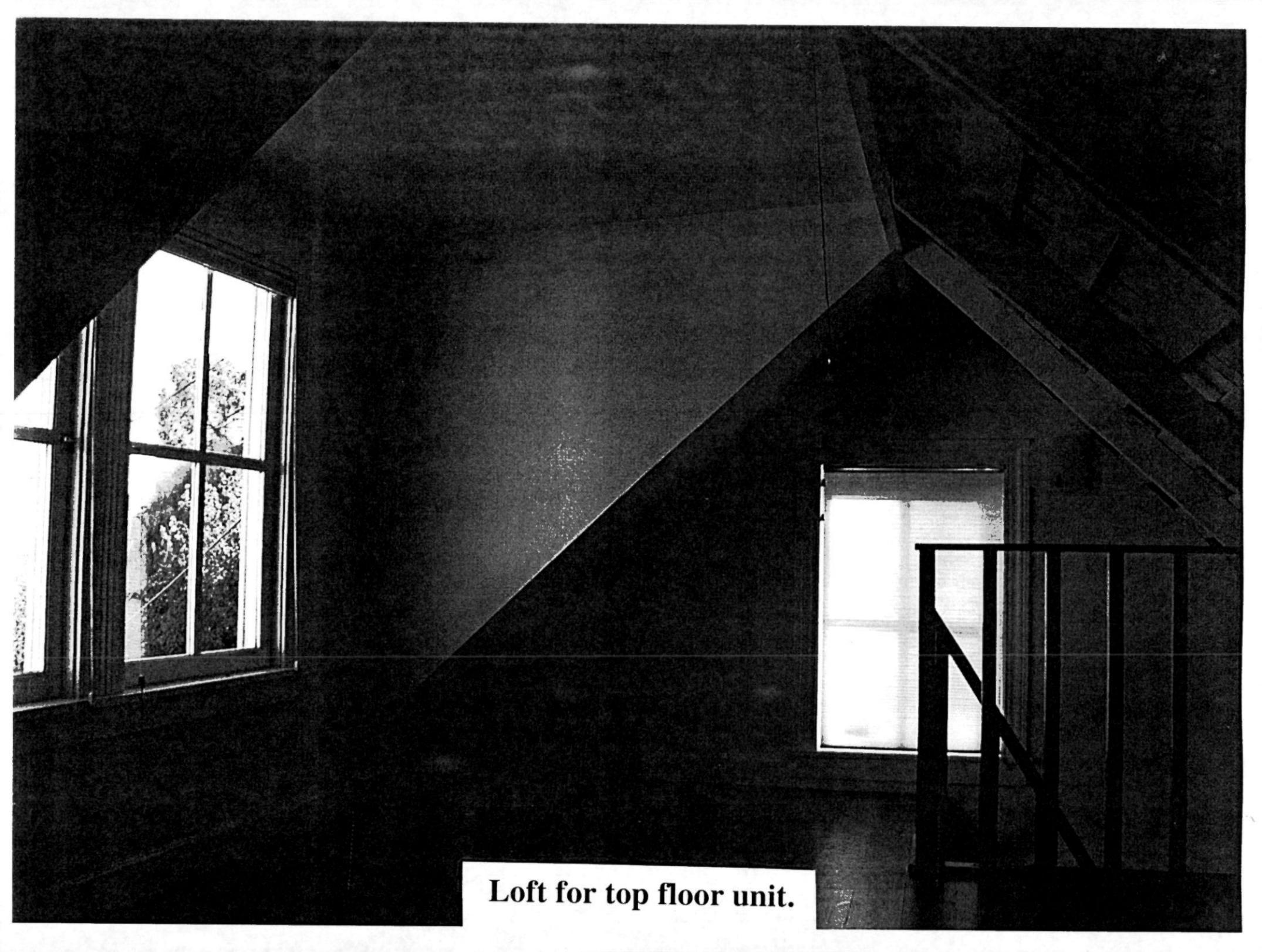
Interior staircase installed without a permit.



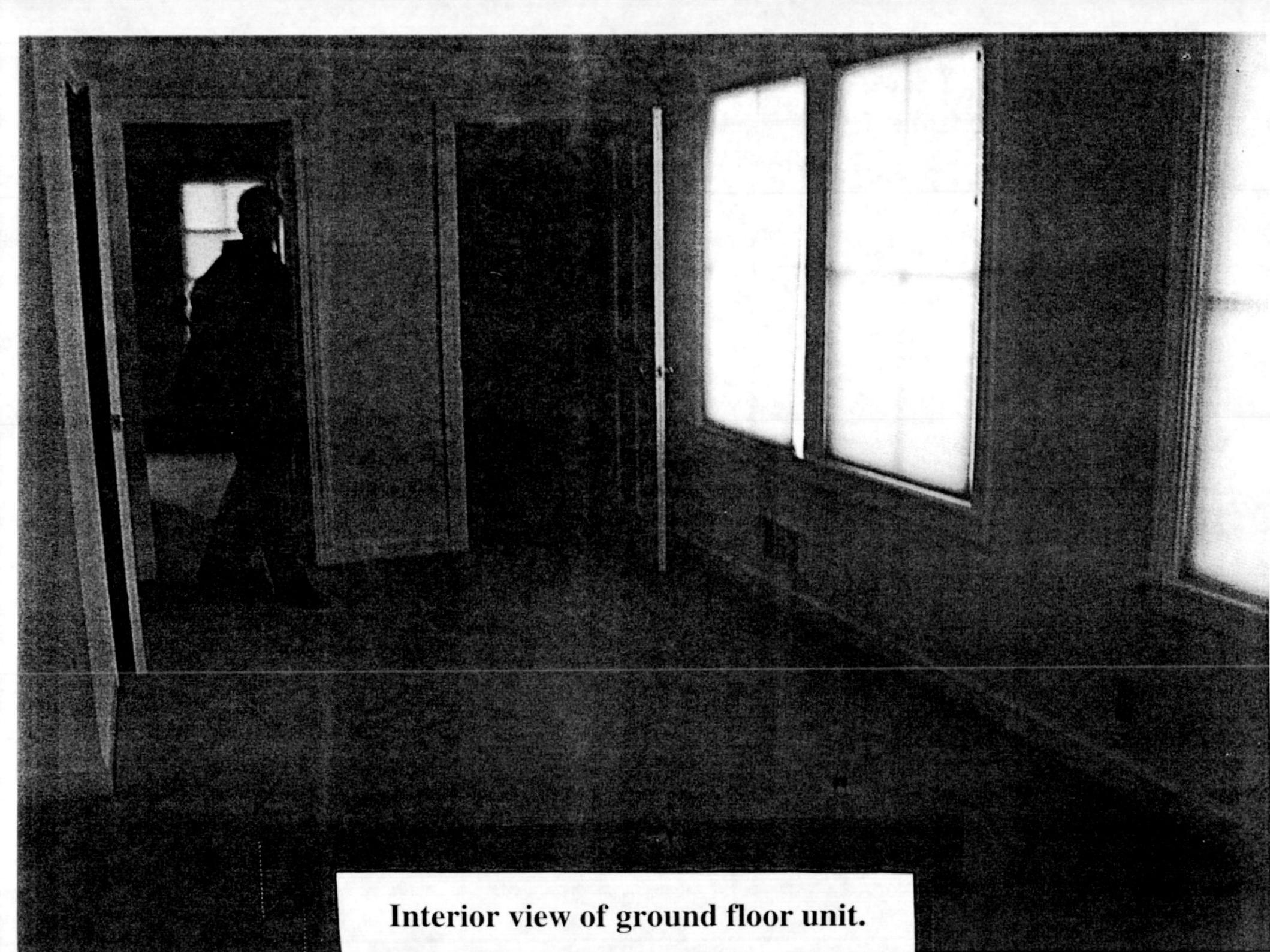
**Interior view of top floor unit. Staircases to loft above,
and unit below.**



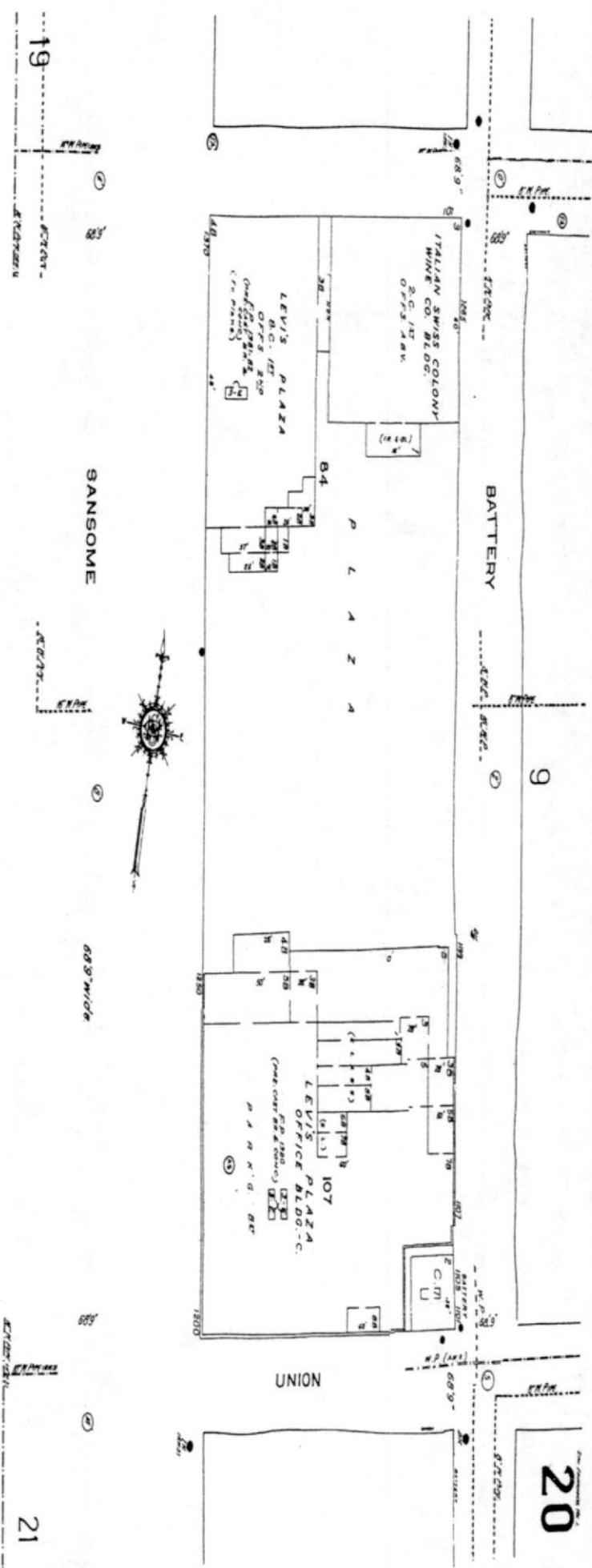
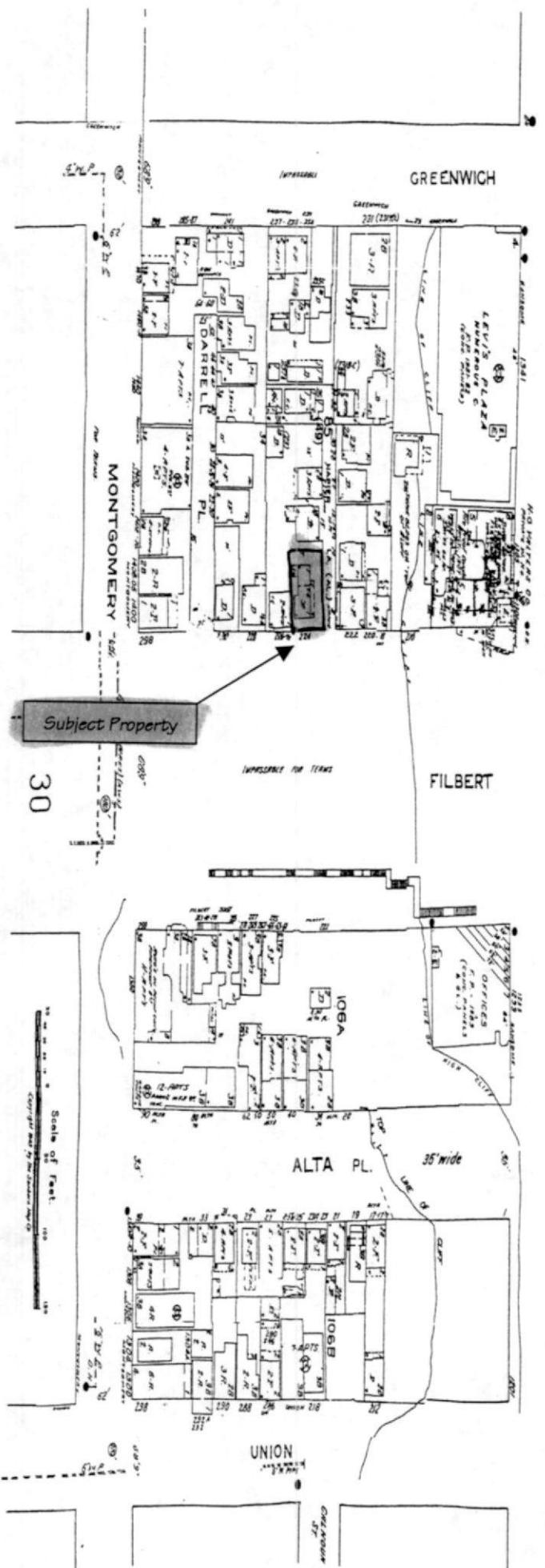
Interior view of top floor unit.

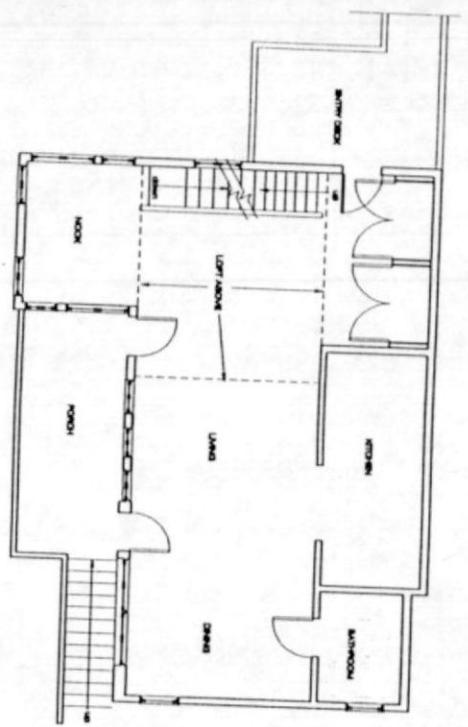


Loft for top floor unit.



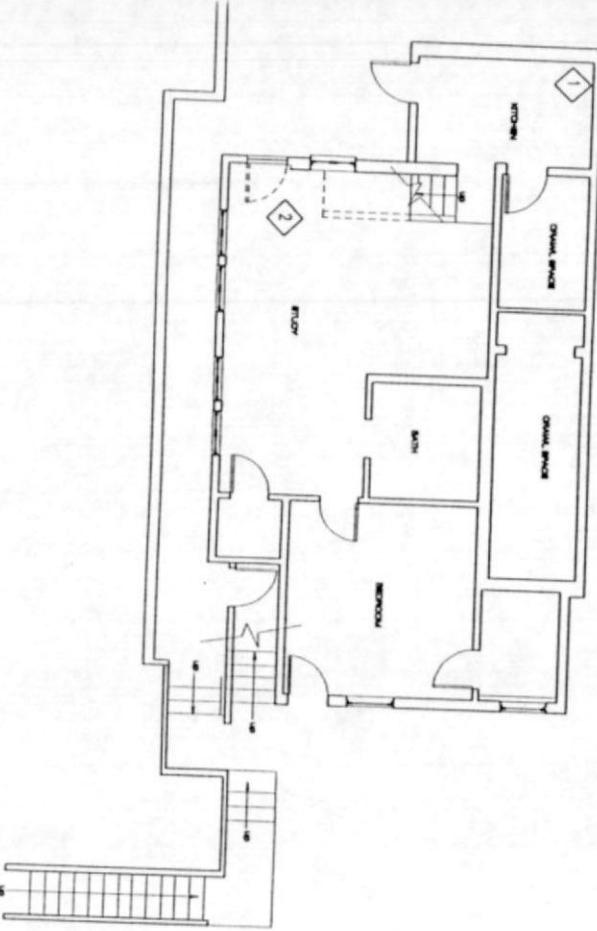
Interior view of ground floor unit.





MAIN FLOOR PLAN

2



LOWER FLOOR PLAN

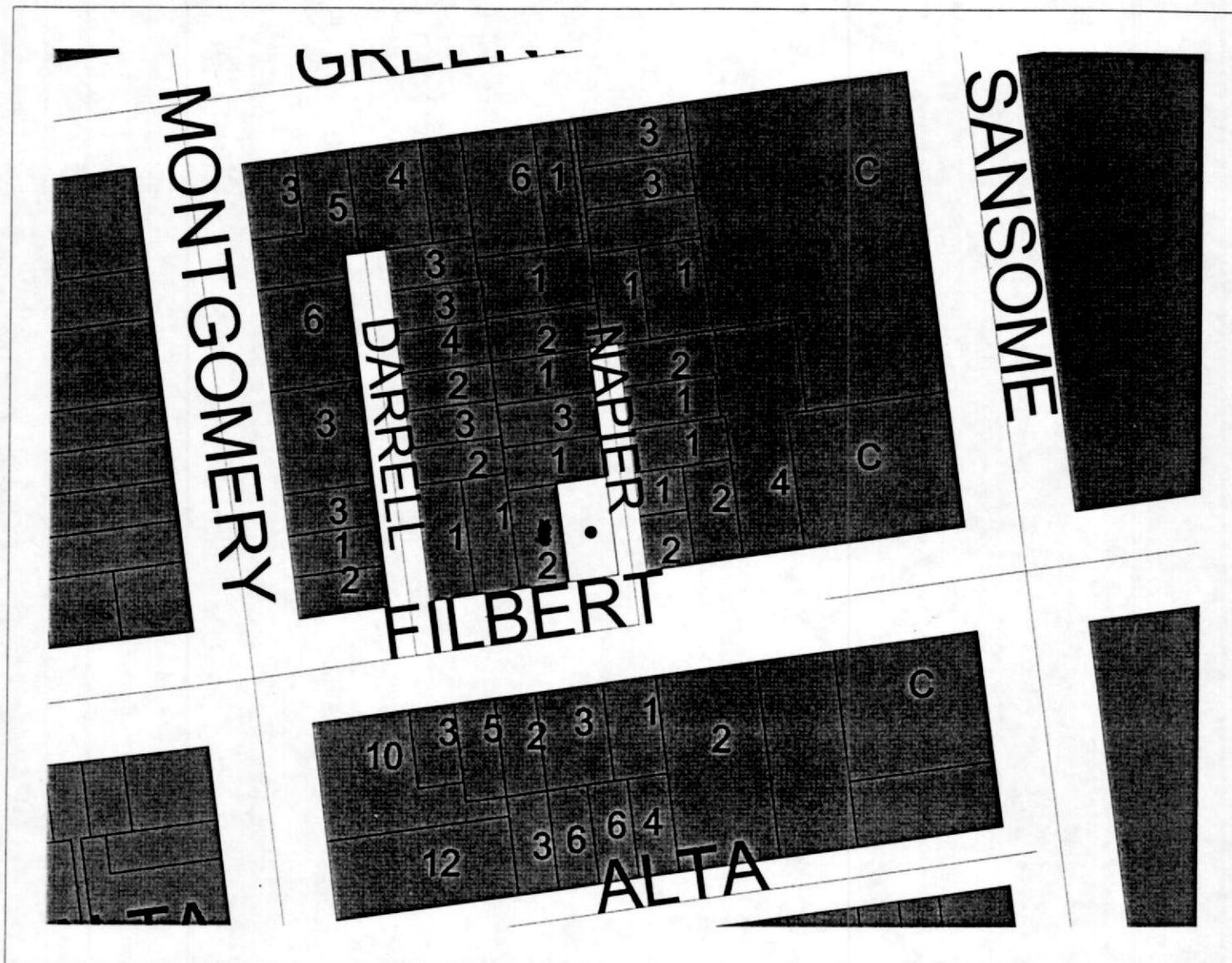
1

Sheet Notes

New Work to include:

- ① Remove Kitchen Appliances
- ② Add Washer/Dryer & Storage
- ③ Remove Door; Replace with Double Hung Window

Dwelling Unit Densities in Area



- Subject Site (Currently 2 Units)





**DWELLING UNIT REMOVAL APPLICATION
INFORMATIONAL QUESTIONNAIRE**

Property Address and Application Number:
224 Filbert St., SF, CA, 94133

CRITERIA 1:

Removal of the unit will not be detrimental to the supply of housing and any hardships resulting from displacement are minimized.

1a	Please describe the reason for removing the Unit.	The Owner requests the second unit of the building to be removed to bring the building into closer conformity to its Historical and Landmark legacy and to facilitate renovations to the building which have caused functional deficiencies and a general degradation of the property.
1b.	Is the unit occupied or vacant?	Vacant.
	Is / was the unit tenant or owner occupied?	Owner
	Number of occupants	1
	If vacant, how long has the unit been vacant	15+ years as vacant or owner occupied
	Reason the unit was vacated	The unit has not been occupied as the property is essentially laid out as a single-family house. Separate occupancy of the second unit would require more of an in-law or proximate relationship than pure owner/tenant.
	Were displacement hardships minimized? How?	The current owner has not displaced any tenants on this property, nor is there oral history of such displacement for at least 15 years.
1c	Is replacement of the unit proposed?	

CRITERIA 2:

Removal of the unit will bring the building closer into conformance with the prevailing dwelling unit density in the area, and other Planning Code provisions

2a	Number of units in the building	2
2b	Has the number of units in the building been modified from the original construction? How?	The building was originally (1850's through 1971) a single-family cottage. Renovation and expansion in the 1970's added a unit to a lower area that was formerly storage and structure, and a loft and dormer to the upper floor.
2c	Does the building comply with parking, usable open space and unit exposure requirements of the Planning Code?	No available parking. Yes to usable open space and unit exposure

Miller/Kelley

1020 Kearny Street, SF, CA 94133

T 415.402.0888 F 415.288.3383 www.millerthink.com

CRITERIA 3:

Removal of the unit is necessary to correct design or functional deficiencies

3a	Does the unit have any design/functional deficiencies?	Yes, the kitchen is the unit to be removed is substandard (Pullman style) and it is not sufficiently distinguished from the Owner's unit to function privately. Also, the 'bedroom' in the upper unit is a (historically insensitive) 'loft' with insufficient head clearance and support space.
3b	Size of units to be removed of merged / location in building	Main unit / Main floor and portion of lower floor – 960 sf (approx.) Second unit / lower floor (to be eliminated) – 660 sf (approx)
3c	Condition of unit to be removed	Fair
3d	If poor, is it feasible to rehabilitate?	N/A
3e	Is there another way to achieve the project without removal of the unit?	No
3f	Description of how units will be merged	Pullman condition will be removed. Modest interior renovations will be made. Exterior may be renovated to according to its Historical precedent

CRITERIA 4

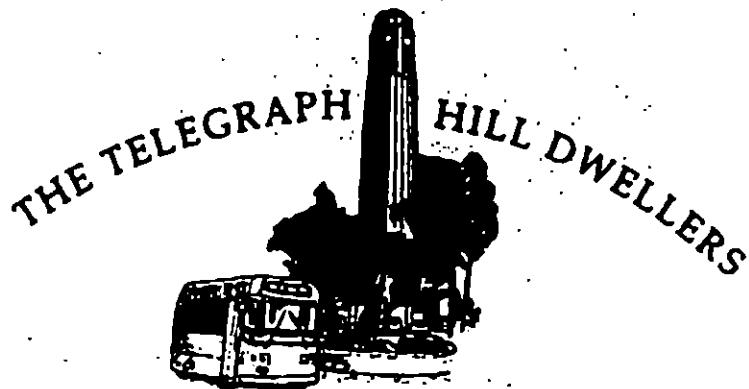
Removal of the unit is necessary to preserve or rehabilitate a designated landmark or other listed building

4a	Is the building a designated landmark or other listed building?	Yes. Contributory building in the Telegraph Hill Historic District
4b	Can preservation / rehabilitation be achieved without removal of the unit? If no, why not?	No. The removal of the loft in the upper level (added in 1971) removes the sleeping quarters from the main unit. The second unit is required to provide the bedroom.

