



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE JULY 26, 2018

Date: July 19, 2018
Case No.: 2013.0847DRP
Project Address: 1503 Francisco Street
Permit Application: 2013.05.31.8402
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0482/001
Project Sponsor: Eric Jacobs
201 Noe Street
San Francisco, CA, 94114
Staff Contact: Alexandra Kirby – (415) 575-9133
Alexandra.Kirby@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The proposed project is to construct a one-story vertical addition above the existing two-story-over-garage three-unit building and modify the exterior design of the subject building. The existing footprint of the building would not be expanded, although the project would add one roof deck at the rear of the new fourth floor level and a second 150 square-foot roof deck on the roof with setbacks at all sides and a minimal penthouse for access. The subject property is located within an RH-3 Zoning District that is generally surrounded by the higher density RM-2, NC-3, and RC-3 zoning districts. Accordingly, the immediate area is characterized by a mix of single- and multi-family housing that range in height from three to four stories. This characterization is consistent with the area immediately surrounding the subject property. To the west of the subject property is a three-story eight-family dwelling. Directly across Francisco Street and north of the subject property is a four-story eleven-family dwelling. Diagonally across from the subject property is a four-story twelve-family dwelling owned by the DR Requestor. Directly across Octavia Street and east of the subject property is a four-story four-family dwelling.

On March 19, 2018, Christina McNair and Donna Santana, the owners of 1490 Francisco Street, filed for Discretionary Review. The DR Requestor's concerns are related to the contemporary exterior design conflicting with the character of the neighborhood and loss of privacy from roof decks.

On May 24, 2018, the Planning Commission conducted a public hearing on the item at a regularly scheduled meeting. Following public comment and discussion, the item was continued to July 19th with a request by the Commissioners that the project sponsor work with the concerned neighbors to address revisions primarily relating to the exterior design of the project. Both parties later agreed to a further continuance to July 26th, 2018. Items of concern that were addressed at the public hearing included the following:

1. The contemporary design of the proposal and its relationship to the surrounding context in the Marina Neighborhood.

2. The proposed unit layout and storage space at the ground story converted to “communal” space.
3. The potential impacts of the proposed roof decks.
4. HVAC equipment on the roof (only solar panels are noted in the plans).

CURRENT PROPOSAL

The revised scope of work includes the same internal layout as the original design proposal with two parking spaces and a communal space at the ground floor, two one-bedroom units at the second floor, and a third residential unit at the third and fourth floors with roof deck access at the roof and fourth floor levels. The project sponsor did significantly revise the exterior design based on the feedback from the public hearing. Revisions include:

- Reducing the glazing from 40% of the exterior shell to 26%, with proportions to better relate to the fenestration patterns of the surrounding neighborhood including reducing the typical window height from 9'-6" to 8'.
- Cladding the majority of the upper levels with smooth stucco siding, a prominent material used in the Marina.
- Changing the originally proposed cast concrete ridged base to a cool-toned brick finish to soften the pedestrian experience of the building.

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1 (DR Requestor)	0
Other neighbors on the block or directly across the street	0	26 (4 plus 22 signatures on a petition)	0
Neighborhood groups	0	0	0

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team reviewed the revised proposal and found that the new scope of work was fully in conformance with the Residential Design Guidelines. Below is a summary of their comments in response to DR Requestor concerns:

- The windows are compatible in size, scale, and proportion with other surrounding buildings.
- The context exhibits restrained building articulation that is typically focused on window detailing and a delineation of the entry and the base. This design articulates the base with a compatible material (brick), and the entry with a material differentiation, and with a high recess.
- The upper roof deck is limited in size and setback from all building edges. The rear deck abuts blind walls and the street, and therefore present no privacy impacts.
- The brick at the base is commonly used/typical characteristic of the neighboring buildings. It is compatible with the scale and materiality of other ground level treatments.
- Noise and size of the roof mounted HVAC is not addressed in the RDGs, although it appears none is proposed at the roof level.

BASIS FOR RECOMMENDATION

Staff recommends approving the revised project as proposed, as the project would create no exceptional or extraordinary circumstances. Below is a summary of the items previously addressed by the DR Requestor, members of the public, and the Planning Commission:

1. **Design.** The project sponsor thoughtfully revised the project to address the major design concerns that were discussed at the prior hearing and the project is fully compliant with the Planning Code and Residential Design Guidelines, as noted above. Previously the project had proposed a bold and contemporary design that featured extensive glazing, GFRC vertical panels and ground story detailing, and anodized aluminum accents. The revised proposal incorporates common treatments, materials, and proportions from the surrounding neighborhood while still reading as a contemporary yet compatible addition to the street intersection.
 - a. **Roof Decks.** The proposed roof deck above the new fourth floor features a minimal and sensitively designed penthouse set towards the south property line. The proposed footprint of the roof deck is 149 square feet, or 11% of the area of the roof, with setbacks from all sides. The project additionally proposes solar panels, which would further obscure the visibility of the roof deck. Additionally, roof decks are exempt from height limits.

The proposed fourth floor roof deck at the rear (west) would be set behind the proposed vertical addition and face a blind wall of the adjacent property to the west. This property owner has expressed support for the proposed project. The proposed roof decks would provide the only direct access for the unit to open space.

2. **Residential Units.** In regards to the concerns about the two existing units on the second floor, both will be maintained with comparable footprints and access. Unit 1 will be expanded from 711.2 square feet to 725.5 square feet; Unit 2 will be minimally reduced from 800.5 square feet to 752.7 square feet, a reduction of 6%; and Unit 3 at the upper floor will expand from 1660 square feet to 3103.8 square feet. Planning Code Section 317(b)(7) defines loss of a unit as reducing the size of existing units by more than 25% of their original floor area. Additionally, the access to units 1 and 2 remains effectively in the same location with the primary differences being enclosed by a glazed door rather than a security gate and a more generous entry way at the second level. Both of these units feature independent access and kitchens.

Further, staff has provided a copy of a report from the Rent Board confirming that there is no history of evictions at the subject property and the property has no known history of Short Term Rentals. Were the property owner to seek a unit merger at a later date, they would be required to file for Conditional Use Authorization of the loss of a dwelling unit, which would be heard before the Planning Commission. The Planning Code does not mandate how residential units are occupied and any violations of the Short Term Rental legislation would be referred to the Office of Short Term Rentals.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Rent Board Referral Letter

Response by Michael Garavaglia on behalf of DR requestors in response to the revised proposal

Public comment

Revised DR Response

Reduced Plans



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date) July 5, 2018

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 1503 Francisco St
Assessor's Block/Lot: 0482/001
BPA # / Case #: 201305318402

Project Type:

- Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
- Other Eviction history (Commission request)

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,
Alexandra
Kirby
Planner

Digitally signed by Alexandra Kirby
DN: cn=org, o=sfplanning, ou=CityPlanning, ou=Current Planning,
ou=Alexandra Kirby,
email=Alexandra.Kirby@sfgov.org
Date: 2018.07.05 13:07:16 -0700

cc: Jennifer Rakowski- Rent Board Supervisor

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Rent Board Response to Request for Planning Department Records Search

Re: 1503-1507 Francisco St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

No database records were identified. (Eviction Notices)

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated:

7-5-18

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

1503 – 1507 Francisco Street Rental History Statement

When my wife Melise and I purchased the subject property in December 2012, we were tenants in the building occupying the top floor unit. Regarding the two other 1-bedroom units (1503 – 1505 Francisco Street), the Seller's unit was delivered vacant and the other was rented by a newly engaged couple who moved out a year later after purchasing an apartment of their own. Since owning the building, Melise and I rent the 1-bedroom units to tenants moving to San Francisco for work from either out-of-state or overseas. We also rent to professionals recently divorced and from Marin who are moving back into San Francisco for work & personal reasons. Tenants rent from 3 months up to 15 months. No short-term rentals are allowed. Parking is provided for tenants; they do not park on the street. Melise and I use our property to develop friendships by helping people looking to make a life in San Francisco learn its neighborhoods and charms at a meaningful period in their life, and as others did for us. Our intention is to keep our two long term rental units occupied and providing housing while under our ownership.

-Jeff Menashe, Owner



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www.garavaglia.com

16 July 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1503 Francisco Street
Brief in Opposition to the Project and in support of Discretionary Review
Planning Department Case No. 2013.0847DRP

Dear President Hillis and Commissioners:

I have been asked by the DR Requestor, Christina McNair and Donna Santana (owner's of 1490 Francisco located across the intersection from the project) to present my review of the revised design (dated 6.20.18) for 1503-1507 Francisco Street. Their views as the DR requestors are reflective of the broad community opinion - to belong in the Marina District this project needs further design modifications.

On July 6th representatives of the DR requestor / community met with the developer team to discuss the redesign. While changes have been made to the exterior of the building, there still exists a banal characteristic that needs further articulation. This contemporary design expression still needs a stronger connection more in keeping with the feel of this Marina neighborhood. Various design refinements were communicated including:

- Need for further massing articulation - possibly utilizing bay windows, which is a familiar form in this neighborhood. The long flat wall can be improved with additional elements to create shade and shadow.
- Better detailing of the fenestration - Although a random pattern of glazing is presented, the overall design lacks the level of fenestration and ornament within the built context. In the context, when windows appear in random patterns (not atypical to the Spanish Eclectic style), each window is detailed differently. In this design every window has the threat of a flush, surfaced-mounted aluminum unit.
- Install control joints on the stucco wall planes to control cracking. Without control joints cracking will be arbitrary, giving the wall a low quality character. The control joint pattern therefore becomes part of the design and can be used to articulate the large expanse of unarticulated cement plaster.
- Design refinements regarding the cornice fascia band. More pronounced detailing of the cornice element will create a stronger connection to a predominate form in the neighborhood.
- Elimination of the roof decks - As previously shown there lacks a pattern of comparable roof deck installations in the area. Out of hundreds of buildings there are only a handful of roof decks - our analysis shows only about 3% or 4% of buildings have them. These decks can be a source of nighttime noise and create problems with privacy. Previous

Planning Commissions have responded to strong outcries against these types of roof decks in this and other neighborhoods.

- Provision of an open-air lobby for individual unit entrances. Open-air lobbies create a connection between the unit and the street. The neighborhood lacks formal porches and the open-air lobby creates a more inviting and communal feeling.

Although the revisions are not sufficient we acknowledge the reduction of glazing area, change of ground floor wall / fence materials to a more refined use of brick / wood, and change of upper body wall to stucco. Also, they stated, "The project does not propose rooftop HVAC equipment...". It should be noted that if any system equipment that is eventually installed makes noise, then it is still expected that it comply with noise ordinances.

Further, at the July 6th meeting, we became aware of a more complete set of documents that are dated 6.1.18, which show the same redesign except that the plans were omitted in our 6.21.18 version. On June 11, the developer had met with SF Planning to review the redesign. We did not receive the design that was shown at that meeting until end of day 6.20.18 - 10 days later. No reason for the delay was provided, but this critical time could have been used for further consideration of design refinements. As of today no new design revisions or communications have been received in response to our comments. The floor plans had been revised for the top floor unit. The living level has been moved to the top (4th) floor and bedrooms to the third floor.

According to the Residential Design Guidelines there are several relevant areas that are a concern for the neighbors for this design including:

- Neighborhood Character (visual character, corner buildings)
- Building Scale and Form (building scale at the street)
- Architectural Features (proportions, building entrances, bay windows, garage door designs)
- Building Details (architectural details, windows, exterior materials)

The neighborhood's character is defined by a consistent use of flat roofed, three and four story, stucco clad single and multi-family residences. They often have an articulated base and projecting cornice. Most have bow or angled bay windows. Traditional style design is almost exclusive - and thus contrasting designs present as being very out of character unless carefully handled.

Due to these major issues we strongly support and recommend that the Commission take Discretionary Review of this project and help to minimize the precedent setting nature of a undesired development in an area that has a strong sense of community character and historical feel.

Sincerely,



Michael Garavaglia, AIA, LEED AP BD+C
President, Garavaglia Architecture, Inc.

Public Correspondence

From: [Catherine Cheng-Orban](#)
To: [Kirby, Alexandra \(CPC\); SF L Neighbor Jeff & Melise Menashe 415-828-5482](#)
Cc: [Catherine Cheng-Orban](#)
Subject: 1503-1507 Francisco street SF Ca 94123
Date: Thursday, July 12, 2018 8:34:30 AM

Dear Ms Alexandra Kirby & Mr Jeff Menashe.
I am the property owner of 1531 Francisco street.
My property is under my trust
I am the sole trustee of my trust
My legal name is :
Catherine Cheng-Orban
Trustee of the Catherine K Cheng Trust a Revocable Trust dated 4/4/91.

In May 2018 : I was invited by Jeff to his assess his garage & laundry area & backyard.
His entire backyard is very close to the left side of my property.
That day while we were was in the garage & laundry area I almost fell due to too many steps & lucky
Jeff get a hold of me ,so I told Jeff that Yes you need to remodel your garage & laundry area.
For safety reasons & to park SUV or truck.
The garage is very small .
Since May to July I has talked & text to Jeff several times regarding his project & other neighbors
concerns
& I also reviewed the 6/26/18 SF Planning Dept Residential Design Advisory Team Review & was fully
notified that there will be Planning Commission Hearing on July 26.
After all these reviews & paying special attention to the needs of the other property owners & many
other involved .

I am very much in support of Jeff project & I wish him good luck too.
I understand it is difficult for many property owners to accept changes in this well established high end
neighborhood.
But Mr Jeff Menache is just upgrading his property to more high tech, much safer, better environment
not just for him & his family but for this neighborhood too.
He is improving this neighborhood NOT destroying it .
I am in 100% supportive & approve & Vote YES for Jeff project.
I will try to attend the July 26 planning Commission Hearing to voice my vote Yes

Any question please feel free to contact me
Thank you
Best regards
Catherine Cheng-Orban

Sent from my iPhone

From: [Mark Herrmann](#)
To: [Moore, Kathrin \(CPC\)](#); [Rich Hillis](#); [Melgar, Myrna \(CPC\)](#); planning@rodnefong.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Cc: [Kirby, Alexandra \(CPC\)](#)
Subject: Objection letter to 1503 Francisco St. for inclusion in packet for 7/26 DR hearing.....
Date: Monday, July 16, 2018 10:37:11 AM

RE: Permit # 2013.05.31.8402, 1503-1507 Francisco St.

Dear Commissioners,

I object to the revised design plans for 1503-1507 Francisco Street on calendar for the 7/26 DR hearing. While I support the project sponsor's right and desire to improve his home, I am opposed to the proposed design and ask you to deny the application and support the DR requestor by requiring modifications.

The neighborhood petition I signed covers most objections but following are further thoughts. Please consider these in your decision.

1. Lack of roof decks in the Marina - The proposed design includes two roof decks, a penthouse structure and opaque metal deck railings that add unnecessary height. The satellite imagery provided to you prior to the 5/24 PC hearing shows a lack of many roof decks in the area. The architect for our team, Mike Garavaglia, counted only 10 in the 250 closest buildings.
2. Precedent-setting location of the proposed "rear" deck - This is actually a "side" yard deck directly facing Francisco Street (Property address and entry door). It is a design element not found ANYWHERE in the Marina. The few other roof decks in the neighborhood are designed to be invisible from the street. Visual and noise effects from this deck placement are a concern, as well as a precedent-setting design, and it should be eliminated.
3. The "5th floor" upper roof deck is redundant - Why would an owner need 2 roof decks that are only accessible from his unit and not to potential tenants in Units 1&2? I would ask that this upper deck be removed also.
4. Tie-in to 3255-3357 Octavia. As mentioned at the initial PC hearing, the project sponsor recently purchased the only abutting building to this project (3255-3257 Octavia Street) under an LLC. A permit (# 201805159170) to also add a roof deck to this 2 family structure has been filed and approved OTC. Our team has seen the yet-unpublished plans for that deck and it also includes a penthouse, opaque metal railing, and a very large deck area flanked with pavers covering 100% of the roof surface - an invitation for future use or expansion beyond the scope of that permit. The bottom line is that one owner is now adding 3 roof decks to these two abutting buildings. While I understand the process of issuing an OTC permit for this separate project, we believe the 2 sites are tied together in both intent and design. I strongly believe the Commission should look at the plans for these buildings holistically as one.

Further to this point, there are design elements for the proposed remodel at 3255-57 Octavia that are similar to 1503 Francisco which could encourage it's use as a

single-family home - i.e. fewer than one car parking spot per unit, large roof deck, ADU (Accessory Dwelling Unit) specified at garage level, one large relocated kitchen, units easily combined by removing one interior wall.

