



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 13, 2017

Continued From: March 16, 2017, February 16, 2017, and April 27, 2017

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Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
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Date: July 6, 2017
Case No.: **2016-000814DRP**
Project Address: **1058 MISSISSIPPI STREET**
Permit Application: 2015.12.31.6217
Zoning: RH-3 (Residential-House, Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 4224/022
Project Sponsor: Stephen Antonaros
Stephen Antonaros Architect
2261 Market Street, # 324
San Francisco, CA 94114
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

BACKGROUND

On February 16, 2017, the Planning Commission continued the proposed project at 1058 Mississippi Street to March 16, 2017. Subsequently, on March 16, 2017, the Planning Commission continued the proposed project to April 27, 2017, and then continued it again to July 13, 2017 to allow the Project Sponsor and Discretionary Review (DR) Requestor additional time to discuss access the rear dwelling unit at 1060 Mississippi Street.

CURRENT PROPOSAL

The Project Sponsor has continued to discuss access to the rear unit at 1060 Mississippi Street with the Mrs. Myers (DR Requestor). Initially, the discussion was to create access across the Project Site via the walkway along the southern property line and to excavate a court and construct a staircase on the DR Requestors property that would provide access to the rear yard of 1060 Mississippi Street. For this scheme the Project Sponsor and the DR Requestor would have to privately record an easement for the shared access on the Project Site and submit building permits to excavate and construct the court and stairs on the DR Requestor's property. After further discussion of the easement, the Project Sponsor and DR Requestor have pursued an alternative option to provide access to the rear yard of 1060 Mississippi Street through the ground floor of the residence at 1060 Mississippi Street. The advantage of this proposal is it would not require a private access easement across the adjacent property (the Project Site). Only a building permit would be required to modify the ground floor of 1060 Mississippi Street.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve the Building Permit Application to allow new construction of a four-story two-family dwelling on a vacant lot located at 1058 Mississippi Street.

BASIS FOR RECOMMENDATION

The Project's height and massing is compliant with the requirements of the RH-3 Zoning District and is consistent with the Residential Design Guidelines.

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

Attachment:
Project Plans



Existing Vacant Site

SCOPE of WORK:
1) New Two-Family Dwelling on vacant lot 22
Construct new three-story, Type 5A residential building

INDEX OF DRAWINGS

- A1.00 Existing Site Plan (survey)
- A1.01 New Site Plan
- A2.01 Parking & Level 01 Floor Plans
- A2.02 Level 02 & Level 03 Floor Plans
- A2.03 Roof Plan
- A3.01 Exterior Elevations
- A3.02 Building Section; Elevations
- GP-1 Greenpoint Schedules & Building Notes

APPLICABLE CODES:

2013 California Building Code,
2013 Mechanical Code,
2013 Plumbing Code, and
2013 Electrical Code, and
2013 San Francisco Building Code

