



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Discretionary Review Full Analysis

HEARING DATE MAY 5, 2016

*Date:* April 25, 2016  
*Case No.:* 2014.1094DRP  
*Project Address:* 503 ANDERSON STREET  
*Permit Application:* 2014.03.19.1158  
*Zoning:* RH-1 (Residential House, One-Family) Zoning District  
40-X Height and Bulk District; Bernal Heights Special Use District  
*Block/Lot:* 5724/025  
*Project Sponsor:* Drake Gardner  
Zone Design Development  
3314 Cesar Chavez Street  
Novato, CA 94945  
*Staff Contact:* Jeffrey Speirs – (415) 575-9106  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@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**

### PROJECT DESCRIPTION

The proposal is to construct a new 2,260 sq. ft., three-story single-family dwelling. The proposed building has height of approximately 25 feet, a front setback of approximately 10 feet, a rear setback of approximately 19 feet, and an overall building depth of approximately 40 feet 6 inches.

### SITE DESCRIPTION AND PRESENT USE

503 Anderson Street is located on the east side of the subject block between Tompkins and Ogden Avenues. The property has 25 feet of frontage along Anderson Street with a lot depth of 70 feet, and is currently developed with an unsound one-story single-family dwelling (measuring 850 square feet). The grade is slightly down-sloping from front to back, with a cross-slope from north to south.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Subject Property is located in the Bernal Heights neighborhood, which is generally considered to be bordered by Cesar Chavez Street to the north, Highway 280 to the south, Dolores and Mission streets to the west, and Highway 101 to the east. The residences on the subject block between Tompkins and Ogden Avenues are predominantly defined by single-family dwellings constructed between 1900 and 1950 in a mix of architectural styles. Building heights are one to three stories, with most buildings having raised entrances to the second level. The adjacent property upslope to the north is developed by a one-story single-family dwelling that was constructed in 1906, while the adjacent property downslope to the south contains a one-story single-family dwelling constructed in 1908. On the west side of Anderson Street, the architectural style is also mixed, two to three stories in height, and primarily single-family. The area

surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under any criteria.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	November 16, 2015 –December 16, 2015	December 17, 2015	May 5, 2016	140 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 25, 2016	April 25, 2016	10 days
Mailed Notice	10 days	April 25, 2016	April 25, 2016	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	0
Other neighbors on the block or directly across the street	0	1	0
Neighborhood groups	0	0	0

Neighborhood concerns were generally based on size and scale of the project, and impact to light and air to adjacent properties.

## DR REQUESTOR

The DR Requestor is Mark McKinney, 501 Anderson Street, owner and occupant of the adjacent property to the north of the Project.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The Project's scale and form are not compatible with the neighborhood. The DR Requestor suggests the removal of the third floor.

**Issue #2:** The Project will impact access to light and air of the DR Requestor's southern-facing windows, as well as noise concerns from the Project's operable windows in the matching light well. The DR Requestor suggests eliminating the windows in the matching light well.

**Issue #3:** The Project will impacts the DR Requestor's structure and foundation. Part of the DR Requestor's roof eave extends south of the side property line. The DR Requestor suggests a 5 foot setback along the northern property line.

Please reference the Discretionary Review Application for additional information. The Discretionary Review Application is an attached document.

## PROJECT SPONSOR'S RESPONSE

In general, the Project Sponsor states there are no exceptional or extraordinary circumstances as the Project is code-complying and has been previously revised to comply with the Department's Residential Design Team comments. The context is relevant, and the Project is compatible with the neighborhood. Please reference the Response to Discretionary Review for additional information. The Response to Discretionary Review is an attached document.

## PROJECT ANALYSIS

**Building Height and Scale:** The Department finds the building's size and height to be compatible with the surrounding buildings and also to the overall building scale found in the immediate neighborhood. While the neighborhood does contain a mix of buildings one to three stories tall, most buildings in the immediate area are two and three stories tall. The DR Requestor is concerned that the project would create a large building on a small lot which would dwarf adjacent buildings. The Project is located in a RH-1 Zoning District and a 40-X Height and Bulk District. The allowable building envelope is defined by the Planning Code by way of prescribed setbacks, mass reduction, and the height limit. Furthermore, the appropriateness of the project is further shaped by requirements of the Residential Design Guidelines and Bernal Heights Special Use District. The proposed gabled roof at the third level increases living area without the massing of a flat roof. As designed, the proposed building's massing at the street reads as a two-story with a useable attic. At the rear, the massing of the proposed upper floor is minimized by providing a setback from the rear façade.

**Matching Light Well:** The adjacent property to the north has a southern façade with two bays that form a light well in the middle. This light well contains two windows: one kitchen window, and one bedroom window. The Department found the proposed project's northern edge to be unresponsive to existing light wells of the adjacent property to the north (501 Anderson Street); however, not all of the existing southern façade of the adjacent property would benefit from a side setback by the Project. As the adjacent light well provides light and air to the adjacent property, the Department finds a matching light well appropriate for the Project. The Project has been revised prior to neighborhood notice (Section 311) to include a comparable light well (3 feet wide and 16 feet deep), as requested at the northern façade of the building. As the light well is open to the sky and appropriately sized, the Department finds the design consistent with the intent of the Residential Design Guidelines. Regarding the operable windows in the proposed light well, the Department finds operable windows common in light wells to access light and air, and noise from a single family use is not exceptional or extraordinary in an urban environment. Furthermore, the proposed operable windows in the light well pose no threat to privacy as the windows are not aligned horizontally or vertically.

**Side Setback and Foundation Impact:** The subject block and the immediate vicinity show no signs of a side setback pattern. The Department finds a side setback inconsistent with the neighborhood pattern, and unnecessary with the proposed light well. The Project will need to comply with current building codes and structural requirements. Structural integrity and foundation impact is best addressed by the Department of Building Inspection, and is beyond the purview of the Planning Commission.

## ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

## RESIDENTIAL DESIGN TEAM REVIEW

A Residential Design Team (RDT) meeting was held on January 27, 2016, in response to the Request for Discretionary Review. The RDT reviewed the DR Requestors' concerns, and analyzed the proposed plans to address those concerns specifically. RDT's comments include:

- **Building Height and Scale:** The scale and massing are appropriate for the site, and is consistent with the existing block pattern.
- **Matching Light Well:** The light well configuration is consistent with the Residential Design Guidelines. The proposed light well provides relief to the two southern facing windows of the adjacent property.
- **Side Setback and Foundation Impact:** There are no prevailing patterns of side yard setbacks on the block. New construction with full lot width on a 25 foot wide lot is appropriate, when providing a matching light well.

The RDT finds no extraordinary or exceptional circumstances regarding the Project as proposed.

**Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.**

## BASIS FOR RECOMMENDATION

The Department recommends that the Planning Commission not take Discretionary Review and approve the revised project for the following reasons:

- The character and scale of the building is consistent with the neighboring buildings on Anderson Street.
- The Project matches the functioning light well of the adjacent property to the north.
- The Project with a raised entry, and gable roof, would complement the established pattern of entries on the block.
- The project has not been modified in a way which would require a new Section 311 Notification.
- The project would not be considered exceptional or extraordinary as proposed, as previously revised per the Residential Design Team (RDT) comments.

<b>RECOMMENDATION:</b> Do not take DR and approve the project as proposed.
--

**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photos  
Section 311 Notice  
DR Application  
Response to DR Application dated April, 13, 2016  
Letters of Public Support and/or Opposition  
Environmental Review Documents  
Administrative Review of Dwelling Unit Demolition  
3-D Rendering  
Reduced Plans

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

**Comments:** The surrounding neighborhood consists of a mixture of two-, and three-story buildings, containing mostly of single-family dwellings. The block face of the subject property, and across the street, has a mixed visual character; however, the block face across the street is larger in scale, and helps to define the neighborhood's visual character in terms of building scale.

### SITE DESIGN (PAGES 11 - 21)

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

**Comments:** The Project proposes a code-complying front setback, with landscaping, that maintains the block face pattern of the two adjacent properties. The new building respects the existing block pattern by providing mass reduction. The overall scale of the proposed structure is consistent with the block face and is complementary to the neighborhood character.

## BUILDING SCALE AND FORM (PAGES 23 - 30)

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

**Comments:** The new building is consistent with the established building scale at the street, as it creates a stronger street wall with a compatible front setback. The height and depth of the building are compatible with the existing mid-block open space, as the rear wall of the new building is in general alignment of the adjacent properties. The building's form, façade width, proportions, and roofline are also compatible with the mixed neighborhood context.

## ARCHITECTURAL FEATURES (PAGES 31 - 41)

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

<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

**Comments:** The location of the pedestrian entrance and landing is consistent with the predominant pattern of raised entrances found on the east side of Anderson Street. The garage is accessed through a single 10 foot wide door to comply with the standards of the Residential Design Guidelines, and minimizes the visual impacts of the vehicle entrance. The placement of the garage is similar to the pattern found on the block face, by reducing the proposed entrance to a single one-car garage door.