5. Possible intended use of this 3 unit building as a SFH - This issue was discussed at the original 5/24 PC hearing and not a single design element or fact has changed. Between the 2 buildings in question, 4 out of 5 units have never had tenants under current ownership.

- a.) At the 5/24 hearing, a letter from a neighbor present at the original 2013 pre-app meeting suggested the owner planned to make this his single-family home.
- b.) Statement by the sponsor at the 5/24 hearing that unit combination was his original intent and that he had only used the 2 other units as corporate housing.
- c.) The original 2013 request for a 3 to 2 dwelling unit merger which was denied.
- d.) 3 iterations of designs filed with planning since 2013 that all contain an ADU (in-law) at ground level which could later be defined as one of the 3 dwelling units.
- e.) A change from 3 existing exterior doors to 3 interior doors around a second-floor staircase, well within the building envelope, which could encourage unit combination post-permitting. It is important to note that the existing 3 doors to each unit are from an EXTERIOR staircase with only a security gate at the entryway.
- f.) 1503 has only 2 parking spots specified for 3 units. 3255 Octavia has one spot specified for 2 units. Yes, within code, but is that really what a tenant would want?
- g.) The owner's unit of 1503 is doubling in size while dropping from a 3BR to a 2BR. The other 2 units are not changing.
- h.) Both proposed roof decks can only be accessed from the Owner's unit.

6. Architecture - I appreciate the changes the sponsor has made in the latest iteration of design by reducing fenestration and incorporating materials more in keeping with the neighborhood. Some further design elements such as bay windows, popouts, detailing, should be required to make the building more fitting with the neighborhood. The one comparable building illustrated in the sponsor's DR response with flat stucco siding and flat glazing is on Marina Blvd, not near this project and therefore not a comp. Architecture is particularly important for this prominent corner building with 135 lineal ft of street-facing perimeter, one block from the upper entrance to Fort Mason Green.

Some of us feel strongly that this is a precedent-setting project for the Marina neighborhood. Where might the trend be going? Here are just two (of many) comps in Russian Hill & Cow Hollow. Look familiar?

935-937 North Point Street (<http://935-937northpoint.com/>) - This is a 2 unit building with an agent's listing as a SFH, "Outdoor patio, three balconies and rooftop terrace", "elevator that goes to all levels", "manse that's a modern marvel", "single family residence is the quintessence of modern living", "A lavish abode of otherworldly proportions", interior staircase leading to multiple floors of 6 bedrooms - but wait, where's the second unit? In an ADU off the garage (see door to #937).

2829 Greenwich Street (https://www.compass.com/listing/2829-greenwich-street-san-francisco-ca-94123/1da76b5175fc834acfd689a6e178fb26ebf068/?origin_type=Listing%20Card&origin=Agent%20Profile%20Page) - Features an agent's listing for a SFH, "a truly modern showcase", multiple decks, Ah, but wait.....also a disapproved dwelling unit merger from 2017 for what's really a 2 unit building.

Thank you,

Mark Herrmann
3250 Octavia St

From: [Philip Meza](#)
To: [Secretary, Commissions \(CPC\)](#); [Kirby, Alexandra \(CPC\)](#)
Subject: Fw: Opposition to proposed redesign of Application 2013.05.31.8402
Date: Monday, July 16, 2018 8:11:22 AM
Attachments: [DR Philip Meza.doc](#)

Hello:

Please include the attached letter in your files for the Application listed in the subject line.

Regards,

Philip

----- Forwarded Message -----

From: Philip Meza <philip@philipmeza.com>
To: "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>; "planning@rodneymfong.com" <planning@rodneymfong.com>; "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>; "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>; "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>; "Milicent.Johnson@sfgov.org" <Milicent.Johnson@sfgov.org>; "richhillissf@gmail.com" <richhillissf@gmail.com>
Cc: Christina McNair <c.mcnair@ggsir.com>
Sent: Sunday, July 15, 2018 4:08 PM
Subject: Opposition to proposed redesign of Application 2013.05.31.8402

Dear Commissioners:

I am writing to express my opposition to the redesign of the **1503-1507 Francisco St** construction project (**Application 2013.05.31.8402**). I have attached a letter detailing my objections to and concerns about the redesign.

I look forward to attending the DR Hearing on Thursday 26 July.

Regards,

Philip Meza

Philip Meza
3242 Octavia Street
San Francisco, CA 94123

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

Project Address: 1503 Francisco Street
Case Number: 2013.05.31.8402

16 July 2018

Dear Commissioners:

I am writing to express my opposition to the revised plans submitted for the abovementioned case number. I own and reside in a flat across the street from the project address and spoke in opposition to the initial plan during the DR hearing on 24 May 2018.

Unfortunately, the revised design fails to address most of the concerns raised by the neighbors and Planning Commissioners during the meeting on 24 May.

The revised design reduces glazing, but is still out of character with the neighborhood.

The two roof decks remain in the revised design. One of them street-facing and the other featuring a large rooftop exit and opaque fencing, likely making it visible from the street and potentially in violation of the height limit. Prominent roof decks are not prevalent in this part of the neighborhood and there is concern they will proliferate if this project is approved as presented.

Furthermore, no changes were made to address the neighbors' and Commissioners' concerns that the project may effectively create a single family home, resulting in 3 units coming off of the market. Note that the owner of this project purchased the adjacent property on Octavia Street. The two properties comprise 5 units in total. The owner claims to live in one of the units at 1503 Francisco and does not dispute that at least 4 of the 5 units he controls have been off the market and indeed they remain empty.

I hope you will continue to consider the detrimental impact of this project to the neighborhood and the master plan for creating more housing in San Francisco and decline this revised design.

Regards,

Philip Meza

From: [ANDREW FERRIER](#)
To: richhillssf@gmail.com; [Melgar, Myrna \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); planning@rodneymfong.com; [Richards, Dennis \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Koppel, Joel \(CPC\)](#)
Cc: [Kirby, Alexandra \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: 1503 Francisco / Application 2013.05.31.8402
Date: Sunday, July 15, 2018 9:46:17 PM

Commissioners,

I'm writing to express my continued opposition to the project referenced above. It seems the project sponsor has attempted to do the bare minimum to respond to the feedback provided at the last month's DR hearing.

While the exterior has been softened and the materials are now more in line with the surrounding area, the owner and architect have opted to ignore comments regarding the roof decks as well as concerns about its utilization. In my opinion, the project is effectively eliminating two rental units in a city that is desperate for more housing stock.

Further exacerbating the situation, is the fact this project should not be viewed in isolation. The trend to convert multi-unit buildings into single family homes is prevalent and has the potential to dramatically alter the landscape of this portion of San Francisco. In addition, the owner has acquired the neighboring property which when viewed in conjunction with 1503 suggests a disturbing pattern.

As you review the project, the following information should be taken into consideration:

- The project sponsor originally filed for a consolidation of the three units in 1503 Francisco
 - When rebuffed, the design evolved to what is on the table now
 - The original intent to have a single family residence remains feasible given how the plans remove exterior entrances to the various units, reduce parking and greatly expand the Master unit
 - To allow a fairly obvious workaround of something that was expressly denied makes a mockery out of the code and the planning process
- The owner has purchased the abutting property at 3255 Octavia Street
 - The owner of 3255 was originally opposed to the project at 1503 (part of the public record)
 - The plans for 3255 are currently in front of the planning department and they feature similar features that effectively make it resemble a single family residence
- 4 out of the current 5 units between the two properties have been vacant of permanent residency for quite some time
 - The owner mentioned at the last hearing he only has rented the units in 1503 to short-term corporate interests
 - 3255 appears to mirror similar projects that are marketed and sold as effectively single family homes; a new owner won't be beholden to any instructions or feedback from the planning process
- Approval of both sets of plans as is would put 3 large roof decks on a single corner in a neighborhood where they are not prevalent
 - Decks have been denied over the years over concerns about safety and

privacy

- The Commission should endeavor to be consistent with how it views such structures
- The deck for 3255 expands an existing deck that doesn't appear to be compliant in the first place

I'm relieved the last design was denied, but it seems to me this project remains out of step with the wishes of many of the neighbors as well as the goals and objectives of the SF Planning Commission. To allow the two projects referenced above to move forward as currently envisioned has the potential to fundamentally change the dynamic of this portion of the Marina District.

I appreciate your consideration and trust you'll assess if the plan adheres to the instructions given to the project sponsor's team during the last hearing.

Thanks and regards,

From: [Benna Wise](#)
To: [Secretary, Commissions \(CPC\)](#); [Kirby, Alexandra \(CPC\)](#); [Rich Hillis](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Johnson, Milicent \(CPC\)](#)
Subject: Opposition to 1503 Francisco
Date: Sunday, July 15, 2018 9:32:55 PM

I oppose this as it is totally out of sync with the neighborhood's aesthetic.

I'm at 1500 Francisco and it's right across the street.

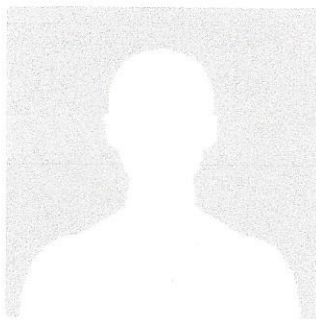
Thanks!

26 Signatures
Goal: 1,000

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Opposition to revised plans for 1503 Francisco Street



Mike Resp () (22) (Comments)

26 Signatures

Goal: 1,000

July 15, 2018

TO: SF Planning Commission

RE: 1503 Francisco Street Project Discretionary Review (2013.0847DRP, permit # 2013.0531.8402)

We are opposed to the revised plans for 1503 Francisco Street for some or all of the following reasons and have signed this petition in opposition to the project. We urge you to DENY the project in favor of the DR requestor.

Roof Decks

- Generally uncommon in the area - we count fewer than 10 on the 250 nearby buildings.
- The proposed "Rear" deck is street-facing due to the corner lot and potentially very visible/noisy. There are zero street facing roof decks present in the Marina.
- The 5th floor roof deck is redundant and both decks are only accessible from the owner's unit.

SIGN PETITION

• Along with 3255 Octavia St (same owner, abutting structure) , 3 new roof decks
 26 Signatures
 Goal 1000
 have been proposed.

- Both 1503 and 3255 have penthouses and opaque metal railings which go against design guidelines.

•

Possible reduction of dwelling units embedded in the new design.

- Project sponsor's statement at the 5/24 PC hearing that he has only used the 2 smaller units in the building as corporate rentals (and will continue to do so) + original desire to use this as a SFH.
- Owner's original 2013 request for a dwelling-unit-merger.
- Owner's recent purchase of the abutting two-unit 3255-57 Octavia, which also remains vacant of tenants.
- Design details that suggest an owner could combine units for his/her own benefits: 1) an Accessory Dwelling Unit on the ground floor that could later be defined as a unit; 2) A change from 3 EXTERIOR entrances to each unit to 3 INTERIOR entrances centered around a second floor stairway/hall inviting unit combination; 3) 2 rental units to decline slightly in size while the Owner's unit nearly doubles to 3100 sq ft yet goes from a 3 BR to a 2BR; 4) A 2 car garage for a 3 unit building; 5) two roof decks that can only be accessed by the owner's unit. 6) Similar design features in the 3255 Octavia permit application under same owner - one car garage for 2 unit building, large roof deck, 2 units easily combined by removing one wall, ADU unit on ground floor.

Architectural Issues

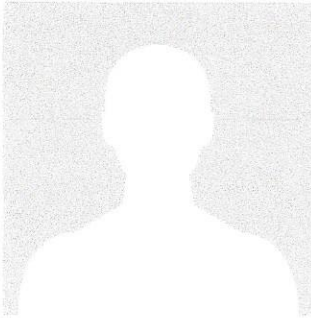
- No bay windows/popouts as recommended by RDG.
- Prominent corner location with 135 linear feet of street exposure, one block and very visible from Ft Mason .
- The one comparable building with flat surfaces and glazing cited in the new design packet is far away on Marina Blvd.

SIGN PETITION

26 Signatures
Goal: 1,000

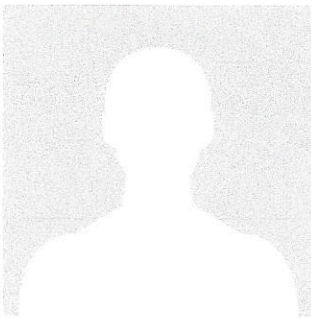
Share on Facebook

22 COMMENTS



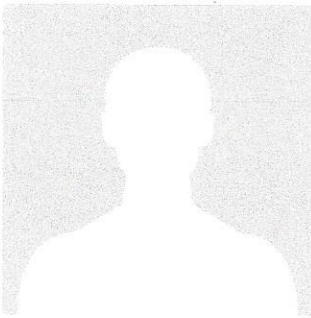
Steve
Jul 16, 2018
upvote reply show

Please deny this proposal



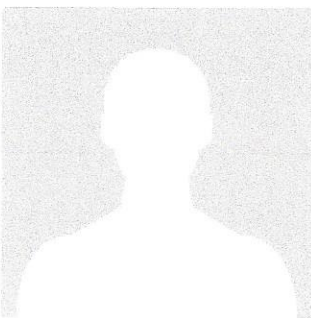
Anonymous
Jul 16, 2018
upvote reply show

1445 Greenwich Street, San Francisco, CA 94109



Deepa Varma
Jul 16, 2018
upvote reply show

I'm signing as the Executive Director of the San Francisco Tenants Union. The Tenants Union is concerned by any project that reduces the number of rent controlled or otherwise affordable dwelling units available to tenants. The history of converting two units at this address to corporate rentals has already given us great concern. To further allow the owner to combine units into a single family home would be a dangerous precedent. The design changes made by the owner do not address these concerns, as as such, we hope that the planning commission denies this project.



Laurie Candido
Jul 16, 2018
upvote reply show

I live at 1573 Francisco St, the building my husband grew up in and where I have lived the past 22 years. I am against the remodeling design on 1503 Francisco St./3255-57 Octavia St.(neighboring buildings) as it leaves no room for privacy to neighbors or looks anything like the neighboring homes. I believe the owner's intentions(by the design layout) are not for use as a family home but more for businesses. He has stated that it is only he and his wife that would be living there so one must ask themselves, why would only two people need such a huge "office looking" place to live? I also believe that it is not legal to run businesses out of this neighborhood so I would question his intentions for the sake of the neighborhood. . Thank you for listening to my concerns as I am hoping our home will be able to stay in the family for many more generations. Thank you!

John Candido
Jul 16, 2018

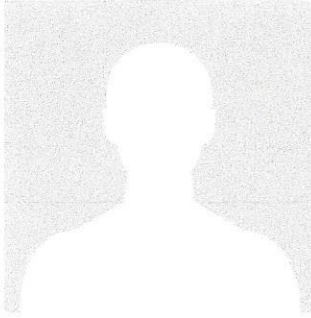
SIGN PETITION

26 Signatures
Goal: 1,000



Jul 16, 2018
upvote reply show

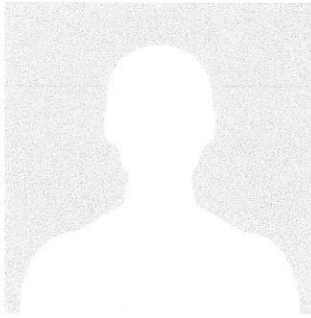
I am the representative and resident of the Candido family trust which owns and occupies the property at 1575/1573 Francisco St. We are opposed to the current design of the 1503 Francisco St project. We believe the reduction of residential units in our community hinders the possibilities of our families being able to stay in proximity to grow and care for those connected to us.



Sheila Yturri Sigal
Jul 16, 2018

Jul 16, 2018
upvote reply show

1569 Francisco Street
San Francisco, CA 94123



Jeff Berk
Jul 16, 2018

Jul 16, 2018
upvote reply show

Dear Commissioners:

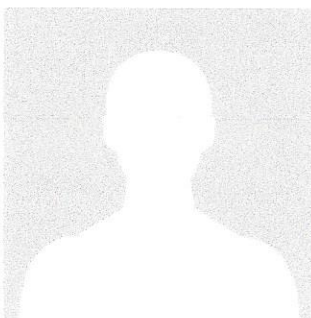
I, along with many others, urge the Planning Commission and Board of Supervisors to again deny the building permit application for 1503-1507 Francisco Street.

