



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 24TH, 2018
CONSENT CALENDAR

Date: May 17, 2018
Case No.: **2017-007279DRP**
Project Address: **20 ELSIE STREET**
Zoning: RH-1 (Residential House, One-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 5612/007
Project Sponsor: Michael Schulte
Schulte Architecture
6 Elsie Street
San Francisco, CA 94110
Staff Contact: Jeffrey Speirs – (415) 575-9106
jeffrey.speirs@sfgov.org
Recommendation: **Take DR and Approve with Modifications**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

A request for Discretionary Review was filed on Building Permit Application No. 2017.05.22.7242, which originally involved a project for a two-story horizontal addition to an existing two-story single-family residence. Recently, the Project Sponsor and DR Requestor have developed a revised proposal that is agreeable to both parties. Plans of the revised proposal are attached.

CURRENT PROPOSAL

The revised proposal incorporates the following changes to the original plan, per the agreement between the two parties:

- The rear building wall on the 1st and 2nd floors is reduced in depth one foot (1'), which will result in that wall being no more than one foot past the DR Requestor's top floor rear deck;
- The rear addition incorporates a three-foot (3') side setback on the second floor to match the DR Requestor's side setback and there will be no windows facing the DR Requestor's property on that wall; and
- The roof deck is sunken two feet (2') below the existing roof line; the roof deck is reduced in size such that it does not extend beyond the existing rear building wall and comes no closer than five feet five inches (5'-5") to our shared property line; and that additionally there is a three-foot by three-foot (3'x3') notch in the railing location at the southwest corner of the deck.

REQUIRED COMMISSION ACTION

In order for the project to proceed per the agreement that was reached between the Project Sponsor and the DR Requestor, the Commission must take Discretionary Review and Approve the Project with Modifications, as identified in the revised plans dated April 8, 2018.

BASIS FOR RECOMMENDATION

- The project with modifications is agreeable to both the Project Sponsor and DR Requestor.
- The project does not create an exceptional or extraordinary circumstances.
- The project complies with all applicable provisions of the Planning code and is consistent with the General Plan.
- Taking DR and approving the project with modifications as specified in the plan set dated April 8, 2018, will allow it to be heard on the consent calendar.

RECOMMENDATION: Take DR and Approve with Modifications
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SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE: MAY 24, 2018

Date: May 17, 2018
Case No.: 2017-007279DRP
Project Address: 20 Elsie Street
Permit Application: 2017.05.22.7242
Zoning: RH-1 (Residential House, One-Family) Zoning District
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PROJECT DESCRIPTION

The Project proposes a two-story horizontal addition to an existing two-story single-family dwelling. The rear addition is 25 feet wide and 9 feet 3 inches deep at the ground floor. At the second floor, the rear addition is 11 feet 6 inches wide and 9 feet 3 inches deep, and approximately 21 feet in height. The Project also proposes a rear stairway with fire wall, and a roof deck.

As per revised plans dated April 8, 2018, the Project Sponsor has revised the project to reduce the rear building wall, incorporate a side setback on the second floor of the rear addition, and reduce the roof deck below the existing roofline.

SITE DESCRIPTION AND PRESENT USE

The property at 20 Elsie Street is located on the northeast side of the subject block between Coso and Esmeralda Avenues. The property has 25 feet of frontage along Elsie Street with a lot depth of 70 feet, and is currently developed by a two-story single-family dwelling constructed in 1950. The slope is downsloping from front to back. The property is within an RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk designation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Bernal Heights neighborhood, which is generally considered to be bordered by Cesar Chavez Street to the north, Highway 280 to the south, Dolores and Mission streets to the west, and Highway 101 to the east. The residences on the subject block between Coso and Esmeralda

Avenues are predominantly defined by single-family dwellings constructed between early to mid-1900s in a mix of architectural styles. Building heights mostly two-story, with the occasional one or three story dwelling. Both adjacent properties are of same size, architecture, and constructed in 1950. On the west side of Elsie Street, the architectural style is also mixed, mostly two to three stories in height, and primarily single-family. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under any criteria.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 11, 2017 – January 10, 2018	January 9, 2018	May 24, 2018	135 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 14, 2018	May 14, 2018	10 days
Mailed Notice	10 days	May 14, 2018	May 14, 2018	10 days

PUBLIC COMMENT

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

Other than the DR Requestor, the Department has not received any other comment.

DR REQUESTOR

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

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The Project’s massing will impact the DR Requestor’s property, due to the lack of a rear side setback to match the DR Requestor’s deck’s side setback.

Issue #2: The Project will impact the DR Requestor’s privacy due to the roof deck.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

The Project Sponsor has submitted the attached Response to Discretionary Review, dated May 11, 2018, which briefly discusses the changes made to the project on April 8th, 2018, and which form the basis of the agreement that was reached between the project sponsor and DR Requestor.

ENVIRONMENTAL REVIEW

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

RESIDENTIAL DESIGN TEAM REVIEW

As revised plans show a reduction in massing from the DR Requestor's side property line, the Project remains in compliance with the Residential Design Guidelines.

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

PROJECT MEDIATION AND REVISION

The Project Sponsor and DR Requestor have discussed the proposed project further and have arrived at a revised proposal to which both parties agree and wish to see proceed to the Planning Commission hearing on consent. The revised proposal would reduce the depth one foot, provide a three foot side setback at the rear of the second floor with no windows, and provide an additional setback at the corner of the roof deck.

The Project Sponsor has circulated an updated set of plans to the Department and DR Requestor, dated April 17th, 2018 (See Attached). In response, the DR Requestor has submitted a letter to Department staff acknowledging and accepting the revised plans and agreement. In order to memorialize the changes and agreement between the parties, the Commission must take Discretionary Review and Approve the Project as Modified.

RECOMMENDATION: Take DR and Approve with Modifications
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos

Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated May 11, 2018
Reduced Plans

Parcel Map



COSO AVE.

59	1
58	
57	D.C. REGENTS
56	2
55	3
54	4
53	5
52 A	6
52	7
51	8
50	64
49	63
48	11
47	12
46	13
45	14
44	15
43	16
42	17
41	18
40	19
39	20
38	21
37	22
36	23
35	24
34	25
33	26
32	27
31	28
30 A	29
30	29 A

SUBJECT PROPERTY

WINFIELD

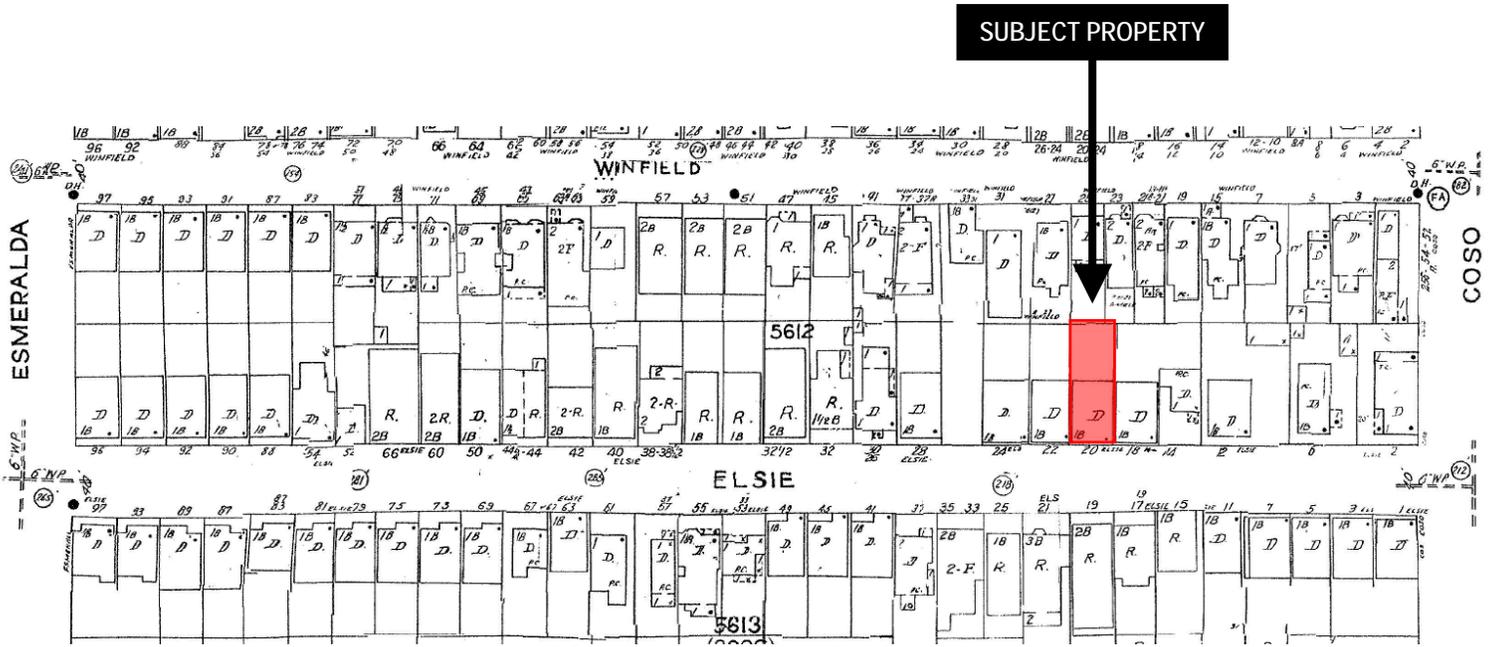
ELSIE

ESMERALDA AVE.



Discretionary Review Hearing
 Case Number 2017-007279DRP
 May 24 2018
 20 Elsie Street

Sanborn Map*



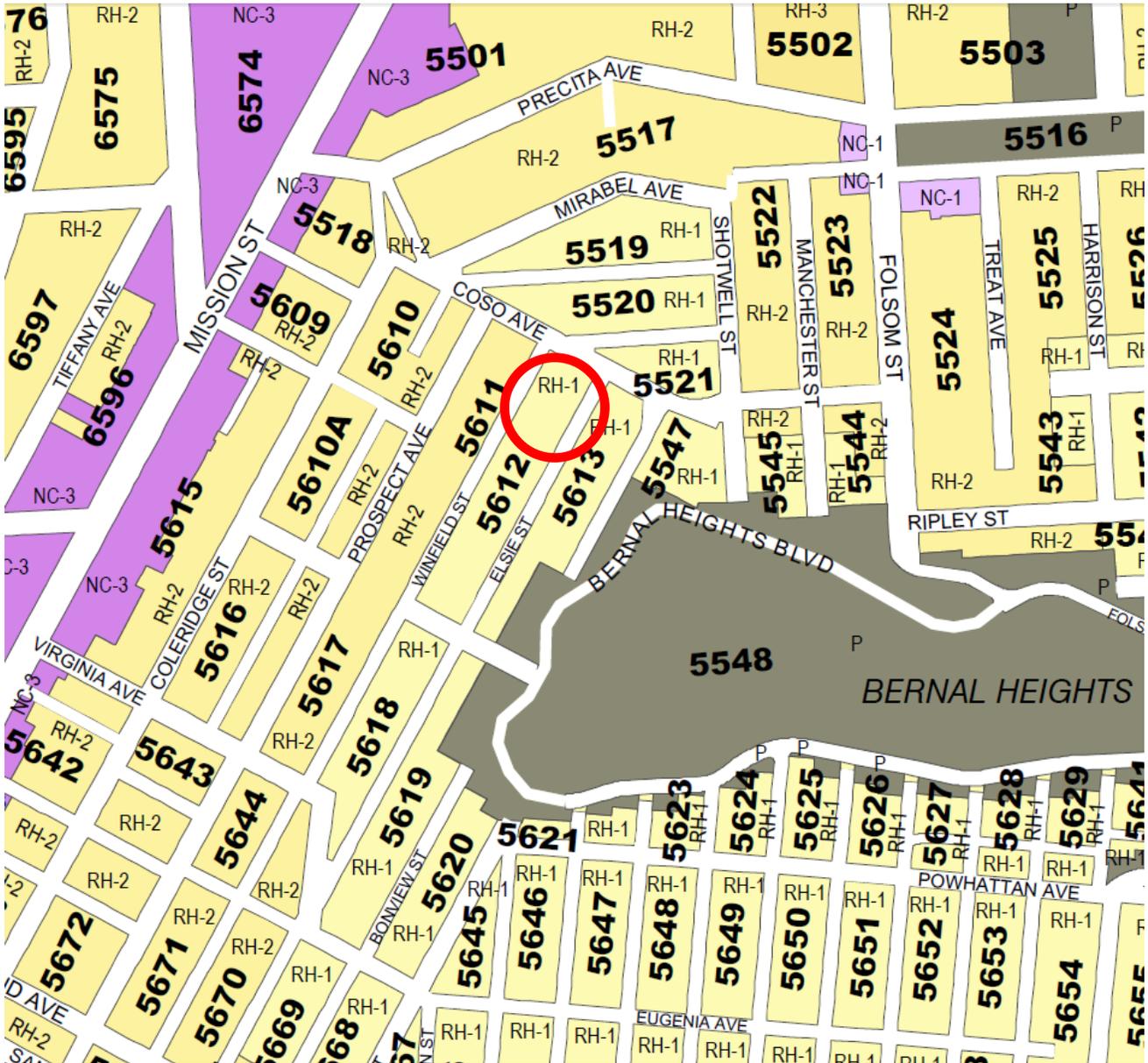
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Aerial Photo



Zoning Map



Discretionary Review Hearing
Case Number 2017-007279DRP
May 24, 2018
20 Elsie Street

Site Photo



Discretionary Review Hearing
Case Number 2017-007279DRP
May 24, 2018
20 Elsie Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **May 22, 2017**, the Applicant named below filed Building Permit Application No. **2017.05.22.7242** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	20 Elsie Street	Applicant:	Michael Schulte
Cross Street(s):	Coso Avenue	Address:	6 Elsie Street
Block/Lot No.:	5612/007	City, State:	San Francisco, CA 94110
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 710-5805
Record No.:	2017-007279PRJ	Email:	michael@schulte-architecture.com

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 type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Single-Family Dwelling	Single-Family Dwelling
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	30 feet	+/- 40 feet
Rear Yard	40 feet	+/- 30 feet
Building Height	+/- 21 feet	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	1
Number of Parking Spaces	1	1
PROJECT DESCRIPTION		
<p>The Project proposes a two-story horizontal addition to an existing one-story single-family dwelling. The rear addition is 25 feet wide and 10 feet 3 inches deep at the ground floor. At the second floor, the rear addition is 13 feet wide and 10 feet 3 inches deep, and approximately 21 feet in height. The Project also proposes a rear stairway with fire wall, and a roof deck. The lot is relatively flat with dimensions of 25 feet wide and 70 feet deep. Interior alterations are also proposed. See attached plans.</p> <p>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.</p>		