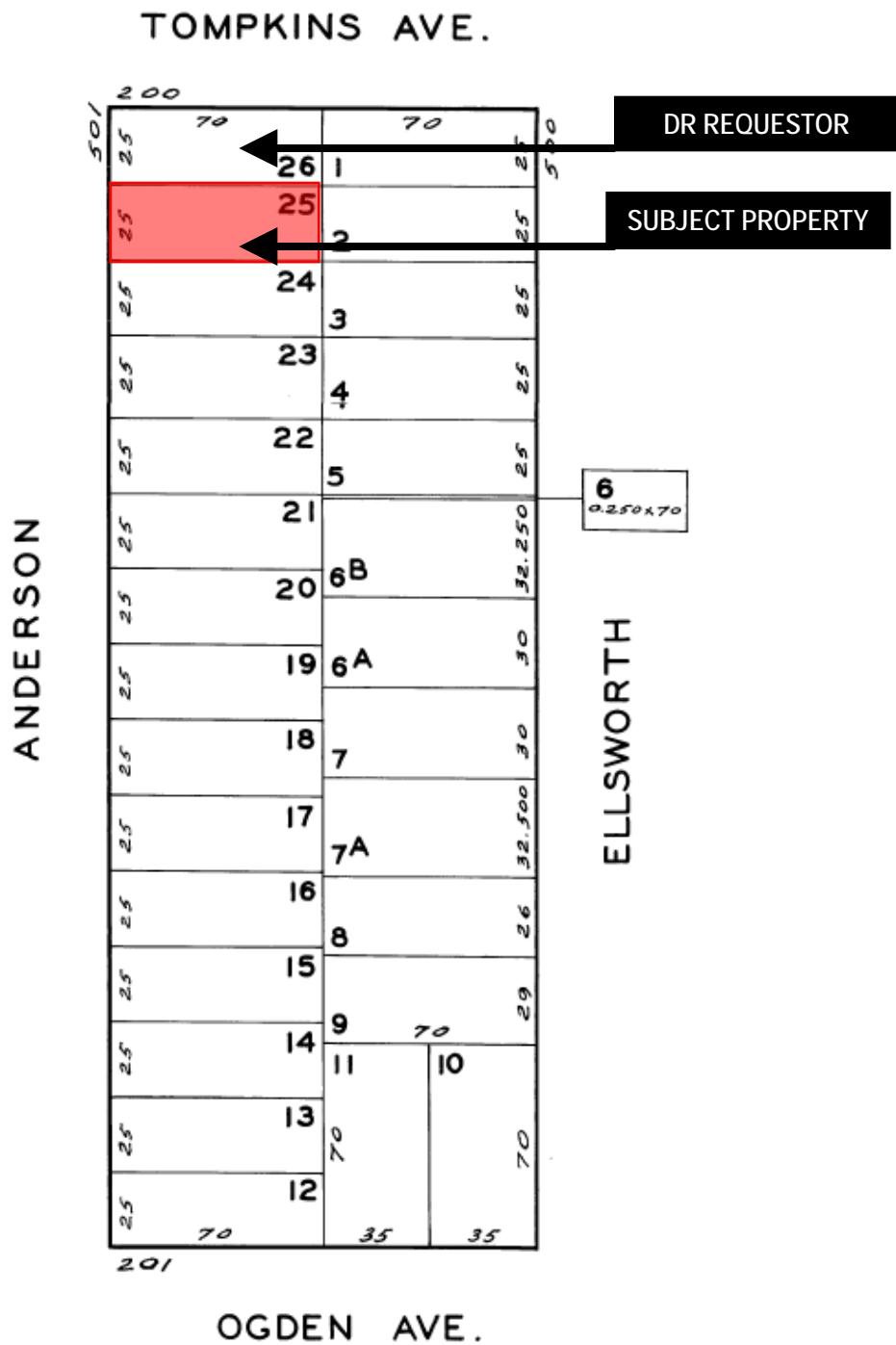
#### BUILDING DETAILS (PAGES 43 - 48)

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

**Comments:** The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The façade is articulated with windows and materials that are complimentary to the existing character of the neighborhood.

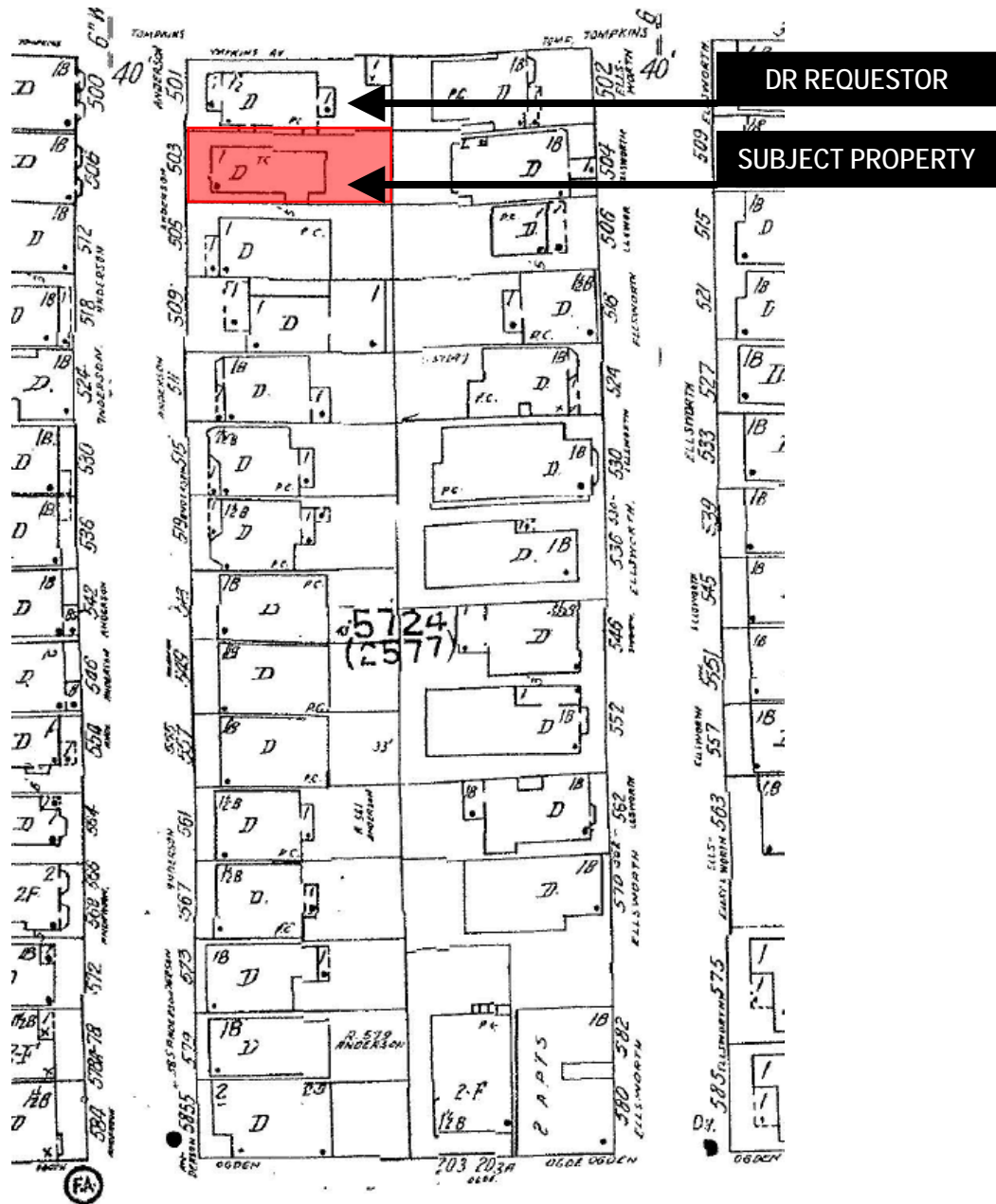


# Parcel Map



Discretionary Review Hearing  
May 5, 2016  
Case Number 2014.1094DRP  
503 Anderson Street

# Sanborn Map\*

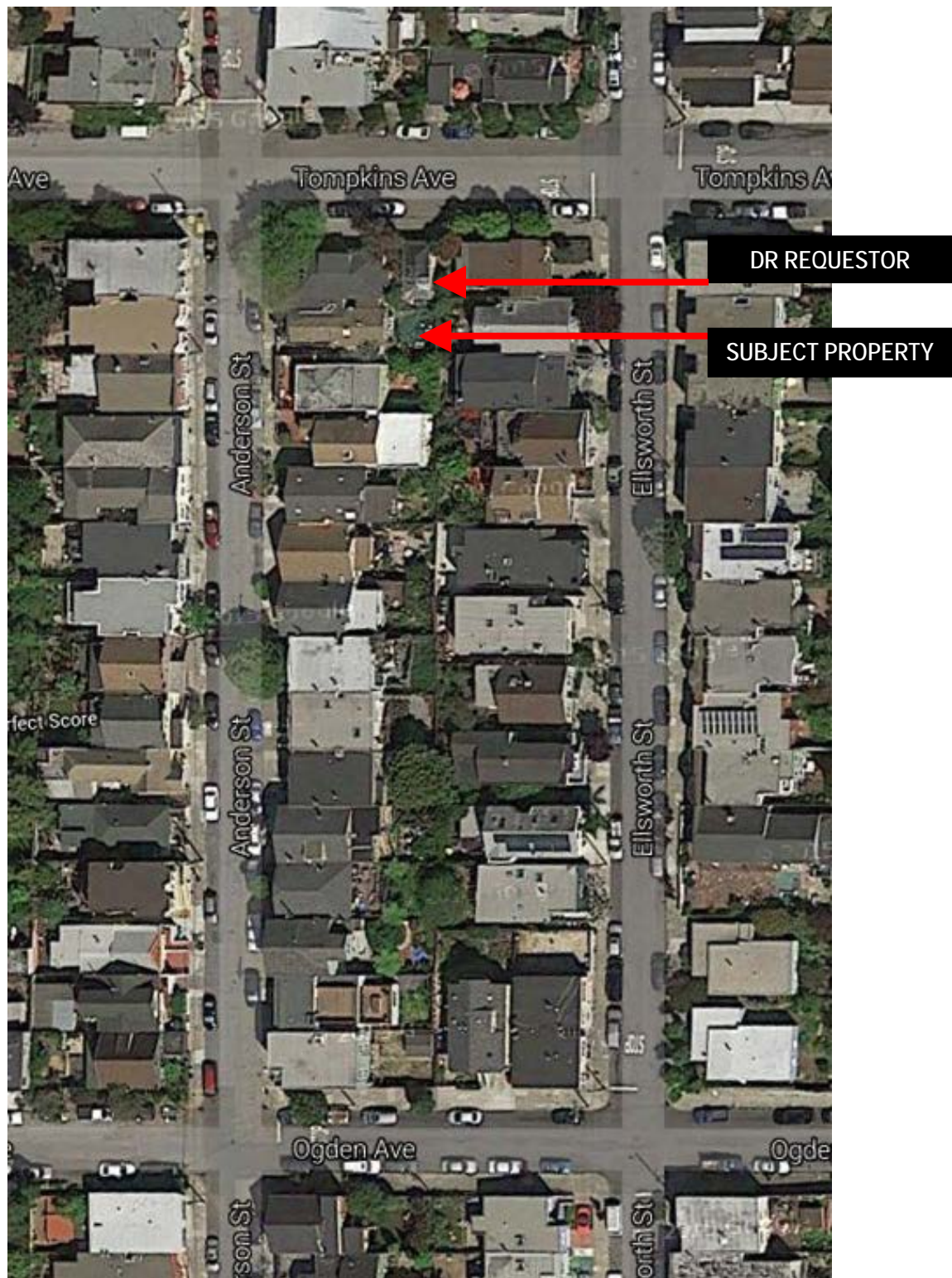


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
May 5, 2016  
Case Number 2014.1094DRP  
503 Anderson Street

