



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: SEPTEMBER 28, 2017  
Continued from the August 24, 2017 Hearing

*Date:* September 21, 2017  
*Case No.:* **2016-001185DRPVAR**  
*Project Address:* **711 Corbett Avenue**  
*Zoning:* RM-1[Residential-Mixed, Low Density]  
40-X Height and Bulk District  
*Block/Lot:* 2755/017C  
*Project Sponsor:* Hoffman TIC Group  
c/o Michael Hennessey Architecture  
290 Division Street, Ste 303  
San Francisco, CA 94103  
*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 revised**

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### BACKGROUND

On August 24, 2017, the Planning Commission continued the project to September 28, 2017 to allow the project sponsor time to work with neighbors and redesign the building's rear.

### CURRENT PROPOSAL

The Project Sponsor submitted the following additional materials for Commission review: (1) Revised Plan Set reflecting changes following further discussion with neighbors and (2) Revised rendering.

Since publication of the August 24, 2017 Commission packet, the following modifications were made:

- Reduced massing
  - Levels 1 & 2: Rear wall cut back 6' (now set back 22'3½" from rear property line), removing one parking space.
  - Level 3: Reduce deck depth to 7'6 ½" (from existing depth of 21'1")
  - Level 4: Rear wall cut back one foot (now setback 37' from rear property line), set deck 5' back from northerly side property line and reduce area by 82 ft<sup>2</sup>
- Improved window/glazing proportions (solid-to-void) ratio at front, rear and northerly facades
- Provided a cornice along the front façade to provide a stronger roofline expression
- Replace glass guardrails with metal guardrails

## **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Advisory Team (RDAT) reviewed the revised plans and found the proposal to be consistent with the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The massing and depth are appropriate as the project creates habitable space below the existing deck and adjacent existing firewalls;
- New massing at the 4<sup>th</sup> and 5<sup>th</sup> floors are held back from the existing building envelope with 5' minimum side and 6' rear setbacks;
- The apparent building height proposes a 3-story massing at the front façade with the upper floor set back 15 feet to be in keeping with the adjacent building height to the south;
- Privacy concerns are within reasonable tolerances to be expected for a project located in a dense urban environment. The proposed windows overlook open space/rear yard area.

## **REQUIRED COMMISSION ACTION**

The Commission must determine whether or not to take Discretionary Review and approve/disapprove the proposed alterations to 711 Corbett Avenue.

## **BASIS FOR RECOMMENDATION**

- The project will provide family-sized units and maximize the density on site (total sizes of three units on site: 889, 1,505 and 1,802 square feet).
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The project is residential and has no impact on neighborhood-serving retail uses.

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

Revised Plan Set dated September 11, 2017

Revised Renderings

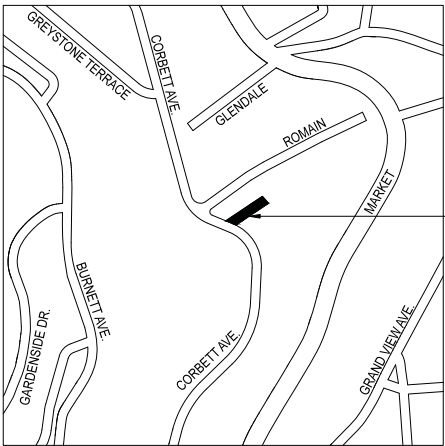
Original Plan and Renderings

Commission Packet (August 24, 2017)

*NHT: I:\Cases\2016\2016-001185DRP - 711 Corbett Ave\Compiled Documents\Sep 28, 2017\1\_CPC Memo 09282017.doc*

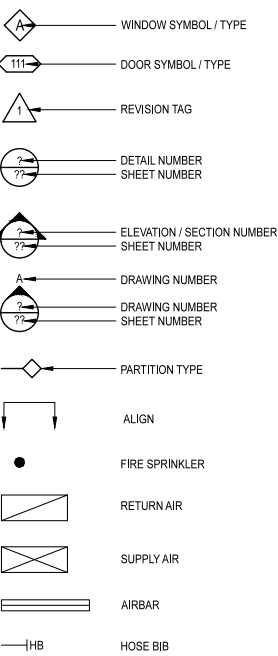
# Revised Plans & Renderings

## VICINITY MAP



SITE

## SYMBOLS



## DIRECTORY

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**HISTORICAL CONSULTANT**  
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## ABBREVIATIONS

& @ ABV. A.C. A.C.T. ADJ. A.F.F. ALT. ALUM. ANOD. APPROX. ARCH. AXON.	AND AT ABOVE AIR CONDITIONING ACOUSTIC CEILING TILE ADJUSTABLE ABOVE FINISHED FLOOR ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECTURAL AXONOMETRIC	BD. B.J. BLDG. BLKG. B.O. B.P. BRZ. B.U.R.	BOARD BUTT-JOINT BUILDING BLOCKING BOTTOM OF BUILDING PAPER BRONZE BUILT-UP ROOF	(N) NAT. N.I.C. NO. # NOM. N.T.S.	NEW NATURAL NOT IN CONTRACT NUMBER # NOMINAL NOT TO SCALE
OBSC. O.C. O.D. O.H. OPER. OPNG. OPP.	OBSCURE ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPERABLE OPENING OPPOSITE	PART. PERF. PL. PL. PLAM. PLAS. PLY. PNL. PNT. PROP. PTD. P.V.	PARTITION PERFORATED PLATE PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAINT PROPERTY PAINTED PHOTOVOLTAIC	R. R. R.B. R.C.P. REF. REF. REFIN. REINF. REQD. REV. RM. R.O. RTD. R.W.L.	RADIUS RISER RESILIENT BASE REFLECTED CEILING PLAN REFERENCE REFRIGERATOR REFINISH REINFORCED REQUIRED REVISION/REVISED ROOM ROUGH OPENING RATED RAIN WATER LEADER
S.C. SCHED. S.A. SECT. S.E.D. SHT. SHTG. SIM. S.L.D. S.M.D. S.P.D. SPEC. S.S. S.S.D. STD. STL. STN. STOR. SUSP. SYM.	SOLID CORE SCHEDULE SOAP DISPENSER SECTION SEE ELECTRICAL DRAWINGS SHEET SHEATHING SIMILAR SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SPECIFICATION STAINLESS STEEL SEE STRUCTURAL DRAWINGS STANDARD STEEL STONE STORAGE STRUCTURAL SUSPENDED SYMMETRICAL	T. T.B.D. TEL. TEMP. TEMP. T.F. TFWD. T&G T.O. T.O.C. T.O.W. TRANS. TV. TYP.	TREAD TO BE DETERMINED TELEPHONE TEMPERED TEMPORARY TRANSPARENT FINISH TRANSPARENT FINISHED WOOD TONGUE AND GROOVE TOP OF TOP OF CONCRETE TOP OF WALL TRANSLUCENT TELEVISION TYPICAL	U.B.C. U.C. U.O.N. UTIL.	UNIFORM BUILDING CODE UNDER COUNTER UNLESS OTHERWISE NOTED UTILITY
H.B. H.C. HDWD. HT. HORIZ. HR. H.M. H.W.	HOSE BIB HOLLOW CORE HARDWOOD HEIGHT HORIZONTAL HOUR HOLLOW METAL HOT WATER	I.D. INCH. INSUL. INT.	INSIDE DIAMETER INCH INSULATION INTERIOR	JAN. JT. KIT.	JANITOR JOINT KITCHEN
LAM. LAV. LOC. LTWT. LVL.	LAMINATE LAVATORY LOCATION LIGHTWEIGHT LEVEL	MAT. MAX. M.B. M.C. MECH. MEMB. MFR. MIN. MIR. MISC. MSRY. MTD. MTL.	MATERIAL MAXIMUM MOISTURE BARRIER MEDICINE CABINET MECHANICAL MEMBRANE MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MASONRY MOUNTED METAL	VAR. V.T. VEN. VERT. VEST. V.I.F. V.P.	VARIES VINYL COMPOSITION TILE VENEER VERTICAL VESTIBULE VERIFY IN FIELD VENEER PLASTER
W/ W.C. WD. W/D WIN. W.H. W/O W.Q. W.P. WT.	WITH WATER CLOSET WOOD WASHER/DRYER WINDOW WATER HEATER WITHOUT WHERE OCCURS WATERPROOFING WEIGHT				

## GENERAL NOTES

- AIA DOCUMENT A201-GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
- PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
- THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
- ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
- THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
- THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OF DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS.
- THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
- BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATE THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
- SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
- WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
- EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE. PRIOR TO COMMENCING HIS WORK, AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, VOICE/DATA CABLING, TELEPHONE WORK, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
- ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLIMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATED DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
- ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
- LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.
- ALL WORK PERTAINING TO OR EFFECTED BY THIS CONTRACT SHALL CONFORM TO 2013 CALIFORNIA BUILDING CODE (C.B.C.), CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES (C.P.C., C.M.C. AND C.E.C.) AND ALL LOCAL CODES AND ORDINANCES.

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A5.6 - PROPOSED BUILDING SECTION  
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## PROJECT DATA

**ADDRESS**  
711 CORBETT AVENUE  
SAN FRANCISCO, CA, 94131

**BLOCK/LOT #**  
2755 / 017C

**ZONING DISTRICT**  
RM-1

**OCCUPANCY GROUP:**  
R-2

**TYPE OF CONSTRUCTION**  
1A

**HEIGHT LIMIT**  
40-X

**OFF-STREET PARKING**  
2 SPACES PROVIDED

THE PROJECT PROPOSES VERTICAL AND HORIZONTAL ADDITIONS TO THE EXISTING 1-UNIT RESIDENCE, TRANSFORMING IT INTO A 3-UNIT BUILDING.

PROVIDE FIRE SPRINKLER SYSTEM PER FIRE DISTRICT REQUIREMENTS.

M.E.P. SYSTEMS TO BE DESIGN/BUILD.

FIRE SPRINKLER SYSTEM TO BE DESIGN/BUILD.

## GROSS BUILDING AREA

EXISTING GROSS BUILDING AREA (SQ. FT.)						
	GARAGE/MEC	ENTRY	UNIT 1	UNIT 2	UNIT 3	TOTAL
FLOOR 1	-	-	-	-	-	-
FLOOR 2	572	304	481	-	-	1,357
FLOOR 3	-	-	1,538	-	-	1,538
TOTAL	572	304	2,019	-	-	2,895
					TOTAL UNITS	2,019

PROPOSED GROSS BUILDING AREA (SQ. FT.)						
	GARAGE/MEC	OPEN STAIR	UNIT 1	UNIT 2	UNIT 3	TOTAL
FLOOR 1	-	-	440	-	-	440
FLOOR 2	654	236	416	-	-	1,306
FLOOR 3	-	84	-	1,505	-	1,589
FLOOR 4	-	-	-	-	1,208	1,208
FLOOR 5	-	-	-	-	552	552
TOTAL	654	320	856	1,505	1,760	5,095
TOTAL UNITS						4,121

**APPLICABLE BUILDING CODES**  
2013 CALIFORNIA BUILDING CODE (C.B.C.)  
2013 CALIFORNIA PLUMBING CODE (C.P.C.)  
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2013 CAL. GREEN BUILDING CODE (CALGREEN)  
2013 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN

## NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CORBETT AVENUE RESIDENCES**

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:

**SITE PERMIT**

DATE:

**04.26.16**

JOB:

**1505**

REVISIONS:

△ PERMIT REVS.  
02.20.17

△ PERMIT REVS.  
09.11.17

SCALE:

