



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

HEARING DATE: NOVEMBER 2, 2017

*Date:* October 26, 2017  
*Case No.:* 2016-003507DRP  
*Project Address:* 775-777 Sanchez Street  
*Permit Application:* 2016.12.21.5574  
*Zoning:* RH-1[Residential House, One-Family]  
40-X Height and Bulk District  
Dolores Heights Special Use District  
*Block/Lot:* 3605/023  
*Project Sponsor:* Chris Lord  
775 Sanchez Street  
San Francisco, CA 94114  
*Staff Contact:* Nancy Tran – (415) 575-9174  
[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)  
*Recommendation:* **Do not take DR and approve 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 additions to the existing two-family residential building located at 775-777 Sanchez Street. Work includes interior remodeling, exterior changes such as a new 4<sup>th</sup> floor, windows, garage door and roof deck. The project would also relocate the lower unit to the ground floor and reduce its area by approximately 15%; the lower unit would continue to function as a residential flat consistent with the Commission's policy as it will maintain exposure to both the rear yard and street.

Since Section 311 neighborhood notification, the following plan changes have been made following discussion with the Discretionary Review Requestor:

- Decrease the top floor massing by setting back the top floor an additional 1 foot 6 inches
- Reduce the top floor terrace by approximately 200 square feet at north and south sides

### ISSUES AND OTHER CONSIDERATIONS

In May 2014, the Project Sponsor filed a Mandatory Discretionary Review to legalize a residential merger of two dwelling units done without City permit by the prior owner. Upon review of the property's permit history, the Department determined that it would not support the request because the units are subject to rent control and the second unit cannot be replaced if removed since the building is legally nonconforming with respect to density. Subsequently, the Project Sponsor submitted a building permit application that maintains two dwelling units on site (with unit reconfiguration not exceeding Section 317 thresholds), additions and façade changes.

### SITE DESCRIPTION AND PRESENT USE

The project is on the eastern side of Sanchez Street, between Liberty and 21<sup>st</sup> Streets, Block 3605, Lot 023 and located within the RH-1 (Residential House, One-Family) Zoning District with 40-X height and Bulk

designation. The approximately 6,000 square foot downward sloping lot (from front and right side) has 57 feet of frontage, a depth of 105 feet and is developed with an existing three-story, two-unit building and one off-street parking space constructed circa 1913.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in Noe Valley, District 8 and within the RH-1 Zoning District. The closest non-RH-1 parcels are within proximity, located less than 25’ from the subject property (two lots north). Parcels within the immediate vicinity consist of residential single- and two-family dwellings of varied design and construction dates.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Jun 21, 2017 – Jul 21, 2017	Jul 19, 2017	Nov 2, 2017	106 days

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Oct 23, 2017	Oct 23, 2017	10 days
Mailed Notice	10 days	Oct 23, 2017	Oct 23, 2017	10 days

**PUBLIC COMMENT**

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

**DR REQUESTOR**

Frederick Roeber, 3690 21<sup>st</sup> Street, San Francisco, CA 94114 (abutter directly south of the subject property)

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated July 19, 2017.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated October 18, 2017.

The DR requestor raised concerns over the proposed Project's: lower unit relocation, scale (height), front setback, compatibility with the neighborhood character and impacts to light/privacy.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet). Upon review of Environmental Application No. 2016-003507ENV, the property was determined to be ineligible for local listing or designation and therefore, reclassified as not a historic resource.

## **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Team (RDT) reviewed the project following the submittal of the Request for Discretionary Review and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

1. The proposed massing reads as three floors and is consistent with the surrounding neighborhood.
2. Adequate setbacks and upper level stepbacks have been provided.
3. The proposed rear glazing has been reduced from prior design proposal. Revised rear façade fenestration does not adversely impact privacy for adjacent neighbors.
4. The proposed deck has been reduced from prior design proposal. Revised deck is appropriately sized.

The proposed lower unit's reconfiguration is consistent with Planning Code and the Commission's residential flat policy as it will not be substantially reduced by more than 25% of its original floor area and will maintain exposure to both the rear yard and street.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

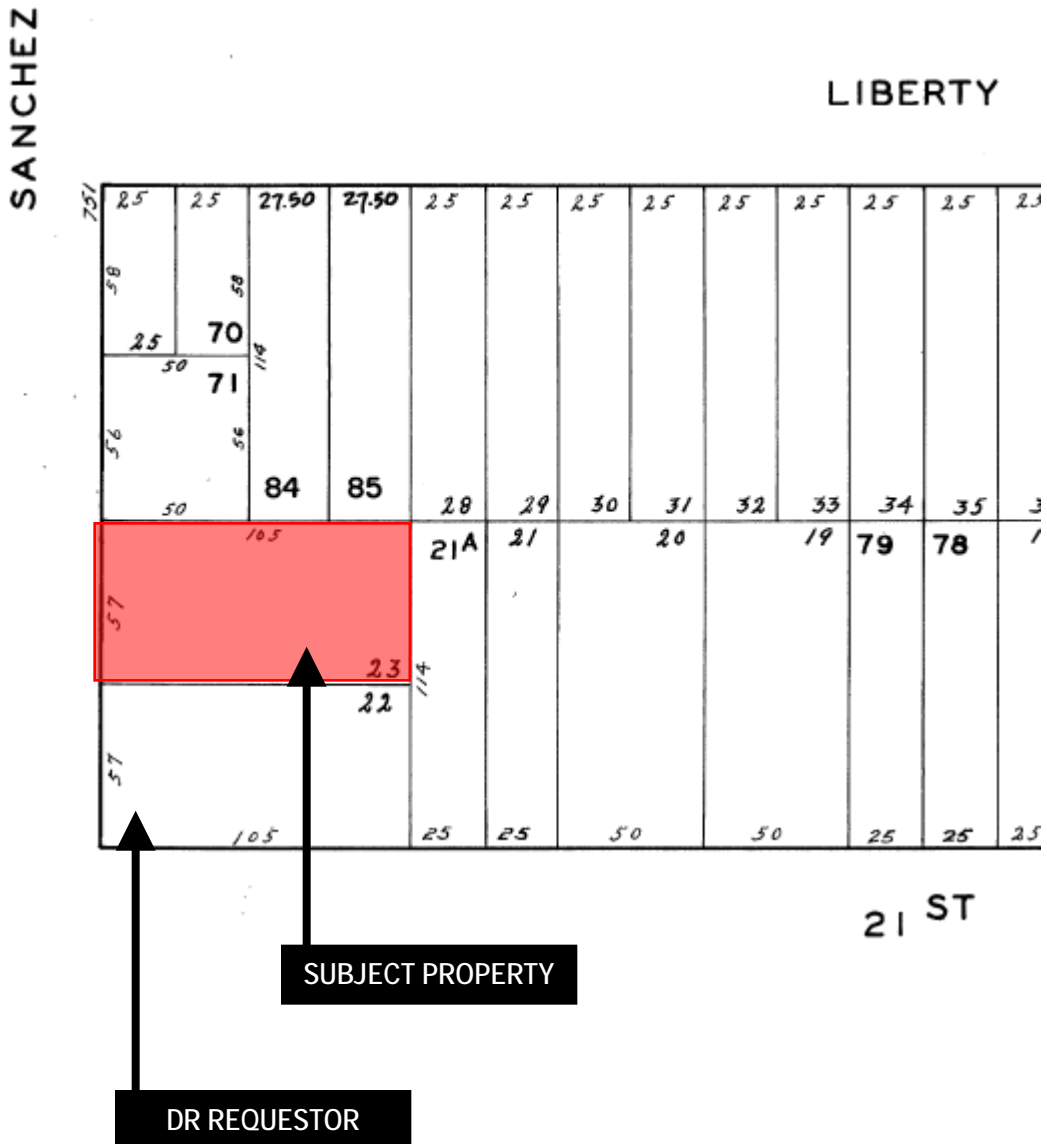
<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### **Attachments:**

Parcel Map  
Sanborn Map  
Zoning Map  
Aerial & Context Photograph  
CEQA Categorical Exemption Determination  
Section 311 Notice & Plans  
DR Notice  
DR Application dated July 19, 2017  
Response to DR Application dated October 18, 2017  
Revised Plans

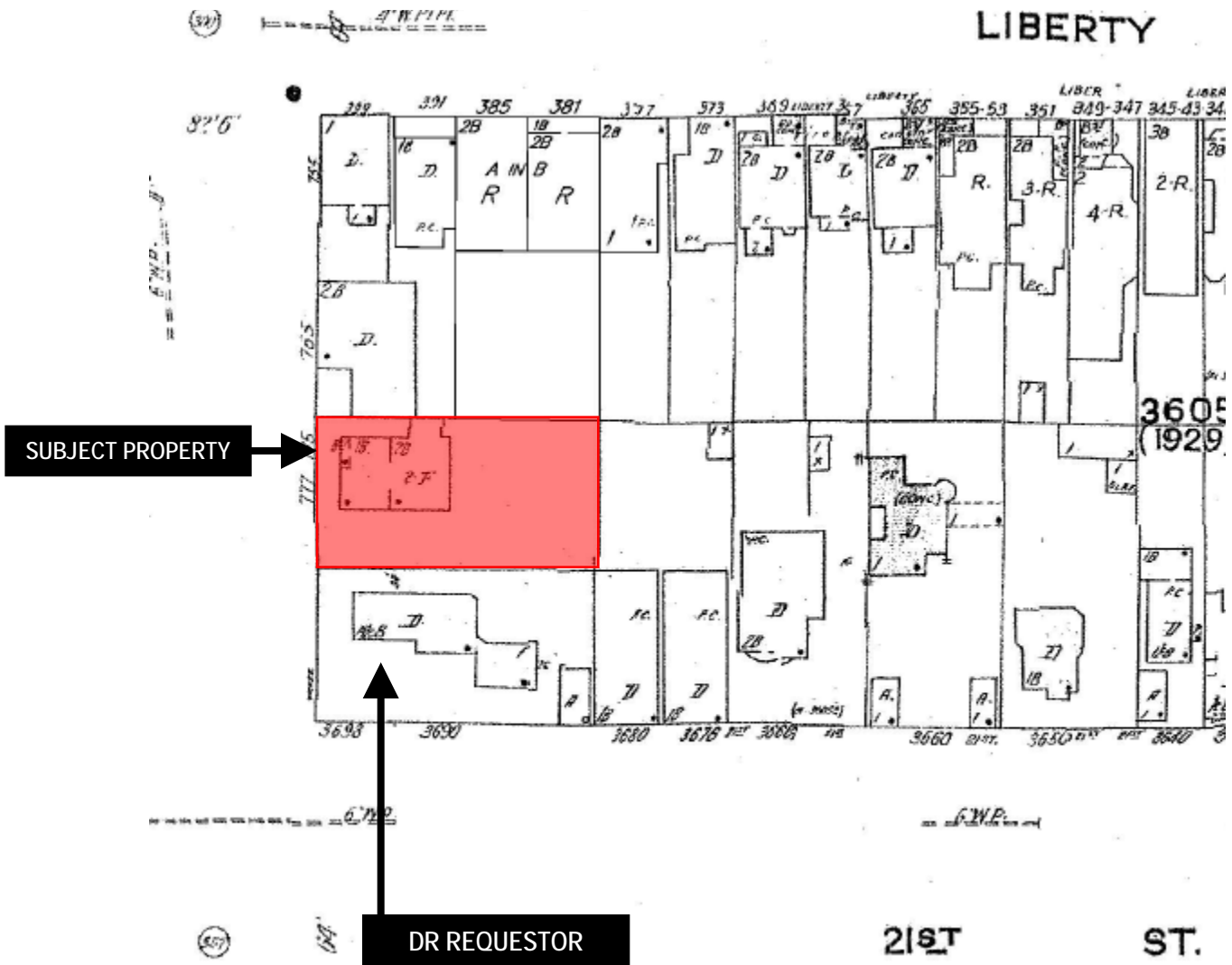
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# Parcel Map





# Sanborn Map\*

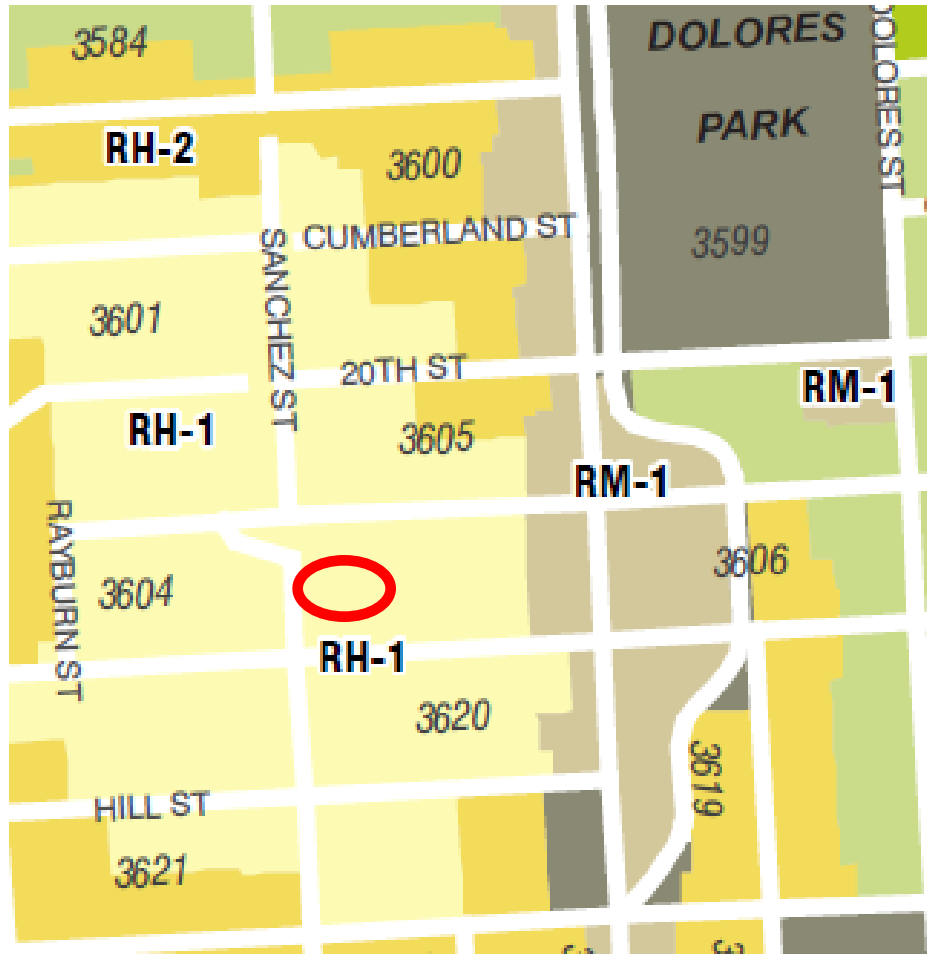


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



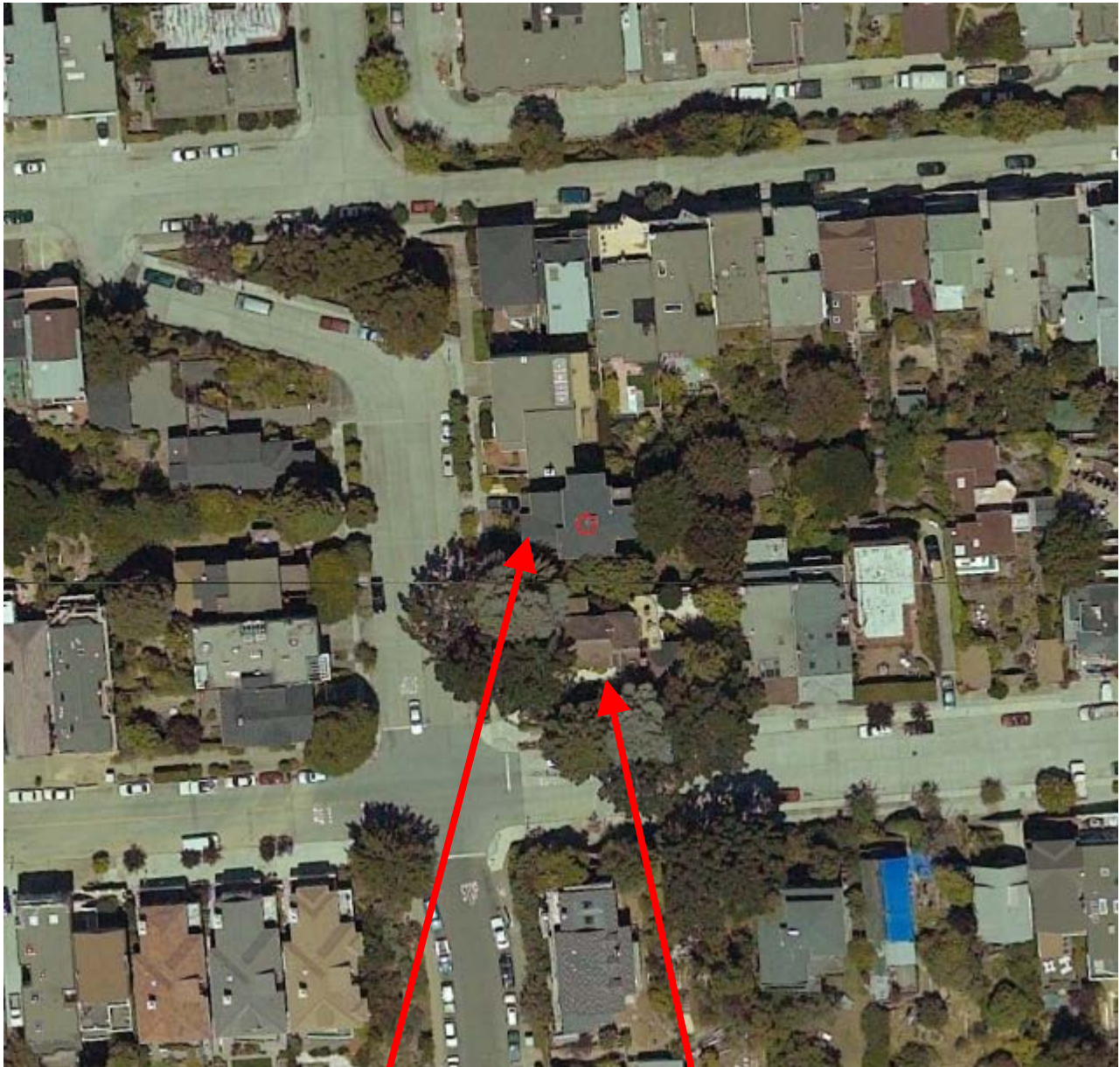
Discretionary Review Hearing  
Case Number 2016-003507DRP  
775-777 Sanchez Street

# Zoning Map



Discretionary Review Hearing  
Case Number 2016-003507DRP  
775-777 Sanchez Street

# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing  
Case Number 2016-003507DRP  
775-777 Sanchez Street



# Context Photo



Discretionary Review Hearing  
Case Number 2016-003507DRP  
775-777 Sanchez Street



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
775-777 Sanchez St.		3605/023	
Case No.	Permit No.	Plans Dated	
2016-003507ENV		12/21/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Renovation and horizontal and one-story vertical addition to existing two-unit residential structure. Enlargement of existing one-vehicle garage to add one vehicle parking space.			