For more information, please contact Planning Department staff:

Planner: Jeffrey Speirs
 Telephone: (415) 575-94106
 E-mail: jeffrey.speirs@sfgov.org

Notice Date:
Expiration Date:

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 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. 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. **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. 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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
20 ELSIE ST		5612/007
Case No.		Permit No.
2017-007279PRJ		201705227242
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. 250 SQ FT GROUND FL ADDITION @ REAR OF BLDG. 120 SQ FT 2ND FL ADDITION W/ DECK & 1 325 SQ FT ROOF DECK. INCLUDES KITCHEN REMODEL & (N) BATHROOM @ 1ST FL</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>Air Quality: 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: 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?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional): Jeffrey Speirs</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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 checked="" type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input checked="" type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.				
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.				
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Project Approval Action: Building Permit</td> <td style="width: 40%;">Signature: Jeffrey Speirs</td> </tr> <tr> <td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>02/01/2018</td> </tr> </table>		Project Approval Action: Building Permit	Signature: Jeffrey Speirs	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/01/2018
Project Approval Action: Building Permit	Signature: Jeffrey Speirs				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/01/2018				
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
20 ELSIE ST		5612/007
Case No.	Previous Building Permit No.	New Building Permit No.
2017-007279PRJ	201705227242	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

Application for Discretionary Review

CASE NUMBER: 2017-007279DRP
For Staff Use only

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Robb Mueller		
DR APPLICANT'S ADDRESS: 5403 Candlelight Drive - La Jolla, CA	ZIP CODE: 92037	TELEPHONE: (858)336-2474
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Fernando Aguilar		
ADDRESS: 20 Elsie Street - San Francisco, CA	ZIP CODE: 94110	TELEPHONE: (415) 407-1435
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> <input type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: robbmueller@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 20 Elsie Street - San Francisco, CA		ZIP CODE: 94110
CROSS STREETS: Coso Street		
ASSESSORS BLOCK/LOT: 5612 /007	LOT DIMENSIONS: Depth 70 ft X 25 ft.	LOT AREA (SQ FT): 1750
ZONING DISTRICT: RH-1, BHSUP		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply
 Change of Use Change of Hours New Construction Alterations Demolition Other roof deck

Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Single family

Proposed Use: Single family

Building Permit Application No. 2017.05.22.7242

Date Filed: 05/22/17

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.

I was never given any notice about this project -- no pre-app notice and no notice from the neighborhood design review board. Upon receiving the 311 I did email the architect. I am attempting to contact the owner.

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 cite specific sections of the Residential Design Guidelines.

see attached

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

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

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:

- I. Massing Impacts due to the lack of a rear side setback to at least match the setback of my rear deck and extension of the addition beyond the rear walls of this cluster of homes; and
- II. Privacy Impacts due to the roof deck which violates the Planning Commission's roof deck policy, now long established thru consistent DR action.

Massing Impacts

The project seeks to go beyond the maximum primary rear wall of any of the four homes which form a cluster around the subject property and does so without introducing side setbacks to match adjacent existing rear side setbacks. The result in this case is that a large wall will be placed right on the property line next to my upper and lower decks, the only easily useable and accessible open space for my home (because my lot is so steep). See Exhibits A and B. The proposed wall will remove ambient light and be right in the face of occupants on my decks, leaving them feeling "boxed in and cut-off from the mid-block open space" (language from p. 26, RDG) on the north side of the block.

Bernal Heights lots and homes are small, which amplify impacts of adjacent construction. For this reason, most projects come in the (Planning) door with sensitive side setbacks matching those on adjacent homes. Two examples the Commission has seen are 1520 Florida and 3332 Folsom. In the former, the project introduced a rear yard setback very similar to what I am asking for; the Commission cited this rear setback as one of the main reasons not to take DR. At 3332 Folsom, a rear side setback was introduced at the top floor (because the lot was steeply upsloping and lower floors were below the fence line). Notably, on that project the Commission introduced privacy barriers to a deck labelled "roof deck" but it was in fact one floor lower than the roof (ie, there was no roof deck but they still reduced impacts from a lower level deck). Other examples throughout the City will be provided at the hearing. Most of them show the architect incorporated side setbacks in compliance with the Residential Design Guidelines even before submitting the plans to the City.

The impact of the wall introduced on the property line next to my decks is exceptional because of the small size of my and surrounding lots (1750 sf) and disregard for its impact on a neighbor's property. We are already cheek-to-jowl with a small mid-block open space. The

introduction of a wall right in my face will remove my house from half of the mid-block open space.

Privacy Impacts

A person standing on the proposed roof deck will have direct sight lines to the rear yards and bedroom windows of homes fronting on Winfield Street, the front top floor windows of 17, 19 and 21 Elsie, my rear yard and my deck. No reduction in size or change to railing location will remove all of these sight lines. See Exhibits C and D. There are no existing roof decks in the immediate vicinity of the project. The Planning Commission has been very clear in not allowing new roof decks in areas in which there are none already in the immediate vicinity of the block. This is because once one roof deck is introduced, others will follow, leaving no one with any privacy in their yards, front windows or rear windows. The privacy impacts in neighborhoods like Bernal Heights, where lots are very small and private space is already so cramped, are heightened.

That Planning staff failed to implement the Commission's well-established policy on roof decks is extraordinary.

Residential Design Guidelines

The proposed wall adjacent to my existing deck and the proposed roof deck violate the following Residential Design Guidelines:

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

Rear side setbacks are typically required above the ground level if adjacent homes have such setbacks. Here, because of the steep down slope, both occupied levels are above the fence line (all of the top floor and most of the first occupied floor) so the rear side setback should be at both occupied levels. As noted above, there is no roof deck that can avoid privacy impacts on some neighbors; the project will have one large deck off the living room and one small deck off the downstairs bedroom, obviating the need for a roof deck as useable open space.

GUIDELINE: Design the height and depth of the building to be compatible with the existing building at the mid-block open space. "Notch the building at the rear or provide setbacks from side property lines" (page 26, RDG).

Most projects have such setbacks before they are even reviewed by Planning. The Commission generally imposes them when they are absent. This is a simple, no-brainer guideline that has been wholly disregarded.

GUIDELINE: Design the building's form to be compatible with that of surrounding buildings. "Though the Planning Code establishes the maximum building envelope by dictating setbacks and heights, the building must also be compatible with the form of surrounding buildings" (p. 28, RDG).

The cluster of four homes around the project site have a defined rear perimeter on the top two floors which allow each home to be fully connected to the mid-block open space from a 180-degree angle. The introduction of an addition that pierces the rear wall pattern and also does not incorporate rear side setbacks shuts both adjacent neighbors off from the mid-block on one side – an impact heightened by the fact the lots and midblock open space is so small.

Plan Quality and Neighborhood Review

The plans lack detail, lack important dimensions and inaccurately portray my property. The dimension between my deck and property line is not shown, nor is the depth of my two decks; the lower deck is shown at different depths in the site plan and floor plans than in the elevation. Both are probably wrong, but the site plan and floor plan views are absolutely wrong and falsely portray that the addition will only go as far out as my lower deck. When plans are submitted that are clearly inaccurate (because they are shown with different dimensions in different views, conveniently for the sponsor's benefit) there should be some penalty for the architect, as recently noted in public comment testimony before the Planning Commission. The lot size is inaccurately listed on page 1 of the plans as 3500 sf when it is half that size, making it seem that the FAR is inordinately small whereas it is over 1.

I was not sent an invitation to the pre-application meeting or the Northwest Bernal Heights Design Review Board meeting. The neighborhood's East Slope Design Review Board (which this project did not have to go before) regularly asks for rear side setbacks to match existing side setbacks and the for the removal of roof decks. Something is wrong with this neighborhood review process when projects in the same general neighborhood are being treated so differently under the same set of citywide guidelines (the RDGs).

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

Explained under no. 1 above.

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

Continuation: DR APPLICATIONS for 20 Elsie Street

- 1) The roof deck should be removed, consistent with the Planning Commission's well-established ruling on roof decks;
- 2) The rear addition should be reduced in depth to match the rear railing on my top floor deck;
- 3) The rear addition should be pulled in on my side to match my rear side setback.

The proposed changes will actually INCREASE useable interior space on the main level because the interior stair to the roof deck would be removed, allowing an increase in size to the family room or reconfiguration of the kitchen into the former stair area or, alternatively, make room for a formal dining area adjacent to the family room. The loss of space on the lower level would only be to a storage area. My proposed changes would not negatively affect the program and would reduce the owner's construction costs while significantly alleviating the massing and privacy impacts to me and my neighbors.

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: Robb Mueller Date: 1/8/18

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

Robb Mueller - owner

Owner / Authorized Agent (circle one)

Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

1/9/18

To whom it may concern,

We, Robb and Lianne Mueller, hereby authorize Mary Gallagher to file an application for discretionary review with the San Francisco Planning Department.

Thank you for your assistance in this matter

Robb Mueller.

A handwritten signature in black ink that reads "Robb Mueller". The signature is written in a cursive style with a large initial "R".

Lianne Mueller,

A handwritten signature in black ink that reads "Lianne Mueller". The signature is written in a cursive style with a large initial "L".

EXHIBIT A



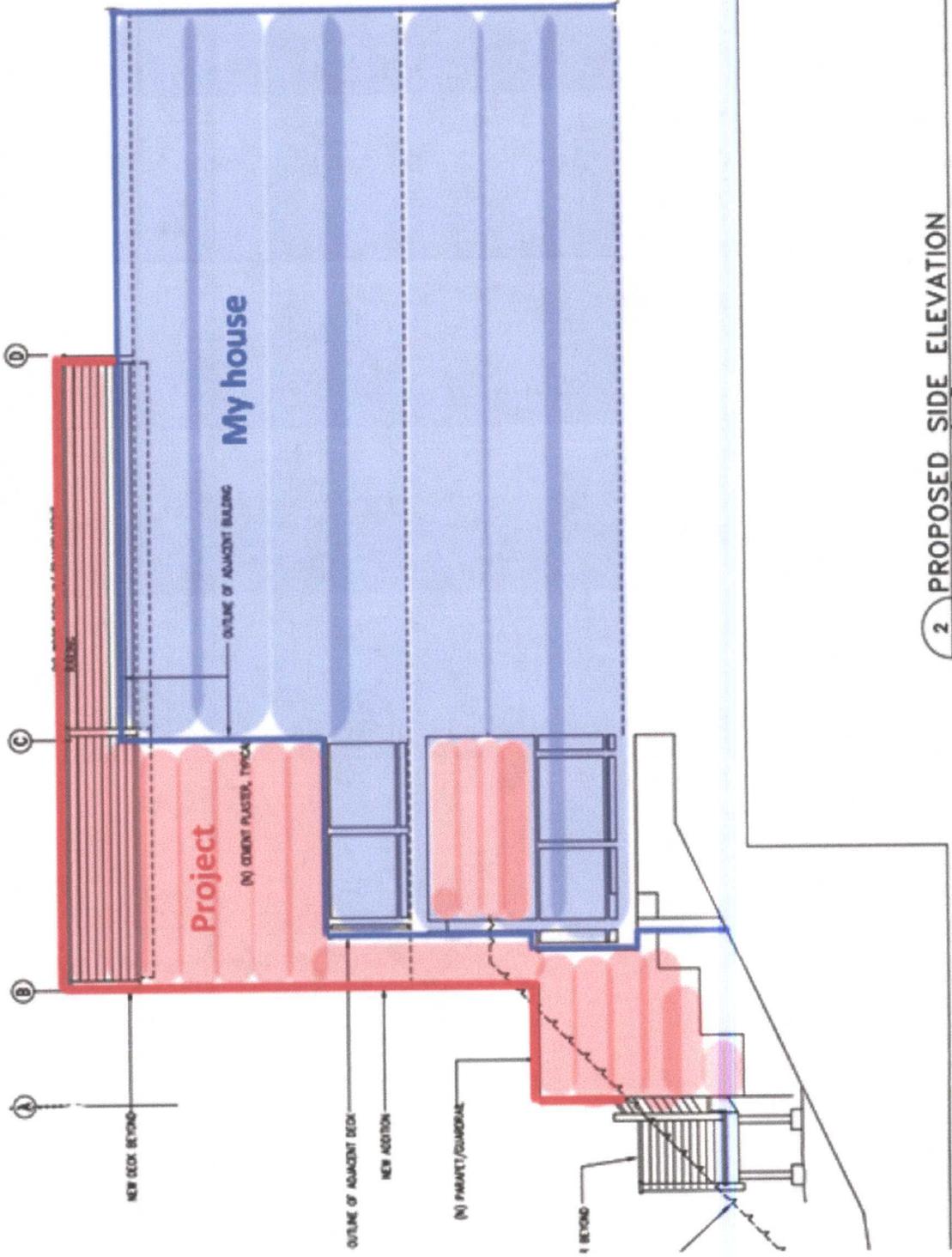
proposed rear wall (no side setbacks)

20 Elsie St

Existing maximum building depth in this cluster of homes

I will be looking at a blank wall on the property line from my rear decks and rear windows.