# Aerial Photo



Discretionary Review Hearing  
May 5, 2016  
Case Number 2014.1094DRP  
503 Anderson Street



# Aerial Photo

DR REQUESTOR

SUBJECT PROPERTY



# Zoning Map



Discretionary Review Hearing  
May 5, 2016  
Case Number 2014.1094DRP  
503 Anderson Street

# Site Photo



Discretionary Review Hearing  
May 5, 2016  
**Case Number 2014.1094DRP**  
503 Anderson Street



# Site Photo



Discretionary Review Hearing  
May 5, 2016  
**Case Number 2014.1094DRP**  
503 Anderson Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **March 19, 2014**, the Applicant named below filed Building Permit Application No. **2014.03.19.1159 (Demolition)** and No. **2014.03.19.1158 (New Construction)** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>503 Anderson Street</b>	Applicant:	<b>Drake Gardner</b>
Cross Street(s):	<b>Tompkins Avenue</b>	Address:	<b>10 Carile Drive</b>
Block/Lot No.:	<b>5724/025</b>	City, State:	<b>Novato, CA 94945</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 377-6694</b>

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

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

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Residential	No Change
Front Setback	0 feet	10 feet 3 inches
Side Setbacks	0 feet (North), +/- 4 feet (South)	0 feet
Building Depth	+/- 47 feet 6 inches	40 feet 6 inches
Rear Yard	+/- 21 feet 6 inches	19 feet 3 inches
Building Height	+/-11 feet	27 feet
Number of Stories	1 story	3 story
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
The proposed project is to demolish an existing unsound single-family dwelling, and construct a new single family dwelling, on a down-sloping lot. The proposed building has a height limit of 27 feet from existing grade, a front setback of 10 feet 3 inches, and a rear setback of 19 feet 3 inches. See attached plans.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

**For more information, please contact Planning Department staff:**

Planner: Jeffrey Speirs  
Telephone: (415) 575-9106  
E-mail: jeffrey.speirs@sfgov.org

Notice Date: 11/16/15  
Expiration Date: 12/16/15



# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. **Call the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org)** for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, 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.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the **Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check, **for each Discretionary Review request payable to the Planning Department.** To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Carli & Mark McKinney		
DR APPLICANT'S ADDRESS: 501 Anderson Street	ZIP CODE: 94110	TELEPHONE: ( 408 ) 930-6822
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Oliver Mackin		
ADDRESS: 615 Gates Street	ZIP CODE: 94110	TELEPHONE: ( 415 ) 320-2169
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: (   )
E-MAIL ADDRESS: carli.mckinney@gmail.com / m.mckinney01@gmail.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 503 Anderson Street		ZIP CODE: 94110		
CROSS STREETS: Tompkins				
ASSESSORS BLOCK/LOT: 5724 / 025	LOT DIMENSIONS: 25'x70'	LOT AREA (SQ FT): 1750	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT:

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☒ Alterations ☐ Demolition ☒ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☒  
Single story SFHPresent or Previous Use: \_\_\_\_\_  
Proposed Use: 3 story SFH

Building Permit Application No. 2014.03.19.1158 Date Filed: March 19, 2014

#### 4. Actions Prior to a Discretionary Review Request

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

#### 5. Changes Made to the Project as a Result of Mediation

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

~~In our original discussion on the project, we raised concerns regarding light and air to our home. In our initial request we asked for more light and air to our existing South and East facing windows. We also raised concerns around Mr. Mackin suggesting he cut part of our house (the existing popouts and roofline/gutters) in order to do construction.~~

The only changes made to the plans were adding 3ft light wells with operable windows. After our last meeting, on 12/8/15, Mackin stated he still plans to cut off our house for this project.

# Discretionary Review Request

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

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

~~1. According to Principal IV in the Residential Design Guidelines, the proposed plans do not meet the Building Scale and Form design principle in that the design scale of the building is not compatible with the height and depth of surrounding buildings (see attached images). At minimum, the proposed 3rd story should not be there.~~

~~2. The light well with operable windows is a 3ft setback. Building code requires a 5ft setback for operable windows; moreover, according to the Sandborn Map, the original house was set back all across the north PL.~~

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

~~1. Such a large and closely placed structure would block all our light and air and all southern exposure. 2. We have two south facing windows (one kitchen, one bdrm). It is unreasonable the windows at 503 would open to the windows at our house. Concerns over noise coming from the new greatroom at 503 directly into our sons' bedroom. 3. Building the structure so close to our foundation raises concerns over supports, underpinnings, etc. for our foundation. 4. Aesthetics of having a house so much larger surrounded by smaller, one story homes. 5. Our future plans to generate electricity with solar will be eliminated.~~

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

~~1. A 5-ft setback along the north PL to go with the original Sandborn Map to allow for light and air to 501's existing south facing windows.~~

~~2. Adherence to the Residential Design Guidelines around Principal IV, thus making the house 2 stories high (vs. the proposed 3).~~

~~3. Eliminate windows on north PL to address privacy (visual, noise) concerns.~~

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: \_\_\_\_\_

*MM*

Date: \_\_\_\_\_

*12/14/2015*

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

*MARK McKINNEY*

Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

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

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

## NOTES:

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

For Department Use Only

Application received by Planning Department:

By: m. Corrette

RECEIVED

DEC 14 2015

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

# RESPONSE TO DISCRETIONARY REVIEW (DRP)

San Francisco  
Planning

1600 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-7419  
PHONE: (415) 774-3171 SFPLANNING.ORG

## Project Information

---

Property Address: 503 Anderson Street

Zip Code: 94110

Building Permit Application(s): 2014.0319.1153

Record Number: 2014.1094.DRP

Assigned Planner: Jeffrey Speirs

## Project Sponsor

---

Name: Oliver Mackin (c/o Reuben, Junius & Rose, LLP, Attention: David Silverman  
Attorney for Project)

Phone: 415-567-9000

Email: dsilverman@reubenlaw.com

## Required Questions

---

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

See Attached

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

See Attached

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

See Attached

<b>Dwelling Units</b> (only one kitchen per unit – additional kitchens count as additional units)	1	1
<b>Occupied Stories</b> (all levels with habitable rooms)	1	3
<b>Basement Levels</b> (may include garage or windowless storage rooms)	0	0
<b>Parking Spaces</b> (On-Street)	0	2
<b>Bedrooms</b>	2	3
<b>Height</b>	14'6"	30'
<b>Building Depth</b>	52'	52'
<b>Rental Value</b> (Monthly)		
<b>Property Value</b>		

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

Signature:

Date:

4-13-16

Printed Name: David Silverman

☐ Property Owner

☒ Authorized Agent



# Response to Discretionary Review (DRP)

## Required Questions

---

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

Discretionary Review is a special power of the Commission, intended to provide an opportunity to evaluate a Code-compliant project that has some exceptional or extraordinary circumstance. The Commission has been advised by the City Attorney that its discretion under this authority is sensitive, and should be exercised with the utmost constraint.

There are no exceptional or extraordinary circumstances associated with the project which merit the exercise of the Commission's discretionary review authority.

The project will provide a new single family home. It will constitute smart, infill development, which is consistent with land use, residential density, height, and bulk controls within the RH-1 Zoning District and the Bernal Heights Special Use District.

The Project has been thoughtfully designed to incorporate substantial area reductions as required by the Bernal Heights SUD Guidelines. A three foot lightwell has also been provided for the benefit of the DR Requester.

The Project will complement the character and scale of development on Anderson Street and adjacent blocks. Development in this area generally consists of multi-story residential buildings. The project is consistent with this pattern.

In summary, there is nothing extraordinary about the project that would justify the Commission's use of its discretionary review power. The project proposes smart, infill development which is in full compliance with the Residential Design Guidelines as well as the Bernal Heights SUD Guidelines. The addition directly furthers the goals of the City's Housing Element, including:

- Housing Element, Policy 11.1: Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.
- Housing Element, Policy 13.1: Support "smart" regional growth that locates new housing close to jobs and transit.

DR requestor alleges that the Project would block light and air to the DR Requestor's property. However, the Project Site is located in a dense urban environment where some reduction of light and air is to be expected as a result of any infill

development. The Project has been designed to retain light and air access to adjacent properties.

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

The project sponsor met with the DR Requestor early on in the design process to discuss the project and potential impacts to the DR Requestor's building. The Project Sponsor has made significant changes to the Project as requested by the Residential Design Team.

The Project Sponsors offered to install an operable skylight in the D.R. Requester's bedroom. The D.R. Requester declined the offer. The D.R. Requester also declined the Project Sponsor's offer to paint the lightwell with reflective paint to increase brightness.

D.R. Requester also declined the Project Sponsor's offer to cut back the D.R. Requester's overhanging roof at the property line, which currently blocks sunlight to D.R. Requester's lightwell and windows.

3. *If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requestor.*

As explained in item 1, the project has already been thoughtfully designed to incorporate substantial area reductions in order to meet the restrictive requirements of the Bernal Heights Special Use District..

The character and scale of the project are compatible with residential buildings throughout the neighborhood and District. In fact the west side of Anderson Street contains a number of large 3-story residential buildings. The context is relevant to the proposed addition. The Project will maintain light and air access to the DR Requestor's property that is normal in a built urban environment. Imposition of additional restrictions would unreasonably constrain development.

The project exemplifies smart infill development and would not result in the sort of extraordinary or exceptional impacts for which DR is intended to address and which are required before DR can be taken.