I started living in the Marina in 1983 and have owned a unit at 1500 Francisco Street since 1990. Although I am writing this in my personal capacity, I have worked as an attorney for the Sonoma County Counsel's office since 1992, and so I am familiar with planning-related issues and the important role your Commission serves.

The proposed project would demolish an existing building on a prominent corner of the Marina and replace it with a "modern," floor-to-ceiling glass structure that is wholly incompatible with the architectural character of the surrounding area. The latest building design is still so jarring in contrast with its surroundings, which have been unchanged for many years.

This neighborhood was built almost 100 years ago and has maintained its distinct character and quality throughout that time. Please maintain the feel and character of this wonderful residential neighborhood in the Marina by rejecting this project, and have its sponsor try again to submit a new plan that fits our neighborhood.

Jeff Berk



Cecchi MacNaughton
Jul 16, 2018

Jul 16, 2018
upvote reply show

Resident of 3330 Octavia, Unit 1

SIGN PETITION

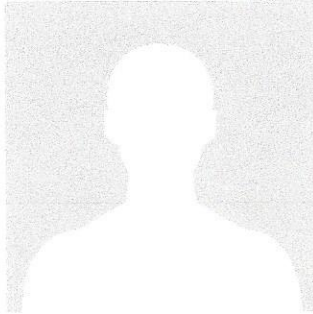
26 Signatures
Goal: 1,000



Pamela Davis
Jul 16, 2018

Jul 16, 2018
upvote reply show

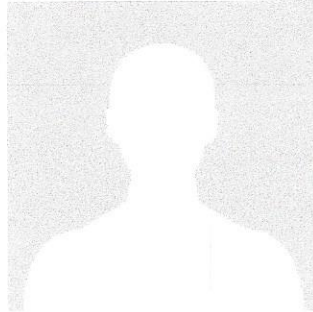
I own at 1567 Francisco St.



Lauren
Jul 16, 2018

Jul 16, 2018
upvote reply show

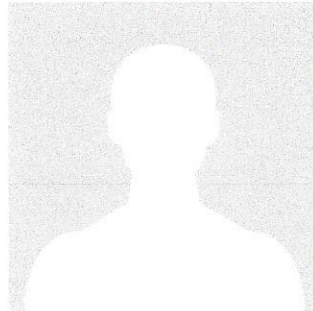
1459 Francisco St.



Ramy Khalil
Jul 16, 2018

Jul 16, 2018
upvote reply show

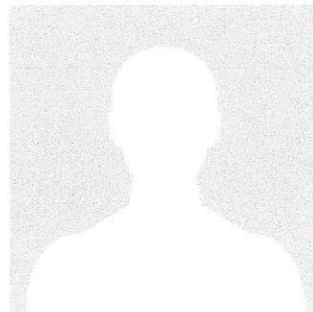
Resident 3330 Octavia St. Unit 2



Donna Santana
Jul 16, 2018

Jul 16, 2018
upvote reply show

Owner of 1490 Francisco St. SF. DR Requester. This project has not addressed all of the concerns raised by the Planning Commission or of our neighbors in the immediate area. Please reject this "updated" design. Thank you.



Nancy Barsocchini
Jul 16, 2018

Jul 16, 2018
upvote reply show

I reside at 1500 Francisco and I ask the the Commissioners to reject this revised design.

Frank and Maria Clima
Jul 16, 2018

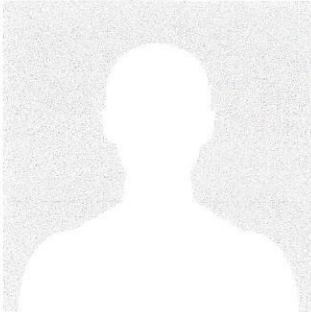
Jul 16, 2018
upvote reply show

SIGN PETITION

26 Signatures
Goal: 1,000



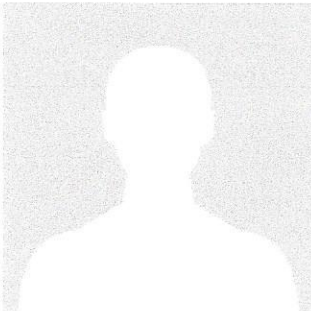
We reside at 3244 Octavia St. The Planning Commission should reject this revised design because all of the concerns raised during the May 24th hearing has not been addressed.



Anonymous
Jul 16, 2018

← Jul 16, 2018
upvote reply show

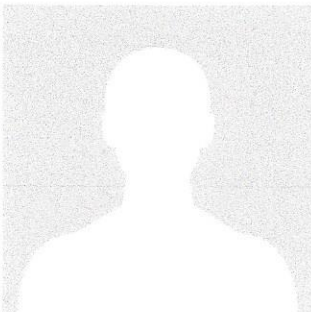
3330 Octavia St. #3
San Francisco



Anonymous
Jul 16, 2018

← Jul 16, 2018
upvote reply show

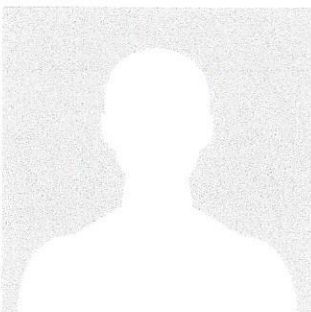
1500 francisco street



Donald Mark McQueen
Jul 16, 2018

← Jul 16, 2018
upvote reply show

I live at 1442 Francisco Street - 1/2 block from this property. I endorse the petition.



Sergio and Alma Tuccori
Jul 16, 2018

← Jul 16, 2018
upvote reply show

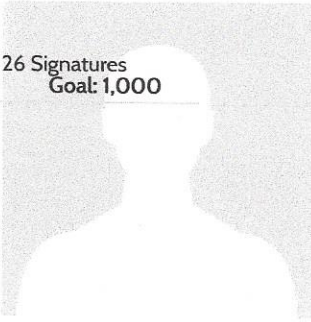
We reside at 3238 Octavia and do not approve of the updated plans provided for this remodel.

Maria Farrell
Jul 16, 2018

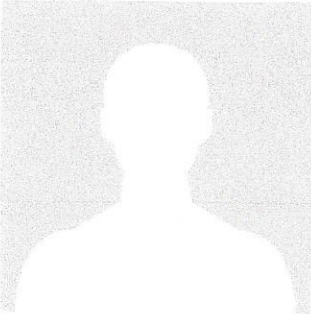
1 ← Jul 16, 2018
upvote reply show

SIGN PETITION

26 Signatures
Goal: 1,000



I am against the updated plans for this remodel.



Andrew Ferrier
Jul 16, 2018

← Jul 16, 2018
upvote reply show

I attended the first hearing and don't feel this project has addressed all of the concerns raised by the Planning Commission.

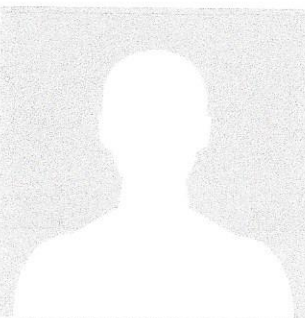
[See More](#)

COMMENT*

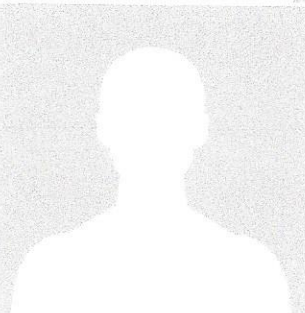
Add comment

Cancel

26 SIGNATURES



5 hours ago
Michael hopkins United States
5 hours ago



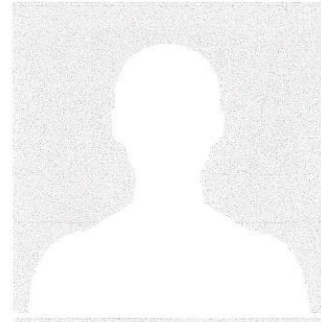
5 hours ago
Steve United States
5 hours ago

SIGN PETITION

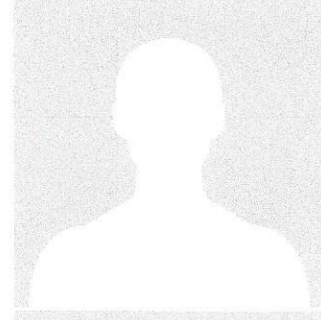


26 Signatures
Goal: 1,000

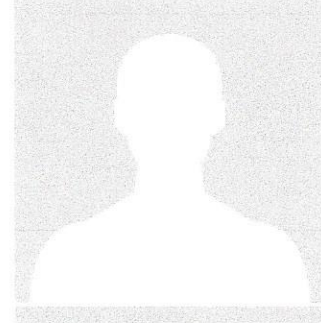
5 hours ago
Deepa Varma United States
5 hours ago



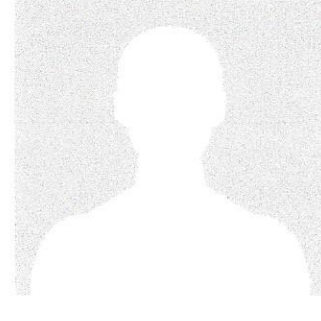
7 hours ago
Laurie Candido United States
7 hours ago



8 hours ago
John Candido United States
8 hours ago



9 hours ago
Sheila Yturri Sigal United States
9 hours ago



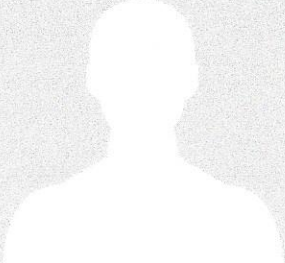
11 hours ago
Jeff Berk United States
11 hours ago




11 hours ago
Cecchi MacNaughton United States
11 hours ago

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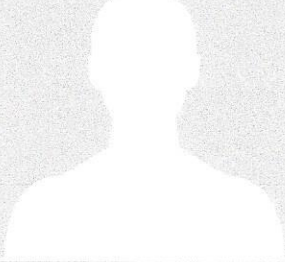
26 Signatures
Goal: 1,000



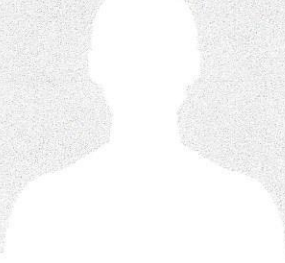
11 hours ago
Pamela Davis United States
11 hours ago



12 hours ago
Lauren United States
12 hours ago



17 hours ago
Ramy Khalil Iceland
17 hours ago



20 hours ago
Christina McNair Italy
20 hours ago

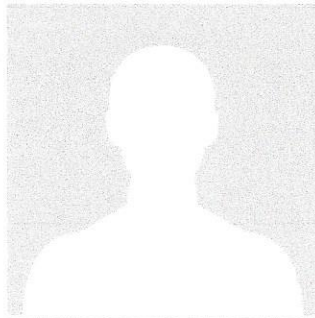
22 hours ago
Donna Santana United States
22 hours ago

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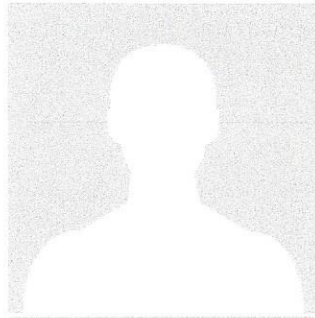
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Goal: 1,000



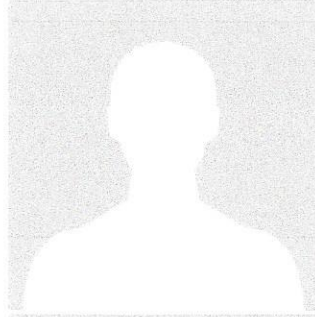
23 hours ago
Nancy Barsocchini United States
23 hours ago



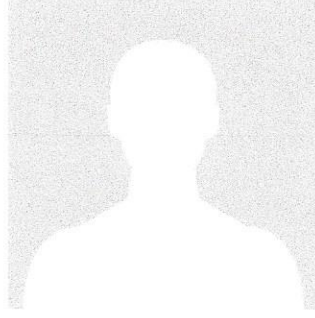
23 hours ago
Frank and Maria Clima United States
23 hours ago



1 day ago
Donald Mark McQueen United States
1 day ago



1 day ago
Sergio and Alma Tuccori United States
1 day ago



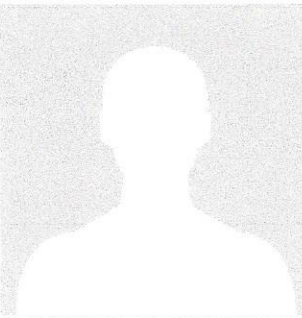
1 day ago
Maria Farrell United States
1 day ago

SIGN PETITION

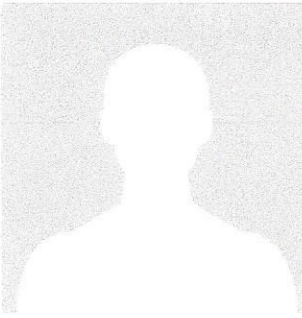
26 Signatures
Goal: 1,000



1 day ago
Andrew Ferrier United States
1 day ago



1 day ago
Mark Herrmann United States
1 day ago



[See More](#)

SIGN PETITION

1503-1505 Francisco Street

SAN FRANCISCO

DISCRETIONARY REVIEW
Design Response

Revised Proposal

Comments and Design Response

1. **DR Comment:** Reduce the overall amount of glass on the facade.

Response: The previous proposal had glass on 40.15% of the facade. The Revised proposal has on glass on 26.3% of the facade, taking it back in line with the neighborhood.

2. **DR Comment:** Make the overall composition less commercial looking and more residential.

Response: The Revised proposal eliminates the pronounced grid form on the facade shown in the previous design, replacing it with solid walls and punched windows typical of the Marina neighborhood character.

3. **DR Comment:** The materials used should be “softer” and less commercial, the concrete in particular was negatively received.

Response: The Revised proposal eliminates all concrete. The new building is composed of a light gray stucco form sitting atop a brick base with Natural wood at the entry doors, garage and rear yard fence.