### 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.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

### 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>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 Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<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</i>

	<i> 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>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>Archeological Resources:</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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></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 <small>Digitally signed by Jean Poling Date: 2017.01.19 09:47:26 -08'00'</small>	
No archeological effects.	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 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 45 years of age). <b>GO TO STEP 6.</b>

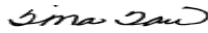

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <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"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <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"/>	8. <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**

<b>Check all that apply to the project.</b>	
<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 type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input checked="" type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p><input type="checkbox"/> Reclassify to Category A      <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>: Reviewed ENV and HRE, building lacks integrity; work completed in 2003 included removal of front gable, horizontal addition, and modification of the front entrance.</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><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></p>
<input checked="" type="checkbox"/>	<p><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></p>
<p><b>Comments (optional):</b></p>	
<p><b>Preservation Planner Signature:</b>  </p>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <p><b>Jean Poling</b></p> <p>Digitally signed by Jean Poling Date: 2017.01.23 11:56:49 -08'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		



**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?
<b>If at least one of the above boxes is checked, further environmental review is required. ATEX 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.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **December 21, 2016**, the Applicant named below filed Building Permit Application No. **2016.12.21.5574** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>775-777 Sanchez Street</b>	Applicant:	<b>Greg Klein John Malick and Associates</b>
Cross Street(s):	<b>Liberty and 21st Streets</b>	Address:	<b>1195 Park Avenue, Ste 102</b>
Block/Lot No.:	<b>3605/023</b>	City, State:	<b>Emeryville, CA 94608</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(510) 595-8042 ext.104</b>
Record No.:	<b>2016-003507PRJ</b>	Email:	<b>greg@jmalick.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 type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	7 feet – 2 ½ inches	No Change
Side Setbacks	8 inches / 12 feet – 7 inches	7 inches / 12 feet – 7 inches
Building Depth	50 feet – 6 ½ inches 66 feet – 2 inches (to deck)	No Change
Rear Yard	47 feet – 3 inches 31 feet – 7 ½ inches	No Change
Building Height	28 feet (to midpoint of roof)	35 feet (to midpoint of roof)
Number of Stories	3	4
Number of Dwelling Units	2	2
Number of Parking Spaces	1	2

**PROJECT DESCRIPTION**

The proposal is to construct additions to the existing two-family residential building. The project includes interior remodeling, exterior changes such as a new 4<sup>th</sup> floor, windows, garage door and roof deck. **See attached updated plan showing the existing south elevation (previously omitted in the original mailing).**

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: Nancy Tran  
 Telephone: (415) 575-9174  
 E-mail: nancy.h.tran@sfgov.org

Notice Date: 6/21/17  
 Expiration Date: 7/21/17

# 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.

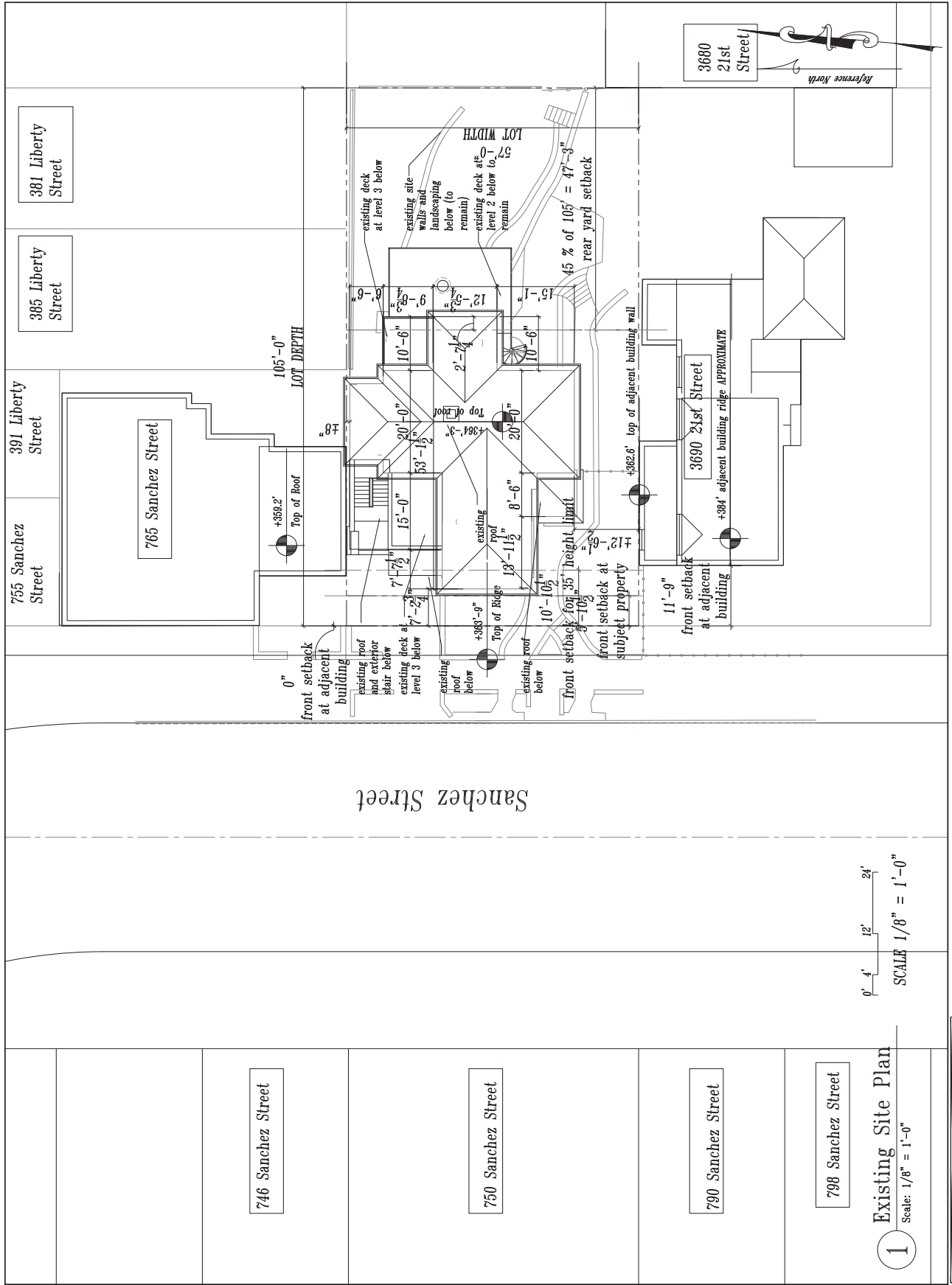
Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or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



Client	John Malick & Associates, 2016
Drawings	12/12/16
Pre-application Meeting	12/12/16
Site Permit	12/21/16
Site Permit Revision	01-18-17
Site Permit	01-18-17
11417 Form 68 (31) Notification	06-06-17

Dolores Heights Residences  
775 & 777 Sanchez Street  
San Francisco, CA  
Block 568 lot 23

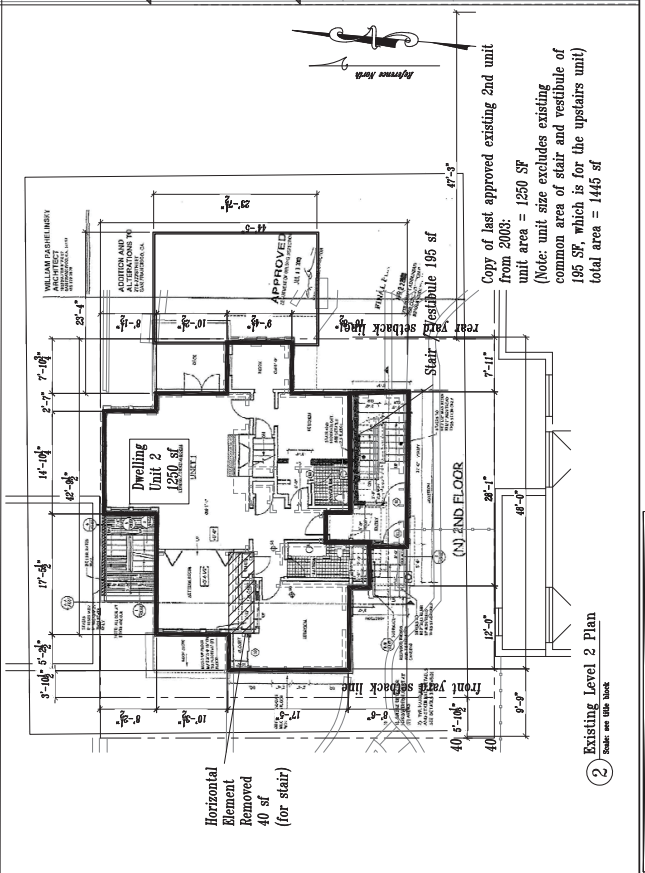
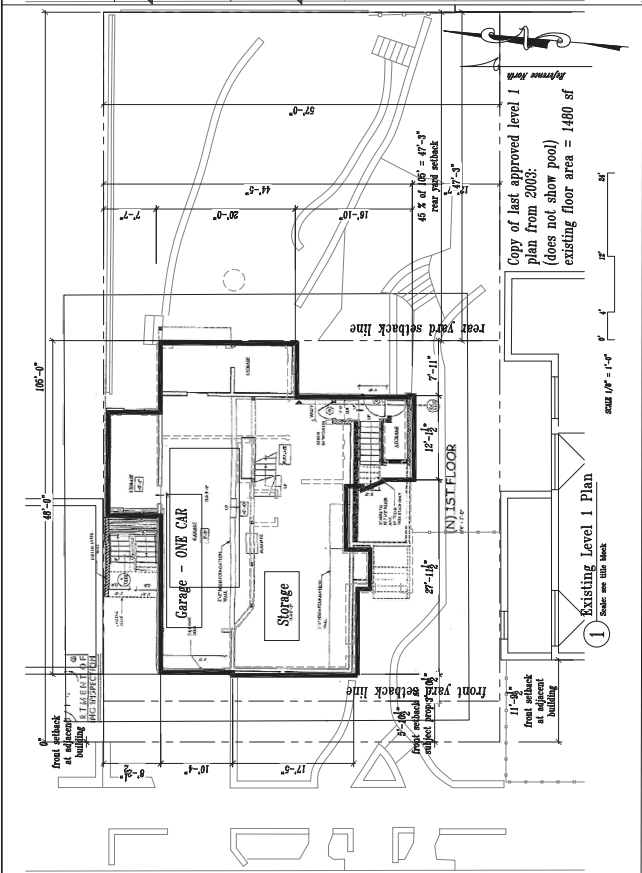
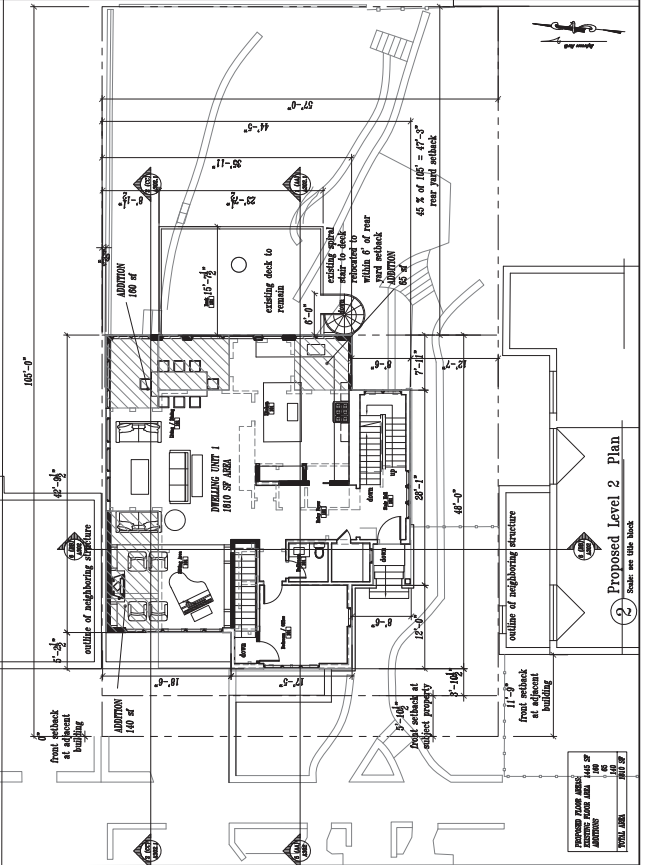
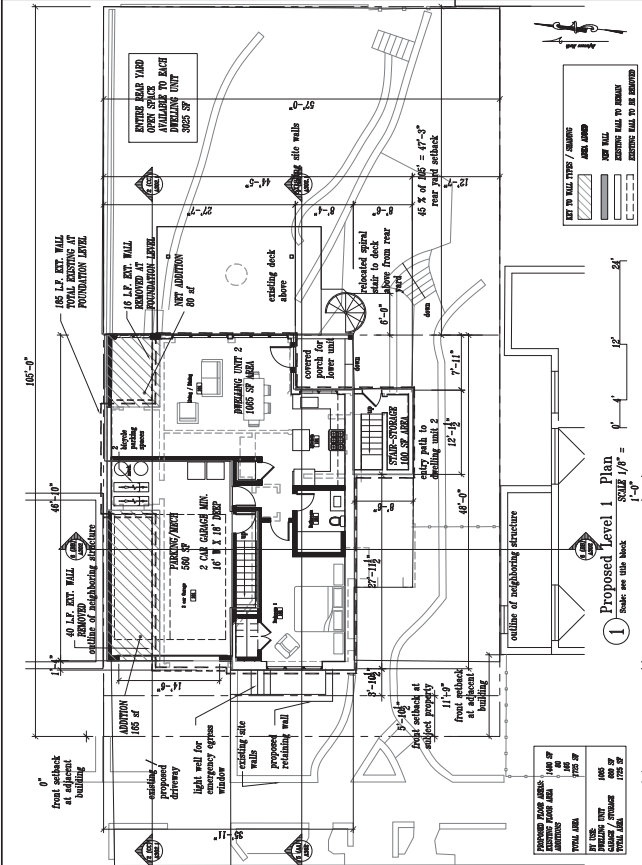
Drawing Title	Existing Site/Roof Plan
Scale	1/8" = 1'-0"
Drawn By	CK
Job Number	547.1
Drawing Number	



0' 4' 12' 24'  
SCALE 1/8" = 1'-0"

1 Existing Site Plan  
Scale: 1/8" = 1'-0"





Horizontal Element Removed 40 sf (for stair)