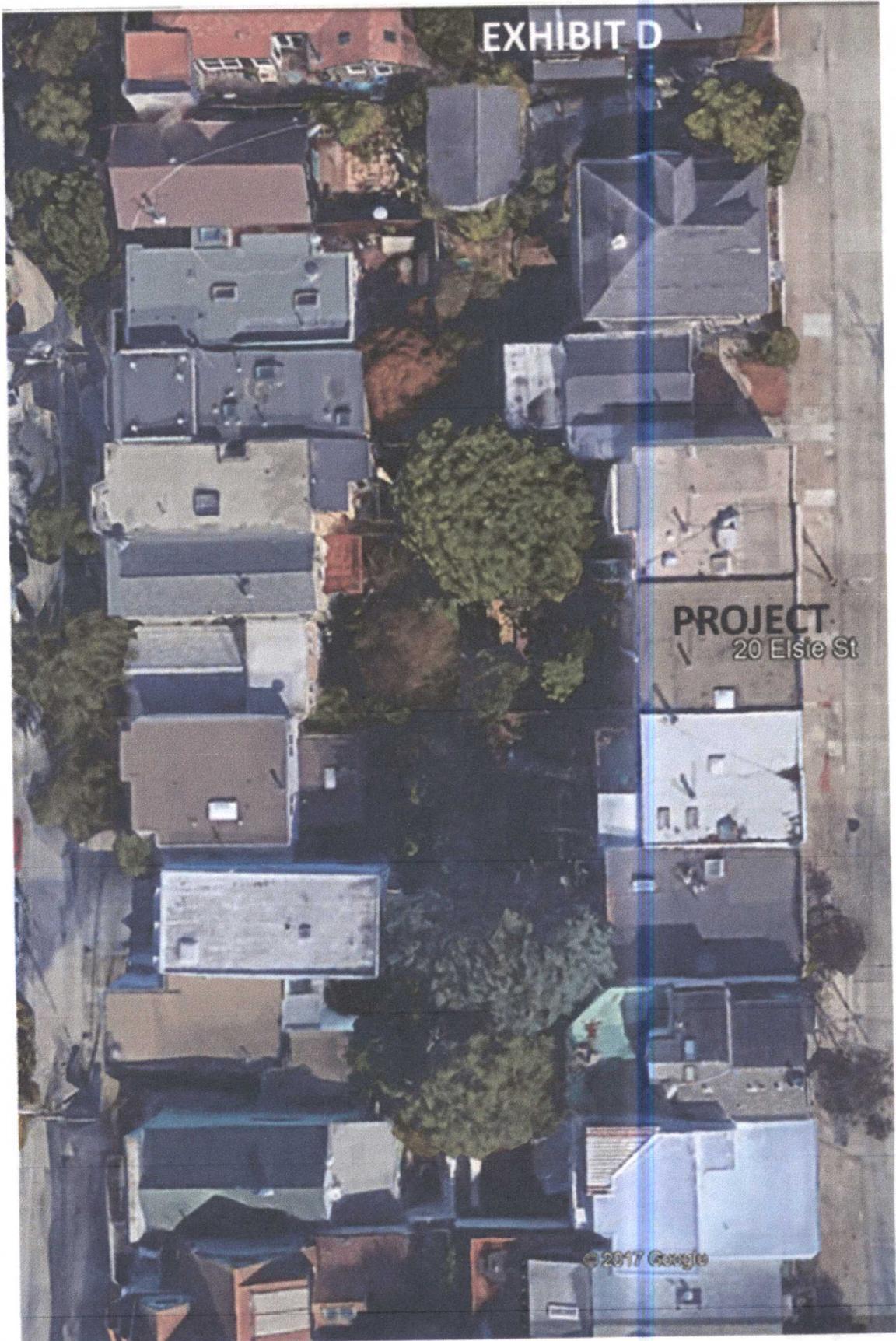
EXHIBIT B



2 PROPOSED SIDE ELEVATION
- SCALE: 1/4" = 1'-0"

No roofdecks in project area

EXHIBIT D



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

RECEIVED

For Department Use Only
 Application received by Planning Department:
 By: Seung Yen Hong
 Date: JAN 09 298
CITY & COUNTY OF S.F.
 PLANNING DEPARTMENT

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 5612007T	20 ELSIE ST	MUELLER	18	0103
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	ROBB MUELLER	5403 CANDLELIGHT DR	LA JOLLA	CA	92037
0001	005	.....	.....	.....	.....	.....
5612	006	J & S FORSAETH	18 ELSIE ST	SAN FRANCISCO	CA	94110-5107
5612	007	AGUILAR FERNANDO	20 ELSIE ST	SAN FRANCISCO	CA	94110-5107
5612	008	R & L MUELLER	22 ELSIE ST	SAN FRANCISCO	CA	94110-5107
5612	051	D & C ZIEGLER	27 WINFIELD ST	SAN FRANCISCO	CA	94110-5140
5612	052	CATHERINE ART	25 WINFIELD ST	SAN FRANCISCO	CA	94110-5140
5612	052A	CHARLES HINSON	23 WINFIELD ST	SAN FRANCISCO	CA	94110-5140
5613	051	LISA FILIPPI	25 ELSIE ST	SAN FRANCISCO	CA	94110-5106
5613	052	HARROVER & RILEY	21 ELSIE ST	SAN FRANCISCO	CA	94110-5106
5613	053	CHRISTINA O'REILLY	19 ELSIE ST	SAN FRANCISCO	CA	94110-5106
5613	054	JANIS RAFFA	17 ELSIE ST	SAN FRANCISCO	CA	94110-5106
5613	055	MARK MACKLER	15 ELSIE ST	SAN FRANCISCO	CA	94110-5106
5613	071	TUZZO & SURJADI	818 CREED RD	OAKLAND	CA	94610-1827
5613	071	OCCUPANT	33 ELSIE ST	SAN FRANCISCO	CA	94110-5106
5613	072	N & J ANN	35 ELSIE ST	SAN FRANCISCO	CA	94110-5106
9999	999	.....	.....	.....	.....	.....

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:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

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.)

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.

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.

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature:	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input 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.

20 Elsie Street

2017.0522.7242

Project Sponsor and DR Requester have agreed upon the following changes in order to resolve the Discretionary Review.

- The rear building wall on the 1st and 2nd floors shall not exceed 12 inches beyond DR Requester's guardrail on the upper deck.
- The addition will have a 3'-0" setback at the 2nd floor along the shared property line.
- There will be no windows facing the shared property line.
- The roof deck will not extend beyond the existing rear building wall; is configured to exclude a 3'-0" x 3'-0" notch at the Southwest corner for privacy; will have a 5'-6" setback from the shared property line.
- The roof deck will be recessed into the existing roof by 24 inches.

ABBREVIATIONS

∠	ANGLE	E.J.	EXPANSION JOINT	LT.	LIGHT	S.S.D.	SEE STRUCTURAL DRAWING
⊙	CENTERLINE	E.P.	ELECTRICAL PANELBOARD	L.R.	LIVING ROOM	ST. STL.	STAINLESS STEEL
⊘	DIAMETER OR ROUND	EA.	EACH	M.C.	MEDICINE CABINET	STL.	STEEL
#	POUND OR NUMBER	EL.	ELEVATION	M.O.	MASONRY OPENING	SCHED.	SCHEDULE
(E)	EXISTING	ELEC.	ELECTRICAL	MACH.	MACHINE	SECT.	SECTION
(N)	NEW	ELEV.	ELEVATOR	MAT.	MATERIAL	SH.	SHelf
(E-R)	EXISTING-RELOCATED	EMER.	EMERGENCY	MAX.	MAXIMUM	SHWR.	SHOWER
⊠	SQUARE FEET	ENCL.	ENCLOSURE	MECH.	MECHANICAL	SHT.	SHEET
A.B.	ANCHOR BOLT	ENGR.	ENGINEER	MEMB.	MEMBRANE	SIM.	SIMILAR
AB.	ABOVE	EQ.	EQUAL	MTL.	METAL	SPEC.	SPECIFICATION
A.D.	AREA DRAIN	EQPT.	EQUIPMENT	MFR.	MANUFACTURER	SPKR.	SPEAKER
ACOUS.	ACOUSTICAL	EXP.	EXPANSION	MIN.	MINIMUM	SQ.	SQUARE
ADJ.	ADJUSTABLE	EXPO.	EXPOSED	MIR.	MIRROR	STA.	STATION
A.F.F.	ABOVE FINISH FLOOR	EXT.	EXTERIOR	MISC.	MISCELLANEOUS	STAG.	STAGGERED
AGGR.	AGGREGATE	F.A.	FIRE ALARM	M.R.	MOISTURE RESISTANT	STD.	STANDARD
AL.	ALUMINUM	F.D.	FLOOR DRAIN	MTD.	MOUNTED	STL.	STEEL
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	MUL.	MULLION	STOR.	STORAGE
APP.	APPROXIMATE	F.O.F.	FACE OF FINISH	N.I.C.	NOT IN CONTRACT	STRL.	STRUCTURAL
ARCH.	ARCHITECTURAL	F.O.S.	FACE OF STUDS	N.T.S.	NOT TO SCALE	SUSP.	SUSPENDED
A.S.F.	ABOVE SUB FLOOR	FDN.	FOUNDATION	NOM.	NOMINAL	SYM.	SYMMETRICAL
ASPH.	ASPHALT	FIN.	FINISH	N/A	NOT APPLICABLE	T	TOILET
BD.	BOARD	FL.	FLOOR	O.A.	OVERALL	T.&G.	TONGUE AND GROOVE
BITUM.	BITUMINOUS	FLASH.	FLASHING	O.C.	ON CENTER	T.C.	TOP OF CURB
BLDG.	BUILDING	FLEX.	FLEXIBLE	O.D.	OUTSIDE DIAMETER	T.O.C.	TOP OF CONCRETE
BLK.	BLOCK	FPRF.	FIREPROOF	OBS.	OBSCURE	T.O.P.	TOP OF PARAPET
BLKG.	BLOCKING	FT.	FOOT OR FEET	OFF.	OFFICE	T.V.	TELEVISION
BM.	BEAM	FTG.	FOOTING	O.H.	OPPOSITE HAND	T.W.	TOP OF WALL
B.O.	BY OTHERS/BY OWNER	FURR.	FURRING	OPNG.	OPENING	TEL.	TELEPHONE
BOT.	BOTTOM	FUT.	FUTURE	OPP.	OPPOSITE	TEMP.	TEMPERED
C.B.	CATCH BASIN	G.W.B.	GYPSUM WALL BOARD	P.LAM.	PLASTIC LAMINATE	TER.	TERRAZZO
C.G.	CORNER GUARD	GA.	GAUGE	PL.	PLATE	THK.	THICK
C.J.	CONTROL JOINT	GALV.	GALVANIZED	PLAS.	PLASTER	THRES.	THRESHOLD
C.M.U.	CONCRETE MASONRY UNIT	GL.	GLASS	PLBG.	PLUMBING	TRD.	TREAD
C.T.	CERAMIC TILE	GND.	GROUND	PLYWD.	PLYWOOD	TYP.	TYPICAL
CAB.	CABINET	GR.	GRADE	PR.	PAIR	U.O.B.	UNDERSIDE OF BEAM
CEM.	CEMENT	GYP.	GYPSUM	PRCST.	PRE-CAST	U.O.N.	UNLESS OTHERWISE NOTED
CER.	CERAMIC	H.B.	HOSE BIBB	PT.	POINT	U.O.S.	UNDERSIDE OF SOFFIT
CLG.	CEILING	H.C.	HOLLOW CORE	PTD.	PAINTED	UNF.	UNFINISHED
CL.	CLOSET	H.M.	HOLLOW METAL	PTN.	PARTITION	U.S.	UNDERSIDE
CLR.	CLEAR	H.P.	HIGH POINT	QT.	QUARRY TILE	V.C.T.	VINYL COMPOSITION TILE
CNTR.	COUNTER	HDWD.	HARDWOOD	QTY.	QUANTITY	V.I.F.	VERIFY IN FIELD
COL.	COLUMN	HGT.	HEIGHT	R.	RISER OR RADIUS	VENT.	VENTILATION
CONC.	CONCRETE	HORIZ.	HORIZONTAL	R.D.	ROOF DRAIN	VERT.	VERTICAL
CONN.	CONNECTION	HR.	HOUR	R.O.	ROUGH OPENING	VEST.	VESTIBULE
CONSTR.	CONSTRUCTION	I.D.	INSIDE DIAMETER (DIM.)	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
CONT.	CONTINUOUS	IN	INCH	REC.	RECESSED	W.P.	WATER PROOFING
COORD.	COORDINATE	INSUL.	INSULATION	RECT.	RECTANGULAR	W.S.	WEATHER STRIPPING
CORR.	CORRIDOR	INT.	INTERIOR	REF.	REFERENCE OR REFRIGERATOR	W/	WITH
CTR.	CENTER	INV.	INVERT	REINF.	REINFORCED	WD.	WOOD
DBL.	DOUBLE	JT.	JOINT	REQ'D.	REQUIRED	WP.	WATERPROOF
DEPT.	DEPARTMENT	KIT.	KITCHEN	RESIL.	RESILIENT	WSCT.	WAINSCOT
DET.	DETAIL	L.P.	LOW POINT	RM.	ROOM	WT.	WEIGHT
DIA.	DIAMETER	LAM.	LAMINATE	S.A.D.	SEE ARCHITECTURAL DRAWING	X	TIMES OR BY (2 X 4)
DIM.	DIMENSION	LAV.	LAVATORY	S.C.	SOLID CORE	YD.	YARD
DN.	DOWN			S.E.D.	SEE ELECTRICAL DRAWING		
DR.	DOOR			S.M.D.	SEE MECHANICAL DRAWING		
DWG.	DRAWING						
DWR.	DRAWER						

TYPICAL PARTITION TYPES

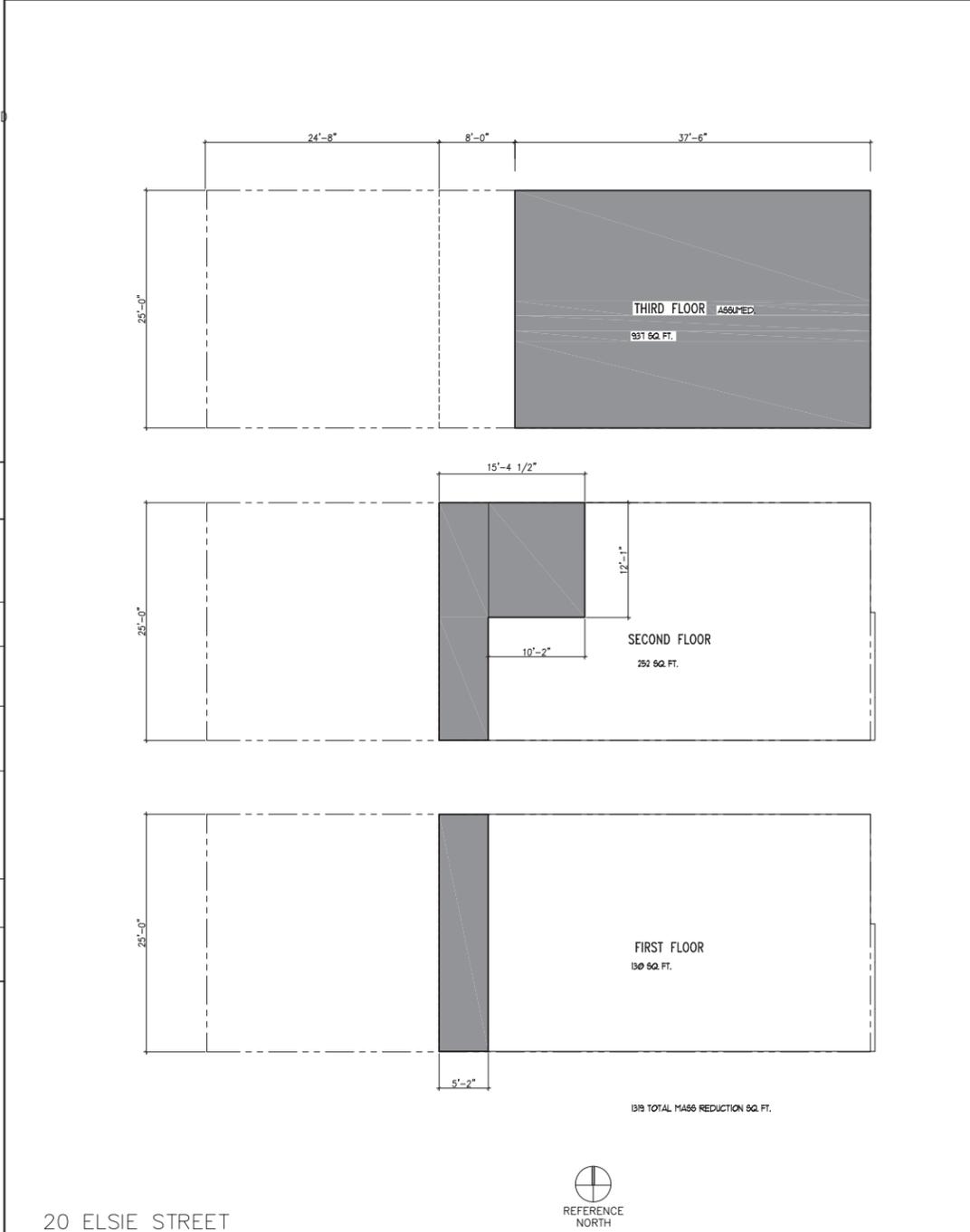
DETAIL	PARTITION TYPE	DESCRIPTION
⊙	A	NOT USED
⊘	B	NOT USED
⊙	C	NOT USED
⊘	D	NOT USED