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	Existing	Proposed
Dwelling Units (only one kitchen per unit – additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	1	3
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	2
Bedrooms	2	3
Height	14'6"	30'
Building Depth	52'	52'
Rental Value (Monthly)		
Property Value		

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

Signature:

Date:

4-13-16

Printed Name: David Silverman

☐ Property Owner

☒ Authorized Agent

Mary Fitzgerald  
562 Ellsworth Street  
San Francisco, CA 94110  
April 7, 2016

Mr. Jeffrey Speirs  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: 503 Anderson Street, San Francisco, CA 94110 Permit App No. 201403191158  
Dear Mr. Speirs:

I am writing to express my concerns about the negative aspects of the proposed plans for 503 Anderson Street. The existing structure is not sound and, clearly, a newer and more appealing house would benefit the neighborhood. However, a three-story home that maximizes the square footage of the already small lot is just too big. It would break up the existing pattern of single story homes. This would be the only 3 story single family home on the 500-block of Anderson Street., which is mostly 1 or 2 story homes.

Most concerning is the impact on the homes adjacent to the subject property. The proposed building would loom over them.

The historic house at 501 Anderson would be especially impacted. For that property, an adjacent three story home would mean greatly decreased light into their yard and home. 501 Anderson has a shallow light well on the South (adjacent to 503) property line that should not be blocked. One of the two windows in that light well is the only window serving the only bedroom in the home. The other window is one of two small kitchen windows. I think that the 503 proposal should be set back 5'-0" from the property line adjacent to 501.

In conclusion, I oppose this project as drawn. Please consider reducing the square footage of this proposed home: allow a two-story structure with a North side set back to be built. By allowing three stories, the proposed structure goes against the Residential Building Design Guidelines, given the 3<sup>rd</sup> story does not have a 15 foot setback as required when a taller home is surrounded by smaller homes.

Sincerely, Mary Fitzgerald

Allison and Neal Richardson  
505 Anderson Street  
San Francisco, CA  
April 8, 2016

Jeffrey Speirs  
Planner – Southeast Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: 503 Anderson Street, San Francisco, CA 94110

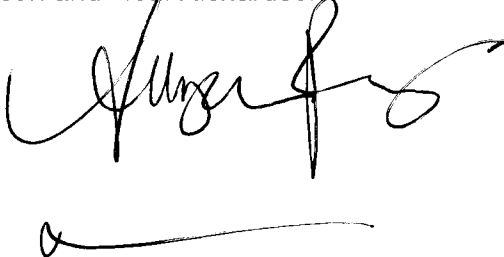
Dear Jeffrey Speirs,

As owners of 505 Anderson Street, we write regarding the proposed plans for 503 Anderson Street. While we appreciate and fully support the idea of improving the current structure, we feel that to allow a new three-story house built only to maximize square footage is unreasonable and not good decision-making.

As a neighbor that shares a property line with 503 Anderson, a three story home would mean decreased privacy to our yard, which is very important given that we have a small child. In fact, it is difficult to imagine the impact such a monstrous structure would have not just on us, but on our block and community. We understand that the request for story-poles to be erected on the property were not granted; this is disappointing to hear as it would have at least helped us visualize the height of the structure.

While we acknowledge that other homes in our neighborhood have three story homes, our block of Anderson Street does not. A three-story building goes against Residential Building Design Guidelines, given the third story does not have a 15-foot setback as required when a taller home is surrounded by smaller homes such as ours. San Francisco has strict building guidelines for important reasons and it is critical that we respect the rules City Planning Department.

Sincerely,  
Allison and Neal Richardson

A handwritten signature in black ink, appearing to read 'Allison and Neal Richardson', with a long horizontal flourish extending to the right.

**From:** [Dave Simon](#)  
**To:** [Speirs, Jeffrey \(CPC\)](#)  
**Cc:** [Toby Simon](#); [dsimon@alumni.cmu.edu](mailto:dsimon@alumni.cmu.edu)  
**Subject:** Permit Application Nos. 2014.03.19.1159 and 2014.03.19.1158 -- Concerns  
**Date:** Friday, December 04, 2015 11:42:06 AM

---

Jeffrey,

I am emailing you in regards to the building permit application for 503 Anderson Street (Application Nos. 2014.03.19.1159 and 2014.03.19.1158). As described in the permit and accompanying drawings, we are very concerned about this impact of the project as scoped. We are concerned about the duration of the project, as well as the impact of the resulting structure.

The rear of our house faces the property under construction. All of the rooms in the rear of the house get natural light only from the rear-facing windows. As you can see from the attached pictures, erecting a 34' tall structure would significantly reduce the light in these rooms, as well as significantly alter the views/sightlines from these rooms (the application says 27 feet building height, but all of the drawings show 31' 0" from curb at front of house, additional 2' 6" in rear; not sure why the application is incorrect).

Additionally, with young children who require naps during the day, we are concerned about the noise and debris from such a large project (in size and duration).

Please let me know your thoughts on how we can resolve these issues.

Thanks,  
Dave Simon











# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
503 Anderson St.		5724/025	
Case No.	Permit No.	Plans Dated	
2014.1094E	2014.0319.1159 and 2014.0319.1158	2/10/2014	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of single-family home and new construction of single-family home.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>

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

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

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

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

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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>per PTR form dated 9/18/14</i>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional): <i>Gretchen A. Hilyard 9/19/2014</i>	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: <i>Gretchen A. Hilyard</i>	Signature or Stamp: <i>Gretchen A. Hilyard</i> <i>9/19/2014</i>
	Project Approval Action: Select One <i>building permit</i> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	9/17/2014
--	--	--------------------------------	-----------

<b>PROJECT INFORMATION:</b>		
<b>Planner:</b>	<b>Address:</b>	
Gretchen Hilyard	503 Anderson Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
5724/025	Tompkins and Ogden Avenues	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	n/a	2014.1094E

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

<b>DATE OF PLANS UNDER REVIEW:</b>	2/10/2014
------------------------------------	-----------

<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (June 2014).	
Proposed project: Demolition and new construction.	


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



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

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

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the Historic Resource Evaluation prepared Tim Kelley Consulting (dated June 2014) and information found in the Planning Department files, the subject property at 503 Anderson Street contains a 1-story wood-frame single-family residence constructed in ca. 1906 in a vernacular architectural style with subsequent additions and alterations at unknown dates. The original architect or builder is unknown. Permit records indicate that the following exterior alterations occurred to the property: new roof, repair door and windows (1984). Visual inspection and historic maps indicate that front and side additions were constructed at unknown dates.</p> <p>No known historic events occurred at the property (Criterion 1). The subject building is a common vernacular cottage constructed shortly after the 1906 Earthquake and Fire. No evidence has been uncovered to associate the building with the event, and it does not appear to be a refugee cottage due to the dimensions and features that are inconsistent with this property type. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).</p> <p>The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates from 1900 to 1950. Many of the building were constructed near the turn of the 20th century, although nearly all of the early buildings have been substantially altered from their original appearance. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under any criteria.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9.18.2014



## HISTORICAL RESOURCE EVALUATION

503 ANDERSON STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Zoning Administrator Action Memo Administrative Review of Dwelling Unit Demolition

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* April 18, 2016  
*Case No.:* **2014.1094DRM**  
*Project Address:* **503 Anderson Street**  
*Demolition Permit:* **2014.03.19.1159**  
*Zoning:* RH-1 (One-Family, Dwelling)  
Bernal Heights Special Use District (SUD)  
40-X Height and Bulk District  
*Block/Lots:* 5724/025  
*Applicant:* Drake Gardner  
10 Carlile Drive  
Novato, CA 94945  
*Owner:* Oliver Mackin  
615 Gates Street  
San Francisco, CA 94110  
*Staff Contact:* Jeffrey Speirs – (415) 575-9106  
[Jeffrey.speirs@sfgov.org](mailto:Jeffrey.speirs@sfgov.org)

### PROJECT DESCRIPTION:

The project is to demolish the existing one-story, one-unit building and construct a three-story, one-unit building within an RH-1 (Residential, House, One-Family) Zoning District, Bernal Heights Special use District (SUD) and 40-X Height and Bulk District.

Planning Code Section 242(e)(7)(A) generally prohibits demolition of residential buildings within the Bernal Heights Special Use District unless certain findings can be met. Section 242(e)(7)(A)(iii) allows demolition of residential buildings when the Planning Department “determines, based upon the facts presented, that the structure proposed to be demolished retains no substantial remaining value or reasonable use.” Planning Code Section 317(d)(3) allows for administrative review of demolition applications for residential buildings of two units or fewer that are found to be unsound housing.

### ACTION:

Upon review of the soundness report, the Zoning Administrator **AUTHORIZED ADMINISTRATIVE APPROVAL** of Demolition Permit Application No. 2014.03.19.1159, proposing the demolition of the existing one-story, one-unit building.

### FINDINGS:

The Zoning Administrator took the action described above because the proposed demolition meets the criteria outlined in Planning Code Section 317(d) as follows:

1. No permit to demolish a Residential Building in any zoning district shall be issued until a building permit for the replacement structure is finally approved, unless the building is determined to pose a serious and imminent hazard as defined in the Building Code.

*The project applicant submitted Building Permit Application 2014.03.19.1158 for the proposed replacement building. This permit was noticed per Planning Code Section 311 on 11/16/2015 and the notification expired on 12/16/2015. A Discretionary Review application was submitted by a member of the public for the New Construction Permit (Case No. 2014.1094DRM), not the Demolition Permit. The Building Permit Applications for demolition shall not be issued prior to approval and issuance of the permits for the replacement building.*

2. If Conditional Use authorization is required for approval of the permit to Demolish a Residential Building by other sections of this Code, the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application. If neither permit application is subject to Conditional Use authorization, then separate Mandatory Discretion Review cases shall be heard to consider the permit applications for the demolition and the replacement structure.

*Conditional Use is not required by any other part of the Planning Code for this proposal. The applicant filed a Mandatory Discretionary Review application for demolition of the subject building.*

3. Single-Family Residential Buildings on sites in RH-1 Districts that are demonstrably not affordable or financially accessible, that is, housing that has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco as determined by a credible appraisal, made within six months of the application to demolish, are not subject to a Mandatory Discretionary Review hearing.

*The existing single-family building is located in an RH-1 zoning district; however, the Project Sponsor is not seeking to demonstrate affordability, and instead seeks to demonstrate unsoundness.*

4. Residential Buildings of two units or fewer that are found to be unsound housing are exempt from Mandatory Discretionary Review hearings and may be approved administratively. "Soundness" is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The "soundness factor" for a structure shall be the ratio of a construction upgrade cost to the replacement cost expressed as a percent. A building is unsound if its soundness factor exceeds 50%.