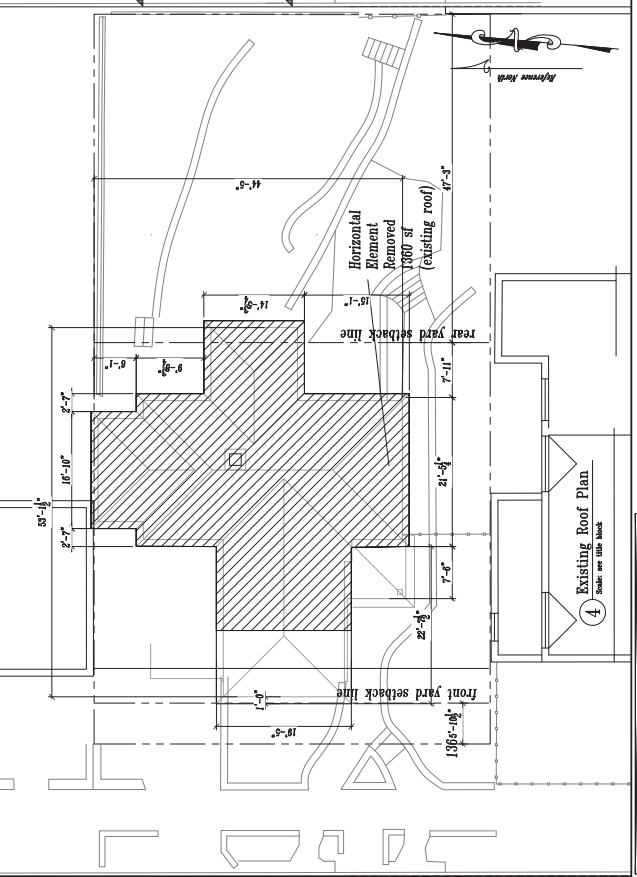
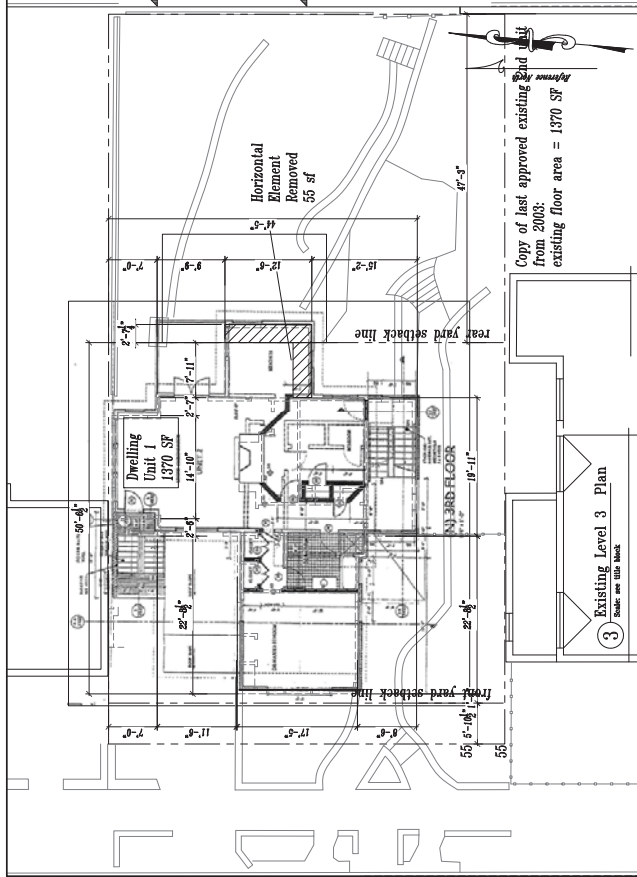
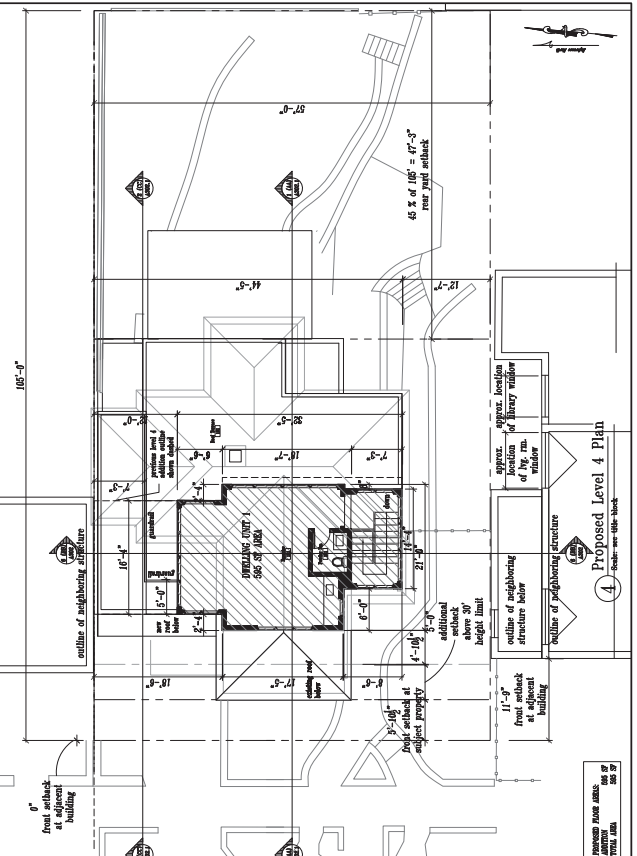
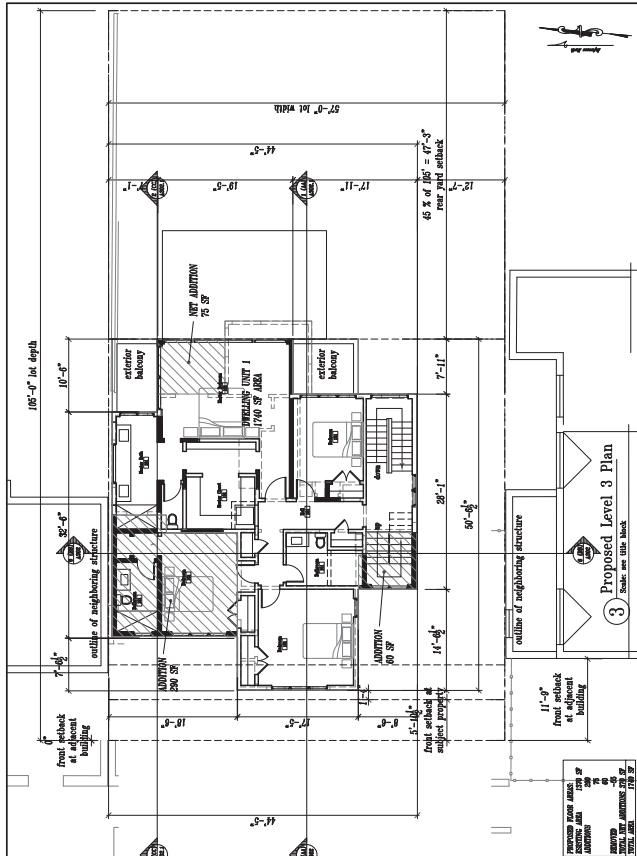


© John Malick & Associates, 2016

Drawn	
Checked	
Reviewed	
Permit Application Meeting	12/12/16
Site Permit	12/21/16
Site Permit Revision	06-19-17
Final Permit	06-19-17
Final Permit Revision	06-19-17

**Dolores Heights Residences**  
 775 & 777 Sanchez Street  
 San Francisco, CA  
 Block 568 lot 23

Drawing Title: Existing and Proposed Levels 3 & 4 Plans  
 Scale: 1/8" = 1'-0"  
 Drawn By: CLK  
 Job Number: 547.1  
 Drawing Number:



Copy of last approved existing roof plan from 2003:  
 existing floor area = 1370 SF

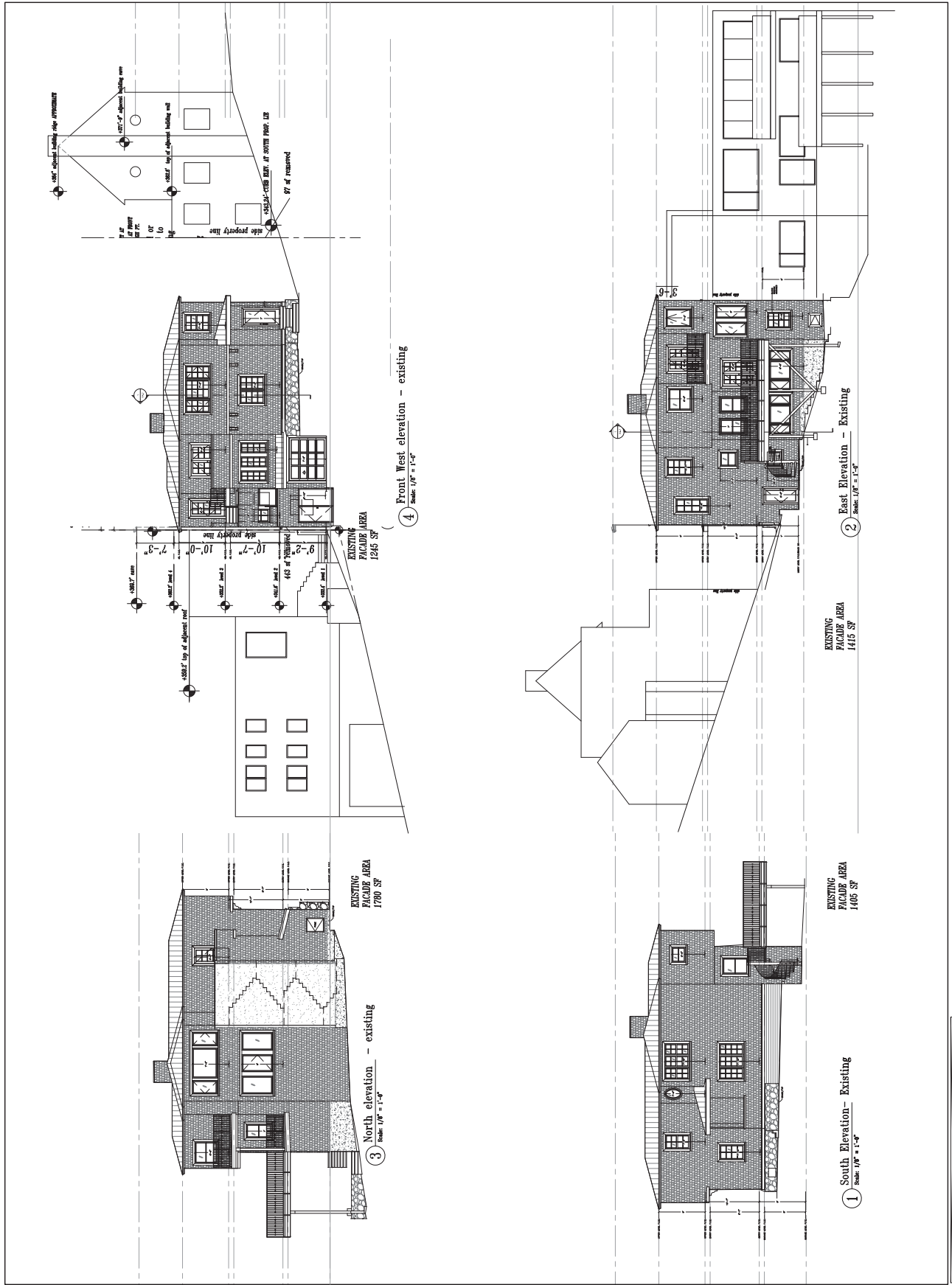
Copy of last approved existing roof plan from 2003:  
 existing floor area = 1360 SF (existing roof)



Client	John Malick & Associates, 2016
Drawings	12/12/16
Pre-application Meeting	12/12/16
Site Permit	12/28/16
State Permit Review	01/19/17
Final Permit	01/19/17
Final Permit Review	01/19/17
Final Permit Issued	01/19/17

**Dolores Heights Residences**  
 775 & 777 Sanchez Street  
 San Francisco, CA  
 Block 568 lot 23

Drawing Title	Existing Exterior Elevations
Scale	1/8" = 1'-0"
Drawn By	JM
Job Number	547.1
Drawing Number	



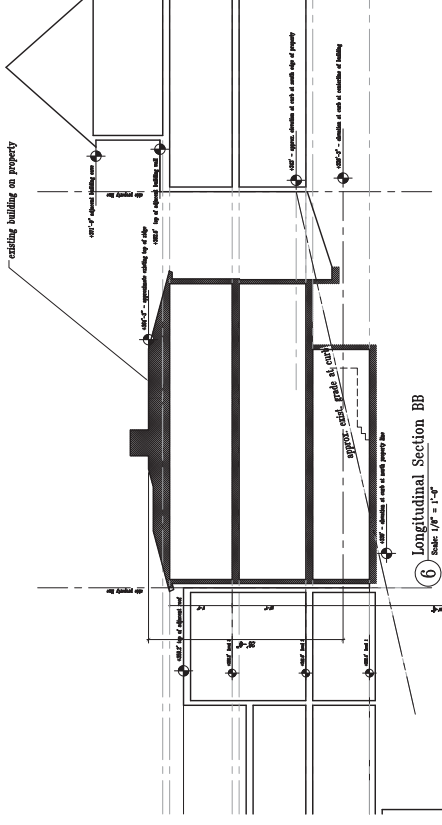




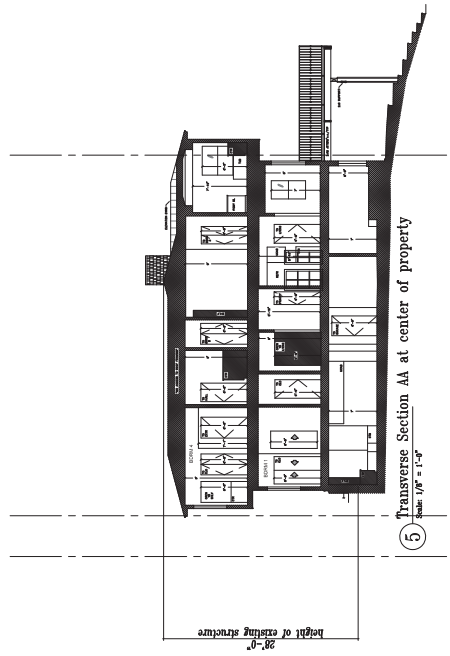
Client	John Malick & Associates, 2016
Project	Dolores
Pre-application Meeting	12/12/16
Site Permit	12/21/16
Site Permit Revision	06-18-17
11437 Formatted for 211 notification	06/06/17

**Dolores Heights Residences**  
 775 & 777 Sanchez Street  
 San Francisco, CA  
 Block 569 lot 23

Drawing Title	Existing Sections
Scale	1/8" = 1'-0"
Drawn By	gk
Job Number	547.1
Drawing Number	



**6** Longitudinal Section BB  
 Scale: 1/8" = 1'-0"



**5** Transverse Section AA at center of property  
 Scale: 1/8" = 1'-0"







**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, November 2, 2017**  
 Time: **Not before 1:00 PM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
 Case Type: **Discretionary Review**  
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>775-777 Sanchez Street</b>	Case No.:	<b>2016-003507DRP</b>
Cross Street(s):	<b>Liberty &amp; 21<sup>st</sup> Streets</b>	Building Permits:	<b>2016.12.21.5574</b>
Block /Lot No.:	<b>3605/023</b>	Applicant:	<b>Chris Lord</b>
Zoning District(s):	<b>RH-1 / 40-X</b>	Telephone:	<b>(415) 264-6749</b>
Area Plan:	<b>Dolores Heights SUD</b>	E-Mail:	<a href="mailto:clord@critterionmgmt.com">clord@critterionmgmt.com</a>

## PROJECT DESCRIPTION

The Request is for **Discretionary Review** of Building Permit Application No. 2016.12.21.5574 proposing to construct additions to the existing two-family residential building. The project includes interior remodeling, exterior changes such as a new 4<sup>th</sup> floor, windows, garage door and roof deck

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

## ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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.

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: [nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## APPEAL INFORMATION

An appeal of the approval (or denial) 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.

## ENVIRONMENTAL REVIEW

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# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: Frederick Roeber		
DR APPLICANT'S ADDRESS: 3690 21st Street	ZIP CODE: 94114	TELEPHONE: ( 415 ) 812-4109
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Chris Lord		
ADDRESS: 775 Sanchez Street	ZIP CODE: 94114	TELEPHONE: ( 415 )
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> David Cincotta		
ADDRESS: Jeffer Mangels Butler & Mitchell, 2 Embarcadero, 5th fl	ZIP CODE: 94111	TELEPHONE: ( 415 ) 984-9687
E-MAIL ADDRESS: dc5@jmbm.com		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 775-77 Sanchez Street		ZIP CODE: 94114
CROSS STREETS: 21st and Liberty Streets		
ASSESSORS BLOCK/LOT: 3605 / 023	LOT DIMENSIONS: 57' x 105'	LOT AREA (SQ FT): 5985
ZONING DISTRICT: RH-1		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   
Two legal, family-sized residential units

Present or Previous Use:

Proposed Use: One legal, huge residential unit and one fake second unit

Building Permit Application No. 201612215574

Date Filed: 12/21/2016

4. Actions Prior to a Discretionary Review Request

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

Please note that representatives from my neighborhood organization have been in contact concerning the project with the owner and planner, and my attorney has made numerous attempts to meet with the owner's attorney.

The only changes made were those required by the Planning Department.



## 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.

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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:

See attached.

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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?

See attached.

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CASE NUMBER:  
For Staff Use only

# Discretionary Review Application Submittal Checklist

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

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

**NOTES:**

Required Material.

Optional Material.

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

For Department Use Only

Application received by Planning Department:

By: M. Corrette

**RECEIVED**

JUL 19 2017

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



# 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: Frederick Roeber

Date: 2017-07-24

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

Frederick Roeber

Owner  Authorized Agent (circle one)



*1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?*

The reasons for filing the DR are: 1) the second unit, currently of equivalent size and comparable location and entry with the first unit, is being turned into a smaller "fake" unit, inconsistent with the Planning Commission's developing policy on second units, 2) the additions would fill in the most important feature of the existing building – a variety of shingle-clad horizontal and vertical setbacks, 3) the top floor does not comply with the Residential Design Guidelines, 4) the top floor deck (which is on the existing roof level) results in excessive privacy impacts and does not comply with the Planning Commission's policy on decks, 5) the garage door is so wide it becomes the focal point of the building, and 6) the rear glazing is excessive, resulting in unnecessary privacy impacts, and is out of character with the neighborhood and adjacent historic building.

Details on each of these issues follow.

### **1) Fake Second Unit**

The legal use of the property is two residential units of comparable size and prominence of location and shared prominent entry. The proposal reduces the size of one of the units and moves it to behind the garage where its entry will be through the garage. The resulting project is a huge single-family home on three floors (over 4,000 sf) and a small second unit behind the garage that will never be occupied by a separate household. In effect, the project will remove a unit from the housing market. And in practice this may have already happened because the property has only been used and advertised as a single-family home for some time. Supporting this contention, the "existing" floor plans are strangely worded not as actually existing but only as what was supposed to have been built in a previous set of plans.

The sponsor will undoubtedly say, "But this is an RH-1 zoning district where only one unit is legal." In fact, the second unit long predates the RH-1 zoning and is therefore considered a legal existing nonconforming use. It can even be enlarged into currently unoccupied parts of the building. The only rule that applies to the nonconforming unit that does not apply to the conforming unit is that the nonconforming unit cannot be enlarged into the parts of the building proposed for expansion. The sponsor may then say, "It will be impossible to expand the building unless the second unit is made smaller and moved to behind the garage." The building could be expanded in any number of ways without moving and reducing the size of the non-conforming unit. For instance, the nonconforming unit (which is the one shown on the existing plans as "2<sup>nd</sup> Unit" on the second floor) could be legally expanded into the storage areas of the garage, increasing its occupied square footage by up to 800 sf and the conforming third floor unit could be expanded by a modest rear addition in the buildable area. The façade would remain largely the same; the fourth floor would be unnecessary; and the bedroom count between both units could easily increase by two or three. The entrance to the second unit, and in effect, its existence, is invisible as it is hidden in the garage.

The Commission's developing policies on second units, applied with consistency in RH-2 zoning districts, would prohibit the removal of the second unit to behind the garage, prohibit moving its entry from the first floor to within the garage and also prohibit its reduction in size. There is no code regulation in RH-1 which suggests the Commission's policy should be any different in any other zoning districts, including RH-1. The RH-1 rules do not require a legal nonconforming unit to be made smaller and/or moved to a less desirable location with an entry through the garage. The fact that the code (Sect 181(c)(2)) was changed in 2014 to allow expansion of



nonconforming units into currently unoccupied parts of the building tells us the code in fact promotes the expansion of noncomplying units into basement and other previously non-habitable areas.

## 2) Characterless Monolith

There are two residential architectural styles for which San Francisco is known world-wide – the San Francisco Victorian Style and the San Francisco Shingle Style. The existing building is a substantial remodel and enlargement of a previous home on the site. Because of the extensive alterations, the current building was found not to be historic under CEQA standards. And yet the remodel turned this home into an interesting shingle-style structure in the Bay Area tradition of Earnest Coxhead and Willis Polk and revived by Joseph Esherick and William Wurster.