Revised Proposal



Previous Proposal

Revised Proposal
Existing and proposed facade comparison

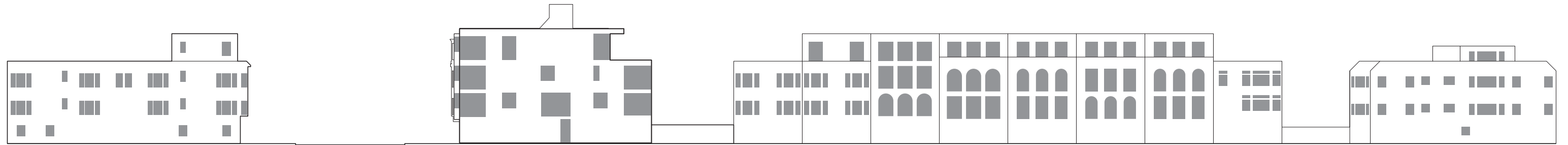


Revised Proposal:
26.3% Glass

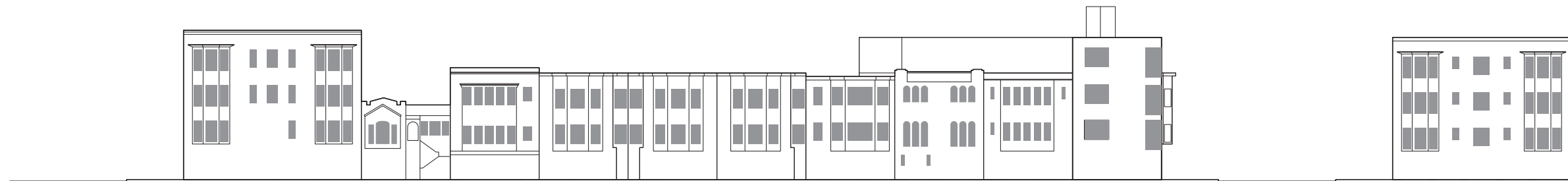


Existing Building:
20% Glass

Revised Proposal
Neighborhood Glass to wall comparison



Francisco Street Elevation

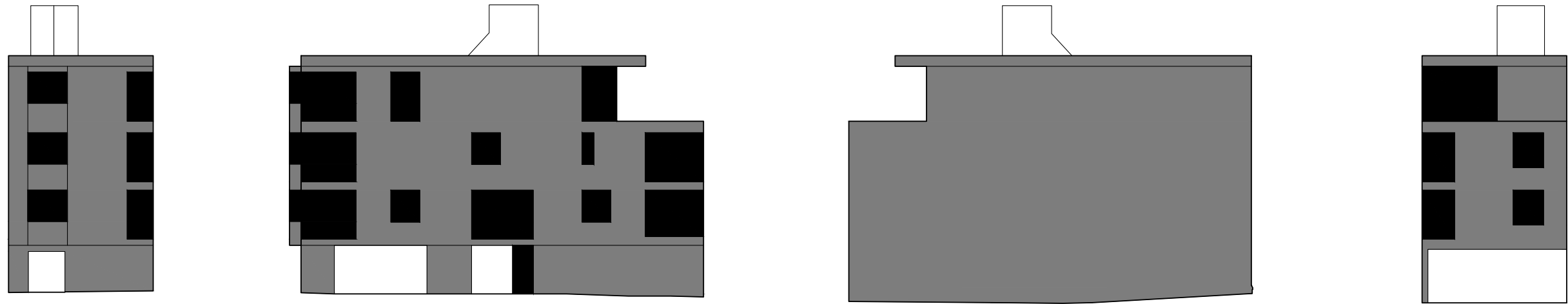


Octavia Street Elevation

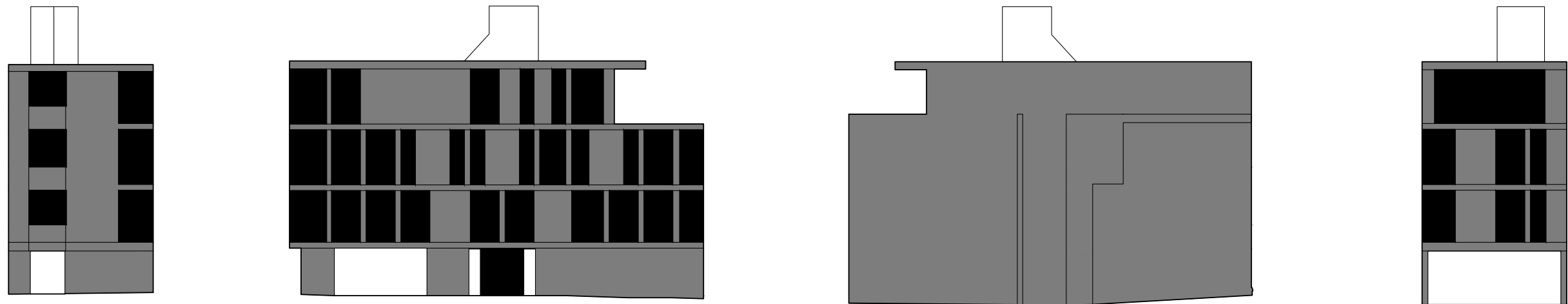
Revised Proposal

Glass to wall comparison: Existing, Previous and Proposed Elevations

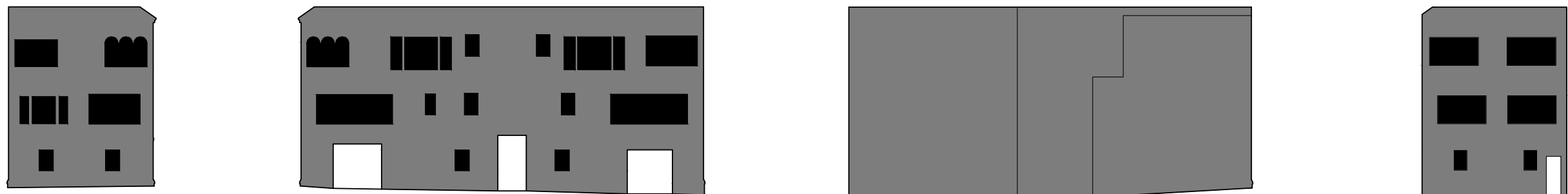
Revised Proposal:
26.3% Glass



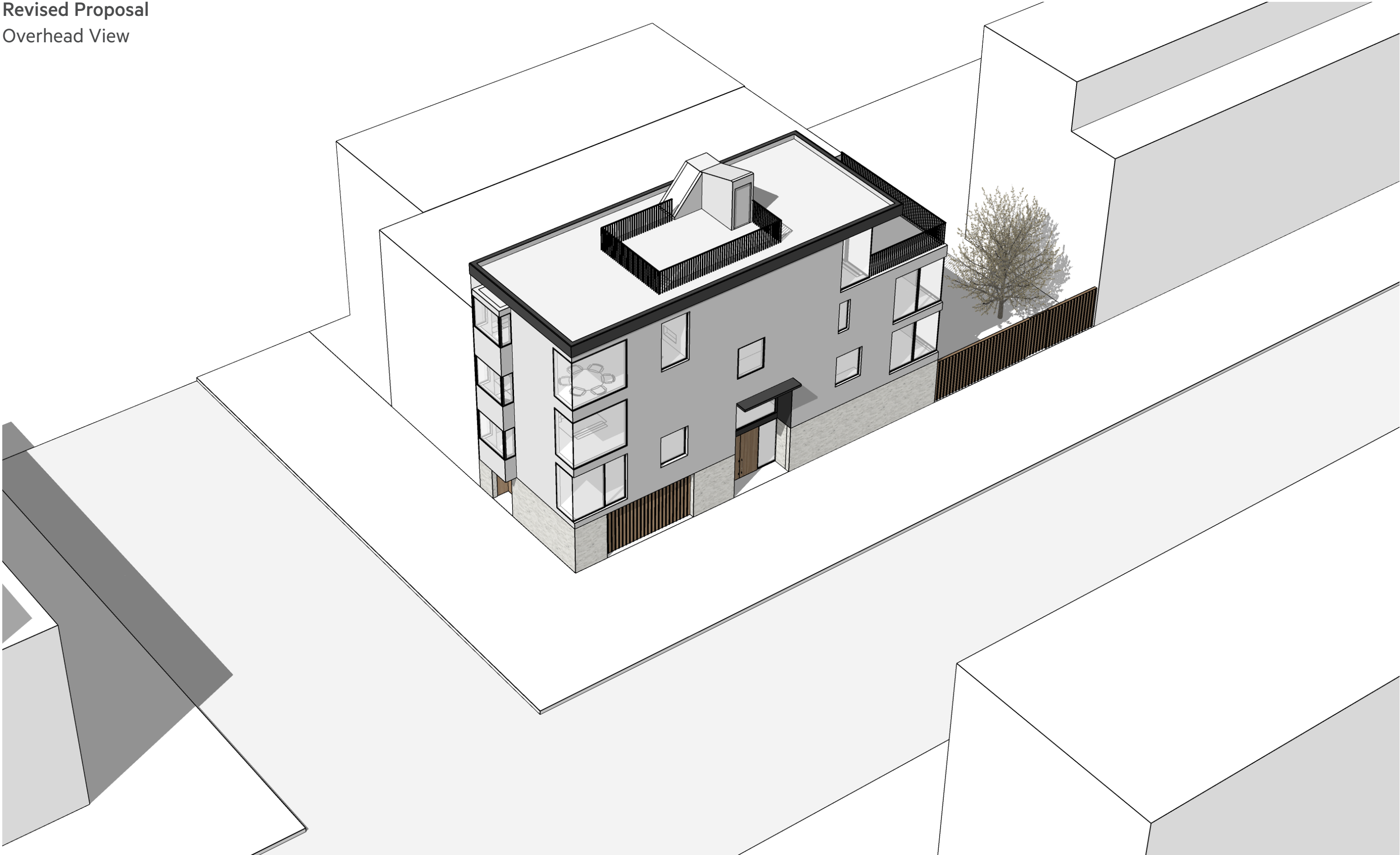
Previous Proposal:
40.15% Glass



Existing Building:
20% Glass



Revised Proposal
Overhead View



Revised Proposal
Neighborhood Material Precendents - Stucco



Revised Proposal
Neighborhood Material Precendents - Stucco



Revised Proposal
Neighborhood Material Precendents - Brick Base



Revised Proposal
Neighborhood Material Precendents - Brick Base



Proposed Brick Base with Natural Wood

Revised Proposal
Francisco Street Elevation



Revised Proposal
Octavia Street Elevation



Revised Proposal
Octavia and Francisco Streets



Revised Proposal
Francisco Street - Rear View



GENERAL NOTES

VERIFY ALL DIMENSIONS OF THE LOT, BUILDING, EASEMENT AND SOIL CONDITIONS INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT THIS PROPERTY, AS WELL AS AT ADJACENT PROPERTIES. ALL CONSTRUCTION WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN EVERY DETAIL UNLESS OTHERWISE SPECIFICALLY NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER SELECTION AND INSTALLATION OF ALL MATERIALS AND LABOR NECESSARY FOR THE COMPLETE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED AND SHALL NOT AVOID HIMSELF MANIFESTLY OF ANY UNINTENTIONAL ERROR OR OMISSION SHOULD SUCH EXIST.

SHOULD ANY ERROR OR INCONSISTENCY APPEAR OR OCCURS IN THE DRAWING, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT/ENGINEER FOR THE PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK, AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY.

WORK INCLUDED: EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABORS, TOOLS, EQUIPMENT AND BUILDING PERMITS INCLUDING ENCROACHMENT AND HAULING PERMITS.

ALTERATIONS: IF ALTERATIONS OF DESIGN OR PLAN ARE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER, THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR SUCH ALTERATIONS MADE BY OR AGREED UPON BETWEEN OWNER AND CONTRACTOR.

APPLICABLE CODES:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

FIRE RESISTANT CONSTRUCTION NOTES

THROUGH AND MEMBRANE PENETRATIONS SHALL BE APPROVED FIRE-RESISTANCE RATED ASSEMBLY OR AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, CRC R302.4.1 AND 302.4.2.

EXCEPTION: MEMBRANE PENETRATIONS OF MAXIMUM 2 HOUR FIRE-RESISTIVE RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES NOT EXCEEDING NOT EXCEEDING 16 SQ. INCHES IN AREA AND THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANES DOES NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FT. OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL AND BOX SHALL NOT EXCEED 1/8 INCH. SUCH BOXES ON THE OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". OTHER EXCEPTIONS MAY APPLY, REFER TO CODE. ALSO THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER SHALL HAVE A METAL ESCUTCHEON PLATE. CRC R302.4.24.

ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL HAVE THE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. CRC R302.7.

INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS, AND VAPOR PERMEABLE MEMBRANES INSTALLED WITH FLOOR-CEILING ASSEMBLIES, ROOF CEILINGS AND CEILING ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SPREAD INDEX NOT TO EXCEED 450 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

EXCEPTION: WHEN MATERIALS ARE INSTALLED IN CONCEALED SPACES THE INDEXES DO NOT APPLY TO THE FACINGS WHEN FACING IS INSTALLED IN CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, SHALL ONLY BE REQUIRED TO MEET SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. CRC R302.10.1 AND R302.10.3.

LEGEND

DESCRIPTION	SYMBOL
PARTITION TO DEMOLISH	---
WALL / PARTITION TO REMAIN	=====
NEW PARTITION	=====
NO WORK THIS AREA	//////
SECTION TAG	⊥

DRAWING INDEX

- A0.1 TITLE SHEET
- A0.2 CALCULATIONS AND RENDERINGS
- A0 EXISTING SITE PLAN
- A1 SITE PLAN
- A2 BASEMENT PLAN
- A3 FIRST FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 THIRD FLOOR PLAN
- A6 FOURTH FLOOR PLAN
- A7 ROOF PLAN
- A8 ELEVATIONS
- A9 ELEVATIONS
- A10 ELEVATIONS
- A11 SECTIONS
- A12 EXISTING ELEVATIONS
- A13 EXISTING ELEVATIONS
- A14 EXISTING SECTION

PROJECT DIRECTORY

ADDRESS: 1503-1507 FRANCISCO STREET
SAN FRANCISCO, CA 94123

BLOCK/ LOT: BLOCK 0482 / LOT 001

LOT SIZE: 2,748 SQ. FT.

USE TYPE: FLATS AND DUPLEX

HEIGHT DISTRICT: 40-X

CONSTRUCTION TYPE: WOOD OR STEEL FRAME

ZONING: RH-3 - RESIDENTIAL HOUSE, 3 FAMILY

HISTORIC EVALUATION 0482001

PARCEL:

PLANNING DEPARTMENT C - NO HISTORIC RESOURCE PRESENT

RESOURCE STATUS: NOT AGE ELIGIBLE

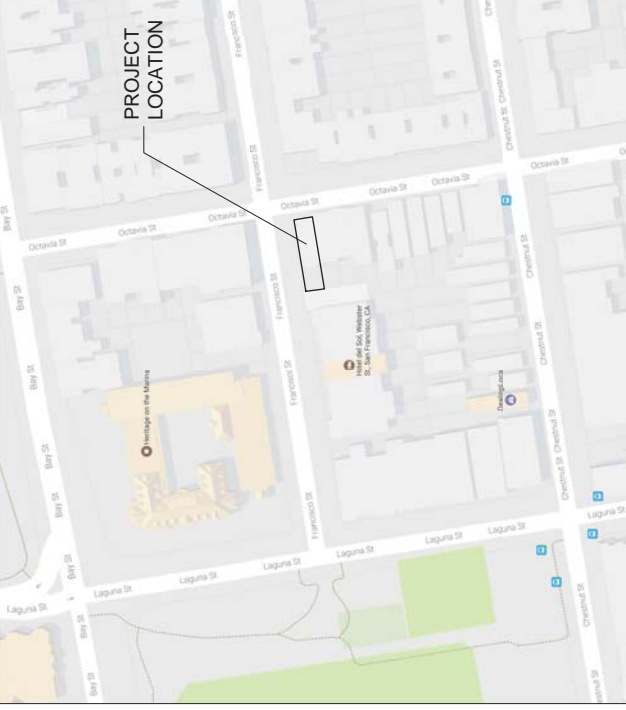
SCOPE OF WORK

PROPOSED WORK ON 1503-1505 FRANCISCO STREET.

NEW ONE STORY ADDITION. NEW ROOF DECK WITH STAIR ACCESS. NEW ONE STORY REAR ADDITION WITH DECK ABOVE, AT FIRST FLOOR LEVEL. NEW BASEMENT ADDITION. REMODEL INTERIOR.