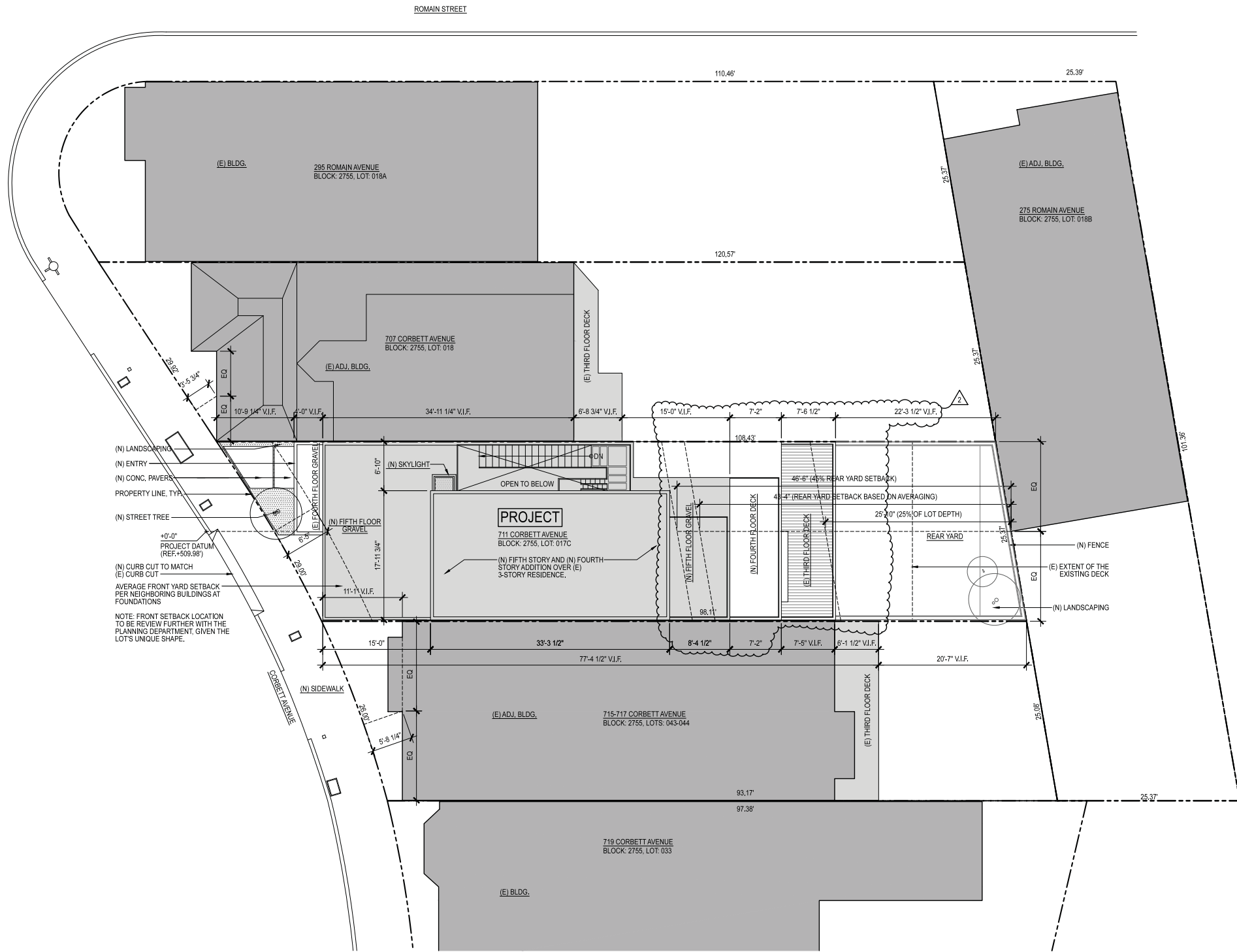
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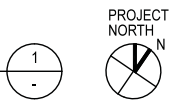
**COVER SHEET/  
PROJECT DATA**

SHEET NUMBER:

**A0.1**



PROPOSED SITE PLAN



NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CORBETT AVENUE RESIDENCES

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:

SITE PERMIT

DATE:

04.26.16

JOB:

1505

REVISIONS:

PERMIT REVS.  
02.20.17

PERMIT REVS.  
09.11.17

SCALE:

1/8" = 1'-0"

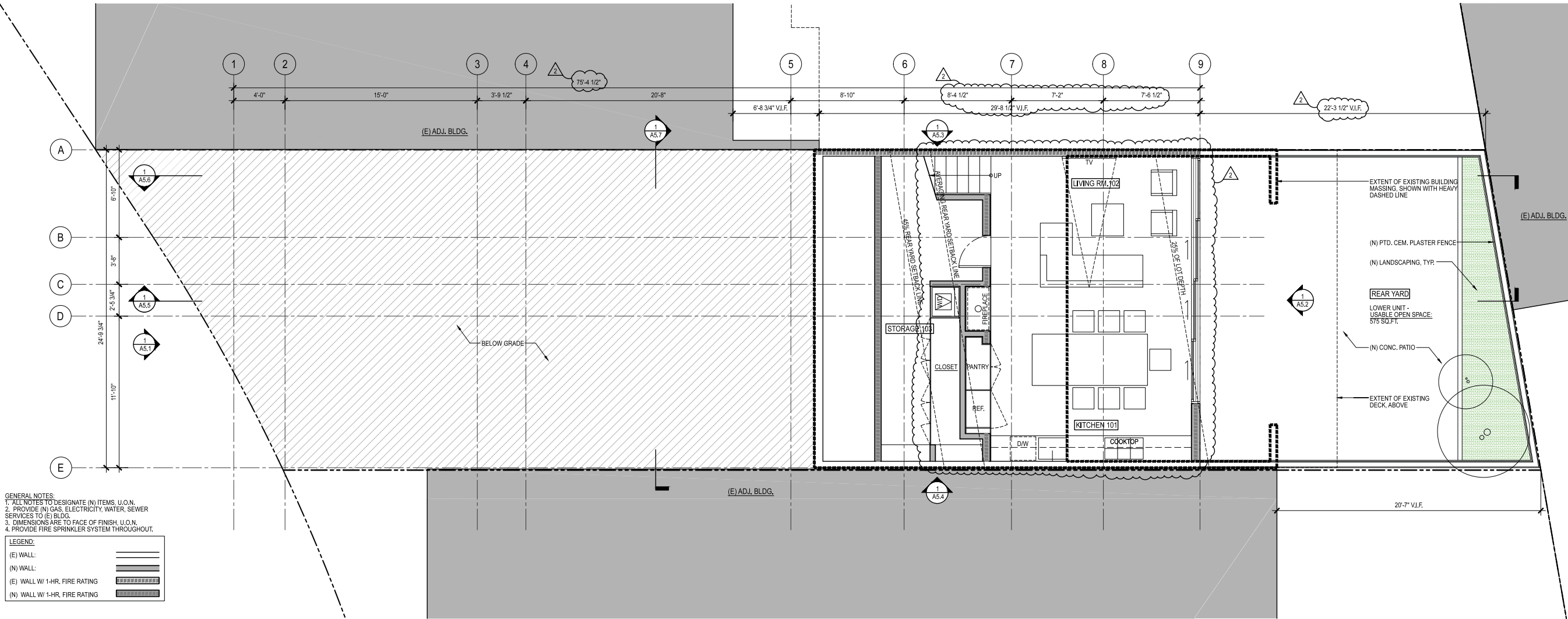
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PROPOSED SITE PLAN

SHEET NUMBER:

A1.2

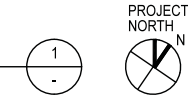




GENERAL NOTES:  
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.  
2. PROVIDE (N) GAS, ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.  
3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.  
4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.

LEGEND	
(E) WALL:	=====
(N) WALL:	=====
(E) WALL W/ 1-HR. FIRE RATING	=====
(N) WALL W/ 1-HR. FIRE RATING	=====

PROPOSED FIRST FLOOR PLAN



NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CORBETT AVENUE RESIDENCES

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
SITE PERMIT

DATE:  
04.26.16

JOB:  
1505

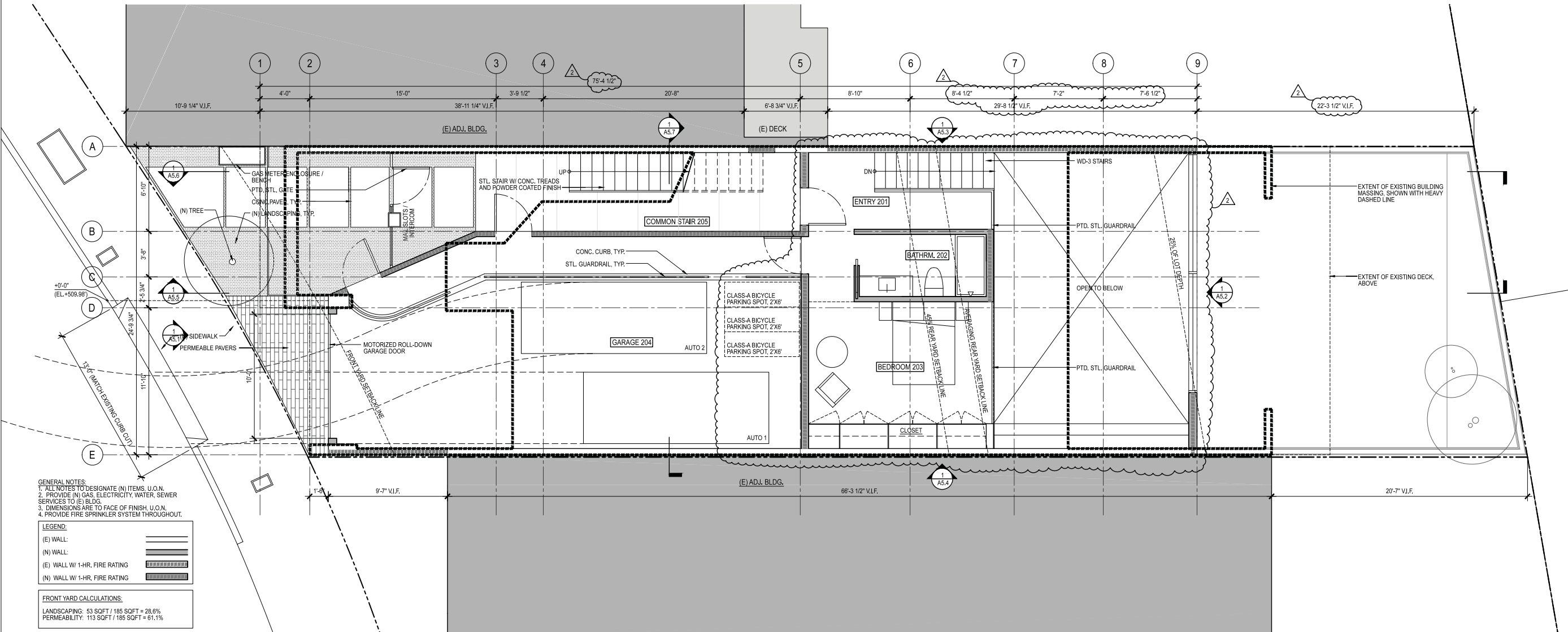
REVISIONS:  
PERMIT REVS.  
02.20.17  
PERMIT REVS.  
09.11.17

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

SHEET TITLE:  
PROPOSED FIRST FLOOR PLAN

SHEET NUMBER:

A2.1

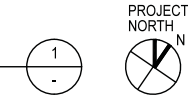


GENERAL NOTES:  
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.  
2. PROVIDE (N) GAS, ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.  
3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.  
4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.

LEGEND:  
(E) WALL:   
(N) WALL:   
(E) WALL W/ 1-HR. FIRE RATING:   
(N) WALL W/ 1-HR. FIRE RATING:

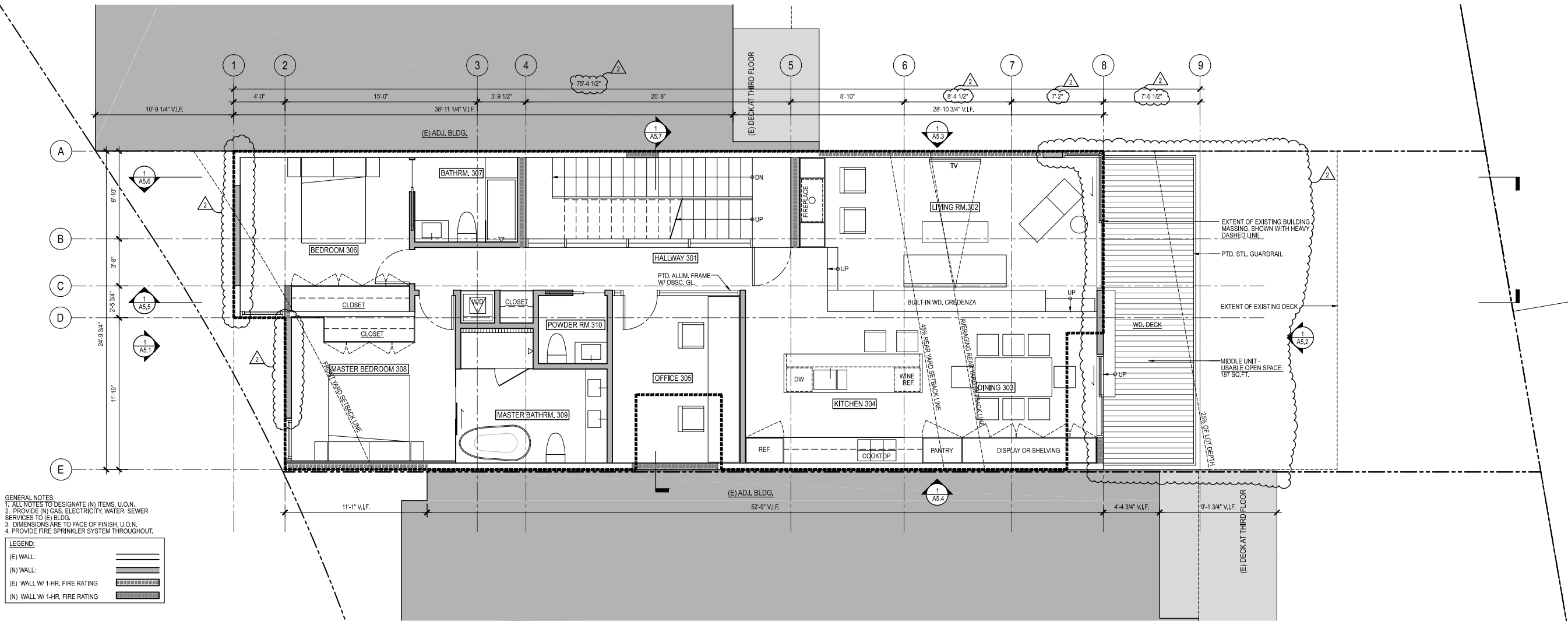
FRONT YARD CALCULATIONS:  
LANDSCAPING: 53 SQFT / 185 SQFT = 28.6%  
PERMEABILITY: 113 SQFT / 185 SQFT = 61.1%