The most notable feature about this home is the variety of horizontal and vertical planes, shingle-clad and separated by belt courses, that break an unusually wide facade into discrete elements. (See Exhibit A.) The existing façade creates visual interest and is unique on this block – a block composed of a variety of shapes and styles, and one made immensely more interesting because of the existing home. The proposal fills in nearly every one of the setbacks, turning a charming and engaging façade into a characterless monolith. Square footage and sales price take precedence over character and charm. Design guidelines are established to create and maintain facades like that of the existing building and prevent the bland rectangular prism that characterizes the proposal. Specifically, the following Residential Design Guideline promotes retention of the existing facade and discourages the proposed façade:

*Guideline: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.*

With the setbacks filled in and second unit entrance moved to within the garage the following two Residential Design Guidelines are also violated:

*Design Principle: Design the building's architectural features to enhance the visual and architectural character of the neighborhood.*

*Guideline: Design building entrances to enhance the connection between the public realm of the building.*

## 3) Top Floor Design Guideline Conflict

Both adjacent buildings are three floors while the proposal will add a 4th floor. Other buildings on this block are between one and three floors. It is true the uphill home is taller – as it should be because it is both a corner building and uphill. But the height of the uphill home is not because of a 4<sup>th</sup> floor (which it does not have) but because it has a partial gable over the third floor. That building is often referred to as the historic Rolph Mansion, also known as Casa Cielo. Mayor Rolph originally owned the land and his son, James Rolph III, owned and lived in the home from 1931 to 1933. The partial and narrow gable over the third floor of the Rolph Mansion is being used to inappropriately justify a more-or-less flat-roofed 4<sup>th</sup> floor on the subject property.

Top floor additions that add a floor above adjacent buildings are required to be set back far enough from the floors below as to be clearly subordinate to the existing floors. (See Exhibit B.) The proposed top floor is not subordinate to existing floors and will be wholly seen from numerous public vantage points because, although it



Continuation: DR APPLICATION for 775-77 Steiner Street

is set back from the most forward plane by ten feet, it is not set back at all from the northern portion of the façade. The sponsor will say that the 4<sup>th</sup> floor must be brought so far forward on the lot because the height limitations prevent a larger setback. The height limitations combined with the normal setback requirements -- usually 15 feet from the floors below -- render a 4<sup>th</sup> floor infeasible on this site. The response to these two rules should be the elimination of the 4<sup>th</sup> floor, not the violation of the setback guideline.

Several key guidelines are violated by the proposed 4th floor:

*Guideline: Respect the topography of the site and the surrounding area.*

*Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings.*

*Design Principle: Design the building's architectural features to enhance the visual and architectural character of the neighborhood.*

While the 4<sup>th</sup> floor occurs on the uphill side of the project site, because it is so forward on the lot relative to the floors below it appears too tall given the topography of the street and height of adjacent buildings. The 4<sup>th</sup> floor also detracts from the block as a whole because it is one floor taller than the tallest homes on the block face and across the street. Finally, the forward massing of the 4<sup>th</sup> floor vies for prominence over the historic Rolph Mansion – which has been and should continue to be the visual anchor of this block.

The 4<sup>th</sup> floor also removes ambient light from arguably the most important and unique room in the historic Rolph home – a two-story library bathed in muted ambient light thru a wall of translucent windows. The proposed 4<sup>th</sup> floor stairway will be directly opposite the library. The Rolph Mansion is the most well known and most architecturally and historically important home in Dolores Heights. Its interior is unique and significantly contributes to the importance of that property.

The subject building at 775-77 Sanchez has been enlarged many times, as documented in the Historic Resources Evaluation. The third floor with second unit was added in 1940. The third floor was enlarged again in 2003. A deck was added in the required rear yard after variance approval in 2009. The building already benefits from expansion into the required rear yard – an expansion that normally comes with an understanding in the neighborhood that buildable area will not be exploited. Now this trade-off, which the neighborhood accepted in 2009 in order to support the variance, is being thrown out the window.

It is also notable that the same developer purchased and substantially enlarged the immediately adjacent downhill home which is now apparent as a strategy to justify the incremental enlargement of the subject building.

This all becomes too much – enlarging the adjacent downhill building to justify enlargement of this one, adding to lot coverage in the buildable area even though previous expansions into the rear yard were granted with variance, showing the existing building as having two units when one unit may have been illegally removed, moving said unit and its entry to behind the garage where it will never be rented, and eradicating the most interesting features of the facade for the sole purpose of increasing square footage and therefore sales price. This is not a proposal so much as a repeated assault on this neighborhood.



**4) Deck Violates Privacy Concerns and Commission Guidelines**

The top floor deck is in the place of the existing roof. The only other roof deck in the vicinity is the one the sponsor built next door after having told neighbors he would not develop the roof. Other neighborhood decks are on lower floors, modest in size and often screened by large trees. (See Exhibit C.) The proposed roof deck would be the tallest and largest in the neighborhood. The southern portion of the proposed deck would be just 18 feet from and on the same level as the primary windows of the Rolph Mansion living room and two other spaces. The railings of the proposed deck are shown to the wall edges on both the rear and south sides. Only on the north side, next to the adjacent downhill home which the sponsor also owns, are the railings pulled back! Project deck occupants will look directly onto the third floor and down into the second floor of the Rolph Mansion and also down into the yards of all nearby properties on 21<sup>st</sup>, Sanchez and Liberty and in the rear windows of homes fronting on Liberty.

The stated justification for the 2009 second story rear yard deck variance was to provide substantial useable open space at a habitable level because the lot is too steeply down sloping to be useable. The existing building also has a good sized third floor balcony. So despite already having decks on both the second and third floors – and having being given a special privilege by way of a variance for one of them – the sponsor now proposes an immense rooftop deck at the expense of privacy to a dozen nearby properties. At the same time, he proposes using the steeply sloping yard – a yard the previous owner said was too steep to accommodate useable open space – as the required open space for the fake unit behind the garage.

**5) Garage Door Excessive Width**

Section 144(b)(1) of the Planning Code limits garage door width to the greater of 10 feet or one-third the lot width. This is the minimum quantitative standard. The Residential Design Guidelines call for the following additional qualitative standards:

*Guideline: Design and place garage entrances and doors to be compatible with the building and the surrounding area.*

*Guideline: Minimize the width of garage entrances.*

The existing garage door is 8.5 feet wide; the proposed garage door would be 14.5 feet wide. The proposed width meets the quantitative standard of Section 144 because the lot width is 57 feet. But the qualitative standards -- “minimize the width of garage entrances” and “design...garage entrances to be compatible” – are not met. The proposed garage door is so wide that, combined with the filling in of the building’s many existing setbacks, it would become the focal point of the building much in the same way suburban garage doors are the visual focal point of tract homes.

**6) Excessive Rear Glazing**

The rear of the proposal is a wall of glass overlooking nearly every back yard on the block and looking directly into the rear rooms of many homes on Liberty Street. These windows are used almost exclusively for open house tours prior to sale. In practice, they are unlivable because they overheat rooms and result in completely unnecessary privacy impacts. On this block they also uninvitingly contrast with the more balanced proportion of solid wall to window characterizing the majority of rear-facing walls in the vicinity.



EXCEPTIONAL CIRCUMSTANCES

1. Effectively, the proposal removes one family-sized housing unit from the market by reducing it in size, moving it to the garage level and creating its entry through the garage. The fake unit will obviously never house a separate family. In the context of a housing crisis, this aspect of the proposal is exceptional.
2. The proposal creates unnecessary and significant privacy impacts through its roof-top deck, the largest and tallest such feature in the neighborhood.
3. The proposal transforms a handsome shingle-style home with horizontal and vertical setbacks that create visual interest and effectively break up the otherwise overly wide façade into a plain rectangular box with a glass rear wall. The degree to which the architecture is monotonized is exceptional.
4. The proposal adds a fourth floor to a one- to three-story block without sufficient setbacks.

*2. Explain how this project would cause unreasonable impacts...to your property and/or the properties of others.*

Impacts are incorporated in the answers above. In summary, the proposal removes an important and native architectural style from the block and the neighborhood, adds height that is out of character with the block and that steals visual emphasis and ambient light from the most important historical building in the neighborhood, imposes unnecessary privacy impacts on all adjacent yards and homes, and effectively removes an existing legal family-sized unit from the housing stock while also obscuring the likelihood that the second unit may already have been illegally removed.

*3. What alternatives or changes would respond to the exceptional and extraordinary circumstances?*

Maintain the location of the nonconforming unit on the second floor and expand it into existing non-habitable space in the garage, remove the proposed 4<sup>th</sup> floor but allow for modest expansion of the 3<sup>rd</sup> floor in the buildable area and within the existing building and deck footprint, maintain the variety of horizontal and vertical planes on the front façade, maintain the existing garage door width, remove the roof top deck, and make rear windows much smaller.

It is also important for the staff to verify what is shown on the plans – that the two legal and separate units are in fact still there.



**EXHIBIT A**



**Existing Building at 775-77 Sanchez Street**



## EXHIBIT B

*The three-story scale of the block face is maintained by setting the fourth floor back so it is subordinate to the primary facade.*

Subject building



Excerpt from RDG's, page 25. Note top floor is set back sufficiently to be minimally visible and thereby subordinate to the existing roofline and existing wall planes.



Existing building -- 3 stories adjacent to two 3-story homes



Proposed building -- 4 stories and the 4th floor is not sufficiently set back from predominant facades below.



## EXHIBIT C

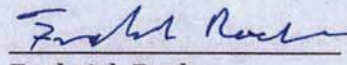




Frederick Roeber  
3690 21<sup>st</sup> St.  
San Francisco, California  
2017 July 14

I, Frederick Roeber, the filer of the Application for Discretionary Review, authorize David Cincotta or anyone from his law firm Mangels Butler, to file the Application on my behalf.

Further, I authorize David Cincotta to act as my contact.

  
Frederick Roeber

FR/fr

**RESPONSE TO**  
**DISCRETIONARY**  
**REVIEW (DRP)**



**San Francisco**  
**Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

---

**Project Information**

---

Property Address: **775 - 777 Sanchez Street** Zip Code: **94114**

---

Building Permit Application(s): **2016.12.21.5574**

---

Record Number: **2016-003507-DRP** Assigned Planner: **Nancy Tran**

---

**Project Sponsor**

---

Name: **Chris Lord** Phone: **415-264-6749**

---

Email: **clord@criterionmgmt.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.)

---

The proposed design has been reviewed thoroughly by the project planner and by the Residential Design Advisory Team and has been revised and approved by planning as meeting the planning code requirements and design guidelines. Furthermore the owner has made agreed to further reduce the scale of the project in response to the Request for Discretionary Review, by removing 18" from the front top level of the proposed addition and removing approx. 8' x 14' of roof terrace. See also attached responses to DR application.

- 
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.

---

We made changes after filing the application in response to the filer's requests, as follows: We have removed 18" from the front top level of the proposed addition and removed approx. 8' x 14' of roof terrace. We also agreed to stain the exterior shingles a light color.

- 
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.

---

We are willing to make the changes described above.

## 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)	2	2
Occupied Stories (all levels with habitable rooms)	3	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	1	2
Bedrooms	3	6
Height	27'	35'
Building Depth	53'	50'-6"
Rental Value (monthly)	\$10,000	\$10,000+\$3,000
Property Value	\$6 million	\$8 million

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

<b>Signature:</b> 	<b>Date:</b> 10/17/17
<b>Printed Name:</b> Greg Klein	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*



October 18, 2017

Nancy Tran, Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
415-575-9174

**Reference:** Site Permit Application 2016.12.21.5574, Request for Discretionary Review  
*Dolores Heights Residences, 775-777 Sanchez Street, San Francisco*

Dear Nancy,

In addition to the Response to Discretionary Review Form that has been filled out, below are additional supporting documents in response to the 6 specific items of concern from the Discretionary Review Request.

1. Fake second unit:

The proposed renovation and addition proposes to restore 2 units to the building. The proposed second unit will be a completely separate unit, with 1,065 square feet. It will have a separate entrance from an existing gate at the front edge of the side yard. See attached plan and photo of entry gate. The unit will enjoy views toward Dolores Park and downtown San Francisco, rear yard access, and no physical connection to the other unit. See attached Exhibit A, plans and photo of entry to rear unit.

2. Characterless monolith:

The proposed addition and renovation steps back from side to side, at the front, and at the rear to achieve a scale that is consistent with both the planning requirements and the residential design guidelines. The top level has further been set back 18” beyond what was submitted in response to request for additional setback by the neighbor. The proposed renovation retains the variety of horizontal and vertical plans separated by belt courses, with roofs that step back and in from side to side. See attached Exhibit B, additional 3d model views of the proposed design. Furthermore, the design retains all of the elements of the current building that are classic shingle style elements, including divided lite windows facing the street, shingle cladding, low sloped metal roof, generous eaves, and brackets and mouldings consistent with the shingle style era buildings in San Francisco. See attached Exhibit B, photos of shingle buildings.

3. Top floor design guideline conflict:

The top level meets the zoning height and setback requirements and has been set back from the north and south edges of the property by 12’ and from the front of the building by approximately 8’ from the level below. The proposed addition exceeds the front and side setback requirements and meets or exceeds the height limit requirements for the site, per the submitted drawings.

The top level addition steps with the topography of the site, and is in scale with the surrounding buildings as they step down along Sanchez Street. See attached sheet Exhibit C, sheet A301.

4. Deck violates Privacy Concerns and Commission Guidelines:



The top floor terrace has been reduced in size both at the north side of the roof (varies from 7'-3" setback to 12' setback along north side) and the south side of the roof (approximately 8'-3" x 14' reduction in area). This is in response to the neighbor's request. See attached Exhibit E, sheet A204.

5. Garage door excessive width:

The proposed garage door is 14'-6" wide. This is in compliance with the zoning ordinance requirement that the garage door be a maximum of 1/3 the building width (44'-9" /3 = 14'-10"). This design was reviewed and approved by both the planner and RDAT. There are numerous garage doors within 2 blocks of the property that are at least this wide. See attached Exhibit D, photos of neighboring garage doors.

6. Excessive rear glazing:

The rear windows are consistent in size with other view oriented windows in the neighborhood.

Response to Discretionary Review Application - Exceptional Circumstances:

1. The proposed renovation has 2 units, and the 2<sup>nd</sup> unit is well within the zoning requirement of a maximum of 25 percent removal, in that the proposed unit is only 15% smaller than the existing. The Discretionary Review Application falsely states that the entrance to the unit is through the garage. The unit is accessed through a side yard gate and door directly into the unit from the rear yard. The unit has expansive windows for views, access to a generous 47'x57' rear yard.
2. The proposed renovation is oriented away from the Discretionary Review applicant, as the design has been modified to shift the roof terrace 8'-3" further away from the applicant's property.
3. The proposed renovation retains the shingle style character of the building.
4. The proposal adds a small 4<sup>th</sup> level that is in character with the surrounding buildings and meets or exceeds the San Francisco Zoning Ordinance requirements as well as the Residential Design Guidelines.

Thank you in advance for your attention, and please feel free to contact me at (510) 595-8042 or [greg@jmalick.com](mailto:greg@jmalick.com) with any questions about our drawings or revisions for this project.

Sincerely,



Greg Klein, *Principal, John Malick & Associates*

Attachments:

- Exhibit A, plan and photo of 2<sup>nd</sup> unit entry and views
- Exhibit B, 3d views along Sanchez Street, Shingle Style Buildings
- Exhibit C, sheet A301 showing context of addition with neighboring buildings
- Exhibit D, garage doors in neighborhood
- Exhibit E, sheet A204 showing setback of terrace at level 4