CRITERIA 5:

The units are intended for occupancy by the owner

5a	Date the owner purchased / acquired the building	OCT 10, 2000
5b	Filing date of the Building Permit application to remove the unit	May 22, 2001
	Is this prior to the Planning Commissions adoption of the new dwelling unit merger policy of December 14, 2000	No
5c	Is one of the units to be merged currently owner occupied? If yes, date of occupancy.	No



P.O. Box 330159 San Francisco, CA 94133

(415) 255-6799 • (415) 255-6499 FAX

January 8, 2002

San Francisco Planning Commission
c/o Pete Vollman
1660 Mission St
San Francisco CA 94102

Unit Merger Application
224 Filbert Steps
Building Permit Application 2001/06/01/0508
Case Number 2001.0969D
Telegraph Hill Historic District
By FAX

Dear Commissioners:

224 Filbert is at the corner of the Filbert Steps and Napier Lane, opposite the famed Grace Merchant Garden, in the heart of the Telegraph Hill Historic District. This property has long been of interest to the Telegraph Hill Dwellers because of its location and because of our goals which seek to preserve housing stock and to preserve the historic nature of buildings and enhance the Historic District.

In some instances these goals may conflict and in others they may coincide. It may in some cases be appropriate to encourage unit mergers in order to preserve buildings or their historic nature. For the reasons which we give below, we do not believe this to be true here. We oppose the application to merge 224 Filbert's two units into one, and support the Planning Department's recommendation that the application be denied by you. Almost all of the Planning Department's criteria governing unit mergers have not been met, and the purpose of the non-occupying owner is simply to increase the price and marketability of the property, which she plans to sell.

I. The Background.

The owner of 224 Filbert, Joanne Trafton (the Applicant), was until very recently one of the largest property owners in the Historic District. She owns 224 Filbert (two units; these are the units she seeks to merge); 226 Filbert (two units); 21 Napier (three units); and until a few weeks ago, 15 Napier (one unit; just sold to Mark Miller, who is representing her in this matter). This is a total of eight units, five of which are vacant; she does not live in any of them, and in fact does not live in the Historic District or on Telegraph Hill, but, so we understand, is living in San Jose.

Since the Applicant purchased these four buildings, she has undertaken non-permitted work on at least three of them, including 224 Filbert. On at least two of them, stop work orders have been issued. These actions of the applicant show, in our view, a consistent pattern of disregard of city law and policy. Her non-permitted work has also made it extremely difficult to determine whether, in the case of 224 Filbert, she has changed the building in any way so as to merge them physically before filing her application. Did she, for example, take out all or part of a kitchen in one of the two units? Did she build a connecting stairway? Since she failed to secure a building permit before undertaking substantial work on 224 Filbert, there are no plans which will definitely tell us, and we will never know for sure.

II. Applying the Planning Department Criteria.

In almost all respects, the application does not satisfy the Planning Department's criteria governing unit mergers. In many respects, the answers given are either not true or significantly misleading. Below we set forth the pertinent criteria, the Applicant's answers, and our responses or observations.

Criterion 1a. Please describe the reason for removing the unit.

Applicant's Answer. "The owner requests the second unit of the building to be removed to bring the building into closer conformity to its Historical and Landmark legacy and to facilitate renovations to the building which have caused functional deficiencies and a general degradation of the property."

THD Response. Not true. 224 Filbert as it stands today was significantly expanded in the 1970's to add the entire lower floor that is now the second unit. Merging this unit with the unit on the floor above would not bring 224 Filbert back to its pre-expansion state, and in fact would be deliberately counter to the reason for the 1970's expansion, adding a unit. Merging the units would also have no bearing on 224 Filbert's functional deficiencies (which are not specified) nor on the property's general degradation (which is also not described). These claims by the Applicant are also suspect because immediately prior to

her purchase of 224 Filbert, the prior owner invested hundreds of thousands of dollars in upgrading it.

Criterion 1b. Is/was the unit tenant or owner occupied.
Applicant's Answer. "Owner."

THD Response. Misleading. The Applicant has never, to the best of our knowledge, lived in either unit of 224 Filbert. If in fact she has, it was for the briefest of times. She doesn't live there now.

Criterion 1b (continued). Reason the unit was vacated.
Applicant's Answer. "The unit has not been occupied as the property is essentially laid out as a single-family house. Separate occupancy of the second unit would require more of an in-law or proximate relationship than pure owner/tenant."

THD Response. Not true. Each of the two units is on a separate floor. Immediately after the expansion of 224 Filbert in the 1970's and for several years thereafter, both units were separately occupied. Even before then (as early as 1934 and until the expansion, according to records retrieved by the Planning Department), there were two units in the building. The property can easily accommodate two sets of tenants, or two owners, or an owner and a tenant, and in fact was designed to do just this.

Criterion 1c. Is replacement of the unit proposed?

Applicant's Answer. [No answer was given.]

THD Response. The answer should be 'no', since there is no proposed replacement of the unit.

Criterion 2b. Has the number of units in the building been modified from the original construction? How?

Applicant's Answer. "The building was originally (1850's through 1971) a single-family cottage. Renovation and expansion in the 1970's added a unit to the lower area that was formally [sic; read "formerly"] storage and structure, and a loft and dormer to the upper floor."

THD Response. Significantly misleading and probably partly untrue. We believe the building had two units even before the 1970's expansion (as noted above, the Planning Department finds the two units to have existed from 1934). Since then there have always been two units. The Applicant's answer does not, in addition, discuss her own modifications to the building, much of which were done without building permits or applications for them.

Criterion 3a. Does the unit have any design/functional deficiencies.

Applicant's Answer. "Yes, the kitchen in the unit to be removed is substandard (Pullman style) and it is not sufficiently distinguished from the Owner's unit to function privately. Also, the 'bedroom' in the upper unit is a (historically insensitive) 'loft' with insufficient head clearance and support space."

THD Response. Not true or significantly misleading. The kitchen in the lower unit is on a separate floor from the upper

unit. Furthermore, we believe portions or all of a kitchen may have been removed from the lower unit. Whether this was done by the Applicant or not is very difficult to say, because of the non-permitted work she has done. The bedroom in the upper unit has been used as a bedroom for at least thirty years. The Applicant does not propose, as part of this application, to change it.

Criterion 3c. Condition of unit to be removed.
Applicant's Answer. "Fair."

THD Response. At least significantly misleading and probably untrue. Immediately prior to the Applicant's purchase of the building, its prior owner spent over a year and hundreds of thousands of dollars improving it. The Applicant has done extensive, non-permitted work. It is hard to believe that, after all this, any portion of 224 Filbert is only in fair condition.

Criterion 3f. Description of how units will be merged.
Applicant's Answer. "Exterior may be renovated according to its Historical precedent."

THD Response. The Applicant has provided no assurances that any exterior renovations will in fact happen. In the case of 226 Filbert, also owned by her and immediately up hill on the Filbert Steps, she failed to carry out significant portions of the work for which she had secured a Certificate of Appropriateness. Representations by the Applicant about what she 'may' do should be treated with caution.

Criterion 4b. Can preservation/rehabilitation be achieved without removal of the unit? If no, why not?

Applicant's Answer. "No. The removal of the loft in the upper level (added in 1971) removes the sleeping quarters from the main unit. The second unit is required to provide the bedroom."

THD Response. At least significantly misleading. First, it was not the upper level which was added in 1971; it was the lower unit. Second, the removal of the loft is not part of this application, and there has been no assurance by the Applicant that it will in fact be removed. Third, even if the loft were removed, the building could be configured so that the lower unit was not needed to provide a bedroom. Fourth, the Applicant is not proposing to live in 224 Filbert, and it is inadvisable to make these decisions now for a future owner living there.

Criterion 5c. Is one of the units to be merged currently owner occupied? If yes, date of occupancy.

Applicant's Answer. "No."

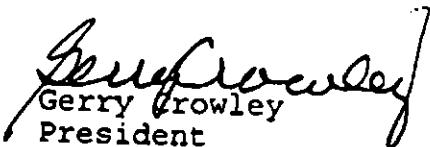
THD Response. The Applicant's answer is correct as far as it goes, but it should go further. So far as we know, she has never lived in either unit (or if so for the briefest of times only) and she has no plans to do so in the future. Her purpose in seeking the units' merger is simply to increase 224 Filbert's salability and price.

III. Conclusion.

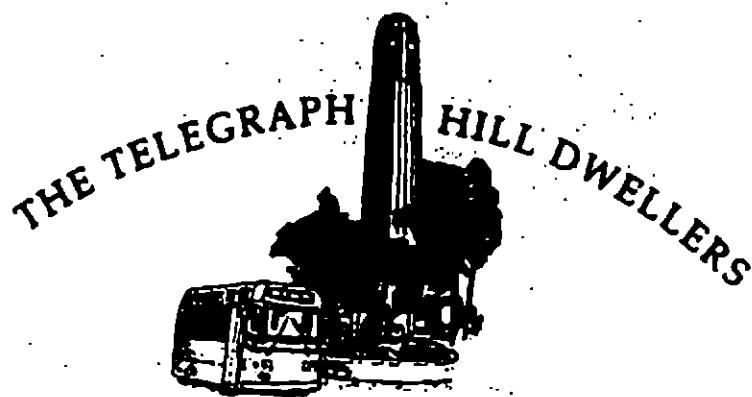
The strongest partial argument that may be made in the Applicant's favor is that she would not be evicting a present, actual tenant if this application were granted. But other than that, there really are no reasons justifying the units' merger. The Applicant does not live at 224 Filbert, and doesn't plan to do so. She seeks the merger only to increase what she perceives to be the building's salability and price on the market. She has done non-permitted work which has made it difficult to evaluate her application.

Unless this Commission is prepared to let absentee owners merge units for their own economic self-interest and, in our view, largely disregard the Planning Department's merger criteria, the application should be denied. We concur with the Department's recommendation that the application be denied, and respectfully request this Commission's adoption of that recommendation. If a future occupying owner seeks the units' merger, it may be appropriate then to reconsider this matter, but not before then.

Sincerely yours,


Gerry Crowley
President

cc: Mark Miller



P.O. Box 330159 San Francisco, CA 94133

(415) 255-6799 • (415) 255-6499 FAX

January 8, 2002

San Francisco Planning Commission
c/o Pete Vollman
1660 Mission St
San Francisco CA 94102

Unit Merger Application
224 Filbert Steps
Building Permit Application 2001/06/01/0508
Case Number 2001.0969D
Telegraph Hill Historic District
By FAX

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Criterion 5c. Is one of the units to be merged currently owner occupied? If yes, date of occupancy.

Applicant's Answer. "No."

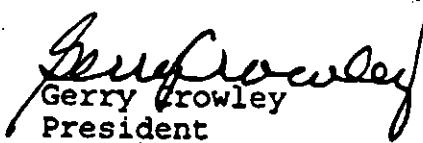
THD Response. The Applicant's answer is correct as far as it goes, but it should go further. So far as we know, she has never lived in either unit (or if so for the briefest of times only) and she has no plans to do so in the future. Her purpose in seeking the units' merger is simply to increase 224 Filbert's salability and price.

III. Conclusion.

The strongest partial argument that may be made in the Applicant's favor is that she would not be evicting a present, actual tenant if this application were granted. But other than that, there really are no reasons justifying the units' merger. The Applicant does not live at 224 Filbert, and doesn't plan to do so. She seeks the merger only to increase what she perceives to be the building's salability and price on the market. She has done non-permitted work which has made it difficult to evaluate her application.

Unless this Commission is prepared to let absentee owners merge units for their own economic self-interest and, in our view, largely disregard the Planning Department's merger criteria, the application should be denied. We concur with the Department's recommendation that the application be denied, and respectfully request this Commission's adoption of that recommendation. If a future occupying owner seeks the units' merger, it may be appropriate then to reconsider this matter, but not before then.

Sincerely yours,


Gerry Crowley
President

cc: Mark Miller

January 14, 2002

Fax 558-6426
Fax 558-6170
Central Permit Bureau
Planning Department

Attn: Peterson Vollman

Dear Officials,

This notice is to formally withdraw my application for Dwelling Unit Merger and the associated building Permit Application No.: 2001/06/01/0508 effective immediately.

Also, I appreciate the refund of all applicable fees via check made payable to
JoAnne Trafton
44 Montgomery Street, Suite 2110
San Francisco, CA 94104

Thank you for your prompt attention to this request.

Sincerely,



JoAnne Trafton
Owner, 224 Filbert Street

Cc: Mark R. Miller – Miller Kelley Architects 288-3383
Nancy Shanahan – Telegraph Hill Dwellers 255-6499

**PLANNING COMMISSION
DISCRETIONARY REVIEW HEARING ON JAN. 17, 2002**

**224 FILBERT STREET
CASE NO. 2001.0969D**

DEPARTMENT CONTACT
Pete Vollmann SRV
(558-6405)

REVIEWED BY
Craig Nikitas CN
(558-6306)

January 2, 2002

FROM: JIM NIXON, FOR LAWRENCE B. BADINER, ZONING ADMINISTRATOR
TO: INTERESTED PARTIES

We wish to confirm the Staff-Initiated Discretionary Review of:

Building Permit Application number 2001/06/01/0508, Case number 2001.0969D, for the property at 224 Filbert Street, Lot 046 in Assessor's Block 0085, proposing to legalize construction done to merge the two unit building into a single-family house, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

This building permit application is subject of a staff-initiated Discretionary Review action for Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to merge 2 dwelling units to 1 dwelling unit.

The Staff Recommendation to the Planning Commission is to take Discretionary Review and disapprove the building permit application as submitted.

The Planning Commission will hold a public hearing to determine whether to exercise its discretionary powers in this case on Thursday, January 17, 2002, beginning at 1:30 p.m. or later (call 558-6422 after Monday January 14, for a more specific time) in City Hall, Room 400, 1 Dr. Carlton B. Goodlet Place.

DECLARATION OF MAILING REQUESTED UNDER THE CITY PLANNING CODE

STATE OF CALIFORNIA)
CITY AND COUNTY OF SAN FRANCISCO)ss
)

DAVID TU, BEING DULY SWORN DEPOSES AND SAYS: That she/he is a citizen of the United States above the age of eighteen years; that action under and by the direction of the Zoning Administrator of the City and County of San Francisco, State of California, she/he did on Jan 02, 2002, deposit in the United States mail, notice of the hearing before the City Planning Commission/Zoning Administrator, Application No. and/or Case No. 2001.0969 D, affecting the parcel or parcels of land described on the attached Notice of Hearing; and that said notices were addressed to property owners as their names and addresses appeared on the list submitted by the Applicant in this case, and to other persons as appropriate.

DAVID TU



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

January 2, 2002

FROM: JIM NIXON, FOR LAWRENCE B. BADINER, ZONING ADMINISTRATOR
TO: INTERESTED PARTIES

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Building Permit Application number 2001/06/01/0508, Case number 2001.0969D, for the property at 224 Filbert Street, Lot 046 in Assessor's Block 0085, proposing to legalize construction done to merge the two unit building into a single-family house, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

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For further information, please contact Planning Department Staff Pete Vollmann at (415) 558-6405 and ask about Case Number 2001.0969D.

85 040
Gilbert D Susna K
14122 Amherst Ct
Los Angeles, CA 94022

85 022
Occupants
1410-A Montgomery Street
San Francisco, CA 94133

85 041
Vertrich 1997 Trust
1440 Montgomery Street # 21
San Francisco, CA 94133

85 021
Lee John E
1406 Motgomery Street
San Francisco, CA 94133

85 042
Winslow Jane, Robert A
1440 Montgomery Street # 22
San Francisco, CA 94133

85 059
Dole Richard F
221 Richard Street
San Francisco, CA 94133

85 043
Kashkin Karen
1440 Montgomery Street# 31
San Francisco, CA 94133

85 044
Greene Marion E Personal Residence Trust
1095 Lodi Ln
Saint Helena, CA 94574

85 045
Brodsky Carroll Mants
1140 Montgomery Street# 41
San Francisco, CA 94133

85 030
Forgette Terrance A
237 Greenwish Street # B
San Francisco, CA 94133

85 030
Occupants
235 Greenwich Street
San Francisco, CA 94133

85 022
Lacey Juanita 1997 Trust
1412 Montgomery Street
San Francisco, CA 94133

85 022
Occupants
1410 Montgomery Street
San Francisco, CA 94133

10/19/01 -- S.F. PLANNING DEPARTMENT --

NORTH BEACH

Laser Labels -- N:\LISTS\NGBD:REPORT R3 -- PAGE 20

Alessandro Baccari
Exec. Secty
Fisherman's Wharf Merchants Assn.
1873 Market Street, Ste. 3
San Francisco CA 94103

Megan Levitan
Golden Gate Valley
PO Box 29086
San Francisco CA 94129

Virginia Macchiarini
Upper Grant Avenue Association
1529-B Grant Avenue
San Francisco CA 94133

Gene Morzenti
Telegraph Hill Survival Assn.
350 Green Street
San Francisco CA 94133

Bill Ryan
President
North Point Neighborhood Assn.
2934 Larkin Street
San Francisco CA 94109

Sue Cauthen
Coalition for S.F. Neighborhoods
1321 Montgomery Street
San Francisco CA 94133

J.A. Lew
Vice President
Bret Harte Terrace-Francisco St.
55 Bret Harte Terrace
San Francisco CA 94133

Denise McCarthy
Executive Director
Telegraph Hill Neighborhood Center
660 Lombard Street
San Francisco CA 94133

Aaron Peskin
Telegraph Hill Dwellers
522 Filbert Street
San Francisco CA 94133

Sophie H. Wong
Executive Director
North East Medical Services
1520 Stockton Street
San Francisco CA 94133

Marsha Garland
Executive Director
North Beach Chamber of Commerce
556 Columbus Avenue
San Francisco CA 94133

Jim Lew
Advisory Board
North Beach Neighbors
P.O.BOX 330115
San Francisco CA 94133

Karen McInnis
Green Street Neighbors
1908 Green Street
San Francisco CA 94123

Eliel Redstone
President
Bartol Alley Neighborhood Group
18 Bartol Street
San Francisco CA 94133

106 061
Wasserman Andre R
P.O. Box 9294
Aspen, CO 81612

106 062
Drummond Nigel S
265 Filbert Street
San Francisco, CA 94133

106 033
Miller Mark R & Tonya
267 Filbert Street
San Francisco, CA 94133

106 033
Occupants
271 Filbert Street
San Francisco, CA 94133

106 032
Crawford Thomas & Caroline C
67 7th Avenue
San Francisco, CA 94118

106 032
Occupants
273 Filbert Street Apt # 1
San Francisco, CA 94133

106 032
Occupants
273 Filbert Street Apt # 2
San Francisco, CA 94133

106 032
Occupants
273 Filbert Street Apt # 3
San Francisco, CA 94133

106 032
Occupants
273 Filbert Street Apt # 4
San Francisco, CA 94133

106 032
Occupants
273 Filbert Street Apt # 5
San Francisco, CA 94133

106 031
Wong Jack
P.O. Box 809
Danville, CA 94526

106 031
Occupants
279 Filbert Street
San Francisco, CA 94133

106 031
Occupants
281 Filbert Street
San Francisco, CA 94133

106 031
Occupants
283 Filbert Street
San Francisco, CA 94133

85 017
Lund Jack H
22 Darrell Place
San Francisco, CA 94133

85 017
Occupants
22 Darrell Place
San Francisco, CA 94133

85 018
Scott P{aul D
555 Montgomery Blvd Ste 720
San Francisco, CA 94133

85 018
Occupants
24 Darrell Place
San Francisco, CA 94133

85 018
Occupants
26 Darrell Place
San Francisco, CA 94133

85 018
Occupants
30 Darrell Place
San Francisco, CA 94133

85 058
Kay Donald M
34 Darrell Place
San Francisco, CA 94133

85 026E
Occupants
44 Darrell Place
San Francisco, CA 94133

85 057
Kheradpir Shervin
36 Darrell Place
San Francisco, CA 94133

85 026E
Occupants
46 Darrell Place
San Francisco, CA 94133

85 051
Chouteau Walter C
38 Darrell Place
San Francisco, CA 94133

85 026H
Mehan John M & Tina Rev Liv T
145 Poplar Dr
Kentfield, CA 94904

85 051
Occupants
40 Darrell Place # 101
San Francisco, CA 94133

85 026H
Occupants
52 Darrell Place # 1
San Francisco, CA 94133

85 052
Chouteau Walter C
40 Darrell Place # 201
San Francisco, CA 94133

85 026H
Occupants
52 Darrell Place # 2
San Francisco, CA 94133

85 053
O'Shea Michael J & Judy M Tr
4P.O. Box 833
Inverness, CA 94937

85 026H
Occupants
52 Darrell Place # 3
San Francisco, CA 94133

85 053
Occupants
40 Darrell Place # 201
San Francisco, CA 94133

85 026C
Eby Thomas T &
60 Alta Street
San Francisco, CA 94133

85 054
Grayson Jonathan J
40 Darrell Place # 401
San Francisco, CA 94133

85 026C
Occupants
62 Darrell Place
San Francisco, CA 94133

85 026E
Willett Brenda A
771 San Luis Rd
Berkeley, CA 94707

85 026C
Occupants
64 Darrell Place
San Francisco, CA 94133

85 026E
Occupants
42 Darrell Place
San Francisco, CA 94133

85 026C
Occupants
64-A Darrell Place
San Francisco, CA 94133

85 05
1301 Sansome LLC
22320 Foothill Blvd Ste 620
Hayward, CA 94541

85 05
Occupants
1301 Sansome Street
San Francisco, CA 94133

85 048
Blue Jeans Equities West
411 Borel Avenue Ste 600
San Mateo, CA 94402

85 048
Occupants
1355 Sansome Street
San Francisco, CA 94133

85 026A
A M Properties
San Francisco, P.O. Box 516
Windsor, CA 95492

85 026A
Occupants
1460 Montgomery Street # 1
San Francisco, CA 94133

85 026A
Occupants
1460 Montgomery Street # 2
San Francisco, CA 94133

85 026A
Occupants
1460 Montgomery Street # 3
San Francisco, CA 94133

85 026A
Occupants
1460 Montgomery Street # 4
San Francisco, CA 94133

85 026A
Occupants
1460 Montgomery Street # 5
San Francisco, CA 94133

85 026B
A M Properties
P.O. Box 516
Windsor, CA 95492

85 026B
Occupants
1470 Montgomery Street Apt # 1
San Francisco, CA 94133

85 026B
Occupants
1470 Montgomery Street Apt # 2
San Francisco, CA 94133

85 026B
Occupants
1470 Montgomery Street Apt # 3
San Francisco, CA 94133

85 07A
Mc Cabe Paula
8 Napier Lane
San Francisco, CA 94133

85 08
Weiner Jonathan
16 Napier Lane
San Francisco, CA 94133

85 013
Fenton J L
23 Napier Lane
San Francisco, CA 94133

85 09
Lutrell Joe
28 Napier Lane
San Francisco, CA 94133

85 010
Lutrell A
30 Napier Lane
San Francisco, CA 94133

2375 053
Marilou D. Samson
3515 Santiago Street
San Francisco, CA 94116

85 014
Trafton Joanne Revoc Liv Trust
21 Filbert Street
San Francisco, CA 94133

85 06
Occupants
218 Filbert Street
San Francisco, CA 94133

85 046
Trafton Joanne
224 Filbert Street
San Francisco, CA 94133

85 06
Occupants
220 Filbert Street
San Francisco, CA 94133

106 01
G Abkar Partnership
201 Filbert Street
San Francisco, CA 94133

106 059
Attwood James & Firouzeh
221 Filbert Street
San Francisco, CA 94133

106 041
Elliott John C & Trustee 4/7
211 Filbert Street
San Francisco, CA 94133

85 046
Occupants
224 Filbert Street
San Francisco, CA 94133

85 05A
Morgenstein David W. .92
350 Herman Street
San Francisco, CA 94117

85 046
Occupants
224-A Filbert Street
San Francisco, CA 94133

85 05A
Occupants
216 Filbert Street Apt # 1
San Francisco, CA 94133

85 047
Trafton Joanne Trustee
226 Filbert Street
San Francisco, CA 94133

85 05A
Occupants
216 Filbert Street Apt # 2
San Francisco, CA 94133

85 039
Levin John A
228 Filbert Street
San Francisco, CA 94133

85 05A
Occupants
216 Filbert Street Apt # 3
San Francisco, CA 94133

85 038
Flood Elizabeth D Trustee
331 Greer Rd
Woodside, CA 94062

85 05A
Occupants
216 Filbert Street Apt # 4
San Francisco, CA 94133

85 038
Occupants
230 Filbert Street
San Francisco, CA 94133

85 06
A M Properties
P.O. Box 516
Windsor, CA 95492

106 060
Calender Susan
261 Filbert Street
San Francisco, CA 94133



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF PLANNING CODE SECTION 311 REQUIREMENTS

December 12, 2001

Miller/Kelley Architects
Attention: Mark Miller
1020 Kearny Street
San Francisco, CA 94133

Re: 224 Filbert Street
Building Application Permit No. 2001/06/01/0508

The Planning Department has received your permit application for review. Per our review process, your application is being held because the following information is required before it is accepted as complete or may be considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

Per enclosed Section 311/12 Notification Instructions, please do the following:

Submit a fee of \$ 62.78 by check, made payable to a Planning Department/ Section 311/312. Please enclose the required materials in an envelope addressed to the Notification Team and mail or deliver the envelope with to the Receptionist on the 5th Floor at 1660 Mission Street any time between 8:00 a.m. and 5:00 p.m.