PROPOSED SECOND FLOOR PLAN



NOT FOR CONSTRUCTION

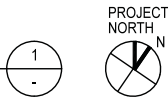
MICHAEL HENNESSEY ARCHITECTURE  290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CORBETT AVENUE RESIDENCES</b>  711 CORBETT AVENUE SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: <b>04.26.16</b>	REVISIONS: PERMIT REVS. 02.20.17 PERMIT REVS. 09.11.17	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>PROPOSED SECOND FLOOR PLAN</b>	SHEET NUMBER: <b>A2.2</b>
					JOB: <b>1505</b>				



GENERAL NOTES:  
1. ALL NOTES TO DESIGNATE (N) ITEMS, U.O.N.  
2. PROVIDE (N) GAS, ELECTRICITY, WATER, SEWER SERVICES TO (E) BLDG.  
3. DIMENSIONS ARE TO FACE OF FINISH, U.O.N.  
4. PROVIDE FIRE SPRINKLER SYSTEM THROUGHOUT.

LEGEND	
(E) WALL:	
(N) WALL:	
(E) WALL W/ 1-HR. FIRE RATING	
(N) WALL W/ 1-HR. FIRE RATING	

PROPOSED THIRD FLOOR PLAN



NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CORBETT AVENUE RESIDENCES

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
SITE PERMIT

DATE:  
04.26.16

JOB:  
1505

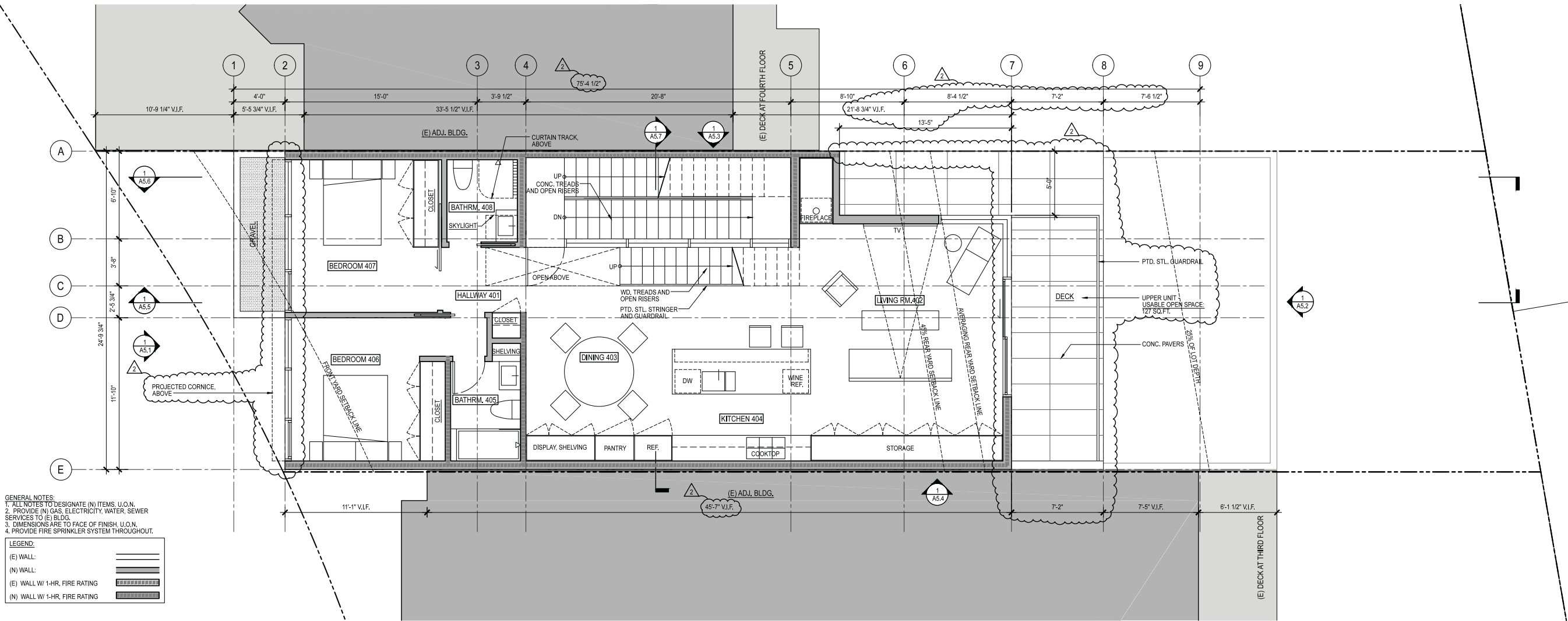
REVISIONS:  
 PERMIT REVS. 02.20.17  
 PERMIT REVS. 09.11.17

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

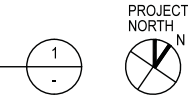
SHEET TITLE:  
PROPOSED THIRD FLOOR PLAN

SHEET NUMBER:

A2.3



PROPOSED FOURTH FLOOR PLAN



NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CORBETT AVENUE RESIDENCES

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
SITE PERMIT

DATE:  
04.26.16

JOB:  
1505

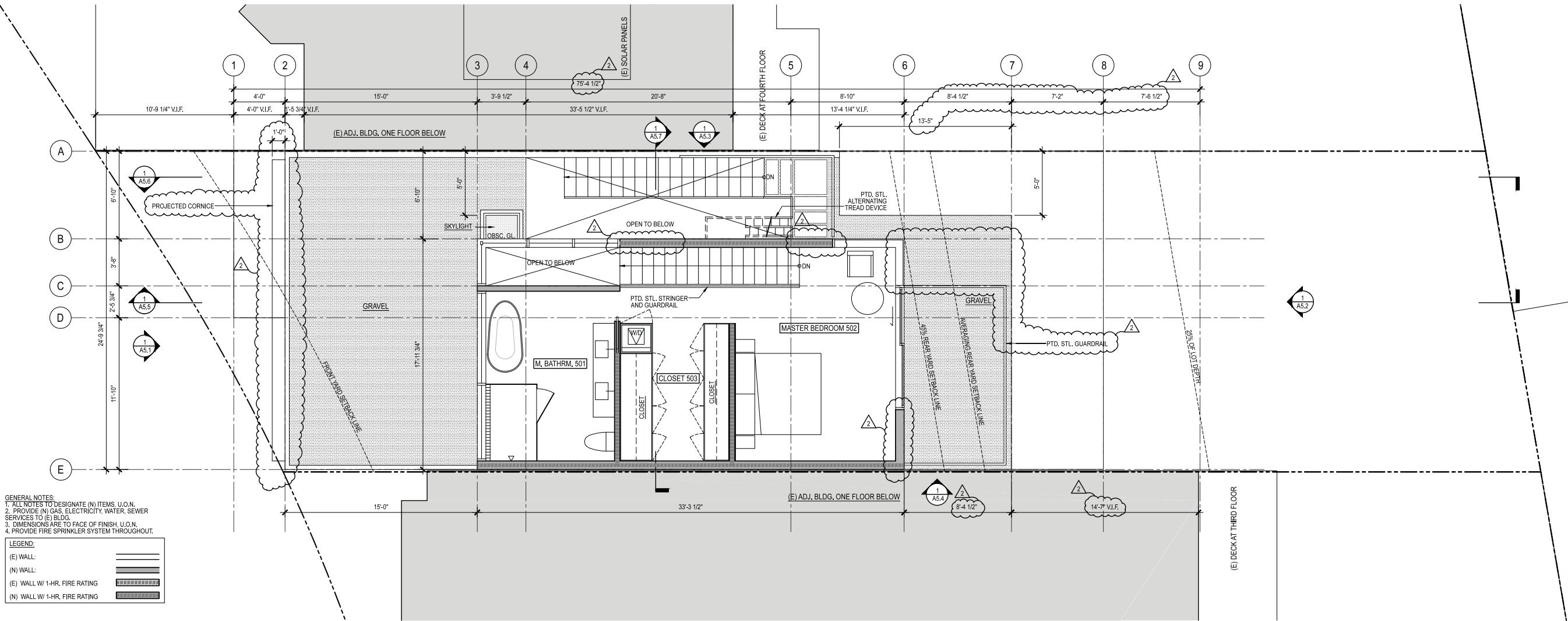
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PERMIT REVS.  
02.20.17  
PERMIT REVS.  
09.11.17

SCALE:  
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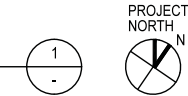
SHEET TITLE:  
PROPOSED FOURTH FLOOR PLAN

SHEET NUMBER:

A2.4



PROPOSED FIFTH FLOOR PLAN



NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CORBETT AVENUE RESIDENCES

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
SITE PERMIT

DATE:  
04.26.16

JOB:  
1505

REVISIONS:  
PERMIT REVS.  
02.20.17  
PERMIT REVS.  
09.11.17

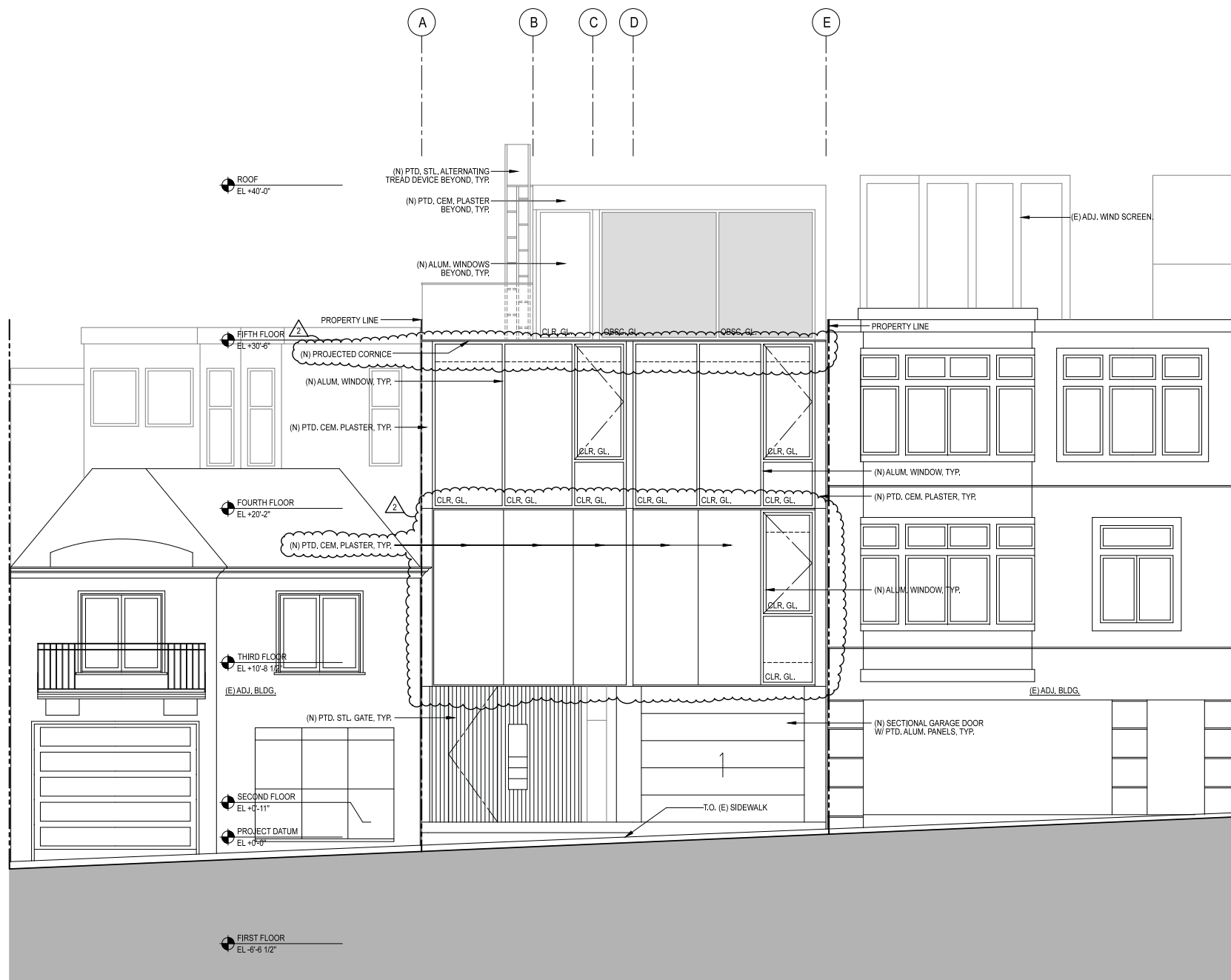
SCALE:  
1/4" = 1'-0"