BUILDING TO INCLUDE AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION ON ALL FLOORS. FIRE SPRINKLER LAYOUT TO BE SUBMITTED UNDER SEPARATE PERMIT

VICINITY MAP



DESIGN ARCHITECT:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



OCTAVIA STREET ELEVATION



7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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△		

Valparaiso

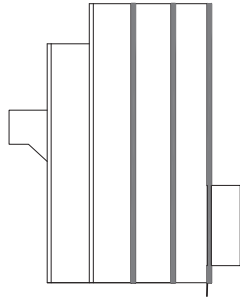
1503 - 1507 Francisco Street
San Francisco, CA

Title Sheet

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-0.1

DEMOLITION AREA DIAGRAMS

C2 - HORIZONTAL ENVELOPE



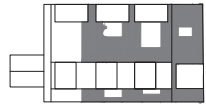
34.4% REMOVED

LONGITUDINAL SECTION
PROPOSED



LONGITUDINAL SECTION
EXISTING

C1 - VERTICAL ENVELOPE

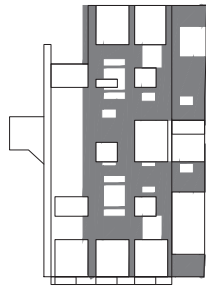


32.3% REMOVED

EAST ELEVATION
PROPOSED

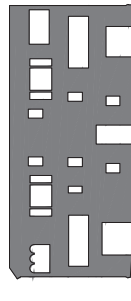


EAST ELEVATION
EXISTING

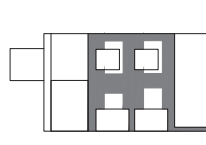


31.8% REMOVED

NORTH ELEVATION
PROPOSED

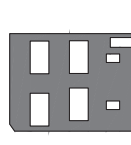


NORTH ELEVATION
EXISTING

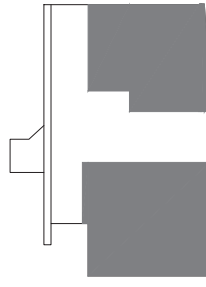


48.8% REMOVED

WEST ELEVATION
PROPOSED

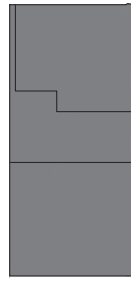


WEST ELEVATION
EXISTING



24.1% REMOVED

SOUTH ELEVATION
PROPOSED



SOUTH ELEVATION
EXISTING

DEMOLITION AREA CALCULATIONS

FRONT & REAR FACADES - LINEAL FOUNDATION MEASUREMENTS			
VERTICAL ELEMENTS	(E) LENGTH	REMOVED	% REMOVED
A: FRONT FACADE	25	6	24.0%
B: REAR FACADE	25	0	0.0%
EAST / WEST TOTAL (I)	50	6	12.0%
Max Allowed: 50%			
12% < 50%			
EXTERIOR WALLS - LINEAL FOUNDATION MEASUREMENTS			
ELEMENT	(E) LENGTH	REMOVED	% REMOVED
J: EAST FACADE	25.0	6.0	24.0%
K: WEST FACADE	25.0	19.2	76.6%
L: NORTH FACADE	69.6	14.8	21.2%
M: SOUTH FACADE	69.6	0.0	0.0%
LINEAL TOTAL (J+M)	189.2	39.9	21.1%
Max Allowed: 65%			
21.1% < 65%			
VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS			
VERTICAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
C: EAST FACADE	611.6	197.4	32.3%
D: WEST FACADE	618	301.4	48.8%
E: NORTH FACADE	1658.5	526.8	31.8%
F: SOUTH FACADE	2260.6	544.1	24.1%
VERT. TOTAL (C-F)	5148.7	1569.7	30.5%
Max Allowed: 50%			
30.5% < 50%			
HORIZONTAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS			
HORIZONTAL ELEMENT	(E) AREA	REMOVED	% REMOVED
G: MID LEVEL	1656.0	6.0	0.4%
H: UPPER LEVEL	1665.0	46.0	2.8%
I: ROOF	1665.0	1665.0	100.0%
HORIZ. TOTAL (G-I)	4986.0	1717.0	34.4%
Max Allowed: 50%			
34.4% < 50%			

S.F.P.C. SEC. 1770(b)(2) Definition "Demolition of Residential Buildings"

(1) "Demolition of Residential Buildings" shall mean any of the following:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal elements of the existing building, as measured in square feet of actual surface area.

REFERENCE RENDERINGS



PROPOSED
VIEW FROM FRANCISCO STREET



PROPOSED
VIEW FROM OCTAVIA STREET

FLOOR AREA CALCULATIONS

UNIT FLOOR AREA	
EXISTING	PROPOSED
UNIT 1	711.2 sq ft
UNIT 2	800.5 sq ft
UNIT 3	1660.0 sq ft
ACCESSORY COMMON AREA	
779.4 sq ft	
TOTAL GROSS FLOOR AREA	
779.4 (50%) + 0.17	
ACCESSORY COMMON AREA + 17% OF TOTAL GROSS FLOOR AREA	
17% < 33.3% (1/3 OF GROSS FLOOR AREA)	

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Calculations, Renderings

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-0.2

DESIGN ARCHITECT:
2339 THIRD STREET, 3R 443
SAN FRANCISCO, CA 94107
917-288-5124
STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103

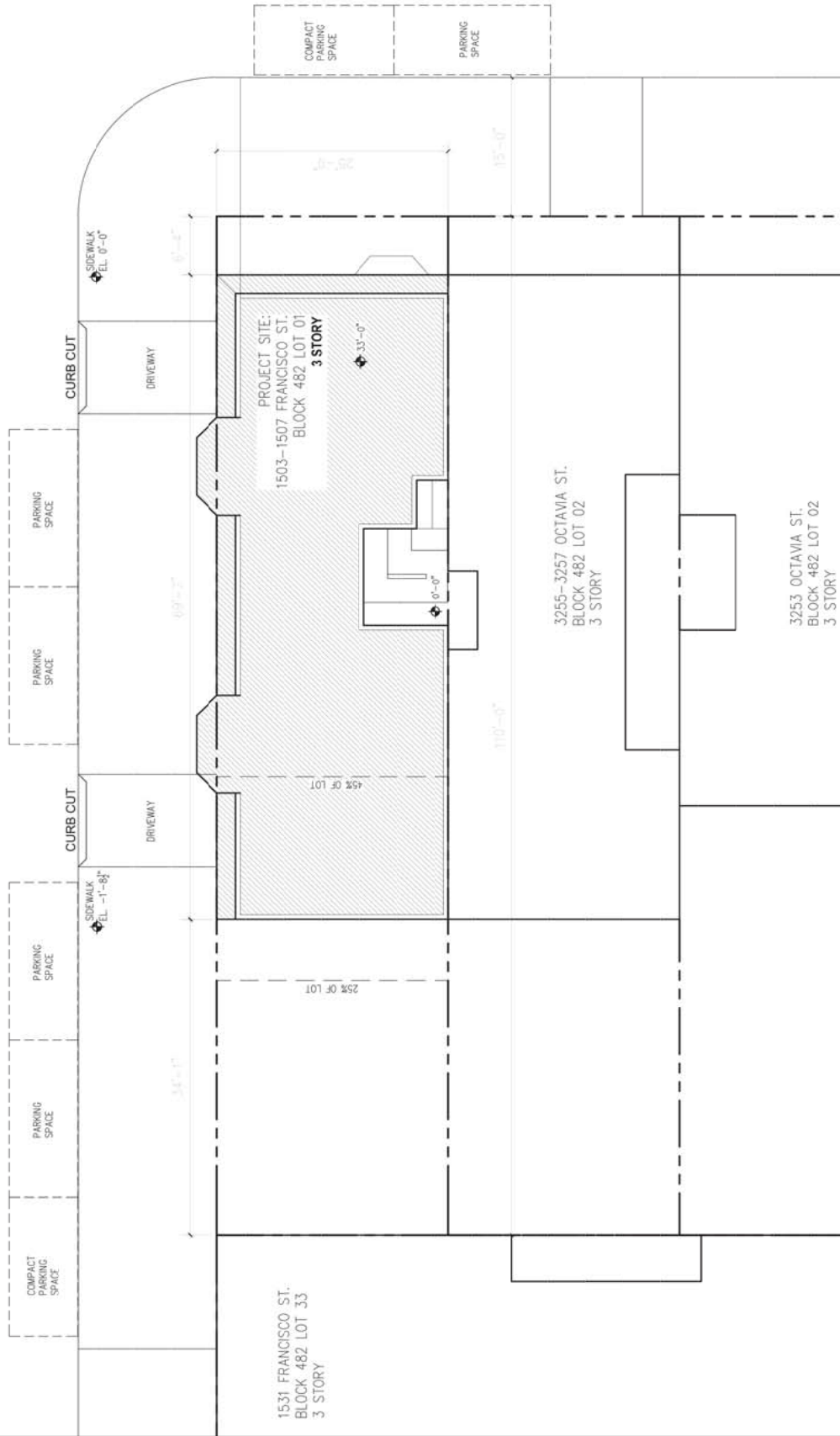
DESIGN ARCHITECT:
 1500 THIRD STREET, 3R, 403
 SAN FRANCISCO, CA 94107
 917-288-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

1490 FRANCISCO ST.
 BLOCK 472/LOT 20
 4 STORY

1500 FRANCISCO ST.
 BLOCK 471/LOT 19-29
 4 STORY

FRANCISCO STREET



1531 FRANCISCO ST.
 BLOCK 482 LOT 33
 3 STORY

PROJECT SITE:
 1503-1507 FRANCISCO ST.
 BLOCK 482 LOT 01
 3 STORY

1491-1497 FRANCISCO S
 BLOCK 481/LOT 30
 4 STORY

3255-3257 OCTAVIA ST.
 BLOCK 482 LOT 02
 3 STORY

3253 OCTAVIA ST.
 BLOCK 482 LOT 02
 3 STORY

OCTAVIA STREET

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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1503 - 1507 Francisco Street
 San Francisco, CA

Existing Site Plan

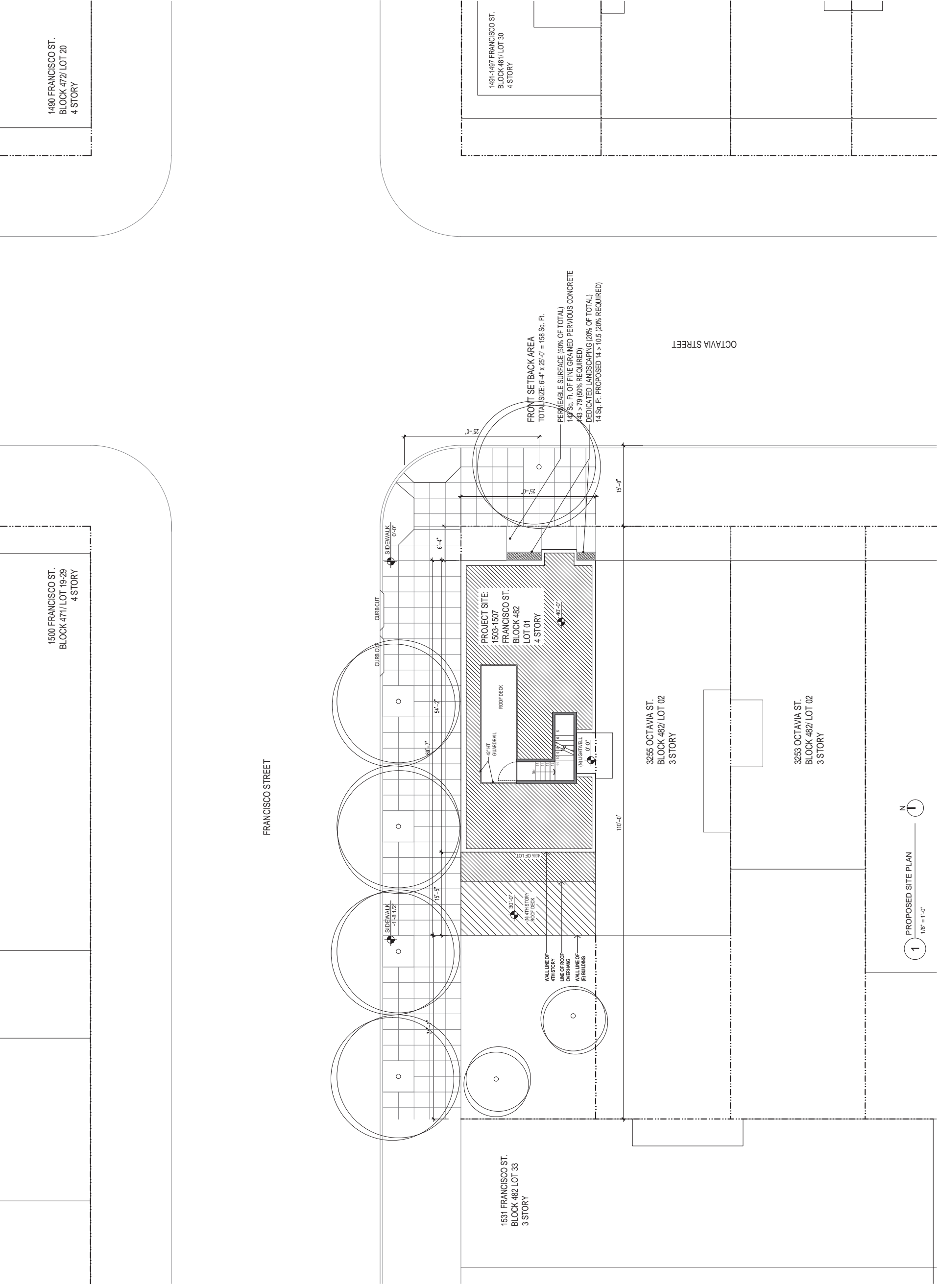
SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-0

DESIGN ARCHITECT:
 2339 THIRD STREET, 3R, 443
 SAN FRANCISCO, CA 94107
 917-288-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

1490 FRANCISCO ST.
 BLOCK 472/ LOT 20
 4 STORY

1500 FRANCISCO ST.
 BLOCK 471/ LOT 19-29
 4 STORY



7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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△		

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 San Francisco, CA

Site Plan

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-1

1 PROPOSED SITE PLAN
 1/8" = 1'-0"

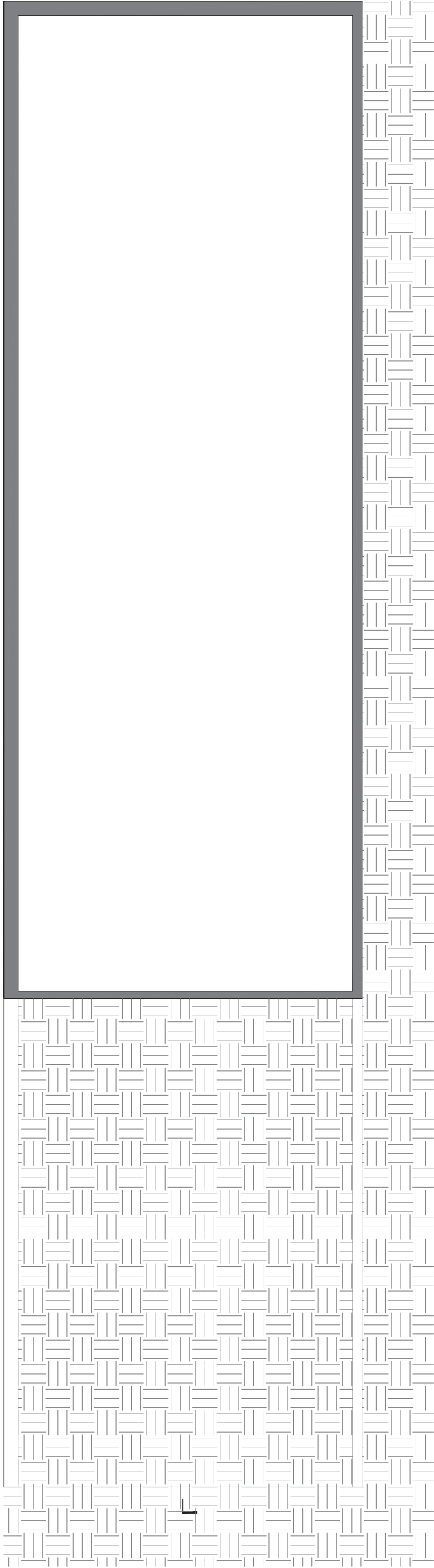
DESIGN ARCHITECT:
 STRANDBERG ENGINEERING
 2309 THIRD STREET, 3RD FLOOR
 SAN FRANCISCO, CA 94107
 917-268-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

- EXISTING CONSTRUCTION TO REMOVE
- █ EXISTING CONSTRUCTION TO REMAIN
- - - - - EXISTING DOOR TO REMOVE

69'-7"



1 PROPOSED BASEMENT FLOOR PLAN
 1/4" = 1'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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1503 - 1507 Francisco Street
 San Francisco, CA

Basement Plan

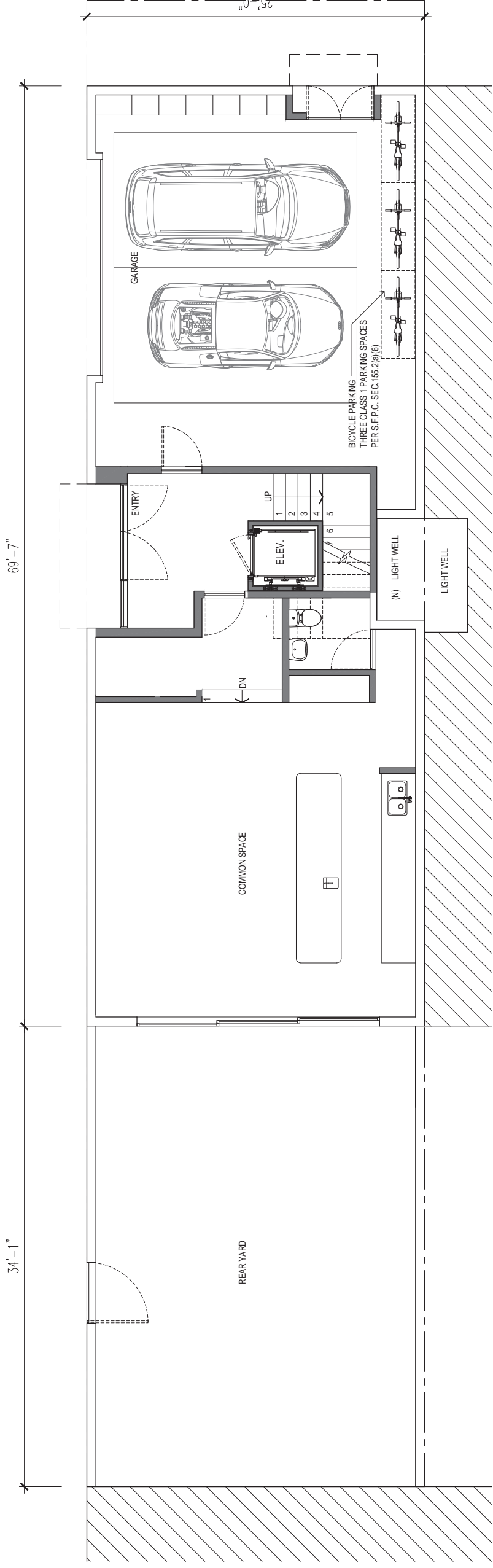
SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-2