Submit reduced site plans and elevations in accordance with enclosed instructions.

Post enclosed oversized notice immediately. After we receive the fee and reduced plans, an official 30-day Notice of Building Permit Application (Section 311/312) will be sent to all owners and occupants within 150 feet of the project. When you receive the official 30-day notice, note expiration date and write expiration date on the bottom right hand corner of the oversized notice.

The application must provide the requested items indicated above within thirty (30) days. The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

If no Discretionary Review has been filed during the 30-day period, we will approve the application after the 30-day Period has elapsed and forward it to the Department of Building Inspection.

Please direct any questions concerning this notice to, or you may make an appointment at least one day in advance with, Pete Vollmann at (415) 558-6405. A timely and complete response on your part will help expedite our review of your permit application. Thank you for your attention to this notice.

PV/mmg
Encl:



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 6, 2001, the Applicant named below filed Building Permit Application No. 2001/06/01/0508 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant: Miller/ Kelley Architects	Attention: Mark Miller	Project Address: 224 Filbert Street	Assessor's Block No.: 0085
Address: 1020 Kearny Street	City, State: San Francisco, CA 94133	Assessor's Lot No.: 046	Zoning District: RH-3
Telephone: (415) 288-3388		Height-Bulk District: 40-X	

Under San Francisco Planning Code Section 311(c)(2), you, as a property owner or resident within 150 feet of the proposed project, are being advised of this Building Permit Application so that you may become informed as to its potential effects upon you or your property. You are not obligated to take any action. If you desire more information or clarification regarding the scope of the proposed work, please contact the applicant above or the Planner named below as early as possible to allow time for the resolution of your concerns before the end of the notification period. Applications requesting a Discretionary Review hearing before the Planning Commission must be filed during the 30-day review period, prior to 4:45 p.m. on the Expiration Date shown below, or the next Business Day if that date is on a weekend or legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after Expiration Date shown below.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	AND / OR	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> REMOVAL OF DWELLING UNIT(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)
		<input type="checkbox"/> FACADE ALTERATION(S)
		<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	4 feet 6 inches	no change
SIDE SETBACKS	2 feet	no change
BUILDING DEPTH	26 feet	no change
REAR YARD	7 feet 6 inches	no change
HEIGHT OF BUILDING	N/A	no change
NUMBER OF STORIES	N/A	no change
NUMBER OF DWELLING UNITS	2	1
NUMBER OF OFF-STREET PARKING SPACES	0	0

PROJECT DESCRIPTION

This building permit application is subject of a staff-initiated Discretionary Review action for Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to go from 2 dwelling units to 1 dwelling unit. The Discretionary Review will be heard before the Planning Commission on January 17, 2002. Please call after Monday, January 14, 2002 to verify the date and time of the hearing.

PLANNER'S NAME:	Pete Vollmann	DATE OF THIS NOTICE:	_____
PHONE NUMBER:	(415) 558-6405	EXPIRATION DATE:	_____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project. You can also make an appointment with that Planner to view the full-size drawings and Permit Application.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board (415/ 552-1250) for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning)**. You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$131.00, payable to the Planning Department. **Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals** within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1660 Mission Street, 3rd Floor, Room 3036. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at 415/575-6880.

Affidavit of Preparation of Notification Map, Mailing List and Mailing Labels for Public Notification for Residential Building Permits

I Marilou D. Samson, do hereby declare as follows:

1. I have prepared the notification map, mailing list and mailing labels for Public Notification in accordance with Planning Department Requirements.
2. I understand that I am Responsible for the accuracy of this information, and the erroneous information may require remailing or lead to suspension or revocation of the permit
3. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, May 1, 2001, IN SAN FRANCISCO.



Signature

Marilou D. Samson
Name (type or print)

Agent-designer(BuildCADD)
Relationship to Project. E.g., Owner, Agent
(if Agent, give business name and profession)

224 Filbert Street San Francisco, CA 94133
Project Address

12/05/2001 2:19:02 PM

SF Planning Department

AREA-NORTH BEACHNGBD LIST

Eliel Redstone President Bartol Alley Neighborhood Group 18 Bartol Street San Francisco, CA 94133	Bill Ryan President North Point Neighborhood Assn. 2934 Larkin Street San Francisco, CA 94109
J.A. Lew Vice President Bret Harte Terrace-Francisco St. 55 Bret Harte Terrace San Francisco, CA 94133	Aaron Peskin Telegraph Hill Dwellers 522 Filbert Street San Francisco, CA 94133
Sue Cauthen Coalition for S.F. Neighborhoods 1321 Montgomery Street San Francisco, CA 94133	Denise McCarthy Executive Director Telegraph Hill Neighborhood Center 660 Lombard Street San Francisco, CA 94133
Alessandro Baccari Exec. Secty Fisherman's Wharf Merchants Assn. 1873 Market Street, Ste. 3 San Francisco, CA 94103	Gene Morzenti Telegraph Hill Survival Assn. 350 Green Street San Francisco, CA 94133
Megan Levitan Golden Gate Valley PO Box 29086 San Francisco, CA 94129	Virginia Macchiarini Upper Grant Avenue Association 1529-B Grant Avenue San Francisco, CA 94133
Karen McInnis Green Street Neighbors 1908 Green Street San Francisco, CA 94123	
Marsha Garland Executive Director North Beach Chamber of Commerce 556 Columbus Avenue San Francisco, CA 94133	
Jim Lew Advisory Board North Beach Neighbors P.O.BOX 330115 San Francisco, CA 94133	
Sophie H. Wong Executive Director North East Medical Services 1520 Stockton Street San Francisco, CA 94133	

**MEMO
MEMO
MEMO**

PLANNING DEPARTMENT
1660 MISSION STREET, SAN FRANCISCO 94103

DATE _____

TO _____

FROM _____

224 FILBERT

MARCH 2000 - ~~TENANT~~
~~owner~~

DAVID YANCEY → '88-'00

982 - 4707

~~UNT WAS OWNER
OCCUPIED~~



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

January 2, 2002

FROM: JIM NIXON, FOR LAWRENCE B. BADINER, ZONING ADMINISTRATOR
TO: INTERESTED PARTIES

We wish to confirm the Staff-Initiated Discretionary Review of:

Building Permit Application number 2001/06/01/0508, Case number 2001.0969D, for the property at 224 Filbert Street, Lot 046 in Assessor's Block 0085, proposing to legalize construction done to merge the two unit building into a single-family house, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

This building permit application is subject of a staff-initiated Discretionary Review action for Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to merge 2 dwelling units to 1 dwelling unit.

The Staff Recommendation to the Planning Commission is to take Discretionary Review and disapprove the building permit application as submitted.

The Planning Commission will hold a public hearing to determine whether to exercise its discretionary powers in this case on Thursday, January 17, 2002, beginning at 1:30 p.m. or later (call 558-6422 after Monday January 14, for a more specific time) in City Hall, Room 400, 1 Dr. Carlton B. Goodlet Place.

For further information, please contact Planning Department Staff Pete Vollmann at (415) 558-6405 and ask about Case Number 2001.0969D.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF PLANNING CODE SECTION 311 REQUIREMENTS

December 12, 2001

Miller/Kelley Architects

Attention: Mark Miller

1020 Kearny Street

San Francisco, CA 94133

Re: 224 Filbert Street

Building Application Permit No. 2001/06/01/0508

The Planning Department has received your permit application for review. Per our review process, your application is being held because the following information is required before it is accepted as complete or may be considered Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

Per enclosed Section 311/12 Notification Instructions, please do the following:

Submit a fee of \$ 62.78 by check, made payable to a Planning Department/
Section 311/312. Please enclose the required materials in an envelope addressed
to the Notification Team and mail or deliver the envelope with to the
Receptionist on the 5th Floor at 1660 Mission Street any time between
8:00 a.m. and 5:00 p.m.

Submit reduced site plans and elevations in accordance with enclosed instructions.

Post enclosed oversized notice immediately. After we receive the fee and reduced plans, an official 30-day Notice of Building Permit Application (Section 311/312) will be sent to all owners and occupants within 150 feet of the project. When you receive the official 30-day notice, note expiration date and write expiration date on the bottom right hand corner of the oversized notice.

The application must provide the requested items indicated above within thirty (30) days. The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

If no Discretionary Review has been filed during the 30-day period, we will approve the application after the 30-day Period has elapsed and forward it to the Department of Building Inspection.

Please direct any questions concerning this notice to, or you may make an appointment at least one day in advance with, Pete Vollmann at (415) 558-6405. A timely and complete response on your part will help expedite our review of your permit application. Thank you for your attention to this notice.

PV/mmg

Encl:



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NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On June 6, 2001, the Applicant named below filed Building Permit Application No. 2001/06/01/0508 with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Miller/ Kelley Architects	Project Address:	224 Filbert Street
Attention:	Mark Miller	Assessor's Block No.:	0085
Address:	1020 Kearny Street	Assessor's Lot No.:	046
City, State:	San Francisco, CA 94133	Zoning District:	RH-3
Telephone:	(415) 288-3388	Height-Bulk District:	40-X

Under San Francisco Planning Code Section 311(c)(2), you, as a property owner or resident within 150 feet of the proposed project, are being advised of this Building Permit Application so that you may become informed as to its potential effects upon you or your property. You are not obligated to take any action. If you desire more information or clarification regarding the scope of the proposed work, please contact the applicant above or the Planner named below as early as possible to allow time for the resolution of your concerns before the end of the notification period. Applications requesting a Discretionary Review hearing before the Planning Commission must be filed during the 30-day review period, prior to 4:45 p.m. on the Expiration Date shown below, or the next Business Day if that date is on a weekend or legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after Expiration Date shown below.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	AND / OR	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> REMOVAL OF DWELLING UNIT(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)
		<input type="checkbox"/> FACADE ALTERATION(S)
		<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK.....	4 feet 6 inches	no change
SIDE SETBACKS	2 feet.....	no change
BUILDING DEPTH	26 feet	no change
REAR YARD	7 feet 6 inches	no change
HEIGHT OF BUILDING	N/A.....	no change
NUMBER OF STORIES	N/A.....	no change
NUMBER OF DWELLING UNITS	2.....	1
NUMBER OF OFF-STREET PARKING SPACES	0.....	0

PROJECT DESCRIPTION		
This building permit application is subject of a staff-initiated Discretionary Review action for Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to go from 2 dwelling units to 1 dwelling unit. The Discretionary Review will be heard before the Planning Commission on January 17, 2002. Please call after Monday, January 14, 2002 to verify the date and time of the hearing.		

PLANNER'S NAME: Pete Vollmann

DATE OF THIS NOTICE: _____

PHONE NUMBER: (415) 558-6405

EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project. You can also make an appointment with that Planner to view the full-size drawings and Permit Application.

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board (415/ 552-1250) for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning**). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for **\$131.00**, payable to the Planning Department. **Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals** within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1660 Mission Street, 3rd Floor, Room 3036**. For further information about appeals to the Board of Appeals, including their current fees, contact the **Board of Appeals** at 415/575-6880.



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December 12, 2001

Miller/Kelley Architects
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1020 Kearny Street
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PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	AND / OR	<input type="checkbox"/> NEW CONSTRUCTION	OR <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> REMOVAL OF DWELLING UNIT(S)	<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)	<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
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PROJECT DESCRIPTION

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PLANNER'S NAME: Pete Vollmann

DATE OF THIS NOTICE: _____

PHONE NUMBER: (415) 558-6405

EXPIRATION DATE: _____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

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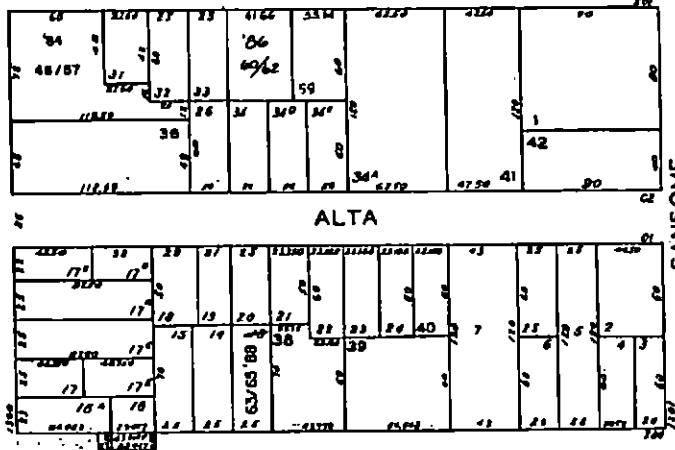
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BOARD OF APPEALS

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MONTGOMERY



1360 MONTGOMERY ST.

A CONDOMINIUM		
LOT NO.	UNIT NO.	% COMMON AREA
46	1	3.87%
47	2	8.73%
48	3	7.63%
49	4	7.32%
50	5	15.16%
51	6	7.55%
52	7	7.26%
53	8	10.62%
54	9	7.55%
55	10	7.28%
56	11	9.62%
57	12	9.13%

261-263-265 FILBERT ST.

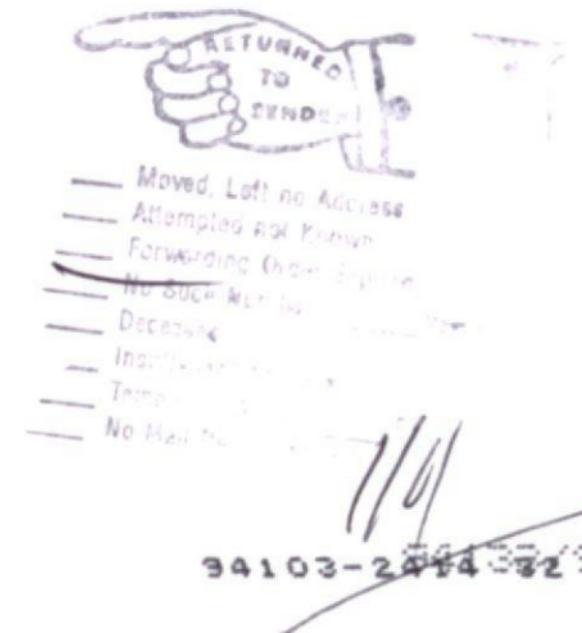
A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
60	281	32.84
61	283	33.08
62	285	33.58

280-284 UNION ST.

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
63	284	33.33
64	282	33.33
65	280	33.34

The Planning Department
City and County of
San Francisco

1660 Mission Street
San Francisco, CA 94103-2414



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PLANNING DEPARTMENT

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FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

January 2, 2002

FROM: JIM NIXON, FOR LAWRENCE B. BADINER, ZONING ADMINISTRATOR
TO: INTERESTED PARTIES

We wish to confirm the Staff-Initiated Discretionary Review of:

Building Permit Application number 2001/06/01/0508, Case number 2001.0969D, for the property at 224 Filbert Street, Lot 046 in Assessor's Block 0085, proposing to legalize construction done to merge the two unit building into a single-family house, in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

This building permit application is subject of a staff-initiated Discretionary Review action for Dwelling Unit Merger per Commission Resolution No. 16078. The proposal is to merge 2 dwelling units to 1 dwelling unit.

The Staff Recommendation to the Planning Commission is to take Discretionary Review and disapprove the building permit application as submitted.

The Planning Commission will hold a public hearing to determine whether to exercise its discretionary powers in this case on Thursday, January 17, 2002, beginning at 1:30 p.m. or later (call 558-6422 after Monday January 14, for a more specific time) in City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place.

For further information, please contact Planning Department Staff Pete Vollmann at (415) 558-6405 and ask about Case Number 2001.0969D.

The Planning Department
City and County of
San Francisco

1660 Mission Street
San Francisco, CA 94103-2414



WALIA

NO SUCH NAME
REFUSED
UNCLAIMED
NO SUCH NO
= null

85 046
Occupants
224-A Filbert Street
San Francisco, CA 94133

MOVED LEFT NO ADDRESS
INSUFFICIENT ADDRESS
P.O. BOX CLOSED
FORWARDING ORDER
WITHHELD, NOT FORWARD





PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378

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FAX: 558-6409

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The Planning Department
City and County of
San Francisco

1660 Mission Street
San Francisco, CA 94103-2414



- NO SUCH NAME MOVED LEFT NO ADDRESS
 REFUSED INSUFFICIENT ADDRESS
 UNCLAIMED P.O. BOX CLOSED
 NO SUCH NO *2028* FORWARDING ORDER EXPIRE
2028 ATTEMPTED, NOT REACHED

85 047
Trafton Joanne Trustee
226 Filbert Street
San Francisco, CA 94133



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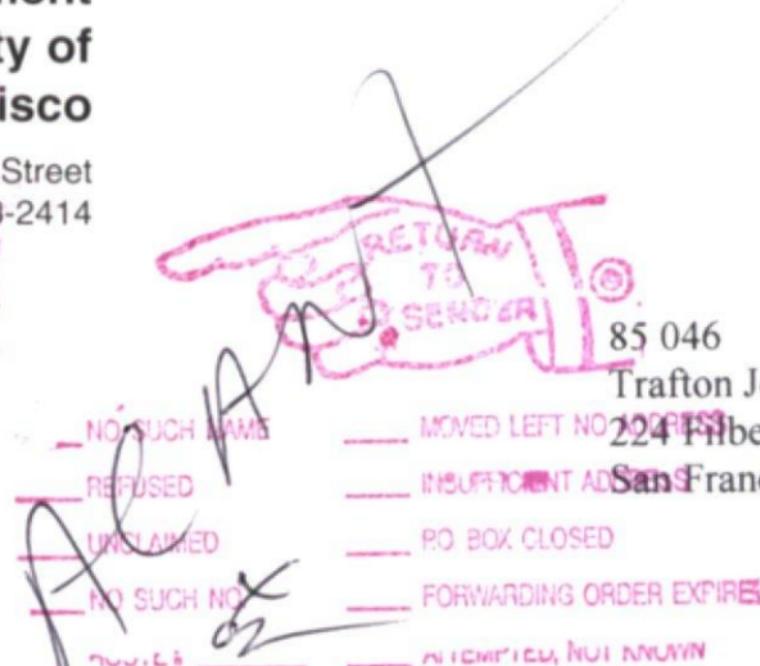
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The Planning Department
City and County of
San Francisco

1660 Mission Street
San Francisco, CA 94103-2414

R.T.S



Trafton Joanne
224 Filbert Street
San Francisco, CA 94133



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LONG RANGE PLANNING
FAX: 558-6425

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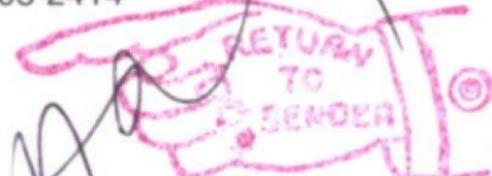
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The Planning Department
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San Francisco

1660 Mission Street
San Francisco, CA 94103-2414



NO SUCH NAME

MOVED LEFT NO ADDRESS

REFUSED

INSUFFICIENT ADDRESS

UNCLAIMED

P.O. BOX CLOSED

NO SUCH NO

FORWARDING ORDER EXPIRED

NO MAIL

ATTEMPTED, NOT KNOWN

85 046
Occupants
224 Filbert Street
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100% Recycled
100% Recycled Paper



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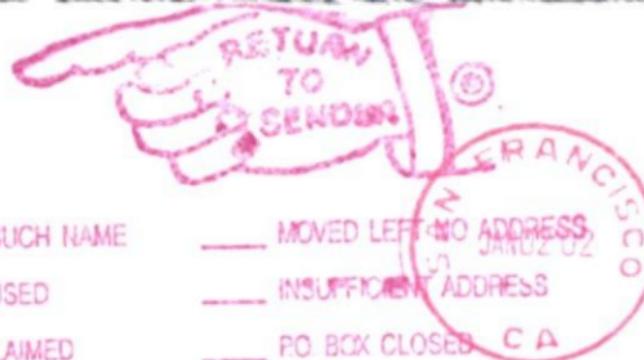
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The Planning Department
City and County of
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1660 Mission Street
San Francisco, CA 94103-2414



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ADMINISTRATION

FAX: 558-6426

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FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

January 2, 2002

FROM: JIM NIXON, FOR LAWRENCE B. BADINER, ZONING ADMINISTRATOR
TO: INTERESTED PARTIES

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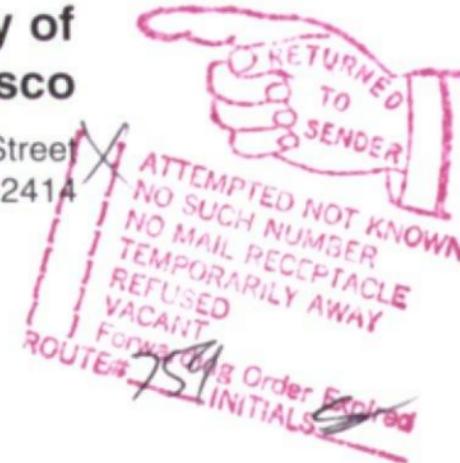
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85 026E
Willett Brenda A
771 San Luis Rd
Berkeley, CA 94707



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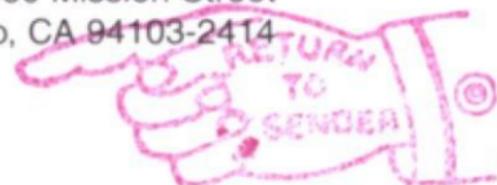
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The Planning Department
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R. VOLLMAN



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ARCHITECT:

Miller Kelley Architects
1020 Kearny Street
San Francisco, CA 94133
T. 415.402.0888 F. 415.288.3383

CLIENT:

Joanne Trafton
21 Napier Lane #3
San Francisco, CA 94133

PROJECT:

224 Filbert St.
San Francisco, CA 94133

SHEET INDEX

NUMBER	DRAWING NAME
A0.0	COVER SHEET
A0.1	SITE PLAN
A0.2	PHOTOGRAPH LOCATION KEY
A0.3	SITE PHOTOS
A0.4	SITE PHOTOS
A0.5	HISTORIC PHOTOS
A0.6	PLOT PLAN

A1.1	EXISTING - FLOOR PLANS
A1.2	EXISTING - ELEVATIONS
A1.3	EXISTING - SECTIONS

PROJECT DESCRIPTION**UNIT MERGER APPLICATION**

OCCUPANCY: GROUP R DIVISION 3
ZONING: RH-3, LOT 48

FLOORS: 2 FLOORS

HEIGHT: 35'-0" (FROM GROUND LEVEL GRADE)

EXISTING - AREA:
INCLUDES EXTERIOR
WALLS) GROUND FLOOR: 935 SQFT
2ND FLOOR: 744 SQFT
TOTAL: 1,679 SQFT
2ND FLOOR DECK AREA: 114 SQFT

PROPOSED - AREA:
INCLUDES EXTERIOR
WALLS) GROUND FLOOR: 935 SQFT
2ND FLOOR: 744 SQFT
TOTAL: 1,679 SQFT
2ND FLOOR DECK AREA: 114 SQFT