SHEET TITLE:  
PROPOSED FIFTH FLOOR PLAN

SHEET NUMBER:

A2.5





PROPOSED FRONT ELEVATION (WEST)

1  
-

NOT FOR CONSTRUCTION

**MICHAEL HENNESSEY ARCHITECTURE**

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
**CORBETT AVENUE RESIDENCES**

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
**SITE PERMIT**

DATE:

04.26.16

JOB:

1505

REVISIONS:

PERMIT REVS.  
02.20.17

PERMIT REVS.  
09.11.17

SCALE:

1/4" = 1'-0"

SHEET TITLE:

**PROPOSED  
FRONT ELEVATION**

SHEET NUMBER:

**A5.1**



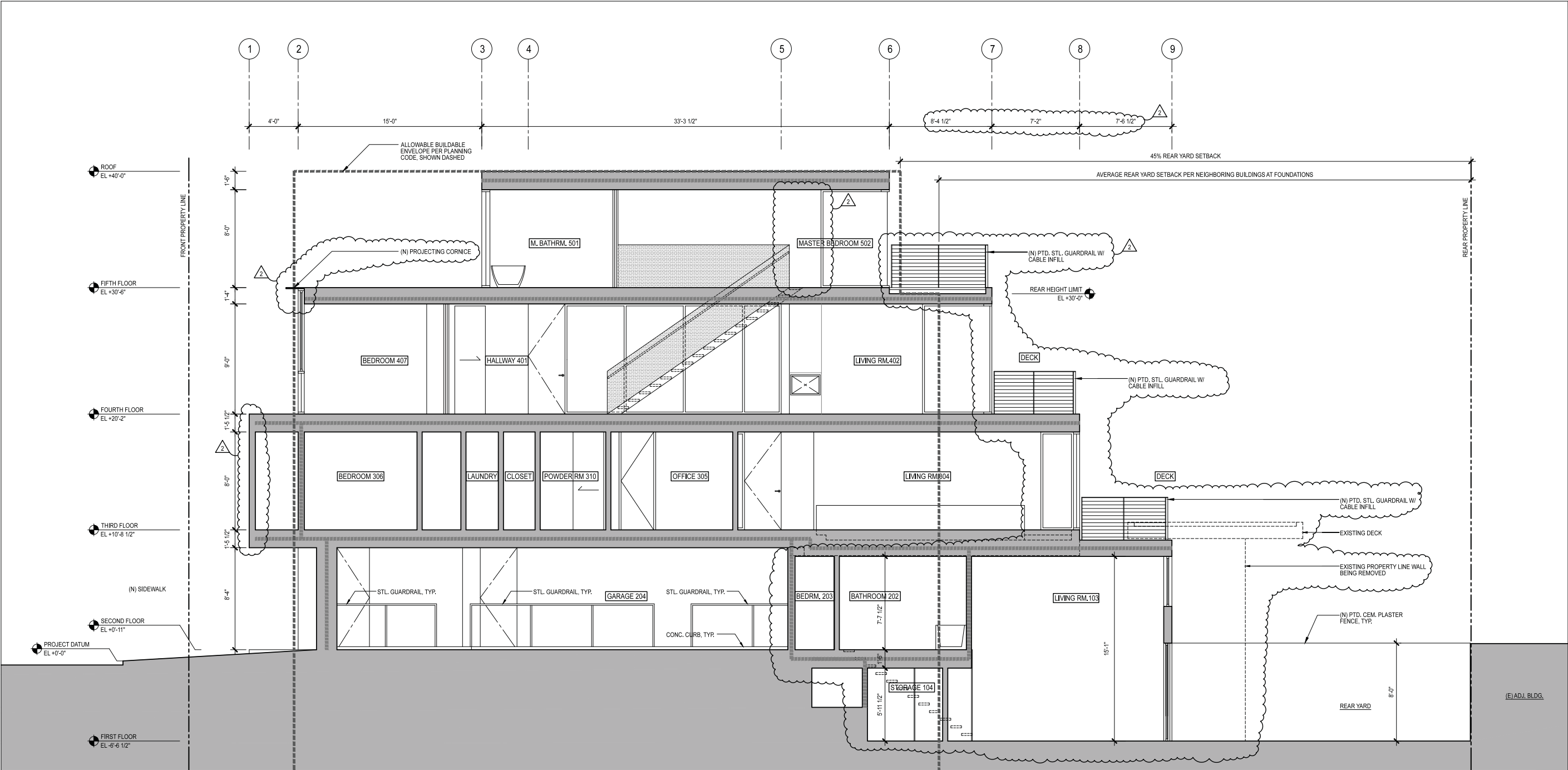
**NOT FOR CONSTRUCTION**

## A5.2



<div>MICHAEL HENNESSEY ARCHITECTURE</div> <div>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</div>	PROJECT TITLE: <b>CORBETT AVENUE RESIDENCES</b>	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: <b>04.26.16</b>	REVISIONS: <div><div>1</div>PERMIT REVS. 02.20.17</div> <div><div>2</div>PERMIT REVS. 09.11.17</div>	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>PROPOSED SIDE ELEVATION</b>	SHEET NUMBER: <b>A5.3</b>
					JOB: <b>1505</b>				
		711 CORBETT AVENUE SAN FRANCISCO, CA							





PROPOSED BUILDING SECTION

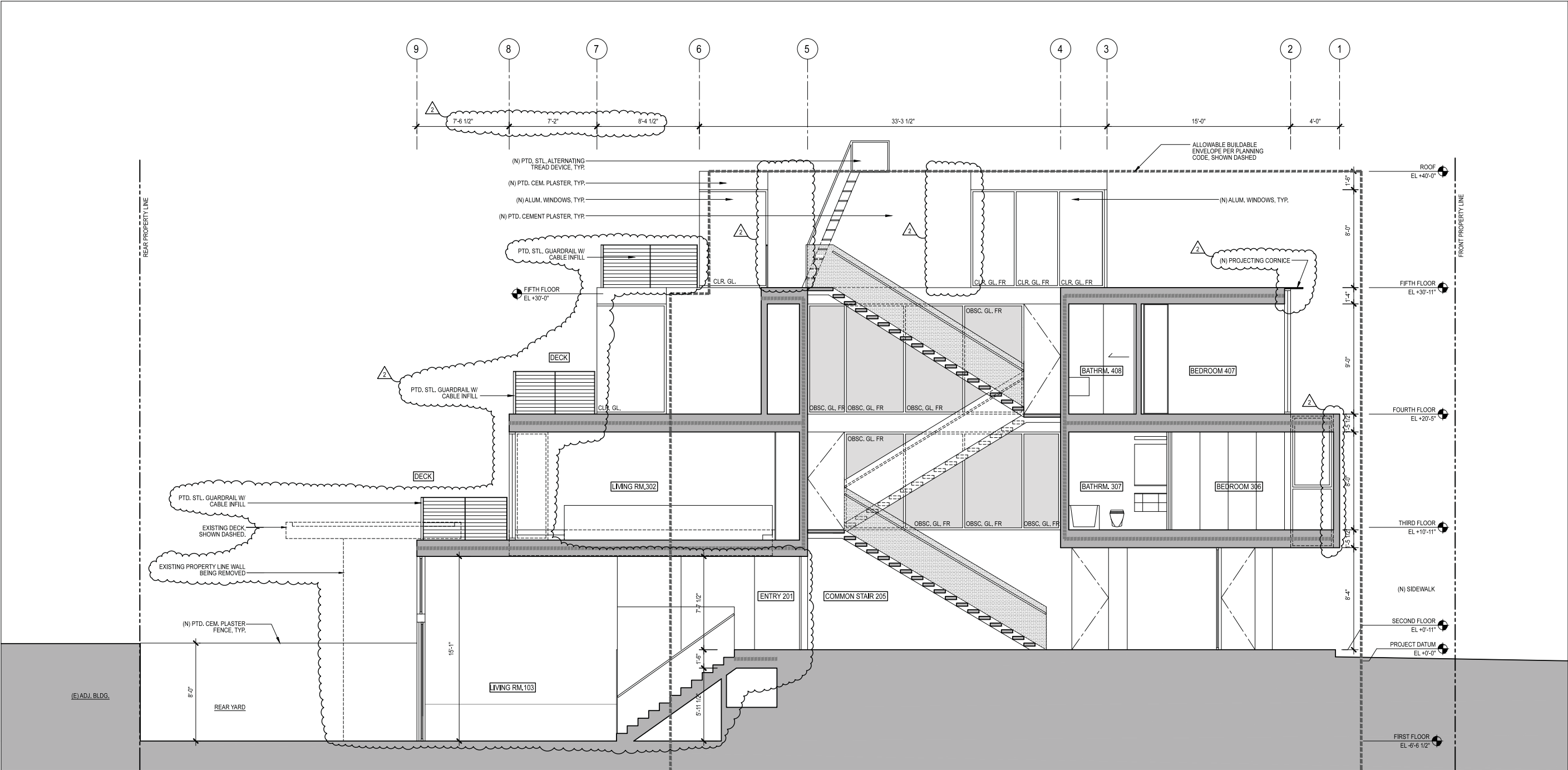
LEGEND:  
NON-RATED ASSEMBLY: [Symbol]  
1-HR. FIRE-RATED ASSEMBLY: [Symbol]

1  
-

NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE  290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CORBETT AVENUE RESIDENCES</b>  711 CORBETT AVENUE SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: <b>04.26.16</b>	REVISIONS: △ PERMIT REVS. 02.20.17	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>PROPOSED BUILDING SECTION</b>	SHEET NUMBER:  <b>A5.5</b>
					JOB: <b>1505</b>	△ PERMIT REVS. 09.11.17			