DESIGN ARCHITECT:
 2339 THIRD STREET, 3R #43
 SAN FRANCISCO, CA 94107
 917-288-5124

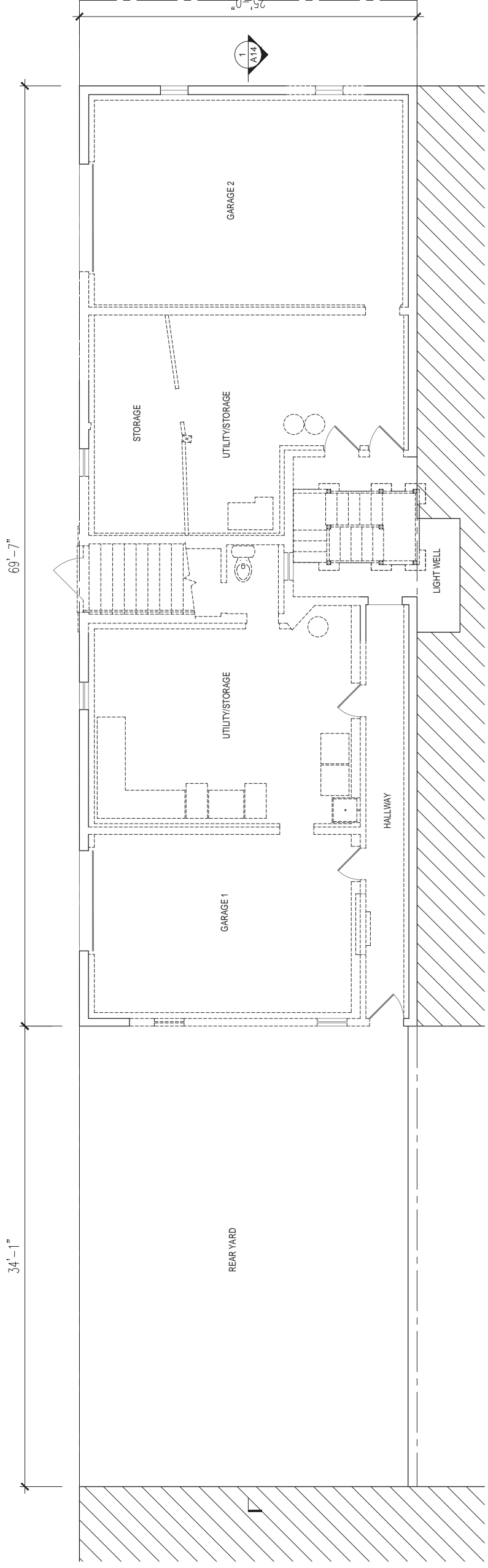
STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

- EXISTING CONSTRUCTION TO REMOVE
- EXISTING CONSTRUCTION TO REMAIN
- - - - - EXISTING DOOR TO REMOVE



2 PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso
 1503 - 1507 Francisco Street
 San Francisco, CA

First Floor Plan

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-3

DESIGN ARCHITECT:
 2339 THIRD STREET, 3R, #43
 SAN FRANCISCO, CA 94107
 917-268-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

- EXISTING CONSTRUCTION TO REMOVE
- EXISTING CONSTRUCTION TO REMAIN
- - - - - EXISTING DOOR TO REMOVE

7.3.18 SF PLANNING

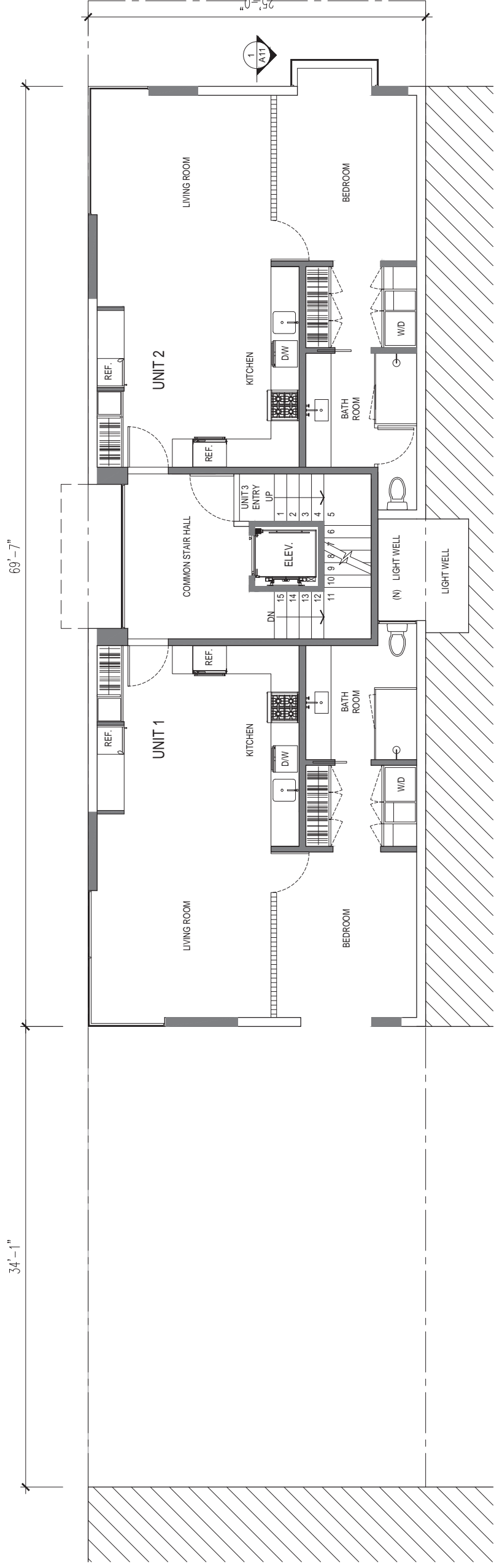
NUMBER	DESCRIPTION	DATE
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Valparaiso

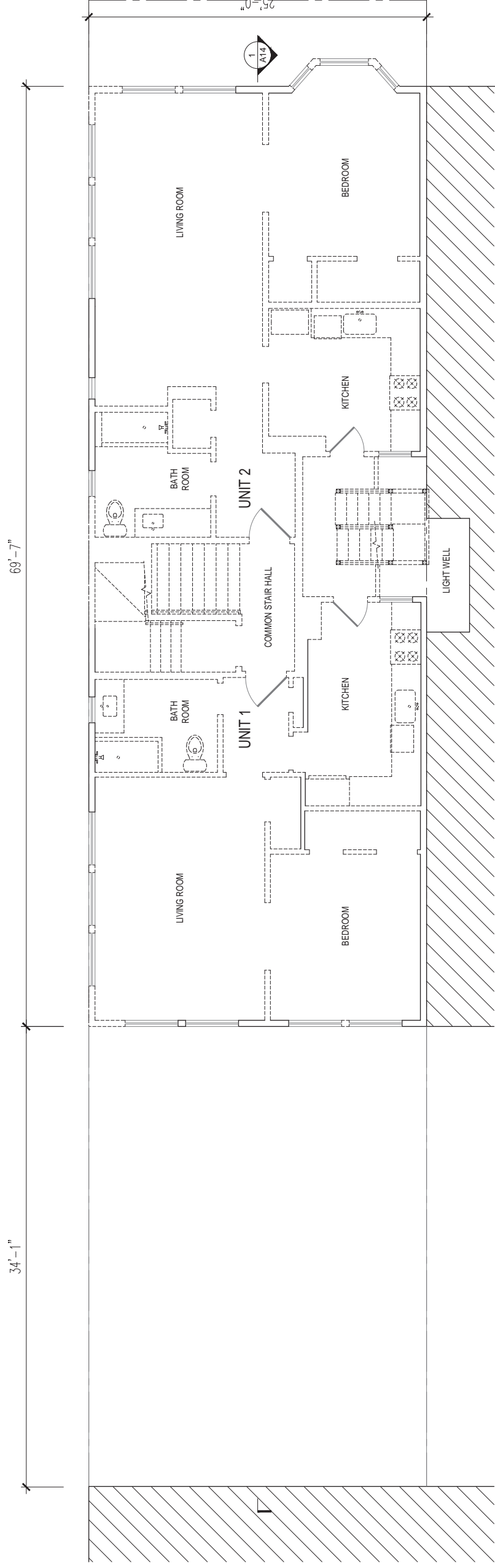
1503 - 1507 Francisco Street
 San Francisco, CA

Second Floor Plan

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-4



2 PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"

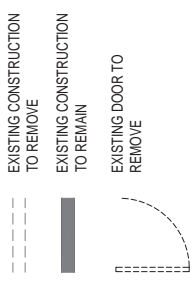


1 EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"

DESIGN ARCHITECT:
 2339 THIRD STREET, 3R 443
 SAN FRANCISCO, CA 94107
 917-288-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS



7.3.18 SF PLANNING

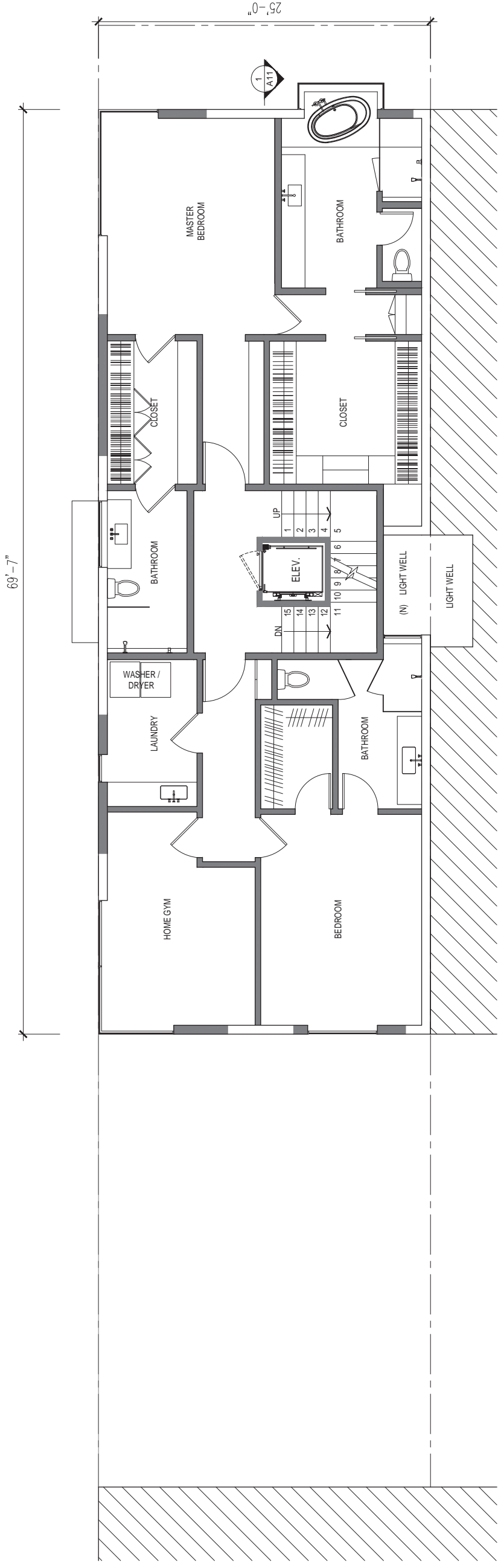
NUMBER	DESCRIPTION	DATE
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Valparaiso

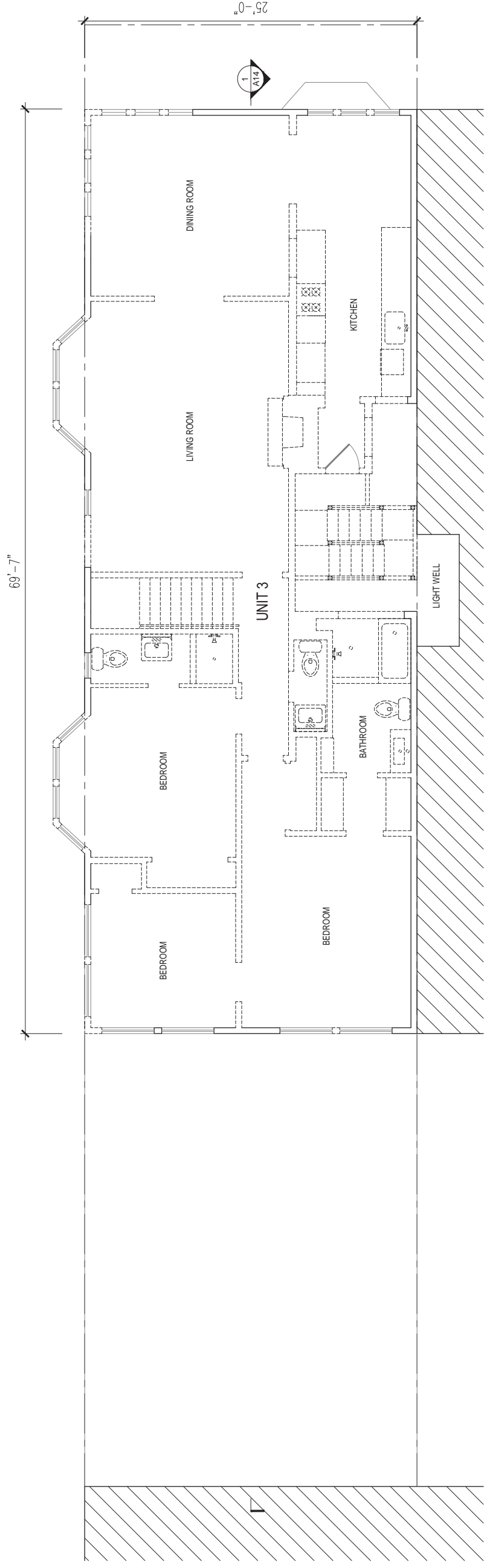
1503 - 1507 Francisco Street
 San Francisco, CA

Third Floor Plan

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-5



2 PROPOSED THIRD FLOOR PLAN
 1/4" = 1'-0"



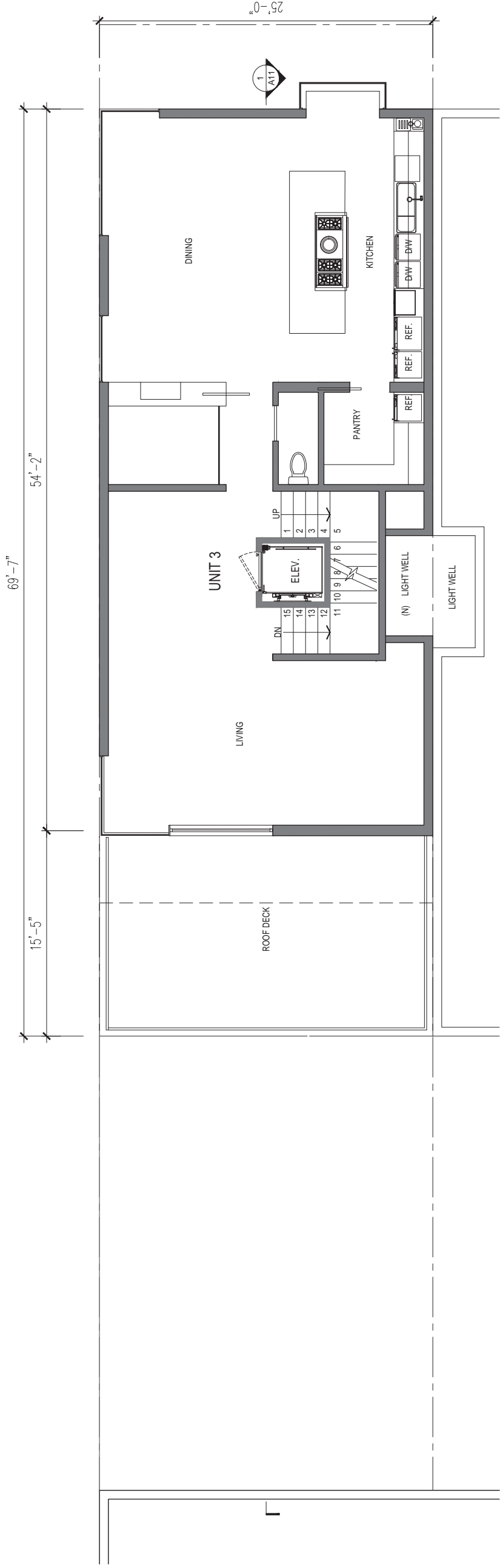
1 EXISTING THIRD FLOOR PLAN
 1/4" = 1'-0"