CONSTRUCTION
TYPE : Type 5A
(Fully Sprinklered)
Three Stories

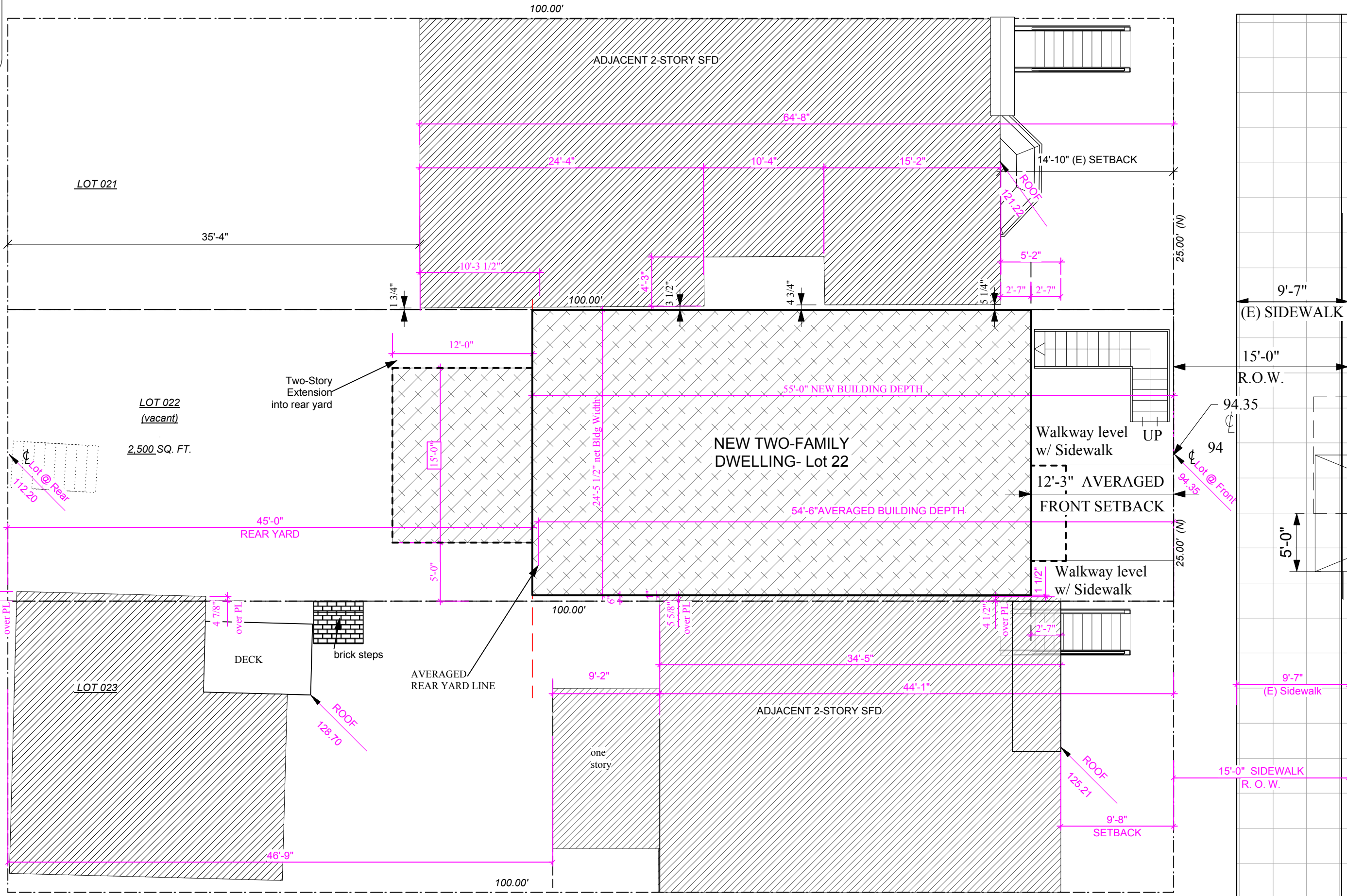
OCCUPANCY
CLASSIFICATION :
R-3 + S-2

Fire Sprinkler under Separate Permit

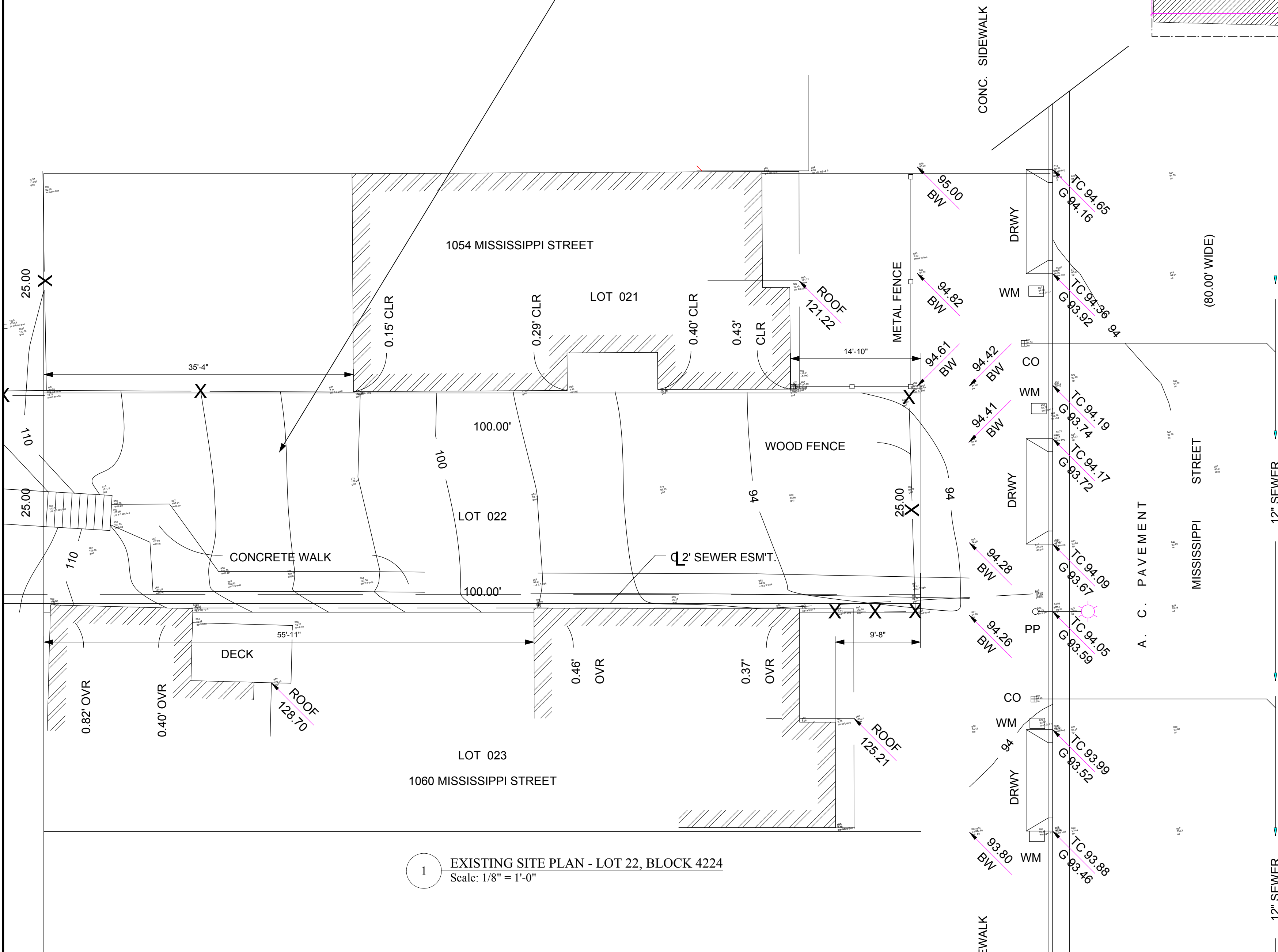
TABLE of UNIT SIZES

1st Floor	825 sq ft	Townhouse 2	1,430 sq ft Total
2nd Floor	605 sq ft	1060 Mississippi	
2nd Floor	553 sq ft	Townhouse 1	2,200 sq ft Total
3rd Floor	947 sq ft	1058 Mississippi	
4th Floor	700 sq ft		