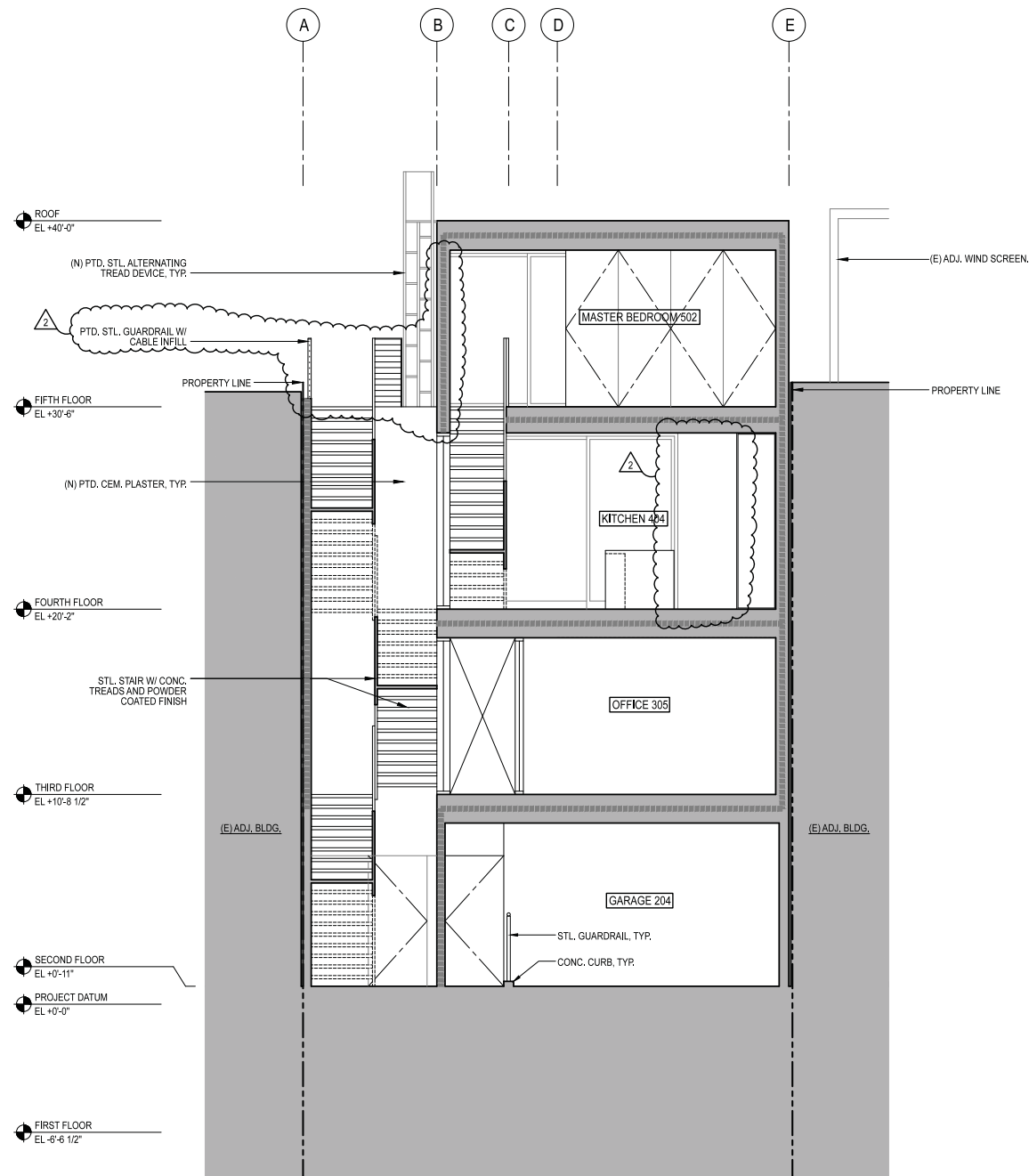




PROPOSED BUILDING SECTION

NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE  290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>CORBETT AVENUE RESIDENCES</b>  711 CORBETT AVENUE SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: <b>04.26.16</b>	REVISIONS: △ PERMIT REVS. 02.20.17 △ PERMIT REVS. 09.11.17	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>PROPOSED BUILDING SECTION</b>	SHEET NUMBER:  <b>A5.6</b>
					JOB: <b>1505</b>				



LEGEND:	
NON-RATED ASSEMBLY:	
1-HR. FIRE-RATED ASSEMBLY	

PROPOSED BUILDING SECTION

1  
-

MICHAEL HENNESSEY ARCHITECTURE

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

PROJECT TITLE:  
CORBETT AVENUE RESIDENCES

711 CORBETT AVENUE SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
SITE PERMIT

DATE:  
04.26.16

JOB:  
1505

REVISIONS:	
	PERMIT REVS. 02.20.17
	PERMIT REVS. 09.11.17

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

SHEET TITLE:  
PROPOSED  
BUILDING SECTION

SHEET NUMBER:

A5.7

ADD PROJECTING CORNICE

ELIMINATE LARGE PANE OF FRAMELESS  
GLAZING

PROVIDE REVEALS TO ALIGN WITH WINDOW  
MULLIONS ABOVE

ELIMINATE TWO FIXED WINDOWS



ADD PROJECTING CORNICE

ELIMINATE LARGE PANE OF  
FRAMELESS GLAZING

PROVIDE REVEALS TO ALIGN  
WITH WINDOW MULLIONS ABOVE

ELIMINATE TWO FIXED WINDOWS





ELIMINATED WINDOWS: 4'-0" WIDE

REDUCED WIDTH OF GUARDRAIL/DECK

ELIMINATED WINDOWS: 3'-0" WIDE

PUSHED REAR WALL OF 4TH FLOOR BACK  
1'-0" TOWARDS FRONT OF BUILDING

REDUCED WIDTH OF GUARDRAIL/DECK

ELIMINATED WINDOWS: 5'-0" WIDE

ELIMINATED FRAMELESS GLASS GUARDRAILS,  
REPLACED WITH CABLE RAILING, TYP.

DECK DEPTH REDUCED BY 6'-0"

PUSHED REAR WALL OF LOWER UNIT BACK  
6'-0" TOWARDS FRONT OF BUILDING

ELIMINATED WINDOWS: 3'-0" HIGH  
(PROVIDES VISUAL PRIVACY TO  
DR REQUESTER'S REAR YARD)





ELIMINATED WINDOWS: 4'-0" WIDE

REDUCED WIDTH OF GUARDRAIL/  
DECK

ELIMINATED WINDOWS: 3'-0" WIDE

PUSHED REAR WALL OF 4TH  
FLOOR BACK 1'-0" TOWARDS  
FRONT OF BUILDING

REDUCED WIDTH OF GUARDRAIL/  
DECK

REDUCED EXISTING PROPERTY  
LINE WINDOW TO 3'-0" WIDE

ELIMINATED WINDOWS: 5'-0" WIDE

ELIMINATED FRAMELESS GLASS  
GUARDRAILS, REPLACED WITH  
CABLE RAILING, TYP.

DECK DEPTH REDUCED BY 6'-0"

PUSHED REAR WALL OF LOWER  
UNIT BACK 6'-0" TOWARDS FRONT  
OF BUILDING

ELIMINATED WINDOWS: 3'-0" HIGH  
(PROVIDES VISUAL PRIVACY TO  
DR REQUESTER'S REAR YARD)



PUSHED REAR WALL OF 4TH FLOOR BACK 1'-0"  
TOWARDS FRONT OF BUILDING

REDUCED EXISTING PROPERTY  
LINE WINDOW TO 3'-0" WIDE

ELIMINATED FRAMELESS GLASS GUARDRAILS,  
REPLACED WITH CABLE RAILING, TYP.

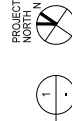
DECK DEPTH REDUCED BY 6'-0"

PUSHED REAR WALL OF LOWER UNIT BACK 6'-0"  
TOWARDS FRONT OF BUILDING



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## EXISTING SITE PLAN



290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

711 CORBETT AVENUE SAN FRANCISCO, CA

STAMP:

REVISIONS:

SCALE:

SHEET TITLE:  
**EXISTING SITE PLAN**

SHEET NUMBER:

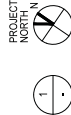
**NOT FOR CONSTRUCTION**



ROMAN STREET



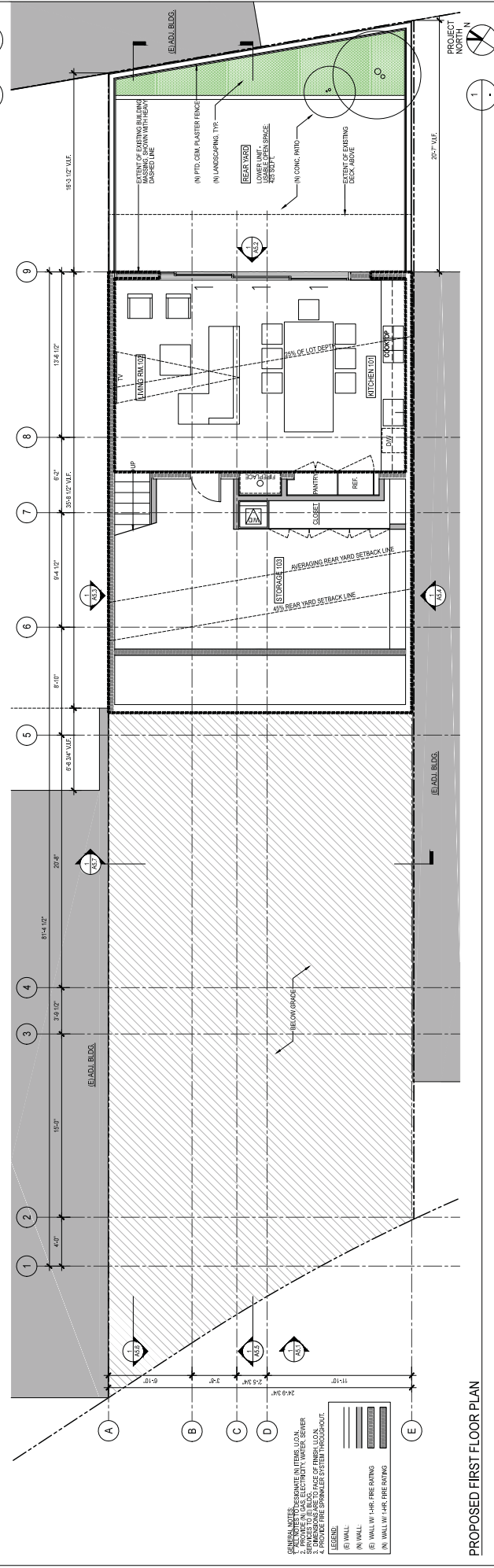
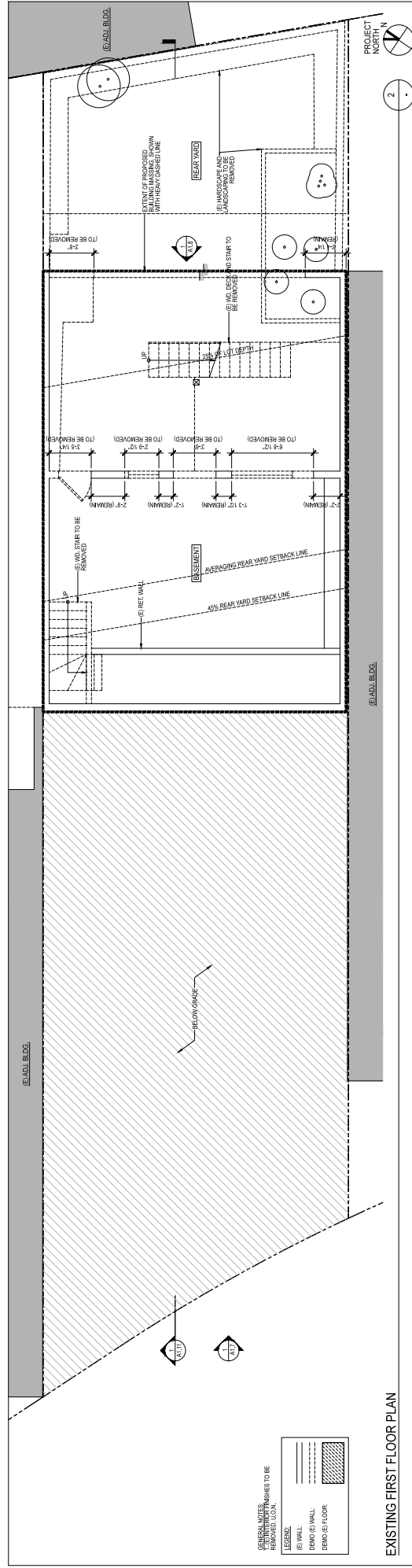
PROPOSED SITE PLAN



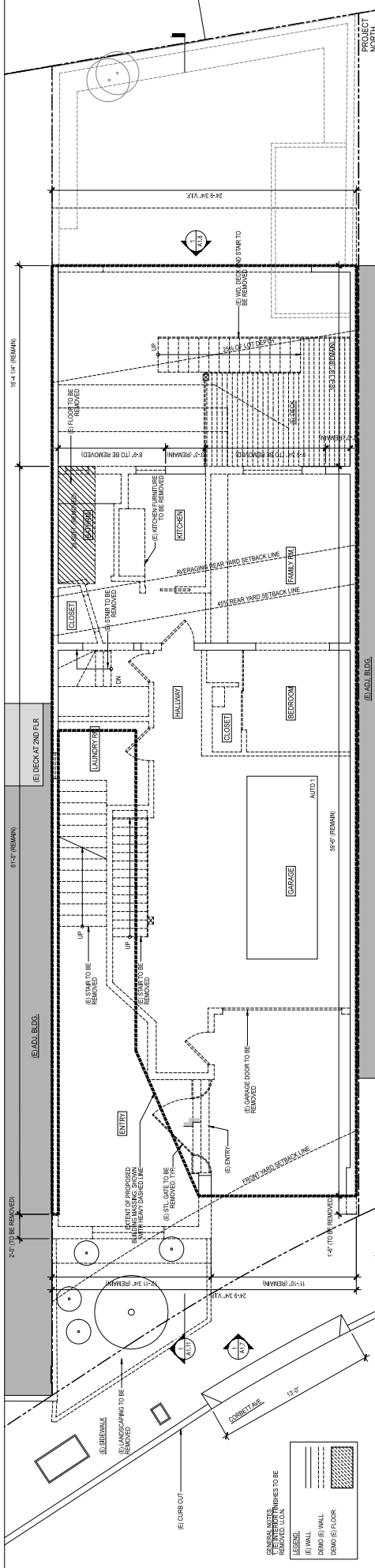
PROJECT TITLE CORBETT AVENUE RESIDENCES 711 CORBETT AVENUE SAN FRANCISCO, CA	CONSULTANT	STAMP	ISSUE NEIGHBORHOOD NOTIFICATION	DATE 03.22.17	REVISIONS	SCALE 1/16" = 1'-0"	SHEET TITLE PROPOSED SITE PLAN	SHEET NUMBER A1.2 NOT FOR CONSTRUCTION