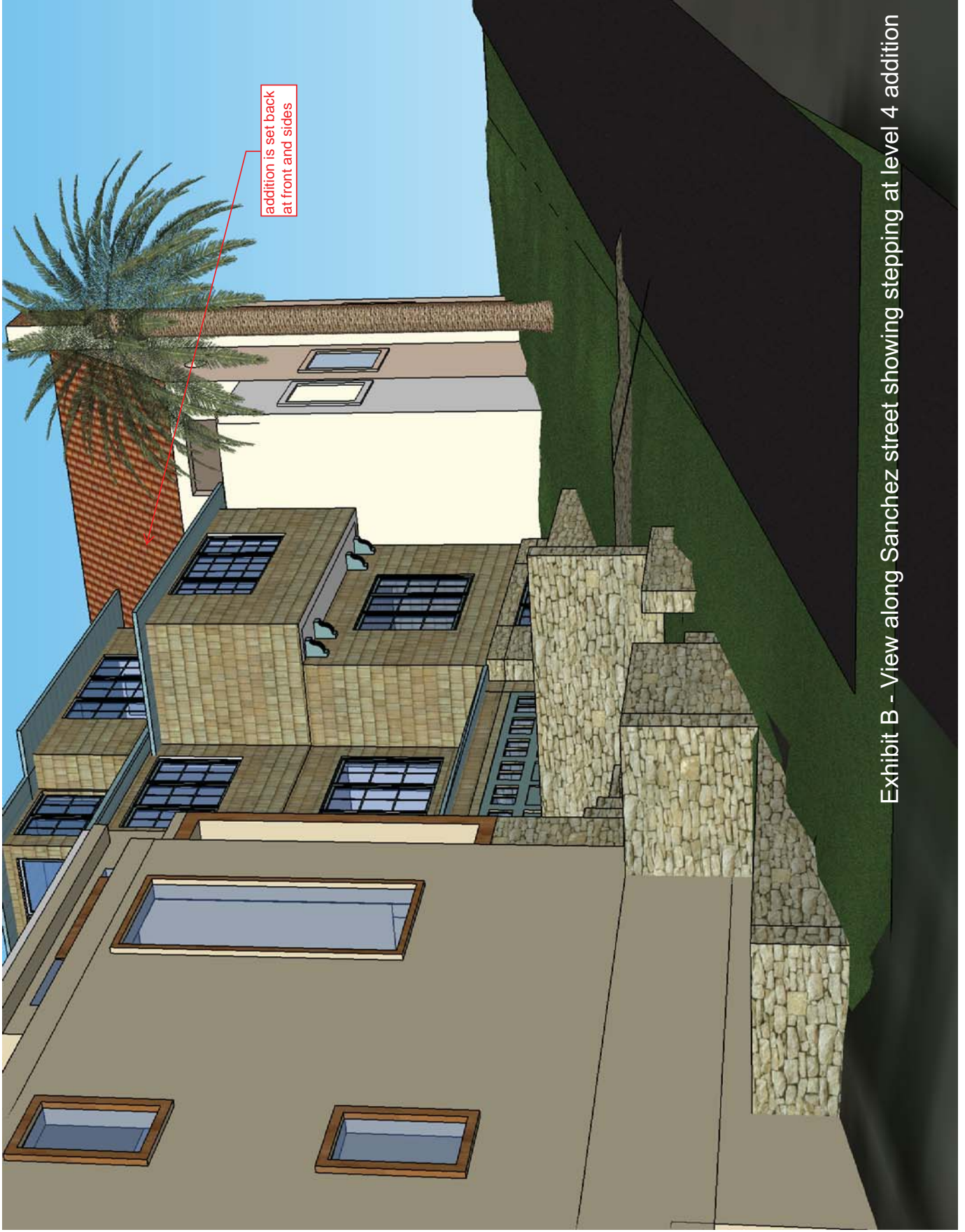




Exhibit A - Entry Gate  
to 2nd unit



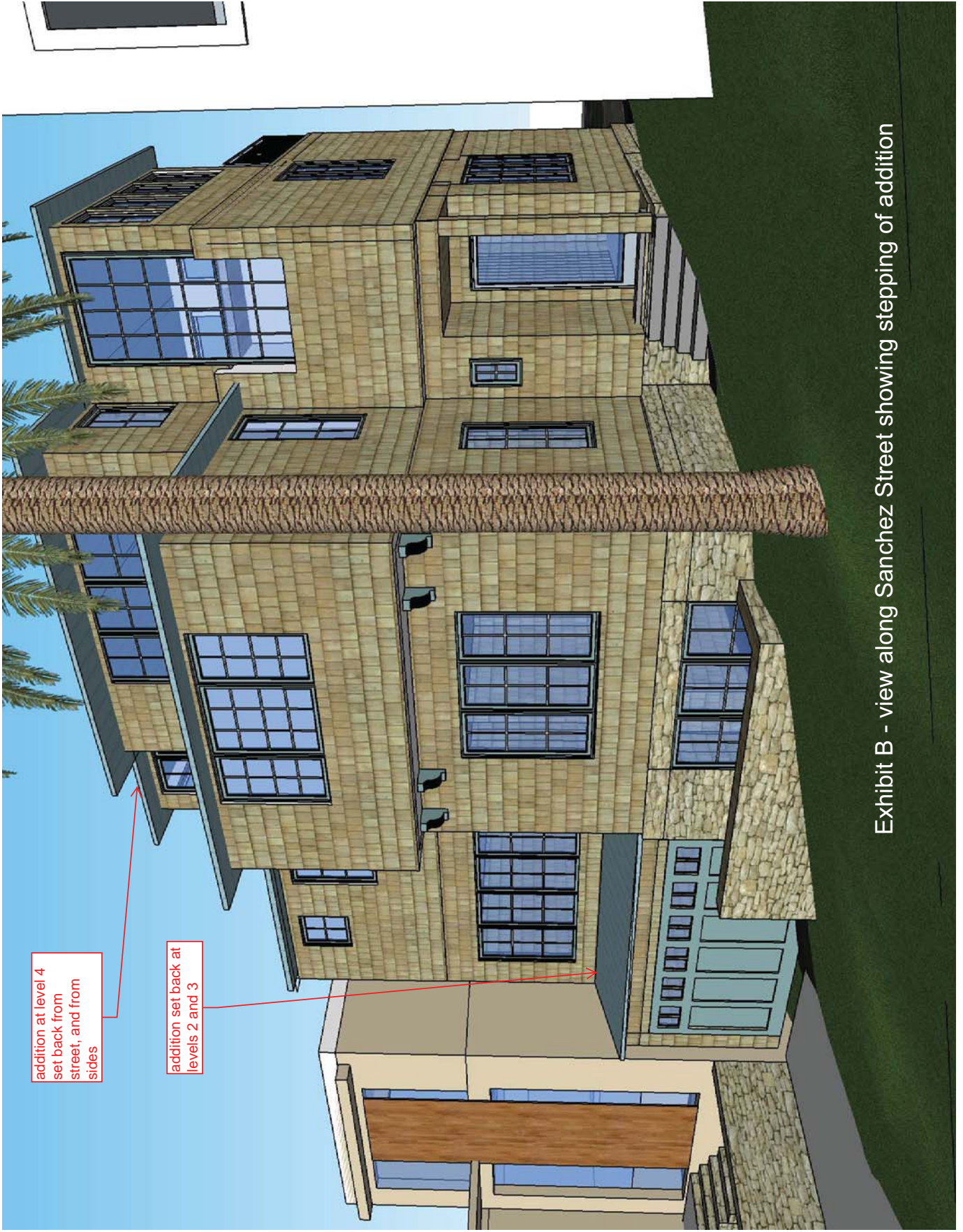




addition is set back  
at front and sides

Exhibit B - View along Sanchez street showing stepping at level 4 addition





addition at level 4  
set back from  
street, and from  
sides

addition set back at  
levels 2 and 3

Exhibit B - view along Sanchez Street showing stepping of addition



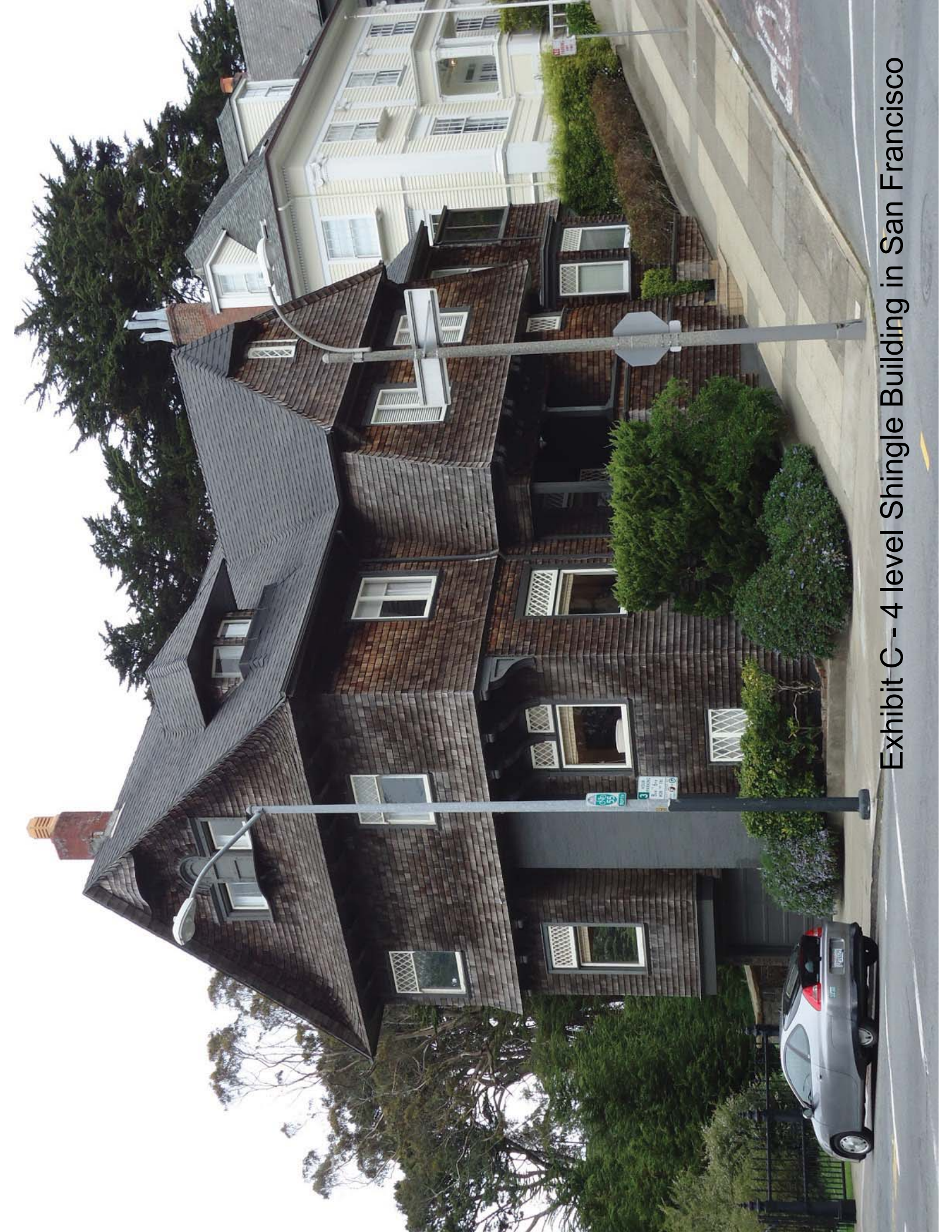


Exhibit C - 4 level Shingle Building in San Francisco









Exhibit D - garage door - 790 Sanchez st.  
15' wide



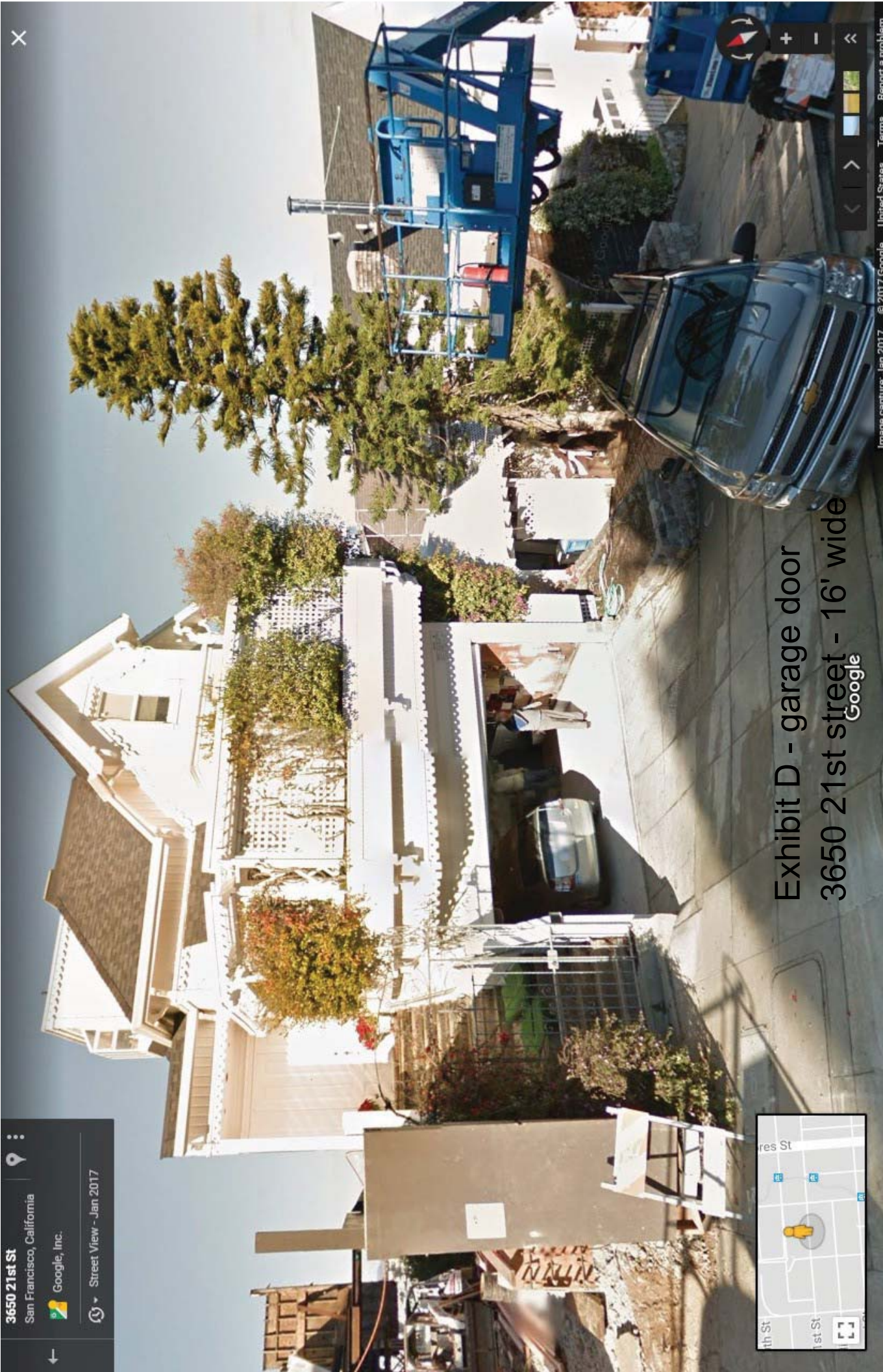
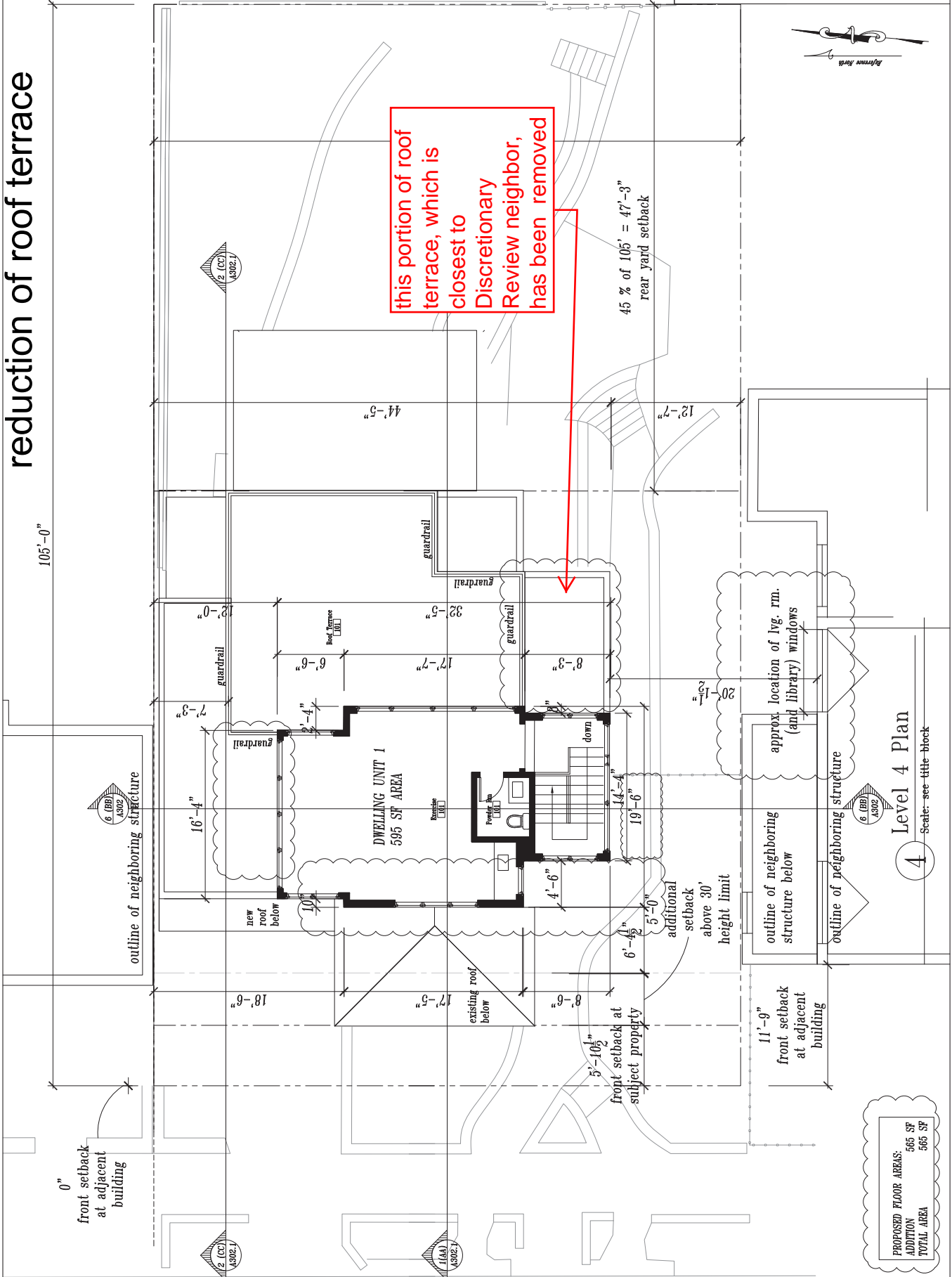


Exhibit D - garage door  
3650 21st street - 16' wide



# Exhibit D - level 4 plan showing

## reduction of roof terrace



PROPOSED FLOOR AREAS:	565 SF
ADDITION	565 SF
TOTAL AREA	565 SF

Level 4 Plan  
Scale: see title block

JOHN MALICK & ASSOCIATES  
Architects-Planners  
1105 Park Ave., Suite 105  
Emeryville, CA 94608  
Tel: 510.535.8842 Fax: 510.593.8365



Revisions	Date
Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	01-13-17
11117 Permit for 311 notification	01-09-17
Revision with neighbor	01-12-17

Dolores Heights  
Residences  
775 & 777 Sanchez Street  
San Francisco, CA  
Block 3000 lot 23

Drawing Title	Level 4 Plan
Scale	1/4"=1'-0"
Drawn By	GK
Job Number	547.1
Drawing Number	

A204

# Dolores Heights Residences

775 - 777 Sanchez Street SAN FRANCISCO CALIFORNIA

Block 3605 Lot 23



## PROJECT DIRECTORY

**Property Owners**  
Dolores Heights LLC  
785 Sanchez Street  
San Francisco, CA

**Architect**  
John Malick & Associates  
1195 Park Ave. Suite 102  
Emeryville, CA 94608  
Tel: (510) 595-8042  
Fax: (510) 595-8365  
Contacts:  
Greg Klein - ext. 35  
Betsy Goodman - ext. 38

**Surveyor**  
Foresight Land Surveying  
301 California Drive Suite 2  
Burlingame, CA 94010  
415-735-6180

## DRAWING INDEX

### ARCHITECTURAL

- A000 Cover Sheet
- A001 3D Model Views
- A002 Site Photographs - Existing Conditions
- A100 Existing Site Plan
- A101 Proposed Site Plan
- A200 Existing Floor Plans
- A201-1 Proposed Floor Plans - Floor area Calcs
- A201 Proposed level 1 plan
- A202 Proposed level 2 plan
- A203 Proposed level 3 plan
- A204 Proposed level 4 plan
- A300 Existing Exterior Elevations
- A300.1 Existing Exterior Elevations and Sections
- A301 Proposed Exterior Elevations - facade calcs
- A302 Proposed Exterior Elevations / Section - facade calcs
- A302-1 Height Limit Calculations
- A303 Proposed West (Street) Elevation
- A304 Proposed South Elevation
- A305 Proposed East Elevation
- A306 Proposed North Elevation