Subject Property



224 Filbert Street, San Francisco, CA.



September 10, 2001

Unit Merger Application

Reference Documents
Application #2001 0601 0508

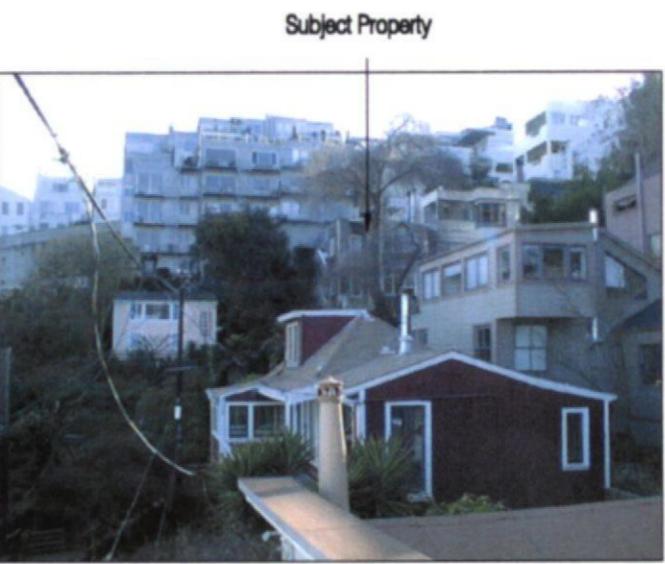
Architects:
MILLER KELLEY ARCHITECTS
1020 KEARNY ST
SAN FRANCISCO, CA 94133
MAIN 415.402.0888 FAX 415.288.3383
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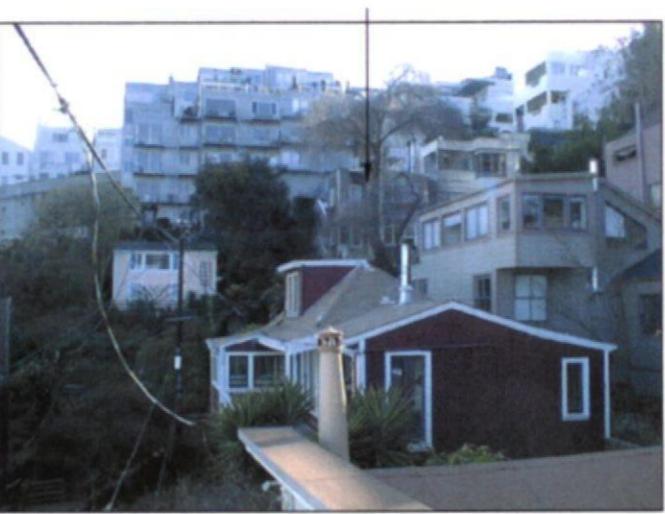
Adjacent House on Filbert 7



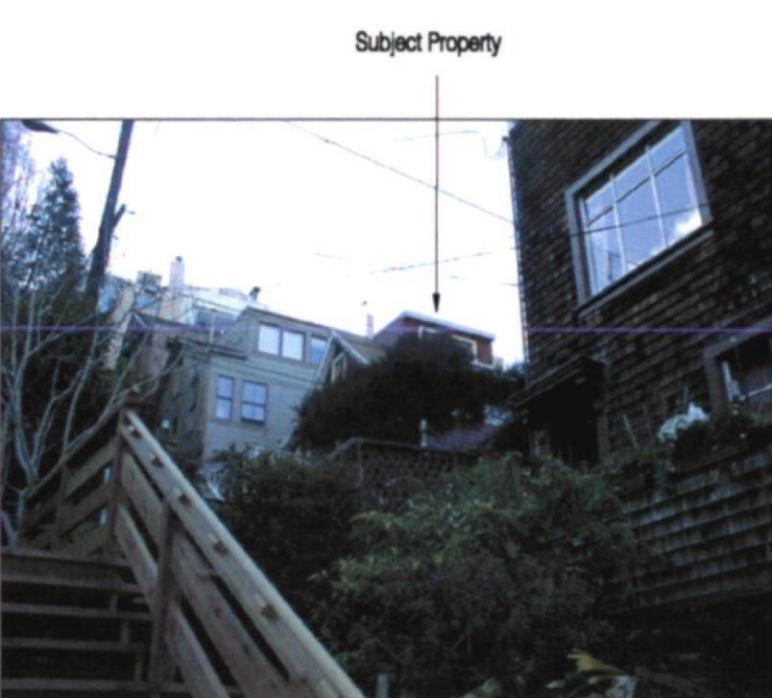
View down Napier Lane looking North 6



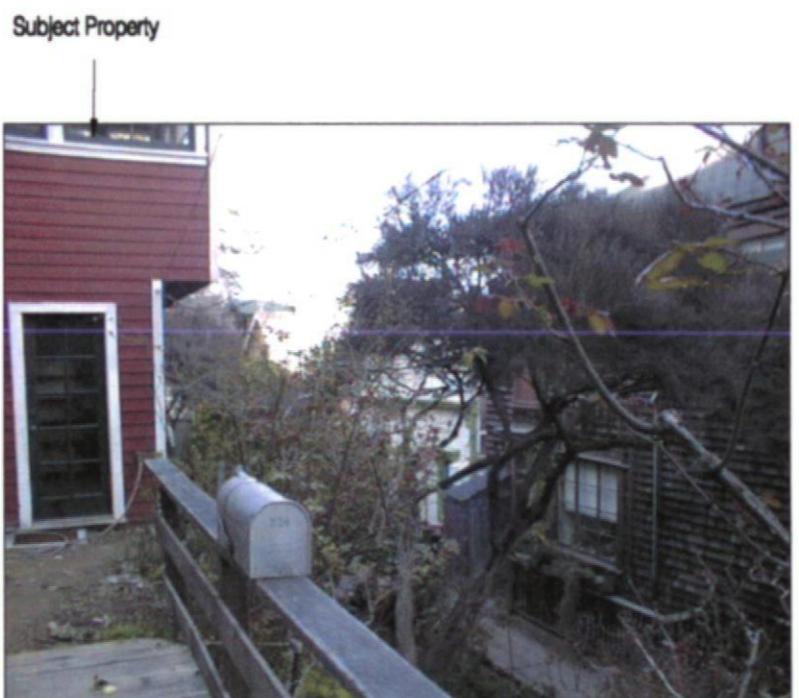
View down Napier Lane looking South 5



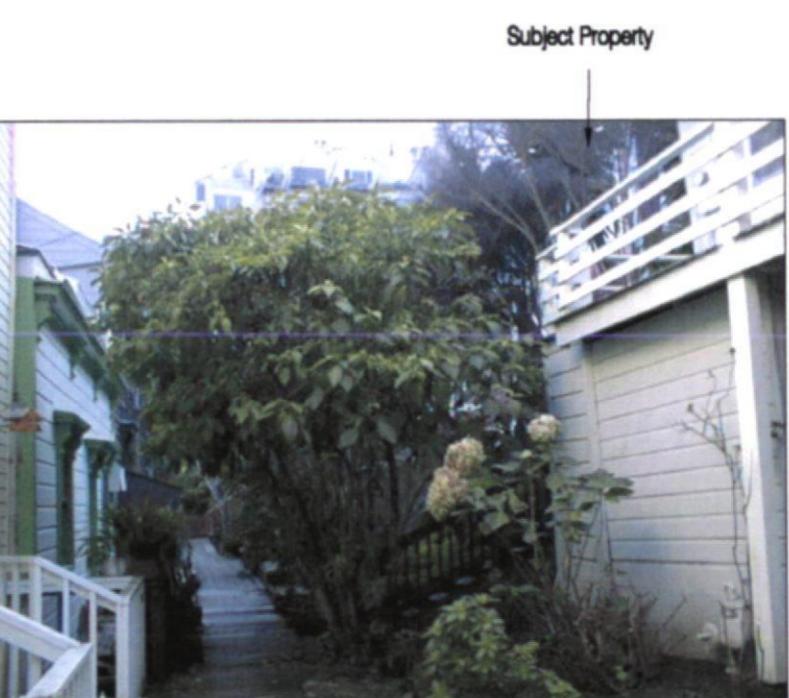
View of Adjacent Houses 4



View up Filbert Street 3



House Across Napier 2



View down Napier looking South 1

Project:
**TRAFTON RESIDENCE
RENOVATION**
Project Number: 230-101

Clients:
**JOANNE TRAFTON
224 FILBERT STREET
SAN FRANCISCO, CA 94133**

SUBMISSION SET UNIT MERGER APPLICATION

Rev. Issue Date
1. Submission Set 09/00

Seal:

Scale: NTS

Drawing Description:
Site Photographs

Drawn By: GL Checked By: SK
Sheet Number:

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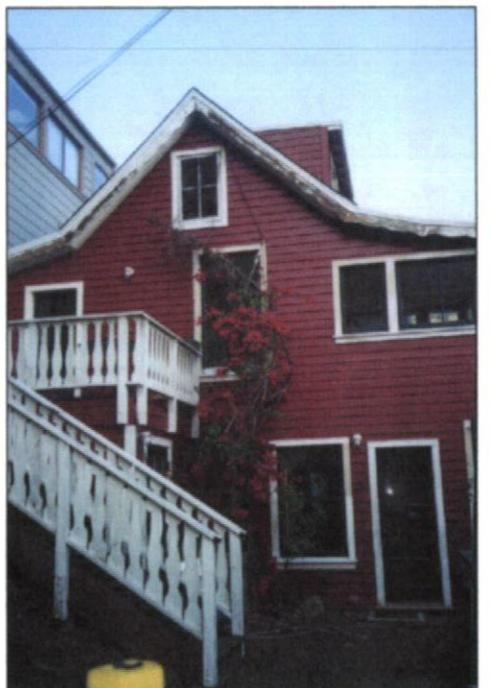
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1020 KEARNY ST.
SAN FRANCISCO, CA 94133
MAIN 415.402.0888 FAX 415.288.3383

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East Facade

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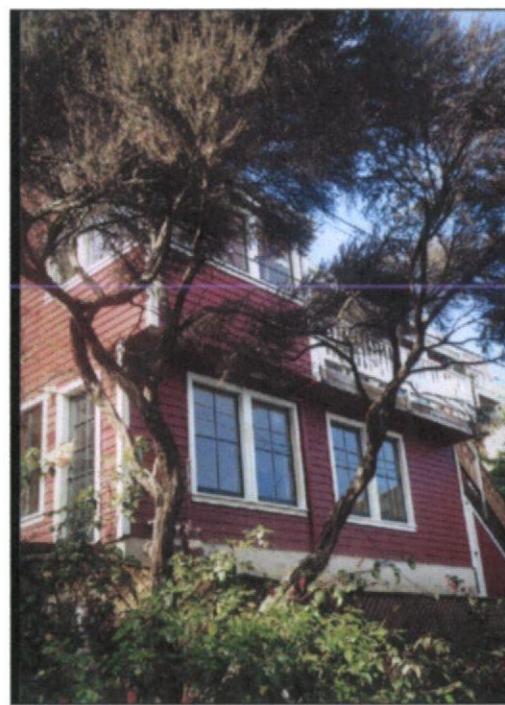
South Facade

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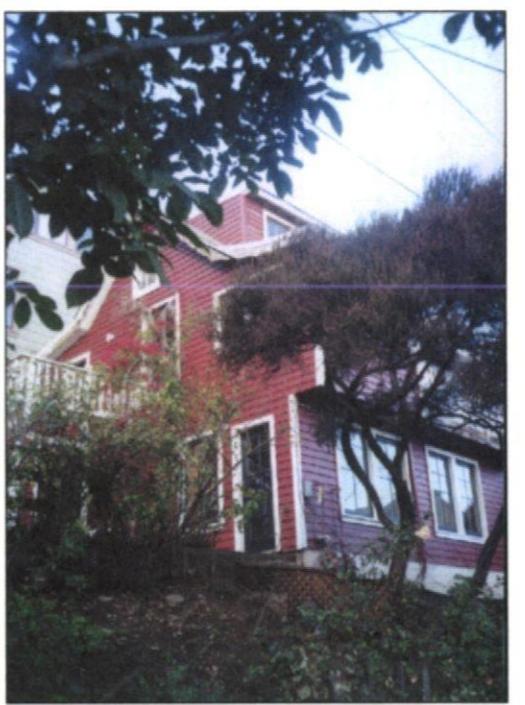
North Facade

11



East Facade

10



Southeast Facade

9



View down Napier looking North

8

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RENOVATION**
Project Number: 230-101

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224 FILBERT STREET
SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

Rev. Issue Date
1. Submission Set 09.10.01

Seal:

Scale: NTS

Drawing Description:
Site Photographs

Drawn By: GL Checked By: SK
Sheet Number:

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Architects:
MILLER KELLEY ARCHITECTS
1020 KEARNY ST
SAN FRANCISCO, CA 94133
MAIN 415.407.0888 FAX 415.288.3383
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Project Number: 230-101

Client:
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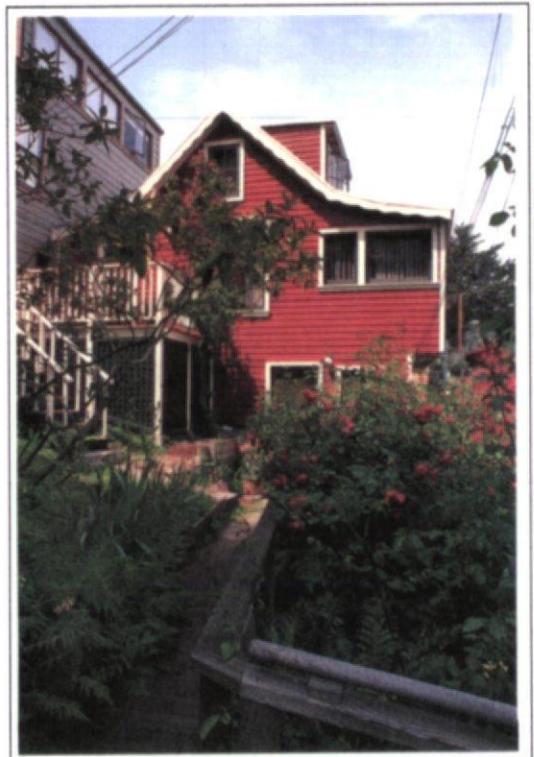
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Drawing Description:
Historic Photos

Drawn By: GL Checked By: SK
Sheet Number:

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South Facade 8



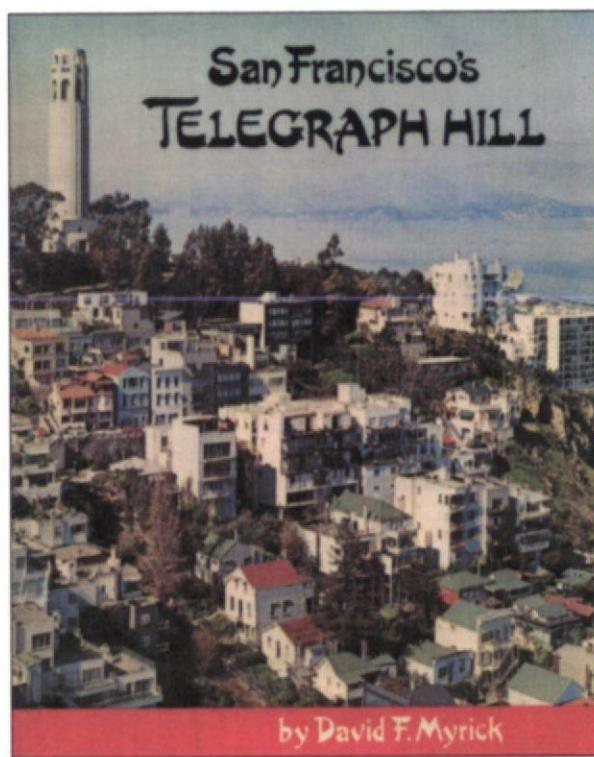
View up Filbert Steps 7



South Facade 6



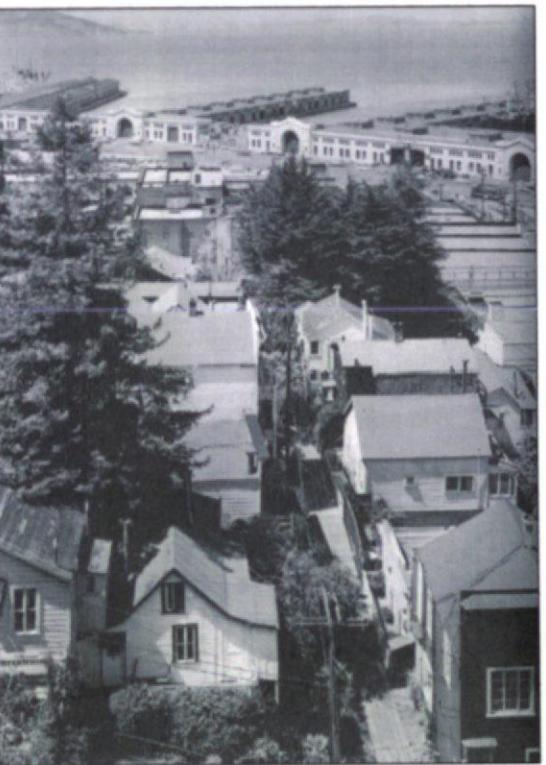
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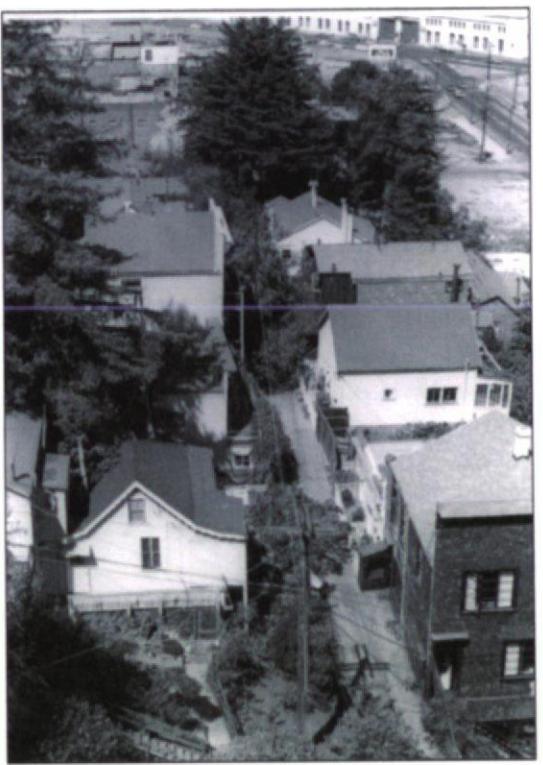
Book cover 4



Filbert Steps 3



Napier Lane in the 1880's 2



1971 1



Project:
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RENOVATION**
 Project Number: 230-101

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JOANNE TRAFTON
 224 FILBERT STREET
 SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

Rev.	Issue	Date
1.	Submission Set	09.10.01

Seal:

Sheet Notes

New Work to Include:

- 1 Remove Kitchen Appliances
Add Washer/Dryer & Storage
- 2 Remove Door, Replace with
Double Hung Window

Scale: 1/4" = 1'-0"

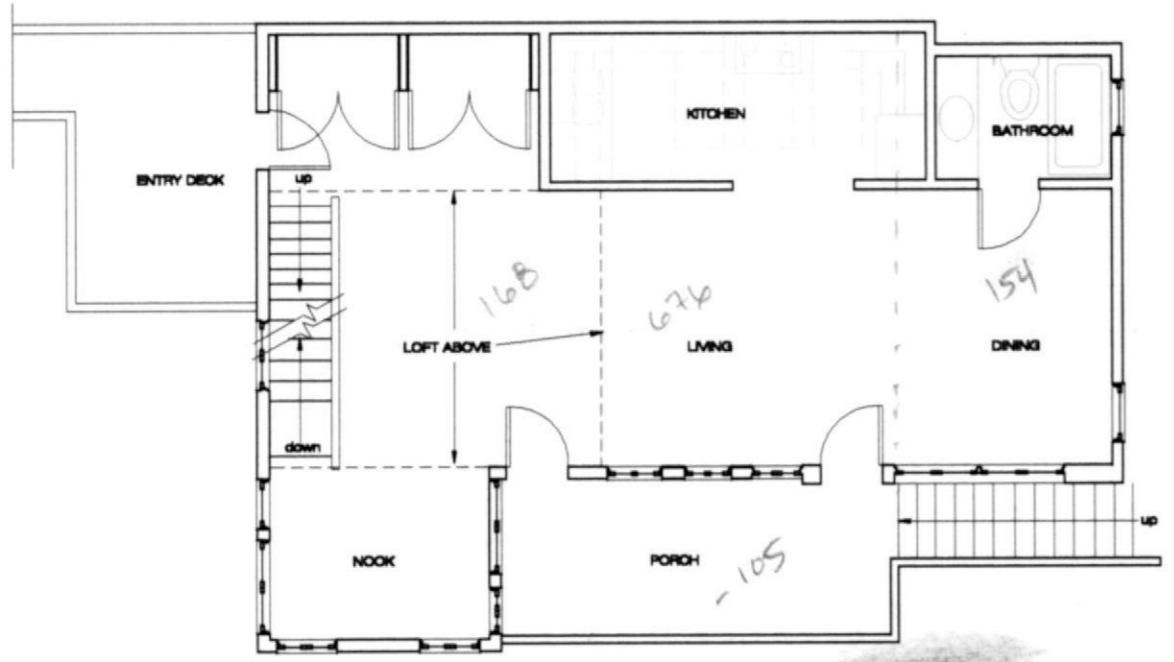


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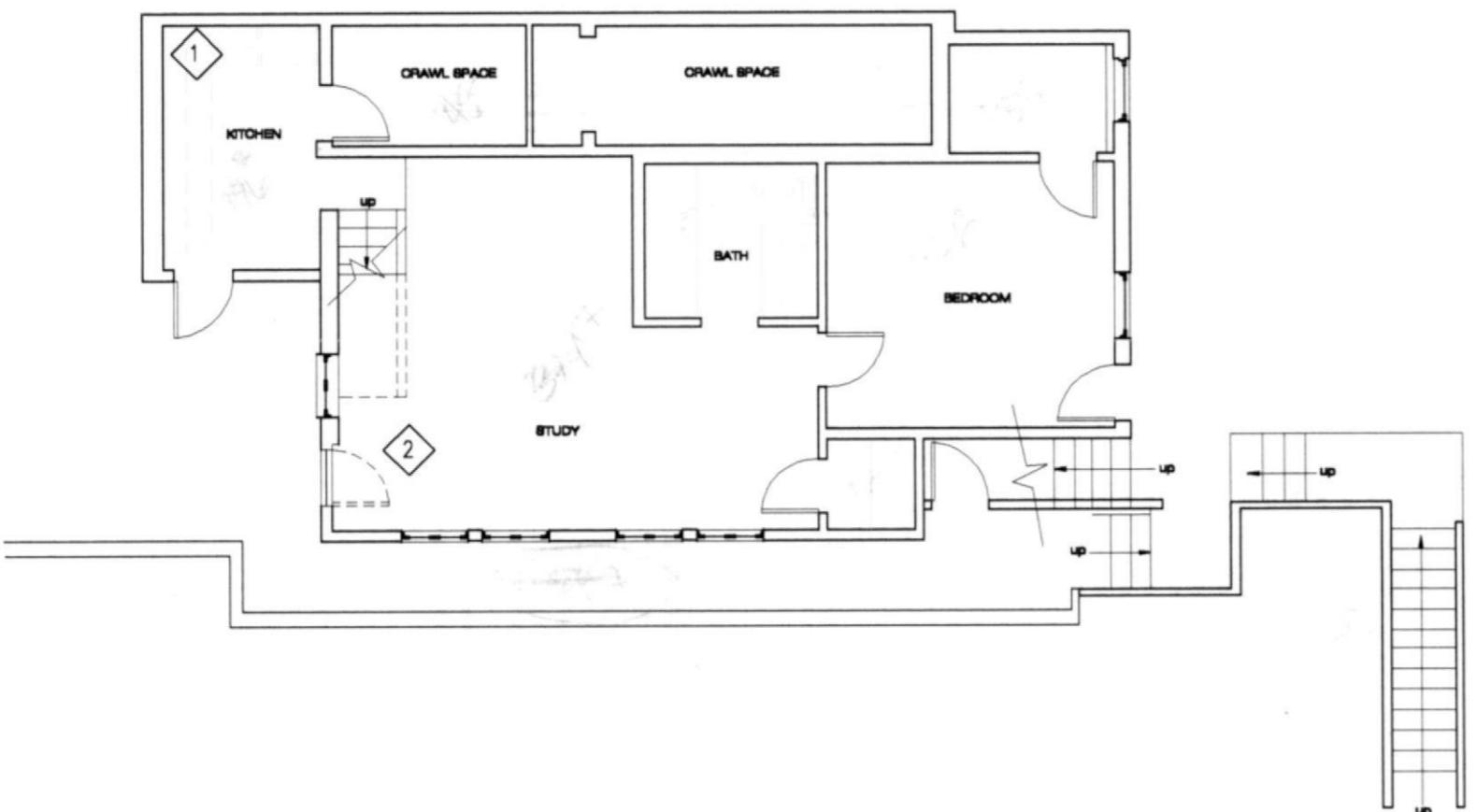
**Existing -
Floor Plans**