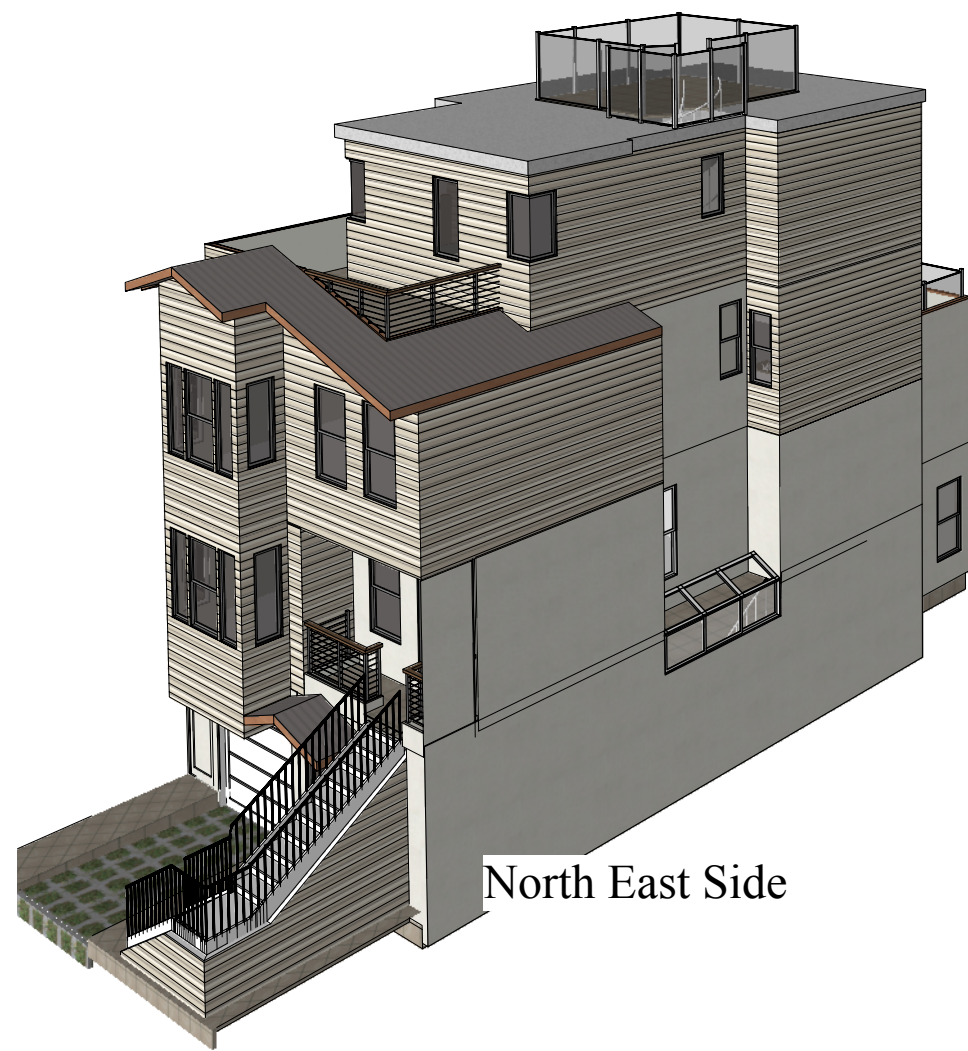
Excavation = 330 cubic yards, no fill



2 NEW SITE PLAN - LOT 22, BLOCK 4224
Scale: 1/8" = 1'-0"



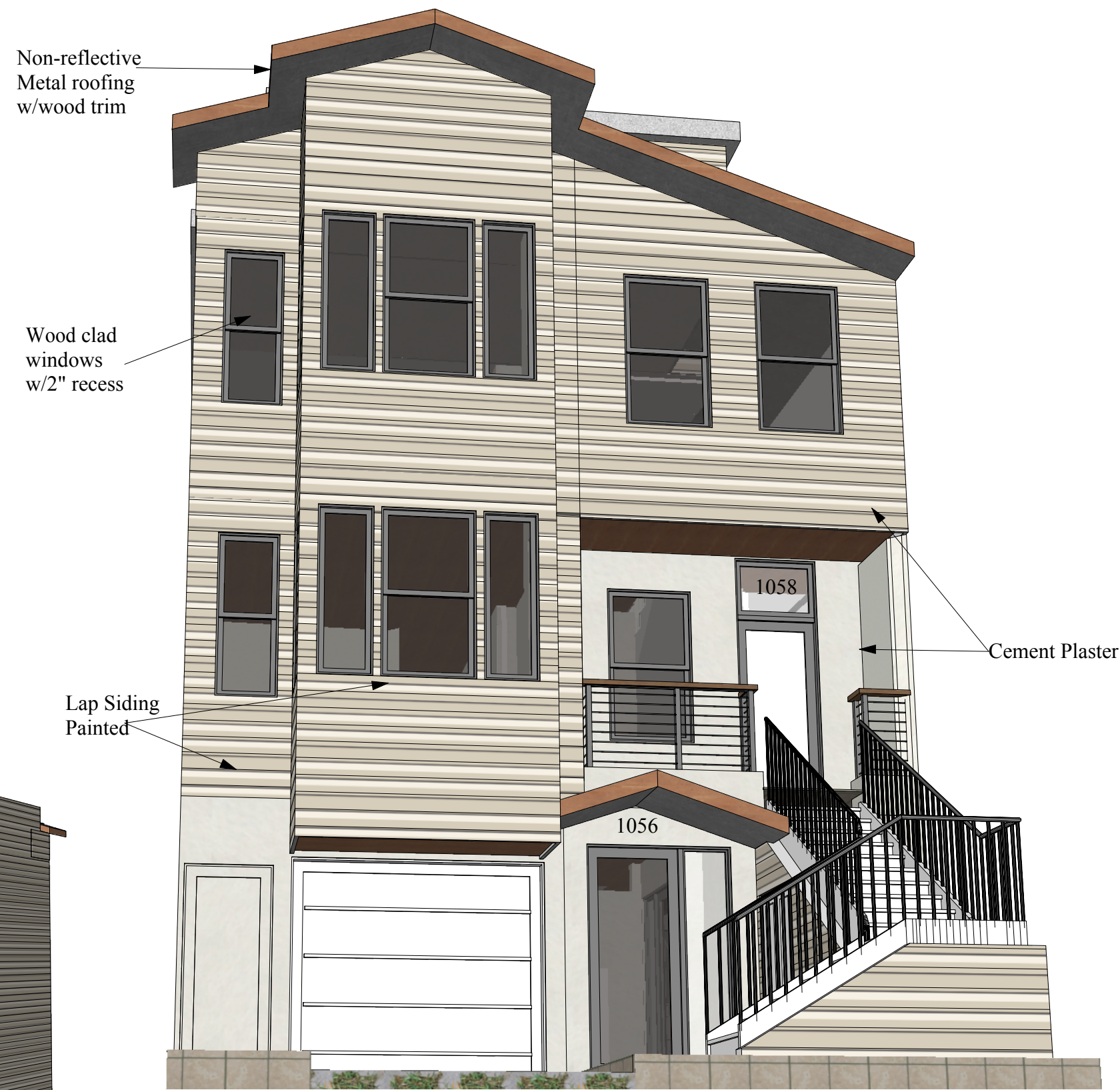
1 EXISTING SITE PLAN - LOT 22, BLOCK 4224
Scale: 1/8" = 1'-0"



North East Side



Rear - South West Side



Front facing East

REVISIONS	BY
Dec. 09, 2015	
Apr. 19, 2016	
Jan 25, 2017	
Mar 30, 2017	
July 06, 2017	