*The subject building is a single-family house and eligible to be exempted from a Mandatory Discretionary Review hearing under this provision of the Planning Code. The project sponsor submitted a soundness report in accordance with the Planning Code, which was verified by the Department to demonstrate that the ratio of construction upgrade cost to replacement cost exceeds 50%. Therefore, the approval of the*

*demolition permit does not require a Mandatory Discretionary Review hearing before the Planning Commission and can be approved administratively.*

*Given that the subject structure has been found to be "unsound" it has been determined that the structure retains no substantial remaining value or reasonable use for the purposes of Planning Code Section 242(e)(7)(A)(iii).*

You can appeal the Zoning Administrator's action to the Board of Appeals by appealing the issuance of the above-referenced Demolition Permit Application. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

cc: Zoning Administrator Files

















OGDEN AVENUE (60.00' WIDE)

ANDERSON STREET (39.50' WIDE)

VACINITY MAP



TOMPKINS AVENUE (60.00' WIDE)

503 ANDERSON STREET

SAN FRANCISCO, CA 94110

BUILDING INFORMATION

		EXISTING	ALLOWABLE	PROPOSED
CONSRUCTION TYPE				TYPE-5(1HR)
OCCUPANCY GROUP			R-3	R-3
BUILDING HEIGHT		15'-0"	30-X	30-X
BUILDING AREA PER/FLOOR (IN SQ. FT.)	1ST FLR	0	MAX	440 SF
	2ND FLR	0	MAX	920 SF
	3RD FLR	0	MAX	440 SF
	GARAGE			460 SF
	TOTAL	0	MAX	2,260 SF
NUMBER OF STORIES		1	3	3
NUMBER OF BASEMENTS		0	0	0
NUMBER OF UNITS		1	1	1
FIRE SPRINKLERS		NONE	YES	YES
SEISMIC UPGRADE		NONE	YES	YES

ELLSWORTH STREET (39.50' WIDE)

ABBREVIATIONS

ADJ	ADJUSTABLE	(N)	NEW
ALUM	ALUMINUM	NIC	NOT IN CONTRACT
ARCH	ARCHITECTURE	NO	NUMBER
ASPH	ASPHALT	OR	
BD	BOARD	O/	OVER
BDLG	BUILDING	DC	IN CENTER
BLK	BLOCK	DD	OUTER DIAMETER
BLKG	BLOCKING	DFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
BM	BEAM	DFDI	OWNER FURNISHED, OWNER INSTALLED
B.O.	BOTTOM OF	DPNG	OPENING
BU	BUILT-UP	PL	PLATE
CLG	CEILING	PLYVD	PLYWOOD
CLR	CLEAR	PT	PRESSURE TREATED
CNL	CONTROL		
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	RA	RETURN AIR
CTR	CENTER	RDWD	REDWOOD
DBL	DOUBLE	REF	REFERENCE
DF	DOUGLAS FIR	REG	REGISTER
DM	DIMENSION	REQ	REQUIRED
DN	DOWN	RET	RETURN
DP	DOUBLE POLE	RH	ROOM
DS	DOWNSPOUT	S	SOUTH
DWG	DRAWING	SA	SUPPLY AIR
(E)	EXISTING	SAD	SEE ARCHITECTURAL
E	EAST	SED	DRAWING
EA	EACH	SEE	ELECTRICAL
ELEC	ELECTRICAL	DRAWING	
ELEV	ELEVATION	SF	SUBFLOOR
EQ	EQUAL	SHT	SHEET
EXP	EXPPOSED	SHTG	SHEATHING
EXT	EXTERIOR	SKD	SEE KITCHEN
FDN	FOUNDATION	SLD	DRAWING
FF	FINISH FLOOR	SEE	LIGHTING
FIN	FINISH	SMD	SEE MECHANICAL
FL	FLOOR	DRAWING	
FDC	FACE OF CONCRETE	SP	SINGLE POLE
FDI	FACE OF FINISH	SPD	SEE PLUMBING
FDS	FACE OF STUD	DRAWING	
FDP	FACE OF PLYWOOD	SQ	SQUARE
FURN	FURNACE	SS	SINGLE SHELF
GA	GAUGE	SSD	SEE STRUCTURAL
GALV	GALVANIZED	DRAWING	
GND	GROUND	STD	STANDARD
GYP	GYPNUM BOARD	T&G	TONGUE AND GROOVE
HB	HOSE BIB	TD	TOP OF
HC	HOLLOW CORE	TOFF	TOP OF FINISH FLR
HDR	HEADER	TOP	TOP OF PLATE
HR STL	HOT-ROLLED STEEL	TDS	TOP OF SLAB
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	TDW	TOP OF WALL
HW	HOT WATER HEATER	TP	TOILET PAPER HOLDER
ICPV	INTEGRAL COLOR	TR	TOWEL RACK
INSUL	PLASTER VENEER	TYP	TYPICAL
INT	INSULATION	UDN	UNLESS OTHERWISE NOTED
LAM	LAMINATE	VERT	VERTICAL
LT	LIGHT	VIF	VERIFY IN FIELD
MANUF	MANUFACTURER	W	WEST
MAX	MAXIMUM	W/	WITH
MC	MEDICINE CHEST	W/O	WITHOUT
MECH	MECHANICAL	WC	WATER CLOSET
MEMB	MEMBRANE	WD	WOOD
MIN	MINIMUM	WIND	WINDOW
MTL	METAL	WP	WATERPROOF

PROJECT DIRECTORY

BUILDING DESIGN:	ZONE DESIGN DEVELOPMENT DRAKE GARDNER 10 CARLILE DRIVE, SU.1 NOVATO, CA. 94945 415.377.6694
CONSULTING ENG.:	SANTOS&URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET S.F., CA. 94110 415.642.7722

PROJECT INFORMATION

ZONING: RH-1  
LOT SIZE: 25'X70''=1,750 SQ. FT.  
ONE UNITS ALLOWED  
FRONT SETBACK: 10'-3" (APROX. 250 S.F.)  
BUILDING DEPTH: 40'-6"  
REAR YARD: 19'-3" (APROX. 480 S.F.)  
(5'-3" REDUCTION ALLOWED AS PER BHSUD SEC.242(2)(C)(II)  
(E) RESIDENTIAL AREA: APROX. 800 SQ.FT.(TO BE DEMOLISHED)  
(N) RESIDENTIAL AREA: 1,800 SQ.FT.  
TOTAL RESIDENTIAL AREA: 1,800 SQ.FT.  
(E) GARAGE SPACE: NONE  
(N) GARAGE AREA 460 SQ.FT.  
TWO PARKING SPACES  
PRIVATE OPEN SPACE: 617 SQ. FT./PORCH & DECK AREAS  
30' ALLOWED HT. LIMIT: 30'-0" AS DESIGNED

NOTE: TYPE 5 (1HR-RATED) FULLY SPRINKLERED  
FIREPRO. SYSTEM ON SEPARATE PERMIT.

MUNICIPAL CODES

SF MUNICIPAL PLANNING CODE  
2010 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELEC.,  
ENERGY AND FIRE CODES, SF AMENDMENTS AND LOCAL EQUIV.

SHEET INDEX

- A0 VACINITY MAP AND PROJECT DATA
- A1 SITE & ROOF PLAN
- A2 WEST & EAST ELEVATIONS
- A3 NORTH & SOUTH ELEVATIONS
- A4 FIRST & SECOND FLOOR PLANS
- A5 THIRD FLOOR PLAN & SECTION AA, SECTION BB

REVISIONS

DATE	SYM.
01.05.15	

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
DRAKE GARDNER  
10 CARLILE DR.  
NOVATO, CA. 94945 415.377.6694 (C)

NEW SINGLE FAMILY RESIDENCE  
OWNER: OLIVER MACKIN  
615 GATES ST.  
S.F., CA. 94110  
(415) 320-2169  
503 ANDERSON STREET  
SAN FRANCISCO, CA. 94110  
BLOCK: 5724 LOT: 025

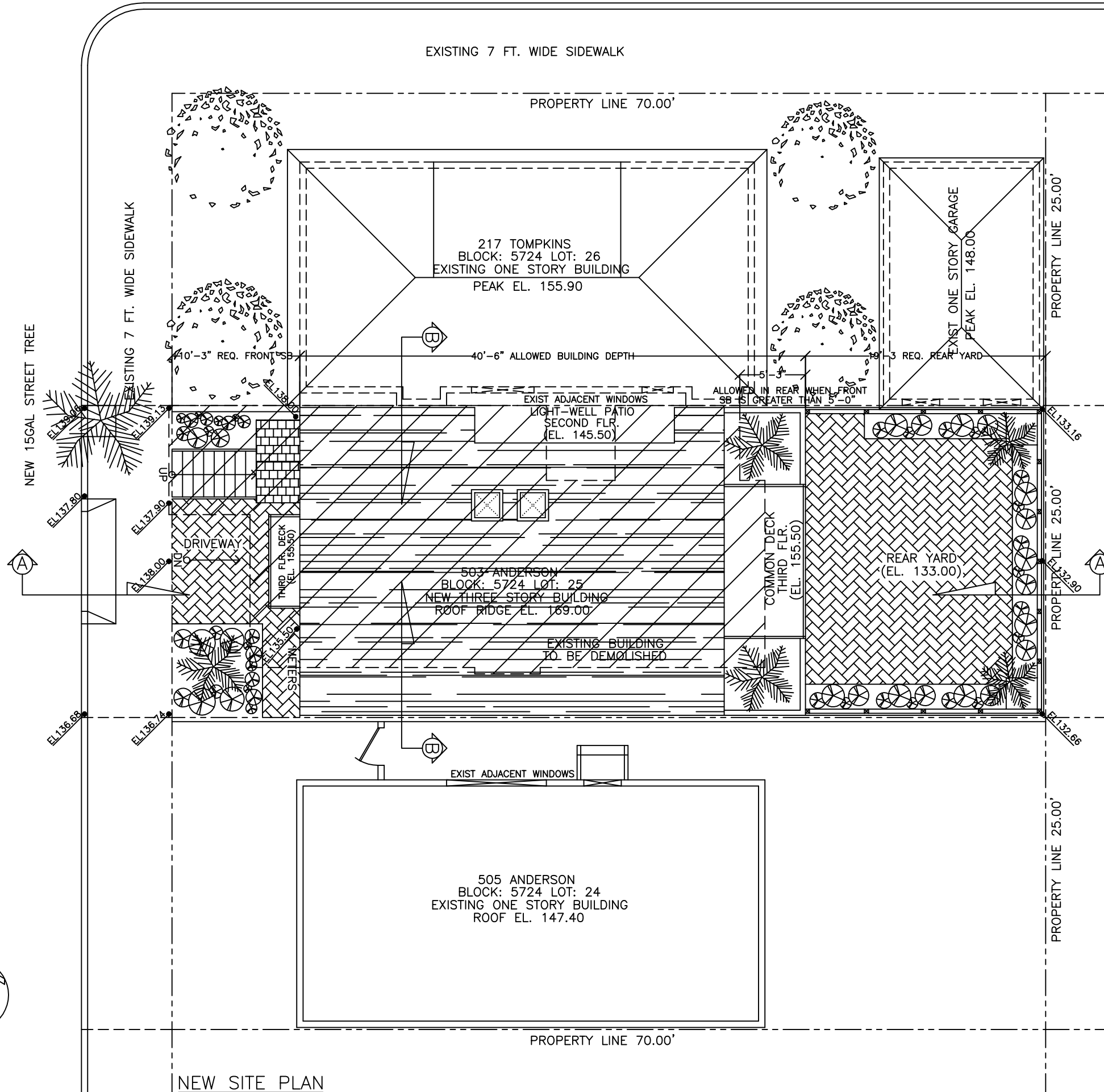
DATE:	02.10.14
SCALE:	NONE
DESIGNER:	D.G.
JOB NO.:	
SHEET NO.:	

