



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE: FEBRUARY 16, 2017

*Date:* February 9, 2017  
*Case No.:* 2015-001936DRM/VAR  
*Project Address:* 462 Prentiss Street  
*Permit Application:* 2015.02.12.8133  
*Zoning:* RH-1 (Residential House, One-Family) Zoning District  
40-X Height and Bulk District  
Bernal Heights Special Use District  
*Block/Lot:* 5701/011  
*Project Sponsor:* Clarissa Nantes and Alexander Goncharov  
3659 Folsom Street  
San Francisco, CA 94110  
*Staff Contact:* Kimberly Durandet (415) 575-6816  
[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)  
*Recommendation:* **Take DR and Approve the Project with Modifications.**

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### PROJECT DESCRIPTION

The proposed project would construct a new three-story, 30-ft tall single-family residence on a vacant lot. The new residence would measure 2,226 square feet and would possess three bedrooms and two off-street parking spaces.

### SITE DESCRIPTION AND PRESENT USE

The subject parcel is rectangular in shape and is located on the west side of Prentiss Street between Tompkins and Jarboe Avenues in the Bernal Heights neighborhood. The subject parcel measures 25-ft by 70-ft (or 1,750 square foot), and is currently vacant.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding neighborhood is residential in character and is primarily characterized by two-story single-family residences, which are designed in a variety of architectural styles. On the subject block, the adjacent property at 468 Prentiss Avenue to the south and 456 Prentiss Avenue to the north are both two-story single-family residences. A single three-story building is evident on the northeast corner of Prentiss and Tompkins Avenues. Additional three-story buildings are located further north along Prentiss Avenue, near the corner of Jarboe Avenue.

## ISSUES & CONSIDERATIONS

- Staff-Initiated Discretionary Review: Since the Project Sponsor did not follow the requirements specified by the Residential Design Team, the Project has been brought to the Planning Commission as a Staff-Initiated Discretionary Review Request.
- Variance: The project requests variances from the Zoning Administrator to address the Planning Code requirements for: front setback (Sec. 132); rear yard (Sec. 134); garage door width (Sec. 144); and mass reduction (Sec. 242).

Per Planning Code Section 132, the project is required to provide a front setback of 6-ft from the front lot line. Currently, the project provides a front setback, which measures 4-ft, which requires a variance from the front setback requirement of the Planning Code

Per Planning Code Section 134 and 242(e)(2), the project is required to provide a rear yard, which measures 24-feet 6-inches. Currently the project provides a rear yard, which measures 20-feet 5-inches, which requires a variance from the rear yard requirement of the Planning Code.

Per Planning Code Section 144, the garage door width limited to 10-ft wide. Currently, the project includes a garage door width of 12-ft, which require a variance from the street frontage requirements of the Planning Code.

Per Planning Code Section 242(e)(3), the project is required to provide 650 sq ft reduction in the maximum permissible buildable volume. Since the project includes new construction that exceeds the buildable volume (thus requiring a variance), the project does not provide the required amount of mass reduction, and a variance is required from the mass reduction requirements of the Planning Code.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	December 19, 2016 – January 18, 2017	April 12, 2016	February 16, 2017	304 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 27, 2017	January 27, 2017	20 days
Mailed Notice	10 days	February 6, 2017	January 27, 2017	20 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			X
Other neighbors on the			X

block or directly across the street			
Neighborhood groups			X

The Planning Department has received no public comment on this project. No additional requests for discretionary review have been filed.

## DR REQUESTOR

- Planning Department

## PROJECT SPONSOR'S RESPONSE

See Attached Discretionary Review Application dated April 12, 2016.

## PROJECT ANALYSIS

As proposed, the project does not meet the Planning Code or the Residential Design Guidelines (RDGs). Department staff worked with the Project Sponsor for over one year to amend the original design to comply with the Planning Code and meet the Residential Design Guidelines.

In January 2016, a code-complying project was previously proposed; however, the Project Sponsor refused to amend the project to meet the RDGs, and setback the third floor by 15-ft, as required by the Residential Design Team (RDT). In this scheme, the project incorporated a 10-ft setback on the third floor.

Subsequently, the Project Sponsor altered their original code-complying plans and submitted a Mandatory Discretionary Review Application, as well as a Variance Application in April 2016. This scheme was updated in November 2016, and is before the Commission for review. This updated plan set does not comply with the Planning Code and is seeking variances from the Zoning Administrator to address the requirements for front setback, rear yard, permitted obstructions over the street, garage door width and mass reduction.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the latest plans and reiterated their position from previous design review meetings. RDT does not support any variance from the Planning Code. Lastly, RDT supports a code-complying project (as previously submitted) with a 15-ft setback at the third floor.

## RECOMMENDATION

The Department requests the Planning Commission take Discretionary Review and Approve the Project with Modifications. Specifically, the Project should be revised to fully conform to the Planning Code. In

addition, the third floor level should be setback by 15-ft to conform with the Residential Design Guidelines.

### **BASIS FOR RECOMMENDATION**

The Planning Department recommends the project be modified for the following reasons:

- The project site is vacant.
- The Project Sponsor can provide a code-complying project that meets the Residential Design Guidelines, as previously submitted to the Planning Department.
- The Project Sponsor is unwilling to consider reduced parking to add additional living area to the project.

<b>RECOMMENDATION:</b> <b>Take DR and Approve the Project with Modifications.</b>
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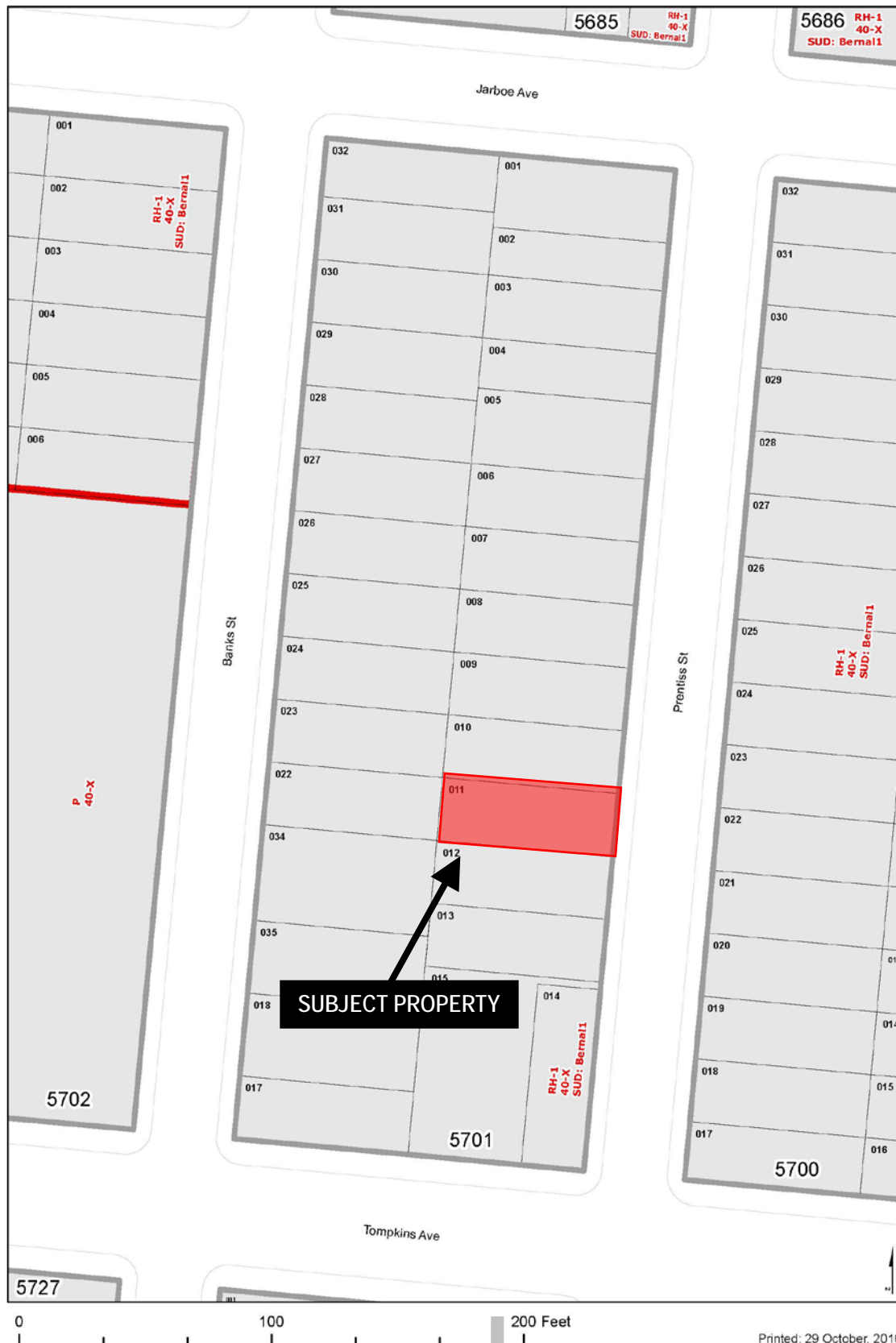
**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Height & Bulk Map  
Aerial Photographs  
Site Photos  
DR Application  
Section 311 Notice  
Reduced Plans (from November 2016) – Current Plans  
Reduced Plans (from January 2016)

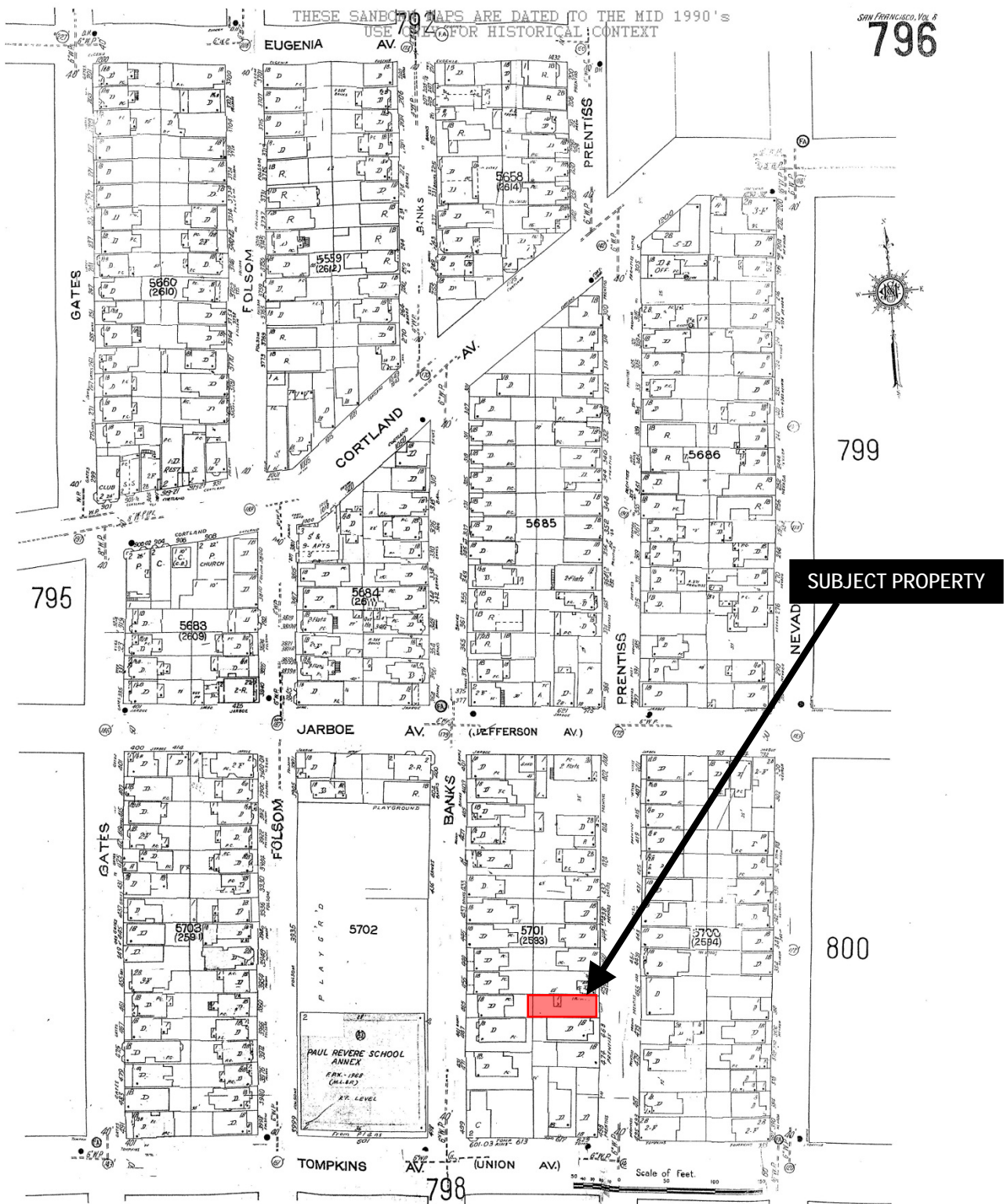


BLOCK 5701

# Parcel Map



# Sanborn Map\*

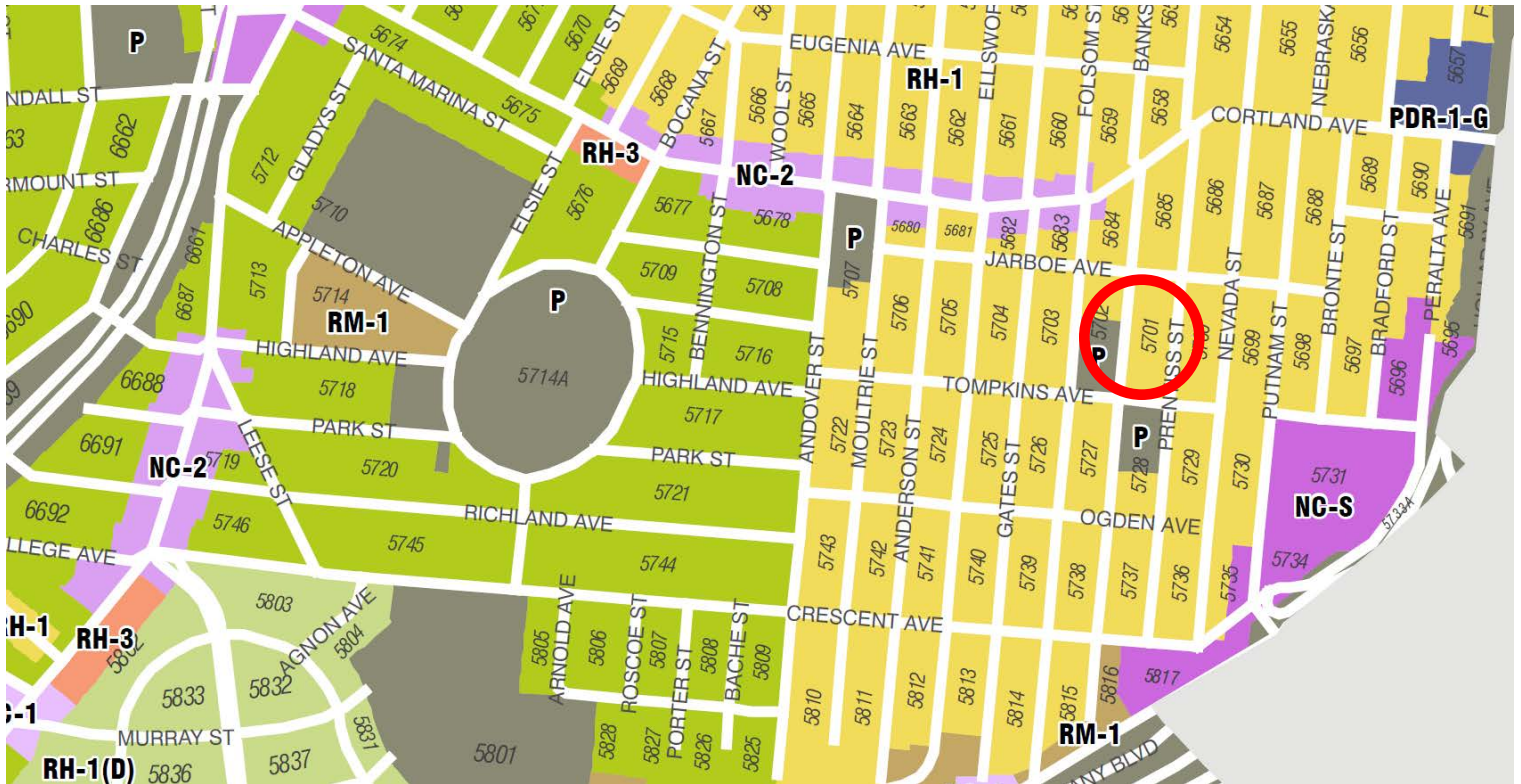


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review & Variance Hearing  
Case Number 2015-001936DRM-VAR  
462 Prentiss Street

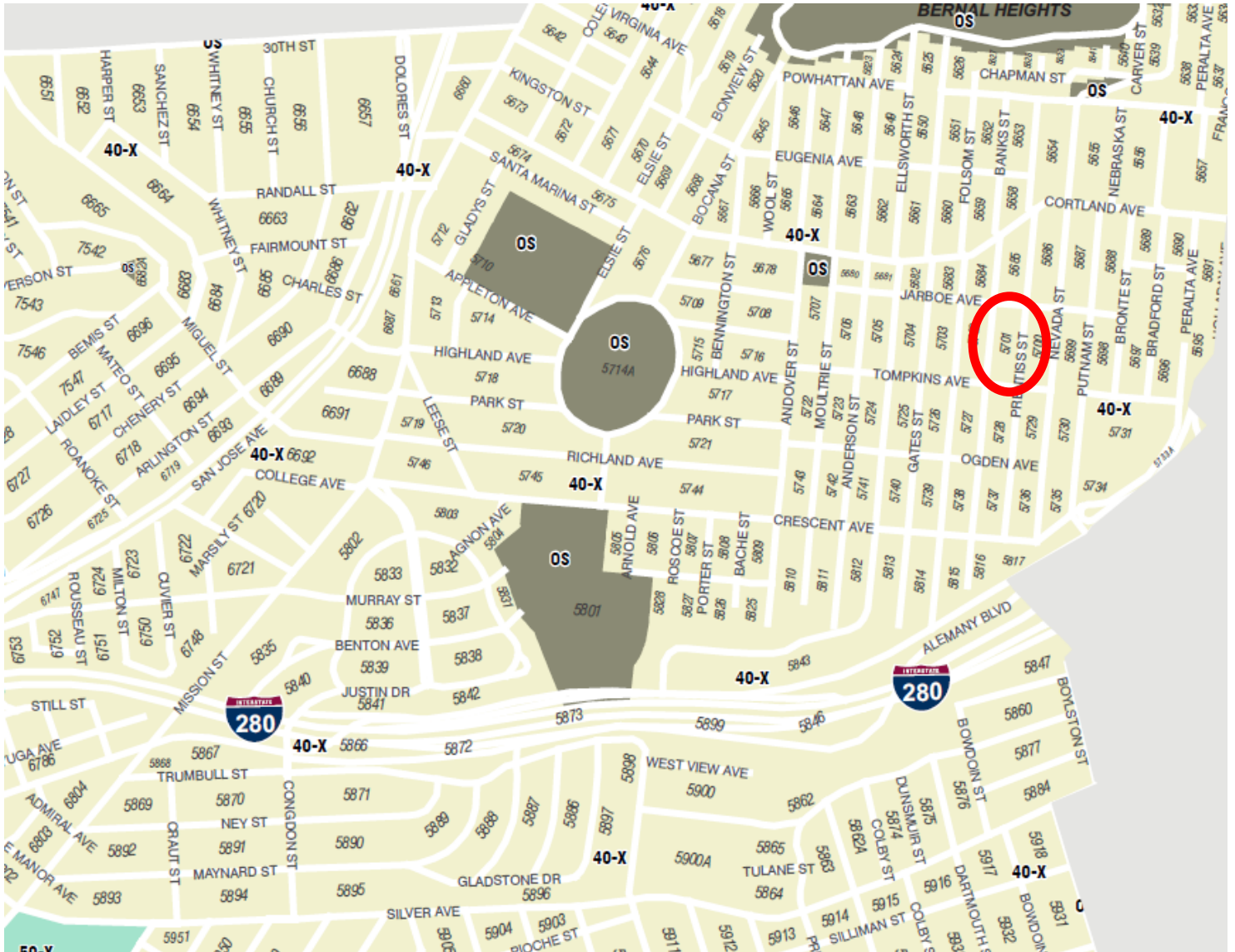
# Zoning Map



Discretionary Review & Variance Hearing  
Case Number 2015-001936DRM-VAR  
462 Prentiss Street