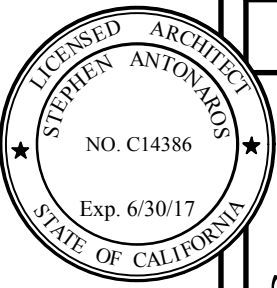
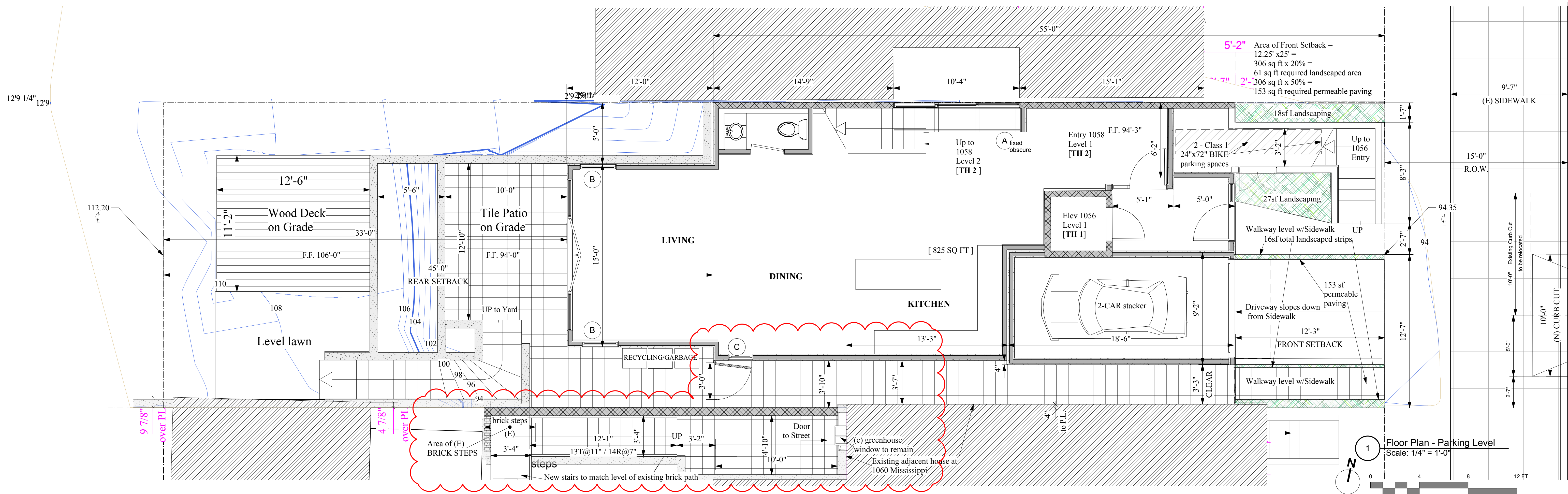
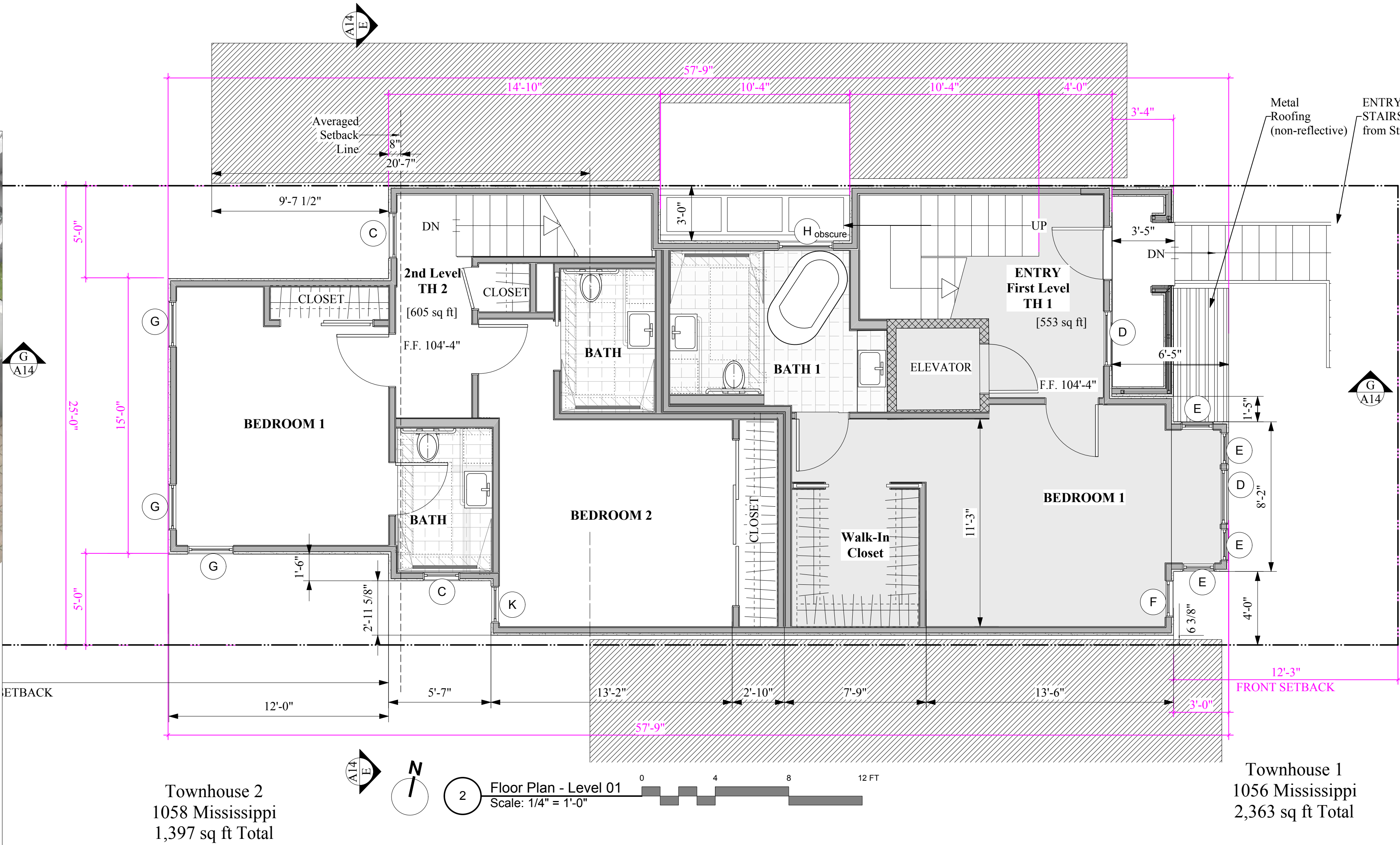
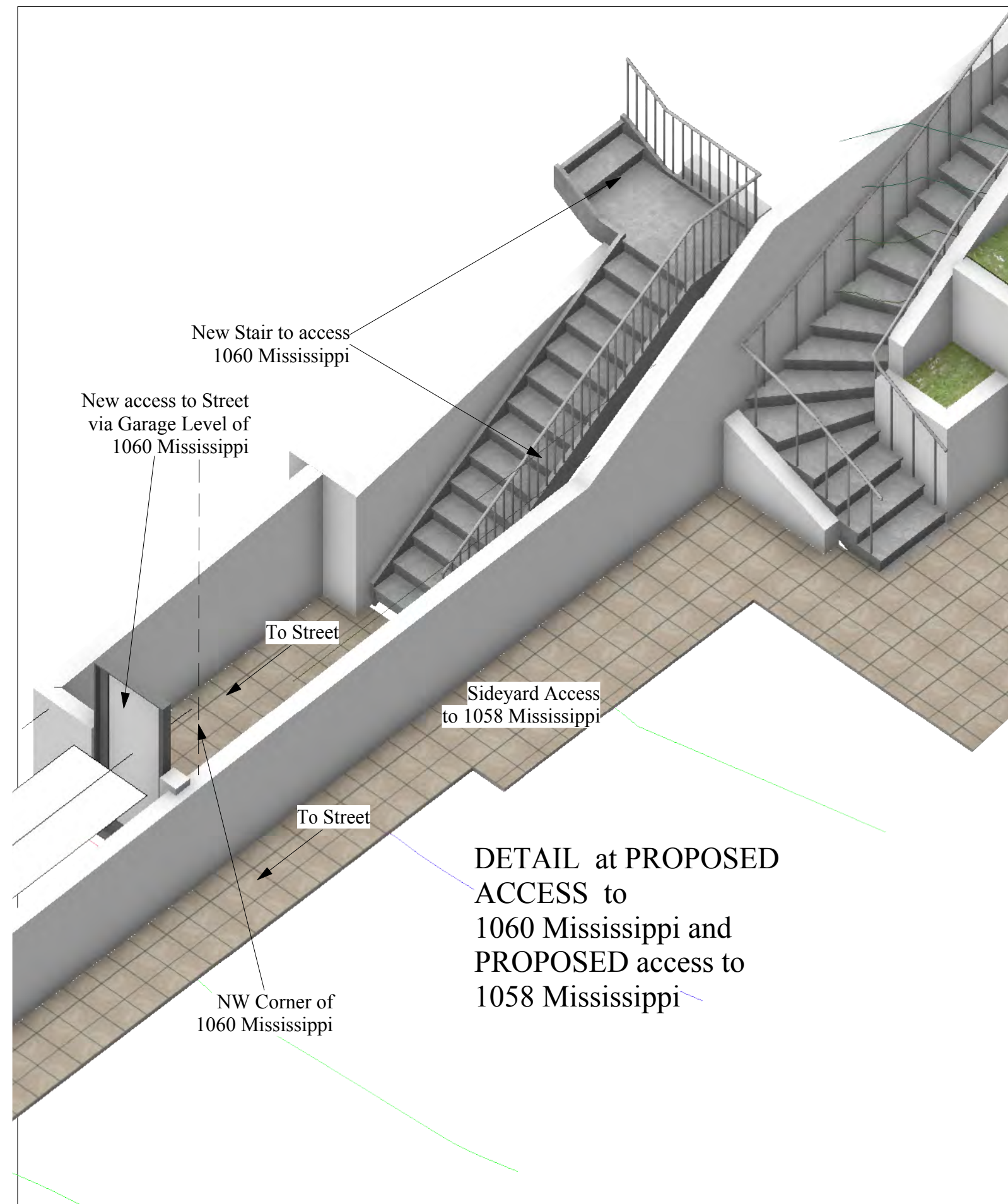
STEPHEN ANTONAROS
ARCHITECT

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for 1058 MISS. LLC
(415) 827-9486