INDEX OF DRAWINGS

DATE:	REVISIONS
09-16-13	REVISIED
04-17-17	PRE-APP.
05-17-17	SITE PERMIT
10-18-17	NOPDR-1
04-08-18	REVISIONS

ARCHITECTURAL
A0.0 COVER SHEET/SITE PLAN
A0.1 SITE PLANS
A1.0 FIRST FLOOR PLANS
A1.1 SECOND FLOOR PLANS
A1.2 ROOF PLANS
A2.0 FRONT ELEVATIONS
A2.1 REAR ELEVATIONS
A2.2 SIDE ELEVATIONS RIGHT
A2.2 SIDE ELEVATIONS LEFT
A3.0 BUILDING SECTION

MASS REDEDUCTION



PROJECT DIRECTORY

OWNER
 FERNANDO AGUILAR
 20 ELSIE STREET
 SAN FRANCISCO, CA. 94110

ARCHITECT
 SCHULTE ARCHITECTURE, INC
 MICHAEL SCHULTE
 6 ELSIE STREET
 SAN FRANCISCO, CA 94110
 415-861-1193
 michael@schulte-architecture.com

ARCHITECTURAL SYMBOLS

PARTITION SYMBOLS	
	1-HR. RATED NEW CONSTRUCTION
	NEW NON-RATED CONSTRUCTION
	EXISTING CONSTRUCTION
	EARTH
	BRICK
	CONCRETE
	CONCRETE BLOCK
	GYPSUM BOARD
	GYPSUM SHEATHING
	INSULATION - BLANKET OR BATT
	INSULATION - RIGID
	WOOD FINISHED
	GRAVEL OR CRUSHED ROCK
	METAL
	MDF
	PLYWOOD
	CEMENT BOARD
	CERAMIC TILE
	WATER PROOFING
	WOOD BLOCKING
	WOOD BLOCKING CONTINUOUS

ARCHITECTURAL SYMBOLS

	DOOR NUMBER		FIRST DIGIT IS FLOOR LEVEL
	WINDOW NUMBER		FIRST DIGIT IS FLOOR LEVEL
	ELEVATION		ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN
	SECTION		SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
	DETAIL		DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
			CIRCLED AREA SHOWN ON LARGE SCALE DETAIL OR ELEVATION
	CEILING OR SOFFIT HEIGHT		(PLAN) (ELEVATION)
	STATION POINT		
	PROPERTY LINE		

PROJECT DATA

SITE LOCATION 20 ELSIE STREET, SAN FRANCISCO, CA 94110

LOT and BLOCK Lot 7 Block 5612

ZONING RH-1

OCCUPANCY R-3,

TYPE OF CONSTRUCTION V-B

LOT SIZE 25 x 70 = 1750 SQ.FT.

OFFSTREET PARKING 1 AUTOMOBILE, 1 CLASS 1 BICYCLE

NO. STORIES 2

SPRINKLERED NO

PROPOSED PROJECT

- 231 SQ. FT. HORIZONTAL ADDITION AT 1ST FLOOR WITH WOOD DECK AND STAIRS TO YARD
- 106 SQ. FT ADDITION WITH DECK AT SECOND FLOOR
- ADD A 213 SQ. FT. ROOF DECK

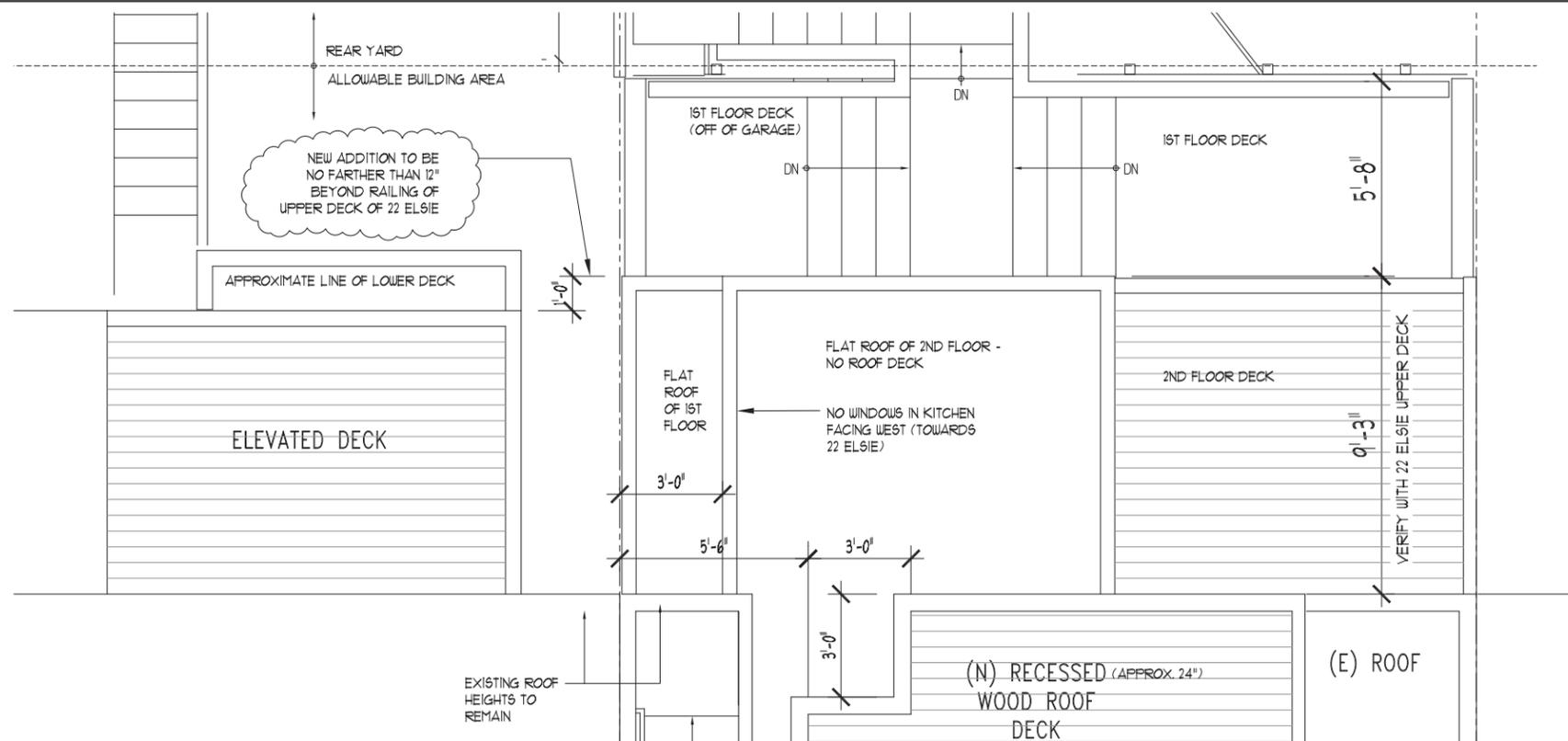
EXISTING S.F. of UNIT 1464 square feet

ADDED S.F. of UNIT 337 square feet

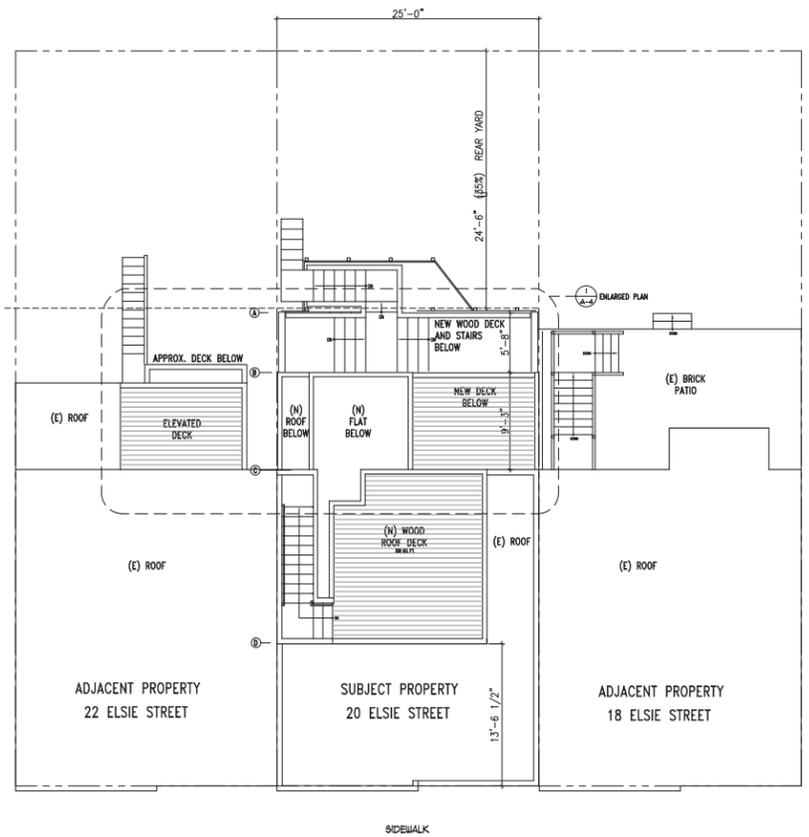
NEW S.F. of UNIT 1801 square feet

SITE SQ.FT. 1750 SQ.FT.

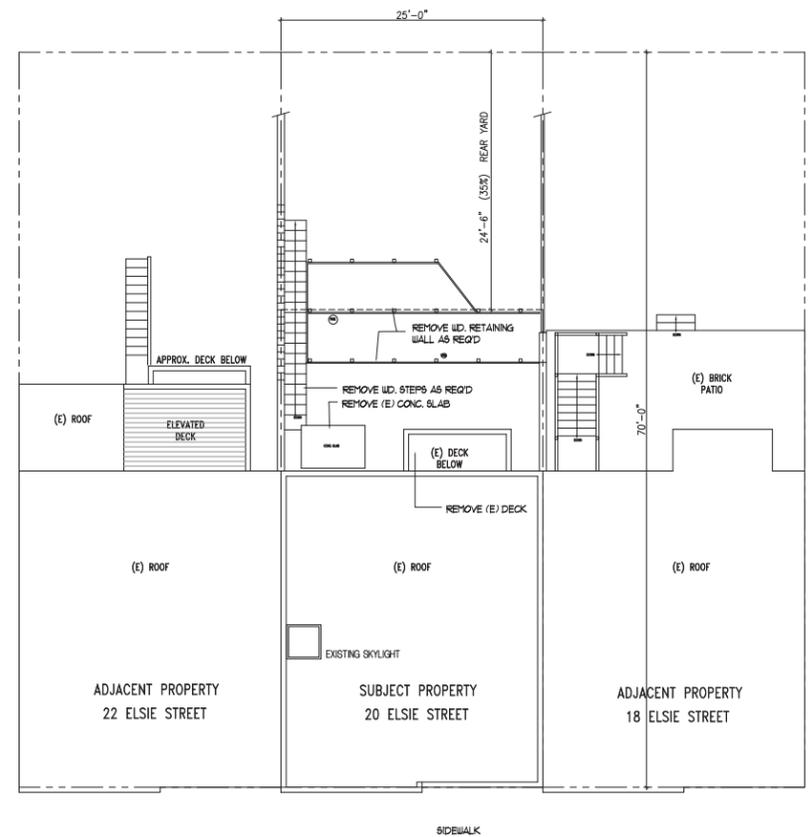
MICHAEL SCHULTE ARCHITECT
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 (415) 710-5805
 6 ELSIE STREET
 BERNAL HEIGHTS
 CALIFORNIA 94110
 COVER SHEET
 MASS REDUCTION
 SHEET NO. **A0.0**
 OF



3 ENLARGED SITE PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

DATE:
02-02-17
REVISED
04-17-17
PRE-APP.
05-17-17
SITE PERMIT
10-18-17
NOPDR-1
04-08-18
REVISIONS

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BERNAL HEIGHTS
SAN FRANCISCO, CA 94110

SITE PLANS
SHEET NO.