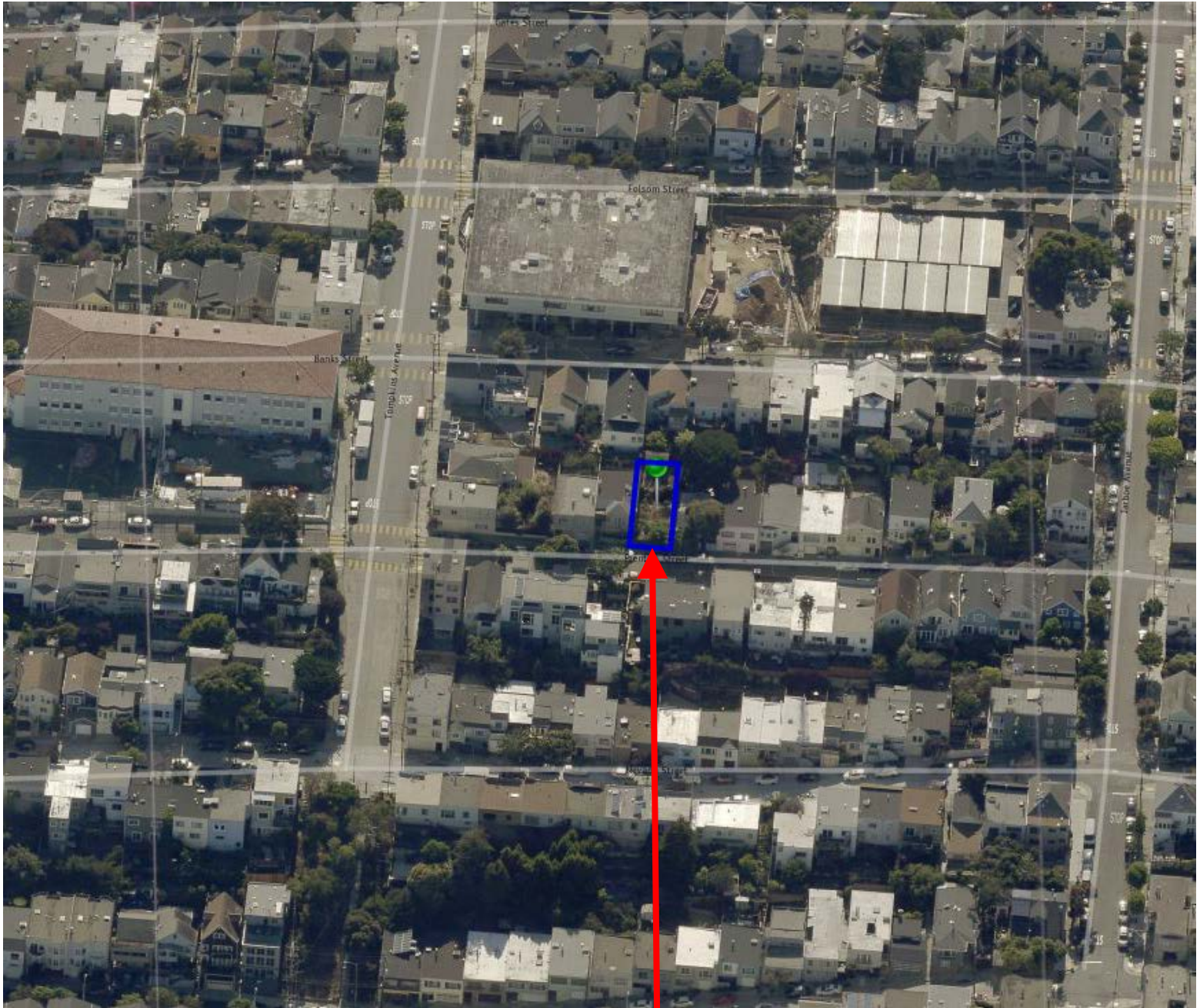


# Height and Bulk Map



Discretionary Review & Variance Hearing  
Case Number 2015-001936DRM-VAR  
462 Prentiss Street

# Aerial Photo



SUBJECT PROPERTY



Discretionary Review & Variance Hearing  
Case Number 2015-001936DRM-VAR  
462 Prentiss Street



# Context Photos

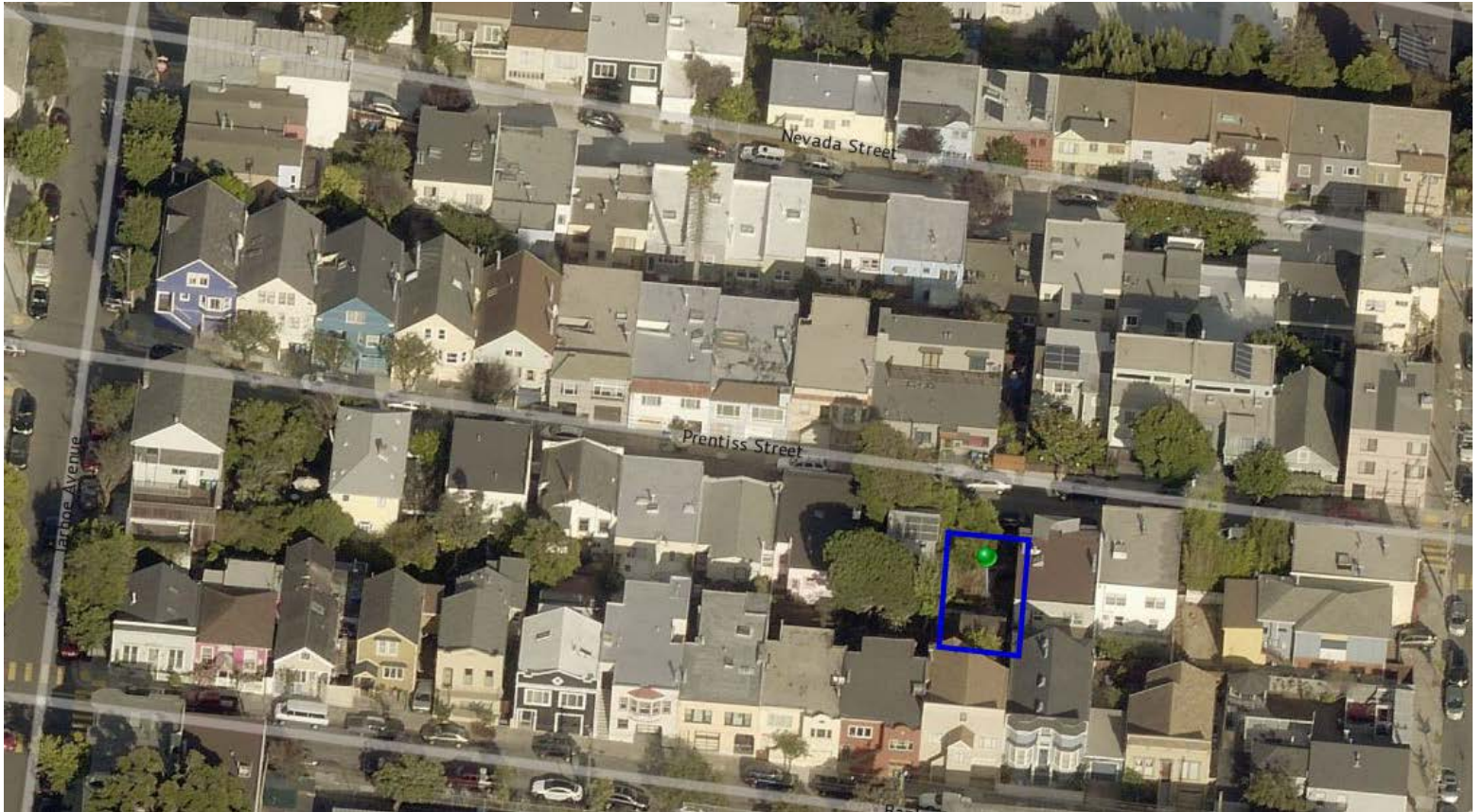
## View from East



Discretionary Review & Variance Hearing  
Case Number 2015-001936DRM-VAR  
462 Prentiss Street

# Context Photos

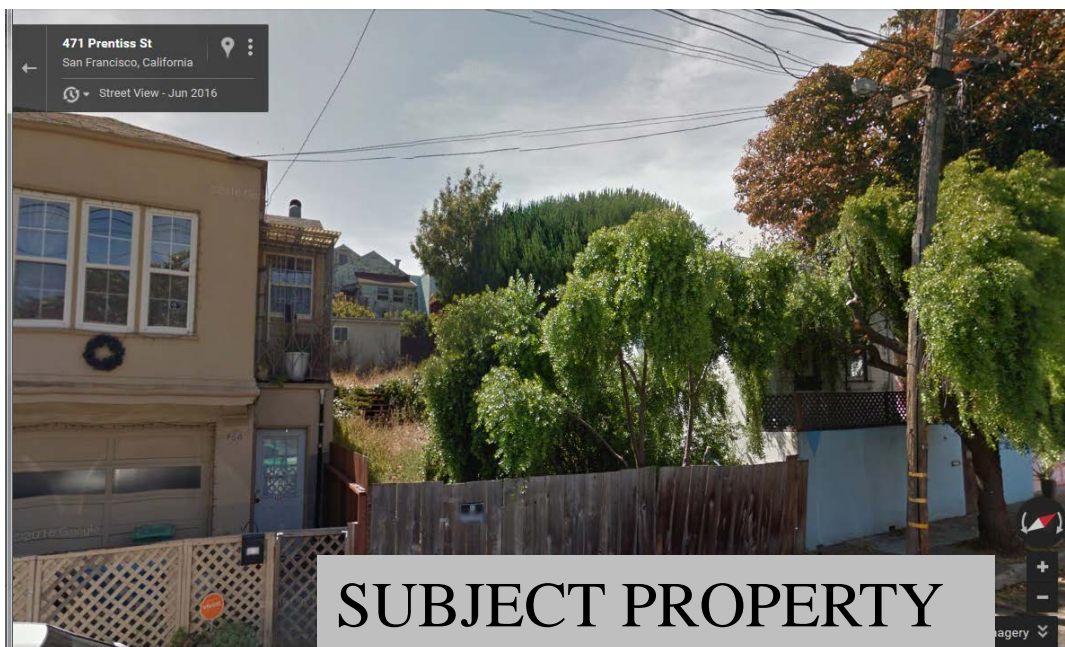
## View from West



Discretionary Review & Variance Hearing  
Case Number 2015-001936DRM-VAR  
462 Prentiss Street



# Street Views



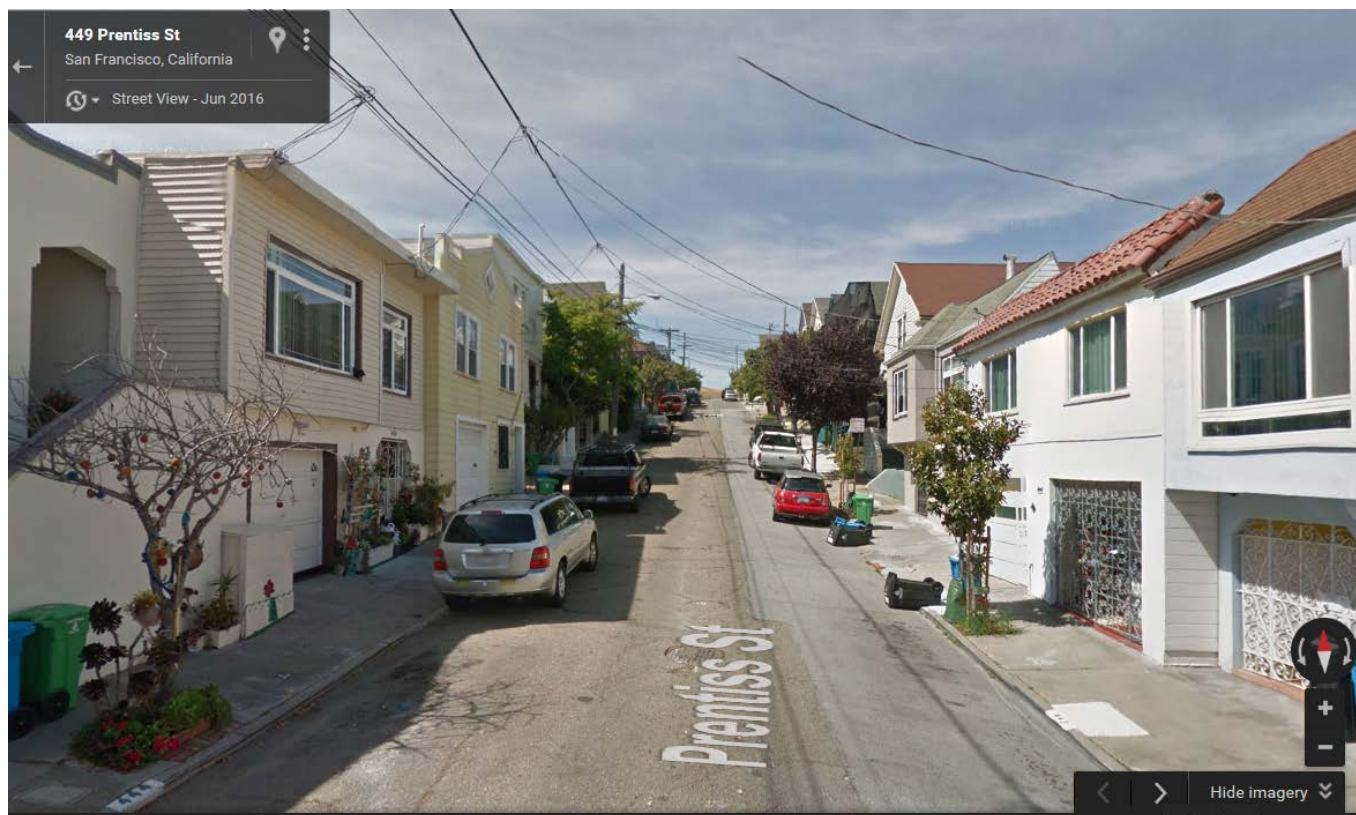


# Street Views





# Street Views





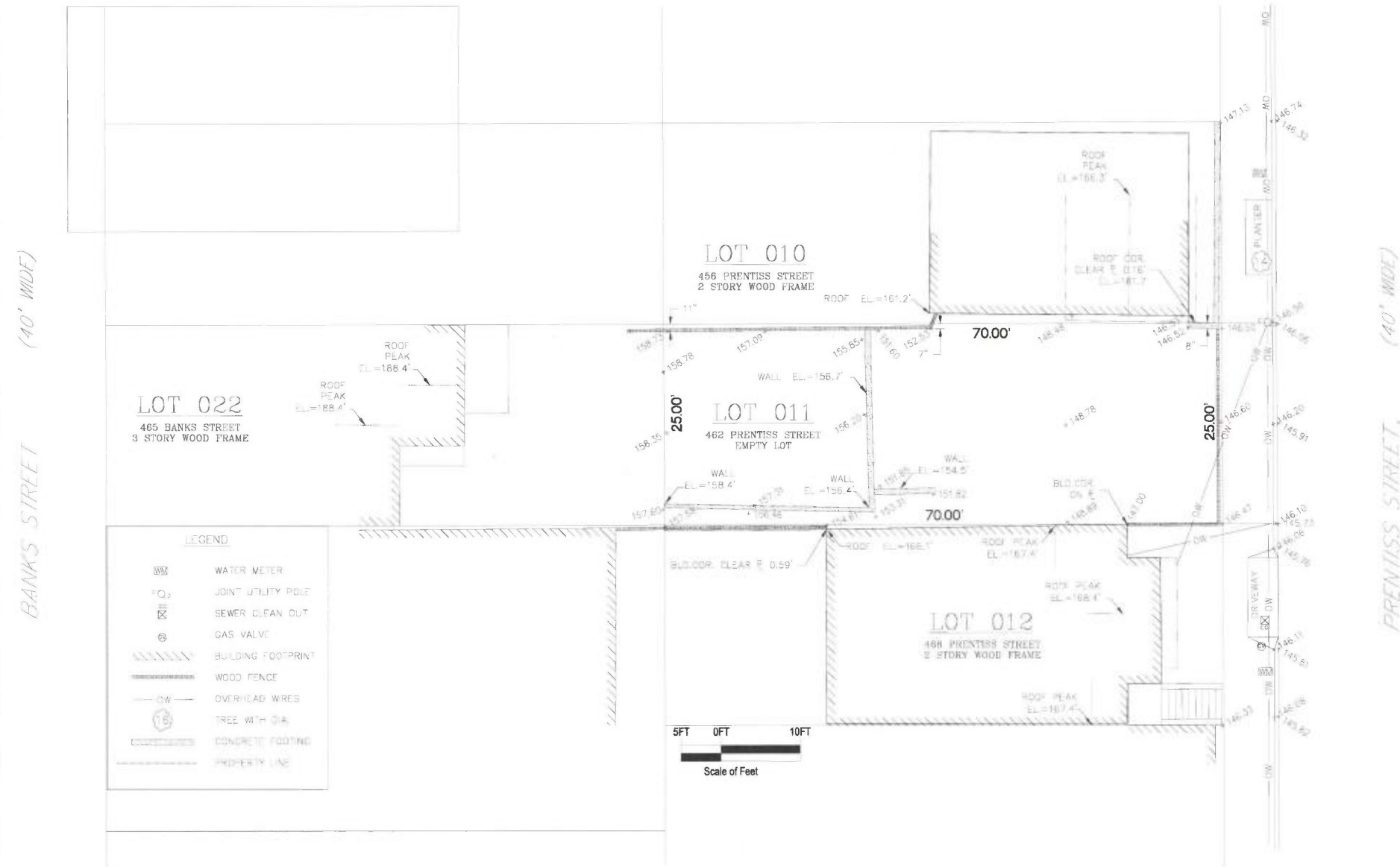
# Street Views



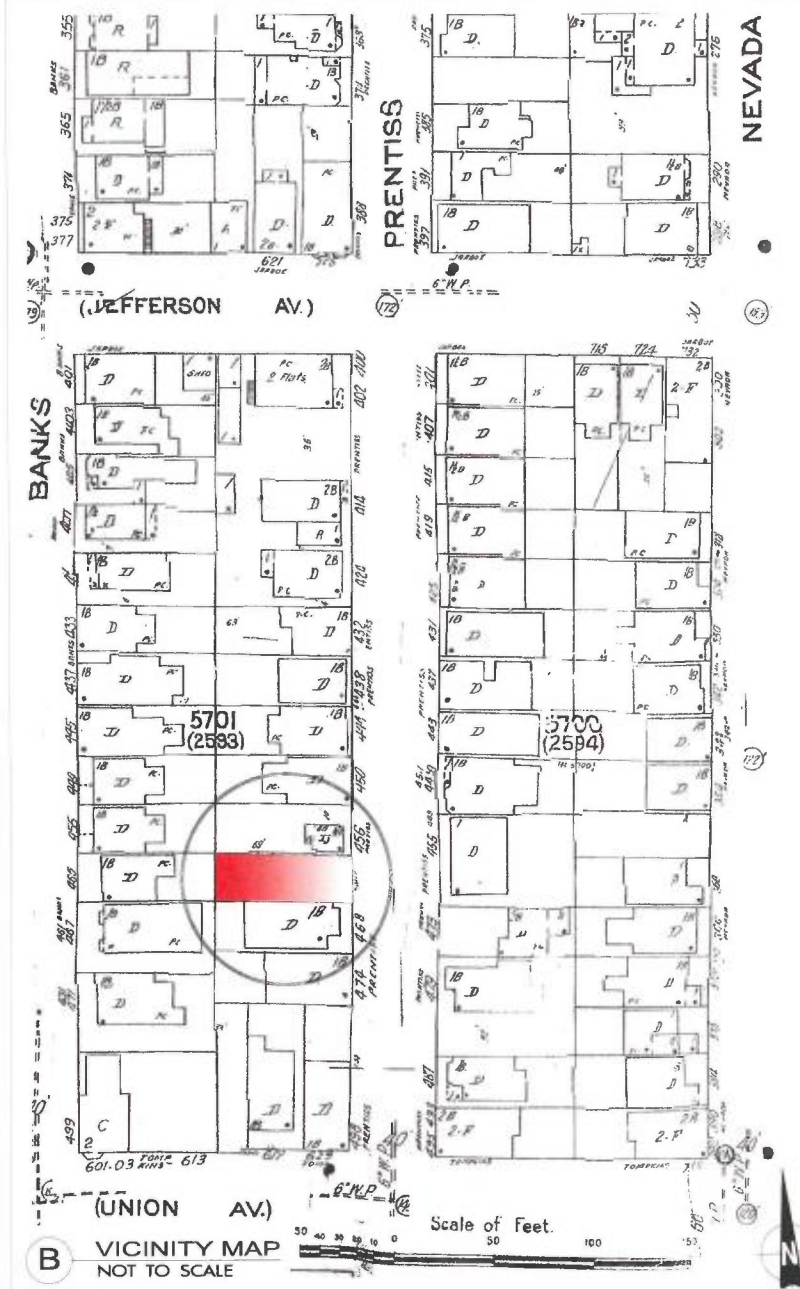
PLANS DATED JANUARY 2016

DEPARTMENT RECOMMENDED VERSION WITH MODIFICATION TO SETBACK 3<sup>RD</sup> FLOOR 15 FEET





**A SITE SURVEY**  
SCALE: 1/8"=1'-0"



**B VICINITY MAP**  
NOT TO SCALE

**PROJECT DATA**

- BLOCK 5701 LOT 011
- ZONING : RH-1 BERNAL HEIGHTS
- LOT AREA: 1,750 sq.ft. (VACANT LOT)
- PROPOSED ONE FAMILY RESIDENCE:
- NUMBER OF STORIES : 2 OVER BASEMENT
- BUILDING GROSS AREA : 2,018 sq.ft. 2
- MAX. ALLOWED GROSS AREA 2,500 sq.ft.
- [1,750x1.8=3,150 PER SF PLANNING CODE SEC.124
- 3,150 - 650=2,500 PER SF PLANNING CODE SEC.242(3)]
- OFF-STREET PARKING: 2 SPACES
- CONSTRUCTIONTYPE : 1 V-B

**SCOPE OF PROJECT**

- SINGLE FAMILY RESIDENCE CONSTRUCTION

**ALL CONSTRUCTION SHALL COMPLY WITH THE**

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA ENERGY CODE
- CITY OF SAN FRANCISCO MUNICIPAL CODE

**DRAWING INDEX**

- 01 - SITE SURVEY, PROJECT DATA, SCOPE OF PROJECT
- 02 - EXISTING AND PROPOSED PLOT PLANS
- 03 - BASEMENT PLAN
- 04 - FIRST FLOOR PLAN
- 05 - SECOND FLOOR PLAN
- 06 - ROOF PLAN
- 07 - NOT USED 1
- 08 - FRONT AND REAR ELEVATIONS AND PERSPECTIVES
- 09 - SIDE ELEVATIONS, FRONT AND REAR PERSPECTIVES
- 10 - BUILDING SECTIONS, TYPICAL WINDOW AND PAVING DETAILS
- 11 - EXISTING AND PROPOSED STREET VIEWS A AND B
- 12 - EXISTING AND PROPOSED STREET VIEW C