DESIGN ARCHITECT:
 2309 THIRD STREET, 3R #43
 SAN FRANCISCO, CA 94107
 917-288-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

- EXISTING CONSTRUCTION TO REMOVE
- EXISTING CONSTRUCTION TO REMAIN
- - - - - EXISTING DOOR TO REMOVE



1 PROPOSED FOURTH FLOOR PLAN
 1/4" = 1'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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 1503 - 1507 Francisco Street
 San Francisco, CA

Fourth Floor Plan

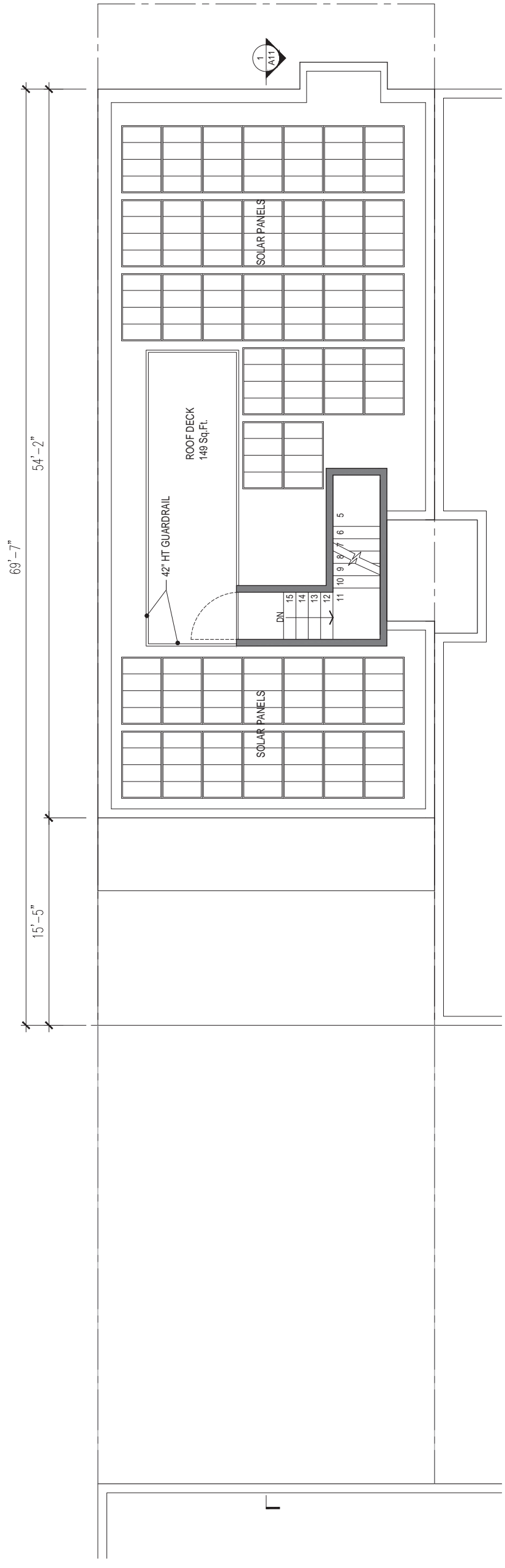
SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-6

DESIGN ARCHITECT:
 T.W. RYAN
 2309 HIRD STREET, 3R #43
 SAN FRANCISCO, CA 94107
 917-268-5124

STRUCTURAL ENGINEER:
 JAMES W. RYAN
 1911 15TH STREET
 SAN FRANCISCO, CA 94103

SYMBOLS & ABBREVIATIONS

- EXISTING CONSTRUCTION TO REMOVE
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING DOOR TO REMOVE



1 PROPOSED ROOF FLOOR PLAN
 1/4" = 1'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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 1503 - 1507 Francisco Street
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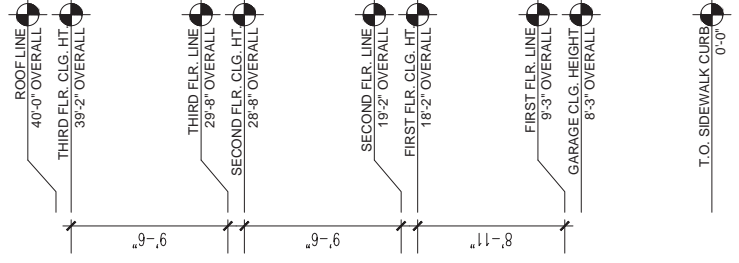
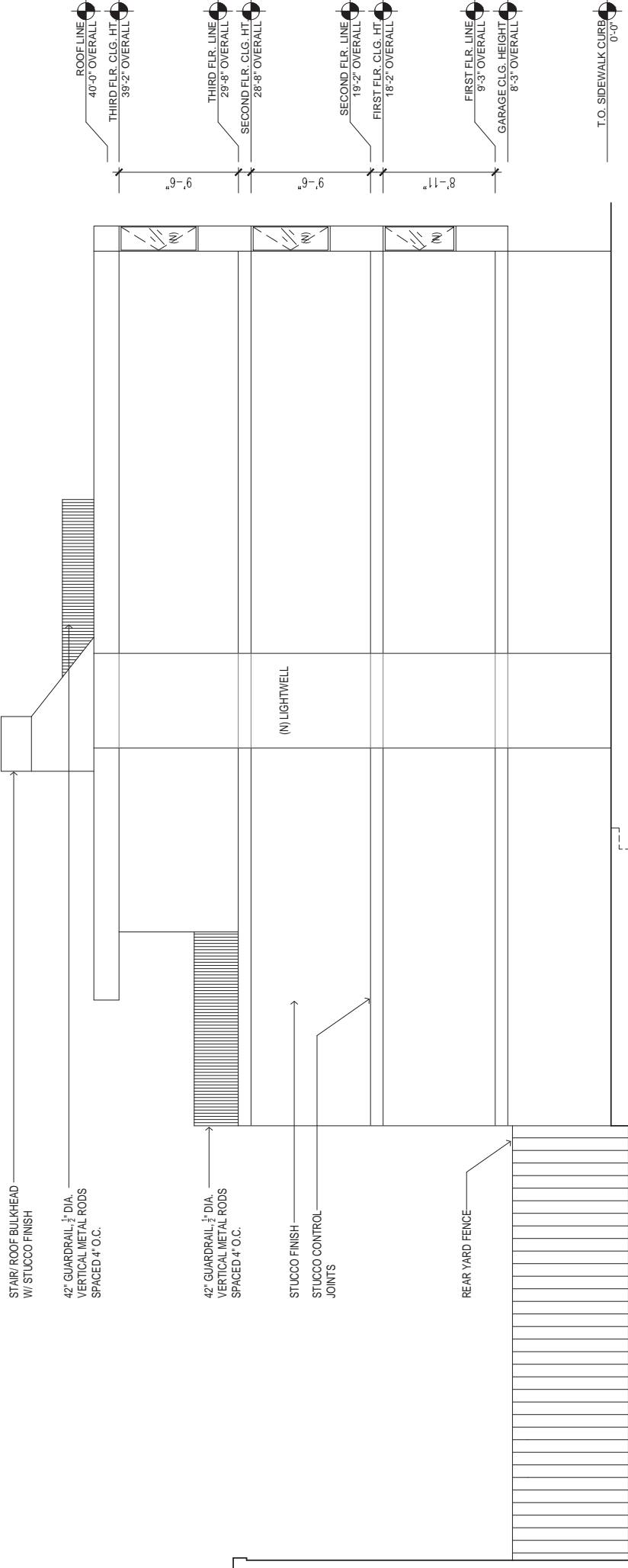
Roof Plan

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-7

DESIGN ARCHITECT:
 STRANDBERG ENGINEERING
 2339 THIRD STREET, 3R. #43
 SAN FRANCISCO, CA 94107
 917-268-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

0 1 2 3 4 5 6 7 8 9 10 11 12



7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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Valparaiso
 1503 - 1507 Francisco Street
 San Francisco, CA

Building Elevation

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-8

1 SOUTH ELEVATION - PROPOSED
 3/16" = 1'-0"

DESIGN ARCHITECT:
 2339 THIRD STREET, 3R #43
 SAN FRANCISCO, CA 94107
 917-268-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

7.3.18 SF PLANNING

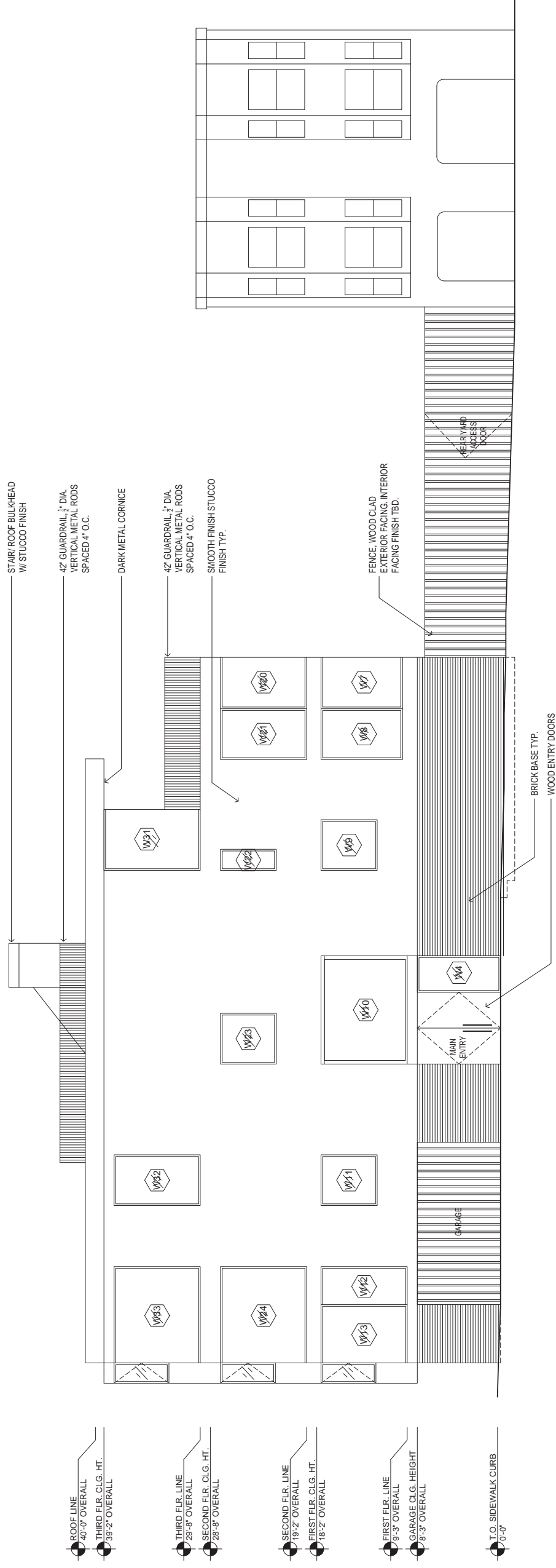
NUMBER	DESCRIPTION	DATE
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Valparaiso

1503 - 1507 Francisco Street
 San Francisco, CA

Building Elevation

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-9



1 NORTH ELEVATION - PROPOSED
 3/16" = 1'-0"

DESIGN ARCHITECT:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103

PROJECT NO:
 1701

CHECKED BY:
 A-10

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
△		
△		

Valparaiso

1503 - 1507 Francisco Street
 San Francisco, CA

Building Elevations

SEAL & SIGNATURE

DATE: 1 June, 2017

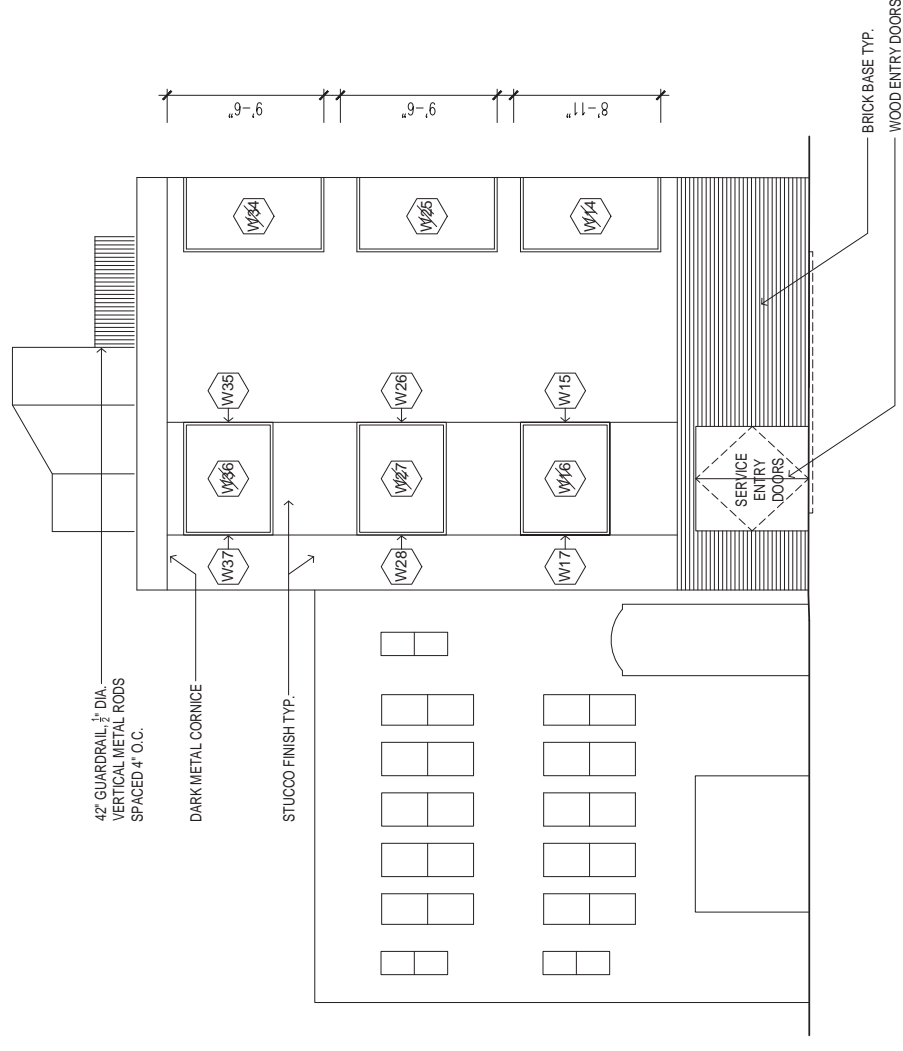
PROJECT NO: 1701

DRAWN BY:

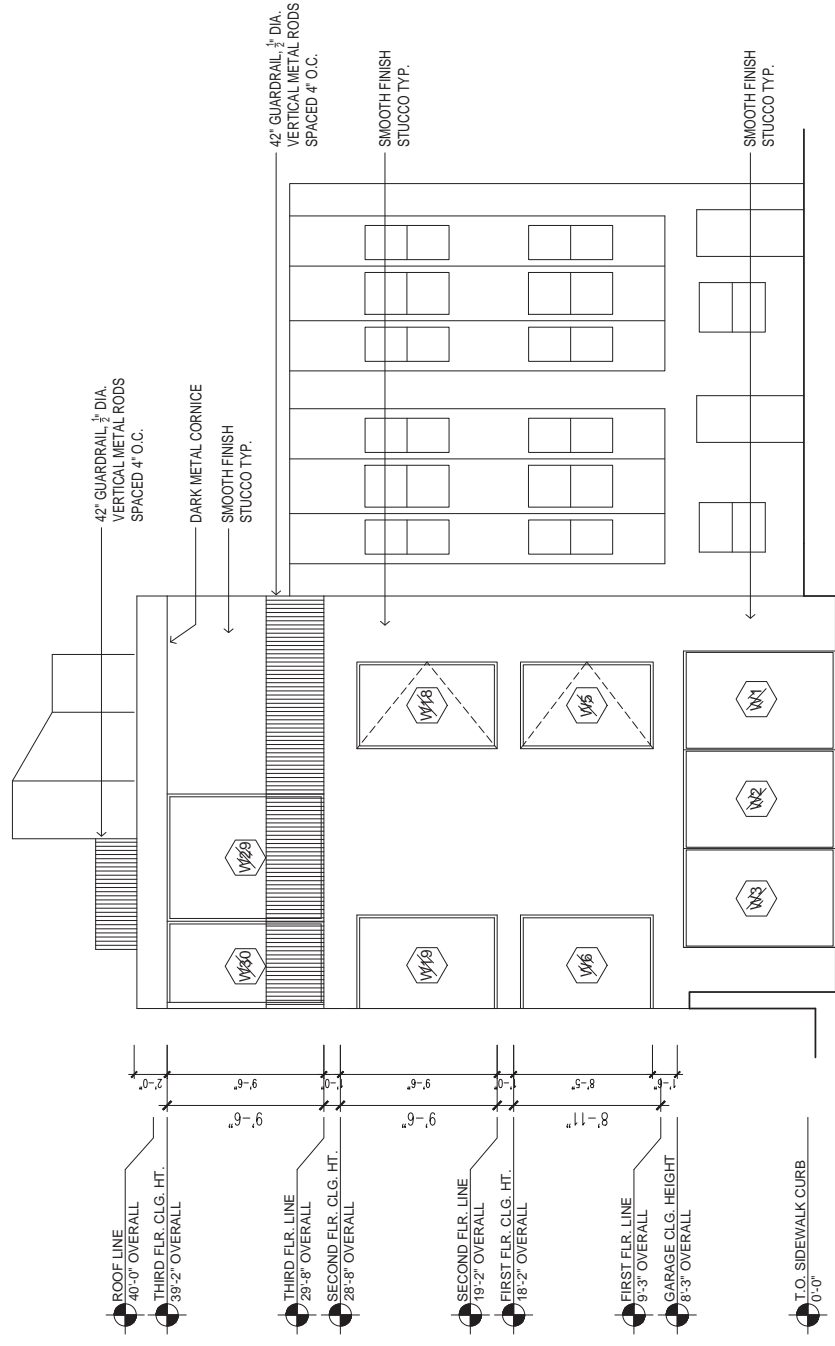
CHECKED BY:

DRAWING NUMBER:

A-10



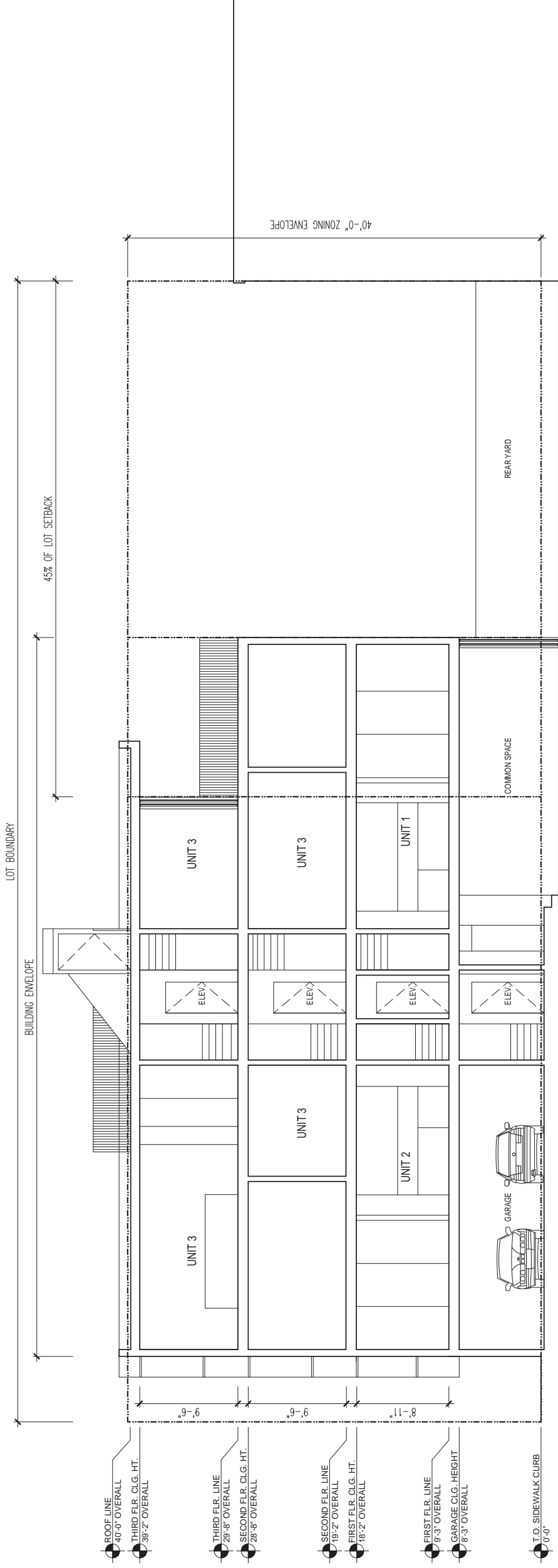
1 WEST ELEVATION - PROPOSED
 3/16" = 1'-0"



2 EAST ELEVATION - PROPOSED
 3/16" = 1'-0"

DESIGN ARCHITECT:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103
 917.268.5124

12 11 10 9 8 7 6 5 4 3 2 1 0



7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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△		
△		

Valparaiso

1503 - 1507 Francisco Street
 San Francisco, CA

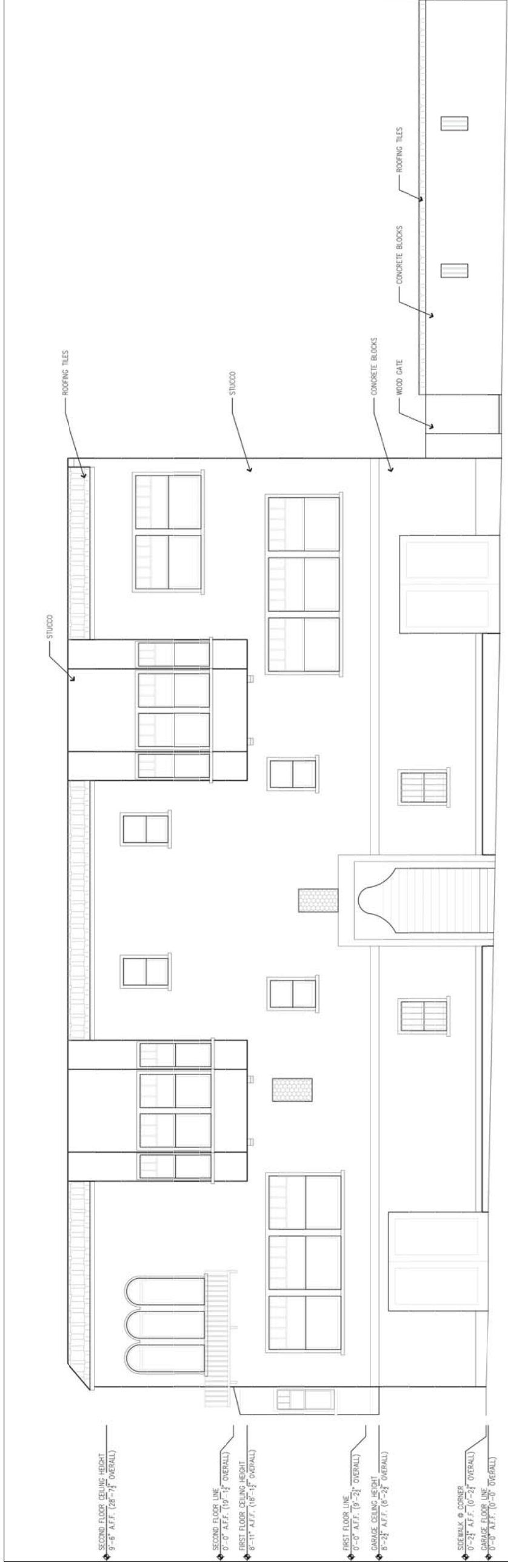
Building Section

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-11

1 PROPOSED BUILDING SECTION
 3/16" = 1'-0"

DESIGN ARCHITECT:
T.W. RYAN
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-265-9124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
1000 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94103



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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△		
△		

Valparaiso
1503 - 1507 Francisco Street
San Francisco, CA

Existing Elevation

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER:

A-12

DESIGN ARCHITECT:
T.W. RYAN
2339 THIRD STREET, 3R #43
SAN FRANCISCO, CA 94107
917-265-5124

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
177 MARKET STREET, 10TH FLOOR
SAN FRANCISCO, CA 94103

7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
△		
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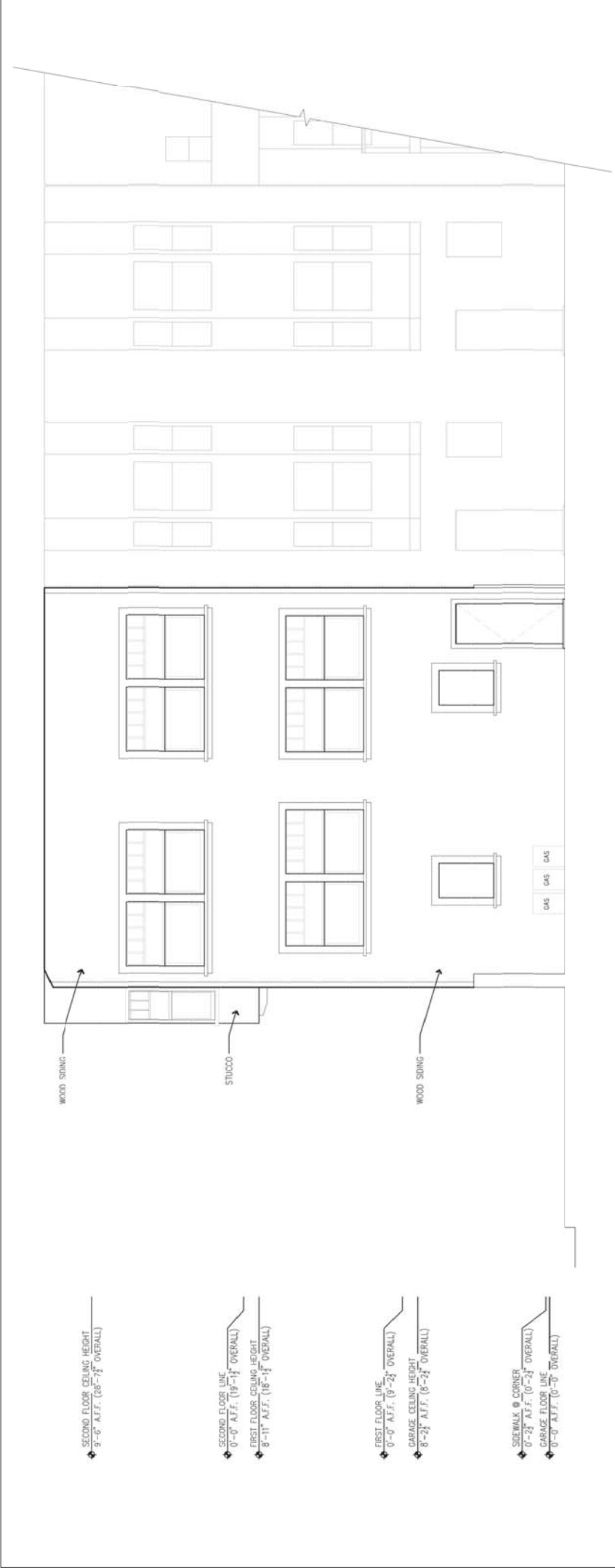
Valparaiso

1503 - 1507 Francisco Street
San Francisco, CA

Existing Elevations

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER:

A-13



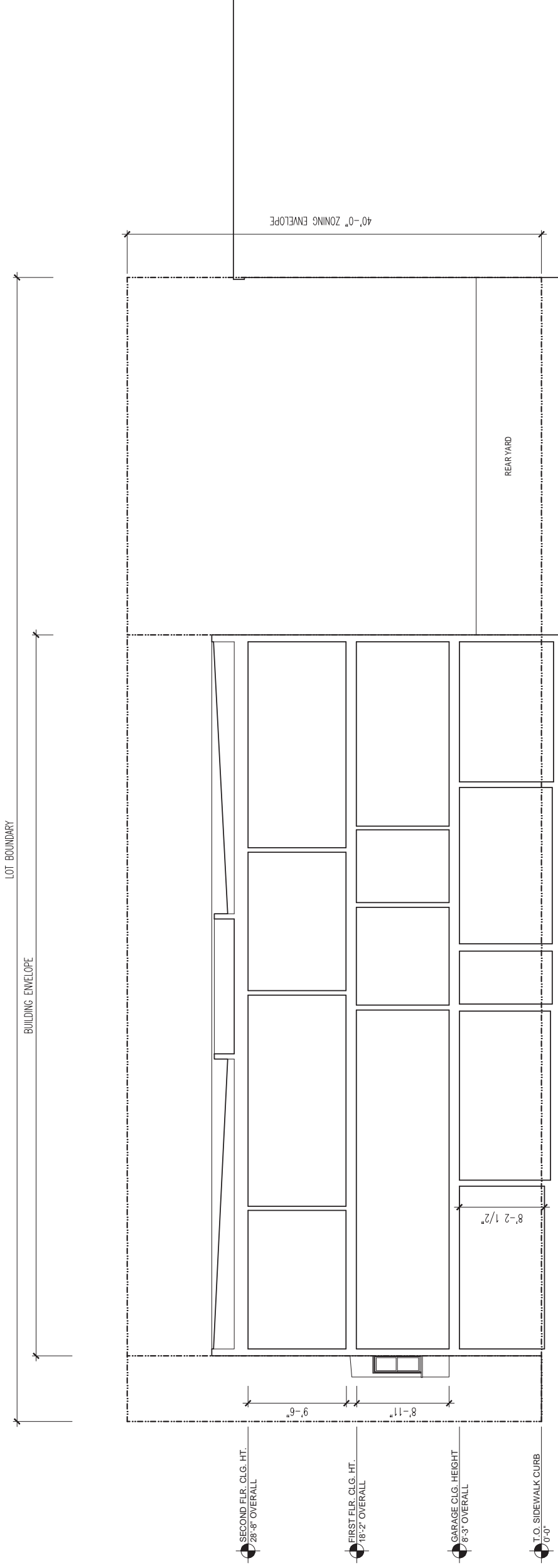
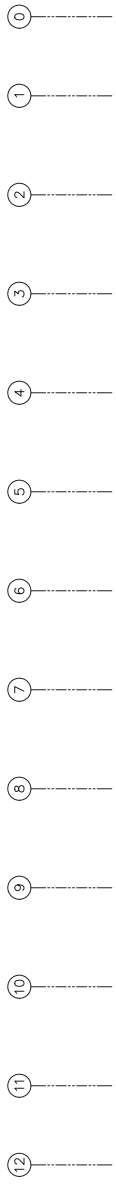
2 EXISTING EAST ELEVATION
1/4" = 1'-0"



1 EXISTING WEST ELEVATION
1/4" = 1'-0"

DESIGN ARCHITECT:
 STRANDBERG ENGINEERING
 2339 THIRD STREET, 3R. #43
 SAN FRANCISCO, CA 94107
 917-268-5124

STRUCTURAL ENGINEER:
 STRANDBERG ENGINEERING
 1511 15TH STREET
 SAN FRANCISCO, CA 94103



7.3.18 SF PLANNING

NUMBER	DESCRIPTION	DATE
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△		
△		

Valparaiso

1503 - 1507 Francisco Street
 San Francisco, CA

Existing Section

SEAL & SIGNATURE	DATE: 1 June, 2017
	PROJECT NO: 1701
	DRAWN BY:
	CHECKED BY:
	DRAWING NUMBER: A-14

1 EXISTING BUILDING SECTION
 3/16" = 1'-0"