A0.1
X OF X

PLOTTED Apr 10, 2018 - 11:55am

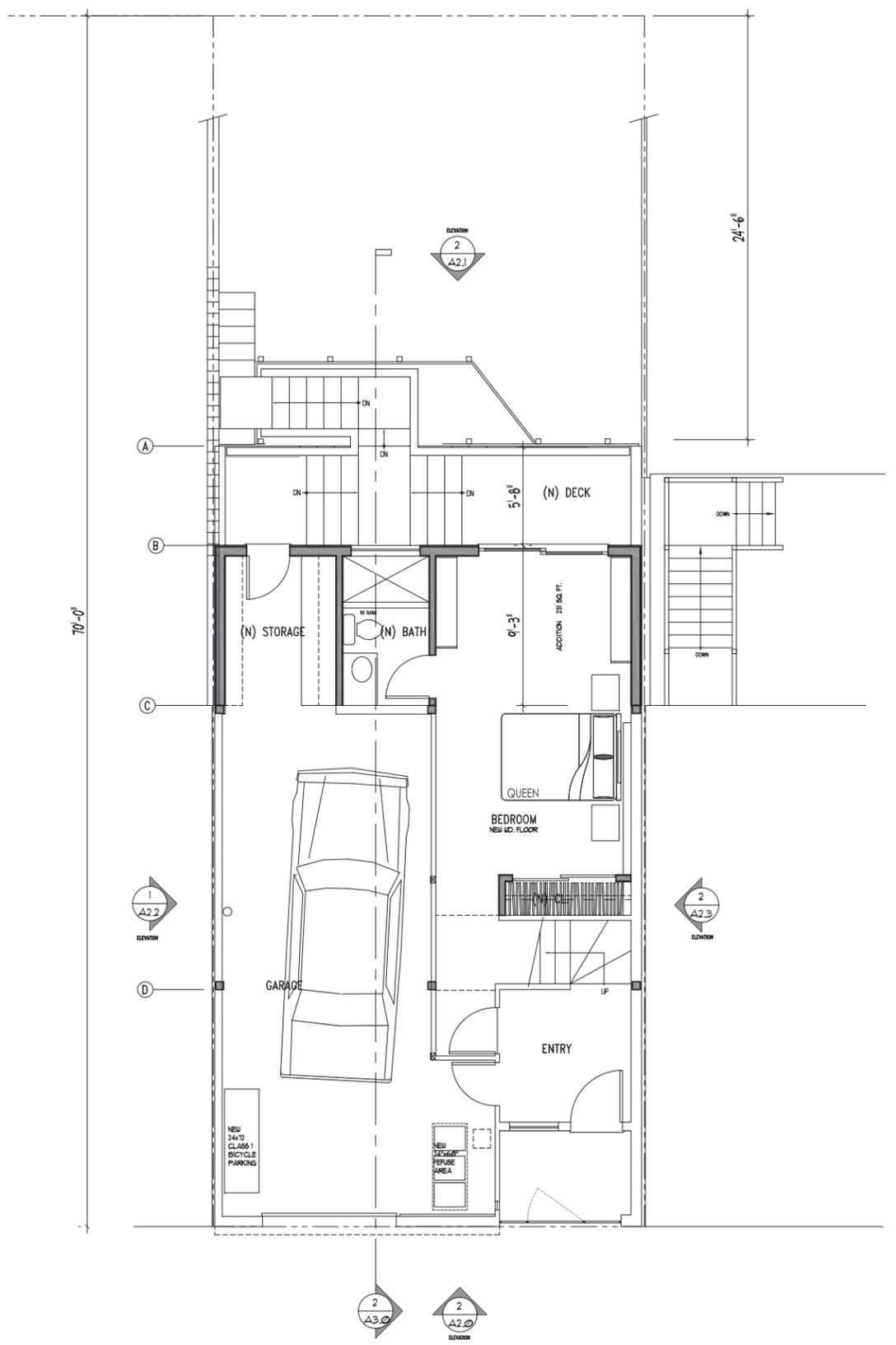
DATE:
02-02-17
REVISED
04-17-17
PRE-APP.
05-17-17
SITE PERMIT
10-18-17
NOPDR-1
04-08-18
REVISIONS

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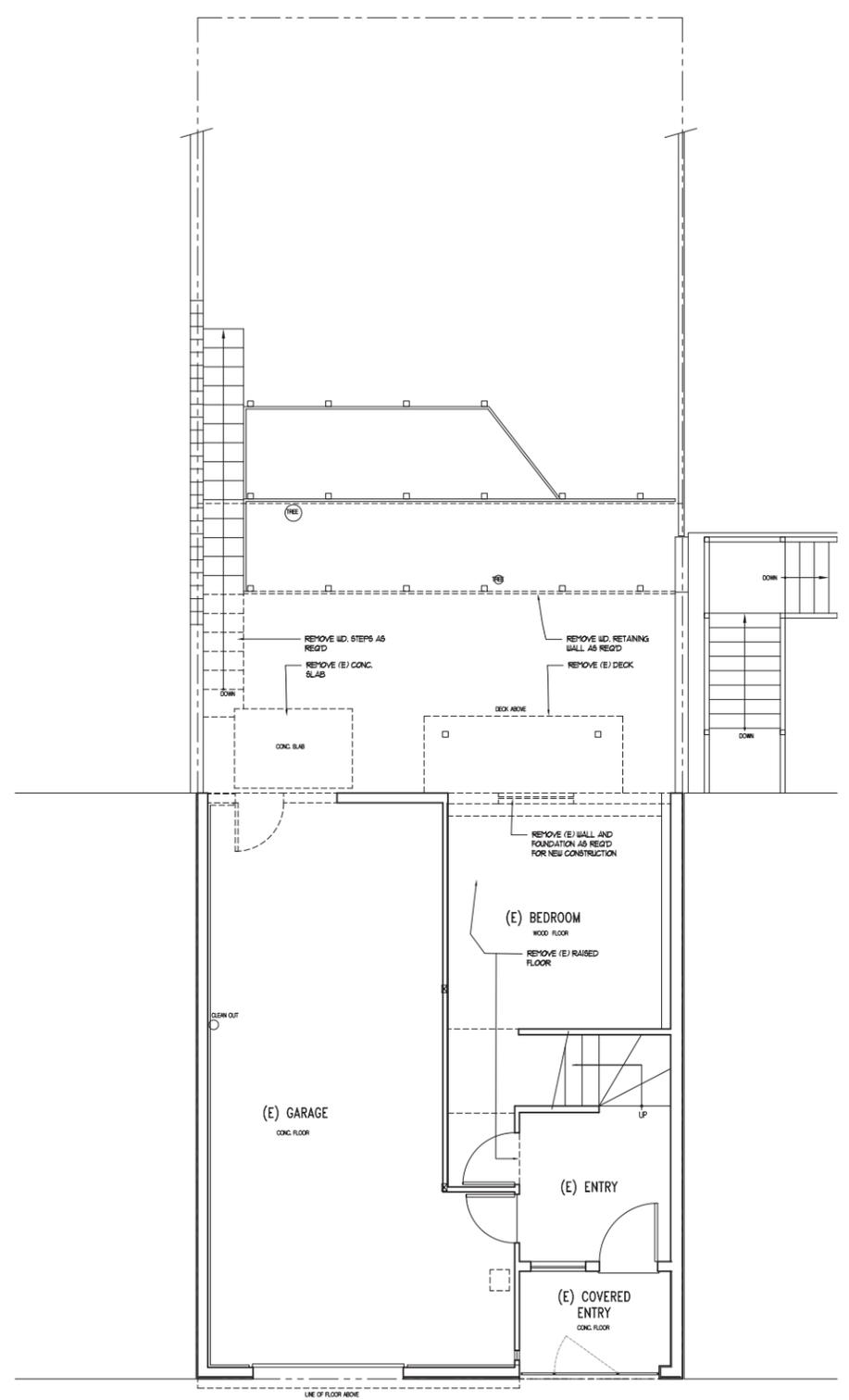
20 ELSIE STREET
BERNAL HEIGHTS
SAN FRANCISCO, CA 94110

FIRST FLOOR
PLANS
SHEET NO.

A10
X OF X

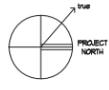
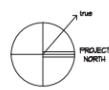


2 PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"

PLOTTED Apr 10, 2018 - 12:55pm



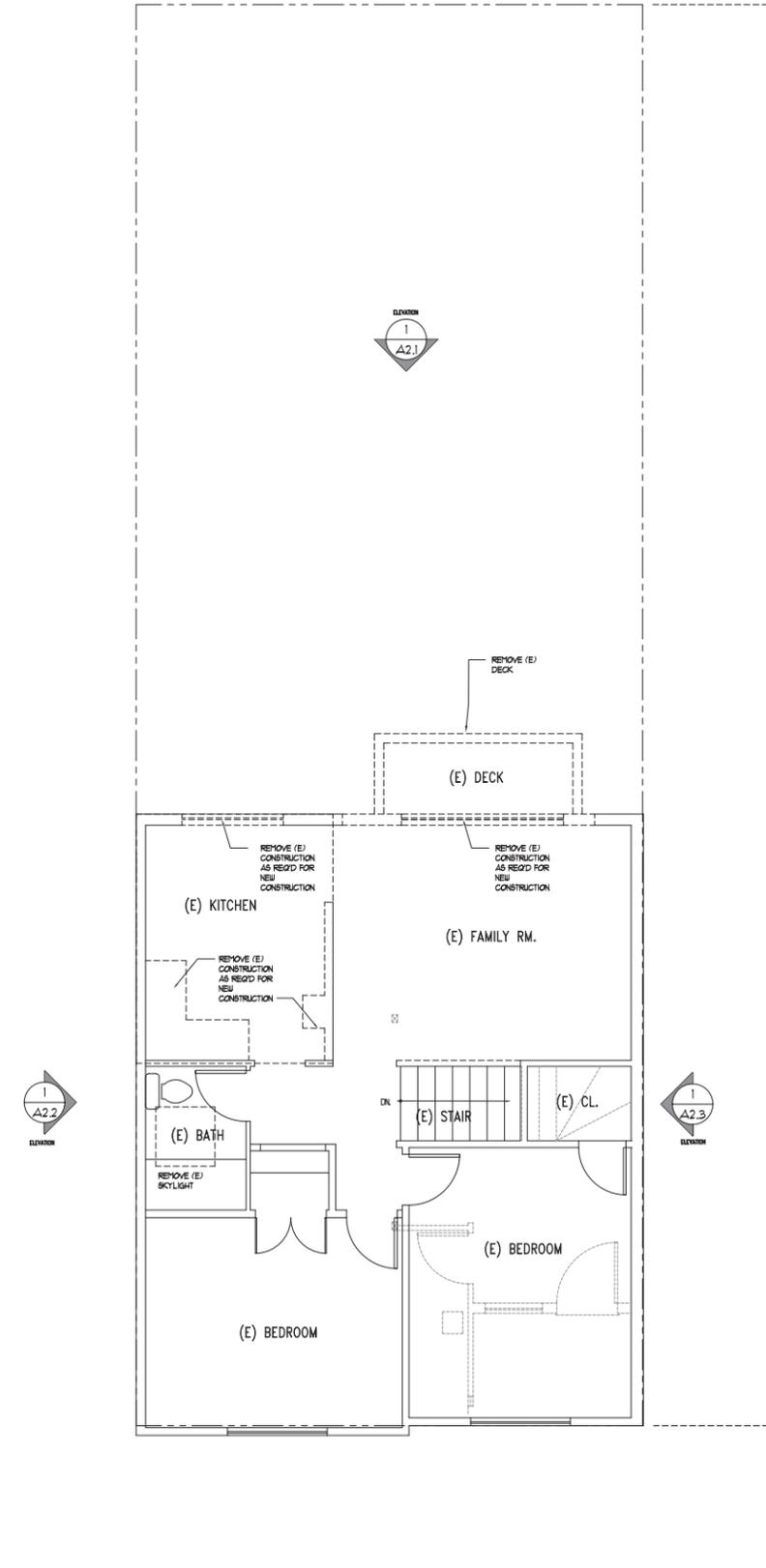
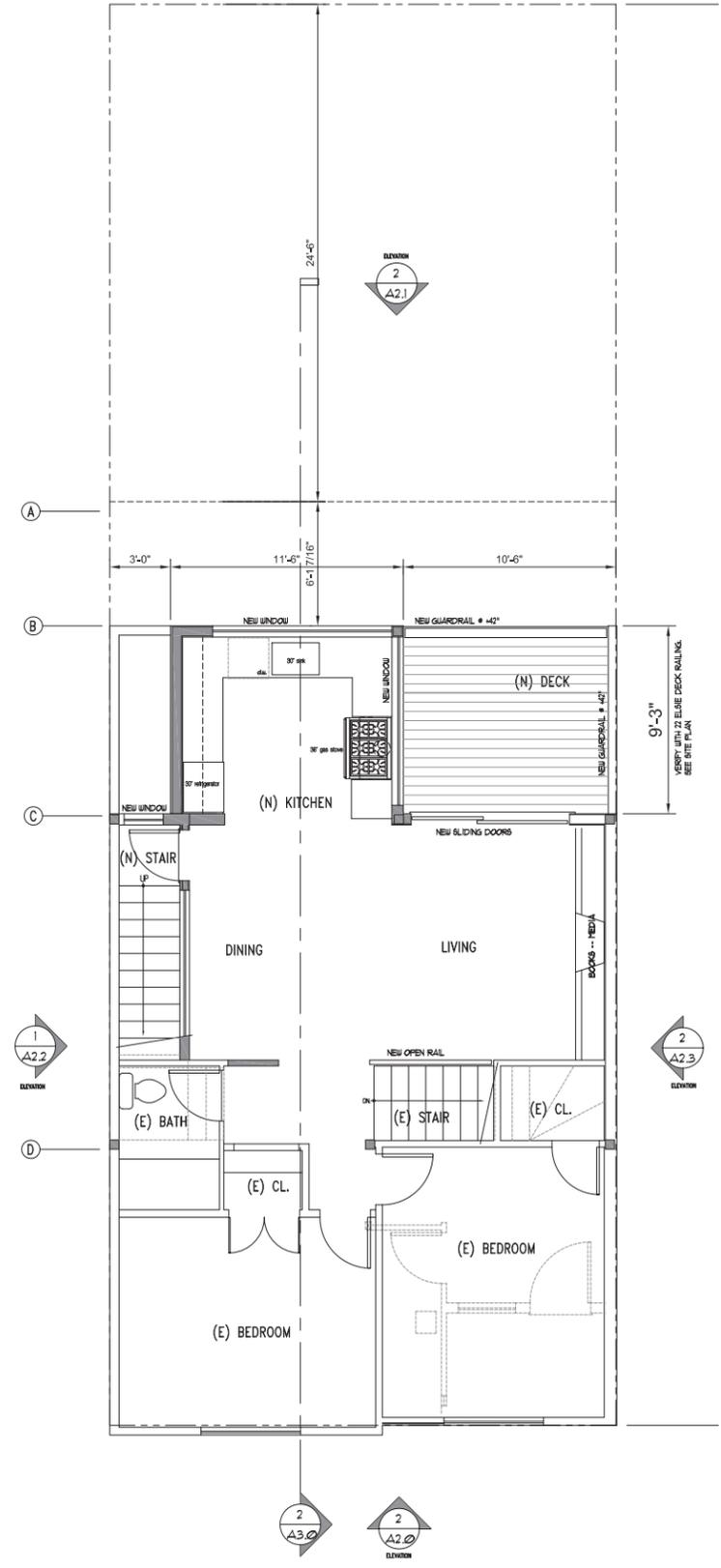
DATE:	01-09-17
REVISED	
04-17-17	PRE-APP.
05-17-17	SITE PERMIT
10-18-17	NOPDR-1
04-08-18	REVISIONS

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SECOND FLOOR
 PLANS
 SHEET NO.