Drawn By: GL Checked By: SK
Sheet Number:

A1.1



MAIN FLOOR PLAN **2**



LOWER FLOOR PLAN **1**



RECEIVED

SEP 12 2001

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Architects:
MILLER KELLEY ARCHITECTS
1020 KEARNY ST.
SAN FRANCISCO, CA 94133
MAIN 415.422.0888 FAX 415.288.3383
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Project:
**TRAFTON RESIDENCE
RENOVATION**
Project Number: 230-101

Clients:
JOANNE TRAFTON
224 FILBERT STREET
SAN FRANCISCO, CA 94133

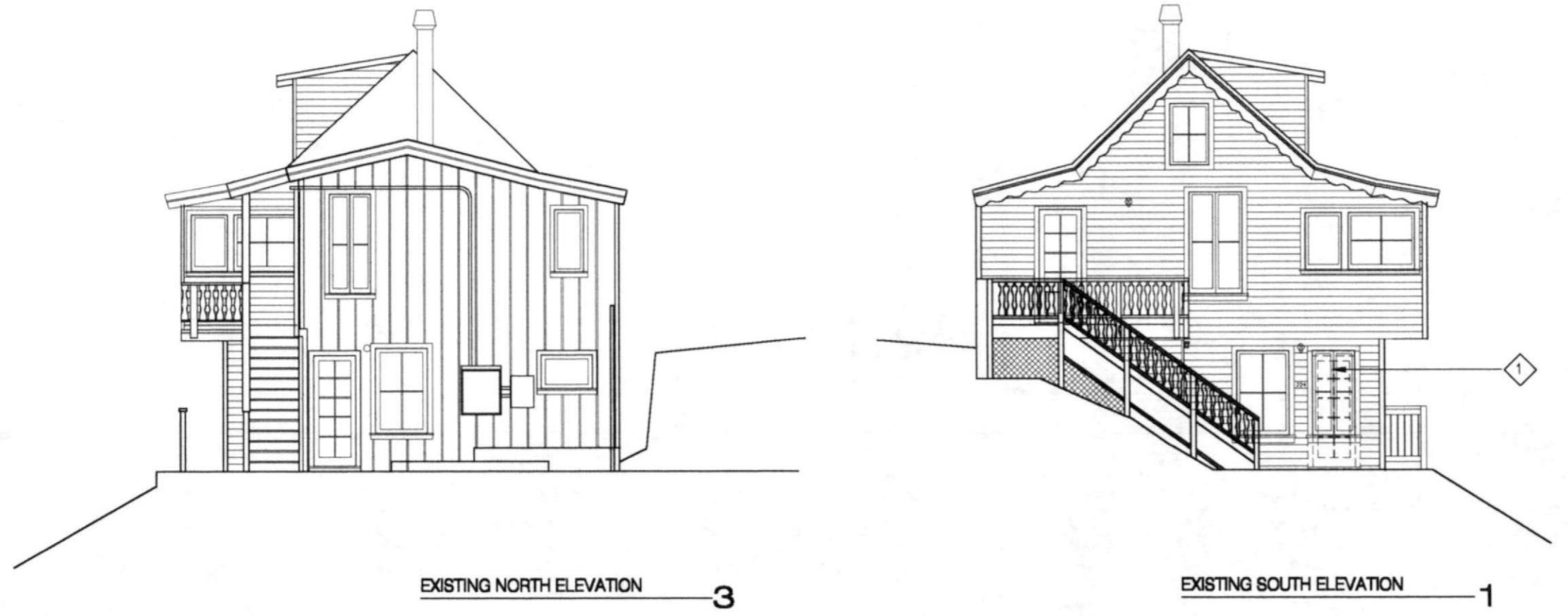
SUBMISSION SET UNIT MERGER APPLICATION

Rev. Issue Date
1. Submission Set 09.10.01

Seal:



2



Sheet Notes

New Work to Include:

- ① Replace door w/
Double Hung Window
To Match

Scale: 1/4" = 1'-0"



Drawing Description:
**Existing -
Elevations**

Drawn By: GL Checked By: SK
Sheet Number:

A1.2



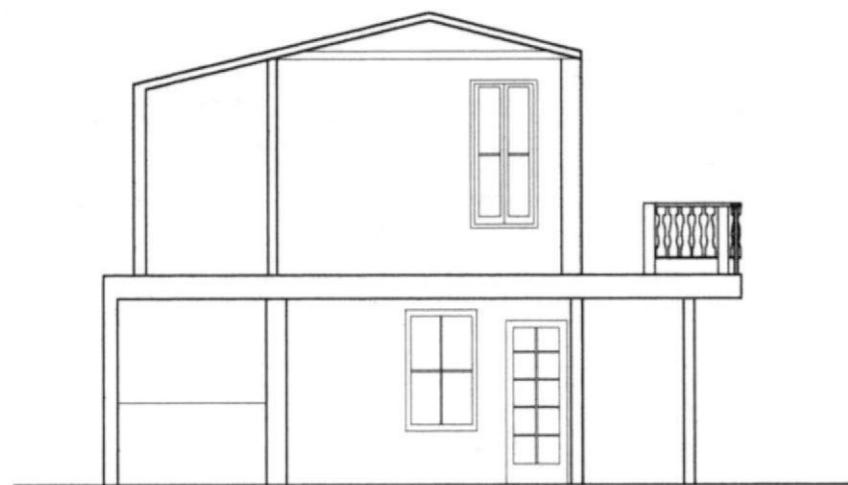
Project:
**TRAFTON RESIDENCE
RENOVATION**
Project Number: 230-101

Clients:
JOANNE TRAFTON
224 FILBERT STREET
SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

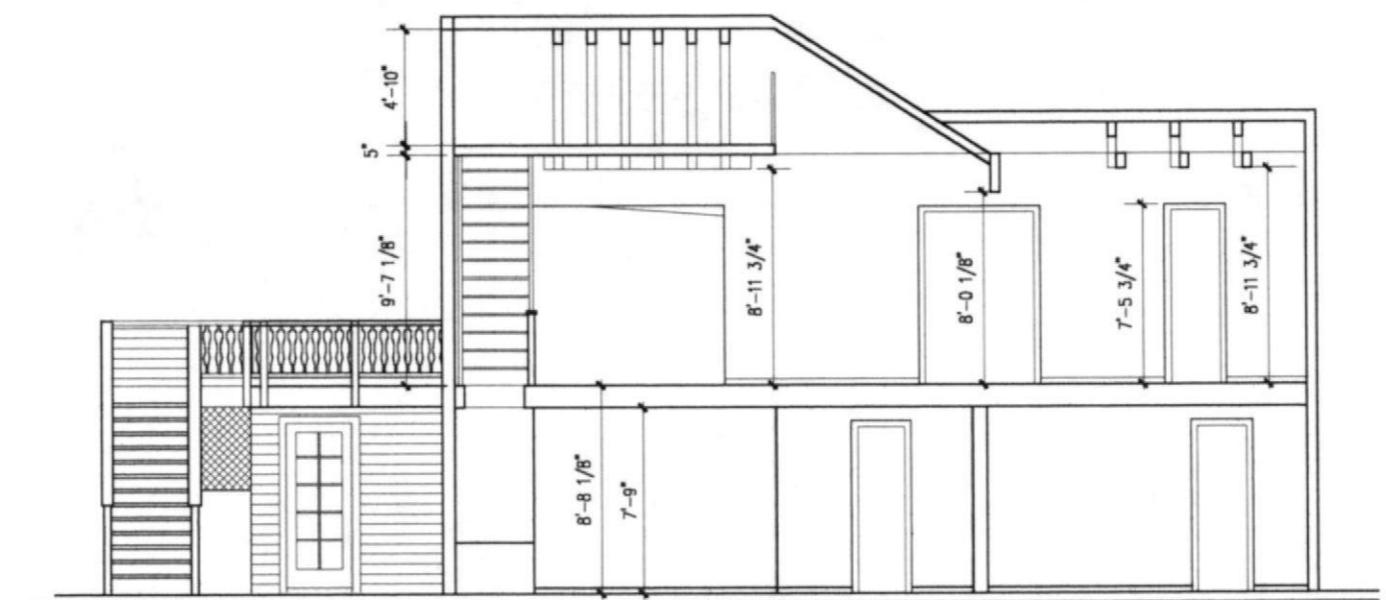
Rev. Issue Date
1. Submission Set 09/00/01

Seal:



EXISTING TRANSVERSE SECTION

2



EXISTING LONGITUDINAL SECTION

1

Scale: 1/4" = 1'-0"



Drawing Description:

Existing - Sections

Drawn By: GL Checked By: SK
Sheet Number:

A1.3

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**CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION**

ARCHITECT:

Miller Kelley Architects
1020 Kearny Street
San Francisco, CA 94133
T. 415.402.0888 F. 415.288.3383

CLIENT:

Joanne Trafton
21 Napier Lane #3
San Francisco, CA 94133

PROJECT:

224 Filbert St.
San Francisco, CA 94133

SHEET INDEX

NUMBER	DRAWING NAME
A0.0	COVER SHEET
A0.1	SITE PLAN
A0.2	PHOTOGRAPH LOCATION KEY
A0.3	SITE PHOTOS
A0.4	SITE PHOTOS
A0.5	HISTORIC PHOTOS
A0.6	PLOT PLAN

A1.1	EXISTING - FLOOR PLANS
A1.2	EXISTING - ELEVATIONS
A1.3	EXISTING - SECTIONS

PROJECT DESCRIPTION**UNIT MERGER APPLICATION**

OCCUPANCY: GROUP R DIVISION 3
ZONING: RH-3, LOT 48

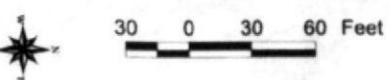
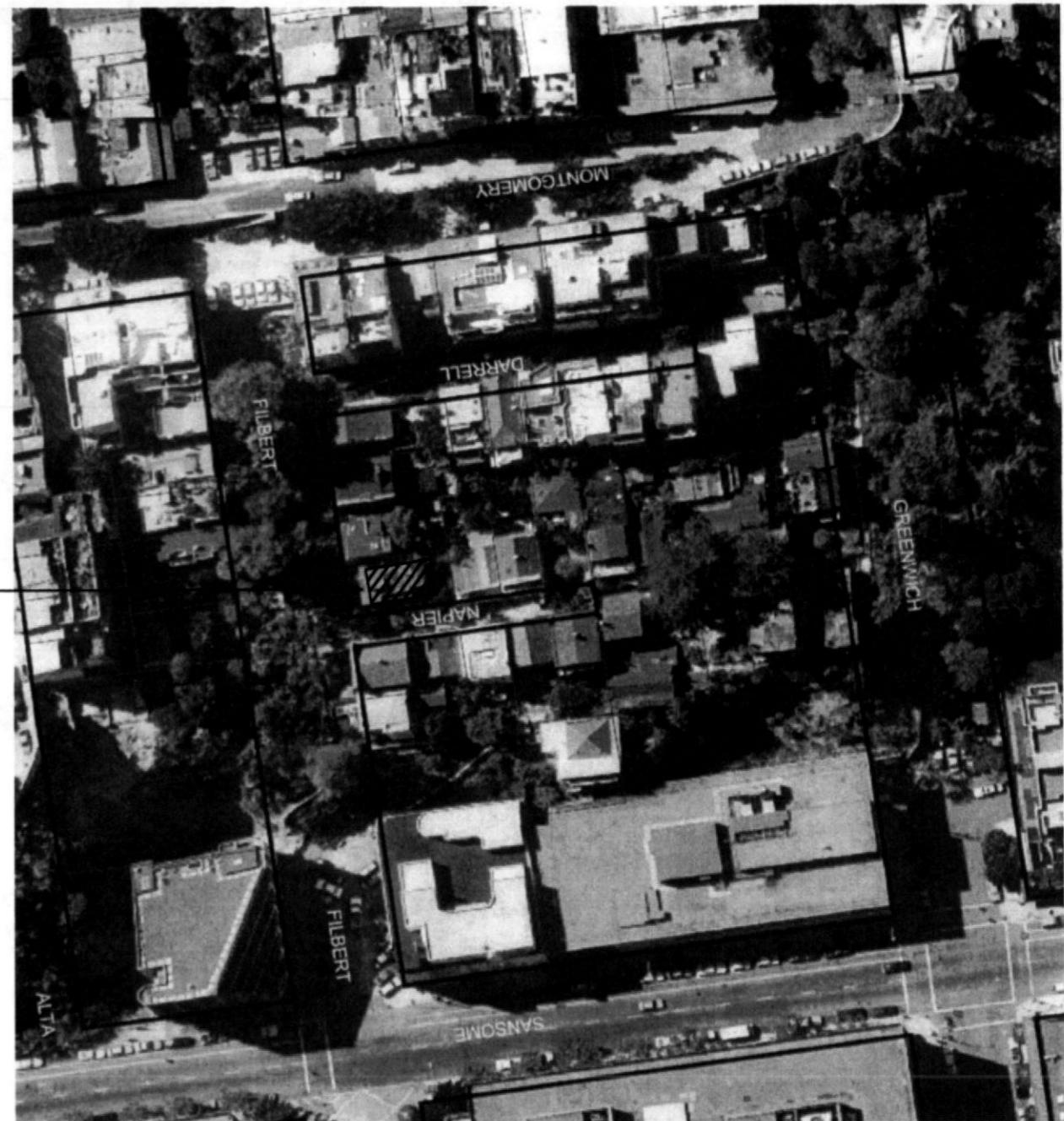
FLOORS: 2 FLOORS

HEIGHT: 35'-0" (FROM GROUND LEVEL GRADE)

EXISTING - AREA:
INCLUDES EXTERIOR
WALLS: GROUND FLOOR: 935 SQFT
2ND FLOOR: 744 SQFT
TOTAL: 1,679 SQFT
2ND FLOOR DECK AREA: 114 SQFT

PROPOSED - AREA:
INCLUDES EXTERIOR
WALLS: GROUND FLOOR: 935 SQFT
2ND FLOOR: 744 SQFT
TOTAL: 1,679 SQFT
2ND FLOOR DECK AREA: 114 SQFT

Subject Property



224 Filbert Street, San Francisco, CA.

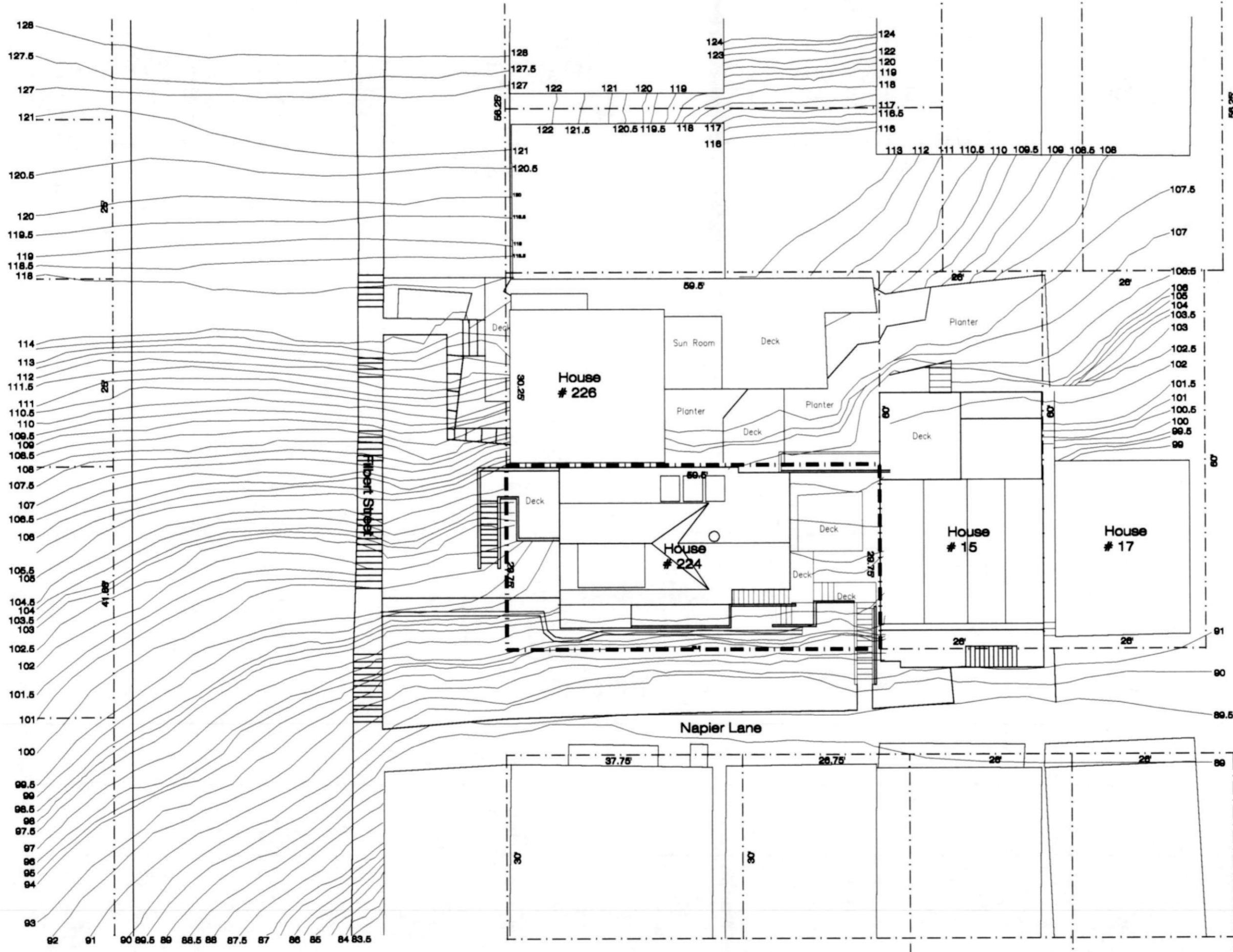


September 10, 2001

Unit Merger Application

Reference Documents

Application #2001 0601 0508



Architects:
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Miller/Kelley

Project:
**TRAFTON RESIDENCE
RENOVATION**
Project Number: 230-101

Clients:
JOANNE TRAFTON
224 FILBERT STREET
SAN FRANCISCO, CA 94133

SUBMISSION SET
UNIT MERGER
APPLICATION

Rev./Issue	Date
I.	Submission Set 09.10.01

See:

Scale: 1/8" = 1'-0"

Drawing Description:

Existing Site Plan

Drawn By: GL Checked By: SK
Sheet Number:

Architects:
MILLER KELLEY ARCHITECTS
 1020 KEARNY ST.
 SAN FRANCISCO, CA 94133
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Project:
**TRAFTON RESIDENCE
RENOVATION**
 Project Number: 230-101

Clients:
JOANNE TRAFTON
 224 FILBERT STREET
 SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

Rev.Issue Date
 1. Submission Set 09.10.01

Seal:

Legend

Subject Property

View Number

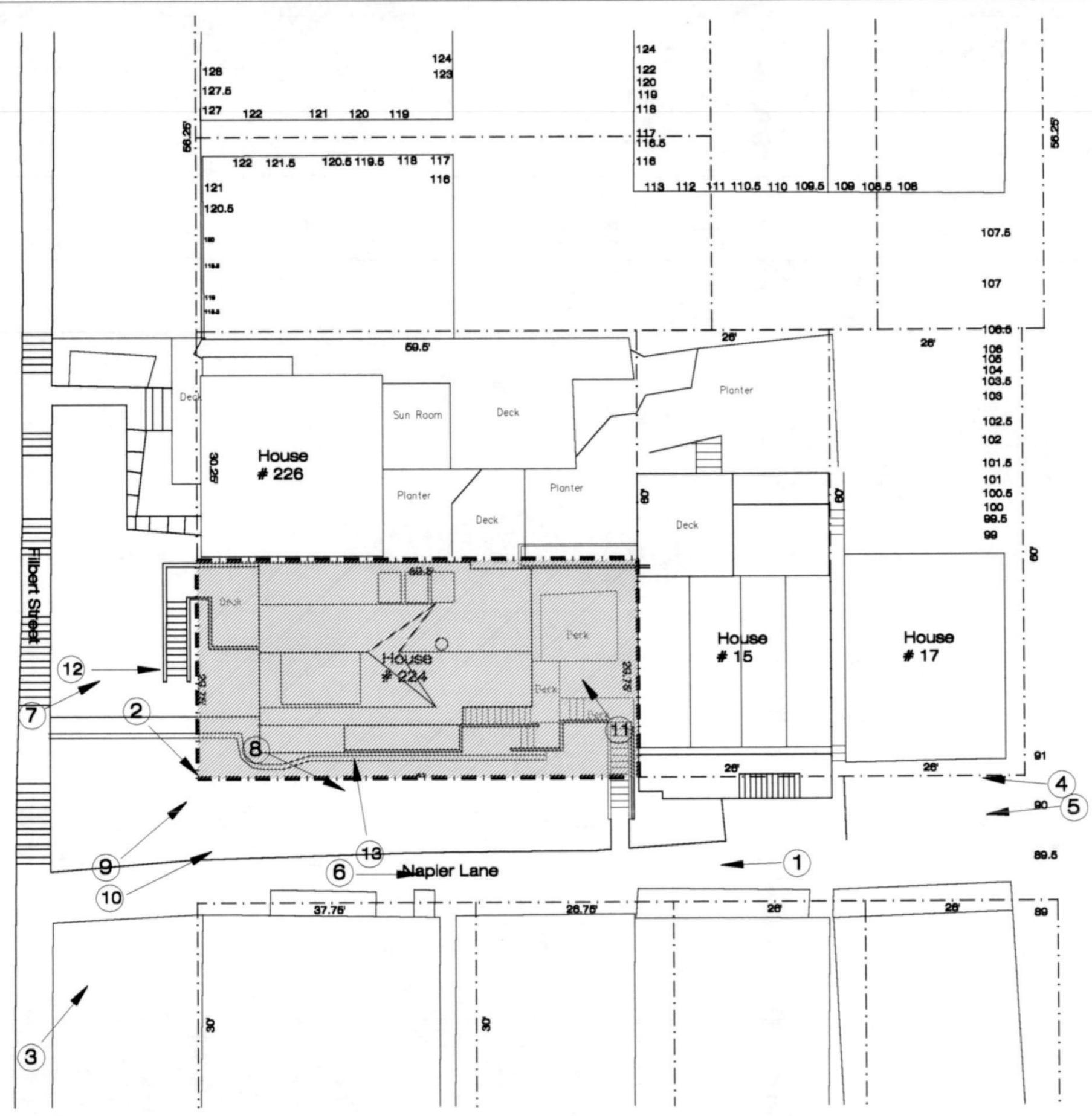
Scale: 1/8" = 1'-0"