SEAL

NAME OF PROJECT :  
**SINGLE FAMILY RESIDENCE  
CONSTRUCTION**  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

SHEET CONTENT :  
SITE SURVEY, PROJECT DATA,  
SCOPE OF PROJECT

DATE : 01/24/2016  
SCALE : AS NOTED  
DRAWN BY : Y. Lubinov

APPROVALS :

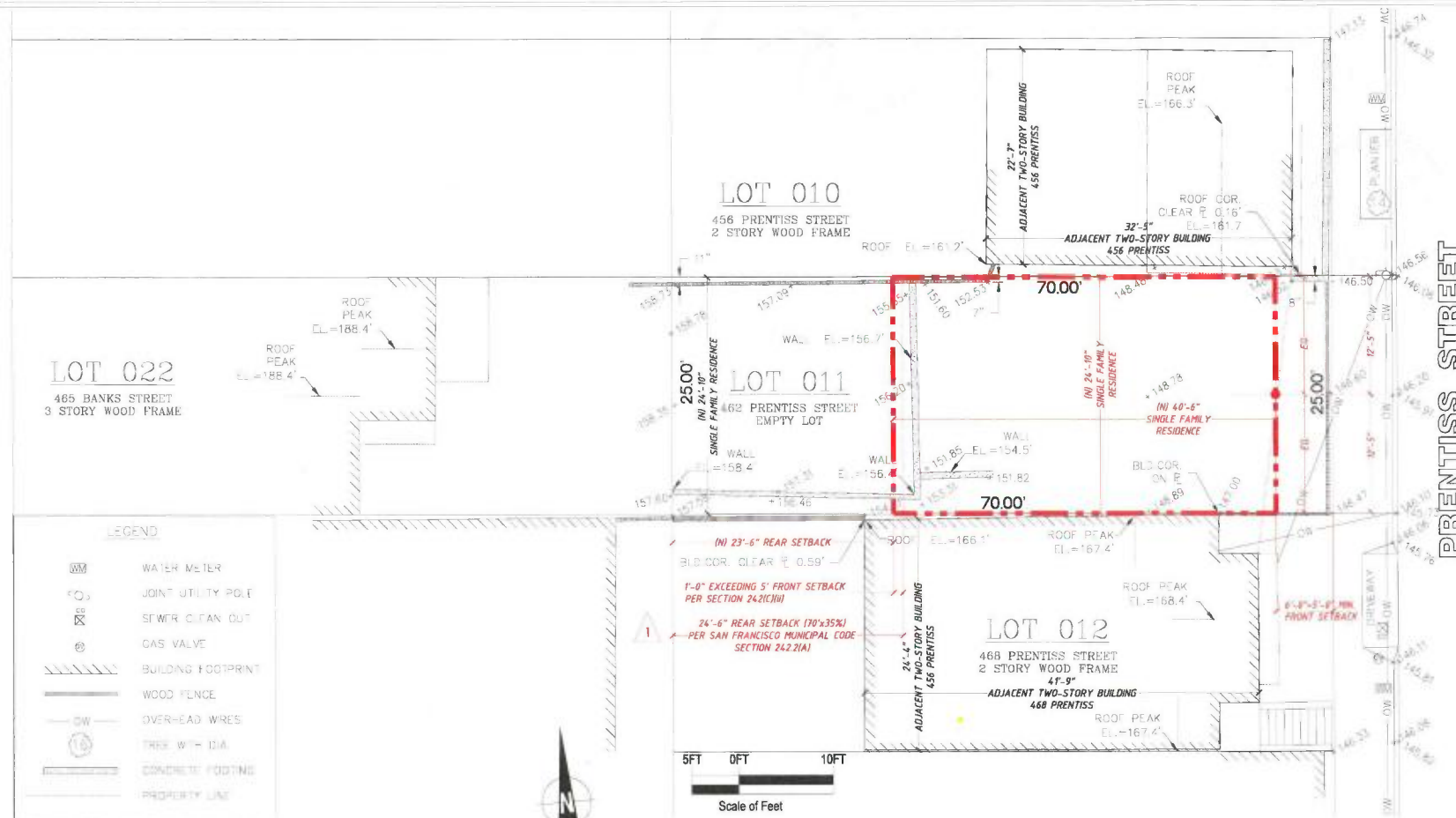
**DNR**  
**Superseded**

SHEET NO. **01**  
OF 13 SHEETS

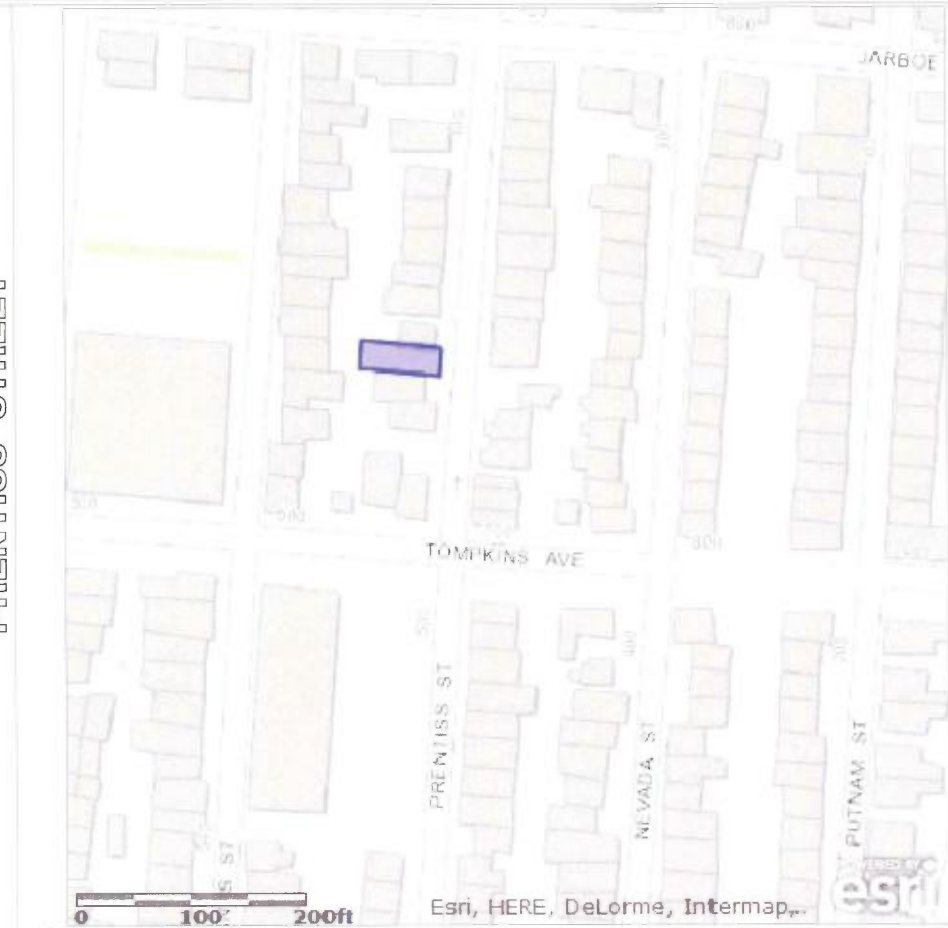
Anna Yuri Lubinov  
355 Serrano Drive, # 11-E  
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CALIFORNIA 94132-2250  
Tel: 415.585.2924 Fax: 415.276.2307  
E-mail: yuri\_lubinov@intexdesign.biz

**INTEX DESIGN**





**A** EXISTING PLOT PLAN  
SCALE: 1/8"=1'-0"



**C** VICINITY MAP  
NOT TO SCALE



**B** PROPOSED PLOT PLAN  
SCALE: 1/8"=1'-0"



- EXISTING LOT AREA 1,750 sq.ft.
- PROPOSED BUILDING GROSS AREA 2,018 sq.ft.
  - BASEMENT GROSS AREA 280 sq.ft.
  - FIRST FLOOR GROSS AREA 982 sq.ft.
  - SECOND FLOOR GROSS AREA 756 sq.ft.
- PROPOSED FLOOR AREA RATIO 2,018 / 1,750 = 1.15
- PROPOSED IMPERVIOUS AREA (PLANTERS AND LANDSCAPING) 335 sq.ft. = 19.1%  
LANDSCAPING NOTES SEE DETAIL 4 / SHEET 10

**INT EX DESIGN**

Anna Yuri BURNOV  
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NAME OF PROJECT: **SINGLE FAMILY RESIDENCE**

CONSTRUCTION: **CONSTRUCTION**

462 PRENTISS STREET, SAN FRANCISCO, CA 94122

DATE: 01/24/2016

SCALE: AS NOTED

DRAWN BY: Y. Burnov

APPROVALS:

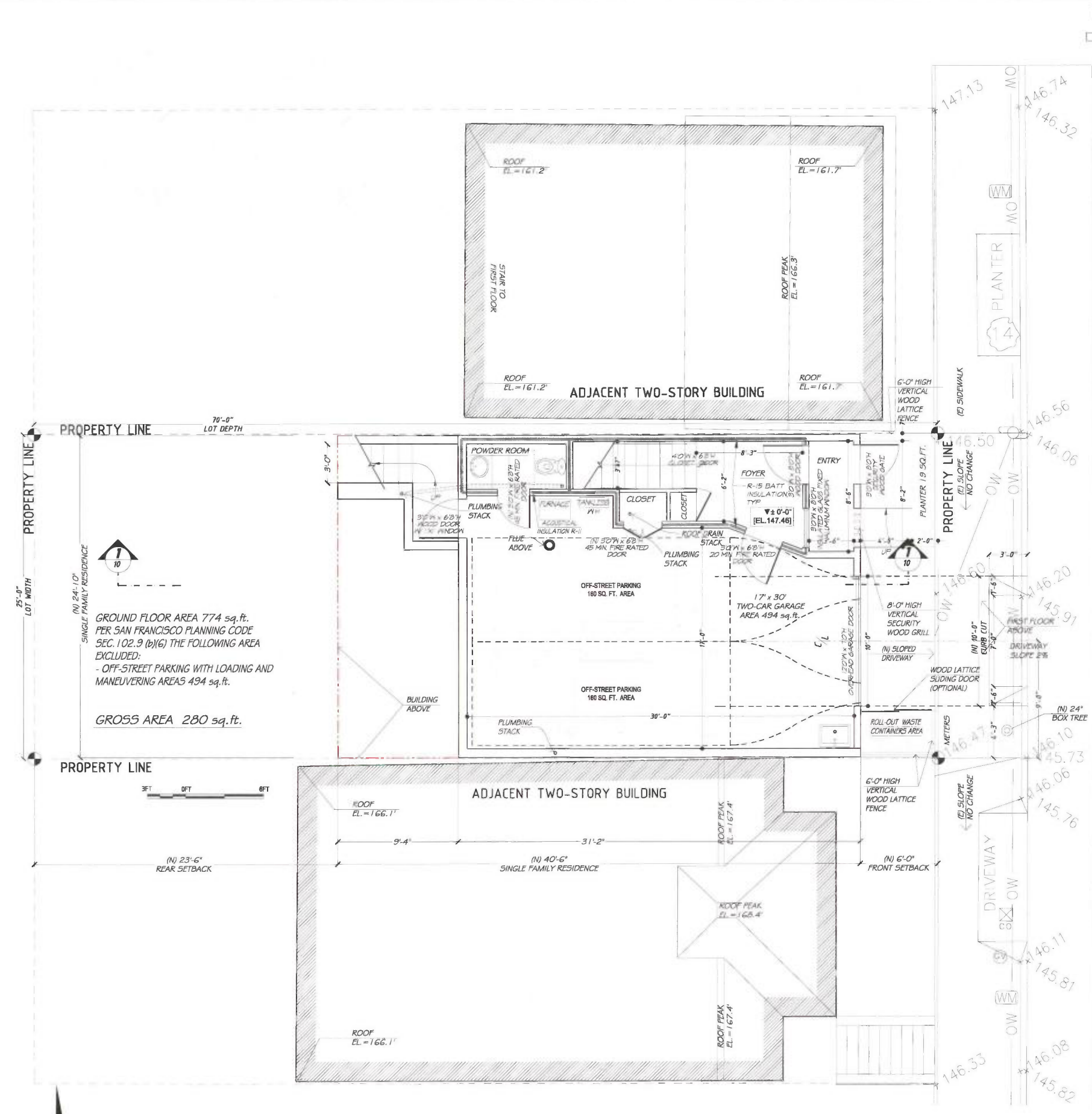
REVISIONS:

NO.	DESCRIPTION	DATE
1	Notice of Planning Department #2	04/30/2016
2	Notice of Planning Department #4	12/01/2015

SHEET NO. **02** OF 13 SHEETS



**A BASEMENT PLAN**  
SCALE: 1/4"=1'-0"



PRENTISS STREET



**B BASEMENT AREA CALCULATION**  
SCALE: 1/8"=1'-0"

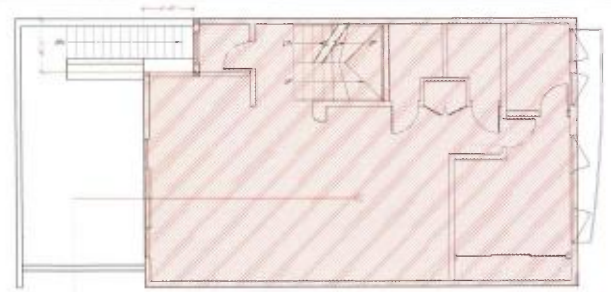
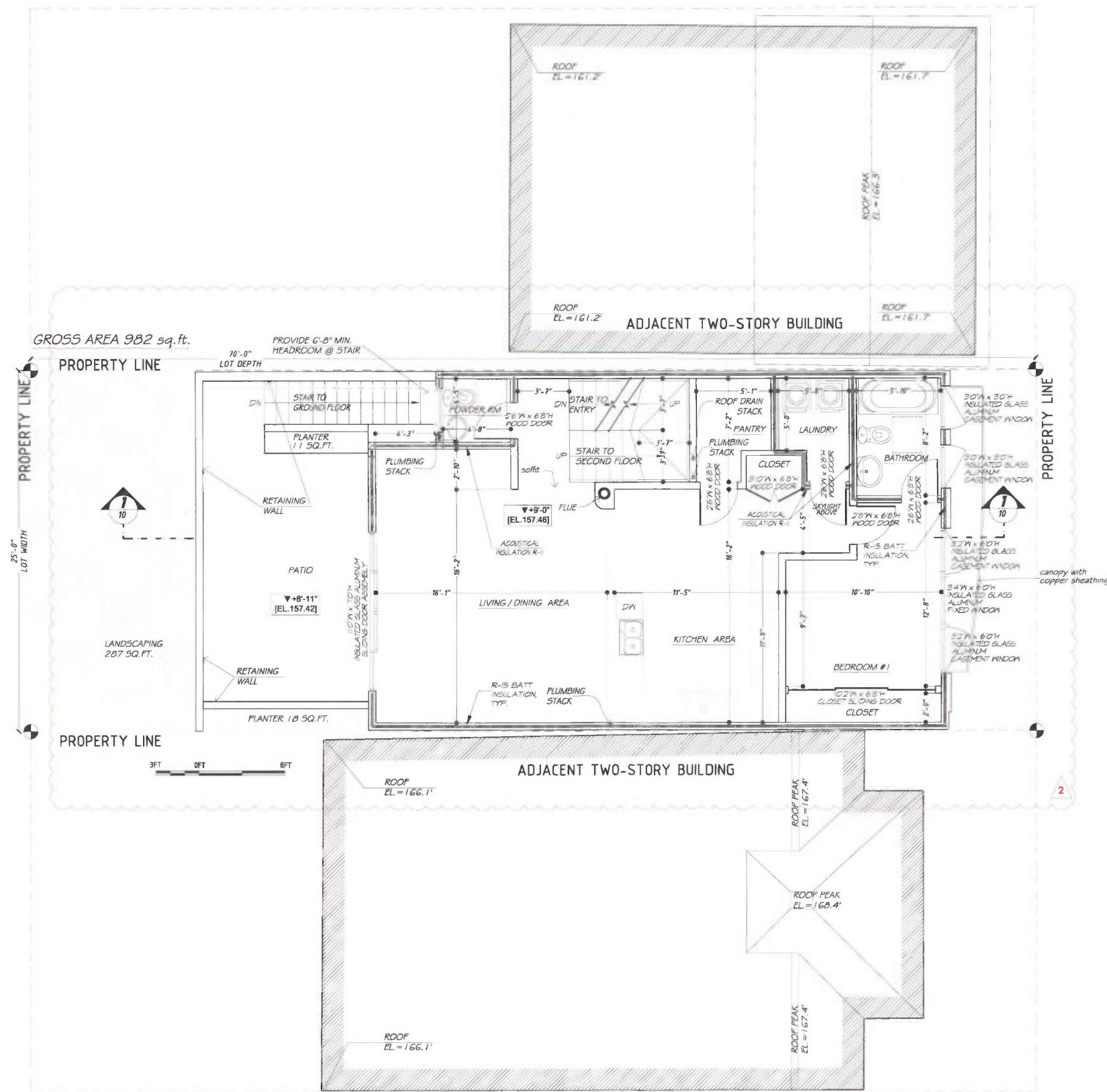
NAME OF PROJECT: <b>SINGLE FAMILY RESIDENCE CONSTRUCTION</b>		SEAL	
482 PRENTISS STREET, SAN FRANCISCO, CA 94121		Parcel: 5701011	
SHEET CONTENT: <b>BASEMENT PLAN</b>		REVISIONS:	
DATE: 01/24/2016		09/30/2015	
SCALE: AS NOTED		12/01/2015	
DRAWN BY: Y. Bubnov		Voice of Planning Department #4	
APPROVALS:		Voice of Planning Department #4	
SHEET NO:		03	

INT EX DESIGN

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E-mail: yuri.bubnov@intexdesign.biz

**A FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**B FIRST FLOOR AREA CALCULATION**  
SCALE: 1/8"=1'-0"

PRENTISS STREET

SEAL

NAME OF PROJECT:  
**SINGLE FAMILY RESIDENCE**  
CONS. FUNCTION:  
482 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PAR. EL. 5701011

SHEET CONTENT:  
**FIRST FLOOR PLAN**

DATE: 01/24/2016  
SCALE: AS NOTED  
DRAWN BY: Y. Bubnov

APPROVALS:

SHEET 1403

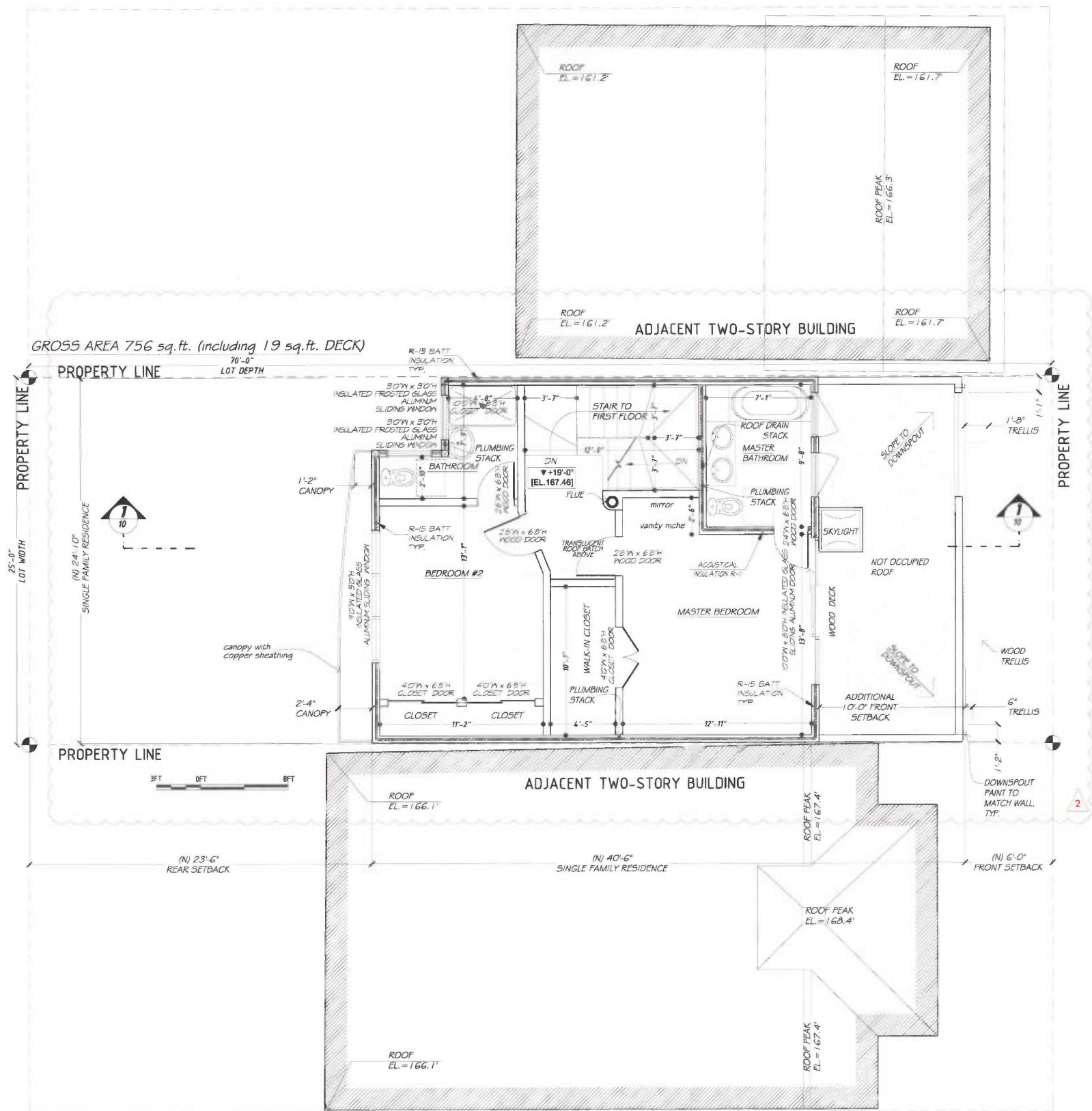
04 OF 12 SHEETS

INTEXDESIGN

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**A SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**B SECOND FLOOR AREA CALCULATION**  
SCALE: 1/8"=1'-0"