Sheet 1/1 Site Survey

## PROJECT DATA

DEVELOPMENT AREAS:						
INTERIOR			appt. areas		unit area total	other areas
floor areas:	existing	net additions				gross floor area
garage level 1	1,480	245	1,065		1,065	660 parking/airs
entire level 2	1,445	365	1,810			1,810
appt. level 3	1,370	380	1,750			1,750
new top level 4		565	565		4,125	565
	<b>4,295</b>	<b>1,555</b>	<b>5,190</b>		<b>5,190</b>	<b>5,850</b>

Check of SF Planning Code Section 317 limitations on demolition:

Comparison of existing to proposed unit sizes:			
Existing Unit Areas:		Proposed Unit Areas:	
level 2 unit	1250 sf	level 1 unit	1,065 sf
level 3 unit	1370 sf	level 2-4 unit	4,125 sf
2 units total		2 units total	
			15% % of area removed
			25% max. % allowed to be removed per SF planning code 317

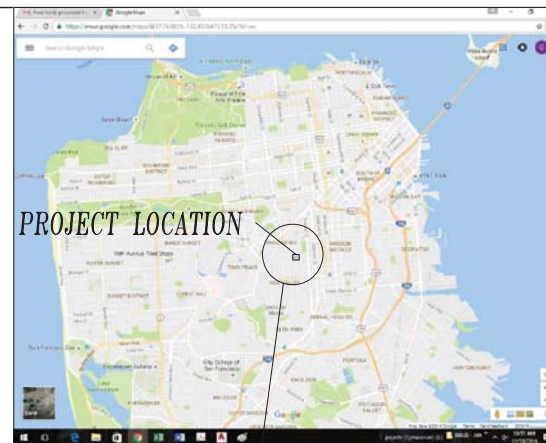
  

Horizontal Elements removal calculation:		Vertical Envelope Elements removal calculation:	
level 1	existing removed	existing removed	
level 2	1,445 40 sf	west (front)	1,245 540
level 3	1,370 55 sf	south (side)	1,405 275 sf
roof	1,565 1,260 sf	east (rear)	1,415 560 sf
<b>totals</b>	<b>2,815 1,355 sf</b>	north (side)	1,780 895 sf
<b>percentage removed</b>	<b>48%</b>	<b>totals</b>	<b>5,845 2,270 sf</b>
	50% max. % allowed to be removed per SF planning code 317	<b>percentage removed</b>	<b>39%</b>
			50% max. % allowed to be removed per SF planning code 317

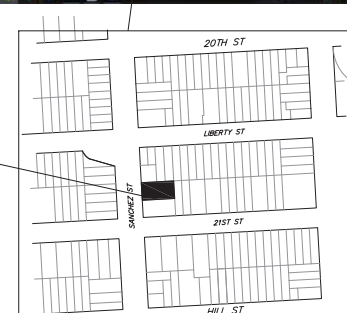
Front and Rear Façade Removal calculation:		Linear feet of Exterior Wall removal calculation:	
west (front)	1,245 540 sf	level 1 exterior wall	185 56 equal feet
east (rear)	1,415 560 sf		
<b>totals</b>	<b>2,660 1,100 sf</b>		
<b>percentage removed</b>	<b>41%</b>	<b>percentage removed</b>	<b>30%</b>
	50% max. % allowed to be removed per SF planning code 317		65% max. % allowed to be removed per SF planning code 317

## VICINITY MAP



San Francisco

PROJECT LOCATION



## SCOPE OF WORK

Renovation and horizontal and vertical additions to existing two unit residential structure. Building will be retrofitted with full automatic fire sprinklers to allow for 1 exit from each level.

## APPLICABLE CODES

SAN FRANCISCO MUNICIPAL CODE INCLUDING LOCAL ORDINANCES

**ADOPTED CODES:**  
2013 CALIFORNIA RESIDENTIAL CODE (CRC)  
2013 CALIFORNIA BUILDING CODE (CBC)  
2013 CALIFORNIA MECHANICAL CODE (CMC)  
2013 CALIFORNIA ELECTRICAL CODE (CEC)  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)  
2013 CALIFORNIA REFERENCE STANDARDS CODE  
with San Francisco amendments

## STRUCTURE HEIGHT AND SETBACK REGULATIONS

Minimum Setbacks	Main House
Front yard	10'-9"
Side yard	0'
Rear yard	47'-3"
Maximum Building Height	35'

30' at front yard setback, up to 35' at additional 5' setback. Height limit follows slope of lot for downsloping lot.

## DRAWING SYMBOLS

<p>① A</p> <p>COLUMN LINE Letters Down Numbers Across</p> <p>ⓧ</p> <p>DOOR TAG</p> <p>ⓧ</p> <p>WINDOW TAG</p> <p>Master Bedroom [201]</p> <p>ROOM IDENTIFICATION Room Name Room Number</p> <p>100.00'</p> <p>SPOT ELEVATION</p> <p>+350.00'</p> <p>WORK POINT OR DATUM POINT</p> <p>Grade</p>	<p>SECTION / EXTERIOR ELEVATION Drawing Number Sheet Number</p> <p>DETAIL TAG Drawing Number Sheet Number Additional Note</p> <p>INTERIOR ELEVATION TAG Drawing Number Direction Sheet Number</p> <p>REVISION Cloud around revised area</p> <p>ELEVATION +351.00'</p>	<p>CONCRETE</p> <p>SAND</p> <p>EARTH</p> <p>STONE</p> <p>MORTAR OR PLASTER</p> <p>PLYWOOD</p> <p>WOOD FINISH</p> <p>WOOD FRAMING</p> <p>BATT INSULATION</p> <p>RIGID INSULATION</p> <p>METAL</p>
---	---	--

JOHN MALICK & ASSOCIATES



Architecture · Planning

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Revisions \_\_\_\_\_ Date \_\_\_\_\_

Pre-Application Meeting 12-12-16

Site Permit 12-21-16

Site Permit Revision 05-19-17

11x17 format for 311 notification 06-08-17

Revision with Neighbor 10-16-17

## Dolores Heights Residences

775 & 777 Sanchez Street  
San Francisco, CA

block 3605 lot 23

Drawing Title

Cover Sheet

Scale 1/8"=1'-0"

Drawn By GK

Job Number 547.1

Drawing Number

A000





Revisions	Date
Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	05-19-17
11x17 format for 311 notification	06-08-17
Revision with Neighbor	10-16-17

**Dolores Heights Residences**

775 & 777 Sanchez Street  
San Francisco, CA  
block 3605 lot 23

Drawing Title

**Proposed Site/Roof Plan**

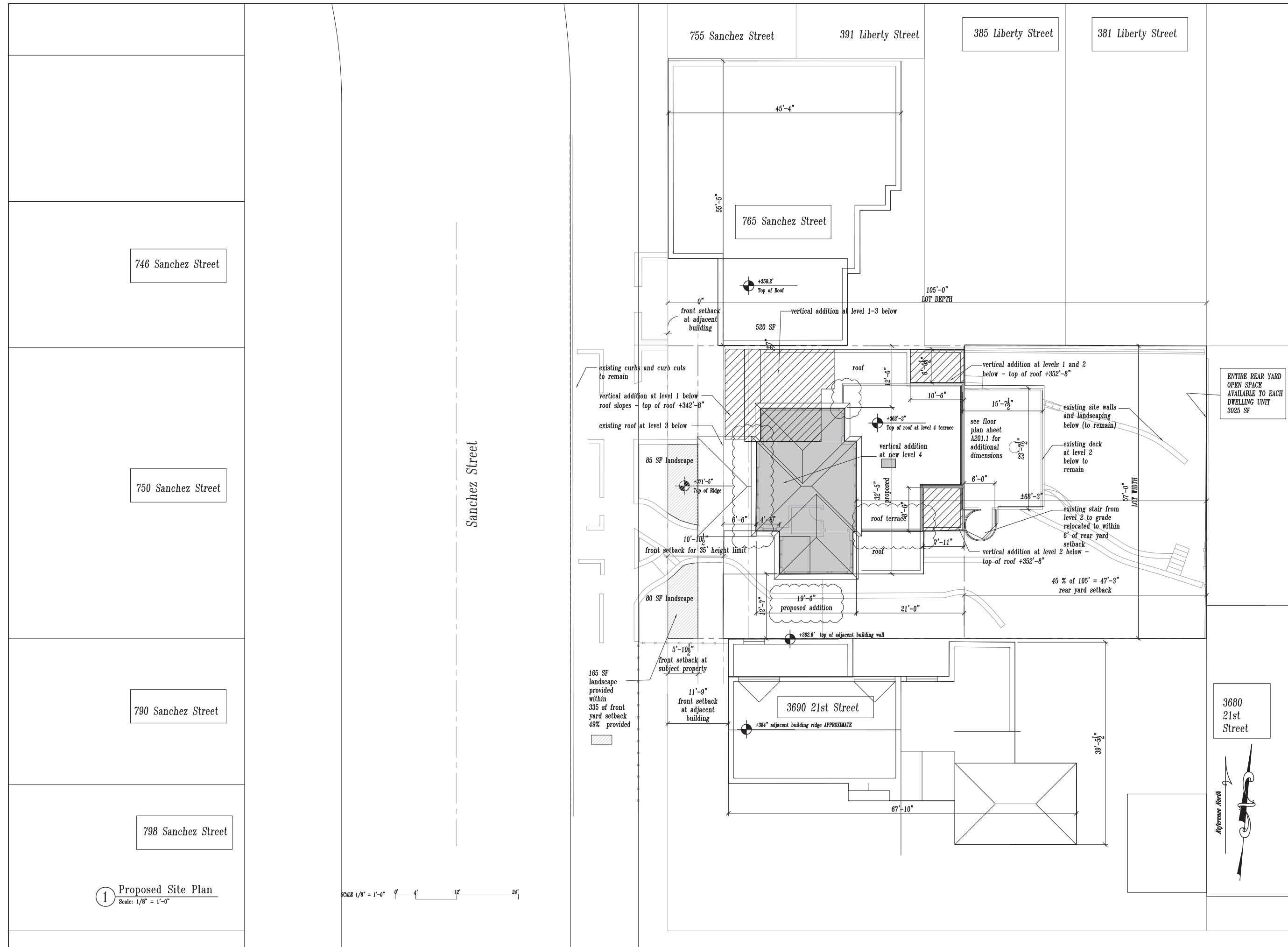
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Drawn By GK

Job Number 547.1

Drawing Number

**A101**



746 Sanchez Street

750 Sanchez Street

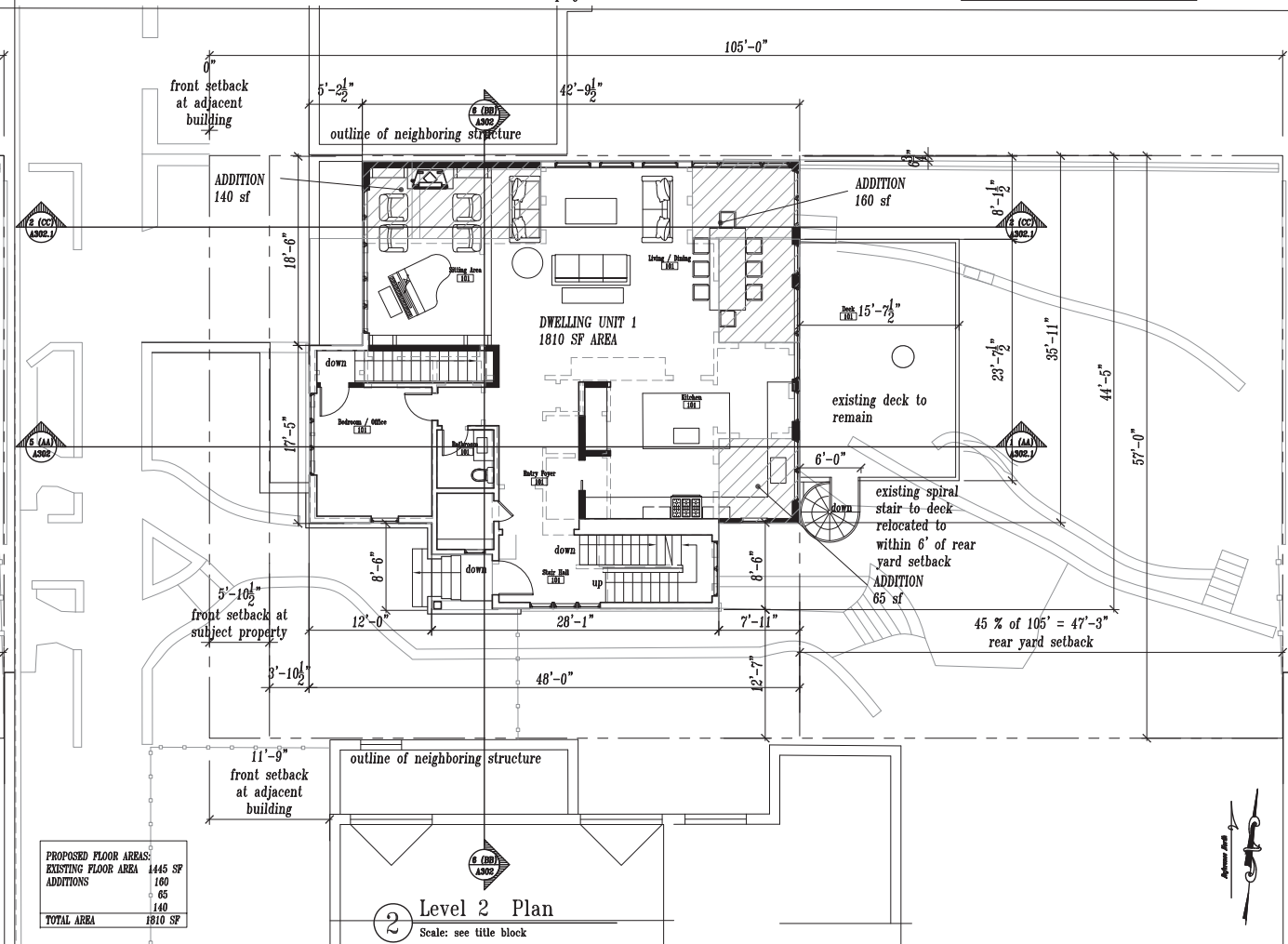
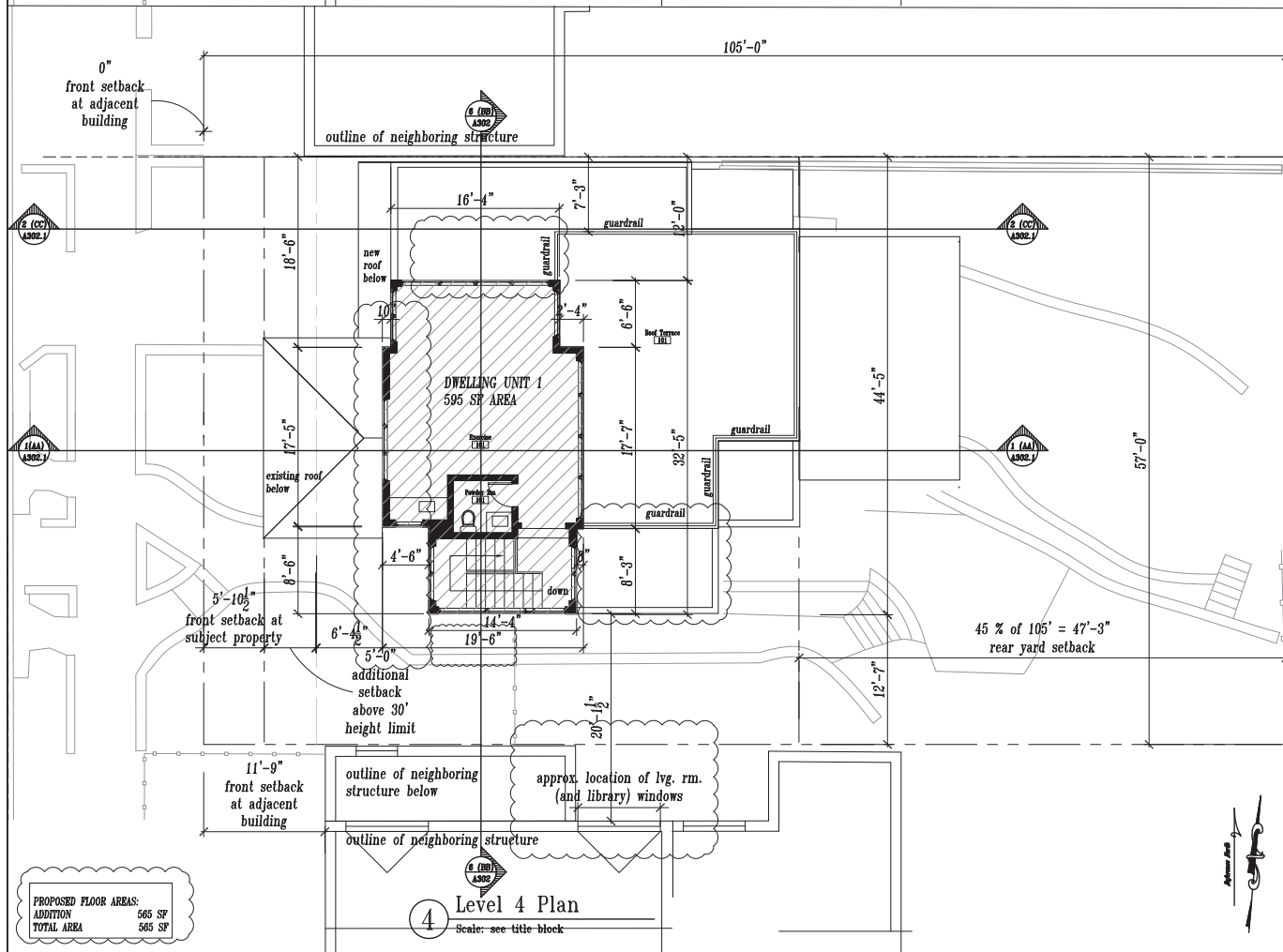
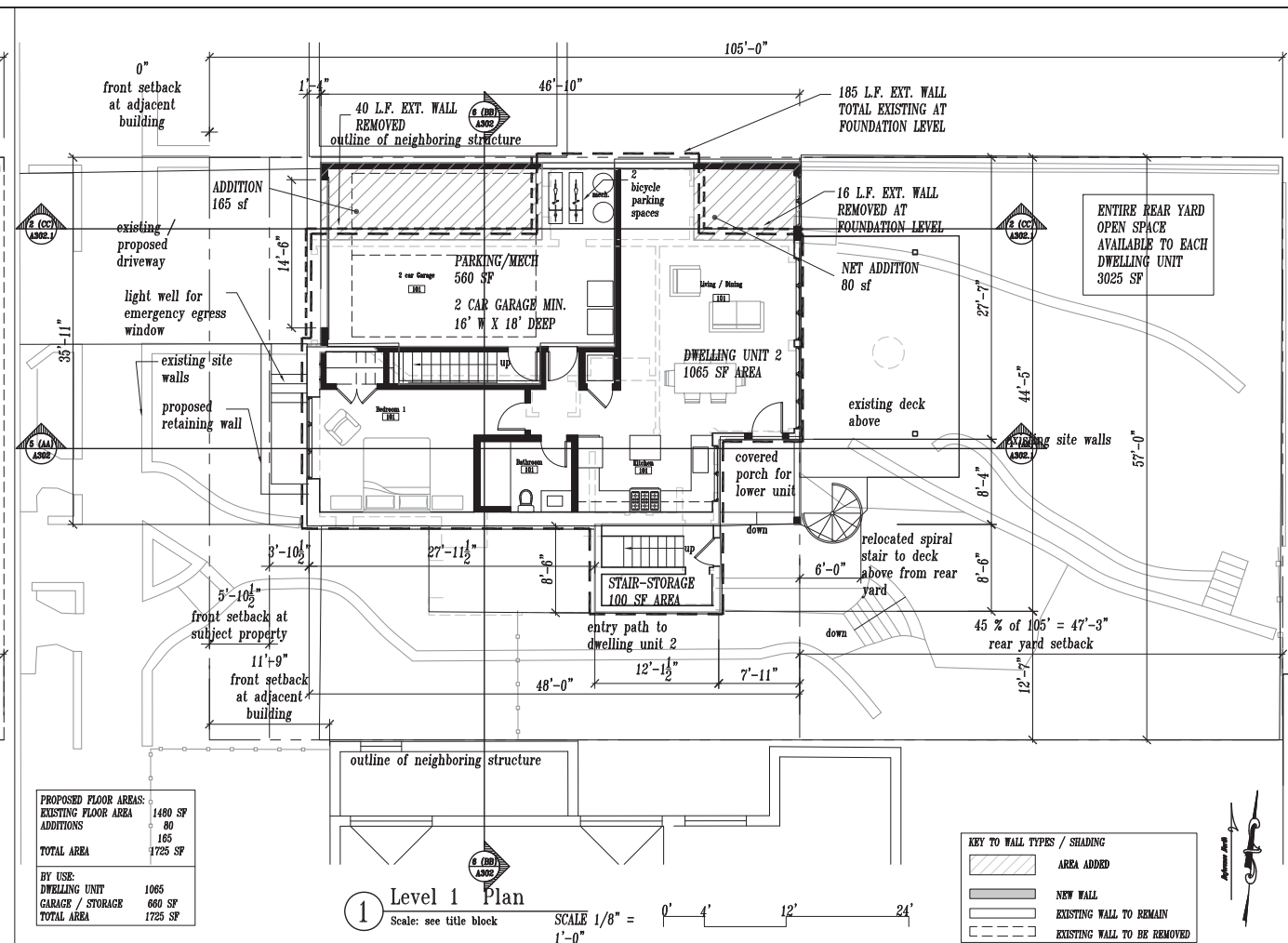
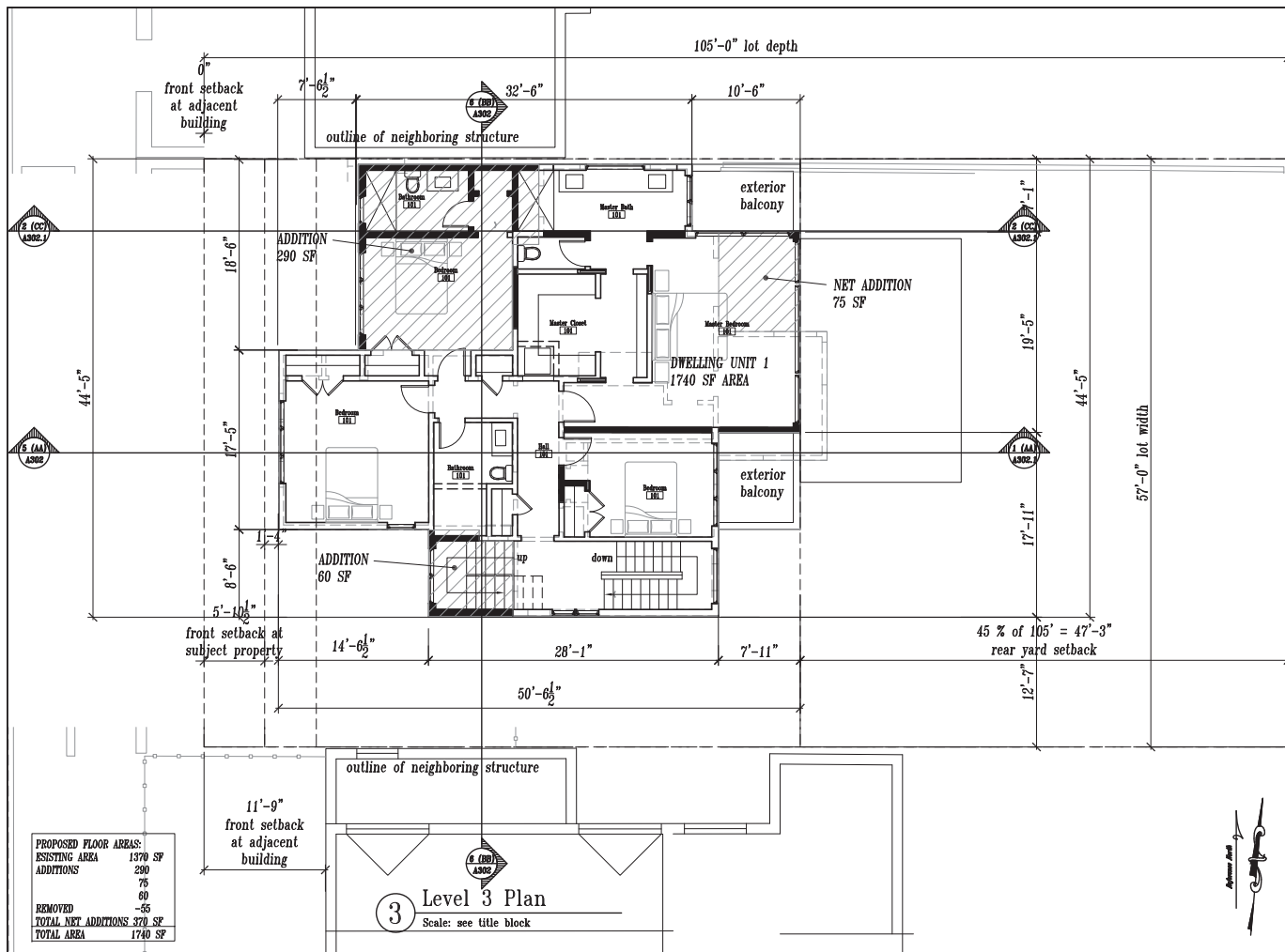
790 Sanchez Street