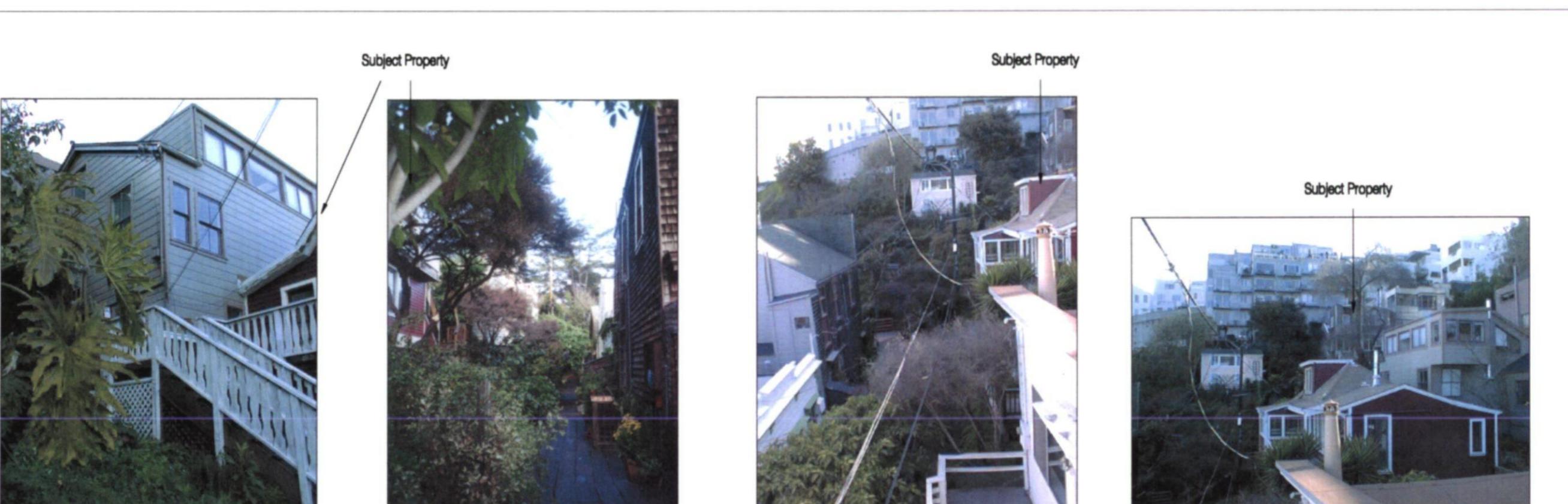
Drawing Description:
**Photograph
Location Key**

Drawn By: GL Checked By: SK
 Sheet Number:

A0.2



Architects:
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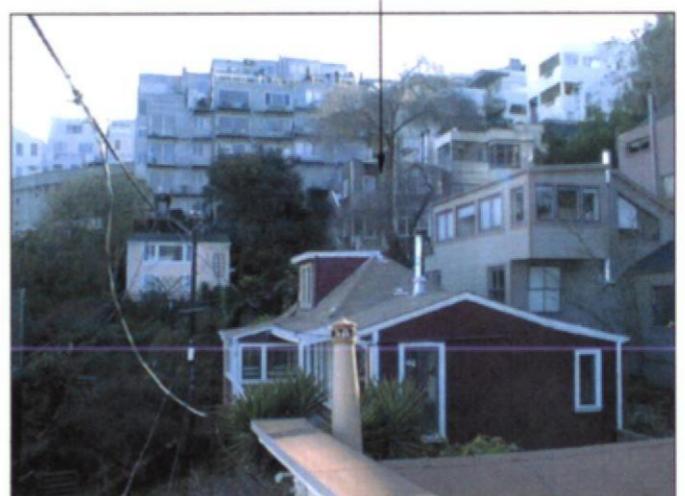


Adjacent House on Filbert 7

View down Napier Lane looking North 6

View down Napier Lane looking South 5

Subject Property



View of Adjacent Houses 4

Project:
**TRAFTON RESIDENCE
RENOVATION**
Project Number: 230-101

Clients:
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224 FILBERT STREET
SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

Rev. Issue Date
1. Submission Set: 09/00

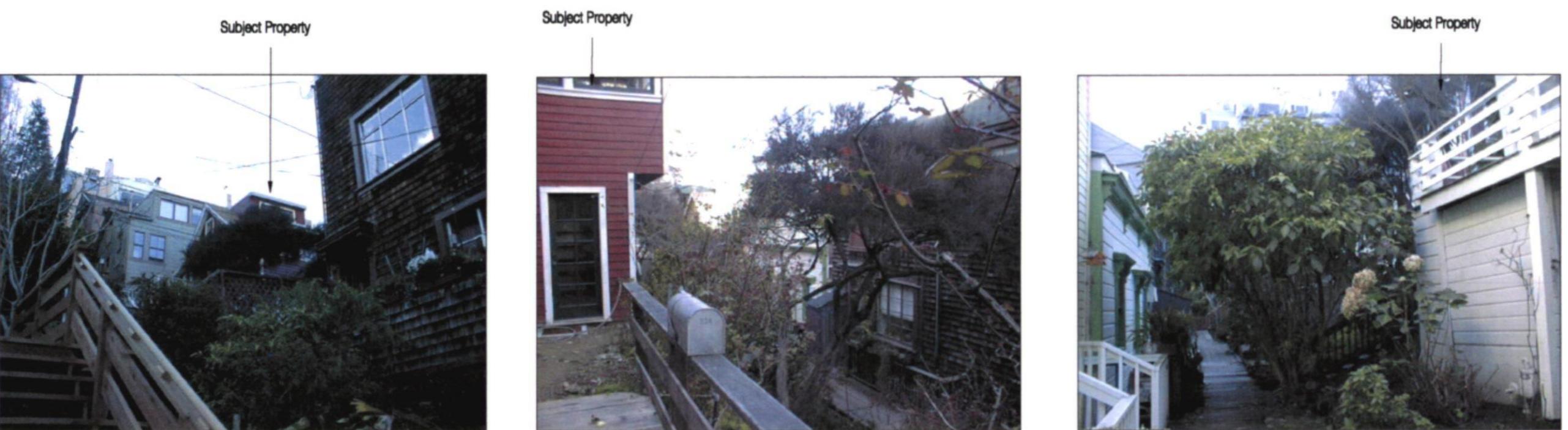
Seal:

Scale: NTS

Drawing Description:
Site Photographs

Drawn By: GL Checked By: SK
Sheet Number:

A0.3



View up Filbert Street 3

House Across Napier 2

View down Napier looking South 1

Architect:
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Project:
**TRAPTON RESIDENCE
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Project Number: 230-101

Clients:
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SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

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1. Submission Set 09/00

Seal:

Scale: NTS

Drawing Description:
Site Photographs

Drawn By: GL Checked By: SK
Sheet Number:

A0.4



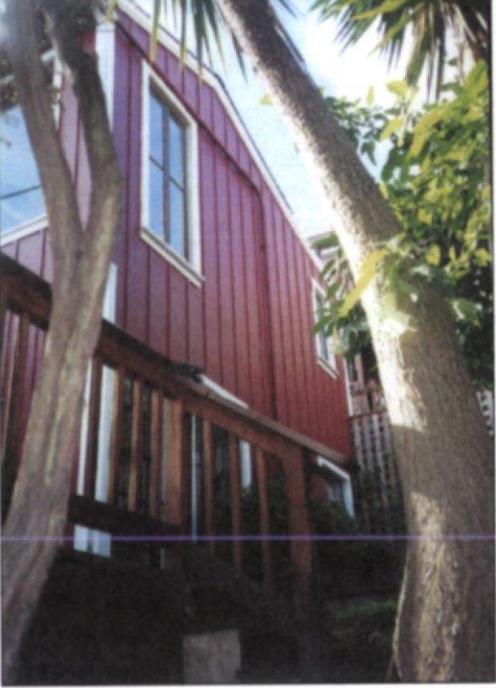
East Facade

13



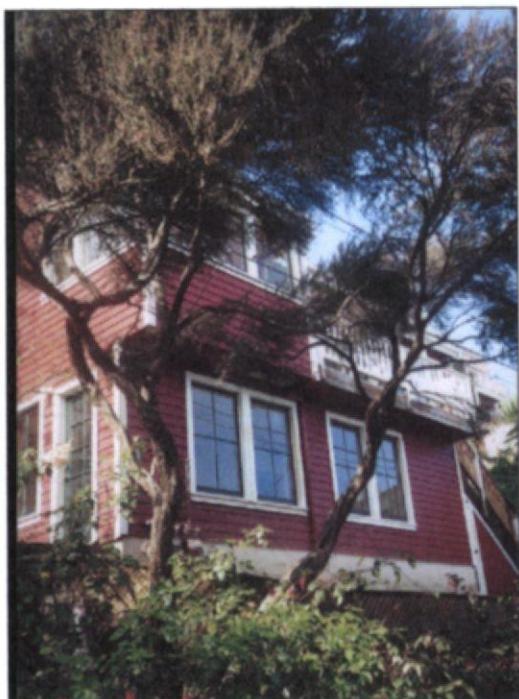
South Facade

12



North Facade

11



East Facade

10



Southeast Facade

9



View down Napier looking North

8

Architects:
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Project Number: 230-101

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SUBMISSION SET UNIT MERGER APPLICATION

Rev. Issue Date
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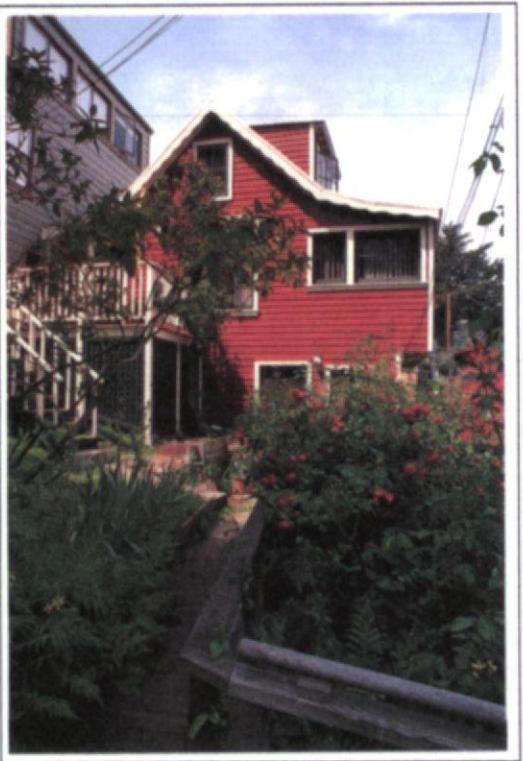
Seal:

Scale: NTS

Drawing Description:
Historic Photos

Drawn By: GL Checked By: SK
Sheet Number:

A0.5



South Facade 8



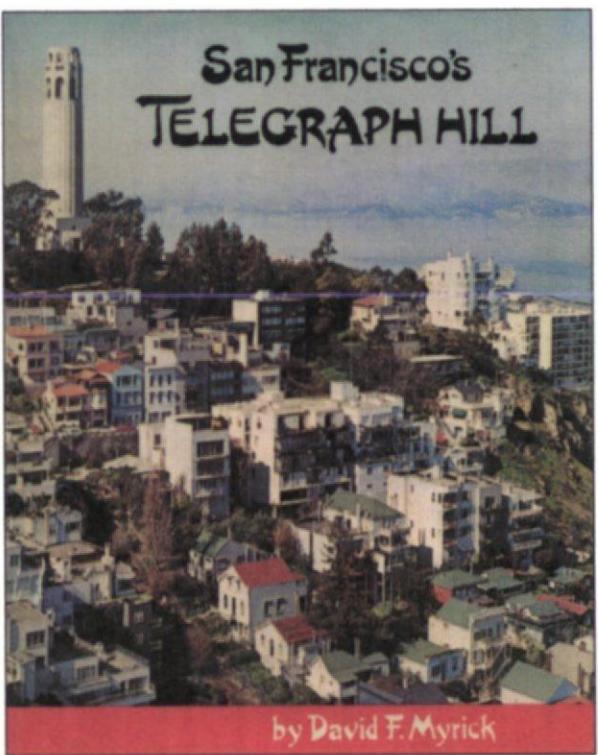
View up Filbert Steps 7



South Facade 6



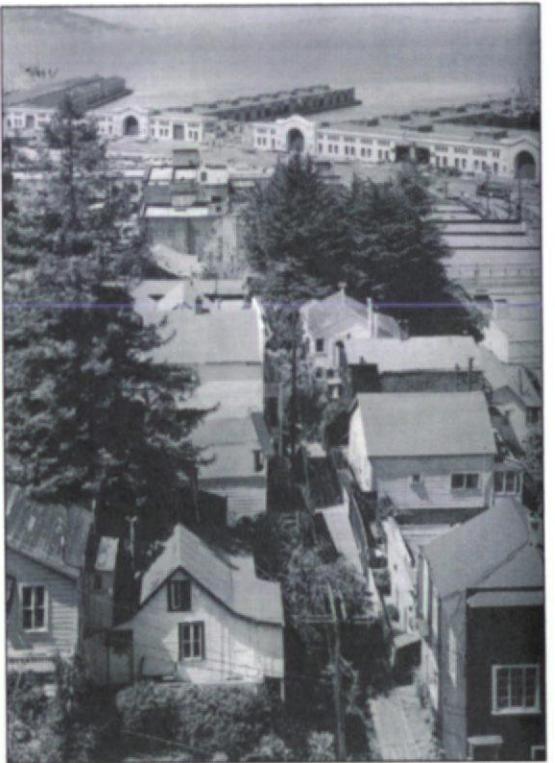
1979 Fire 5



Book cover 4



Filbert Steps 3



Napier Lane in the 1880's 2



1971 1

Architects:
MILLER KELLEY ARCHITECTS
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Miller/Kelley

Project:
TRAPTON RESIDENCE
RENOVATION
Project Number: 230-101

Client:
JOANNE TRAPTON
224 PILBERT STREET
SAN FRANCISCO, CA 94133

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Rev. Issue Date
1. Submission Set 09/12/01

Seal:

Scale: 1/8" = 1'-0"

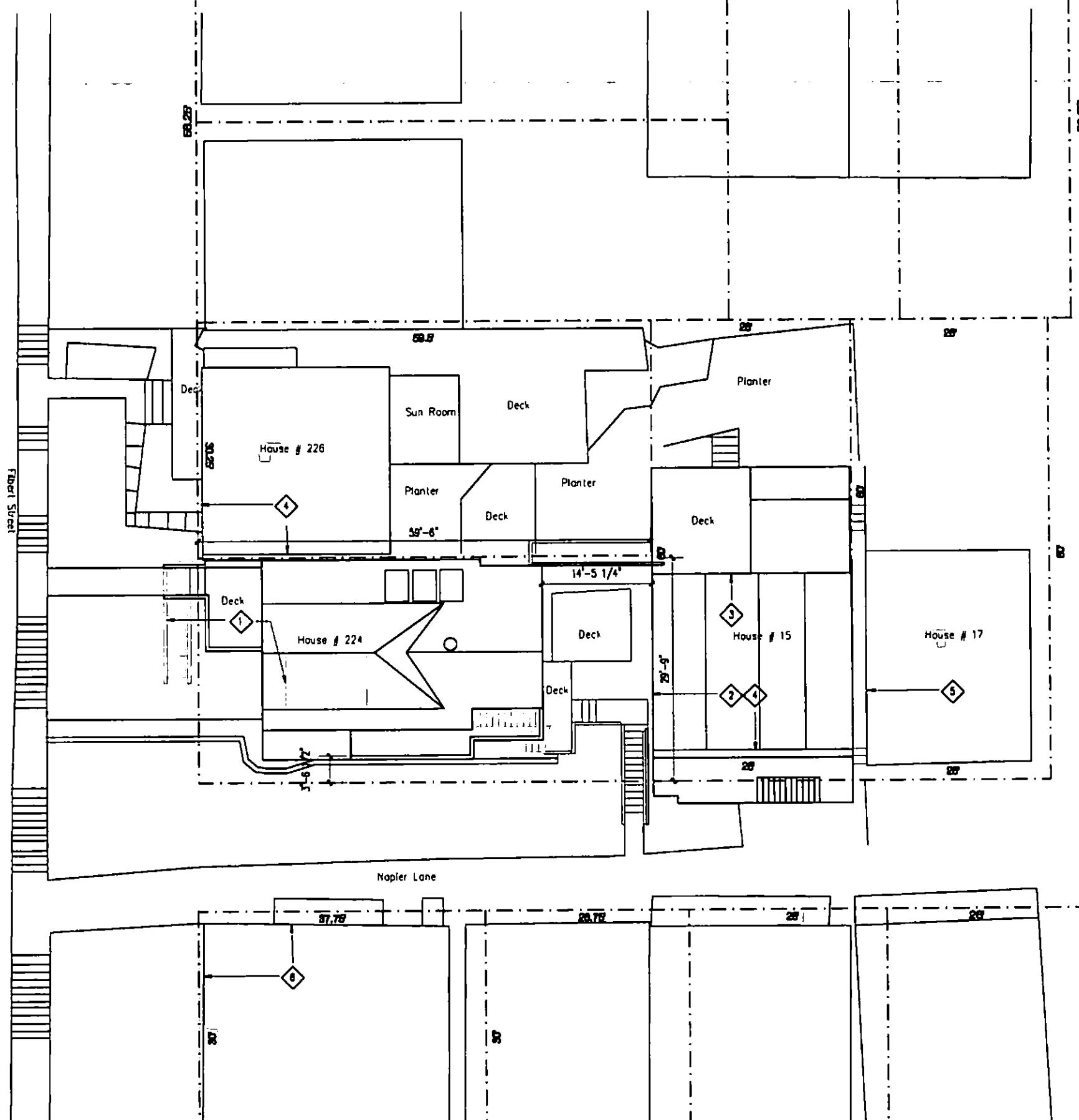


Drawing Description:

Plot Plan

Drawn By: GL Checked By: SK
Sheet Number:

A0.6



Key Notes

- ① Line of Existing Building (Lt.gray)
- ② Building Height: 20'-0"
- ③ Building Height: 13'-0"
- ④ Building Height: 25'-0"
- ⑤ Building Height
3 Stories
- ⑥ Building Height
2 Stories

Summary

Zoning District: RH-3
Project Area: 1,951 sqft Lot (29.75' x 59.50')

Legend

Existing Adjacent Buildings

Architects:
MILLER KELLEY ARCHITECTS
1070 KEARNY ST.
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Miller/Kelley

**Project:
TRAPTON RESIDENCE
RENOVATION
Project Number: 230-101**

Clients:
JOANNE TRAPTON
224 FILBERT STREET
BAY FRANCISCO, CA 94133

**SUBMISSION SET
UNIT MERGER
APPLICATION**

381

Sheet Notes

New Work to Include:

-  1 Remove Kitchen Appliances
 -  Add Washer/Dryer & Storage
 -  2 Remove Door, Replace with
Double Hung Window

Scale: 1/4" = 1'-0"

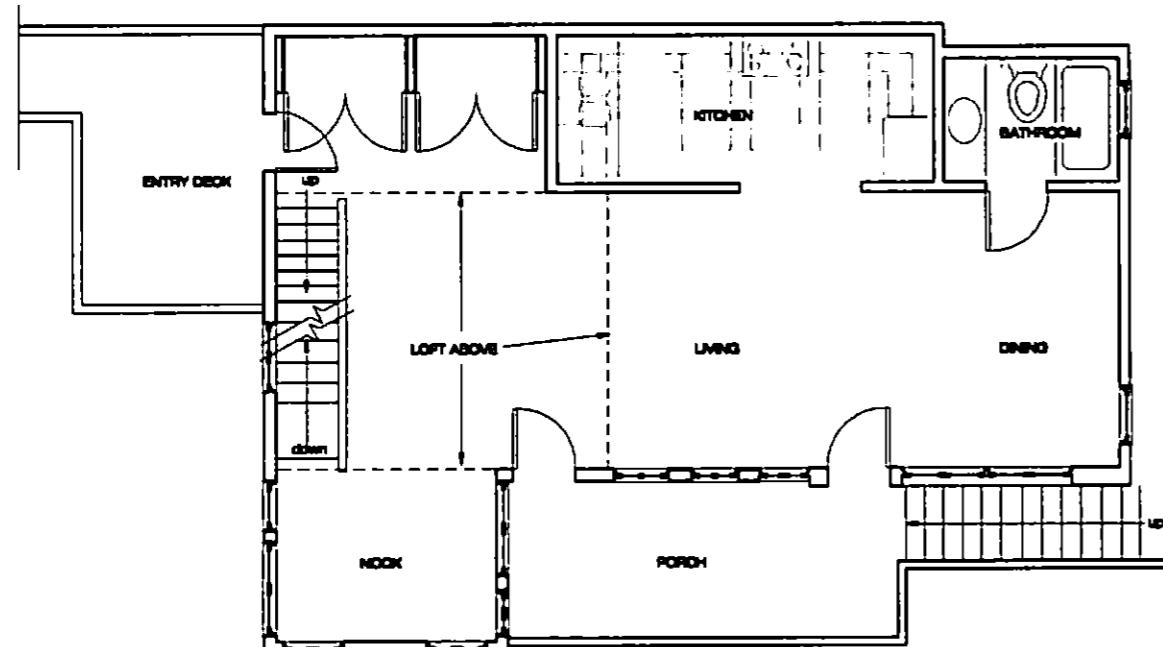


Drawing Description:

Existing - Floor Plans

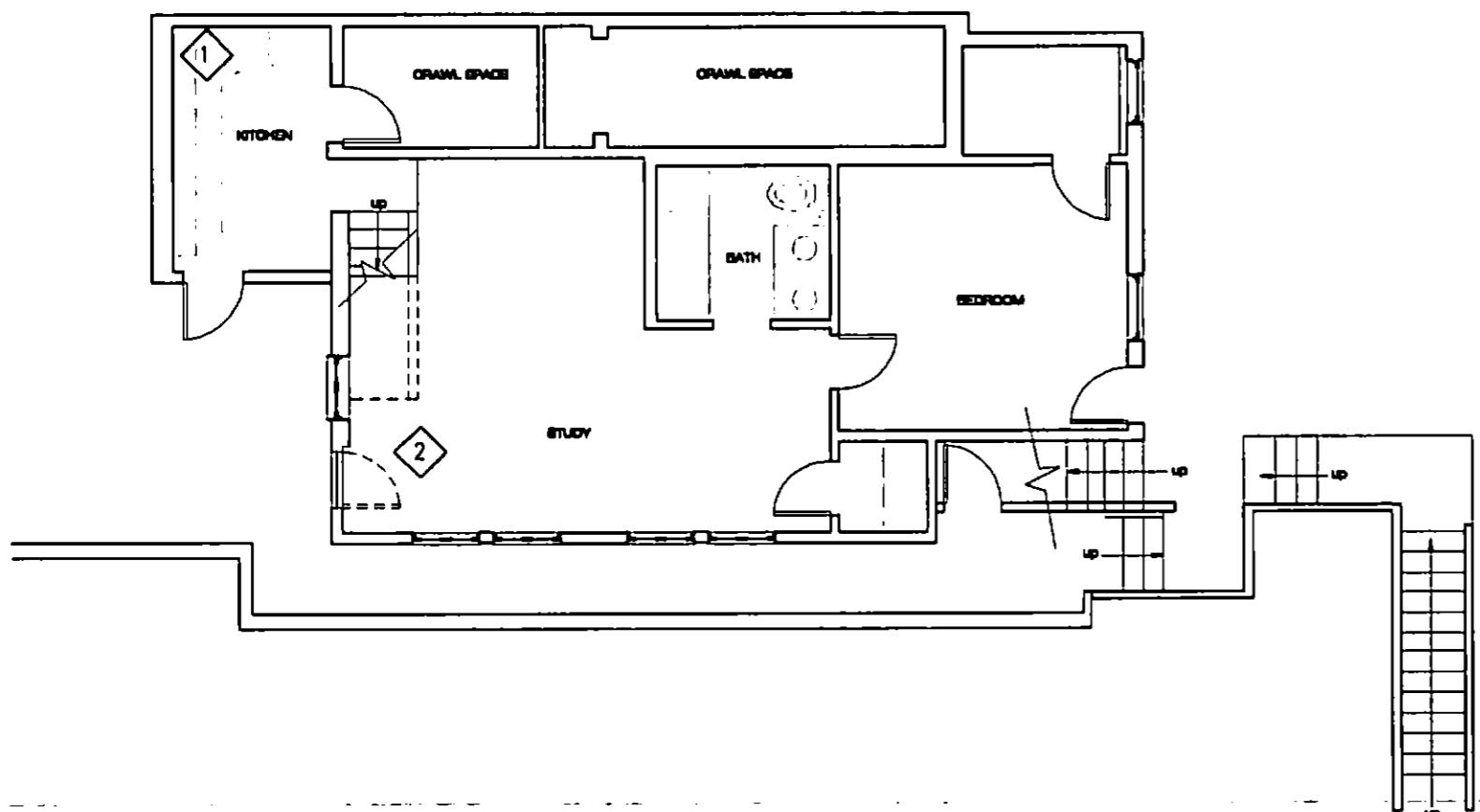
Drawn By: GL Checked By: SK

A1 1



MAIN FLOOR PLAN

-2



LOWER FLOOR PLAN

— 1 —

A1.1

Architects:
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RENOVATION**
Project Number: 230-101

Client:
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224 FILBERT STREET
SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

Rev. Issue Date
1. Submission Set 09.10.01

Seal:

Sheet Notes

New Work to Include:

- 1 Replace door w/
Double Hung Window
To Match

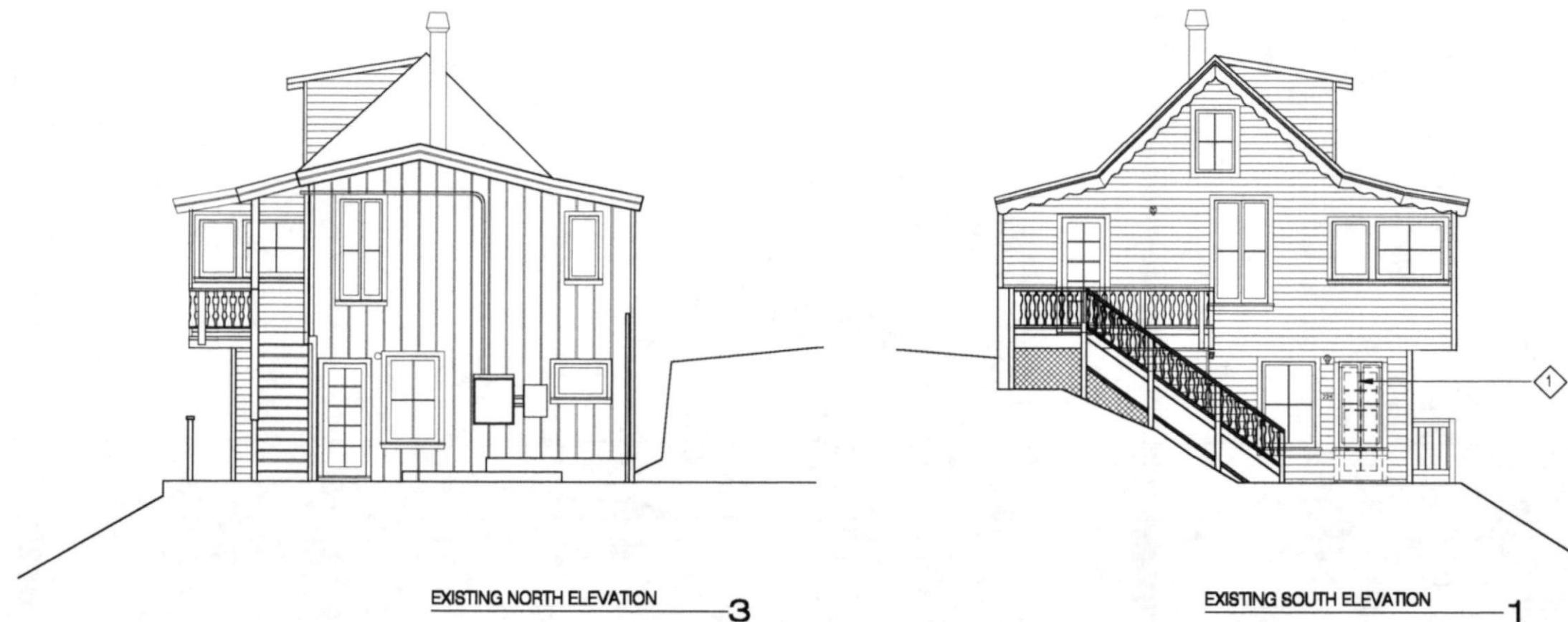
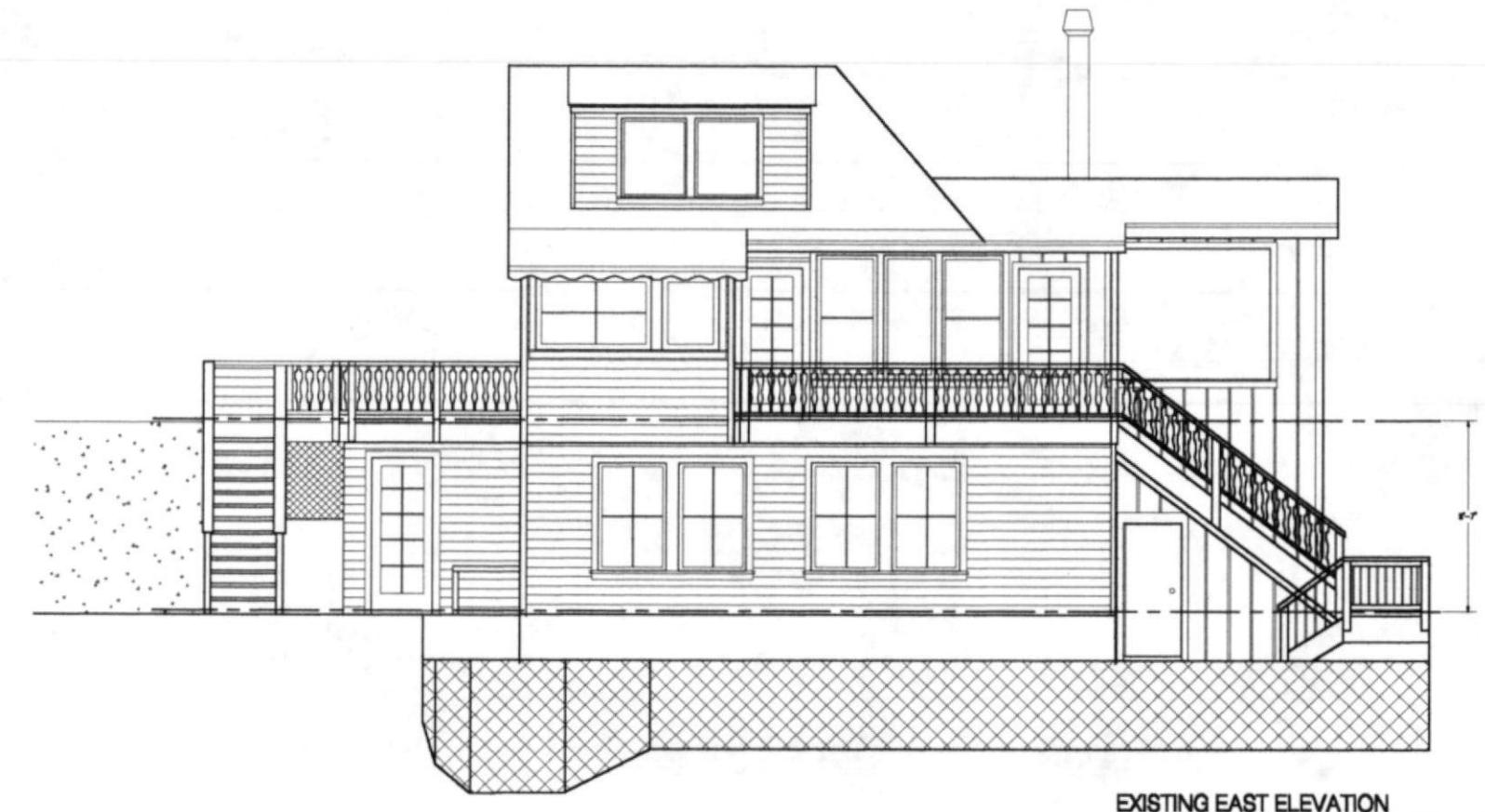
Scale: 1/4" = 1'-0"



Drawing Description:
**Existing -
Elevations**

Drawn By: GL Checked By: SK
Sheet Number:

A1.2



Architects:
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RENOVATION**
Project Number: 230-101

Clients:
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224 FILBERT STREET
SAN FRANCISCO, CA 94133

SUBMISSION SET UNIT MERGER APPLICATION

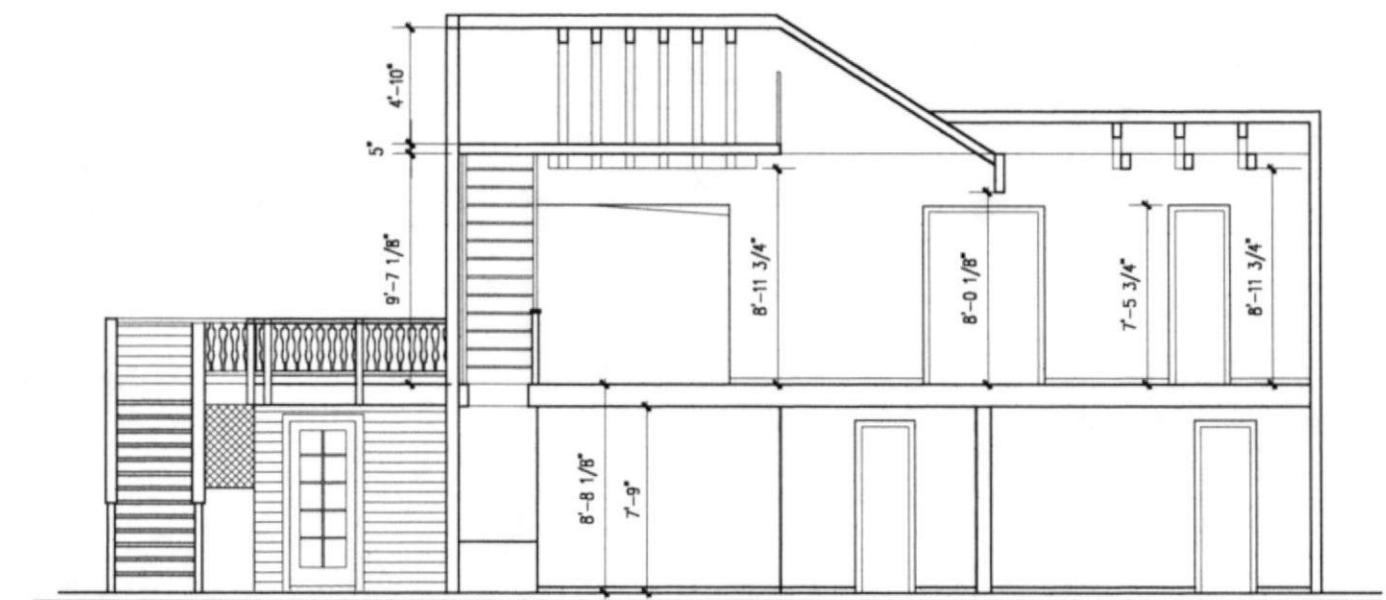
Rev. Issue Date
1. Submission Set 09.10.01

Seal:



EXISTING TRANSVERSE SECTION

2



EXISTING LONGITUDINAL SECTION

1

Scale: 1/4" = 1'-0"



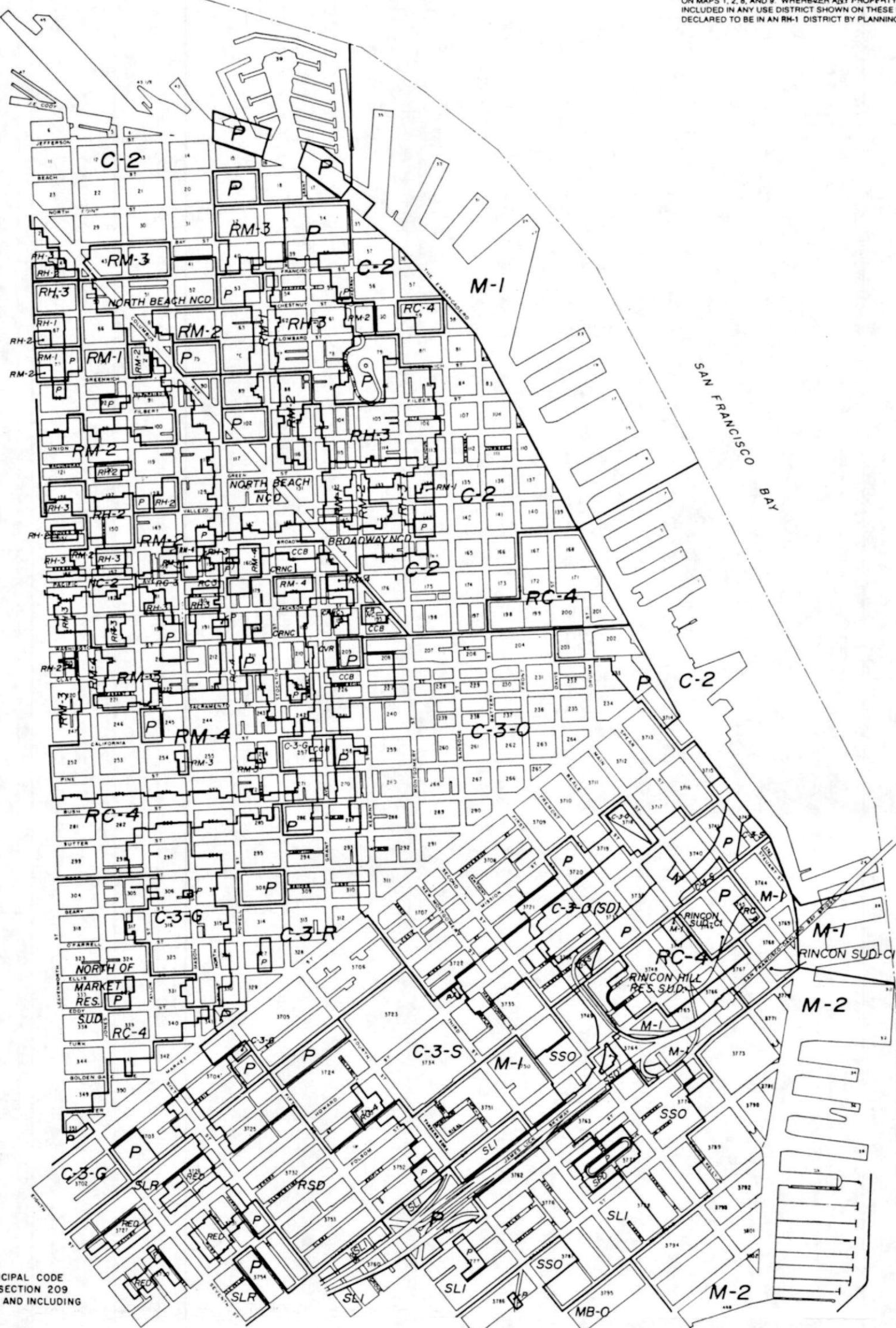
Drawing Description:

Existing - Sections

Drawn By: GL Checked By: SK
Sheet Number:

A1.3

ZONING DISTRICTS ALONG THE BAY EXTEND TO THE PRR HEAD LINE AS SHOWN ON MAPS 1, 2, 8, AND 9. WHEREVER ANY PROPERTY IS NOT SPECIFICALLY INCLUDED IN ANY USE DISTRICT SHOWN ON THESE MAPS, SUCH PROPERTY IS DECLARED TO BE IN AN RH-1 DISTRICT BY PLANNING CODE SECTION 105(e)



SAN FRANCISCO MUNICIPAL CODE
PART II, CHAPTER II, SECTION 209
WITH AMENDMENTS TO AND INCLUDING
AUGUST 2000

HOUSE CHARACTER DISTRICTS
RH-1(D) RH-1 RH-1(S) RH-2 RH-3

MIXED HOUSE & APARTMENT CHARACTER DISTRICTS
RM-1 RM-2 RM-3 RM-4

RESIDENTIAL-COMMERCIAL COMBINED DISTRICTS
RC-3 RC-4

COMMERCIAL DISTRICTS
C-2 C-3-O C-3-R C-3-G C-3-S C-M

INDUSTRIAL DISTRICTS
M-1 M-2

PUBLIC DISTRICT
P

MISSION BAY
MB-O

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-1 NC-2 NC-3 NC-5 NCD

CHINATOWN MIXED USE DISTRICTS
CCB CVR CRNC

SOUTH OF MARKET USE DISTRICTS
RED RESIDENTIAL ENCLAVE DIST.

RSD RESIDENTIAL/SERVICE DIST.

SPD SOUTH PARK DISTRICT

SLR SERVICE/LIGHT INDUST./RES.

SLI SERVICE/LIGHT INDUSTRY

SSO SERVICE/SECONDARY OFFICE

SHEET

1

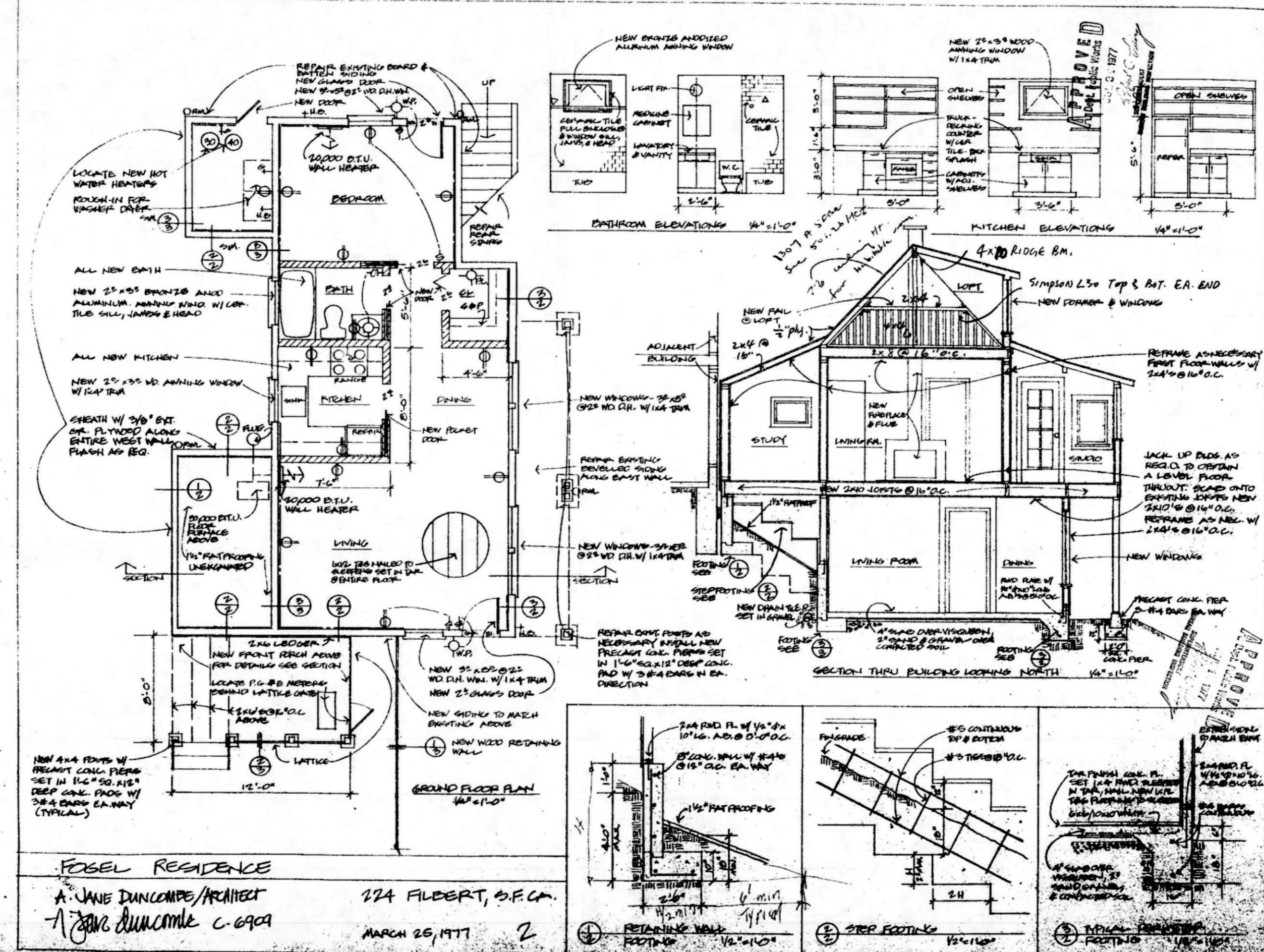
ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO

FOGEL RESIDENCE

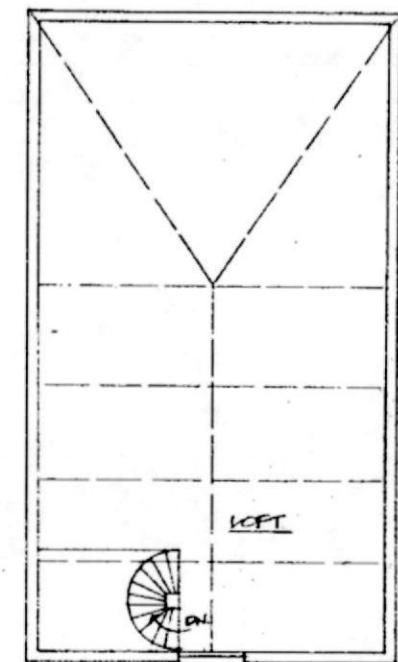
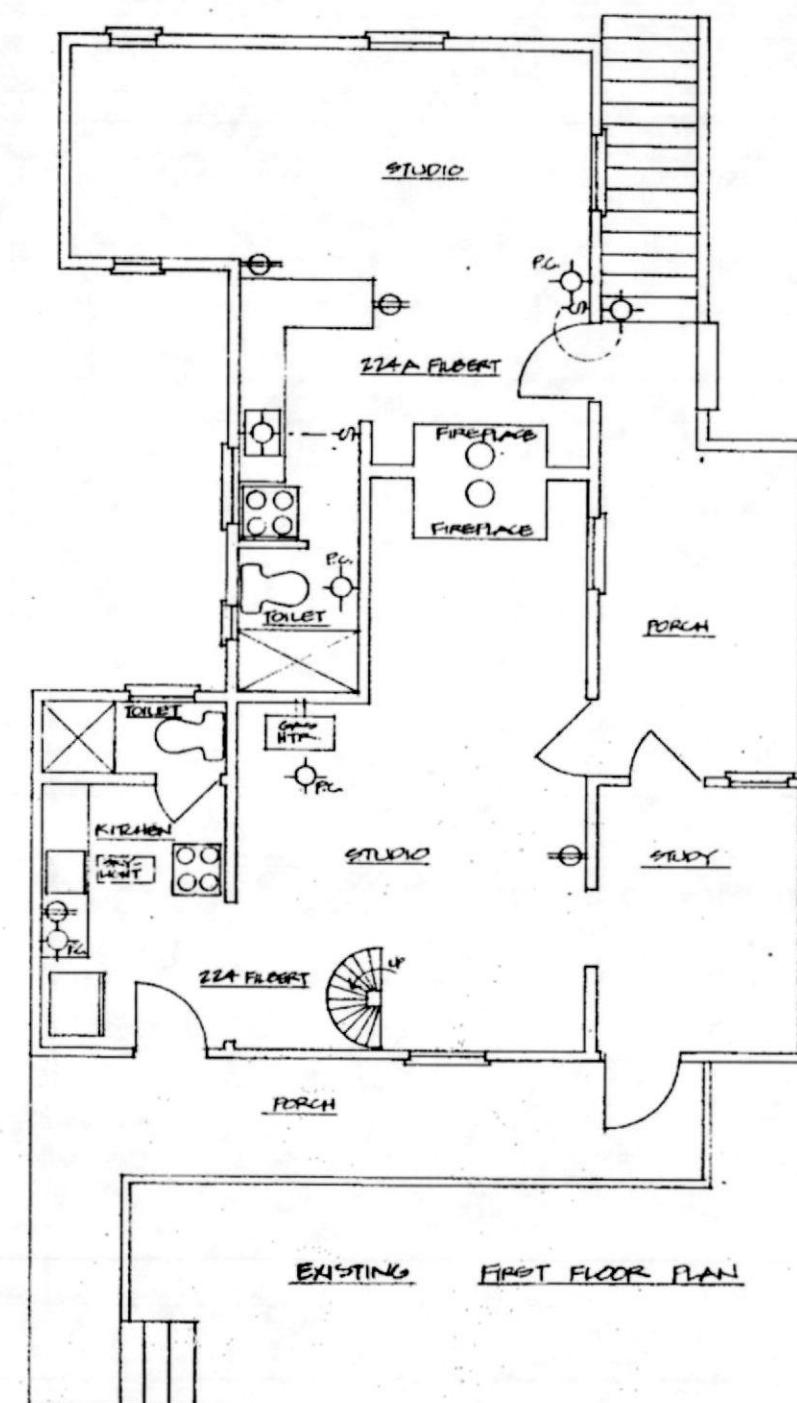
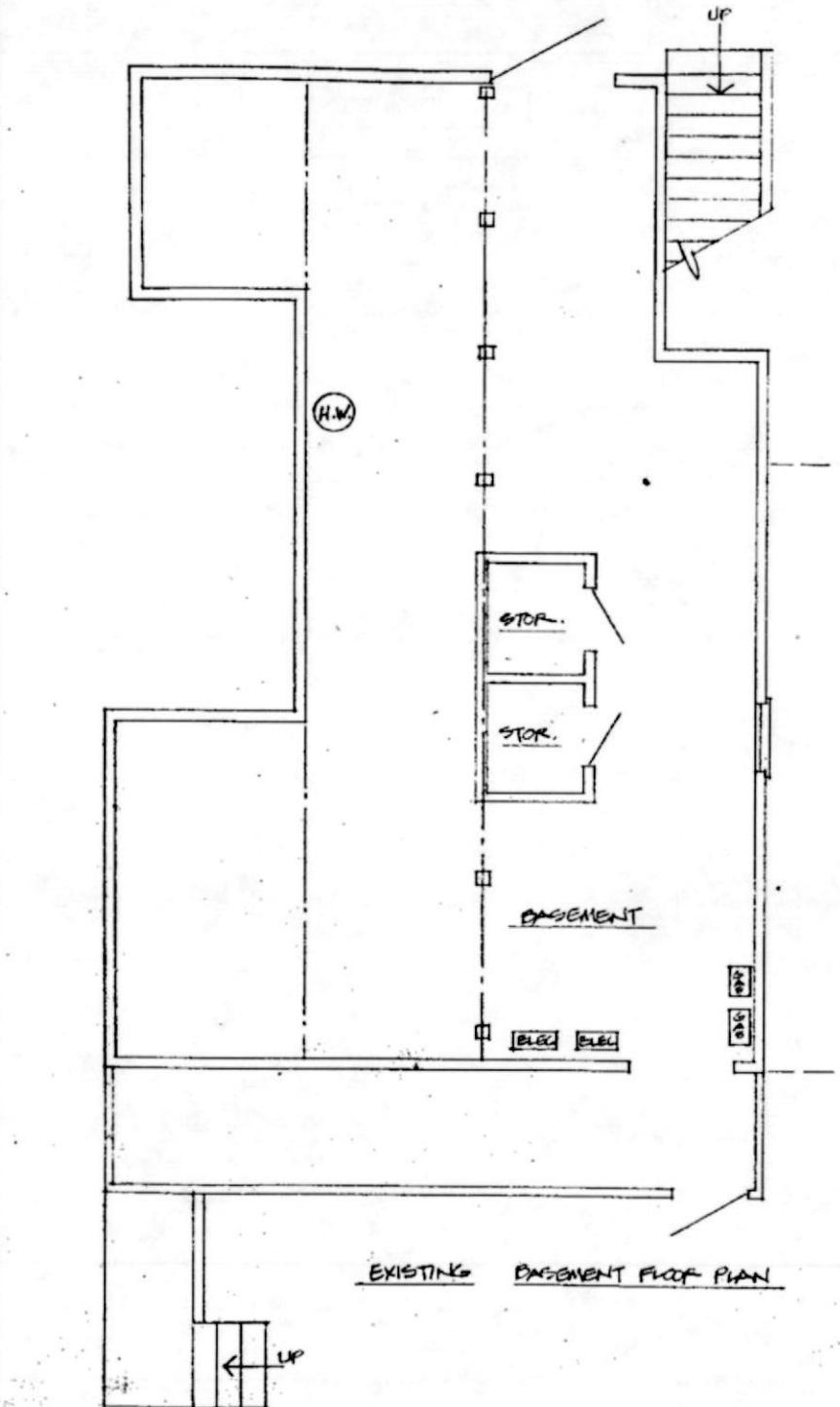
A. JANE DUNCOMBE/ARCHITECT
A Jane Duncombe C-690