A0





ANDERSON STREET(39.50' WIDE)



NEW SITE PLAN

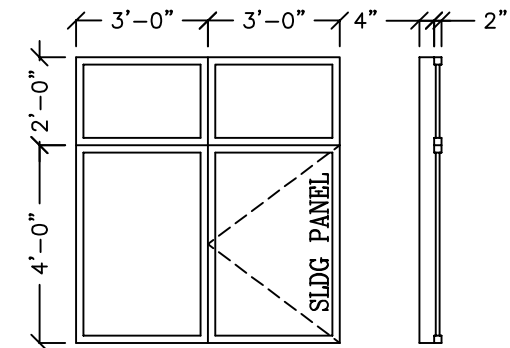
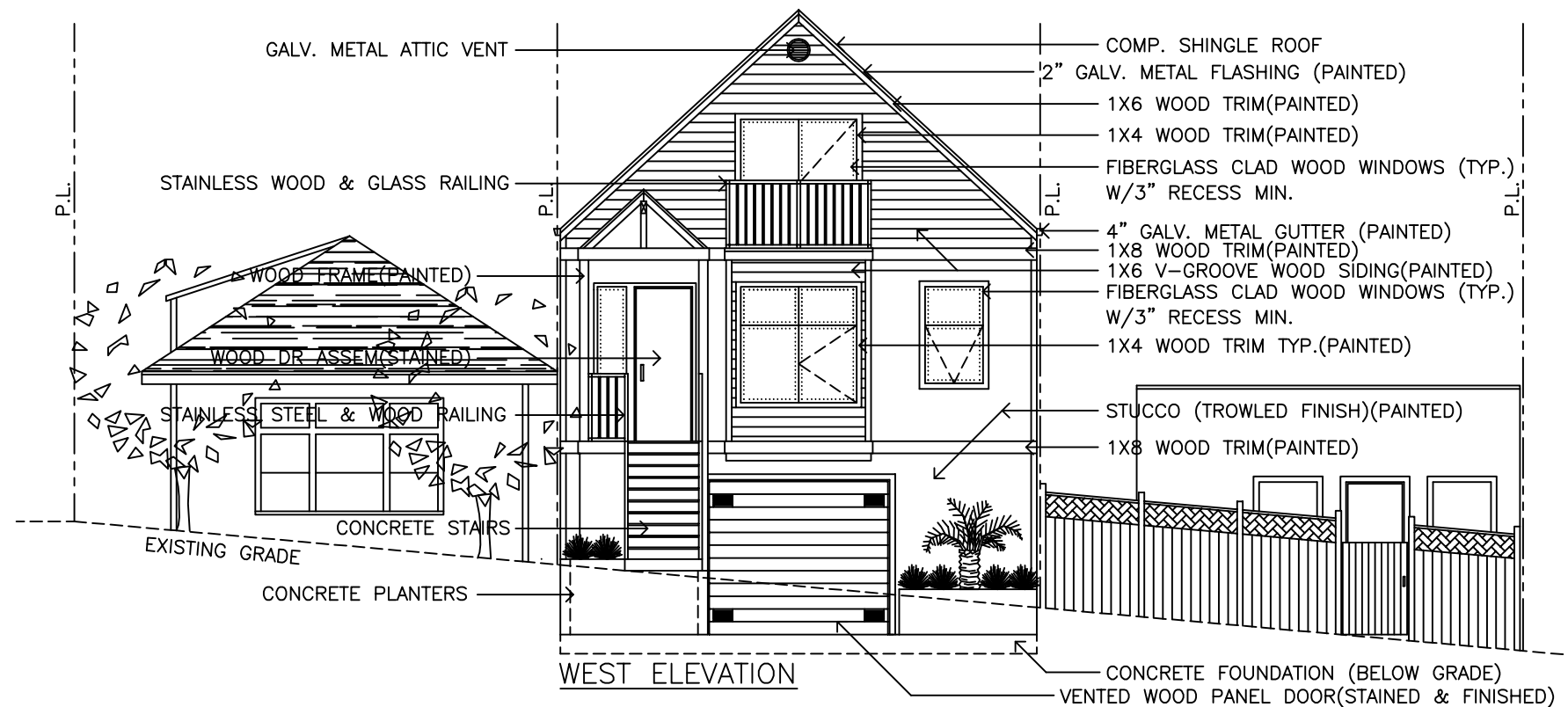
REVISIONS

DATE	SYM.
02.24.14	
01.05.15	
09.01.15	

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
DRAKE GARDNER  
10 CARLILE DR.  
NOVATO, CA. 94945 415.377.6694 (C)

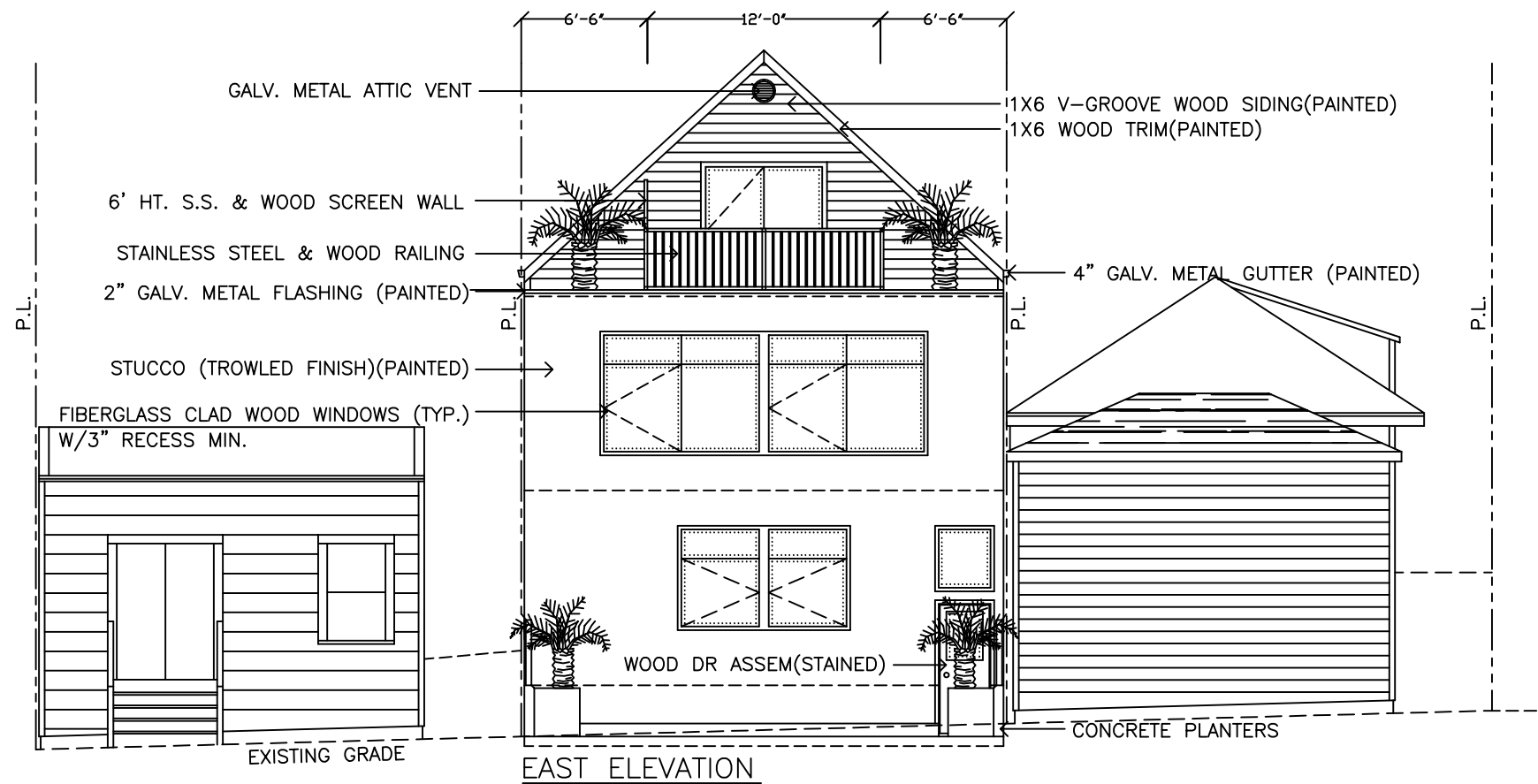
NEW SINGLE FAMILY RESIDENCE OWNER: OLIVER MACKIN  
615 GATES ST.  
S.F., CA. 94110  
(415) 320-2169  
503 ANDERSON STREET  
SAN FRANCISCO, CA. 94110  
BLOCK: 5724 LOT: 025