NEW TWO-FAMILY DWELLING
1056 & 1058 MISSISSIPPI STREET
Block 4424; Lot 22

Date	5-4-2016
Scale	1/16" = 1'-0"
Drawn	SA
Job	
Sheet	A1.01
of	Sheets



REVISIONS	BY
Dec. 09, 2015	
Apr. 19, 2016	
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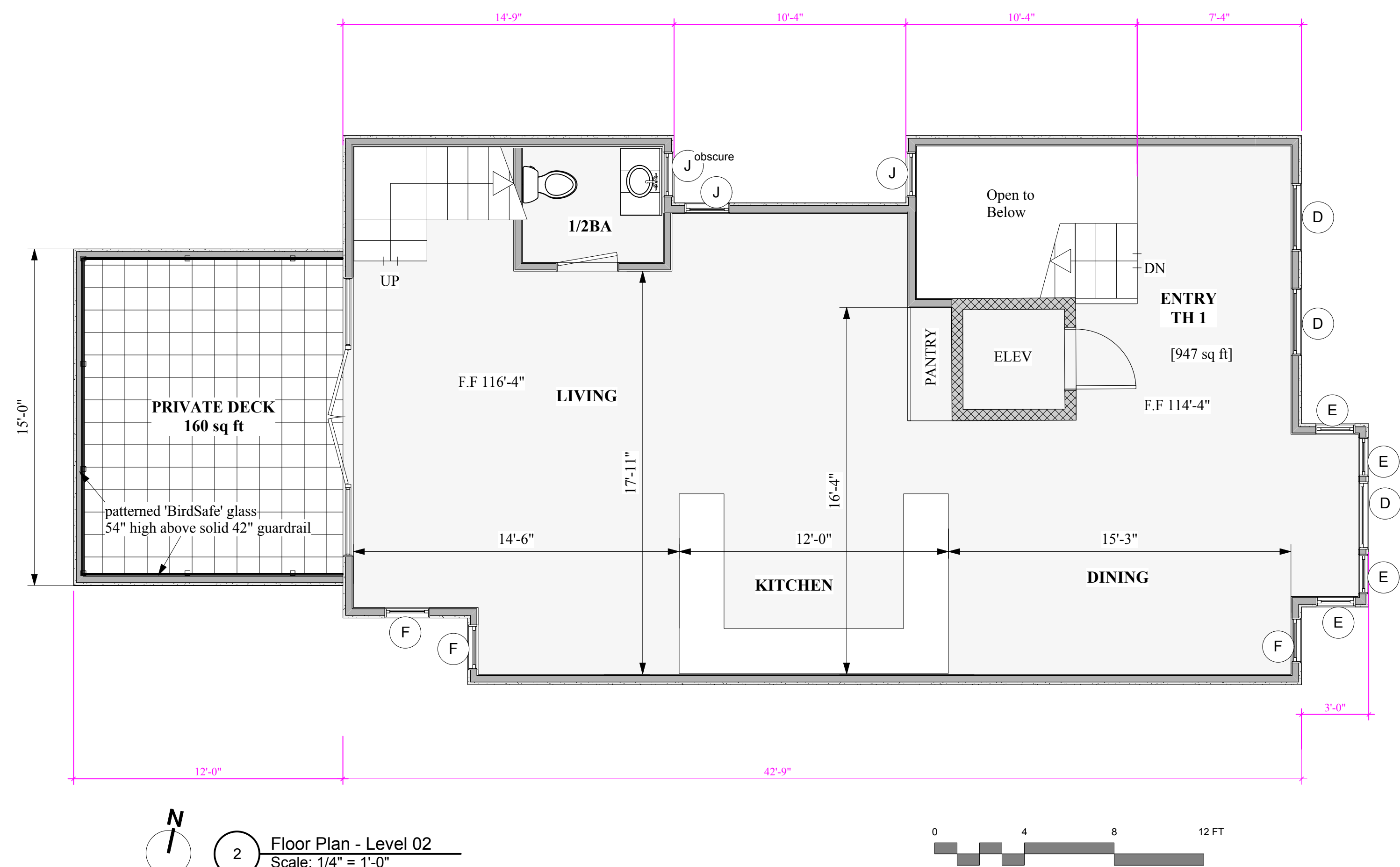
Block 4424; Lot 22