A11
 X OF X

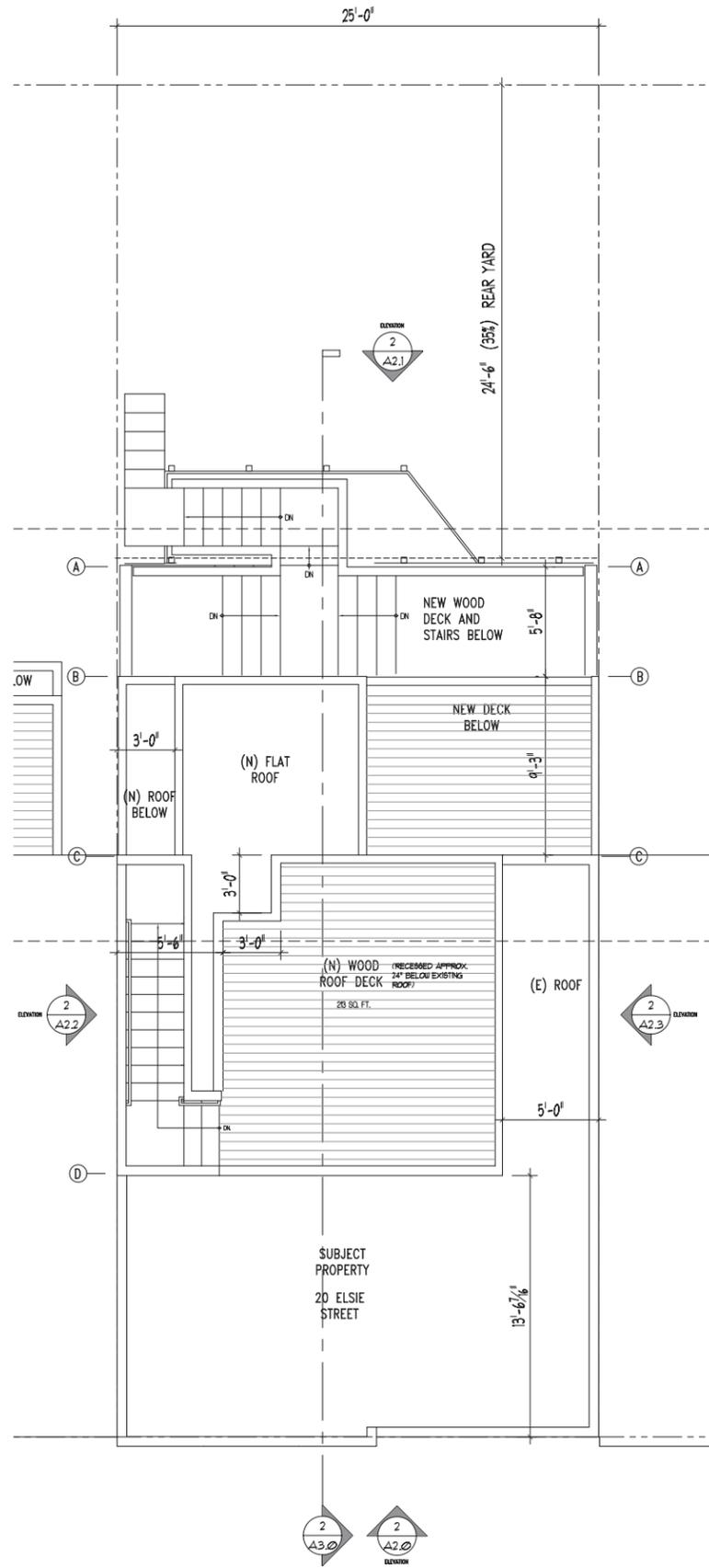


2 PROPOSED SECOND FLOOR
 SCALE: 1/4" = 1'-0"

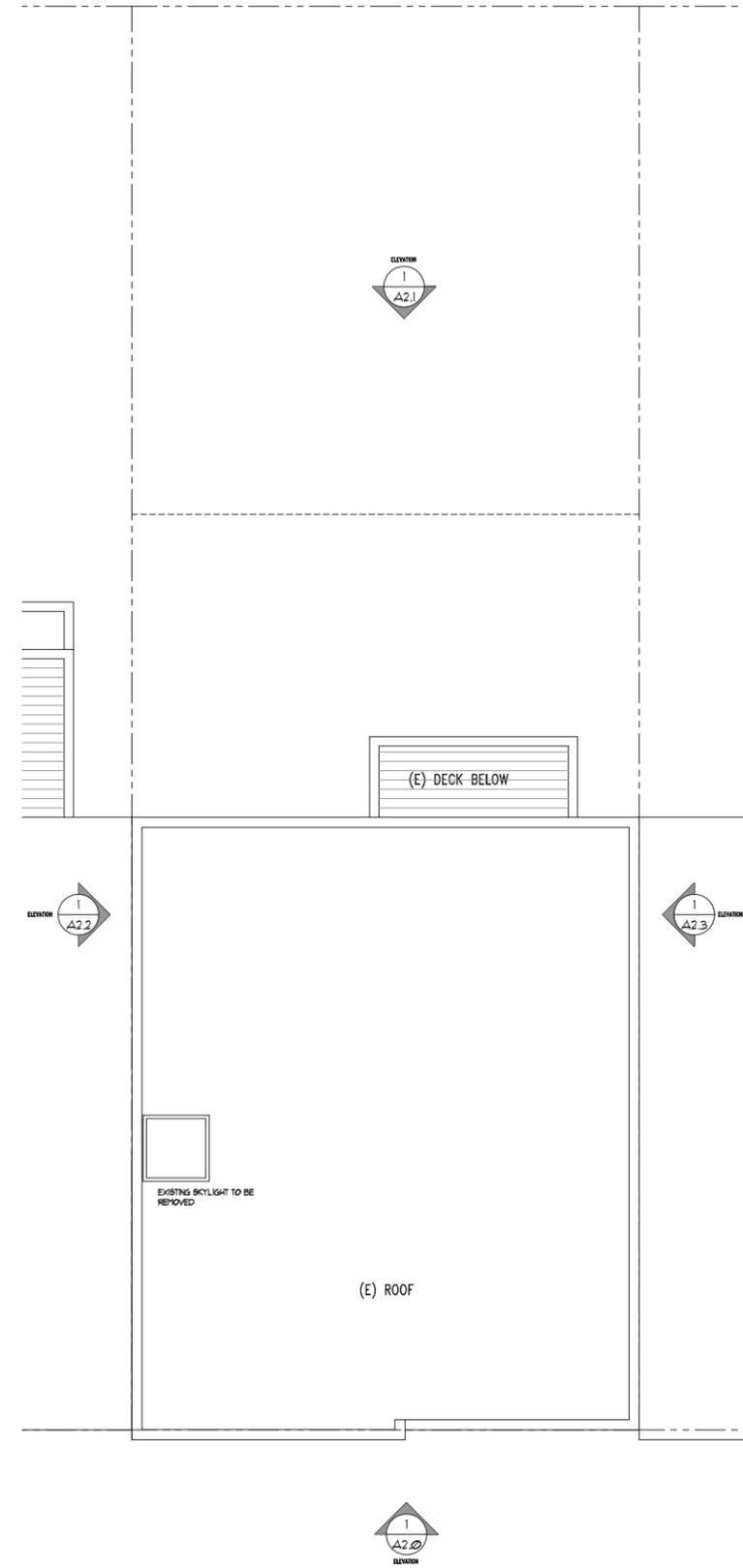
1 EXISTING SECOND FLOOR
 SCALE: 1/4" = 1'-0"

PLOTTED Apr 10, 2018 - 3:29pm

PLOTTED Apr 11, 2018 - 7:19pm



2
NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



1
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

DATE:
01-09-17
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04-17-17
PRE-APP.
05-17-17
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10-18-17
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ROOF PLANS
SHEET NO.

A12

X OF X

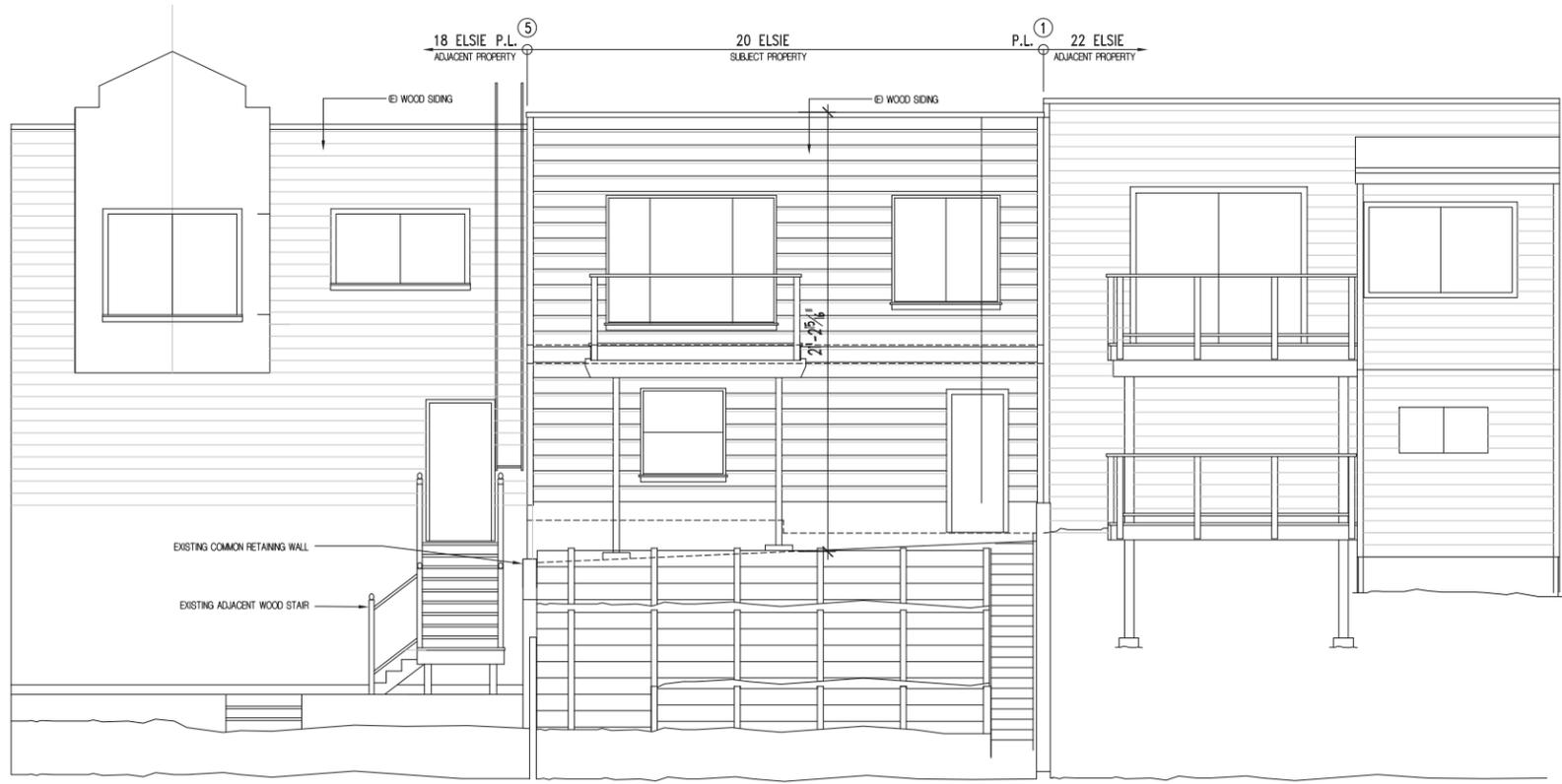
DATE:
02-02-17
REVISED

04-17-17
PRE-APP.

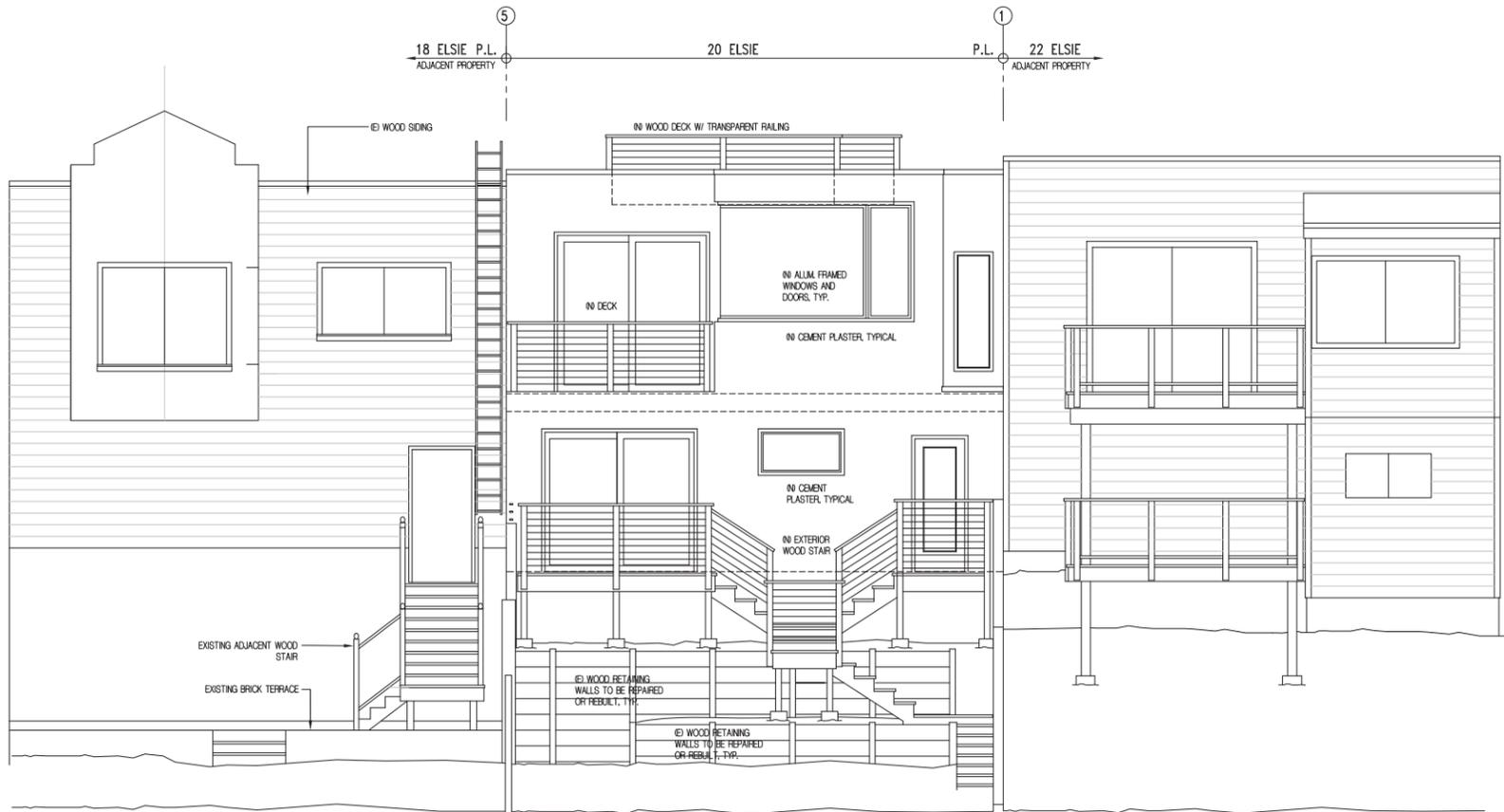
05-17-17
SITE PERMIT

10-18-17
NOPDR-1

04-08-18
REVISIONS



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



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PLOTTED Apr 10, 2018 - 3:27pm