224 FILBERT, S.F.CA

MARCH 25, 1977



APPROVED
A Dept. Public Works
JUL 29 1977
John C. Taylor
SUPERINTENDENT
BUREAU BUILDING INSPECTION



APPROVED
A Dept. Public Works
MAY 1, 1977
John C. Taylor
SUPERINTENDENT
BUREAU BUILDING INSPECTION

FOGEL RESIDENCE

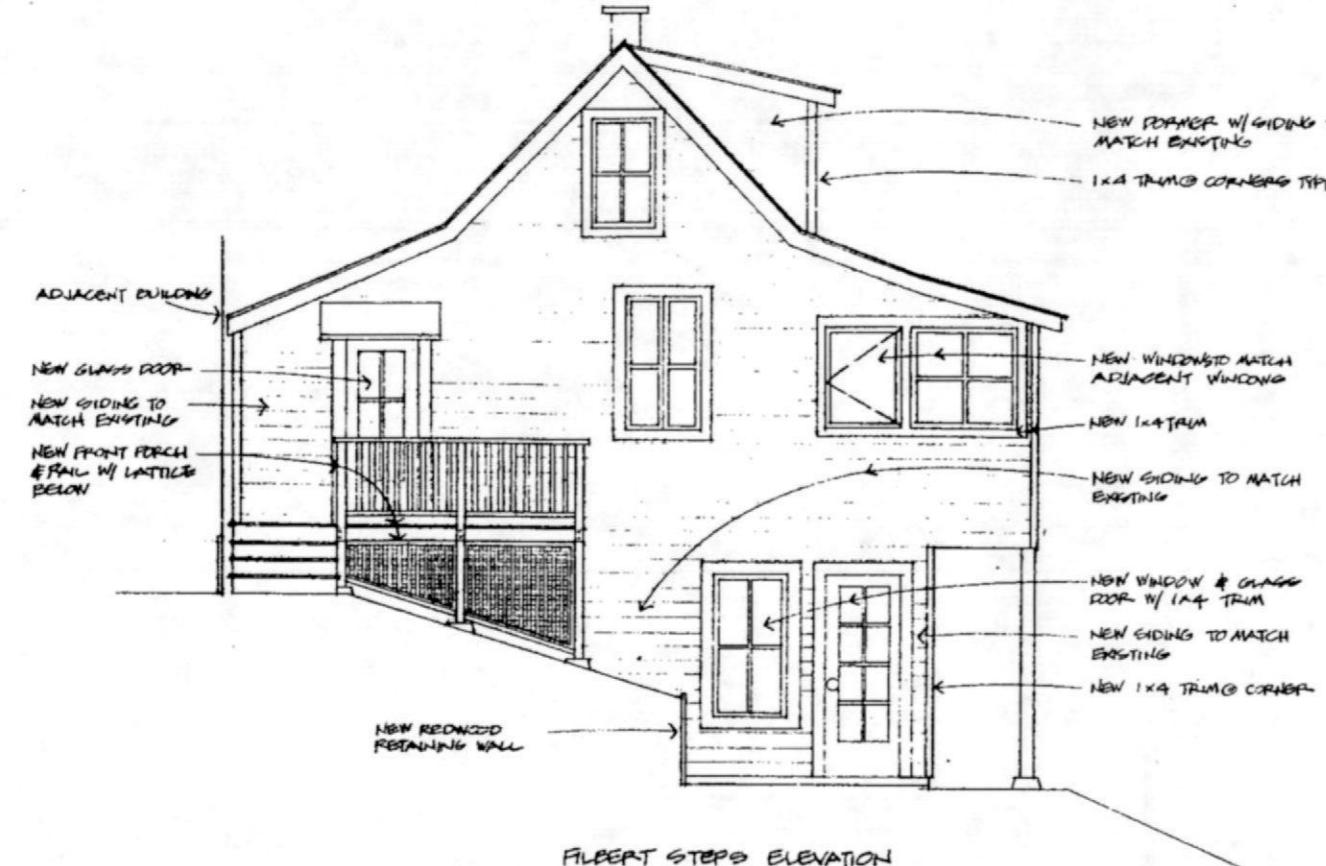
A. JANE DUNCOMBE / ARCHITECT
A. Jane Duncombe C-6909

224 FILBERT, S.F. CA.

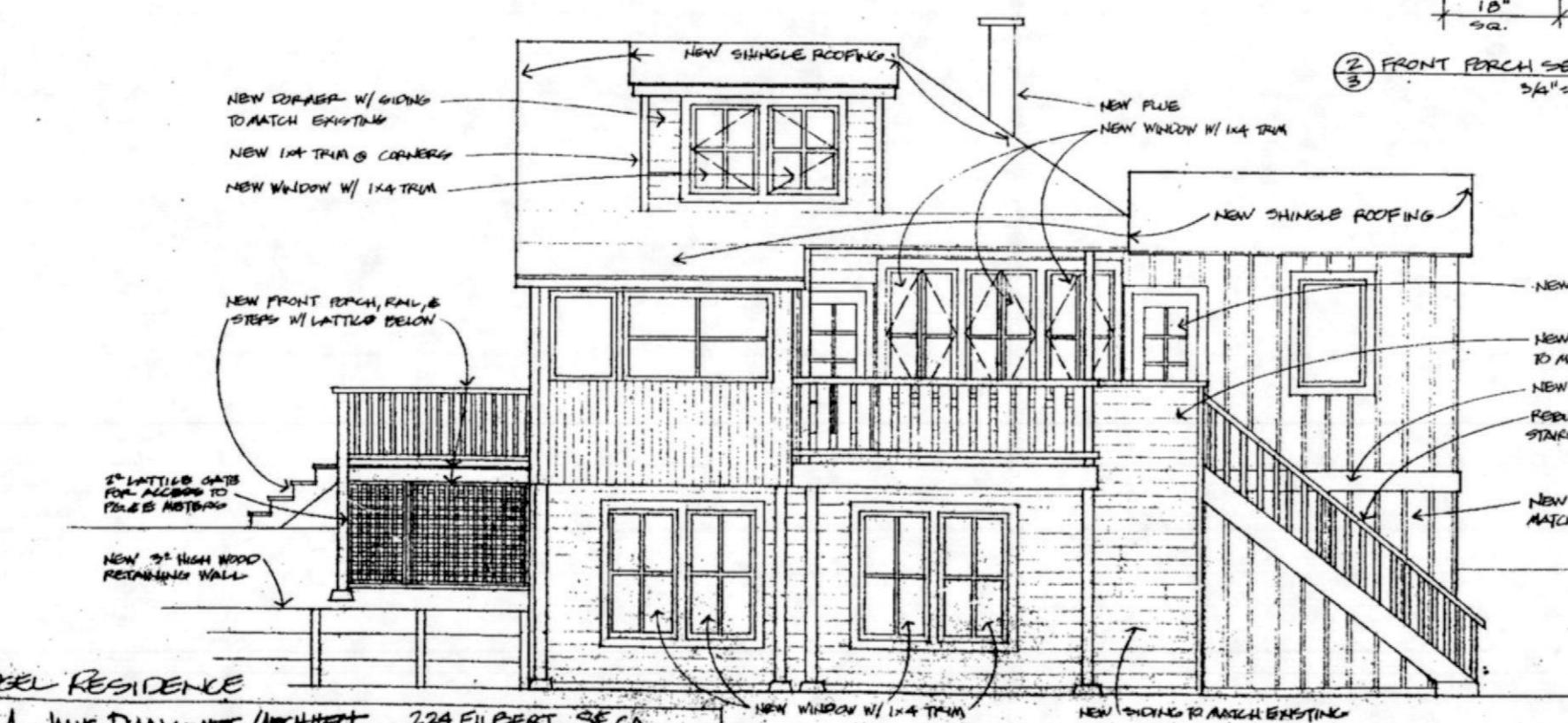
MARCH 25, 1977

4

1 2 3 4 5 6 7 8 9 10 11



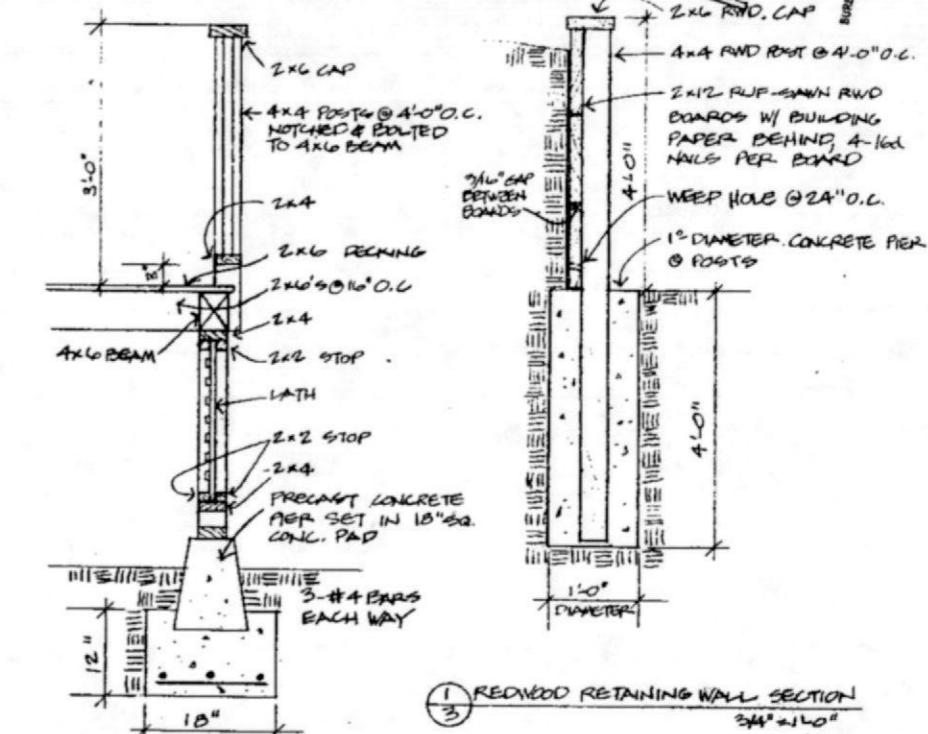
FILBERT STEPS ELEVATION



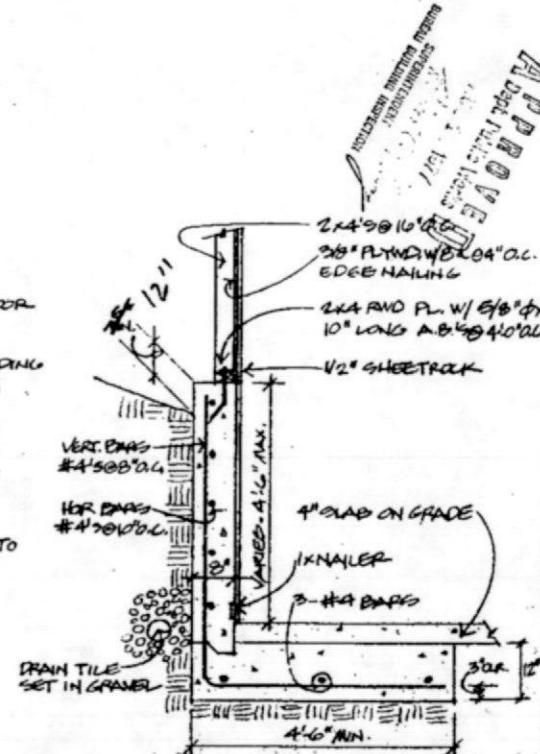
Fobel Residence

A. JANE DUNCOMBE/ARCHITECT 224 FILBERT ST CA
A. JANE DUNCOMBE C-6409 MARCH 23, 1977 3

NAPIER LANE ELEVATION

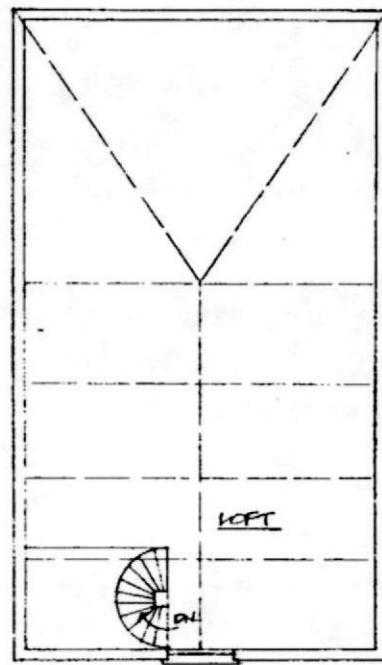
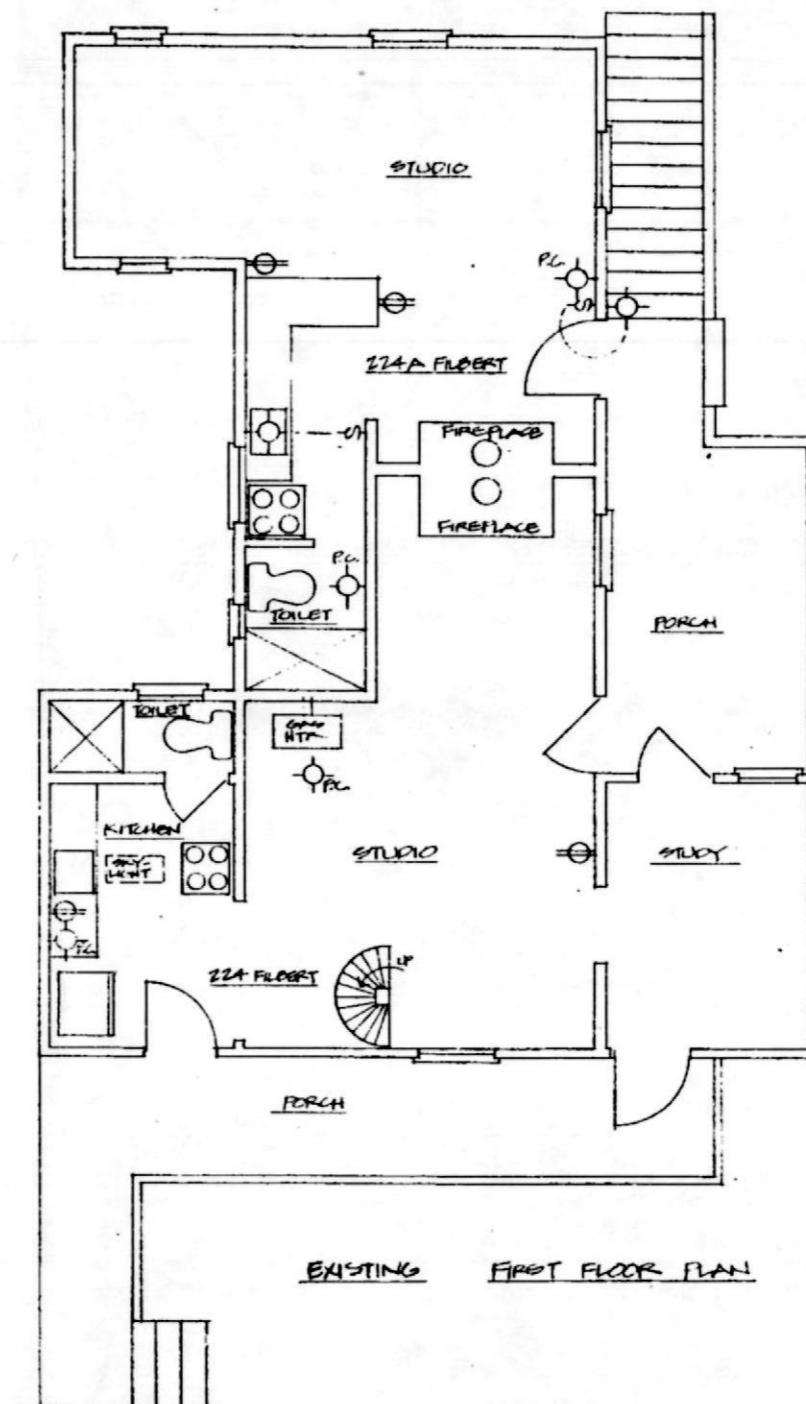
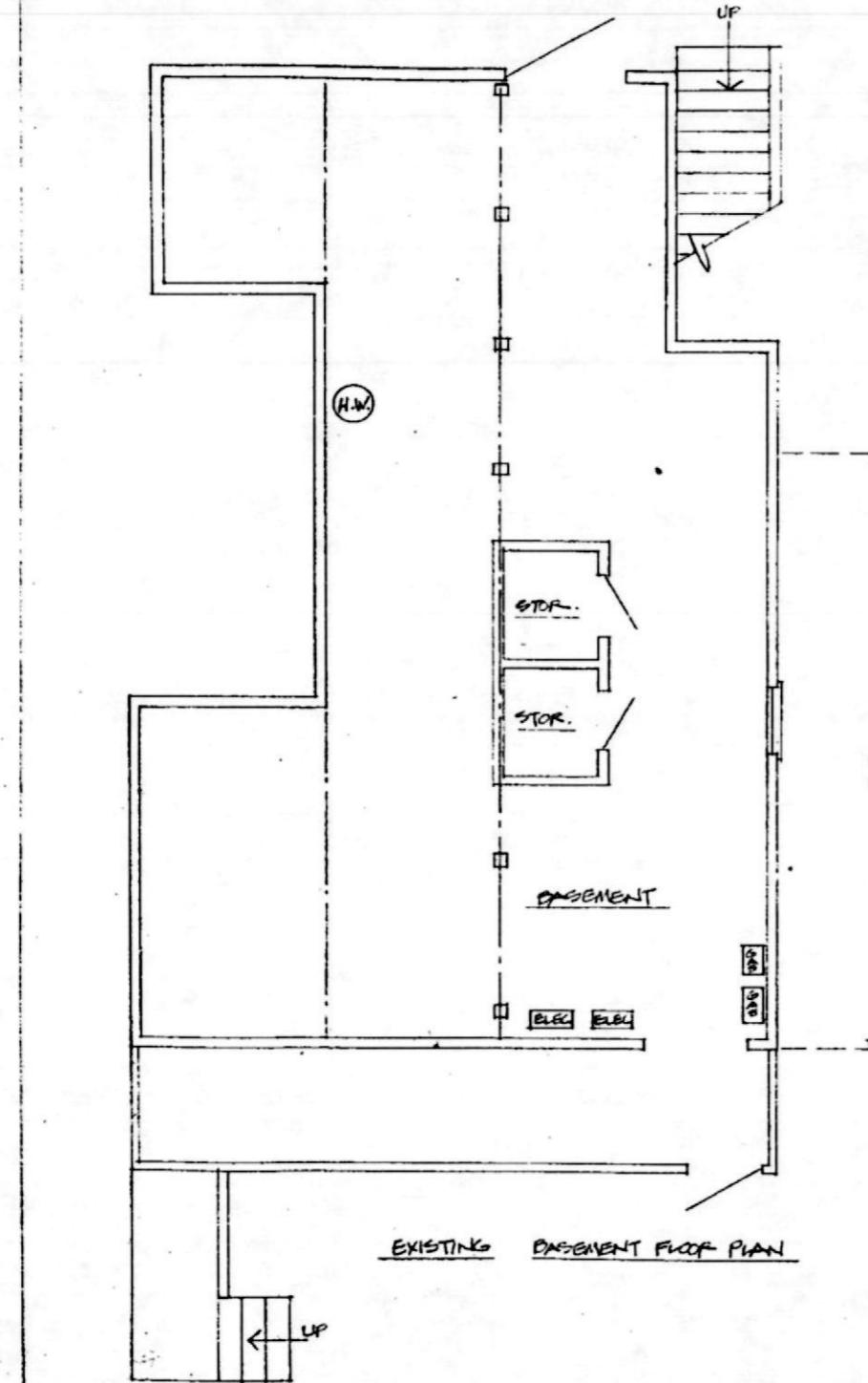


(1) FRONT PORCH SECTION
3/4" = 1'-0"



(3) RETAINING WALL FOOTING
1/2" = 1'-0"

APPROVED
A Dept. Public Works
JULY 2, 1977
Peter C. Doherty
SUPERINTENDENT
BUREAU BUILDING INSPECTION



FOGEL RESIDENCE

A. JANE DUNCOMBE / ARCHITECT
A. Jane Duncombe C-6909

224 FILBERT, S.F. CA.

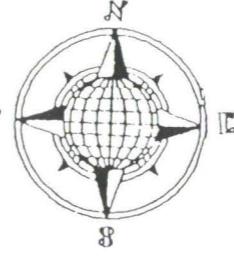
MARCH 25, 1977

4

APPROVED
A Dept. Public Works
JULY 1, 1977
Peter C. Doherty
SUPERINTENDENT
BUREAU BUILDING INSPECTION

1 2 3 4 5 6 7 8 9 10 11

GREENWICH



STREET

1

FILBERT

STREET

MONTGOMERY

UNION

SANSOME

H-1250

SCALE: 1" = 50'

DU = DWELLING UNIT
V = VACANT
C = COMMERCIAL OR
BUSINESS
- - = NOTIFICATION
AREA BOUNDARY