798 Sanchez Street

**1 Proposed Site Plan**  
Scale: 1/8" = 1'-0"

SCALE 1/8" = 1'-0" 0' 4' 8' 12' 24'





Revisions	Date
Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	05-19-17
11x17 format for 311 notification	06-08-17
Revision with Neighbor	10-16-17

Dolores Heights Residences

775 & 777 Sanchez Street  
San Francisco, CA

block 3605 lot 23

Drawing Title

Proposed Floor Plans - area calcs

Scale 1/8"=1'-0"

Drawn By GK

Job Number 547.1

Drawing Number

A201-1





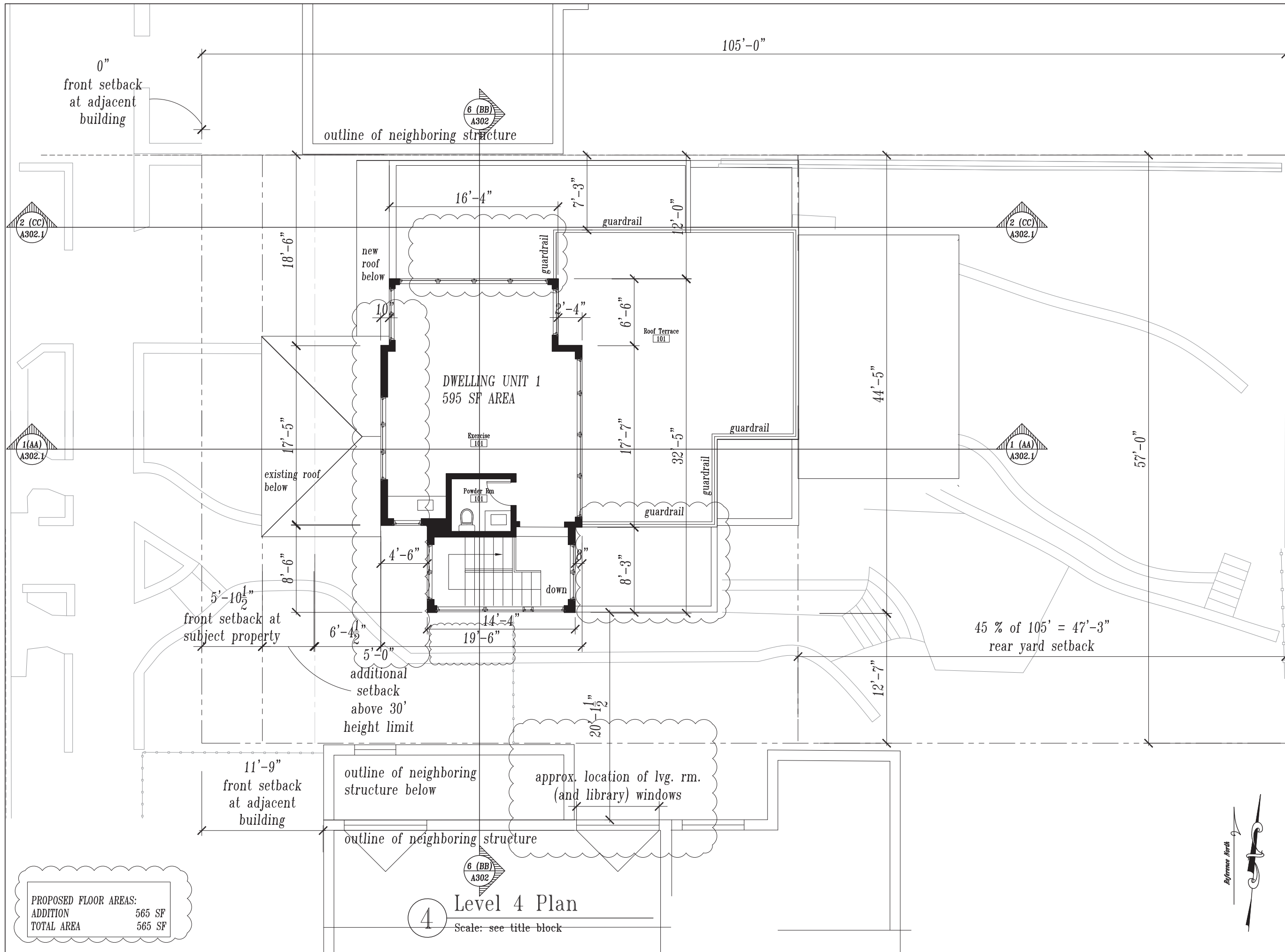
Revisions	Date
Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	05-19-17
11x17 format for 311 notification	06-08-17
Revision with Neighbor	10-16-17

**Dolores Heights Residences**

775 & 777 Sanchez Street  
San Francisco, CA  
block 3605 lot 23

Drawing Title	Level 4 Plan
Scale	1/4"=1'-0"
Drawn By	GK
Job Number	547.1
Drawing Number	

**A204**



PROPOSED FLOOR AREAS:  
ADDITION 565 SF  
TOTAL AREA 565 SF

**4** Level 4 Plan  
Scale: see title block









Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	05-19-17
11x17 format for 311 notification	06-08-17
Revision with Neighbor	10-16-17

**Dolores Heights Residences**  
775 & 777 Sanchez Street  
San Francisco, CA  
block 3605 lot 23

Drawing Title

**Height Limit Calculation**

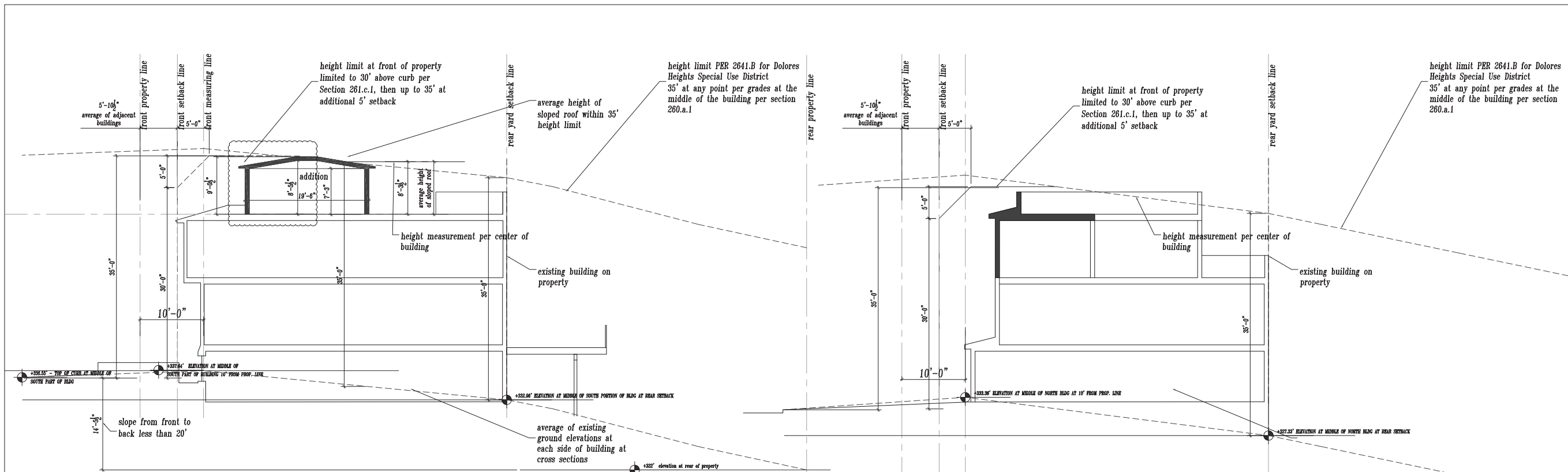
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Drawn By gk

Job Number 547.1

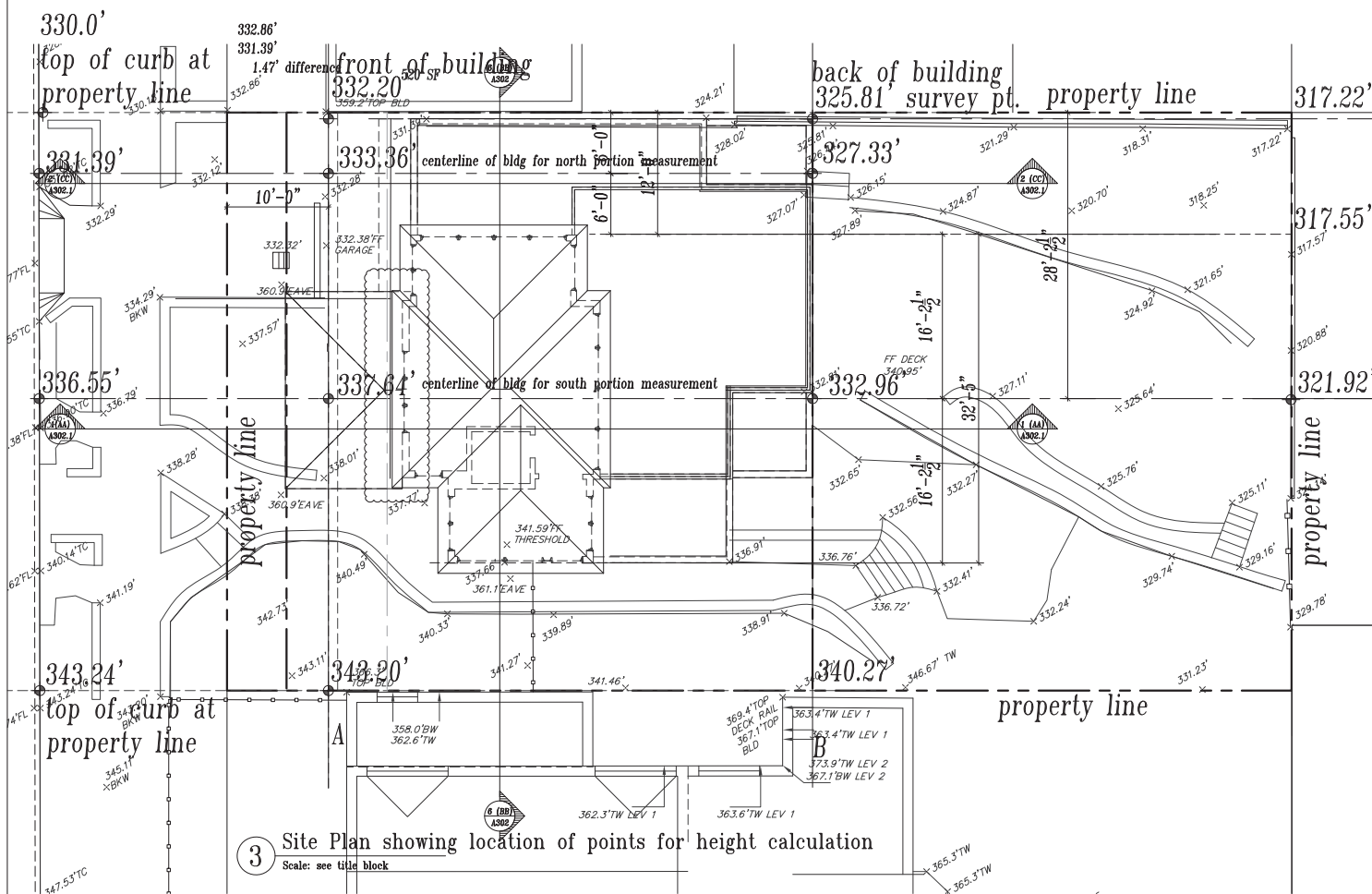
Drawing Number

**A302.1**



① Transverse Section AA at center of BUILDING - SOUTH PART  
Scale: see title block