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20 ELSIE STREET
BERNAL HEIGHTS
SAN FRANCISCO, CA 94110

EXTERIOR ELEVATIONS

SHEET NO.
A21
X OF X

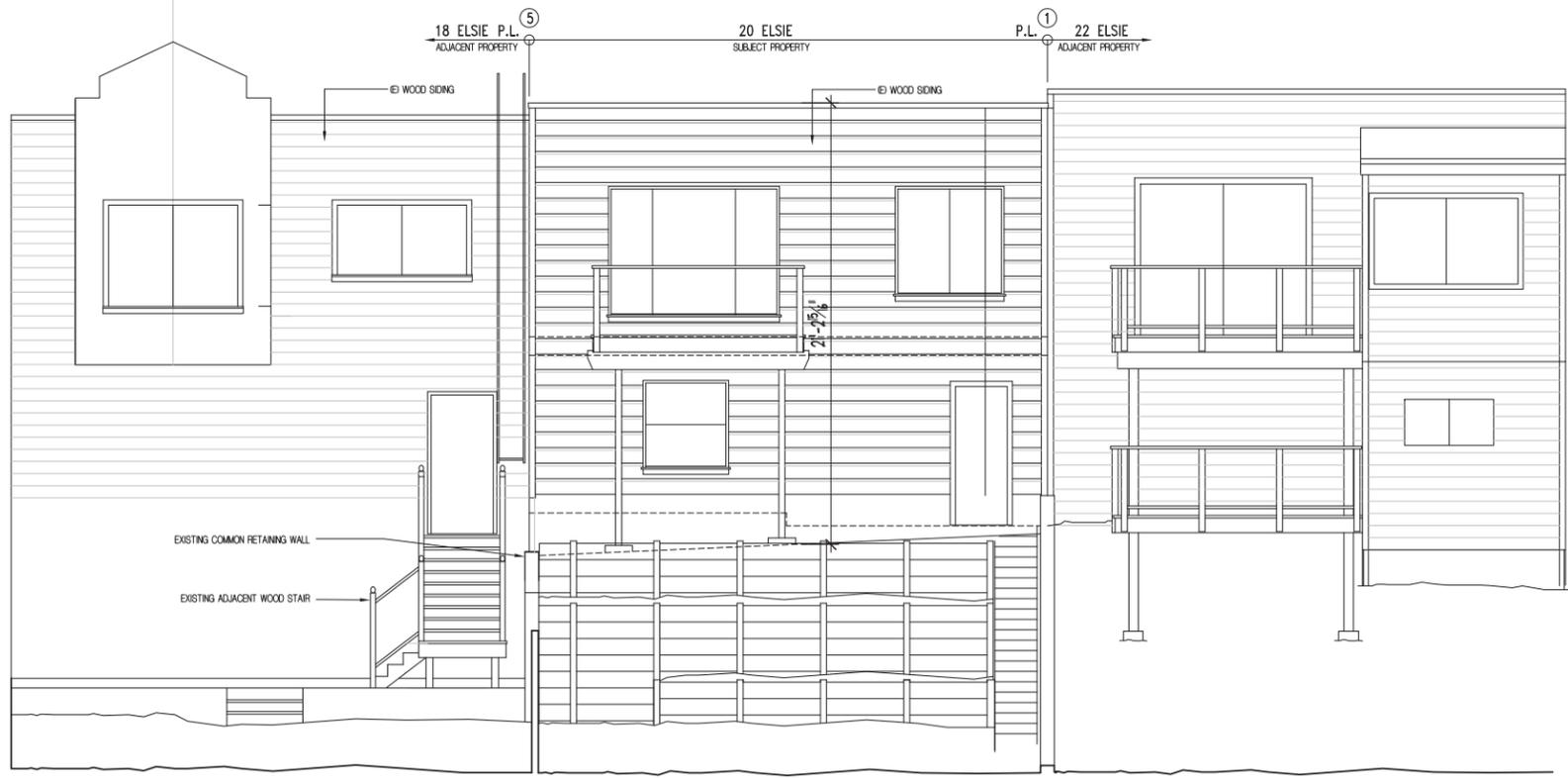
DATE:
02-02-17
REVISED

04-17-17
PRE-APP.

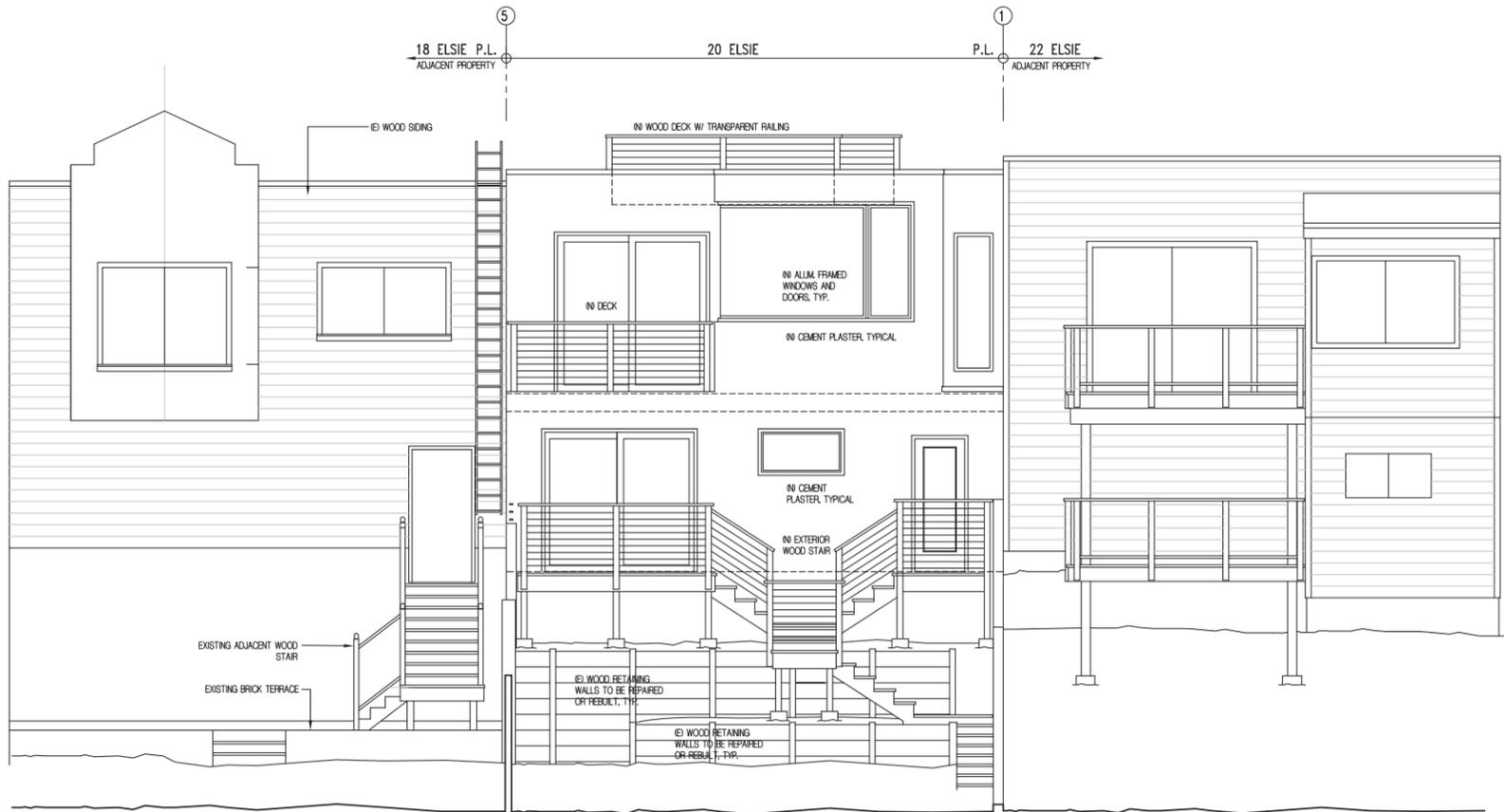
05-17-17
SITE PERMIT

10-18-17
NOPDR-1

04-08-18
REVISIONS



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



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PLOTTED Apr 10, 2018 - 1:08pm

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20 ELSIE STREET
BERNAL HEIGHTS
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EXTERIOR ELEVATIONS

SHEET NO.
A21
X OF X

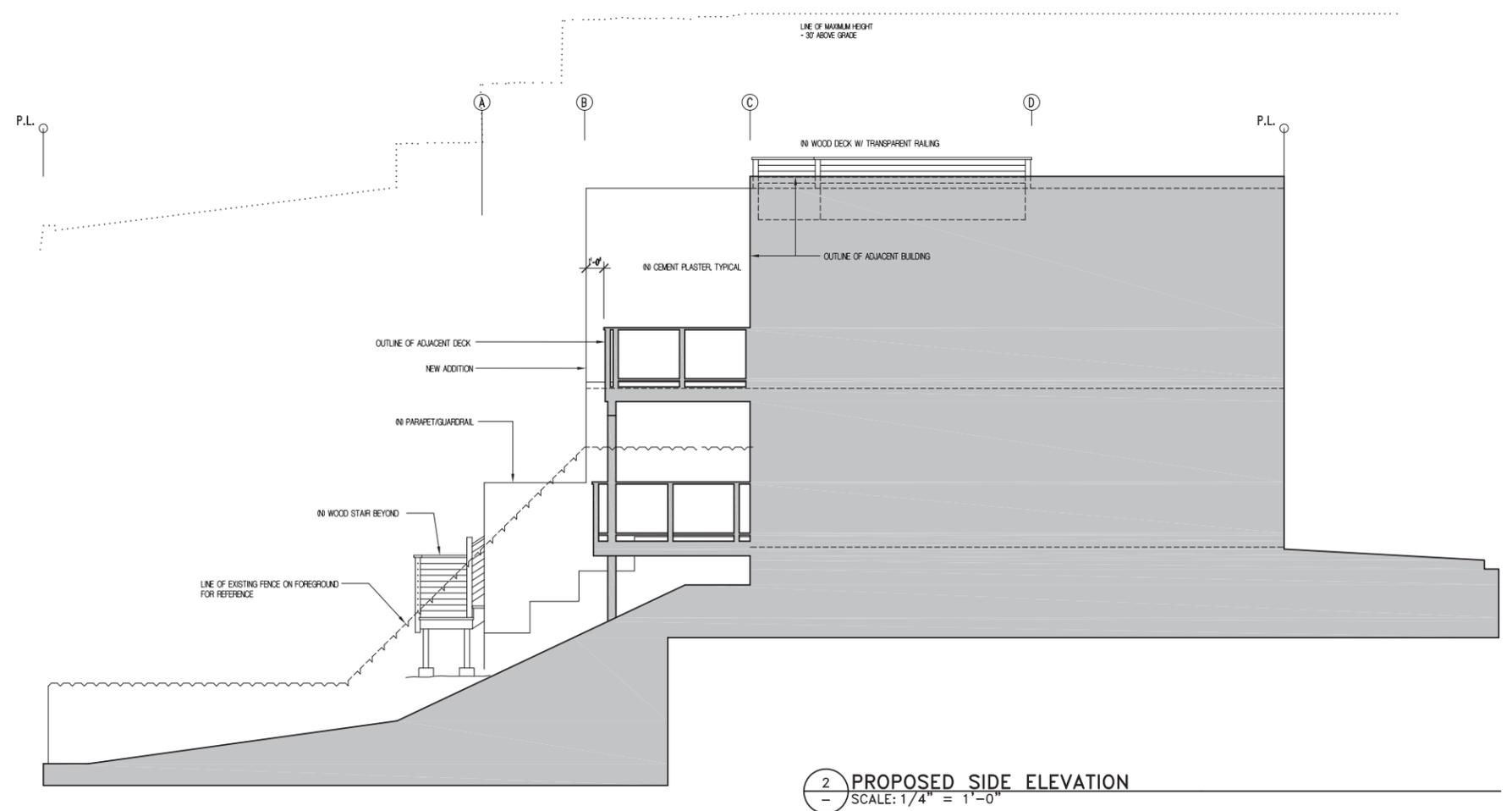
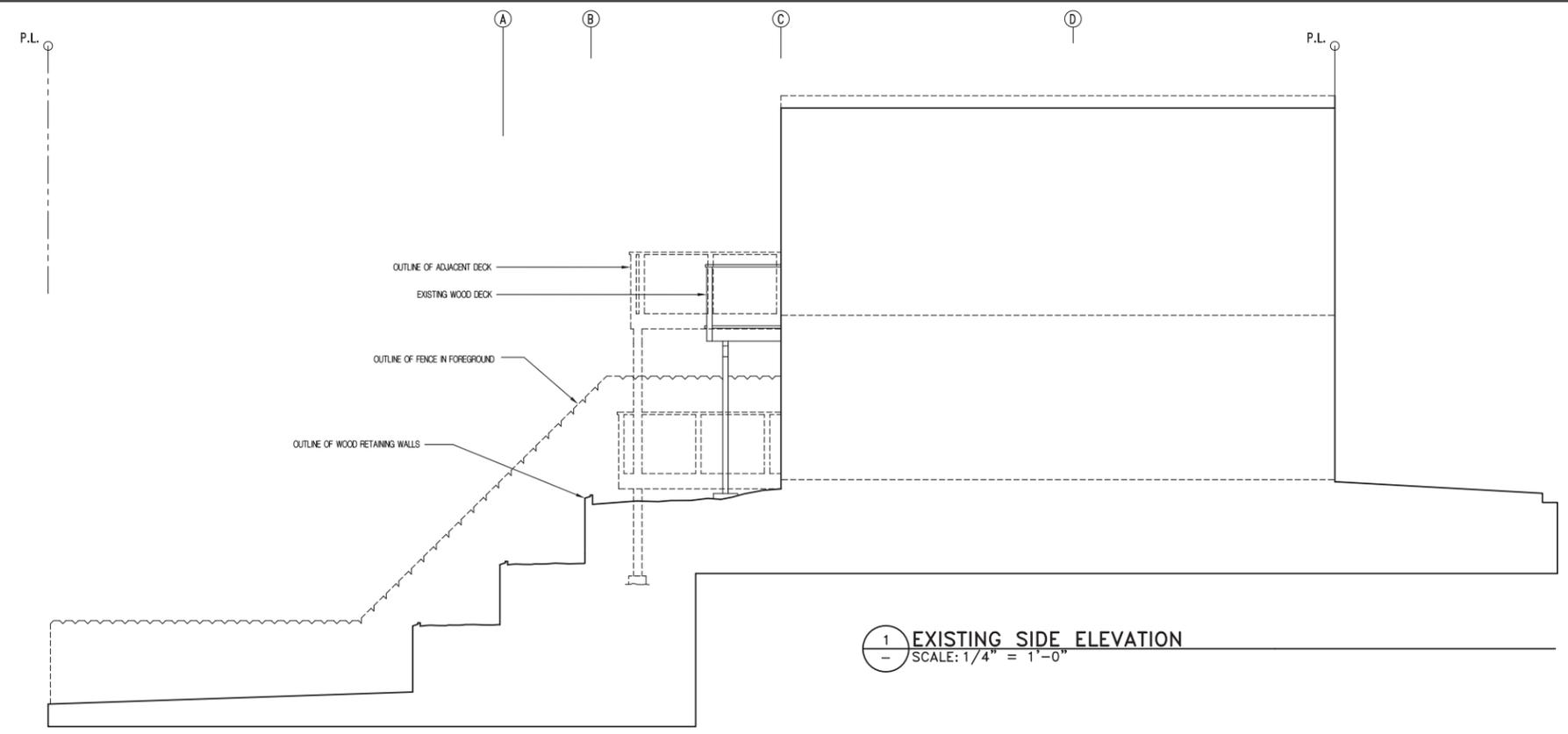
DATE:	02-02-17
REVISED	
04-17-17	PRE-APP.
05-17-17	SITE PERMIT
10-18-17	NOPDR-1
04-08-18	REVISIONS