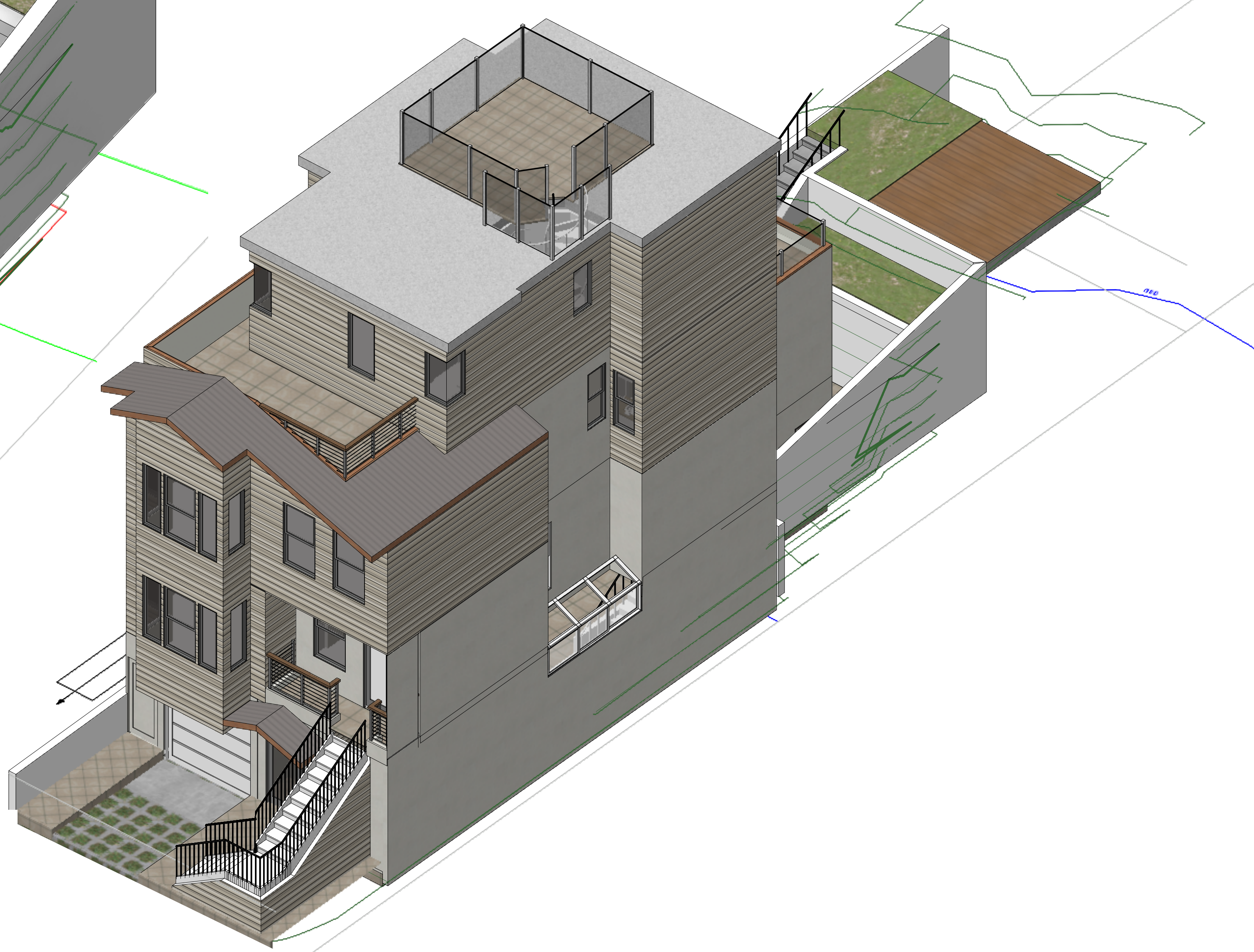
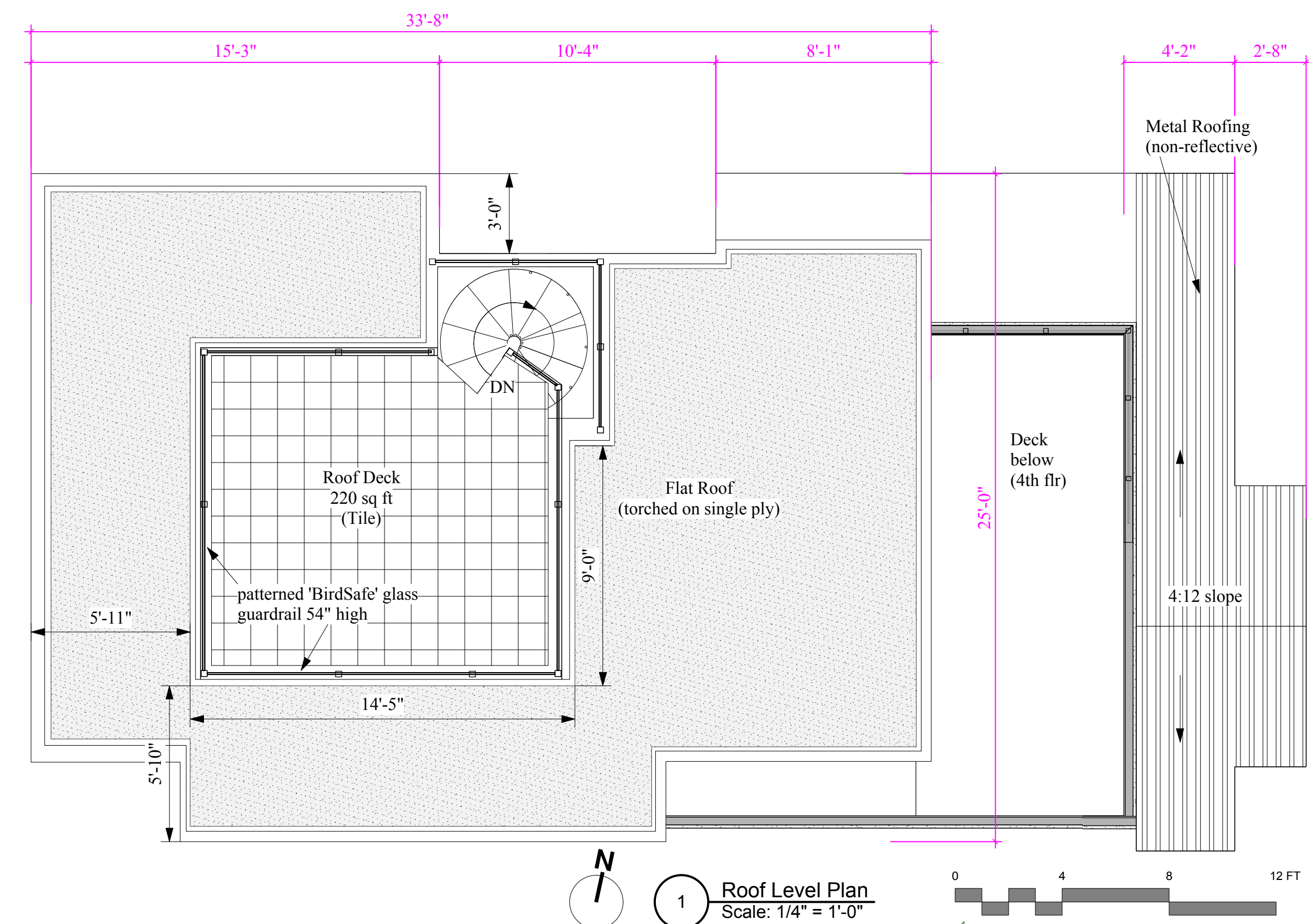
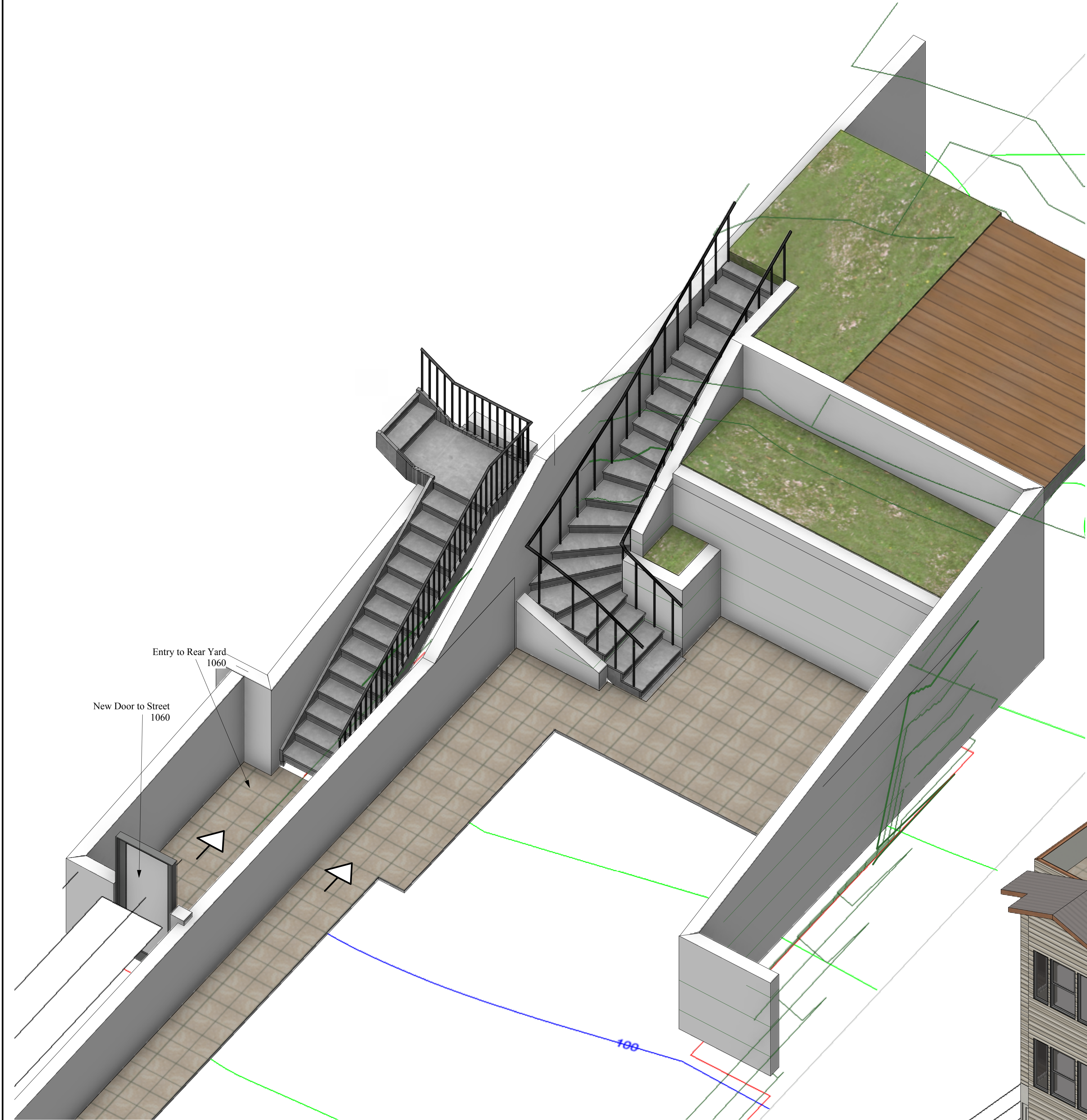
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1056 & 1058 MISSISSIPPI STREET

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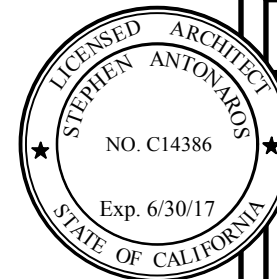
for 1058 MISS, LLC
(415) 827-9486