② Transverse Section CC at center of BUILDING - NORTH PART  
Scale: see title block



③ Site Plan showing location of points for height calculation  
Scale: see title block

interpolation of center line of building elevations from north and south edges of property elevations:

building elevation calculations: extrapolated	SOUTH PORTION OF BUILDING:			NORTH PORTION OF BUILDING:		
	elevation at curb	elevation at front edge of building	elevation at rear edge of building (rear setback line)	elevation at curb	elevation at front edge of building	elevation at rear edge of building (rear setback line)
along north property line	330.00	332.20	325.81	330.00	332.20	325.81
along south property line	343.24	343.11	340.27	343.24	343.11	340.27
change in height across property north to south	13.24	10.91	14.46	13.24	10.91	14.46
property dimension	57	57	57	57	57	57
distance from north prop. line to centerline of building	28.2	28.2	28.2	6	6	6
multiplier for extrapolating elevation:	0.495	0.495	0.495	0.105	0.105	0.105
extrapolated elevation at centerline of building (south portion)	<b>336.55</b>	<b>337.60</b>	<b>332.96</b>	<b>331.39</b>	<b>333.35</b>	<b>327.33</b>





Dolores Heights  
Residences

775 & 777 Sanchez Street  
San Francisco, CA

block 3605 lot 23

Drawing Title

Proposed  
West Elevation

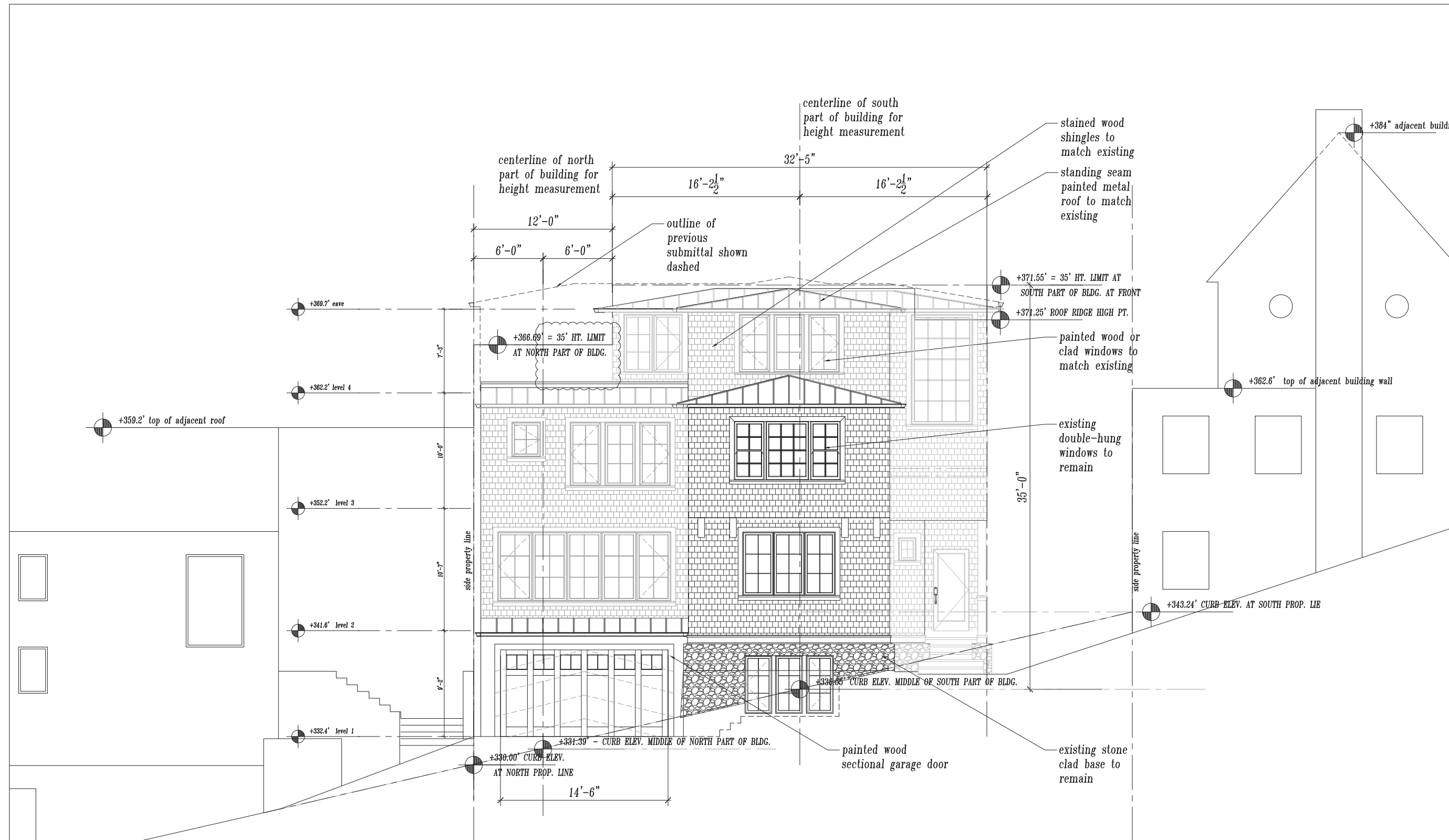
Scale 1/4"=1'-0"

Drawn By gk

Job Number 547.1

Drawing Number

A303



4 Front West Elevation  
Scale: see title block

VERTICAL  
ELEMENTS  
REMOVED  
540 sf





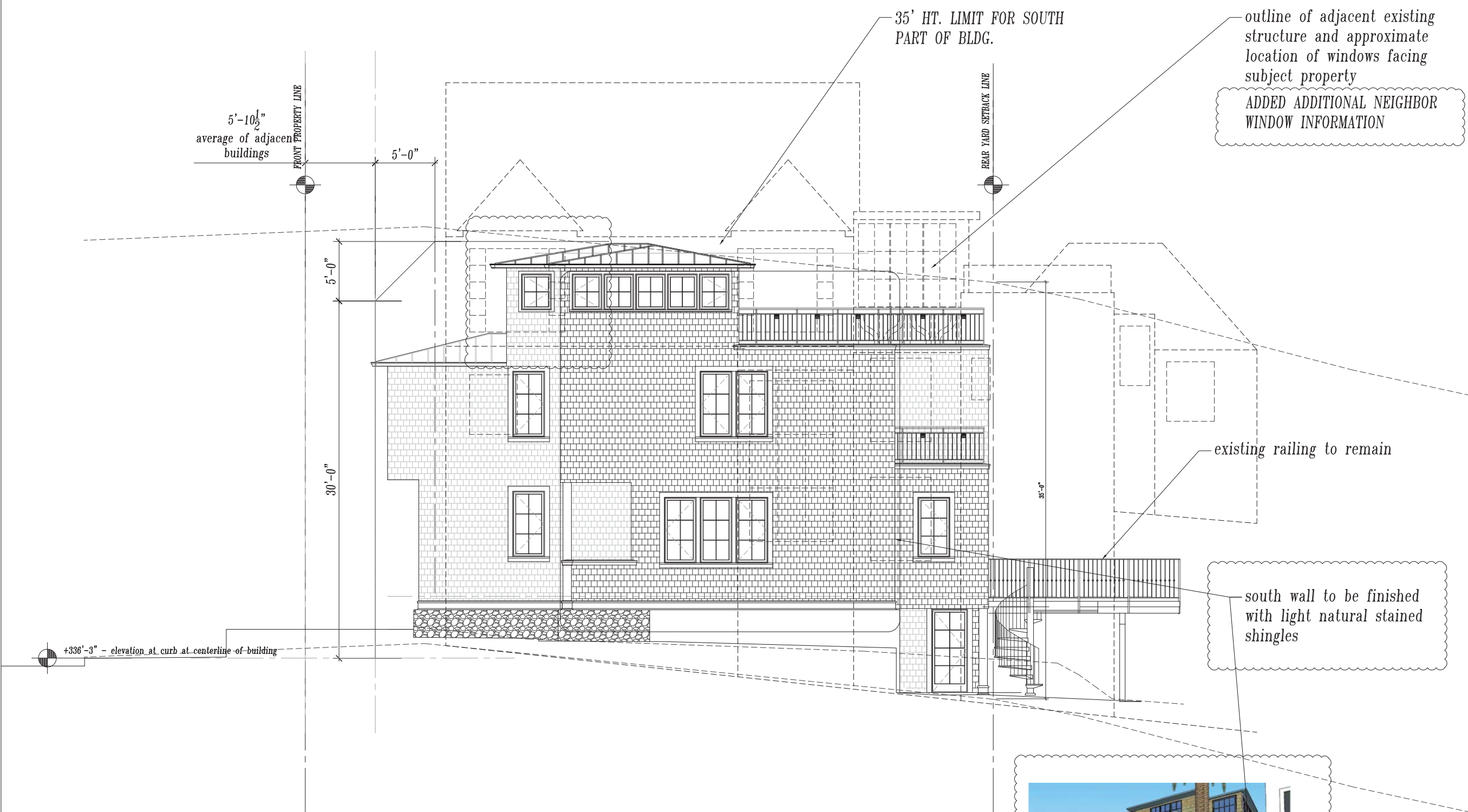
Revisions	Date
Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	05-19-17
11x17 format for 311 notification	06-08-17
Revision with Neighbor	10-16-17

**Dolores Heights  
Residences**

775 & 777 Sanchez Street  
San Francisco, CA  
block 3605 lot 23

Drawing Title	Proposed South Elevation
Scale	1/4"=1'-0"
Drawn By	gk
Job Number	547.1
Drawing Number	

**A304**



**1** South Elevation  
Scale: see title block

VERTICAL  
ELEMENTS  
REMOVED  
275 sf





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Revisions \_\_\_\_\_ Date \_\_\_\_\_

Pre-Application Meeting 12-12-16

Site Permit 12-21-16

Site Permit Revision 05-19-17

11x17 format for 311 notification 06-08-17

Revision with Neighbor 10-16-17

**Dolores Heights  
Residences**

775 & 777 Sanchez Street  
San Francisco, CA

block 3605 lot 23

Drawing Title \_\_\_\_\_

**Proposed  
East Elevation**

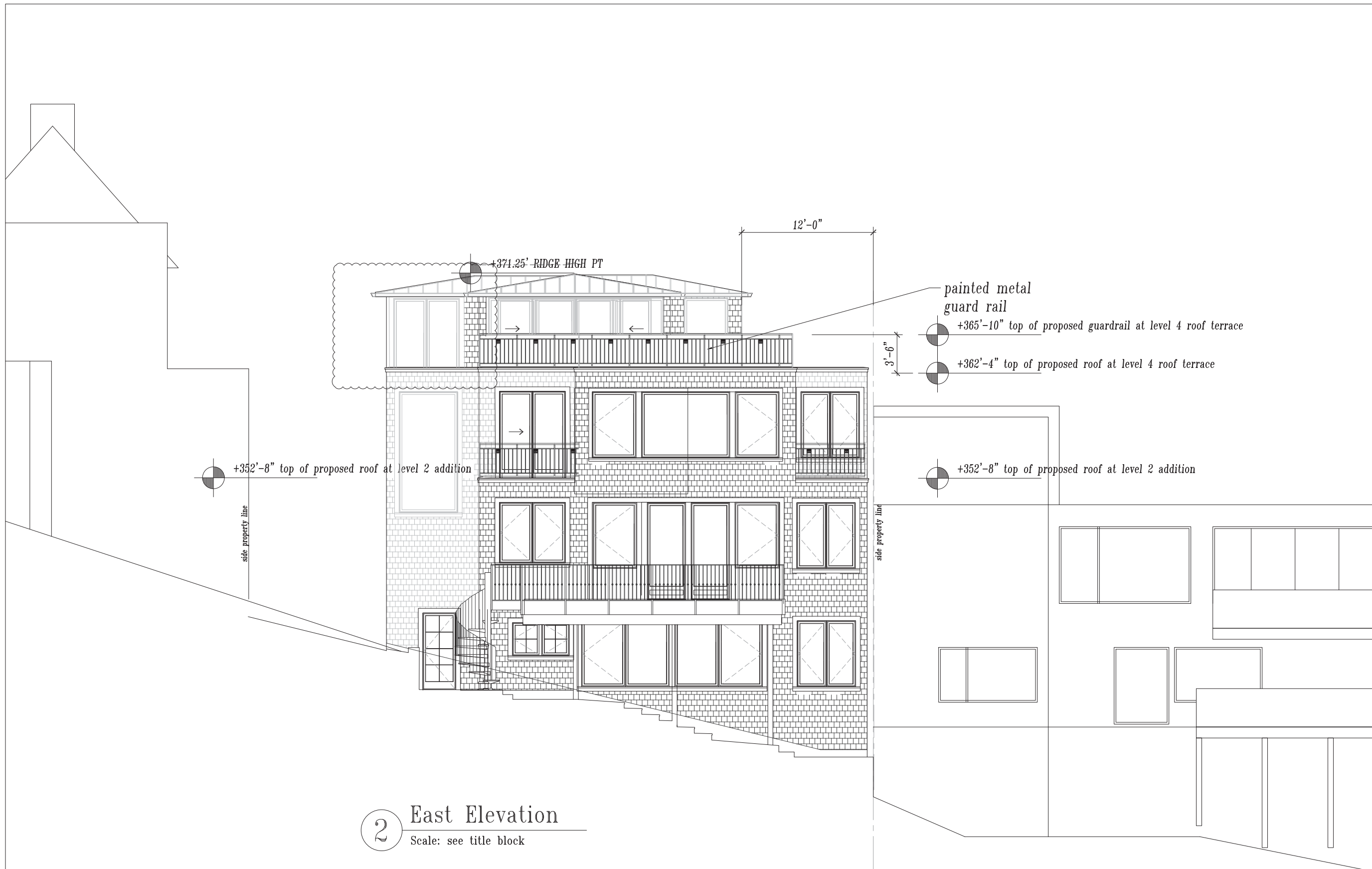
Scale 1/4"=1'-0"

Drawn By gk

Job Number 547.1

Drawing Number \_\_\_\_\_

**A305**



**2 East Elevation**  
Scale: see title block

VERTICAL  
ELEMENTS  
REMOVED  
560 sf



Revisions	Date
Pre-Application Meeting	12-12-16
Site Permit	12-21-16
Site Permit Revision	05-19-17
11x17 format for 311 notification	06-08-17
Revision with Neighbor	10-16-17

**Dolores Heights  
Residences**

775 & 777 Sanchez Street  
San Francisco, CA

block 3605 lot 23

Drawing Title

**Proposed  
North Elevation**

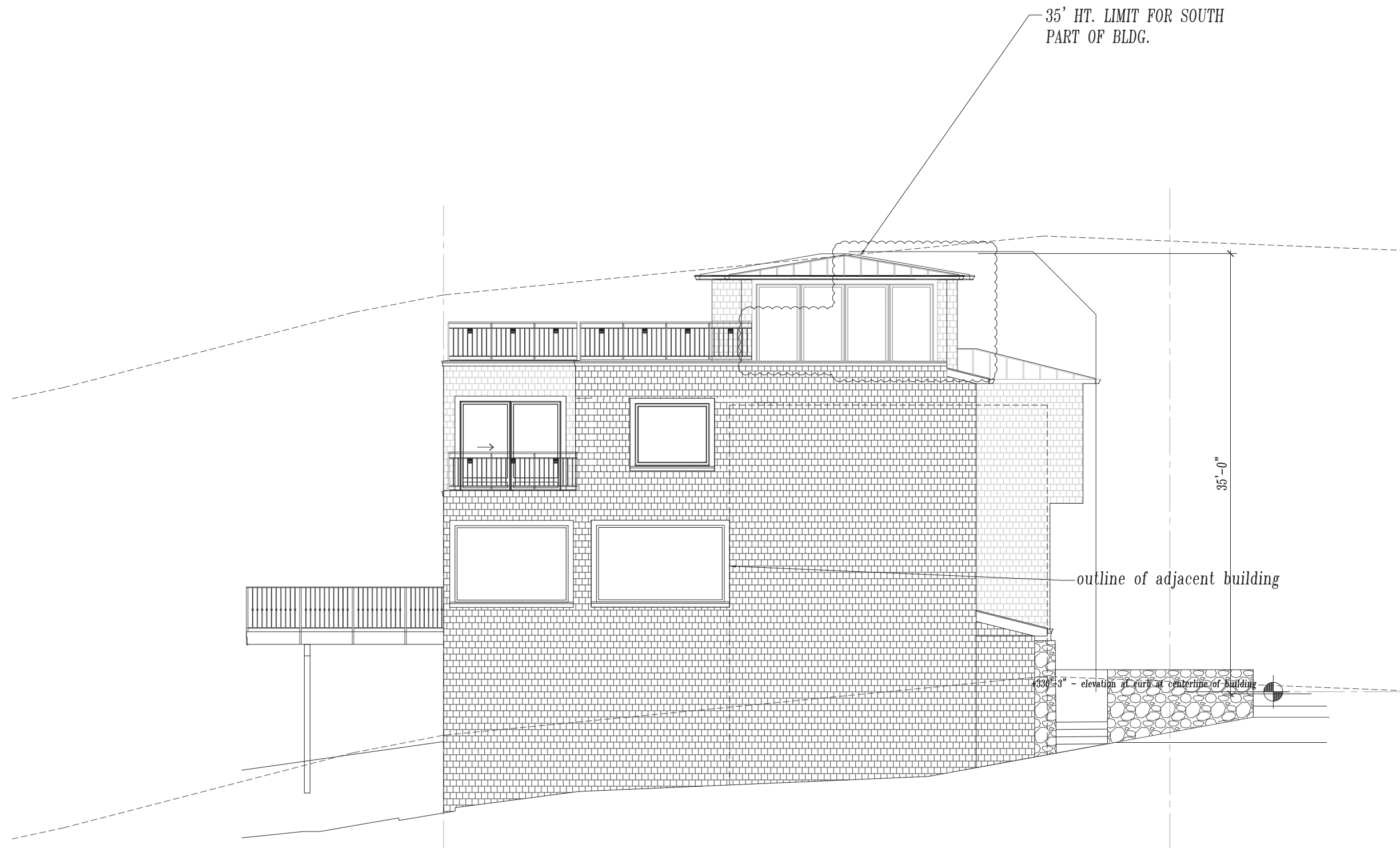
Scale 1/4"=1'-0"

Drawn By gk

Job Number 547.1

Drawing Number

**A306**



**3** North elevation  
Scale: see title block

VERTICAL  
ELEMENTS  
REMOVED  
895 sf