MICHAEL HENNESSEY ARCHITECTURE  
290 DIVISION STREET SUITE 303 SAN FRANCISCO, CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM

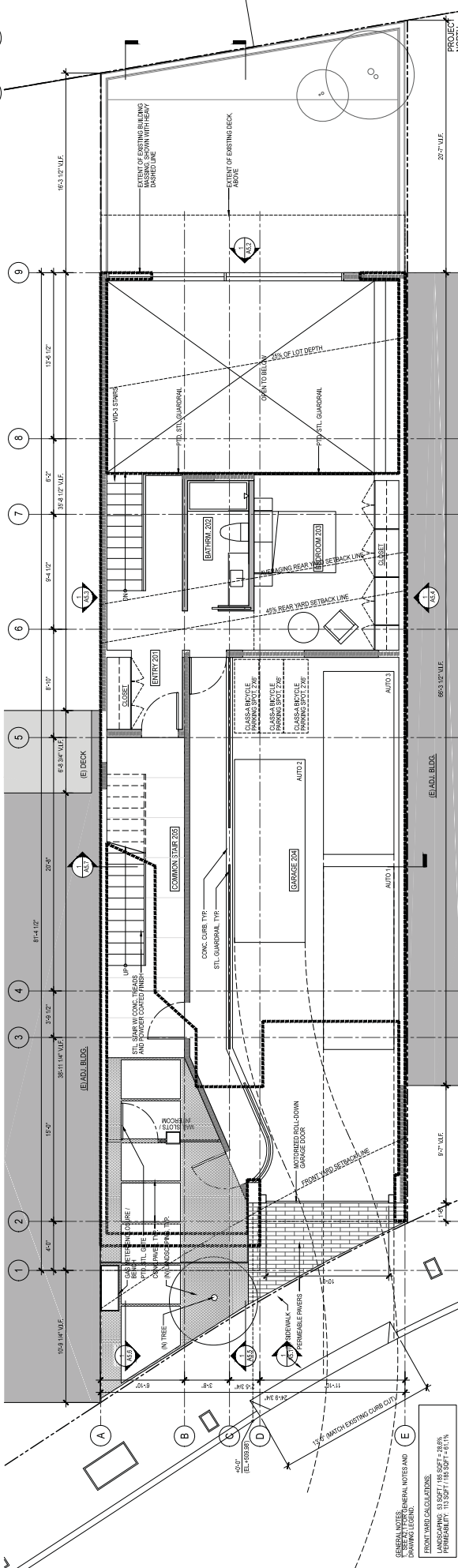




MICHAEL HENNESSEY ARCHITECTURE		PROJECT TITLE CORBETT AVENUE RESIDENCES		CONSULTANT		STAMP		ISSUE NEIGHBORHOOD NOTIFICATION		DATE 03.22.17		REVISIONS		SCALE 1/8" = 1'-0"		SHEET TITLE PROPOSED & EXISTING FIRST FLOOR PLAN		SHEET NUMBER	
290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 7415.512.1559 WWW.HENNESSEYARCHITECT.COM		711 CORBETT AVENUE SAN FRANCISCO CA														A2.1		NOT FOR CONSTRUCTION	

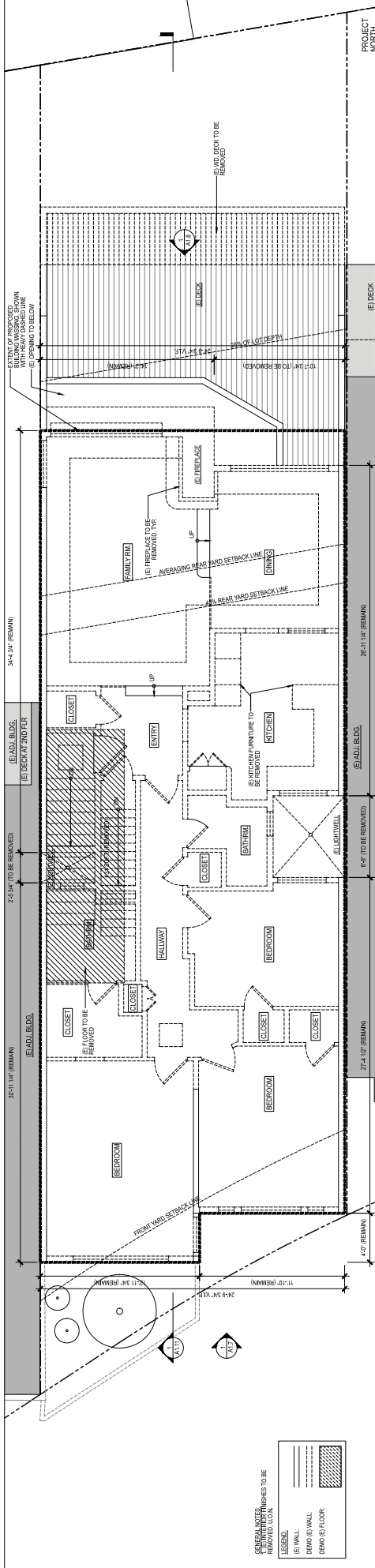


EXISTING SECOND FLOOR PLAN

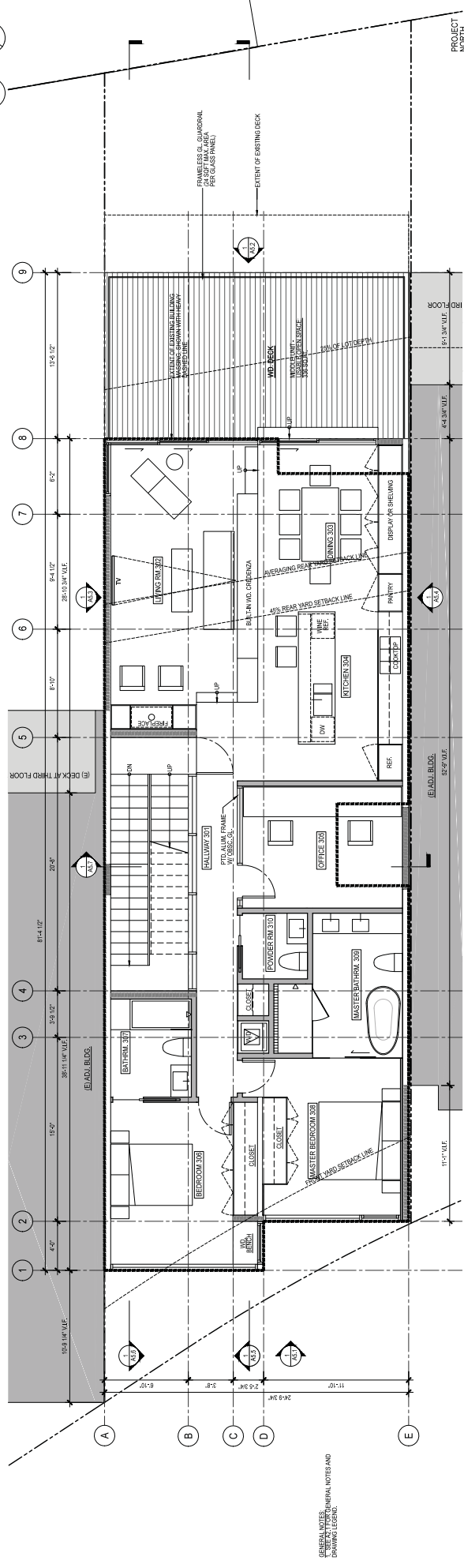


PROPOSED SECOND FLOOR PLAN

<div>MICHAEL HENNESSEY ARCHITECTURE</div> <div>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 415.512.1559 WWW.HENNESSEYARCHITECT.COM</div>		<div>PROJECT TITLE</div> <div>CORBETT AVENUE RESIDENCES</div> <div>711 CORBETT AVENUE SAN FRANCISCO CA</div>		<div>CONSULTANT</div>		<div>STAMP</div>		<div>ISSUE</div> <div>NEIGHBORHOOD NOTIFICATION</div>		<div>DATE</div> <div>03.22.17</div> <div>JOB</div> <div>1505</div>		<div>REVISIONS</div>		<div>SCALE</div>		<div>SHEET TITLE</div> <div>PROPOSED &amp; EXISTING SECOND FLOOR PLAN</div> <div>SHEET NUMBER</div> <div>A2.2</div> <div>NOT FOR CONSTRUCTION</div>	
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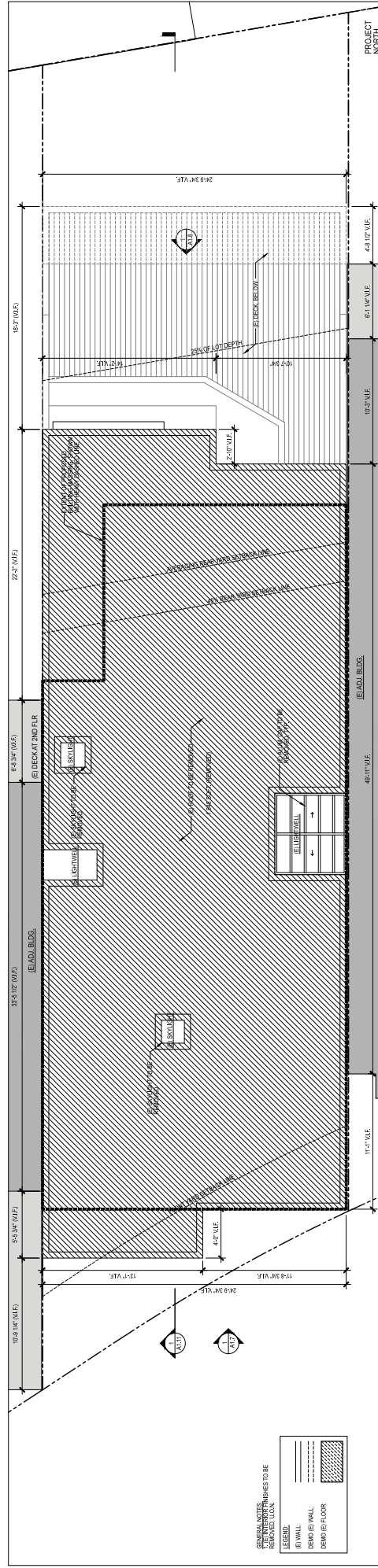


EXISTING THIRD FLOOR PLAN

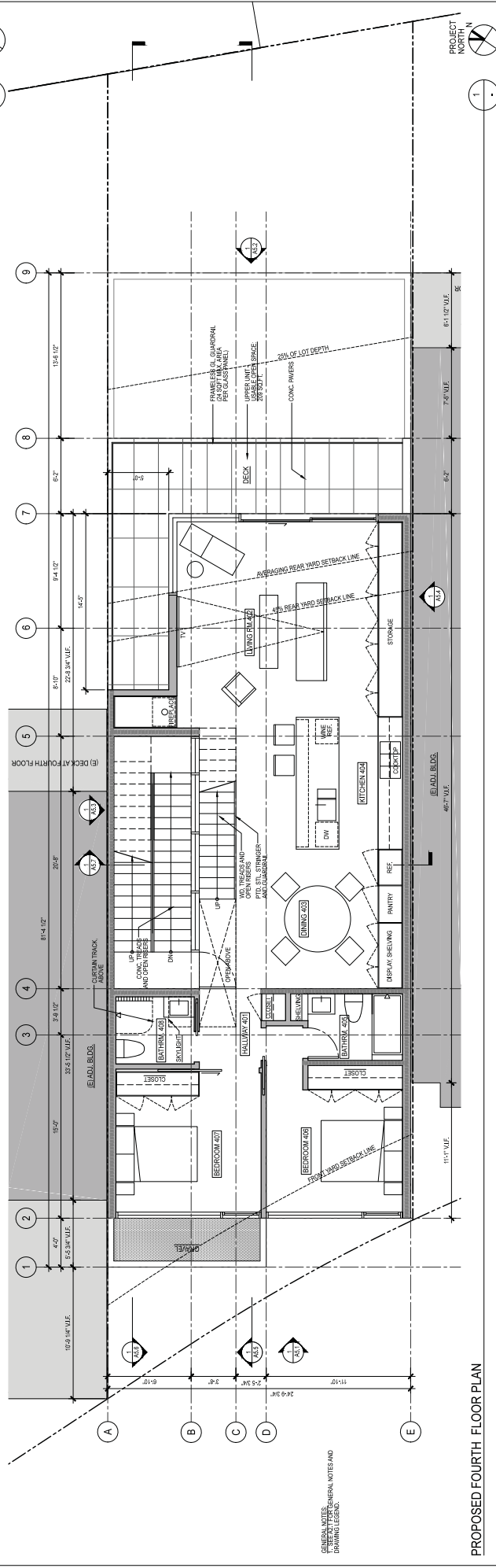


PROPOSED THIRD FLOOR PLAN

<div><div>PROJECT TITLE</div><div>CORBETT AVENUE RESIDENCES</div></div>	<div><div>CONSULTANT</div><div></div></div>	<div><div>STAMP</div><div></div></div>	<div><div>ISSUE</div><div>NEIGHBORHOOD NOTIFICATION</div></div>	<div><div>DATE</div><div>03.22.17</div></div>	<div><div>REVISIONS</div><div></div></div>	<div><div>SCALE</div><div>1/8" = 1'-0"</div></div>	<div><div>SHEET TITLE</div><div>PROPOSED &amp; EXISTING THIRD FLOOR PLAN</div></div>
<div><div>SHEET NUMBER</div><div>A2.3</div></div>	<div><div>NOT FOR CONSTRUCTION</div></div>						