PRENTISS STREET

INTEX DESIGN

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SEAL

NAME OF PROJECT :  
SINGLE FAMILY RES  
CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

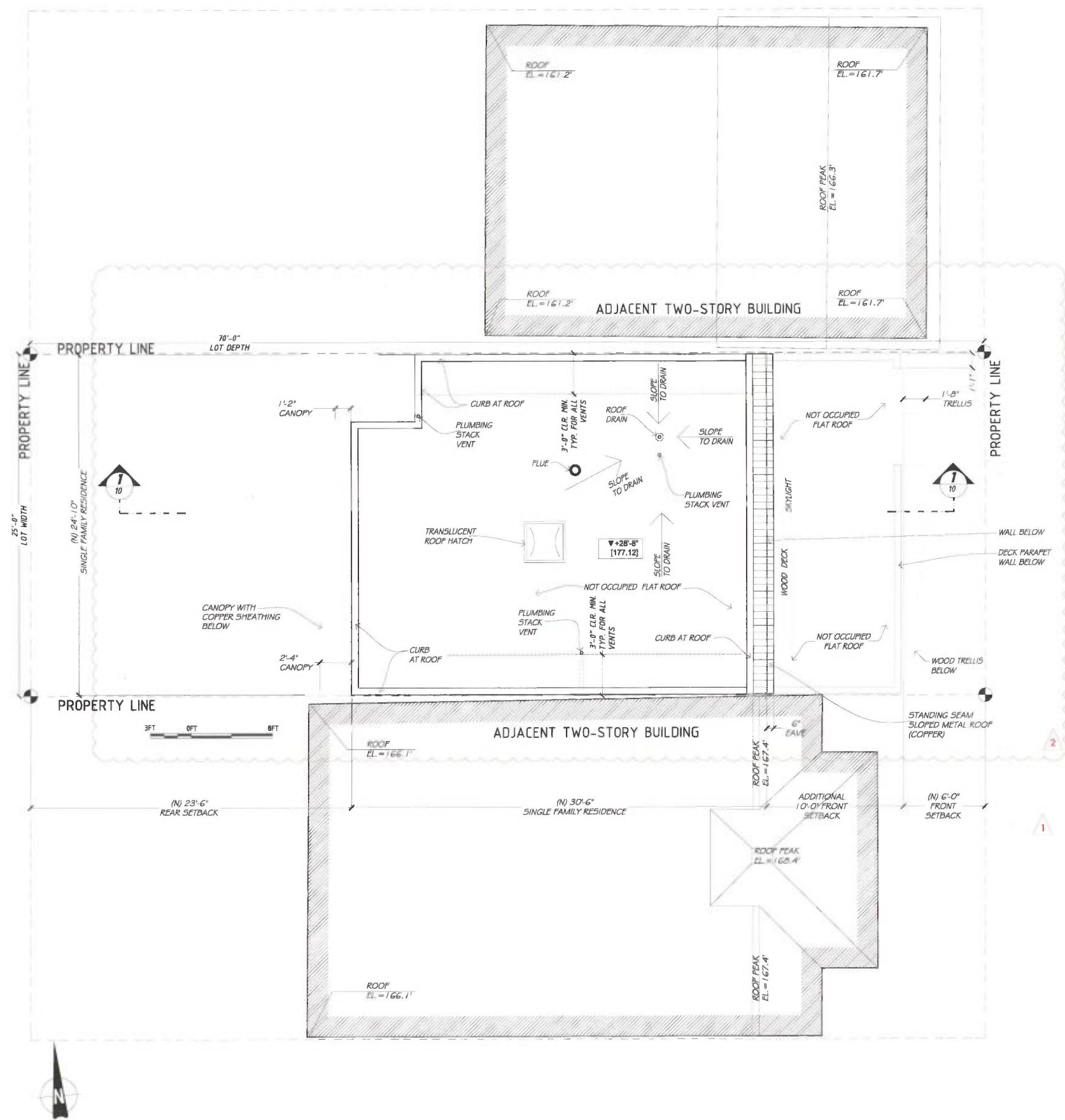
REVISIONS :  
A Notice of Planning Department #1 05/30/2015  
B Notice of Planning Department #2 12/07/2015

SHEET NO. 05 OF 12 SHEETS

SHEET CONTENT :  
SECOND FLOOR PLAN

DATE : 01/24/2016  
SCALE : AS NOTED  
DRAWN BY : Y. Bubnov

APPROVALS :



PRENTISS STREET

SEAL

NAME OF PROJECT: SINGLE FAMILY RESIDENCE  
CONTRACTOR: CONSTRUCTION  
482 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PAJ .EL: 570101

SHEET CONTENT: ROOF PLAN

DATE: 01/24/2016  
SCALE: AS NOTED  
DRAWN BY: Y. Bubnov

APPROVALS:

SHEET NO. 06 OF 12 SHEETS

INTEX DESIGN  
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**C FRONT PERSPECTIVES**  
NOT TO SCALE

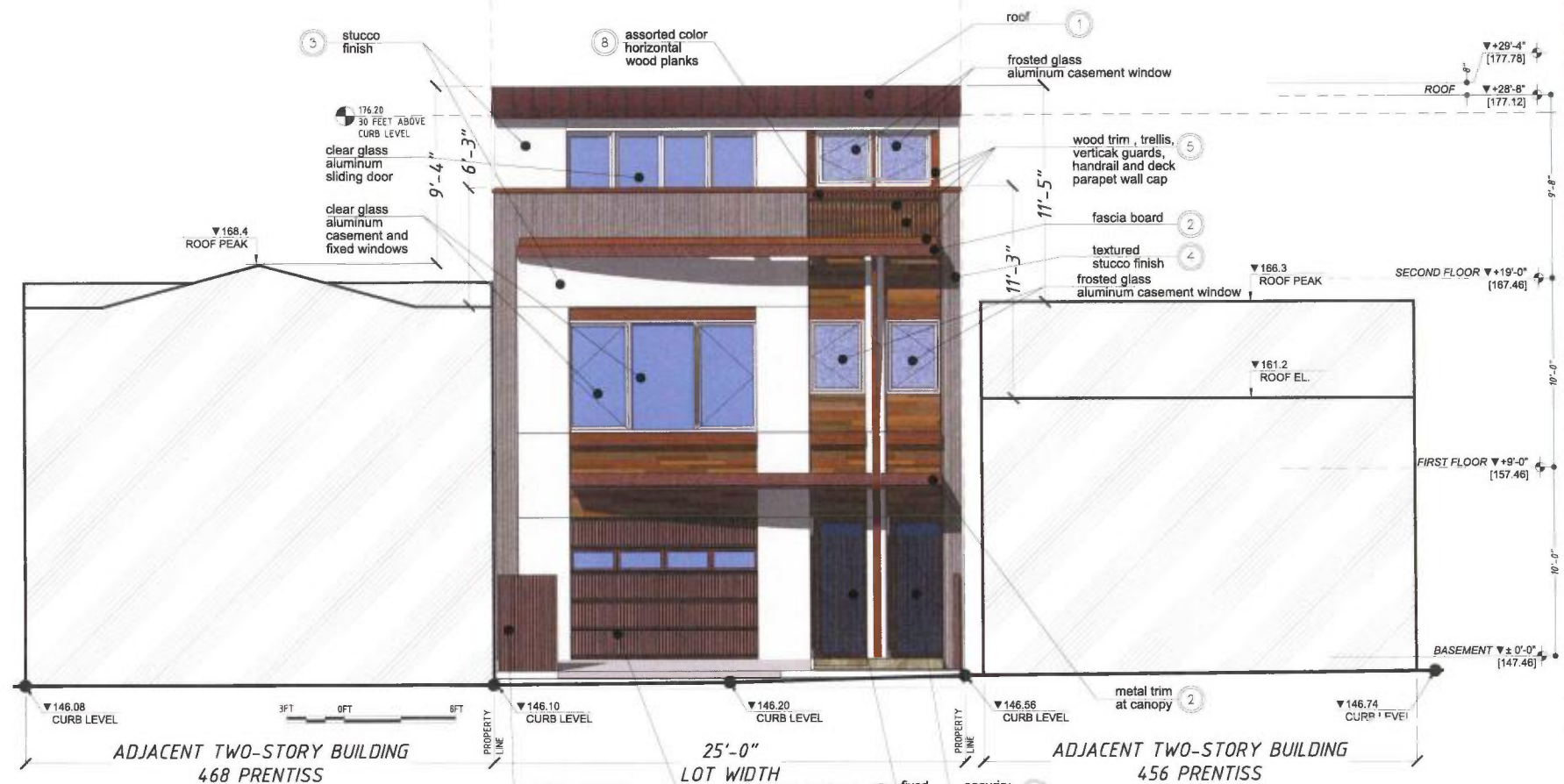


**E REAR PERSPECTIVE**  
NOT TO SCALE

## COLOR AND FINISH SCHEME

1. ROOF AND ROOF PARAPET FLASHING  
STANDING SEAM COPPER SHEATHING  
OR PAINTED METAL SHEATHING  
COLOR  
KELLY MOORE SEATTLE RED LRV6
2. METAL TRIM AT CANOPY  
COPPER SHEATHING  
OR PAINTED METAL FLASHING  
COLOR  
KELLY MOORE SEATTLE RED LRV6
3. CEMENT PLASTER BODY COLOR 1  
KELLY MOORE  
SWISS COFFE LRV 87
4. TEXTURED IN VERTICAL DIRECTION  
CEMENT PLASTER BODY COLOR 2  
KELLY MOORE  
VETRO LRV 13
5. WOOD FASCIA, TRELLIS, HANDRAIL, GUARDS  
KELLY MOORE  
LEAF RUST LRV 12 AC 214-5
6. GUTTERS  
KELLY MOORE  
VETRO LRV 13
7. GARAGE DOOR, SECURITY GRILL, FENCE  
KELLY MOORE  
SEATTLE RED LRV 6
8. ASSORTED COLOR WOOD PLANKS  
STAINED WOOD PLANKS OR  
PORCELAIN TILE WITH WOOD TEXTURE

NOTE  
PAINT COLORS FOR EACH LOCATION SHOWN  
ARE THE SAME THROUGHOUT THE ENTIRE  
ELEVATION.



**A FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



**B** REAR ELEVATION  
SCALE: 1/4"=1'-0"

# INDEX

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**SINGLE F, WILY RESIDENCE**  
**CONS 'P' ICTION**  
482 PRENTISS STREET IN FRANCISCO, CA 94122  
PAF (E) 3701011

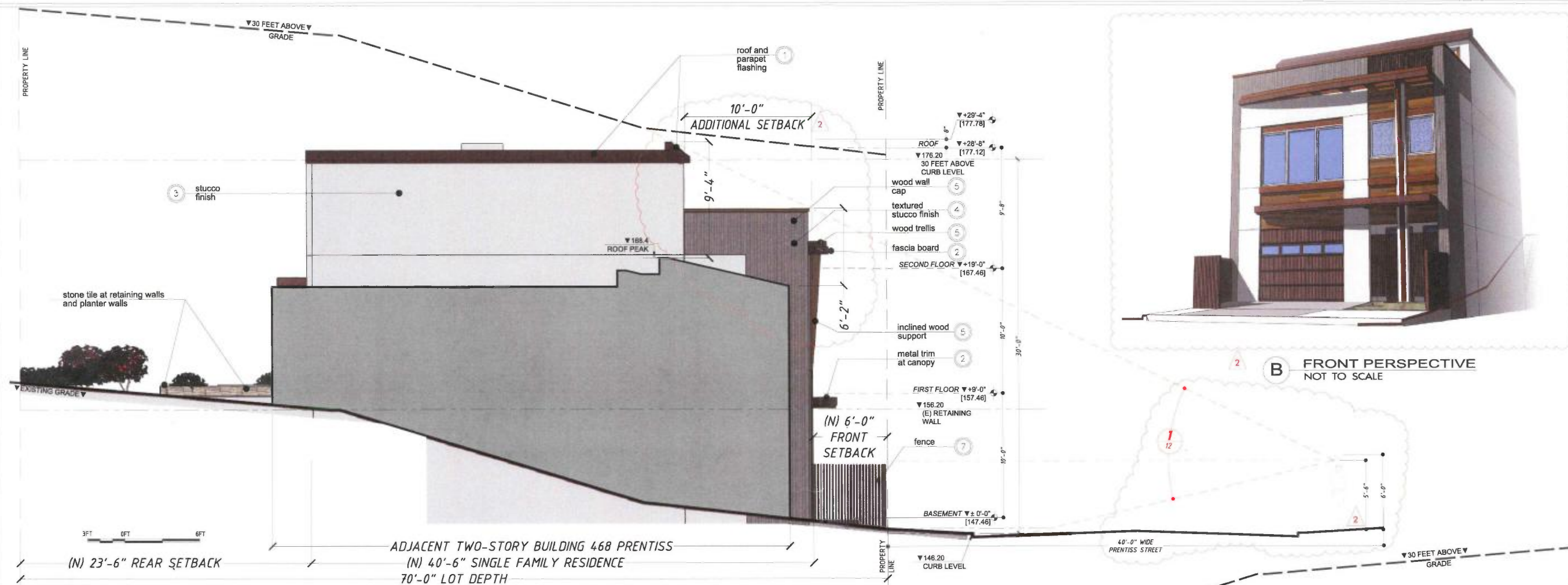
**SHEET CONTENT .**  
**FRONT AND REAR ELEVATIONS,**  
**FRONT AND REAR PERSPECTIVES**

DATE :	01/04/2016
SCALE :	AS NOTED
DRAWN BY :	Y. BUDNOV

APPROVALS:

SHEET NO. 08 OF 12 SHEETS





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SEAL

NAME OF PROJECT: **SINGLE FAMILY RESIDENCE**  
**CONSTRUCTION**  
482 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL: 5701011

SHEET CONTENT: **SIDE ELEVATIONS, FRONT AND REAR PERSPECTIVES**

DATE: 01/24/2016  
SCALE: 1/4"=1'-0"

DRAWN BY: Y. Bubnov

APPROVALS:

SHEET NO: **09** OF 12 SHEETS



The diagram illustrates a cross-section of a concrete curb and drainage system. The curb is shown on the left, with a cut-out for overflow drainage. The layers from top to bottom are:

- TYP. NO. 8 AGGREGATE IN OPENINGS
- CONCRETE PAVERS MIN. 3 1/8 IN. (80 MM) THICK
- CURB/EDGE RESTRAINT WITH CUT-OUTS FOR OVERFLOW DRAINAGE (CURB SHOWN)
- BEDDING COURSE 1 1/2 TO 2 IN. (40 TO 50 MM) THICK (TYP. NO. 8 AGGREGATE)
- 4 IN. (100 MM) THICK NO. 57 STONE OPEN-GRADED BASE
- GEOTEXTILE ON SIDE AND TOP OF SUBBASE
- MIN. 6 IN. (150 MM) THICK NO. 2 STONE SUBBASE
- OPTIONAL GEOTEXTILE ON BOTTOM
- SOIL SUBGRADE

3 PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE

A photograph of a tree with vibrant red and orange autumn foliage, standing in a green field with a small wooden structure in the foreground.

**TREE** *Acer palmatum* 'Sango Kaku'

## NOTES

1. PLANTERS SHOULD BE PROVIDED WITH IRRIGATION SYSTEM WITH AUTOMATIC IRRIGATION CONTROLLERS.
2. LANDSCAPED AREA SHOULD BE PROVIDED WITH DRIP IRRIGATION SYSTEM WITH AUTOMATIC IRRIGATION CONTROLLERS.
3. PROVIDE ELECTRICAL POWER AND WIRING FOR LANDSCAPING LIGHTS IF USED (MODEL AND AMOUNT TBD).
4. PLANTING SPECIES SHALL BE ADDED OR SUBTRACTED TO FULFILL THE DESIGN AND HORTICULAR REQUIREMENTS AS NECESSARY. RECOMMENDED PLANT MATERIAL LOCATIONS TO BE COORDINATED WITH OWNER AND ADJUSTED IN THE FIELD AS NECESSARY. PLANTING SPECIES MAYBE SUBJECT TO CHANGE IN THE FIELD BY LANDSCAPE ARCHITECT.

**1 BUILDING SECTION 1-1**  
SCALE: 1/4"=1'-0"

SEAL

NAME OF PROJECT :  
**SINGLE FAMILY RESIDENCE  
CONSTRUCTION**  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

PARCEL: 5701011

**SHEET CONTENT :**  
**BUILDING SECTION 1-1,**  
**TYPICAL WINDOW AND**  
**PAVING DETAILS,**  
**LANDSCAPING NOTES**

0  
1  
2  
3  
4  
5  
6  
7  
8  
9

DATE :	01/24/2016
SCALE :	AS NOTED
DRAWN BY :	Y. Bubnov

APPROVALS:

SHEET NO. 10 OF 12 SHEETS

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1 EXISTING STREET VIEW A  
NOT TO SCALE



3 EXISTING STREET VIEW B  
NOT TO SCALE



2 PROPOSED STREET VIEW A  
NOT TO SCALE

PROPOSED STREET VIEW B  
NOT TO SCALE 4



EXISTING AERIAL VIEW



PRENTISS STREET

SEAL

NAME OF PROJECT :  
SINGLE FAMILY RESIDENCE  
CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL 5701011

SHEET CONTENT :  
EXISTING AND PROPOSED  
STREET VIEWS A AND B

DATE 01/24/2016  
SCALE :  
DRAWN BY : Y. Rubnov

APPROVALS :





1 PROPOSED STREET VIEW C  
NOT TO SCALE



2 EXISTING STREET VIEW C  
NOT TO SCALE

EXISTING AERIAL VIEW



PRENTISS  
STREET

INTEXDESIGN

Alin Yuri BUBNOV  
355 Serrano Drive, # 11-E  
San Francisco  
CALIFORNIA 94132-2250  
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SEAL

NAME OF PROJECT :  
SINGLE FAMILY RESIDENCE  
CONSTRUCTION  
482 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

SHEET CONTENT :  
EXISTING AND PROPOSED  
STREET VIEW C

DATE : 01/24/2016  
SCALE :  
DRAWN BY : Y. Bubnov

APPROVALS :

REVISIONS :  
1 Notice of Planning Department #2 04/30/2015  
2 Notice of Planning Department #4 12/01/2015

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Alexander Goncharov and Clarissa Nantes

DR APPLICANT'S ADDRESS:

3659 Folsom St.

ZIP CODE:

94110

TELEPHONE:

(415 )215-9106

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

same as above

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

CONTACT FOR DR APPLICATION:

Same as Above ☒

ADDRESS:

ZIP CODE:

TELEPHONE:

( )

E-MAIL ADDRESS:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

462 Prentiss St.

ZIP CODE:

94110

CROSS STREETS:

Jarboe Ave. and Tompkins Ave.

ASSESSORS BLOCK/LOT:

5701 /011

LOT DIMENSIONS:

70' x 25'

LOT AREA (SQ. FT.):

1,750

ZONING DISTRICT:

RH-1 Bernal SUD

HEIGHT/BULK DISTRICT:

40-X

## 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 ☐

Vacant Lot

Present or Previous Use:

Proposed Use: New three-bedroom single family home

Building Permit Application No. 2015.0212.8133

Date Filed: 2/12/2015



#### 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.

We modified our submitted plans per Planning Dept comments to satisfy RDGs, including removal of 4th level, providing side setback to northern neighbor & relocating entry. Our redesign includes 14 of 15 updates that comply exactly as Planning specified but we are requesting a modest accommodation to 1 RDG – to allow for a 10' additional setback at the 3rd level instead of the recommended 15'. With the 10' setback at the 3rd level we have moved 1 of 3 bedrooms down to a lower level, but with 15' we would have to reduce to 2 bdrms total.

# 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.

see attached sheet

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:

n/a

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?

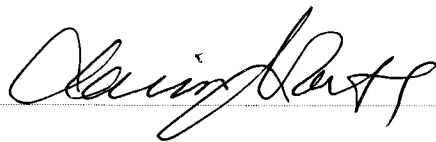
n/a

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

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



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

4/12/16

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

Clarissa Nantes

Owner / Authorized Agent (circle one)

## Discretionary Review Request

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

*This is a staff-initiated Mandatory DR. Property Owners believe that a 10' setback at the 3<sup>rd</sup> level satisfies the Residential Design Guideline's design principle for Building Scale and Form (pgs. 23-25), which is to "Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character." This property is on a narrower than typical street with narrow sidewalks, so an additional setback of 10' at the third level sufficiently minimizes its visibility. The proposed new home will be perceived as a two-story building when viewed from Prentiss Street, with third-story bedroom level set back 10 additional feet. When viewed from the rear yard, the building will also have a two-story aspect because of the higher rear yard elevation due to ground slope. The scale and character of the proposed new home is very much in keeping with, and reflective of overall neighborhood character. Furthermore, on our side of the street and across the street more than one-third of the homes (9 out of 25) have 3 stories above grade – and none of them have an additional setback at the third level.*

*The original design for this home was to have three bedrooms together on one level, with the goal of building a home suitable for family living. In order to comply with RDGs such as a side setback and third-level setback, as well as Bernal Heights SUD requirements including rear yard and parking space requirements, the home was redesigned to move one of the three bedrooms down to the main living level. A 15' setback at the 3<sup>rd</sup> level would prevent us from being able to have 2 modest bedrooms on one level, which is needed for a family to have a children's bedroom close to the master bedroom. A 10' setback at the 3<sup>rd</sup> level would allow this, while still complying with the stated design principle. Please see renderings of the plans and additional photos.*



# 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 type="checkbox"/> n/a - later
Address labels (copy of the above), if applicable	<input type="checkbox"/> n/a - later
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"/> n/a
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: \_\_\_\_\_

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



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
Call or visit the San Francisco Planning Department

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

# APPLICATION FOR Variance from the Planning Code

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Alexander Goncharov and Clarissa Nantes

PROPERTY OWNER'S ADDRESS:

3659 Folsom St., San Francisco, CA 94110

TELEPHONE:

(415 ) 215-9106

EMAIL:

Clarissa@rightbox.com

APPLICANT'S NAME:

Same as Above ☒

APPLICANT'S ADDRESS:

TELEPHONE:

( )

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above ☒

ADDRESS:

TELEPHONE:

( )

EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

462 Prentiss St.

ZIP CODE:

94110

CROSS STREETS:

Jarboe Ave. and Tompkins Ave.