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of	Sheets





REVISIONS	BY
Dec. 09, 2015	
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Date	5-4-2016
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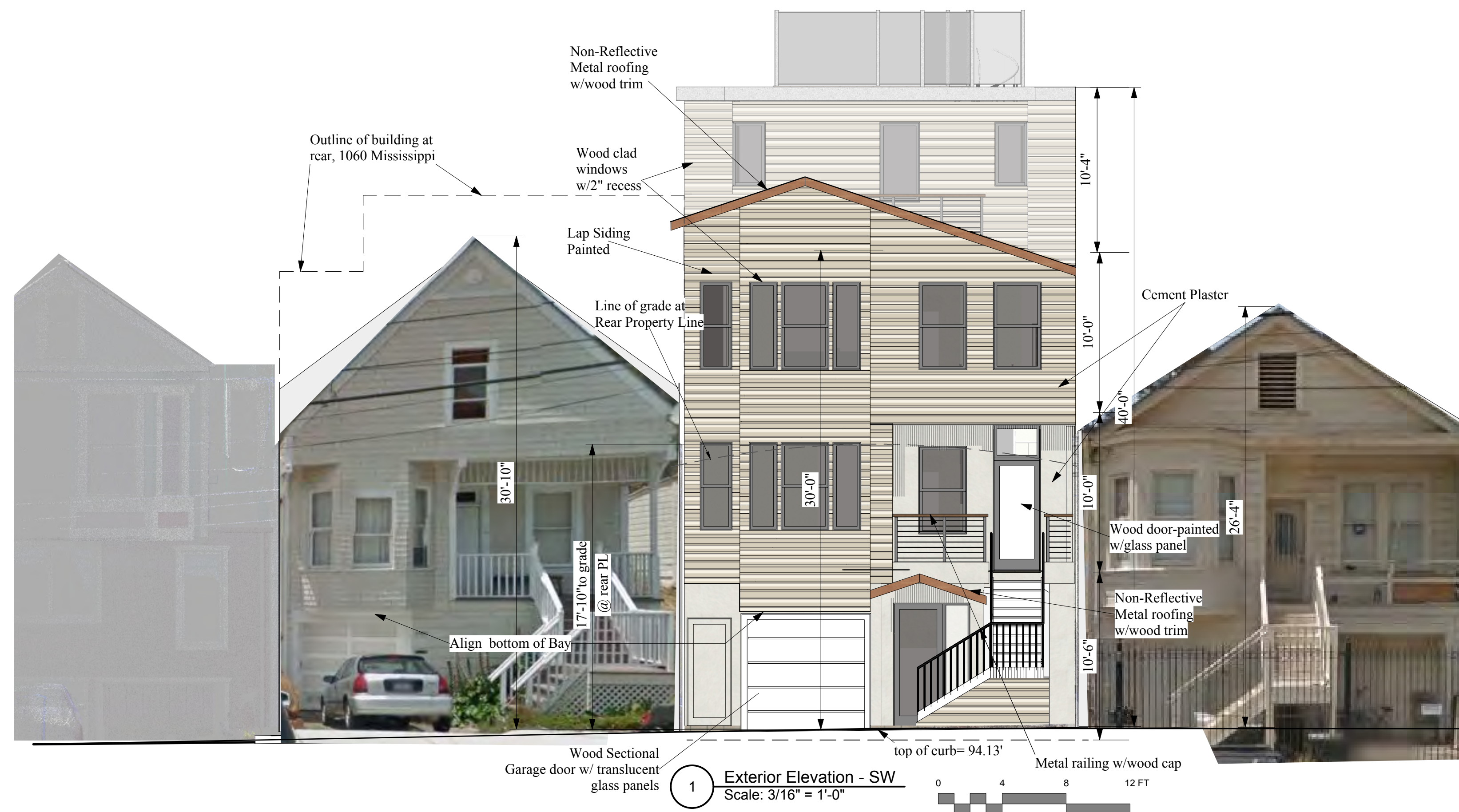
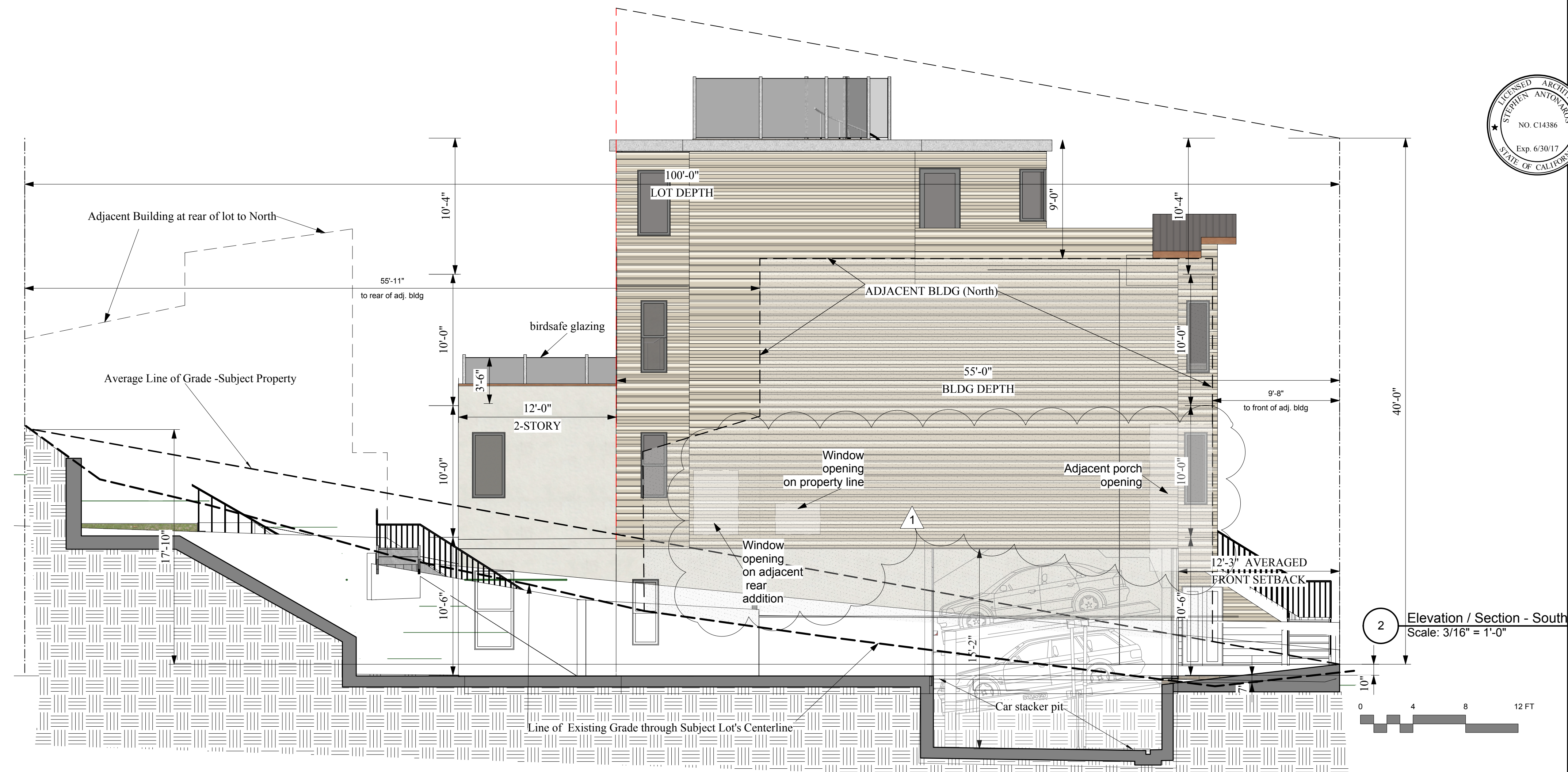
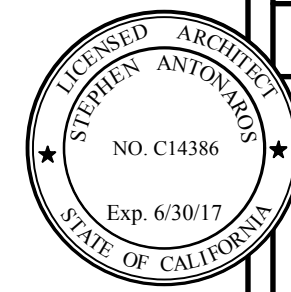