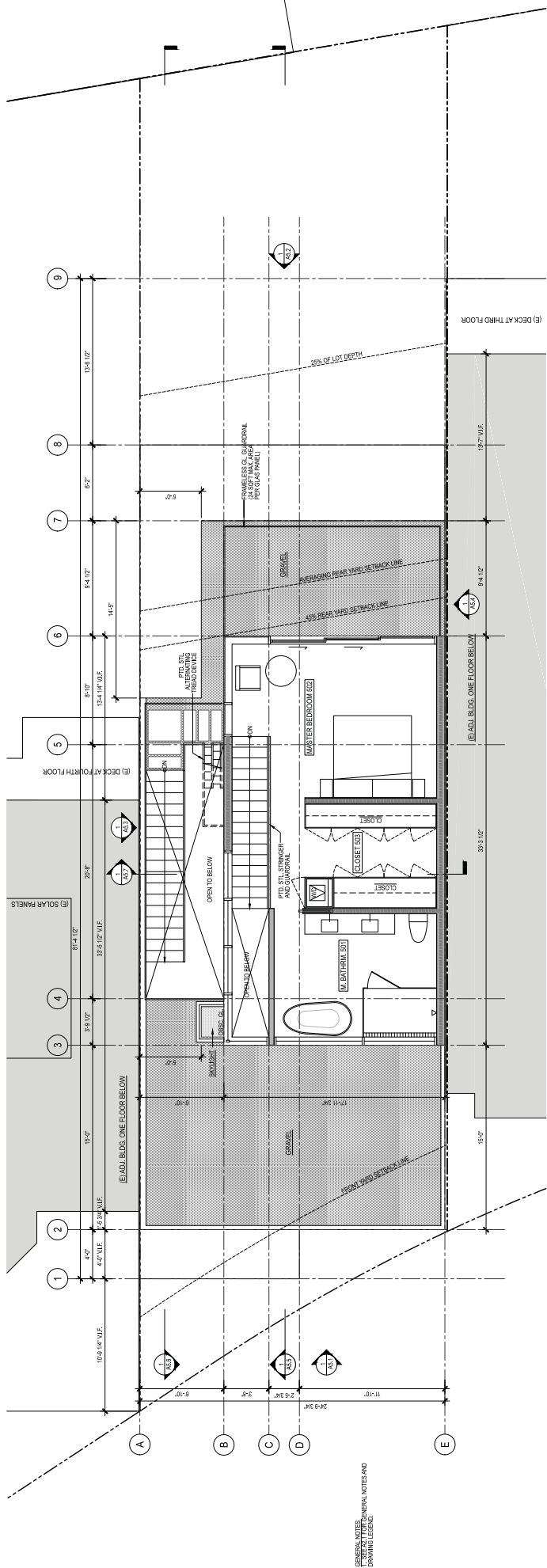


EXISTING FOURTH ROOF PLAN



## PROPOSED FOURTH FLOOR PLAN

<b>MICHAEL HENNESSEY ARCHITECTURE</b>  250 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	<b>PROJECT TITLE</b> <b>CORBETT AVENUE RESIDENCES</b>  711 CORBETT AVENUE SAN FRANCISCO, CA	<b>CONSULTANT</b>	<b>STAMP</b>	<b>ISSUE</b> NEIGHBORHOOD NOTIFICATION	<b>DATE</b> 03.22.17	<b>REVISIONS</b>	<b>SCALE</b> 1/8" = 1'-0"	<b>SHEET TITLE</b> PROPOSED & EXISTING FOURTH FLOOR PLAN	<b>SHEET NUMBER</b>
					<b>JOB</b> 1505				
					<b>A2.4</b>				



PROPOSED FIFTH FLOOR PLAN

PROJECT  
NOTATION  
N

PROJECT TITLE <b>CORBETT AVENUE RESIDENCES</b>	CONSULTANT	STAMP	ISSUE <b>NEIGHBORHOOD NOTIFICATION</b>	DATE 03.22.17	REVISIONS	SCALE 1/8" = 1'-0"	SHEET TITLE PROPOSED FIFTH FLOOR PLAN	SHEET NUMBER <b>A2.5</b>	NOT FOR CONSTRUCTION

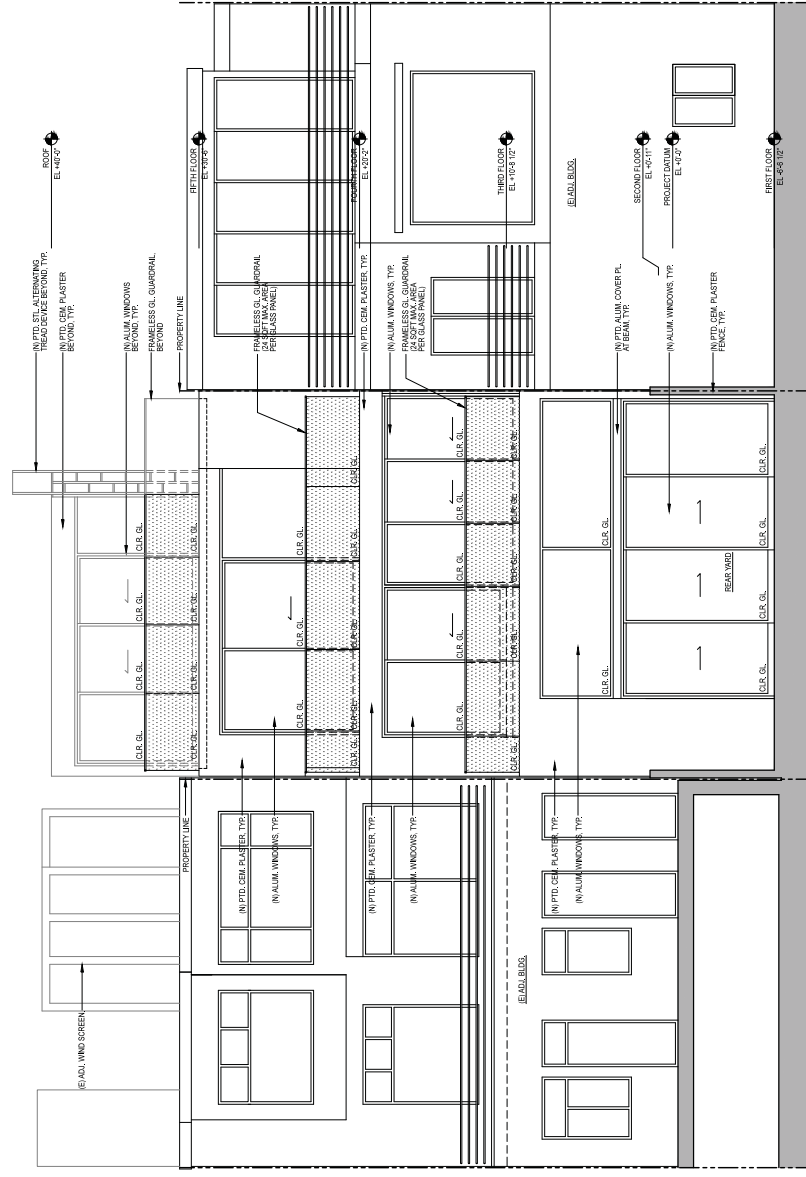
290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  
T 415.512.1559 WWW.HENNESSEYARCHITECT.COM



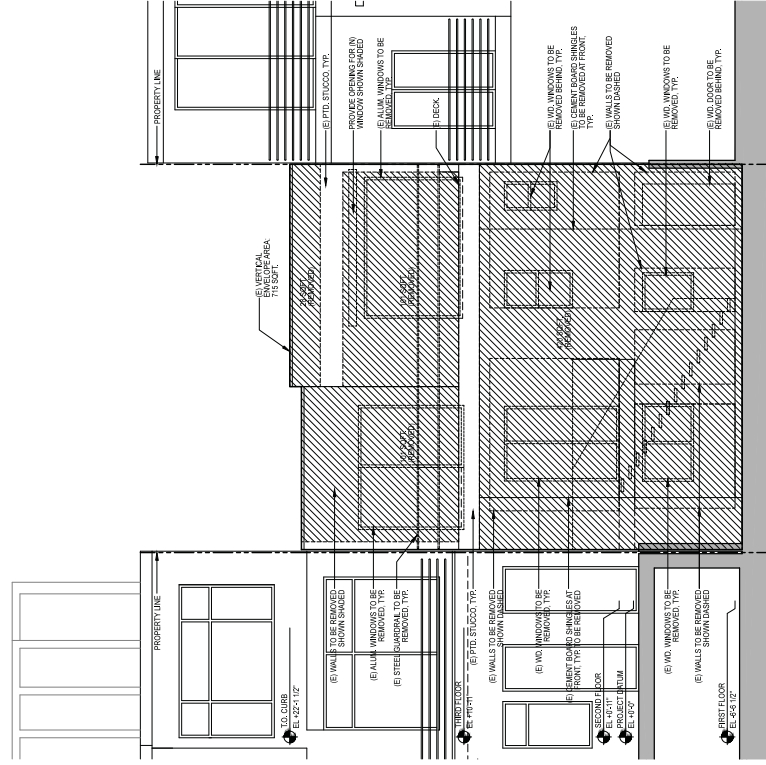
PROPOSED FRONT ELEVATION (WEST)

<div>MICHAEL HENNESSEY ARCHITECTURE</div> <div>260 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</div>	<div>PROJECT TITLE</div> <div>CORBETT AVENUE RESIDENCES</div> <div>711 CORBETT AVENUE SAN FRANCISCO CA</div>	<div>CONSULTANT</div>	<div>STAMP</div>	<div>ISSUE</div> <div>NEIGHBORHOOD NOTIFICATION</div>	DATE	03.22.17	<div>REVISIONS</div>	SCALE	1/8" = 1'-0"	<div>SHEET TITLE</div> <div>PROPOSED &amp; EXISTING FRONT ELEVATION</div>	<div>SHEET NUMBER</div> <div>A5.1</div> <div>NOT FOR CONSTRUCTION</div>
					JOB	1505					