ASSESSORS BLOCK/LOT:

5701/011

LOT DIMENSIONS:

70' x 25'

LOT AREA (SQ FT):

1,750

ZONING DISTRICT:

RH-1 Bernal SUD

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

( Please check all that apply )

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction
- ☐ Alterations
- ☐ Demolition
- ☐ Other Please clarify: \_\_\_\_\_

ADDITIONS TO BUILDING:

- ☐ Rear
- ☐ Front
- ☐ Height
- ☐ Side Yard

PRESENT OR PREVIOUS USE:

Vacant Lot

PROPOSED USE:

New three-bedroom single family home

BUILDING APPLICATION PERMIT NO.:

2015.0212.8133

DATE FILED:

2/12/2015



#### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	N/A	N/A	1	1
Hotel Rooms	N/A	N/A	0	0
Parking Spaces	N/A	N/A	2	2
Loading Spaces	N/A	N/A	0	0
Number of buildings	N/A	N/A	1	1
Height of Building(s)	N/A	N/A	30'	30'
Number of Stories	N/A	N/A	3	3
Bicycle Spaces	N/A	N/A	0	0
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	0	0	2154	2154
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	0	0	540	540
Other(Specify Use)	0	0	0	0
<b>TOTAL GSF</b>	<b>0</b>	<b>0</b>	<b>2694</b>	<b>2694</b>

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.  
( Attach a separate sheet if more space is needed )

A Variance (Section 305) for Rear Yards (Section 134(a)(1)) related to basic rear yard requirements, Front Setback (Section 132(a)(b)) related to basic front setback requirements, and other relevant provisions of Section 242 Bernal Heights SUD related to rear yards, (Section 242(e)(2)(A)(C)(i)(ii)(iv), curb cuts, and garage door width (Section 144(b)(1), Section 242(e)(3)(5)). See detailed "Summary of Specific Variances Requested" attached.

### **Summary of Specific Variances Requested for 462 Prentiss St (5701/011)**

- 1) Permit the construction of a home with a rear yard on this 70-foot deep lot that matches its adjacent southern neighbor's rear yard intrusion of 29% over 80% of the lot width for a height of two stories over grade with the following Variances considered:
  - a. That the rear yard is less than the 35% required under Section 242(e)(2)(A), but is within the 25% per Planning Code Section 134(a)(1);
  - b. That the "offset" requirement of 242(e)(2)(C)(i) be extended to 80% (or 20 feet) instead of the required 50% (or 12.5 feet), with the 20% (or remaining 5 feet) set back an additional 8 feet, for 41% rear yard setback in that area.
- 2) Permit a front setback that matches its adjacent northern neighbor's front setback at 4 feet for a height of two stories over grade with the following Variances considered:
  - a. The front setback is not the average of its two adjacent neighboring properties as stated in Section 132(a), but rather matches one adjacent setback;
  - b. That this building not be subject to the "offset" requirement of Section 132(b), and instead be allowed to match its northern adjacent front setback along the full width of the building.
- 3) That the garage door opening of 12 feet be allowed in order to allow for more efficient parking access as permitted in Section 242(e)(5), although the 10-foot requirement was applied per Section 144(b)(1).
- 4) That the curb cut of 12 feet be allowed (10 feet permitted) in order to allow for improved safety, visibility, and access to parking, per Section 242(e)(5).



## Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. **That there are exceptional or extraordinary circumstances applying to the property involved or the intended use of the property that do not apply generally to other property or uses in the same class of district.**

There are several exceptional and extraordinary circumstances that apply to this property that do not apply generally to other property or uses in the same class of district, as follows:

- a. The Planning Code and zoning standards are generally formulated assuming a 25-foot wide by 100-foot deep standard lot dimension for low-density single-family residential development. Having a 30% shorter lot makes the development of a new three-bedroom single-family home, that is of an appropriate size for family living, challenging, particularly given all of the requirements (parking in particular) and dimensional limitations imposed by Bernal Heights SUD zoning regulations.
  - b. More than one-half of the homes (15 out of 27) on the subject property's block have building configurations, building extensions or rear yard structures that encroach into the required 35% rear yard area. These homes are not subject to the stricter Bernal Heights SUD requirement. The home at 468 Prentiss Street, immediately to the south of the subject property, has a two-story home built directly along its north property line and extends back to a 29% rear yard setback, which meets the 25% minimum rear yard setback line, while a 35% rear yard setback is now required. The subject project requests to match this southern neighbor's rear yard setback along 20' of the subject property's width, and then along with a 5' side setback provided to 456 Prentiss, immediately to the north of the subject property, extend that 5' back further to 8', or a 41% rear yard setback.
  - c. Almost half of the homes on the subject property's block (13 out of 27) have a front setback of 0' to 4' from the property line. The subject property is between a home with an 8' front setback and one with 4' setback. However, on either side of those homes are homes with a 1' front setback. The subject property is designed to meet the Residential Design Guideline for an additional setback at the third level. The 9 three-story homes on this street do not meet this guideline for an additional setback at their third-level. The Variance to reduce the required setback from 6' to match the subject property's immediate neighbor to the north at 456 Prentiss Street for a 4' front setback would, along with the rear yard variance, provide the ability to comply with the Residential Design Guideline, while also providing a home with a configuration suitable for family living.
  - d. Of a total of 25 homes surveyed on the subject property's street on either side of Prentiss, 12% had no on-site parking, 76% had one on-site space (based on garage door less than 9' wide), and 12% had two on-site spaces. The subject project has been designed to comply with Bernal Heights SUD parking standards for two spaces side-by-side with respect to parking area requirements. Maneuvering and access to these spaces would be enhanced with a garage door opening variance increase of two feet, from the 10-foot standard to a 12-foot wide garage door, and a variance increase from the 10-foot standard curb cut to 12 feet. A 12-foot wide garage door is allowed under the Bernal Heights SUD.
  - e. This block of Prentiss Street is narrower than typical streets, and has therefore been made into a one-way street. The narrower street and sidewalks impacts maneuverability and access into any garage on the street. More than one-half of the homes (12 of 22) on either side of Prentiss Street that have garages, have a curb cut that is greater than 10 feet wide; with almost one-half (10 of 22) with curb cuts 12 feet or wider. The Variance increase of two feet for garage door and curb cut will improve access and full-use of the required two-car garage and will provide safer visibility for the driver and pedestrians.
2. **That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.**

Due to the relatively shorter than standard lot depth, relative building configurations on directly adjoining lots, particularly at the rear and front, and equity with respect to standards reflected in the development of other adjacent and surrounding homes, all combine to create circumstances such that the application of specific provisions of the Planning Code would result in practical difficulties or unnecessary hardship not created or attributable to the applicant or the owner of the property.

- a. Having a 30% shorter lot than is standard for RH-1 zoning makes the development of a new three-bedroom single-family home, that is of an appropriate size and configuration for family living, challenging, particularly given all of the requirements and dimensional limitations imposed by Bernal Heights SUD zoning regulations and Residential Design Guidelines. Modest relief from the literal application of these provisions will allow the development of a home that will meet minimal living standards for a young family with children.
- b. The home at 468 Prentiss Street, immediately to the south of the subject property, has a two-story home built directly along its north property line and extends back to correspond with the 25% minimum rear yard set-back line, while a 35% rear yard setback is now required. The subject project will comply with the provisions of the Bernal Heights SUD that allow matching intrusions, requesting that the matching portion be increased to 80% of lot width, but providing a deeper rear yard setback of 41% as part of the side setback to the north.  
More than one-half of the homes (15 out of 27) on this block have building configurations, building extensions or rear yard structures that encroach into the required 35% rear yard area.
- c. The subject property has been designed to comply with a Residential Design Guideline to set the third level further back while several other homes on the block and across the street that have three stories are not further set back, while at the same time trying to provide a three-bedroom home suitable for family living, and comply with Bernal SUD parking requirements. In order to achieve this design challenge, the front setback to match the northern neighbor's front setback is needed, along with the rear yard variance.
- d. Of a total of 25 homes surveyed on the subject property's street on either side of Prentiss, 12% had no on-site parking, 76% had one on-site space (based on garage door less than 9' wide), and 12% had two on-site spaces. The subject project has been designed to comply with Bernal Heights SUD parking standards for two spaces with respect to parking area requirements. Maneuvering and access to these spaces would be enhanced with a garage door opening variance increase of two feet, from the 10-foot standard to a 12-foot wide garage door, and a variance increase from the 10-foot standard curb cut to 12 feet.

Consequently, the literal enforcement of relevant provisions of the Planning Code would result in practical difficulty and unnecessary hardship, due to circumstances not created by or attributable to the applicant or the owner of this property. Remedies and design configurations exist that will generally meet the goals and intentions of the Bernal Heights SUD, without adversely impacting immediate neighbors or neighborhood character. Specifically, without adjustment of the rear yard and front configuration through this variance would result in difficulty and associated unnecessary hardship in meeting the literal requirements of the Planning Code.

**3. That the variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.**

Property owners on this block that have existing homes are not functionally burdened with a 35% rear yard requirement because they are legally non-complying structures. 56% of the homes on this block encroach into or otherwise do not comply with the 35% rear yard open space standard of the Bernal Heights SUD.

Many homes in the vicinity of the proposed project have three stories without a third-level setback. Specifically, the home at 493 Prentiss, across the street and 5 doors down from the subject property, is comparable in size and almost identical in profile to the proposed project, but without the third-level front setback. The proposed new home will be perceived as a two-story building when viewed from Prentiss Street, with a front setback third-story bedroom level. When viewed from the rear yard, the building will



also have a two-story aspect because of the higher rear yard elevation due to ground slope. The scale and character of the proposed new home is very much in keeping with, and reflective of overall neighborhood character.

Property owners in this neighborhood that have existing homes are not burdened by the 10-foot curb cut requirement in the Bernal Heights SUD, a requirement that, if applied in this case, would not provide any additional parking spaces, and also does not provide the needed turn-in clearance area for the subject property owners to maneuver and access both of their on-site parking spaces. However, other neighboring property owners that have off-street parking have a curb-cut-to- garage-door width proportion that is similar to the subject property's.

Allowing modest exceptions to certain Planning Code provisions as requested by this Variance Application will allow for the development of a modest three-bedroom single family home that can meet the space needs for a young growing family. Consequently the current owners, who plan to have children, will be able to enjoy their home in a manner similar to other homes in this district. Absent granting of this variance, current owners may have to abandon this project and seek and find a larger home, at greater expense which may entail their leaving San Francisco.

**4. That the granting of such a variance will not be materially detrimental to the public welfare or materially injurious to the property or improvement in the vicinity.**

The granting of the variances requested will not be materially detrimental to the public welfare, and in fact will promote public welfare and add to the city's needed housing supply by adding a home appropriate for a small family to this single family residential neighborhood.

The granting of the variances requested will not be materially injurious to the property or improvement in the vicinity. The property directly to the north of the subject property will benefit by assuring the long term configuration and continued preservation and maintenance of the rear yard open space, ensuring light, air and landscaped open space. The property directly to the south will not be affected at all since this property already has the requested rear yard setback along the full width of its property.

The properties directly east of the subject property fronting on Banks Street are sufficiently downhill and removed from the project so as not to be affected. In addition, the proposed third level bedroom has been moved substantially to the west so as not to be readily visible from downhill locations. Also, the roofline is slanted back, to further minimize its visibility.

Rear yards... (Section 134) "are intended to assure the protection and continuation of established mid-block, landscaped open spaces, and maintenance of a scale of development appropriate to each district, consistent with the location of adjacent buildings." An examination of building coverage, building location, and rear yard open space patterns on this block shows that 56% of the properties on this block encroach to some degree into the 35% rear yard set-back area.

However with the granting of the Variance as requested, the proposed new home will not disrupt or otherwise interfere with the integrity and definition of the established mid-block, landscaped open space for the subject block, and will be in scale with development in this district. Only 22 square feet in area at the two levels above grade will encroach into the required 35% rear yard setback area, but will be provided back in depth as part of the extended side setback to the north.

Although the requested curb cut is wider than stipulated under the Bernal Heights SUD, it does not impact the number of street parking spaces. According to SFMTA Traffic Engineering, a usable parking space is 18 to 20 feet long. There is currently approximately 53 feet between the curb cut at 468 Prentiss (subject property's southern neighbor) and the next northern curb cut. The requested 12-foot curb cut will be off-set towards the southern neighbor so that the additional two feet requested does not impact the 38

feet remaining for street parking that the 10-foot curb cut would provide, therefore, two ample parking spaces remain. If the Variance requested is not granted, the additional two feet would not provide another parking space. Thus, literal enforcement of the Planning Code would not provide any actual gain in street parking spaces to the neighborhood.

In light of the existing conditions, and the sensitive design and relative small scale of the proposed new home, the variance proposed will not be materially injurious to the property or improvement in the vicinity.

5. **That the granting of such a variance will be in harmony with the general purpose and intent of this Planning Code and will not adversely affect the General Plan.**

The granting of the variance requested will be in harmony with the general purpose and intent of the Planning Code and will not adversely affect the General Plan in that the variance will make possible the construction of a modest new three-bedroom single family home, with a three-story front elevation with two bedrooms set-back at the third level, that will be minimally visible across neighbor's setbacks. Only approximately 22 square feet on each level above grade will encroach into the 35% rear yard setback area, beyond the 50% matching, however, a corresponding amount will be given back as part of the extended side setback to the north. Access to the required off-street parking spaces will be greatly enhanced with the additional two feet to the garage entry and curb cut entry, which are consistent with many of the existing homes.

These modest exceptions to the provisions of the Planning Code will render this new home more habitable for a family with children. Encouraging families with children to stay in San Francisco and accommodating the housing needs of families with children is a significant General Plan objective. Consequently this project will promote the Priority Policies of the General Plan and Planning Code (Section 101.1) as described in this variance application.

Indicate by application number any application for Building Permit or Business License that have been filed in connection with the proposed use of this property:

Building Permit Number – **2015.0212.8133.**

No Business License applications have been filed at this time in connection with the proposed use of this property.

## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

This Priority Policy does not apply to this project. This project will not affect neighborhood-serving retail. The project is the proposed construction of a new single-family home located in a residential zoning district.

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

Existing housing and neighborhood character will be conserved and protected and cultural and economic diversity will be preserved. This project will create a new single family home for a young family that may have children in the near future. The architectural design, scale and character of this new building has been designed to respect and be compatible with existing residential development. Consequently neighborhood character will be maintained.

**3. That the City's supply of affordable housing be preserved and enhanced;**

This Priority Policy does not apply directly to this project. This project proposes the construction of a modest three bedroom single-family home and will provide the space needs for current owners. Construction of this home will result in an additional residential unit where one does not now exist. To the extent current owners are satisfied with their home, and do not enter the housing market as buyers of a new home, they serve to expand housing supply and reduce overall demand for housing in San Francisco, and associated pressure on housing costs. Also, by being owner/developers of their new home, rather than buying an existing home, housing becomes more affordable for the subject family.

**4. That Commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;**

This Priority Policy does not apply to this project. This project will not affect commuter traffic or MUNI transit service. The project is a modest three bedroom single-family home that will provide two on-site parking spaces.

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

This Priority Policy does not apply to this project. This project will not affect industrial or service sector uses or related employment opportunities, nor does the project include commercial office development. Ownership of industrial or service sector businesses will not be affected by this project. The project is a modest new single-family home.

**6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;**

This project is a modest three bedroom single-family home. This new home and associated construction work will be designed and built to the most current applicable seismic standards, and consequently serve to more effectively protect against injury and loss of life in an earthquake.

**7. That landmarks and historic buildings be preserved;**

This project does not directly affect any landmarks or historic buildings. The project entails the construction of a modest three bedroom single-family home built within a 30-foot height limit. Consequently this project will not affect the scale and character of the existing older homes in this neighborhood.

**8. That our parks and open spaces and their access to sunlight and vistas be protected from development;**

This Priority Policy does not apply to this project. The project is a modest three bedroom single-family home built within a 30-foot height limit. The project is remotely located from parks and open spaces. Consequently this project has no impact on parks and open spaces and their access to sunlight and vistas.


## Estimated Construction Costs

TYPE OF APPLICATION: VarianceOCCUPANCY CLASSIFICATION: Residential (R-1)BUILDING TYPE: Type Five - Wood FrameTOTAL GROSS SQUARE FEET OF CONSTRUCTION: 2,694 sq. ft.ESTIMATED CONSTRUCTION COST: \$500,000ESTIMATE PREPARED BY: Alexander Goncharov, Owner/BuilderFEE ESTABLISHED: \$4,196.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Date: 4/12/16

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

Clarissa Nantes  
☒ Owner ☐ Authorized Agent (circle one)





# Application Submittal Checklist

Applications listed below 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 and a department staff person.**

APPLICATION MATERIALS	CHECKLIST	
Application, with all blanks completed	<input checked="" type="checkbox"/>	
300-foot radius map, if applicable	<input type="checkbox"/> n/a-later	
Address labels (original), if applicable	<input type="checkbox"/> n/a-later	
Address labels (copy of the above), if applicable	<input type="checkbox"/> n/a-later	
Site Plan	<input checked="" type="checkbox"/>	
Floor Plan	<input checked="" type="checkbox"/>	
Elevations	<input checked="" type="checkbox"/>	
Section 303 Requirements	<input type="checkbox"/>	
Prop. M Findings	<input checked="" type="checkbox"/>	
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>	
Check payable to Planning Dept.	<input checked="" type="checkbox"/>	
Original Application signed by owner or agent	<input checked="" type="checkbox"/>	
Letter of authorization for agent	<input type="checkbox"/> n/a	
Other: Section Plan, Detail drawings (ie. windows, door entries, trim). Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>	

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

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

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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











Dear Neighbor,

Just a note from your to-be neighbors, Alex and Clarissa. We bought the vacant lot at 462 Prentiss Street two years ago now, and we are hoping to build a single-family home there. We've met a number of the neighbors early on in our planning, and it seems like a great neighborhood. We are looking forward to joining your community.

We submitted our plans to the City in early 2015 and have been stuck in Planning. We think we are getting closer, and would like to share our plans with you and get your feedback. We have also submitted a variance application – the hearing date is still not confirmed, but we are hoping that it will happen this year. In any case, you will be officially notified about it by the SF Planning Department. We are coming around to the neighborhood to share our plans, answer your questions, and ask for your support. In case we didn't catch you, I've enclosed some renderings of the house that we plan to build and an FAQ sheet that answers the main questions that we've been getting. If you have any others, please give us a call or email and we'd be happy to answer them as best we can.

It is very important to us that we have the support of the neighborhood for this project. If you would be willing to write a letter of support to the planning department on our behalf, we would really appreciate it. Alternatively, we have a letter prepared that you can add your signature to. If our variances are granted, then we may have our site permit by the end of the year or early 2017, and we would then be able to start on the detailed construction documents needed to build the house. Once those are submitted to the SF Building Department for their review, we'll have a better idea of when the actual construction will begin.

We realize everyone is busy and may not be around or have the time to talk with us about the project when we come by, but we would like to keep the lines of communication open. Please feel free to call or send an e-mail or letter if you want us to go over anything or if you have a question or concern. Or even if you just want to say hello!

Regards,

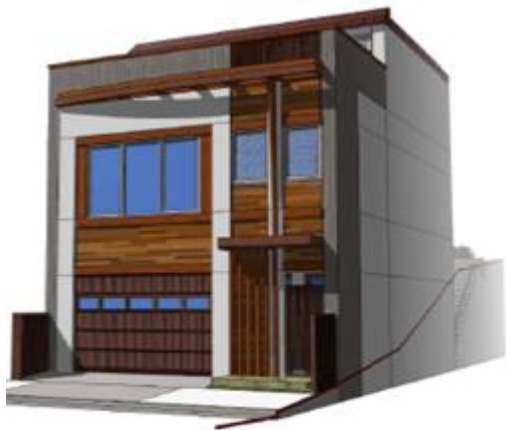
*Alex & Clarissa*

Alexander Goncharov & Clarissa Nantes  
3659 Folsom St., SF, CA 94110  
(415) 215-9106  
clarissa@rightbox.com

Renderings of Proposed Single-Family Home at 462 Prentiss St.