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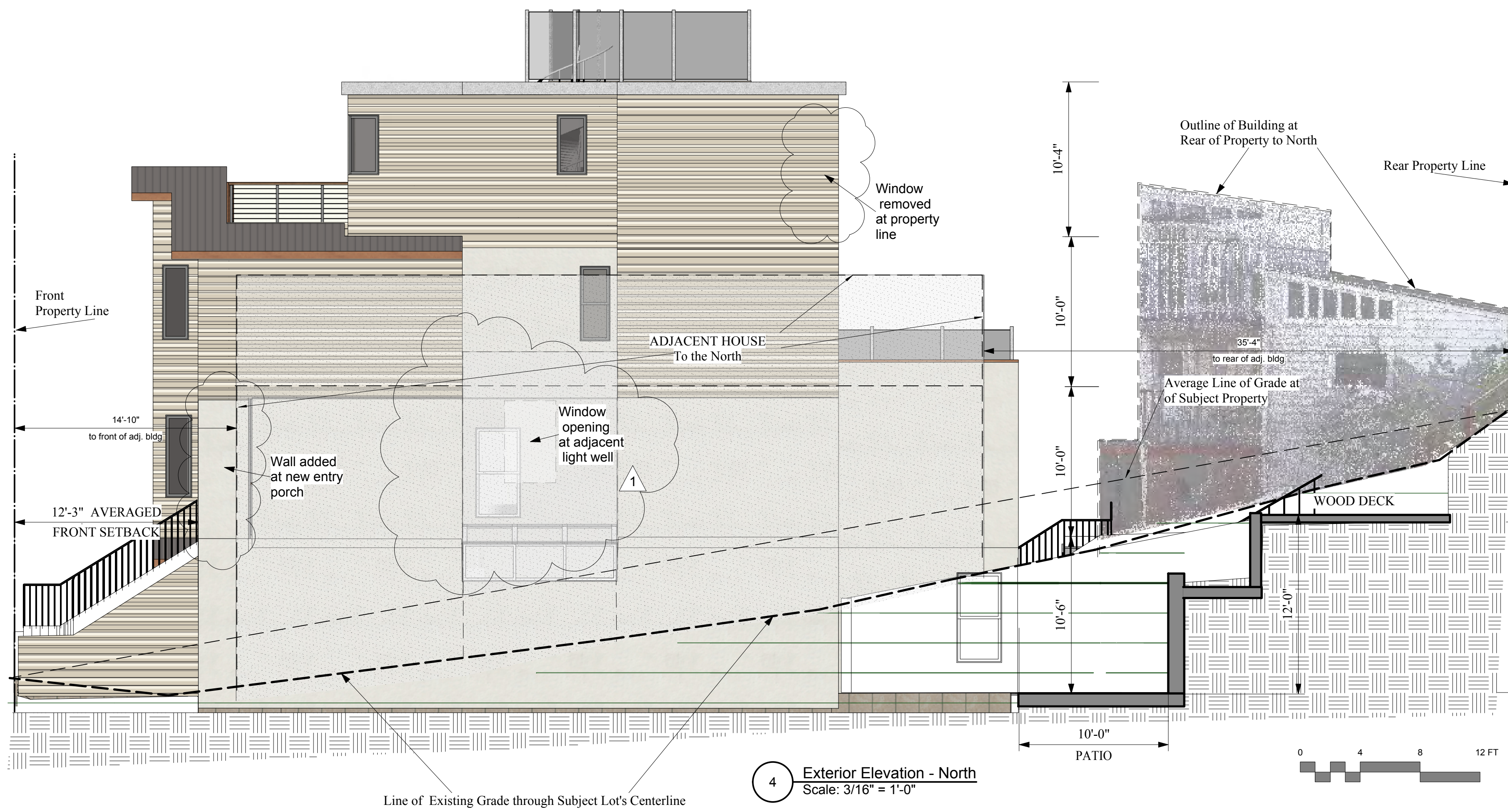
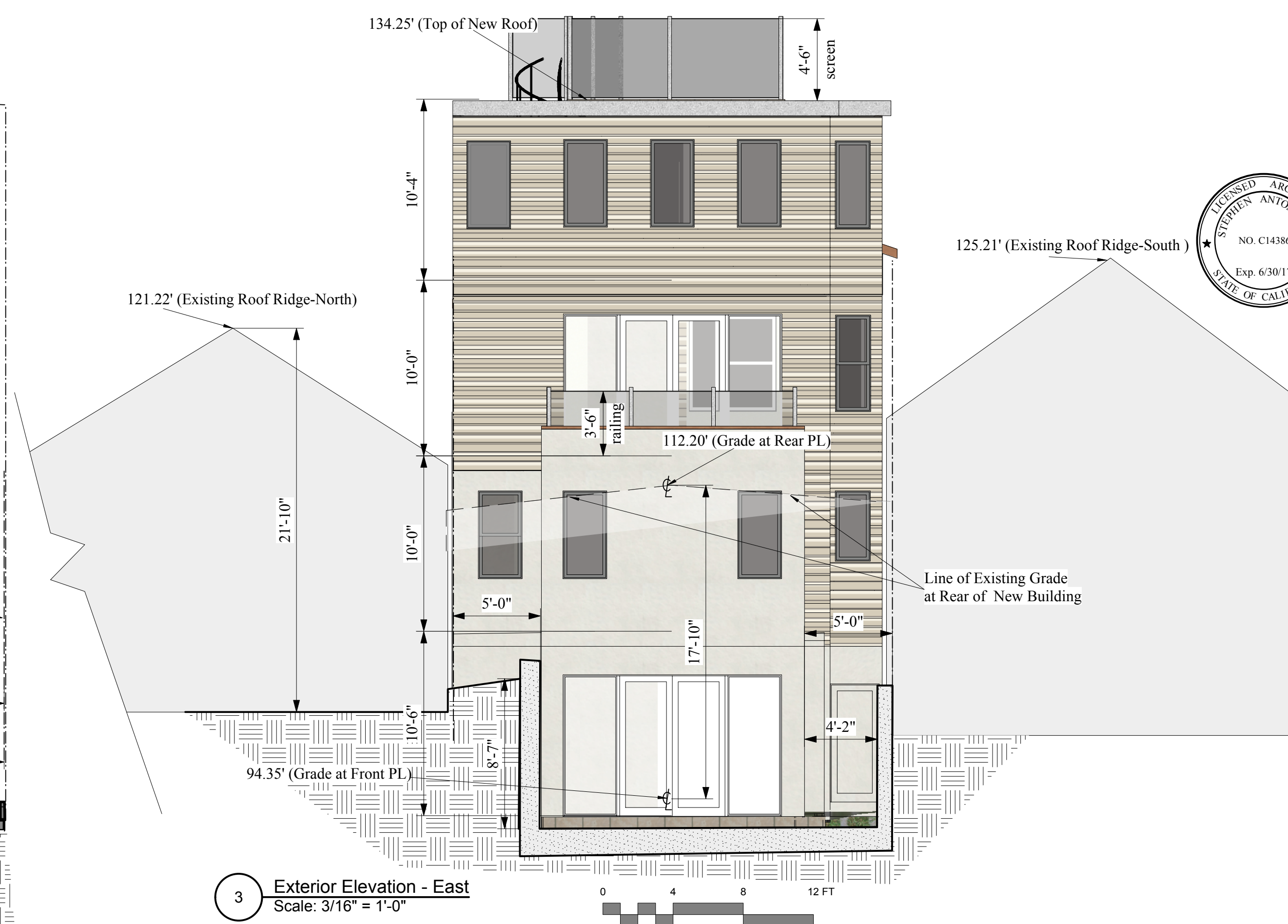
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1056 & 1058 MISSISSIPPI STREET

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	A3.01
of	Sheets



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