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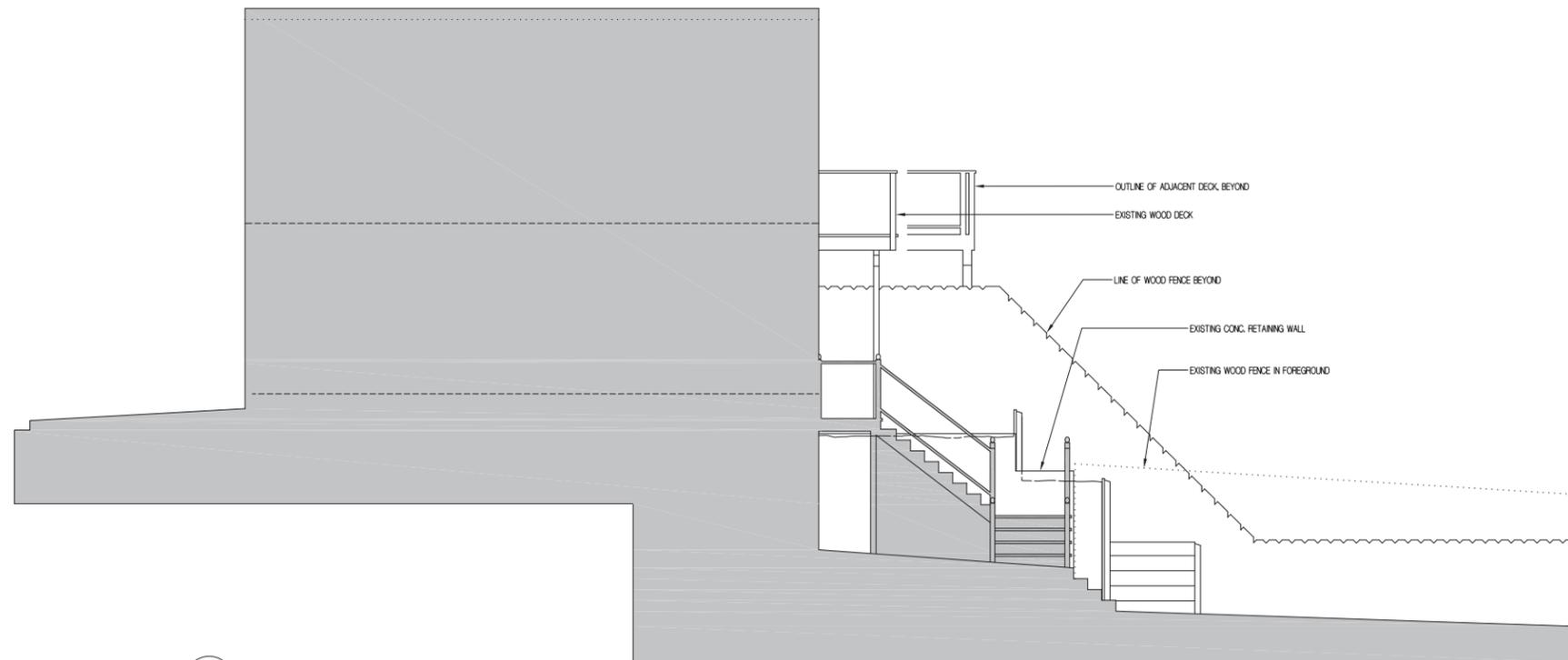
EXTERIOR ELEVATIONS
 SHEET NO.

A2.2
 X OF X

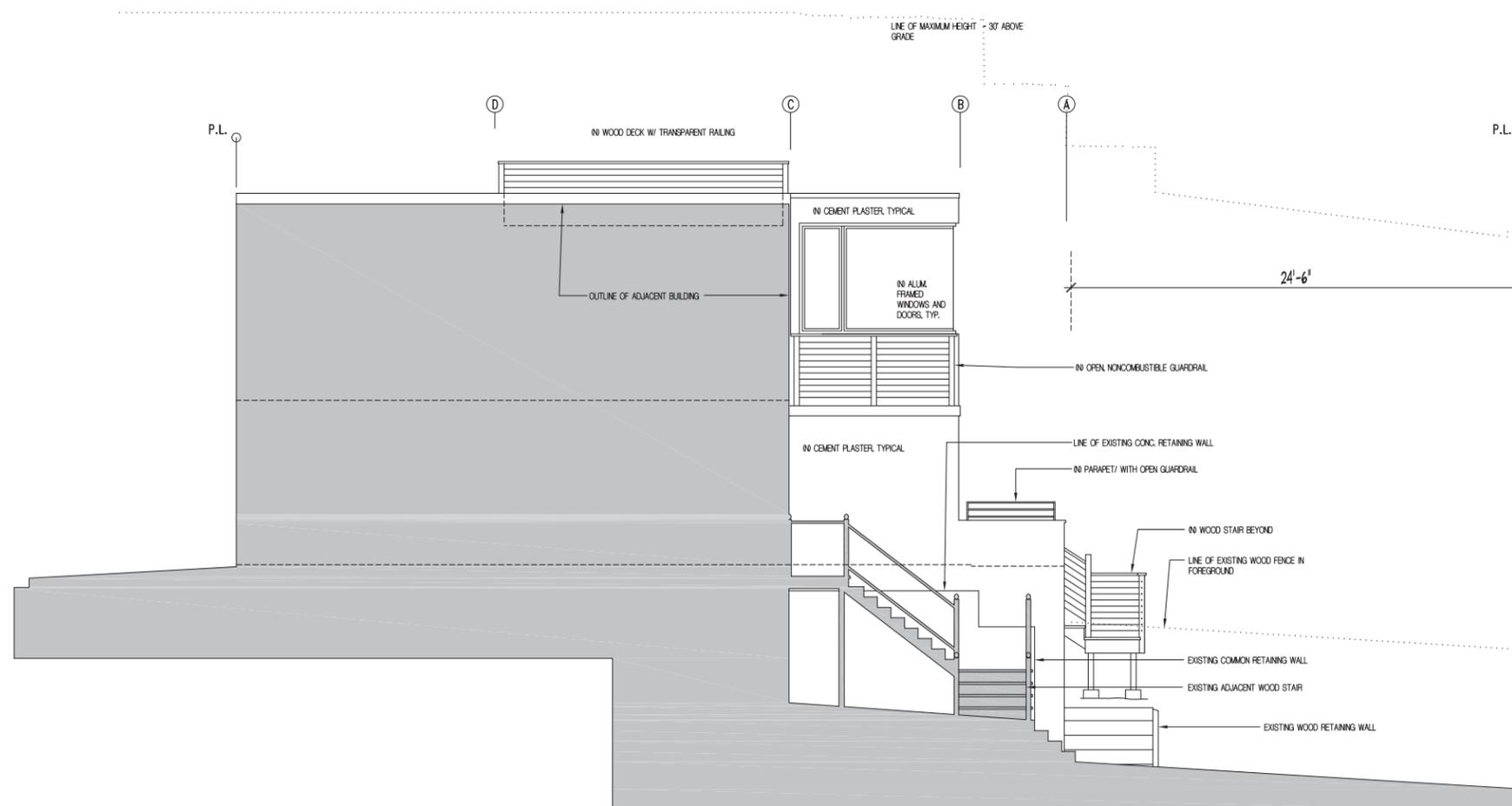


PLOTTED Apr 10, 2018 - 1:07pm

DATE: 02-02-17
 REVISIONS
 04-17-17 PRE-APP.
 05-17-17 SITE PERMIT
 10-18-17 NOPDR-1
 04-08-18 REVISIONS



1 EXISTING SIDE ELEVATION
 - SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
 - SCALE: 1/4" = 1'-0"

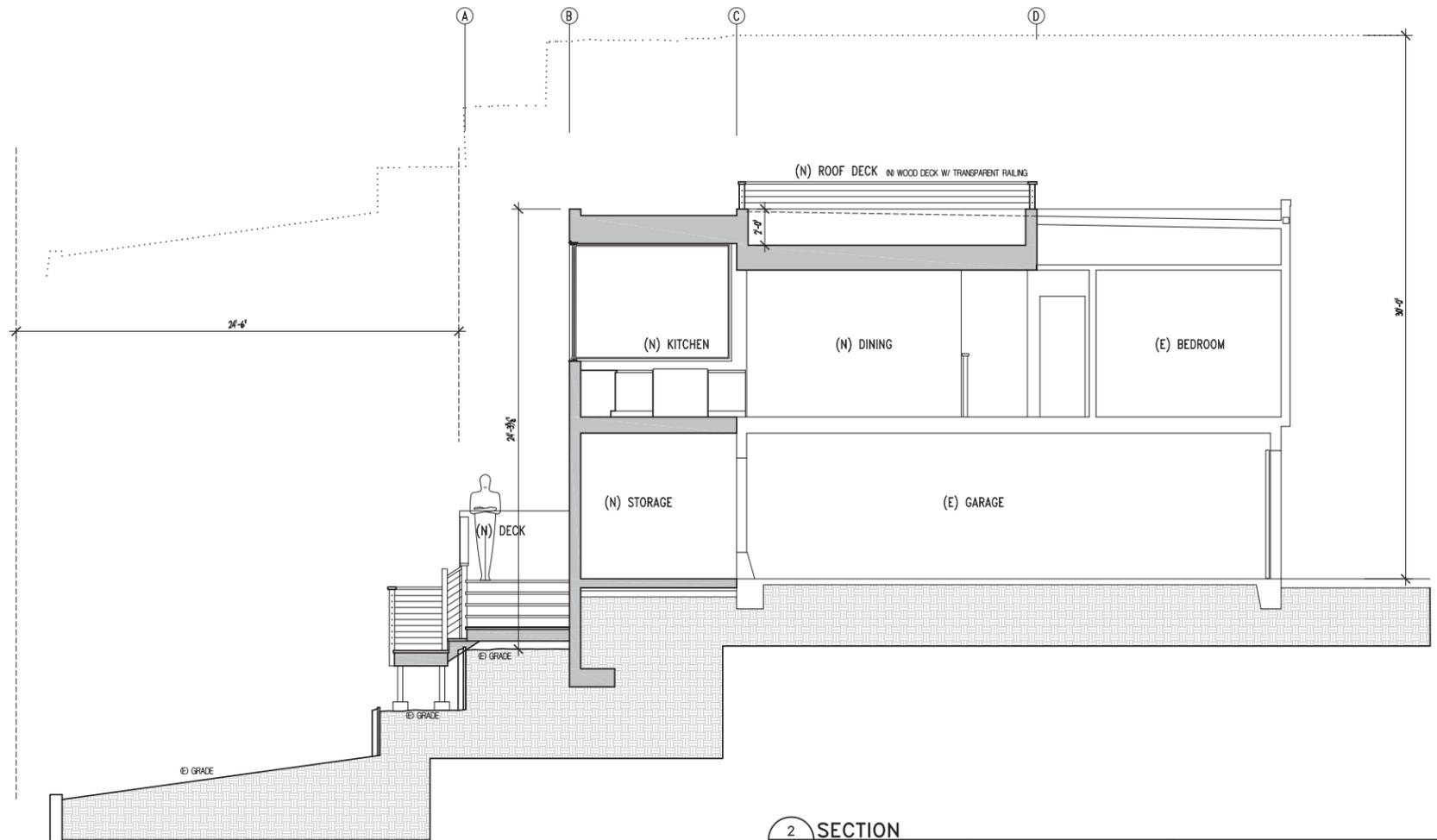
PLOTTED Apr 10, 2018 - 1:10pm

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EXTERIOR ELEVATIONS

SHEET NO.
A2.3
 X OF X



2 SECTION
 SCALE: 1/4" = 1'-0"

DATE: 02-02-17 REVISED
05-17-17 SITE PERMIT
10-18-17 NOPDR-1
04-08-18 REVISIONS

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BUILDING SECTIONS

SHEET NO.
A3.0
 X OF X