① PROPOSED STREET VIEW C  
NOT TO SCALE



② FRONT PERSPECTIVE  
NOT TO SCALE



③ REAR PERSPECTIVE  
NOT TO SCALE

## FAQs for 462 Prentiss St. Project

<b>What are you planning to do with the existing structure at 462 Prentiss St.?</b>	We are planning to build a 3-bedroom single-family home with two stories over a garage, for a total of 3 stories. Since it is on a grade, from the rear, it will look like a 2 story home. See renderings attached.
<b>When are you going to start building?</b>	We still need to get site and building permits from the City, so at this point it looks like we will begin building some time in 2017.
<b>What is the status of your permits?</b>	We submitted plans to the Planning Department over a year ago for our site permit. We have been going back and forth with them and made many modifications to our original design to ensure compliance with planning codes and residential design guidelines. We have made all changes to their satisfaction except for one: A residential design guideline that we were hoping to get some compromise from the recommendation. The guideline is to set the third level back from the front of the building in order to minimize its visibility, and the recommendation is to set it back 15 feet. This third level is where we originally placed 3 bedrooms together. They indicated that they would consider less than 15 feet, so we redesigned with a 10-foot setback at the third story and are able to place only 2 bedrooms at that level, and we moved 1 bedroom down to the level with the kitchen/living room. The Planning staff decided that our design should be reviewed by the Planning Commission to approve this interpretation of the design guideline.
<b>Why are you applying for variances?</b>	<p>Applying San Francisco codes to Bernal Heights' shorter lots and narrower streets and sidewalks, along with Bernal Heights Special Use District (BHSUD) codes for required parking on top of that, make it challenging to design a modern home that is family friendly. The variances we are seeking are not unreasonable and would allow us more flexibility. These are the variances:</p> <ol style="list-style-type: none"> <li>1) We are requesting a <u>12-foot wide garage door</u> to allow for easier maneuvering, which is a variance to City code that limits the garage entry to 10-feet wide. It should be noted that BHSUD code allows for/limits the garage opening to 12-feet, and also requires us to include a 2-car side-by-side garage (which is not required in other parts of the City). Many of the 2-car garage openings in the surrounding blocks are 14 feet or wider.</li> <li>2) We are asking for a <u>12-foot wide curb cut</u>, which is a variance to BHUSD code that limits the curb cut to 10 feet wide. A 12-foot curb cut would improve maneuverability of 2 cars into the garage. Our design places the curb cut to be off-set to the garage so that the additional 2 feet will be towards our immediate southern neighbor's curb cut so that two street parking spaces north of our curb cut will</li> </ol>

	<p>be unaffected.</p> <p>3) In addition, we saw a potential alternative to our submitted plans that would allow us to better comply with the residential design guideline to setback the third-level 15 feet, and that is to ask for variances to the front and rear yard setback requirements.</p> <ol style="list-style-type: none"> <li>We are asking for a variance to the <u>front yard setback to match our northern neighbor's</u> at 4 feet from the property line. The front setback is typically determined by averaging the setbacks of the neighboring homes on either side of us, which would require 6 feet. Many homes on our block have a front setback of 1 to 4 feet.</li> <li>In the back, we are asking for a variance to the <u>rear yard setback to match our southern neighbor's</u>, which would give us another 3 feet. This setback would put us at a 29% rear yard setback, whereas current code requires 35%. A 35% rear yard setback is more easily attainable with the longer lots found in SF, but is more difficult in Bernal Heights' 70-foot deep lots, which may be why more than half of the homes on our block also have less than the 35% requirement.</li> </ol>
<b>What about height? Are you asking for a height variance?</b>	No, we are <u>not</u> asking for a height variance. The height of the house is within SF and Bernal requirements, which limits the height to 30 feet above grade.
<b>Are you planning to live in the house?</b>	Yes, we definitely do plan to live in this house once it's built! We are looking forward to moving into this part of the neighborhood and joining the community.
<b>Is the city going to notify me for anything about your project?</b>	Yes. You will be officially notified by mail by the SF Planning or Building Department once they have reviewed our plans and applications for variances and building permits. We will also post a notification on the site at that time. However, we hope to find out about any concerns or issues you may have before then, directly from you. We want to be good neighbors and will work with you to resolve issues as soon as possible so that the City does not need to get involved to have them addressed. The City encourages neighbor-to-neighbor discussion and issue resolution. Of course, if you would like to provide the City with positive comments in support of our project, we would greatly appreciate it!
<b>How can we contact you if we have questions or issues about your project?</b>	<p>Alexander Goncharov &amp; Clarissa Nantes</p> <p>3659 Folsom St., SF, CA 94110</p> <p>Clarissa's cell: 415-215-9106</p> <p>E-mail: clarissa@rightbox.com</p>

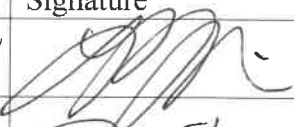

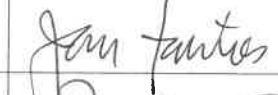
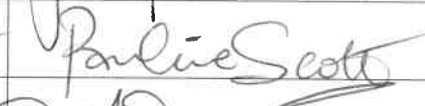


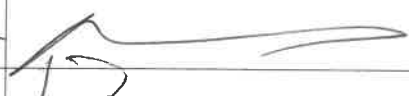
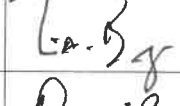
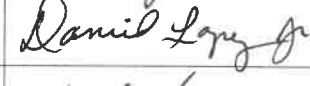
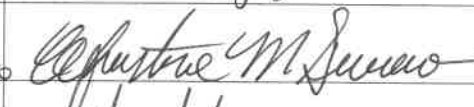


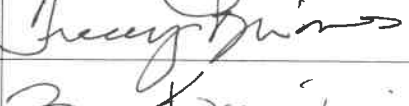



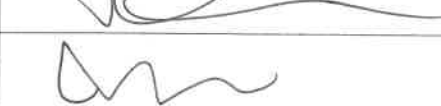
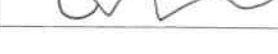
Thank you for your time!



NEIGHBORS IN SUPPORT OF PROJECT AT 462 PRENTISS ST.  
(BLOCK 5701/LOT 11)

To the San Francisco Planning Department:

We have reviewed the plans and renderings for the 3-story single family home proposed at 462 Prentiss Street by owners Clarissa Nantes and Alexander Goncharov, and have no issues with the design or variances requested.

Address	Name	Signature	Date
425 PRENTISS ST	LACRAFRANKLIN		10/8/16
443 Prentiss St.	AKIICO Chae		10/8/16
471 BANKS ST	JAN SANTOS		10/8/16
401 Prentiss	Pauline Scott		10/16/16
437 PRENTISS	BRETT DANIEL		10/16/16
450 Prentiss	STEVE KASNER		10/16/16
473 Prentiss	MICHAEL ANDERSON		10/16/16
419 PRENTISS	ERIC BLESSING		10/23/2016
449 PRENTISS	DANIEL LOPEZ JR		10/23/2016
493 Prentiss	CHRISTINE M. GUNAWAN		10/23/16
629 TOMPKINS	ANTHONY CAWSON		10/23/16
617 Tompkins	Jeremy Nichols		10/23/18
88 28 <sup>th</sup>	TRACEY BRIONES		10/23/16
617 Tompkins	Barbara Kapicki		10/23/16
88 28 <sup>th</sup>	DANTE BRIONES		10/23/16
403 Banks	ALFREDO Rodriguez		10/30/16
433 Bank	TITO WILSON		10/20/16
455 Banks	J. Thomassian		10/30/16

## 2



no issues with the design or variances requested.

[illegible]

PLANS DATED NOVEMBER 2016

PROJECT SPONSOR SUBMITTAL WITH REQUIRED VARIANCES:

- FRONT SETBACK
- REAR YARD
- PERMITTED OBSTRUCTIONS
- GARAGE DOOR WIDTH
- MASS REDUCTION



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **February 12, 2015**, the Applicant named below filed Building Permit Application No. **201502128133** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>462 Prentiss Street</b>	Applicant:	<b>Clarissa Nantes</b>
Cross Street(s):	<b>Tompkins Avenue</b>	Address:	<b>3659 Folsom Street</b>
Block/Lot No.:	<b>5701/011</b>	City, State:	<b>San Francisco, CA 94110</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 215-9106</b>
		Email:	<b>Clarissa@rightbox.com</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 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	Currently Vacant Lot	Single Family Dwelling Unit
Front Setback	6 feet required	4 feet 3 inches
Side Setbacks	None required	5 feet notched at the back along north property line
Building Depth	39.5 feet permitted	45.5 feet
Rear Yard	24.5 feet required	20 feet
Building Height	None	30 feet from curb and existing grade (upsloping lot)
Number of Stories	None	3 stories
Number of Dwelling Units	None	1
Number of Parking Spaces	None	2
PROJECT DESCRIPTION		
The proposal is to construct a new single family dwelling unit on a vacant lot. The proposal does not meet the Residential Design Guidelines and is subject to a Staff Initiated Discretionary Review (Case No. 2015-001936DRM) hearing scheduled on February 16, 2017. Furthermore, the project as proposed does not comply with Planning Code requirements for front setback (Sec. 132), rear yard (Sec. 134), permitted obstructions (Sec. 136), garage door width (Sec. 144), and mass reduction (Sec. 242) and is requesting variances be granted by the Zoning Administrator (Case No. 2015-001936VAR). The variances will be heard at the scheduled hearing date above.		
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: Kimberly Durandet  
Telephone: (415) 575-6816  
E-mail: kimberly.durandet@sfgov.org

Notice Date: **12/19/16**  
Expiration Date: **1/18/17**



# GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

**Incomplete applications will not be accepted.**

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

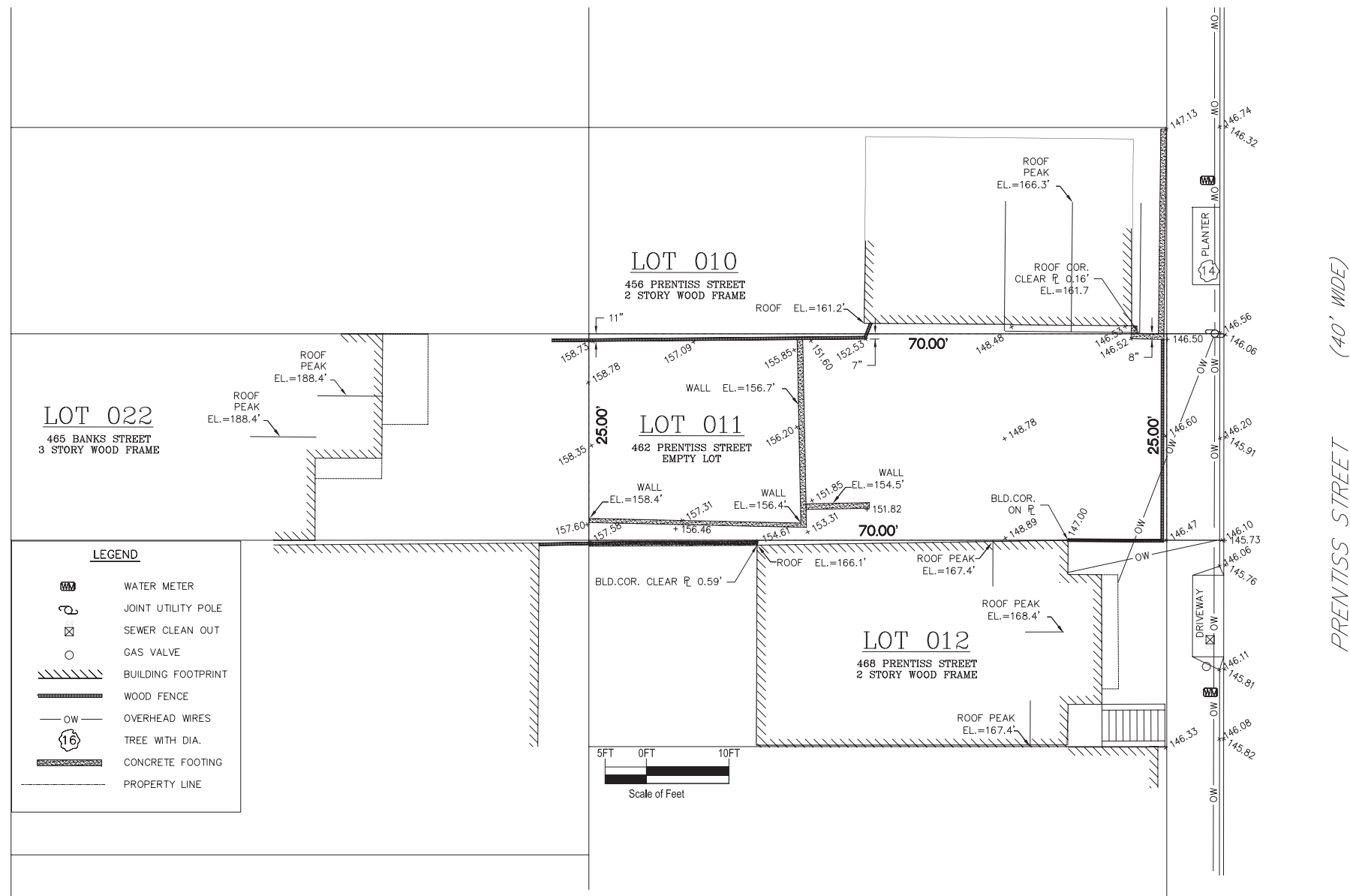
## BOARD OF APPEALS

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

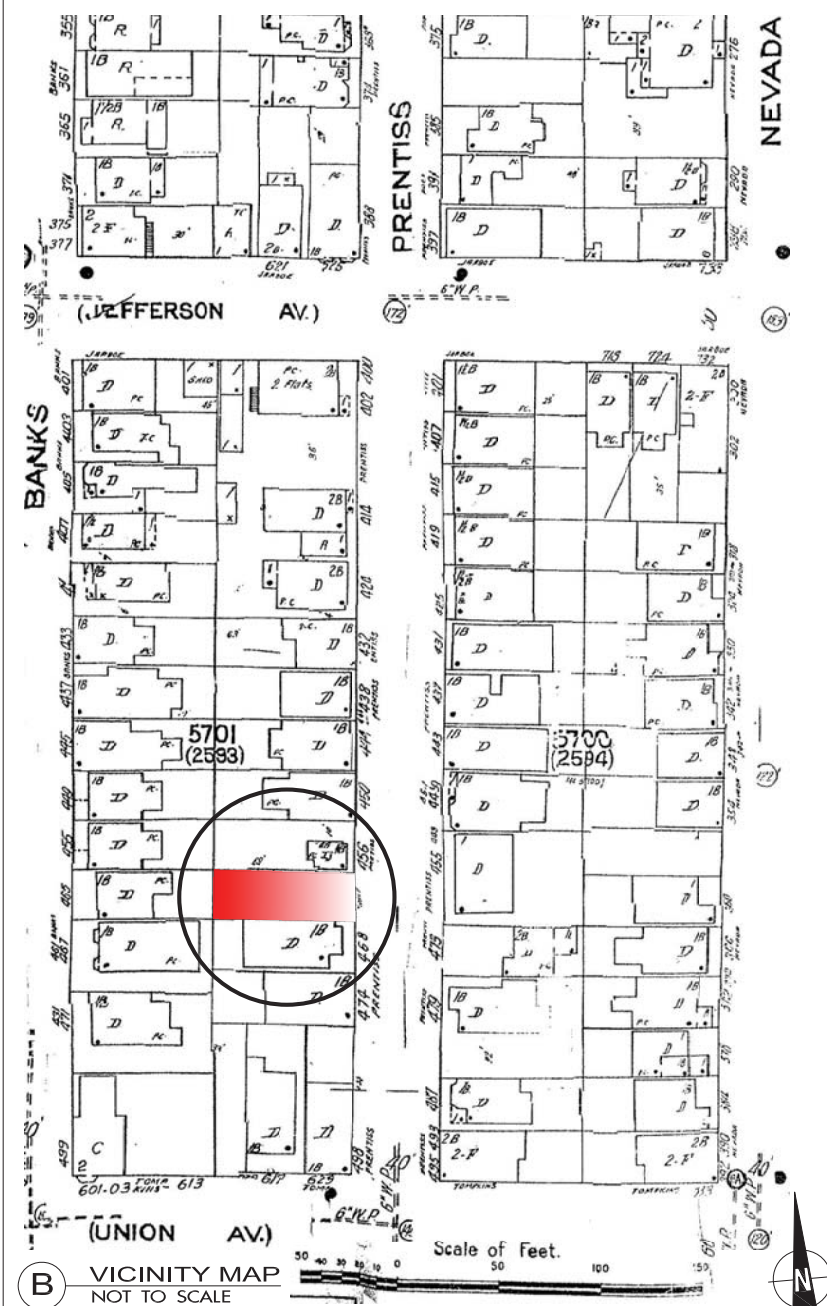
## ENVIRONMENTAL REVIEW

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

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



**A SITE SURVEY**  
SCALE: 1/8"=1'-0"



**B** VICINITY MAP  
NOT TO SCALE

## PROJECT DATA

- BLOCK 5701	LOT 011
- ZONING :	RH-1 BERNAL HEIGHTS
- LOT AREA:	1,750 sq.ft. (VACANT LOT)

- PROPOSED ONE FAMILY RESIDENCE:
  - NUMBER OF STORIES : 2 OVER BASEMENT
  - BUILDING GROSS AREA : 2,226 sq.ft.

MAX. ALLOWED GROSS AREA 2,500 sq.ft.  
[1,750x1.8=3,150 PER SF PLANNING CODE SEC.124  
3,150 - 650=2,500 PER SF PLANNING CODE SEC.242(3)]

- OFF-STREET PARKING: 2 SPACES  
- CONSTRUCTIONTYPE : V-B

## SCOPE OF PROJECT

- SINGLE FAMILY RESIDENCE CONSTRUCTION

**ALL CONSTRUCTION SHALL COMPLY WITH THE**

2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA RESIDENTIAL CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA GREEN BUILDING CODE  
2013 CALIFORNIA ENERGY CODE  
CITY OF SAN FRANCISCO MUNICIPAL CODE

## DRAWING INDEX

- 01 - SITE SURVEY, PROJECT DATA, SCOPE OF PROJECT  
02 - EXISTING AND PROPOSED PLOT PLANS  
03 - BASEMENT PLAN  
04 - FIRST FLOOR PLAN  
05 - SECOND FLOOR PLAN  
06 - ROOF PLAN  
07 - NOT USED  
08 - FRONT AND REAR ELEVATIONS AND PERSPECTIVES  
09 - SIDE ELEVATIONS, FRONT AND REAR PERSPECTIVES  
10 - BUILDING SECTIONS, TYPICAL WINDOW AND PAVING DETAILS  
11 - EXISTING AND PROPOSED STREET VIEWS A AND B  
12 - EXISTING AND PROPOSED STREET VIEW C

**APPLICATION FOR VARIANCE**  
NAME OF PROJECT :  
**SINGLE FAMILY RESIDENCE  
CONSTRUCTION**

**SHEET CONTENT :**  
**SITE SURVEY, PROJECT DATA,**  
**SCOPE OF PROJECT**

DATE :	11/11/2016
SCALE :	AS NOTED
DRAWN BY :	Y. Bubnov

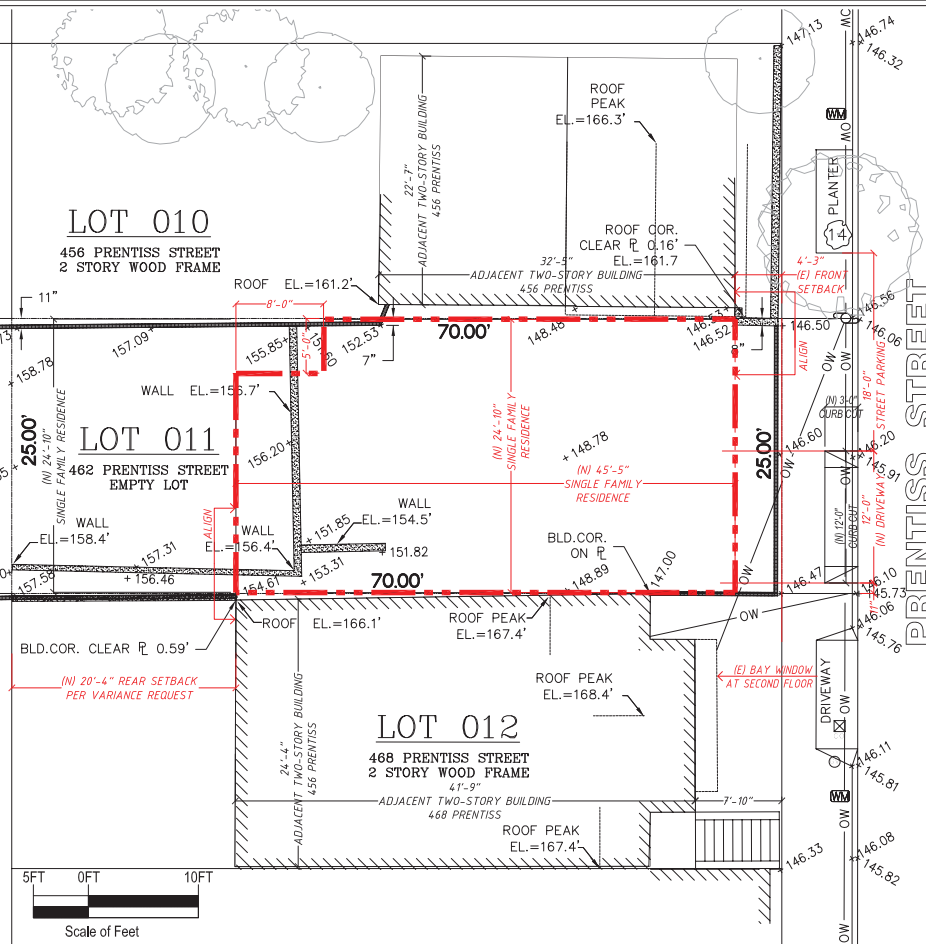
APPROVALS:

SHEET NO. 01 OF 12 SHEETS

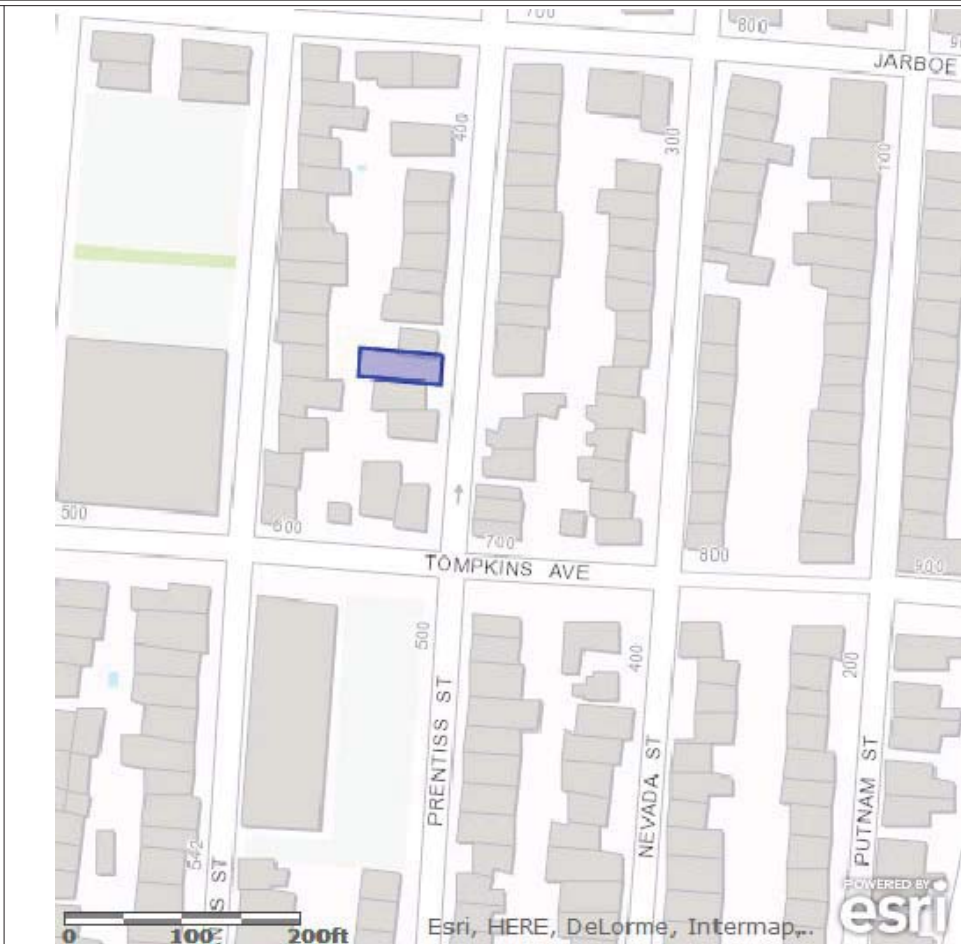


**A** EXISTING PLOT PLAN  
SCALE: 1/8"=1'-0"

LEGEND	
	WATER METER
	JOINT UTILITY POLE
	SEWER CLEAN OUT
	GAS VALVE
	BUILDING FOOTPRINT
	WOOD FENCE
	OVERHEAD WIRES
	TREE WITH DIA.
	CONCRETE FOOTING
	PROPERTY LINE



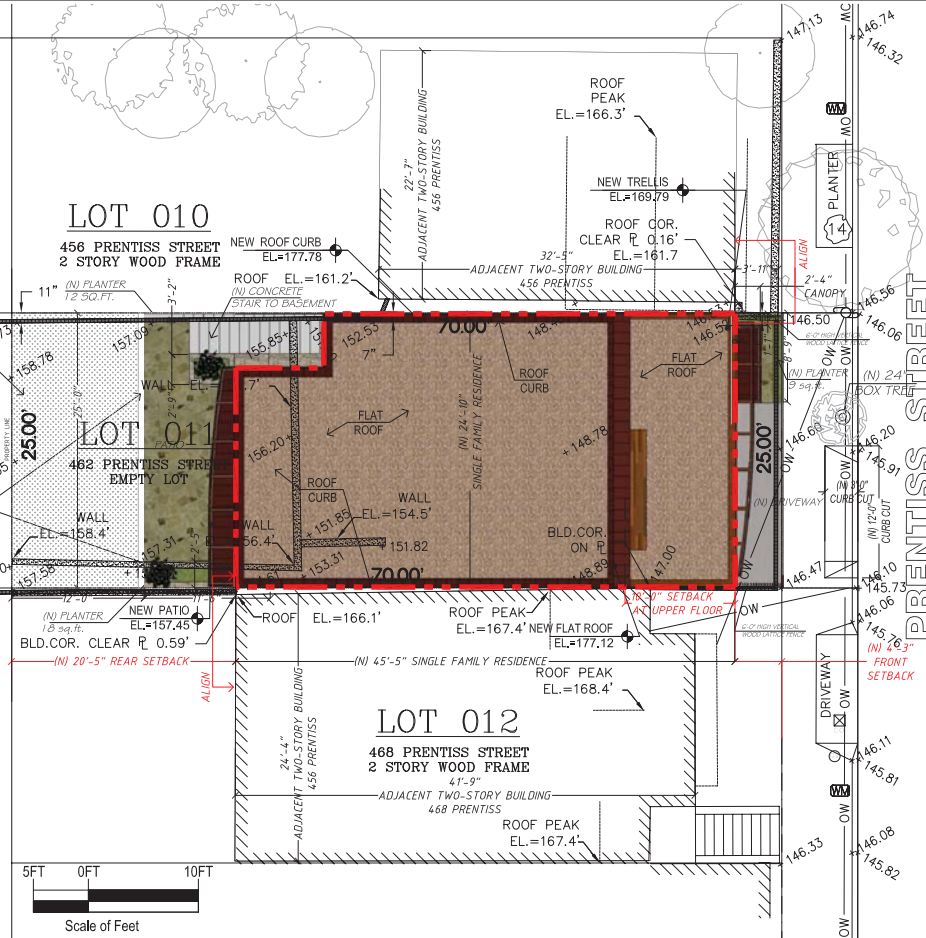
**C** VICINITY MAP  
NOT TO SCALE



**B** PROPOSED PLOT PLAN  
SCALE: 1/8"=1'-0"

LEGEND	
	WATER METER
	JOINT UTILITY POLE
	SEWER CLEAN OUT
	GAS VALVE
	BUILDING FOOTPRINT
	WOOD FENCE
	OVERHEAD WIRES
	TREE WITH DIA.
	CONCRETE FOOTING
	PROPERTY LINE

- PROVIDE 50% PERMEABLE AREA OF NEW DRIVEWAY AND PATIO BY INSTALLATION OF PERMEABLE PAVEMENT ICPI OR EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS. SEE ICPI DETAIL - SEE 3 / 10 FOR REFERENCE.



■ EXISTING LOT AREA	1,750 sq.ft.
■ PROPOSED BUILDING GROSS AREA	2,226 sq.ft.
• BASEMENT GROSS AREA	278 sq.ft.
• FIRST FLOOR GROSS AREA	1,086 sq.ft.
• SECOND FLOOR GROSS AREA	862 sq.ft.
■ PROPOSED FLOOR AREA RATIO	2,154 / 1,750 = 1.23
■ PROPOSED IMPERVIOUS AREA (PLANTERS AND LANDSCAPING)	314 sq.ft.= 17.9%
LANDSCAPING NOTES SEE DETAIL 4 / SHEET 10	



SEAL

APPLICATION FOR VARIANCE

NAME OF PROJECT: SINGLE FAMILY RESIDENCE CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL: 5701011

SHEET CONTENT: EXISTING AND PROPOSED PLOT PLANS

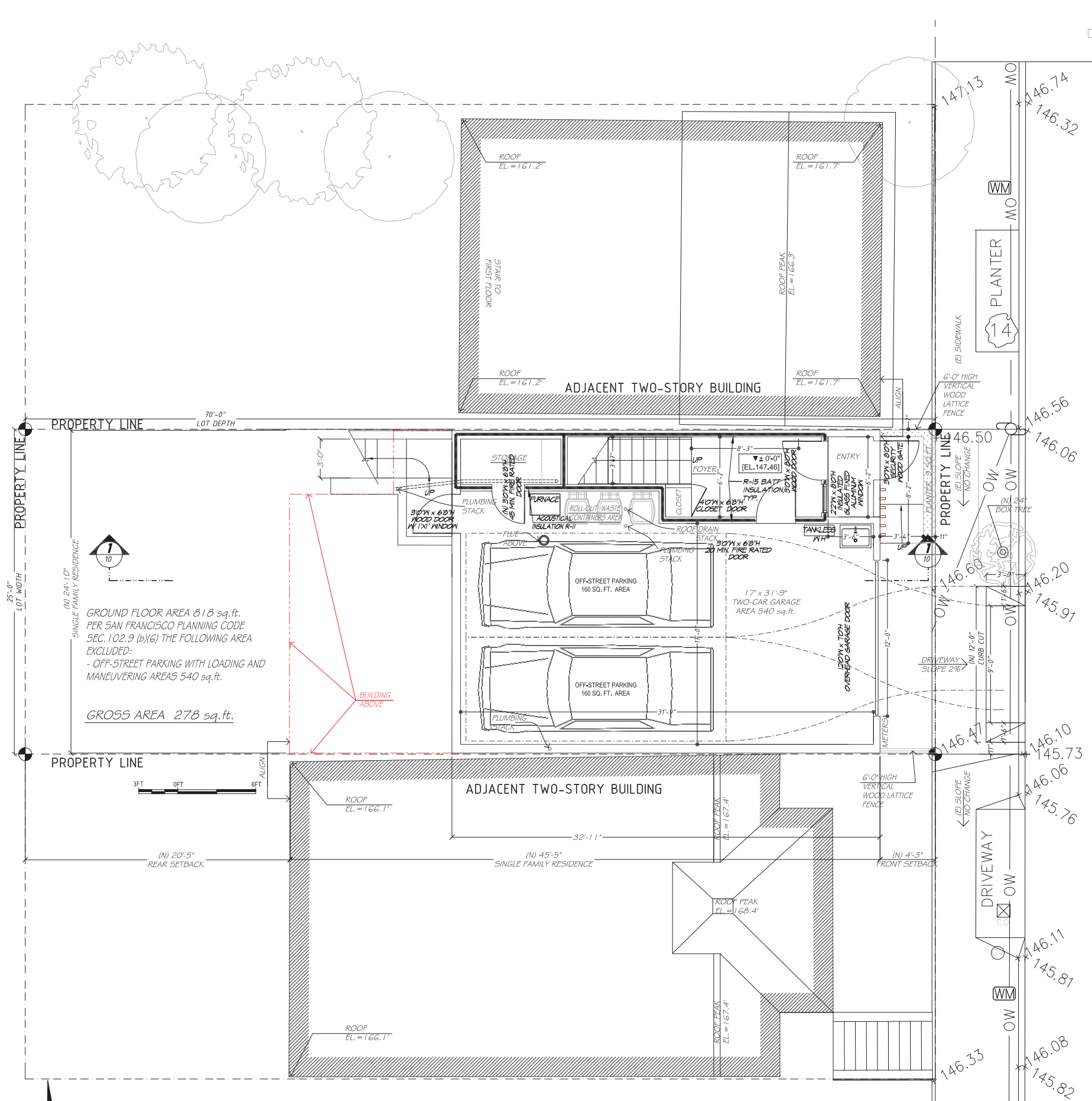
DATE: 11/11/2016  
SCALE: AS NOTED  
DRAWN BY: Y. Bubnov

APPROVALS:

SHEET NO. 02 OF 12 SHEETS

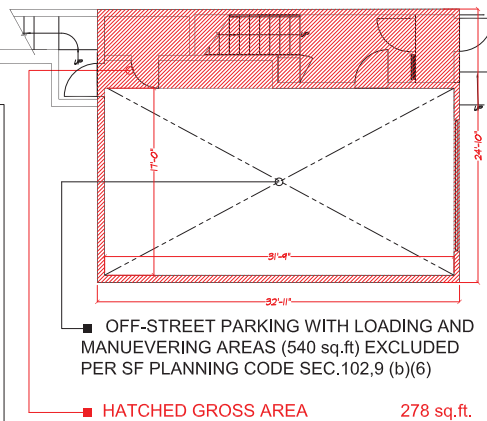
INT EX DESIGN

AtmYuri BUBNOV  
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PRENTISS STREET

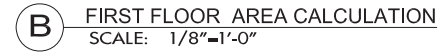
**B** BASEMENT AREA CALCULATION  
SCALE: 1/8"=1'-0"



<b>APPLICATION FOR VARIANCE</b>	
NAME OF PROJECT: <b>SINGLE FAMILY RESIDENCE CONSTRUCTION</b>	
462 PRENTISS STREET, SAN FRANCISCO, CA 94122 PARCEL: 5701011	
REVISIONS:	
DATE: 11/11/2016	
SCALE: AS NOTED	
DRAWN BY: Y. Bubnov	
APPROVALS:	
SHEET NO. 03 OF 12 SHEETS	

INTEXX DESIGN  
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# PRENTISS STREET

SEAL

**APPLICATION FOR VARIANCE**  
NAME OF PROJECT :  
**SINGLE FAMILY RESIDENCE  
CONSTRUCTION**  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

**SHEET CONTENT :**  
**FIRST FLOOR PLAN**

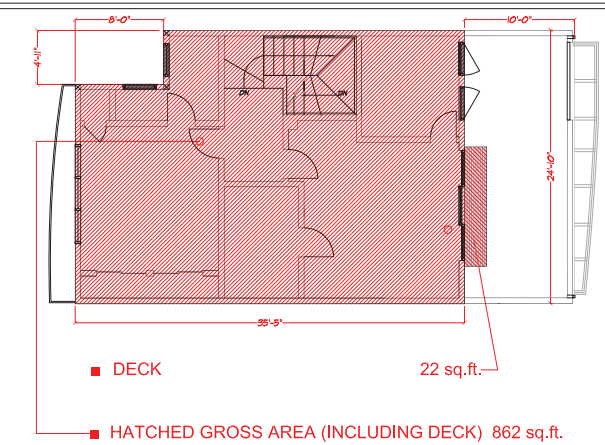
DATE :	11/11/2016
SCALE :	AS NOTED
DRAWN BY :	Y. Bubnov

APPROVALS:

SHEET NO. 04 OF 12 SHEETS

IZETEX-IGIZ

Attn: Yuri BUBNOV  
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# PRENTISS STREET





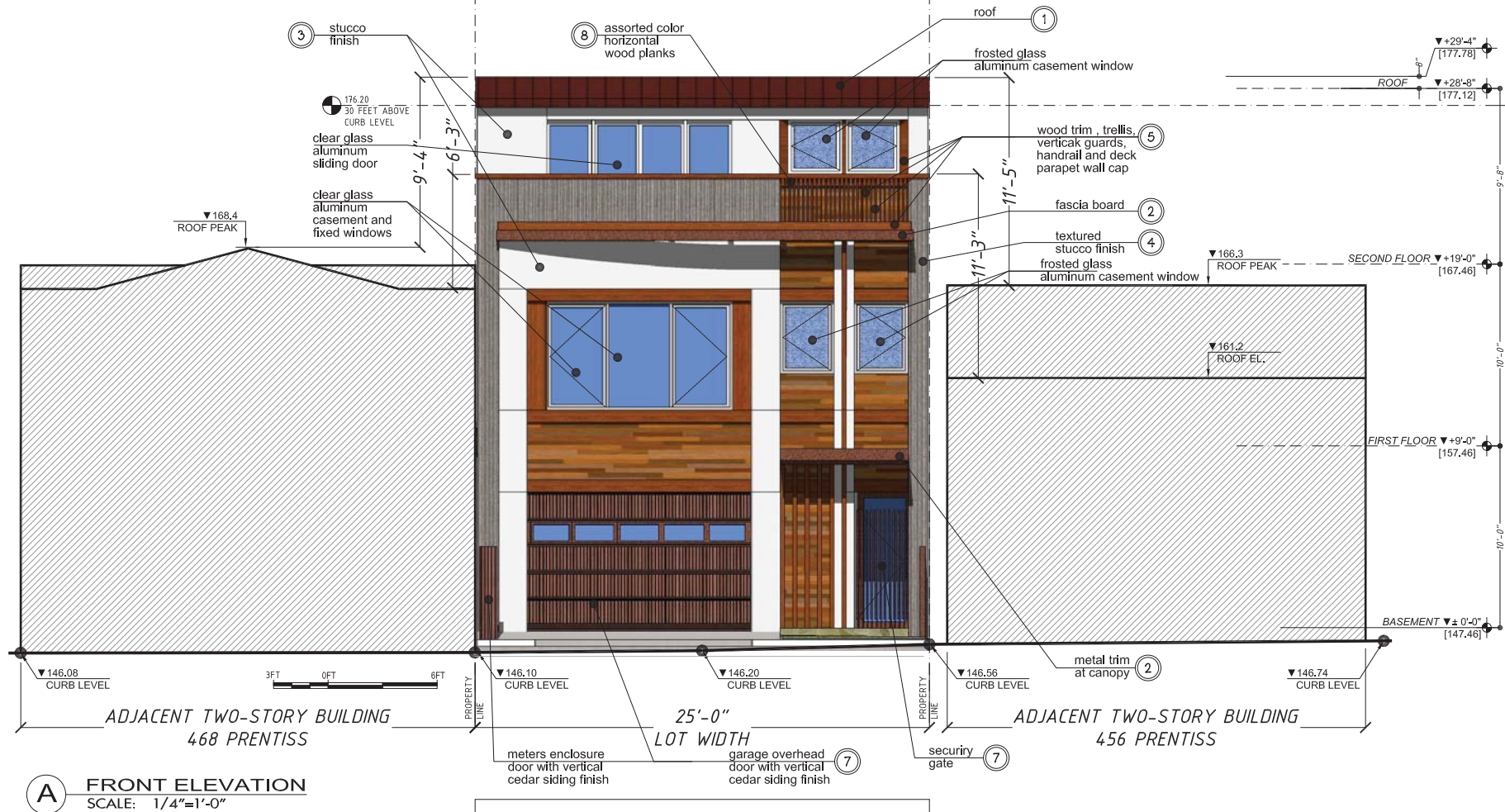


A 3D perspective rendering of a modern two-story building. The building features a flat, light-brown roof and a facade with large blue-tinted windows and glass doors. A small landscaped courtyard with green grass, dark shrubs, and a few small trees is located in front of the building. The entire scene is set against a plain white background.

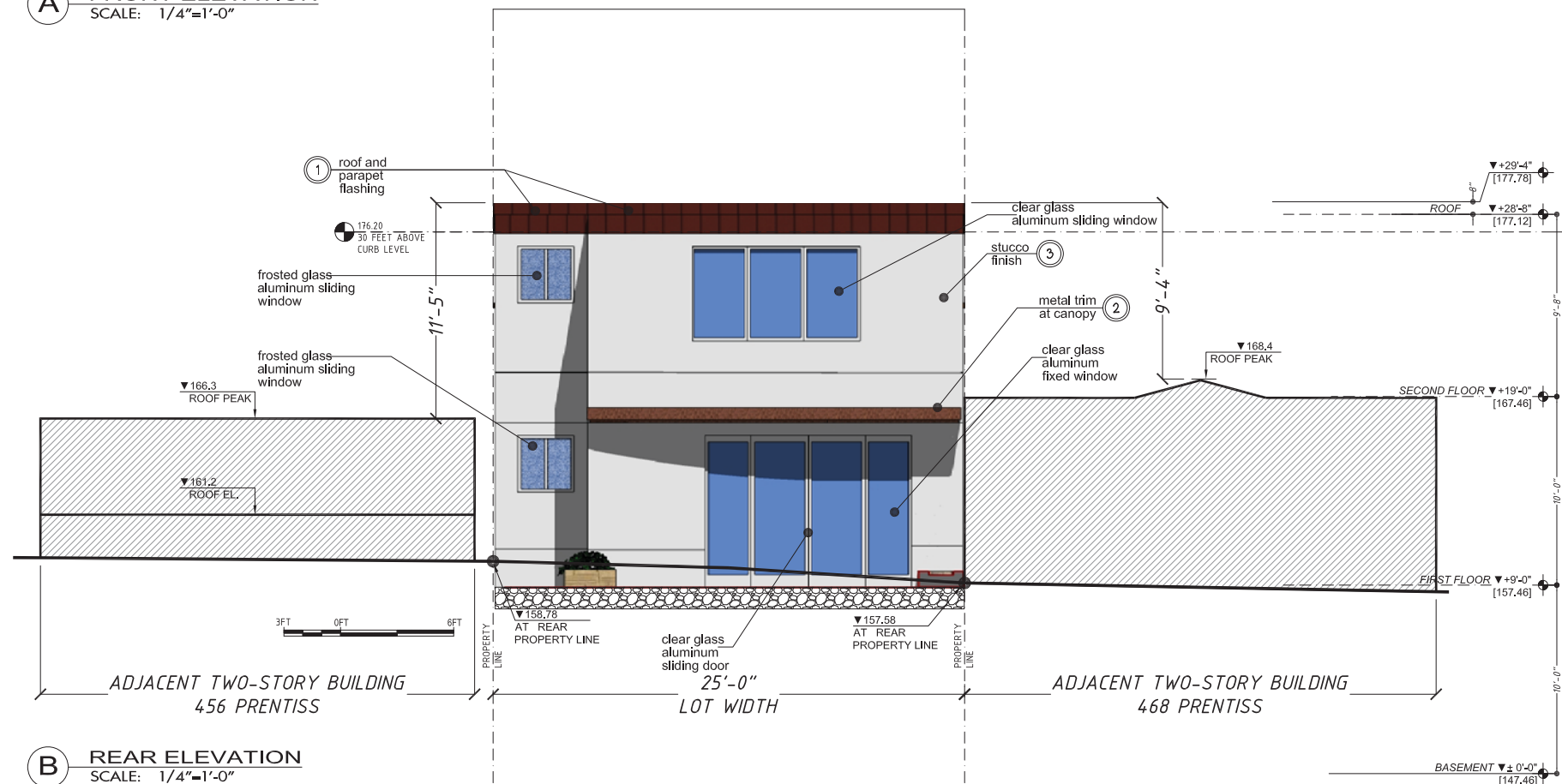
**E** REAR PERSPECTIVE  
NOT TO SCALE

COLOR AND FINISH SCHEME	
①	<u>ROOF AND ROOF PARAPET FLASHING</u> STANDING SEAM COPPER SHEATHING OR PAINTED METAL SHEATHING COLOR: KELLY MOORE SEATTLE RED LRV6
②	<u>METAL TRIM AT CANOPY</u> COPPER SHEATHING OR PAINTED METAL FLASHING COLOR: KELLY MOORE SEATTLE RED LRV6
③	<u>CEMENT PLASTER BODY COLOR 1</u> KELLY MOORE SWISS COFFE LRV 87
④	<u>TEXTURED IN VERTICAL DIRECTION</u> <u>CEMENT PLASTER BODY COLOR 2</u> KELLY MOORE METRO LRV 13
⑤	<u>WOOD FASCIA, TRELLIS, HANDRAIL, GUARDS</u> KELLY MOORE LEAF RUST LRV 12 AC 214-5
⑥	<u>GUTTERS</u> KELLY MOORE METRO LRV 13
⑦	<u>GARAGE DOOR, SECURITY GRILL, FENCE</u> KELLY MOORE SEATTLE RED LRV 6
⑧	<u>ASSORTED COLOR WOOD PLANKS</u> STAINED WOOD PLANKS OR PORCELAIN TILE WITH WOOD TEXTURE

NOTE:  
 PAINT COLORS FOR EACH LOCATION SHOWN  
 ARE THE SAME THROUGHOUT THE ENTIRE  
 ELEVATION.