DATE: 02.10.14  
SCALE: 1/8"=1'-0"  
DESIGNER: D.G.  
JOB NO.:  
SHEET NO.:

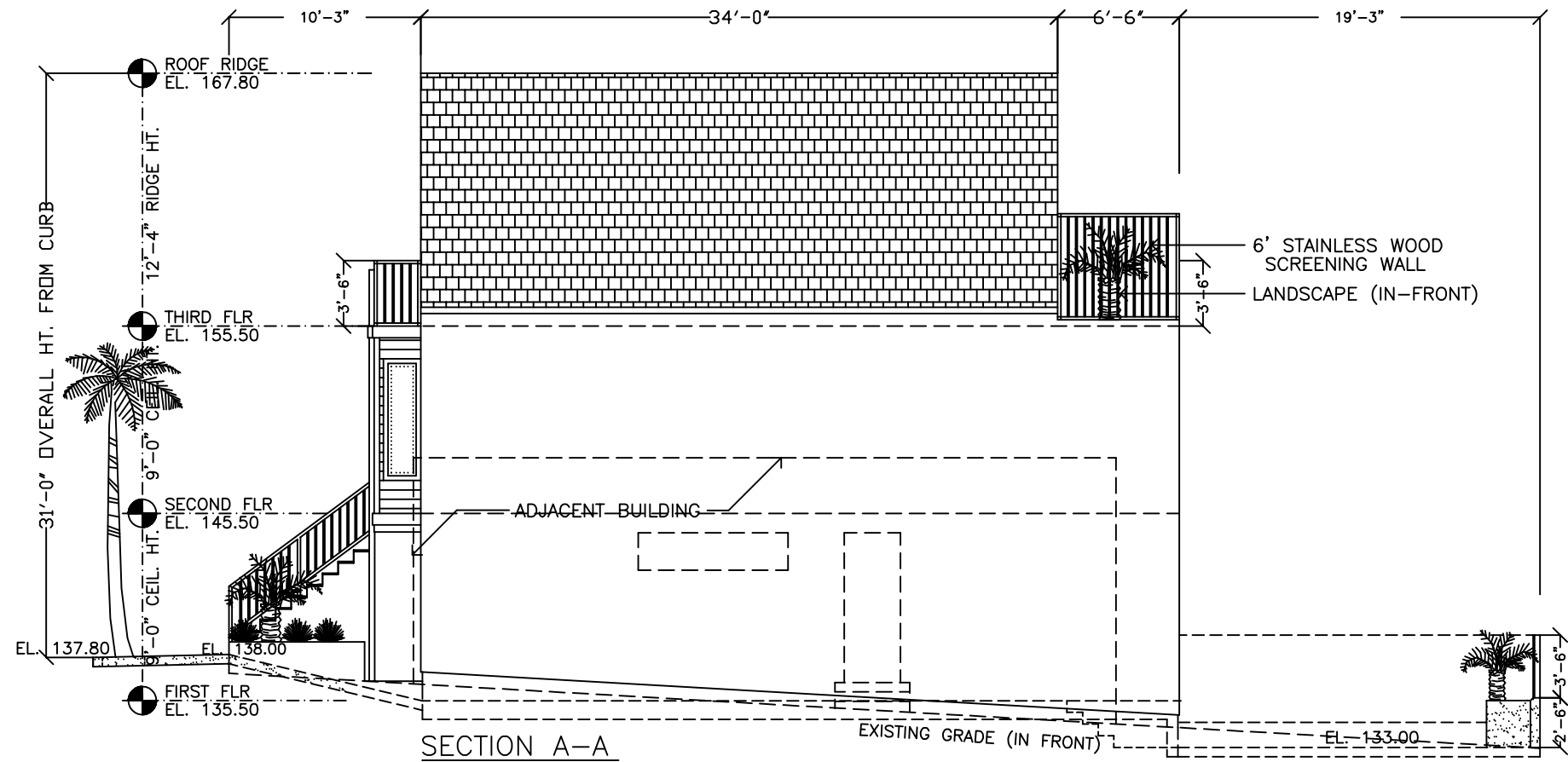
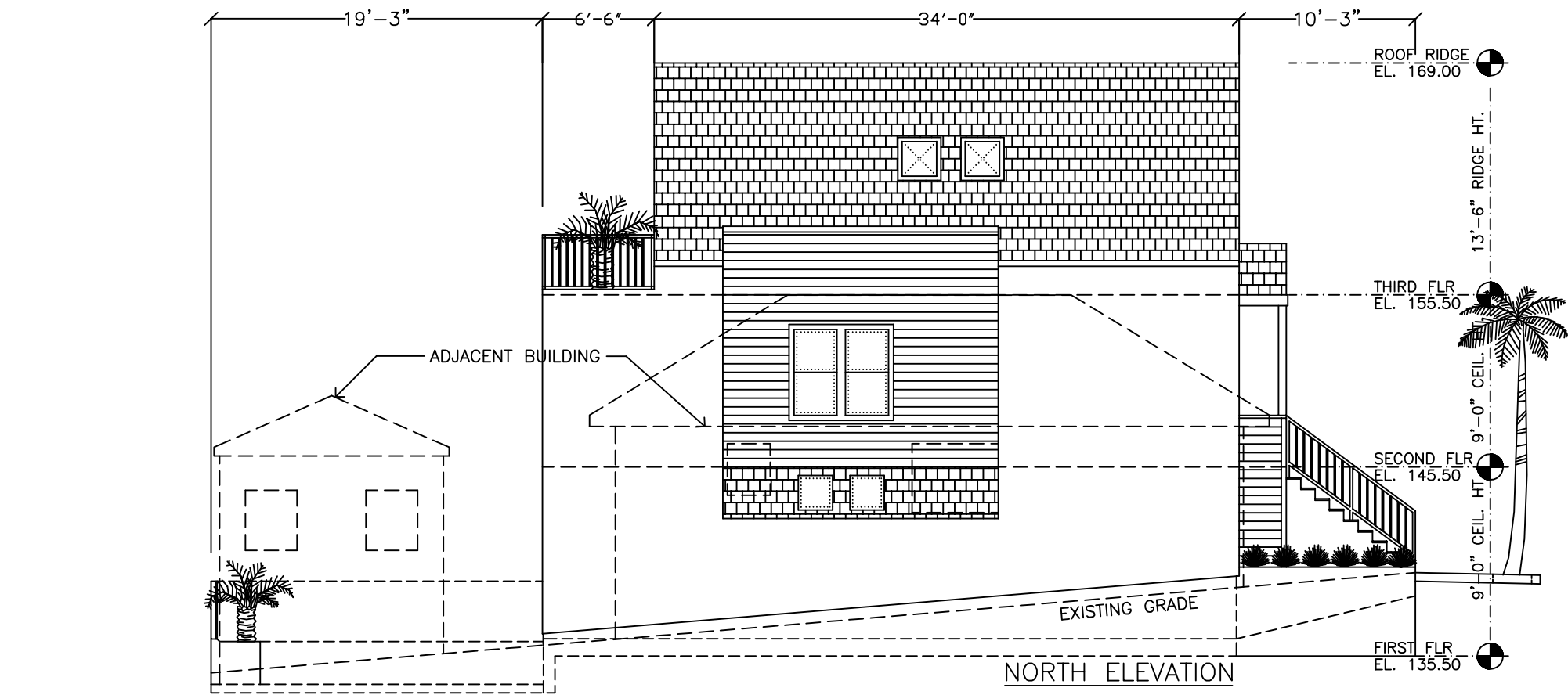


TYP. WINDOW DETAIL

SCALE: 1/2"=1'-0'



REVISIONS		
DATE	SYM.	
02.24.14		
01.05.15		
09.01.15		
DESIGN BY: ZONE DESIGN DEVELOPEMENT		
DRAKE GARDNER		
10 CARLILE DR.		
NOVATO, CA. 94945 415.377.6694 (C)		
NEW SINGLE FAMILY RESIDENCE		
OWNER: OLIVER MACKIN		
615 GATES ST.		
S.F., CA. 94110		
(415) 320-2169		
503 ANDERSON STREET		
SAN FRANCISCO, CA. 94110		
BLOCK: 5724 LOT: 025		
DATE:	02.10.14	
SCALE:	1/8"=1'-0"	
DESIGNER:	D.G.	
JOB NO.:		
SHEET NO.:	A2	




# REVISIONS

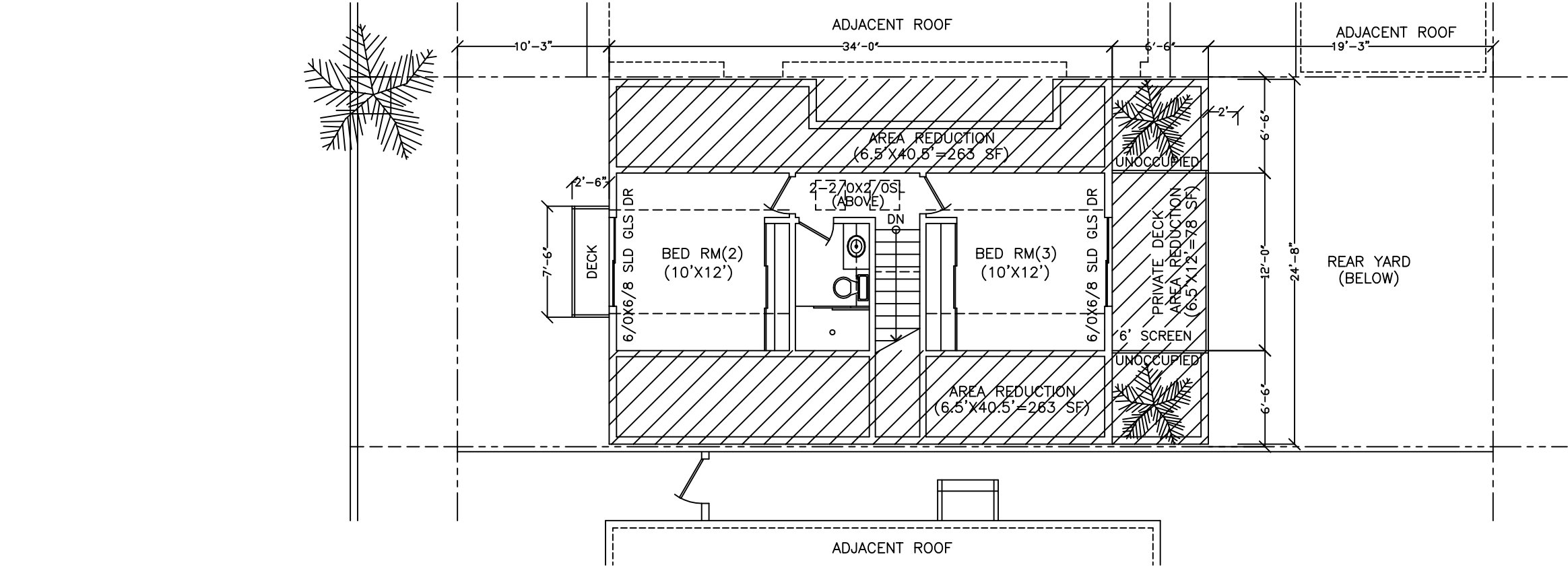
DATE	SYM.
02.24.14	
01.05.15	
09.01.15	

DESIGN BY: ZONE DESIGN DEVELOPEMENT  
DRAKE GARDNER  
10 CARLILE DR.  
NOVATO, CA. 94945 415.377.6694 (C)