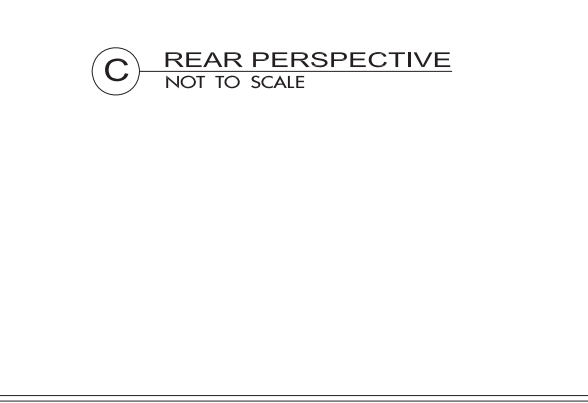
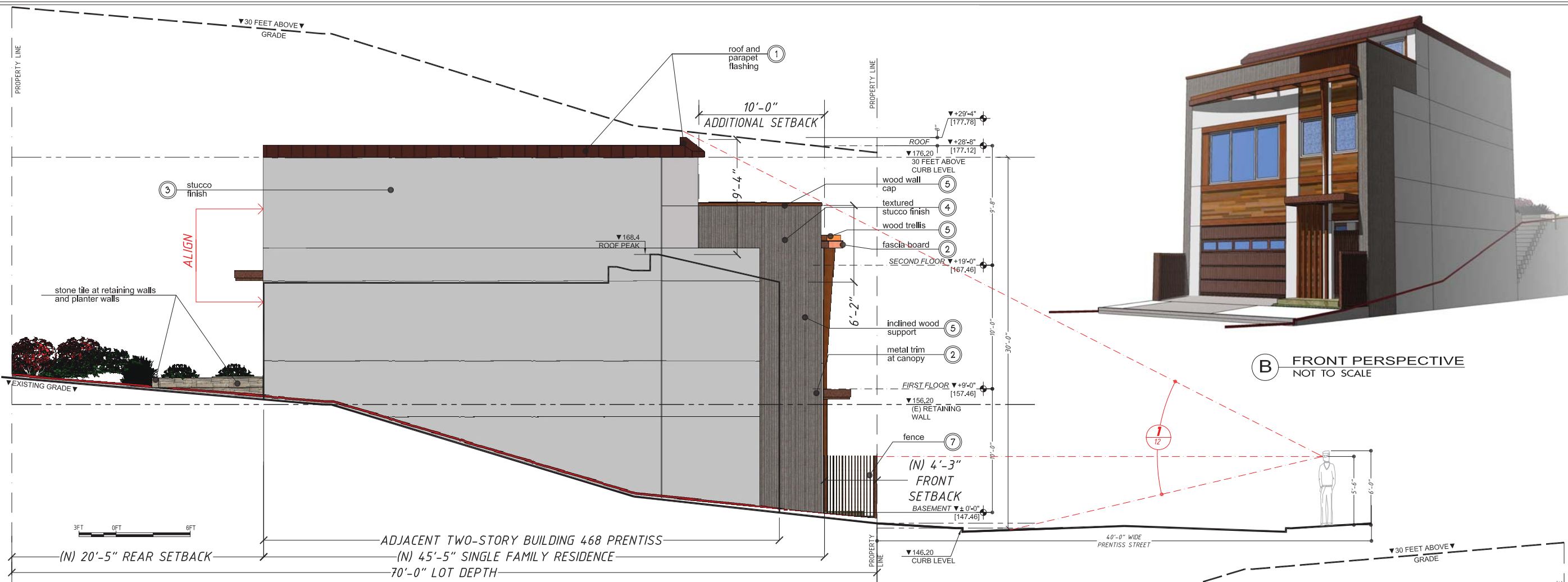


**A** FRONT ELEVATION  
SCALE: 1/4"=1'-0"



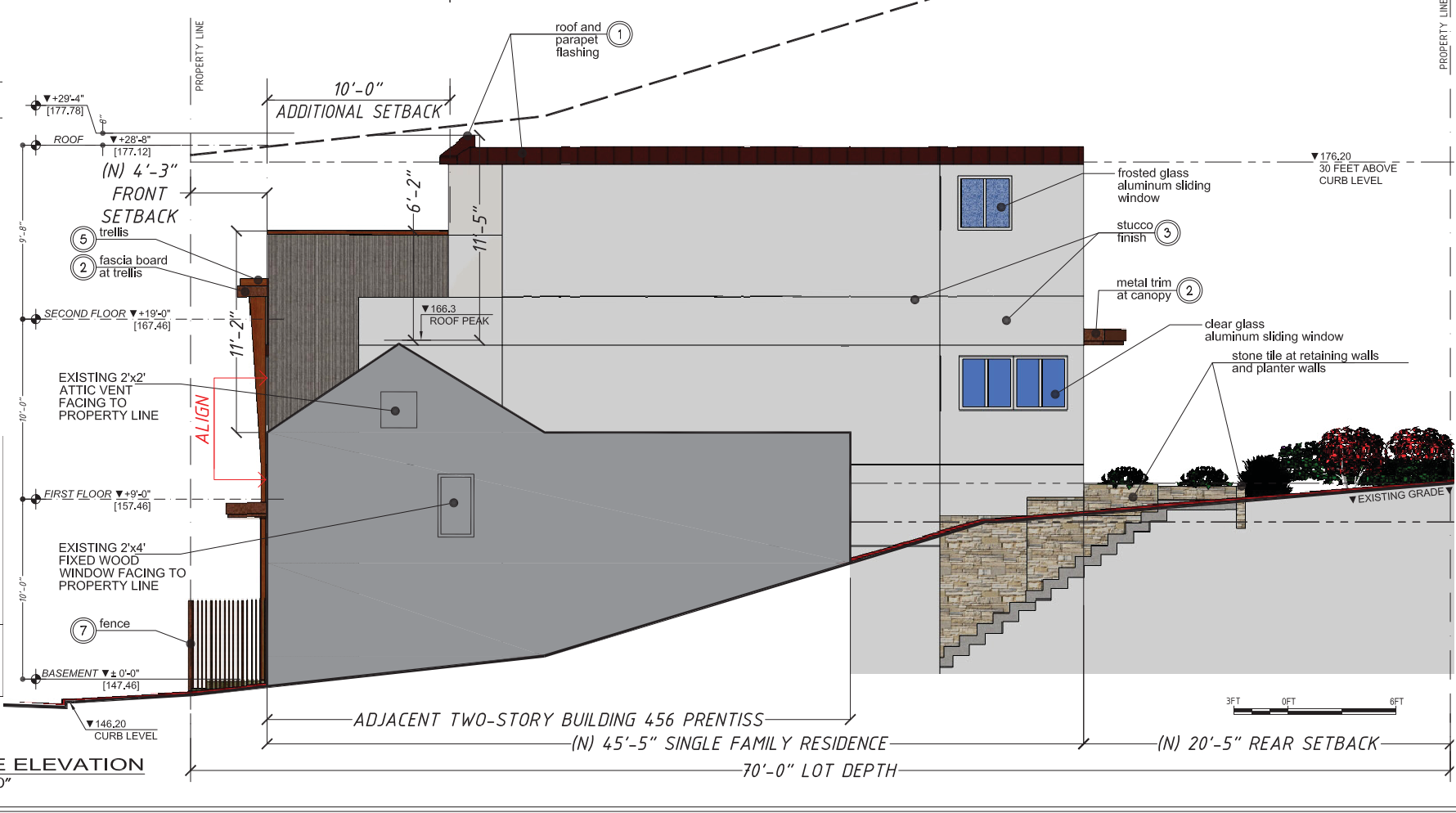
**B** REAR ELEVATION  
SCALE: 1/4"=1'-0"





COLOR AND FINISH SCHEME	
1	ROOF AND ROOF PARAPET FLASHING STANDING SEAM COPPER SHEATHING OR PAINTED METAL SHEATHING COLOR: KELLY MOORE SEATTLE RED LRV6 METAL TRIM AT CANOPY
2	COPPER SHEATHING OR PAINTED METAL FLASHING COLOR: KELLY MOORE SEATTLE RED LRV6 CEMENT PLASTER BODY COLOR 1
3	KELLY MOORE SWISS COFFE LRV 87 TEXTURED IN VERTICAL DIRECTION CEMENT PLASTER BODY COLOR 2
4	KELLY MOORE METRO LRV 13 WOOD FASCIA, TRELLIS, HANDRAIL, GUARDS KELLY MOORE LEAF RUST LRV 12 AC 214-5
5	GUTTERS KELLY MOORE METRO LRV 13 GARAGE DOOR, SECURITY GRILL, FENCE
6	KELLY MOORE SEATTLE RED LRV 6
7	ASSORTED COLOR WOOD PLANKS STAINED WOOD PLANKS OR PORCELAIN TILE WITH WOOD TEXTURE
8	

NOTE:  
PAINT COLORS FOR EACH LOCATION SHOWN  
ARE THE SAME THROUGHOUT THE ENTIRE  
ELEVATION.



INTEX DESIGN

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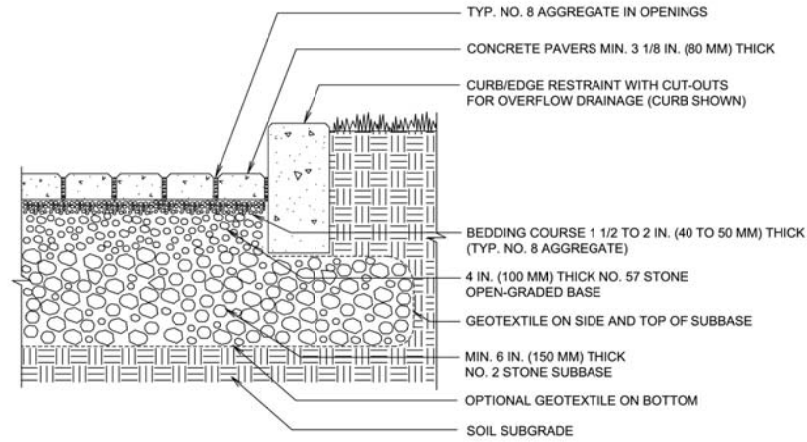
APPLICATION FOR VARIANCE

NAME OF PROJECT:  
SINGLE FAMILY RESIDENCE  
CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL: 5701011

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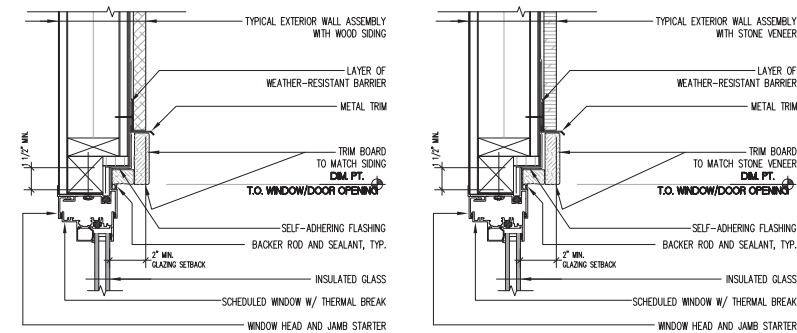
- PROVIDE 50% PERMEABLE AREA OF NEW DRIVEWAY AND PATIO BY INSTALLATION OF PERMEABLE PAVEMENT ICPI OR EQUAL. INSTALL PER MANUFACTURER'S REQUIREMENTS, SEE ICPI DETAIL FOR REFERENCE.



- NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
  2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

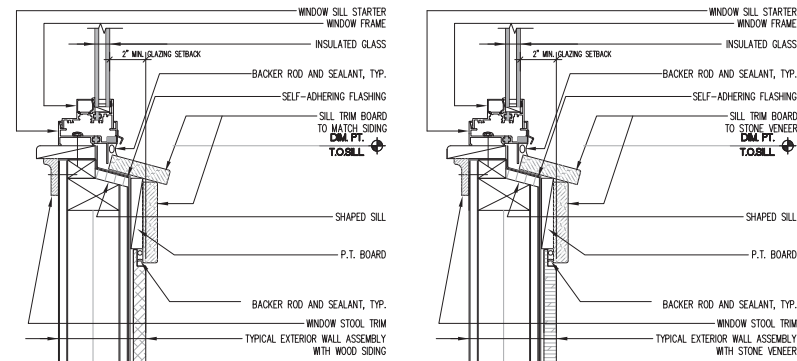
### 3 PERMEABLE PAVEMENT WITH FULL EXFILTRATION TO SOIL SUBGRADE

DRAWING NO. ICPI-68  
SCALE NO SCALE



WINDOW HEAD AT WOOD SIDING WALL

WINDOW HEAD AT STONE VENEER WALL



WINDOW SILL AT WOOD SIDING WALL

WINDOW SILL AT STONE VENEER WALL

### 2 TYPICAL WINDOW DETAILS NOT TO SCALE



Helictotrichon sempervirens



Hemerocallis hybrids



Stachys byzantina



Roses



Acer palmatum 'Sango Kaku'



Mahonia a. 'Compactum'



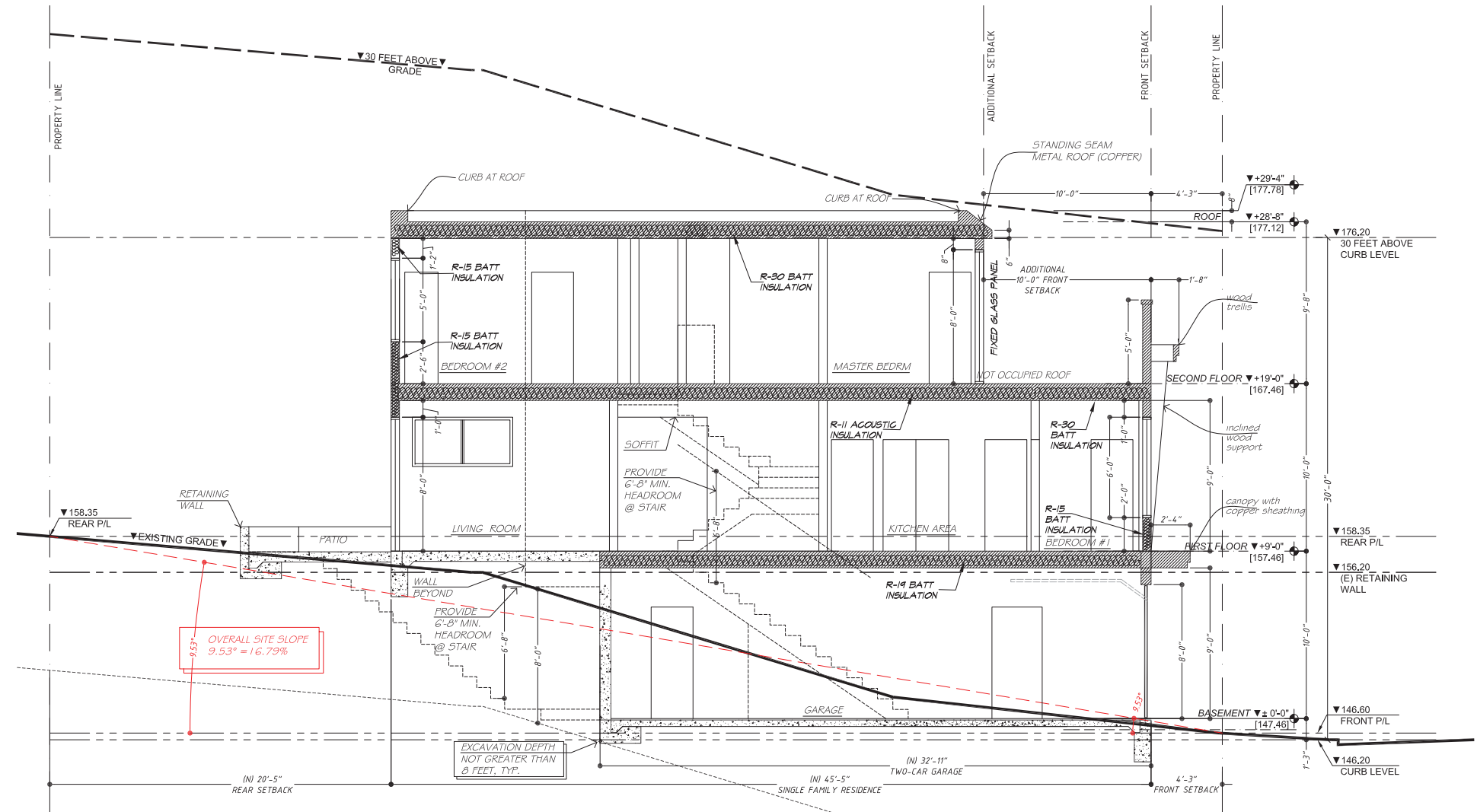
Tibouchina urvilleana

### SHRUBS AND GROUNDCOVERS

#### NOTES

1. PLANTERS SHOULD BE PROVIDED WITH IRRIGATION SYSTEM WITH AUTOMATIC IRRIGATION CONTROLLERS.
2. LANDSCAPED AREA SHOULD BE PROVIDED WITH DRIP IRRIGATION SYSTEM WITH AUTOMATIC IRRIGATION CONTROLLERS.
3. PROVIDE ELECTRICAL POWER AND WIRING FOR LANDSCAPING LIGHTS IF USED (MODEL AND AMOUNT TBD).
4. PLANTING SPECIES SHALL BE ADDED OR SUBTRACTED TO FULFILL THE DESIGN AND HORTICULAR REQUIREMENTS AS NECESSARY. RECOMMENDED PLANT MATERIAL LOCATIONS TO BE COORDINATED WITH OWNER AND ADJUSTED IN THE FIELD AS NECESSARY. PLANTING SPECIES MAYBE SUBJECT TO CHANGE IN THE FIELD BY LANDSCAPE ARCHITECT.

### 4 PROPOSED PLANT MATERIALS AND LANDSCAPING NOTES NOT TO SCALE



### 1 BUILDING SECTION 1-1 SCALE: 1/4"=1'-0"

INTEX DESIGN

SEAL

APPLICATION FOR VARIANCE  
NAME OF PROJECT: SINGLE FAMILY RESIDENCE  
CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL: 5701011

SHEET CONTENT: BUILDING SECTION 1-1, TYPICAL WINDOW AND PAVING DETAILS, LANDSCAPING NOTES

DATE: 11/11/2016  
SCALE: AS NOTED  
DRAWN BY: Y. Bubnov

APPROVALS:

SHEET NO. 10 OF 12 SHEETS

AltinYuri BUBNOV  
325 Serrano Drive, # 11-E  
San Francisco  
CALIFORNIA  
Tel: 415.585.2524 Fax: 415.276.2307  
Email: yuri.bubnov@intexdesign.biz





1 EXISTING STREET VIEW A  
NOT TO SCALE



3 EXISTING STREET VIEW B  
NOT TO SCALE



2 PROPOSED STREET VIEW A  
NOT TO SCALE

PROPOSED STREET VIEW B  
NOT TO SCALE 4



EXISTING AERIAL VIEW

PRENTISS STREET



SEAL

APPLICATION FOR VARIANCE

NAME OF PROJECT :  
SINGLE FAMILY RESIDENCE  
CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

REVISIONS :  
1

SHEET CONTENT :  
EXISTING AND PROPOSED  
STREET VIEWS A AND B

DATE : 11/11/2016

SCALE :

DRAWN BY : Y. Bubnov

APPROVALS :



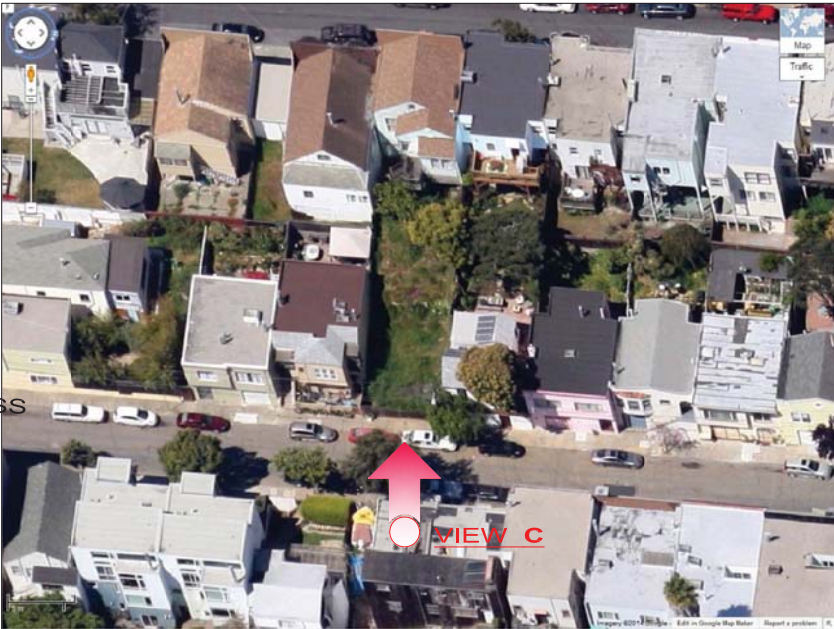


1 PROPOSED STREET VIEW C  
NOT TO SCALE



2 EXISTING STREET VIEW C  
NOT TO SCALE

EXISTING AERIAL VIEW



SEAL

APPLICATION FOR VARIANCE

NAME OF PROJECT :  
SINGLE FAMILY RESIDENCE  
CONSTRUCTION  
462 PRENTISS STREET, SAN FRANCISCO, CA 94122  
PARCEL : 5701011

REVISIONS :  
1

SHEET CONTENT :

EXISTING AND PROPOSED  
STREET VIEW C

DATE : 11/11/2016

SCALE :

DRAWN BY : Y. Bubnov

APPROVALS :