NEW SINGLE FAMILY RESIDENCE OWNER: OLIVER MACKIN  
503 ANDERSON STREET  
SAN FRANCISCO, CA. 94110  
BLOCK: 5724 LOT: 025  
(415) 320-2169

DATE: 02.10.14  
SCALE: 1/8"=1'-0"  
DESIGNER: D.G.  
JOB NO.:  
SHEET NO.:

DATE: 02.10.14		NEW SINGLE FAMILY RESIDENCE		OWNER: OLIVER MACKIN 615 GATES ST. S.F., CA. 94110 (415) 320-2169		DESIGN BY: ZONE DESIGN DEVELOPMENT		REVISIONS									
SCALE: 1/8"=1'-0"		503 ANDERSON STREET SAN FRANCISCO, CA. 94110 BLOCK: 5724 LOT: 025						<table><tr><th>DATE</th><th>SYM.</th></tr><tr><td>02.24.14</td><td></td></tr><tr><td>01.05.15</td><td></td></tr><tr><td>09.01.15</td><td></td></tr></table>		DATE	SYM.	02.24.14		01.05.15		09.01.15	
DATE	SYM.																
02.24.14																	
01.05.15																	
09.01.15																	
DESIGNER: D.G.						DRAKE GARDNER 10 CARLILE DR. NOVATO, CA. 94945		415.377.6694 (C)									
JOB NO.:																	
SHEET NO.:		A4															

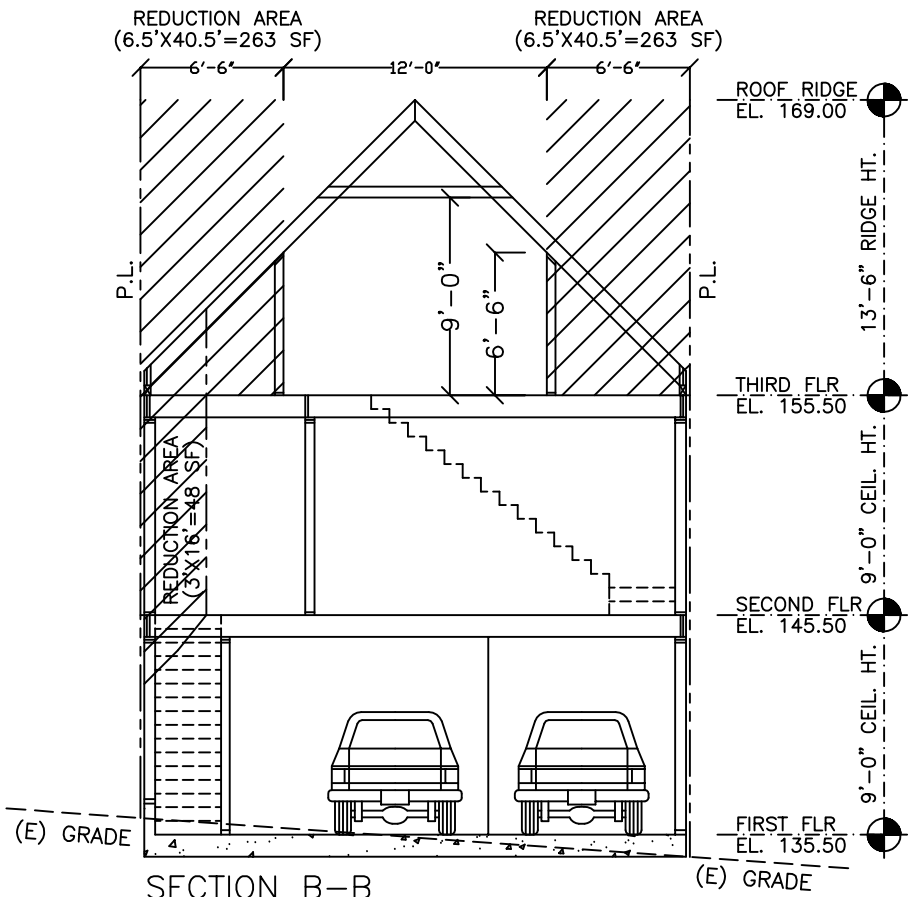
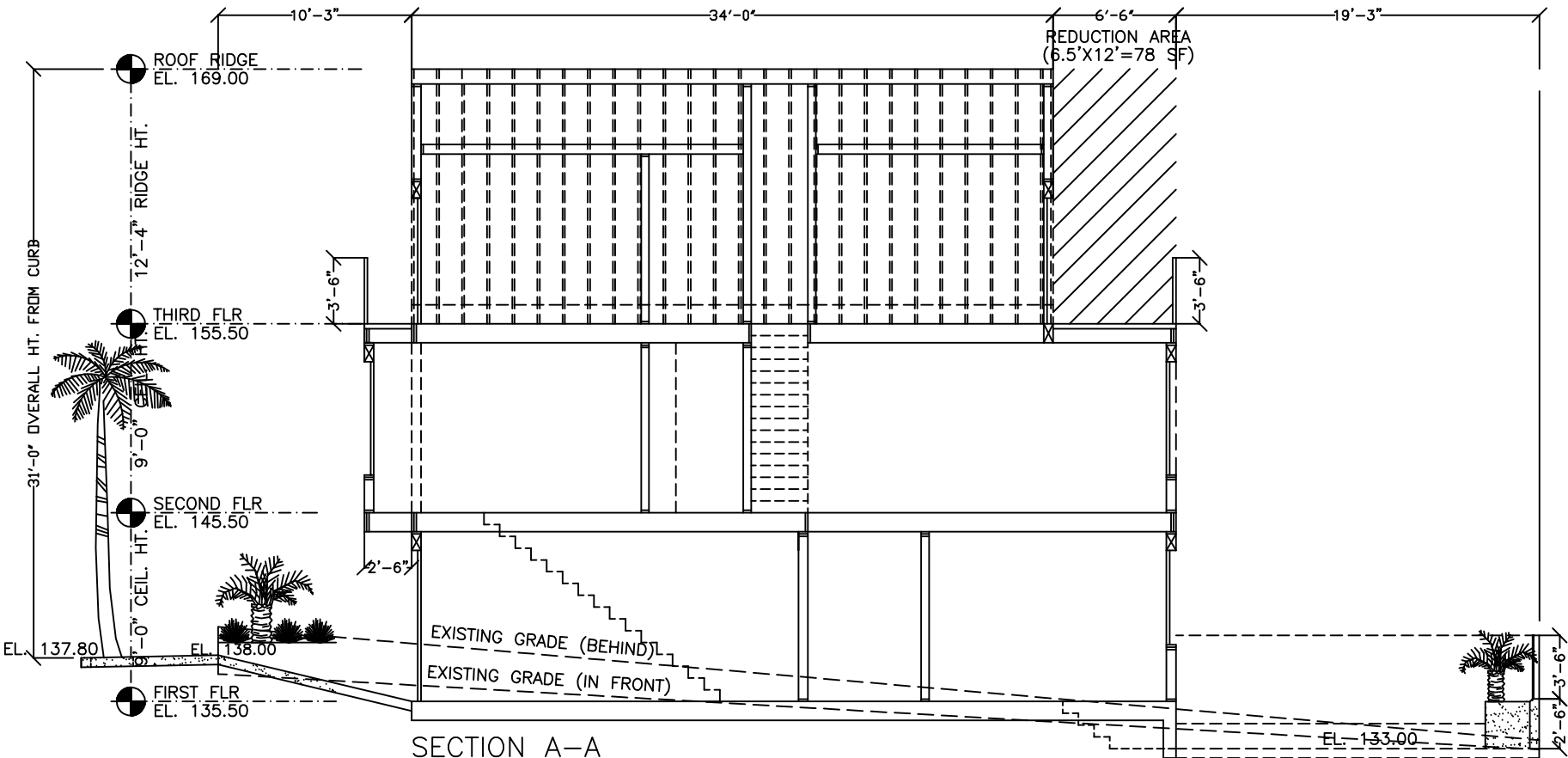


### NEW THIRD FLOOR

LIVING AREA: APROX. 440 SF

DECK AREA: APROX. 102 SF

REQUIRED AREA REDUCTION: APROX. 652 SF  
(263+263+78+48=652)



### REVISIONS

DATE	SYM.
02.24.14	
01.05.15	
09.01.15	
09.21.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT

DRAKE GARDNER  
10 CARLILE DR.  
NOVATO, CA. 94945 415.377.6694 (C)

OWNER: OLIVER MACKIN  
615 GATES ST.  
S.F., CA. 94110  
(415) 320-2169

NEW SINGLE FAMILY RESIDENCE

503 ANDERSON STREET  
SAN FRANCISCO, CA. 94110  
BLOCK: 5724 LOT: 025

DATE: 02.10.14

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

DESIGNER: D.G.

JOB NO.:

SHEET NO.:

A5

ANDERSON STREET (39.50' WIDE)

TOMPKINS AVENUE (60.00 WIDE)

ASSESSOR'S BLOCK 5723