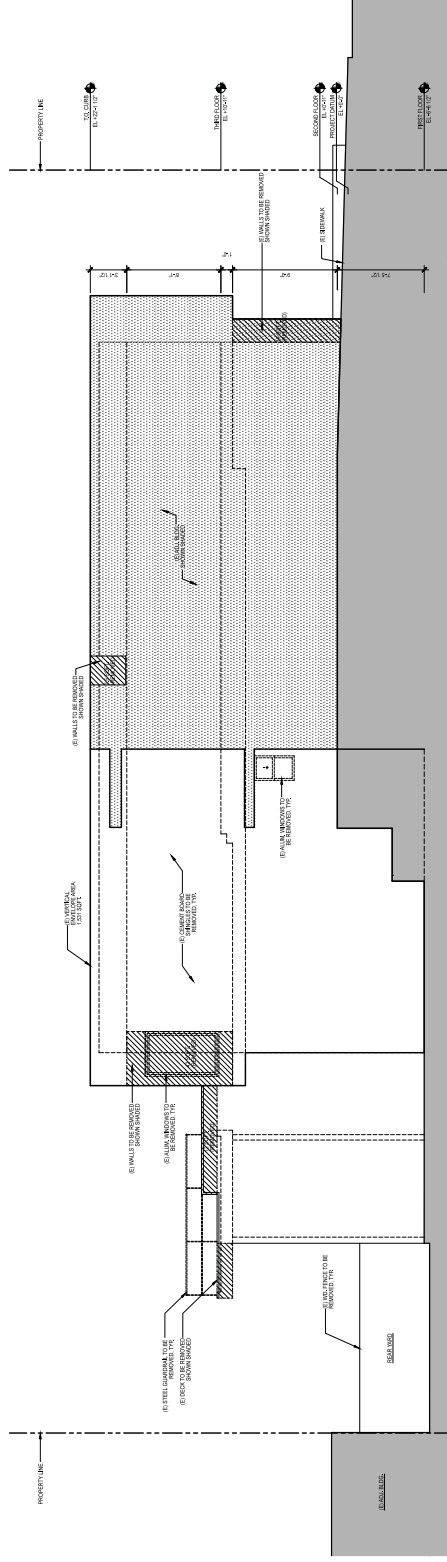


PROPOSED REAR ELEVATION (EAST)

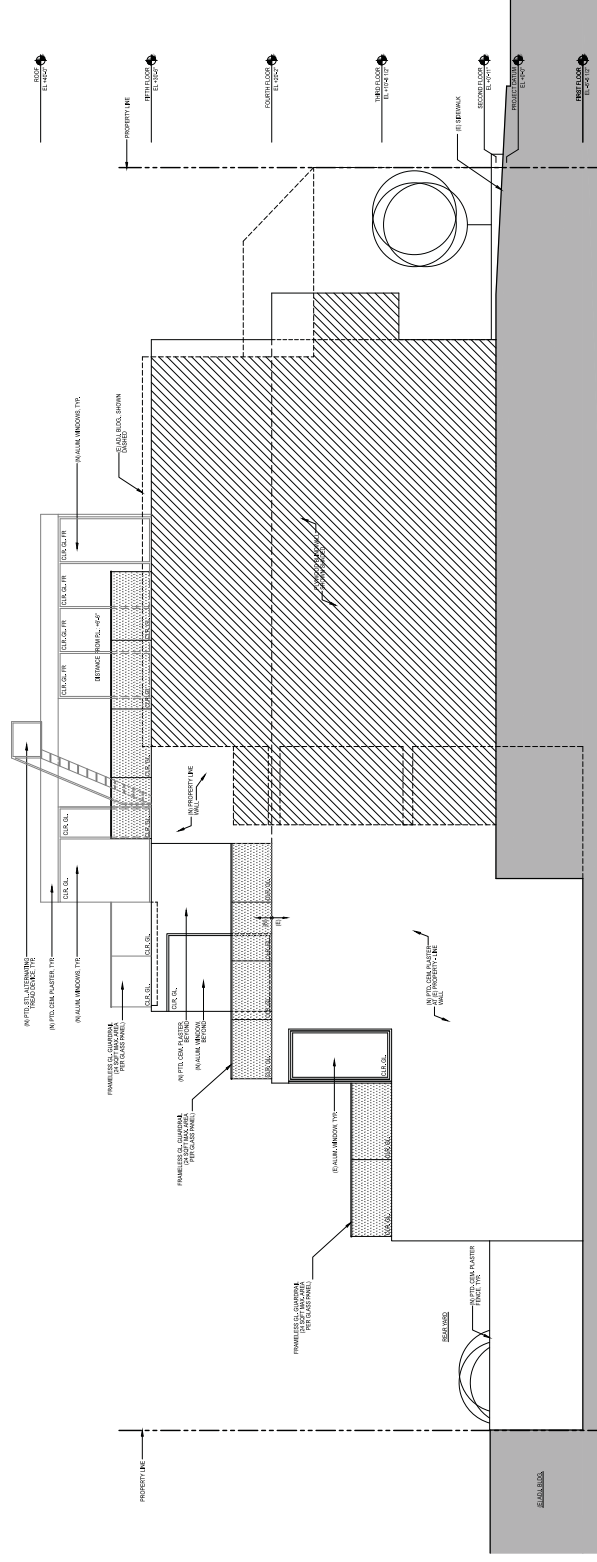


EXISTING REAR ELEVATION (EAST)

<div><div>MICHAEL HENNESSEY ARCHITECTURE</div><div>250 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103</div><div>T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</div></div>	<div>PROJECT TITLE</div> <div>CORBETT AVENUE RESIDENCES</div> <div>711 CORBETT AVENUE SAN FRANCISCO, CA</div>	CONSULTANT	STAMP	<div>ISSUE</div> <div>NEIGHBORHOOD NOTIFICATION</div>	DATE	03.22.17	REVISIONS	SCALE	1/8" = 1'-0"	SHEET TITLE	PROPOSED & EXISTING REAR ELEVATION	SHEET NUMBER
											A5.2	NOT FOR CONSTRUCTION

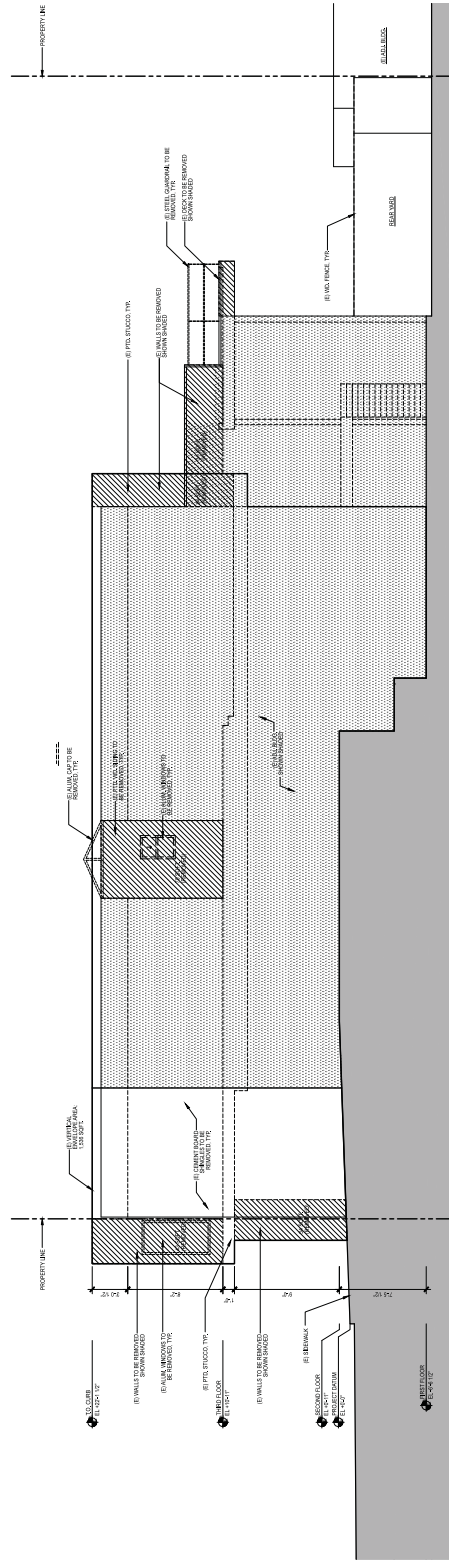


EXISTING SIDE ELEVATION (NORTH)

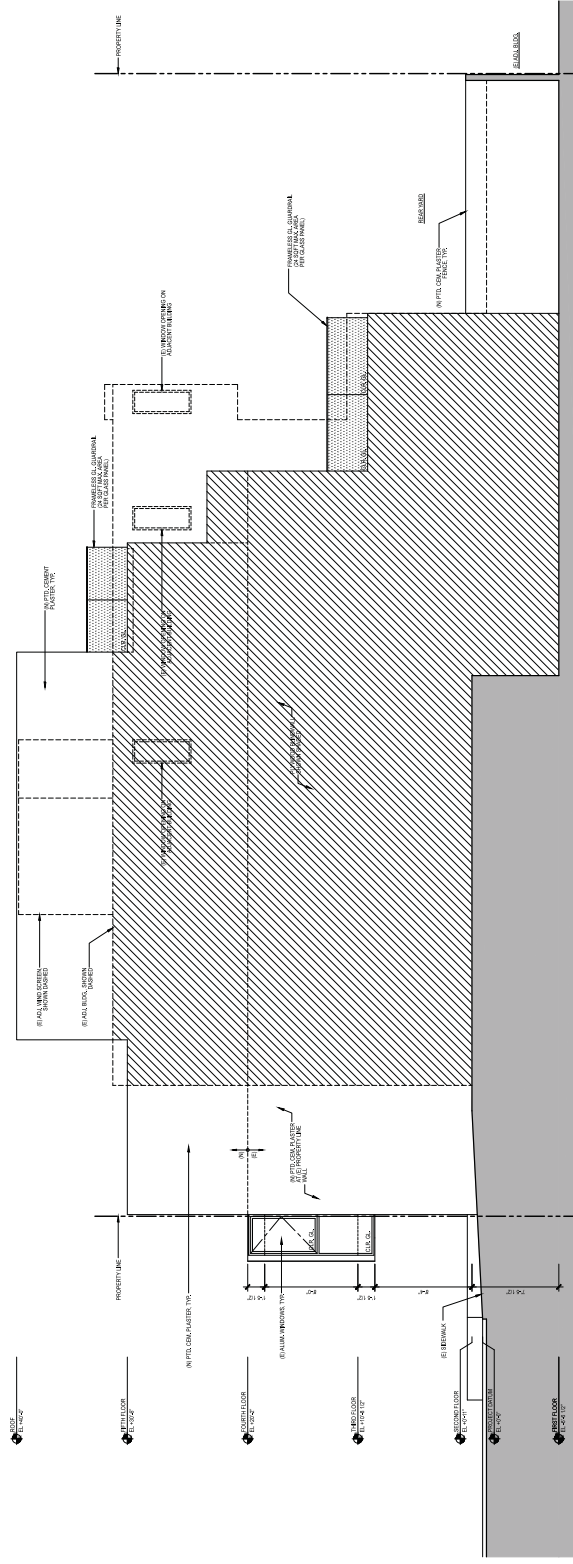


PROPOSED SIDE ELEVATION (NORTH)

MICHAEL HENNESSEY ARCHITECTURE 250 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM		PROJECT TITLE CORBETT AVENUE RESIDENCES 711 CORBETT AVENUE SAN FRANCISCO, CA		CONSULTANT	STAMP	ISSUE NEIGHBORHOOD NOTIFICATION	DATE 03.22.17  JOB 1505	SCALE 3/32" = 1'-0"	SHEET TITLE PROPOSED & EXISTING SIDE ELEVATION	SHEET NUMBER A5.3 NOT FOR CONSTRUCTION
---	--	--	--	------------	-------	---------------------------------------	-------------------------------------	------------------------	--	--



EXISTING SIDE ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (SOUTH)

<div><div><div>MICHAEL HENNESSEY ARCHITECTURE</div><div>250 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103</div><div>T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</div></div><div><div>PROJECT TITLE</div><div>CORBETT AVENUE RESIDENCES</div><div>711 CORBETT AVENUE SAN FRANCISCO CA</div></div></div>	<div><div>CONSULTANT</div><div>STAMP</div><div>ISSUE</div><div>DATE</div><div>REVISIONS</div><div>SCALE</div><div>SHEET TITLE</div><div>SHEET NUMBER</div></div> <div><div>NEIGHBORHOOD NOTIFICATION</div><div>JOB</div><div>1505</div><div>03.22.17</div><div></div><div>3/32" = 1'-0"</div><div>PROPOSED &amp; EXISTING SIDE ELEVATION</div><div>A5.4</div><div>NOT FOR CONSTRUCTION</div></div>
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711 CORBETT AVENUE - REAR ELEVATION  
08.09.17 - MHA









# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis

HEARING DATE AUGUST 24, 2017

*Date:* August 17, 2017  
*Case No.:* 2016-001185DRPVAR  
*Project Address:* 711 Corbett Avenue  
*Permit Application:* 2016.05.03.6398  
*Zoning:* RM-1[Residential-Mixed, Low Density]  
40-X Height and Bulk District  
*Block/Lot:* 2755/017C  
*Project Sponsor:* Michael Hennessey Architecture  
290 Division Street, Ste 303  
San Francisco, CA 94103  
*Staff Contact:* Nancy Tran – (415) 575-9174  
[nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)  
*Recommendation:* **Take DR and approve the project 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**

### PROJECT DESCRIPTION

The proposal is to construct additions onto the existing two-story over basement single-family residence, increase the dwelling count to three units (889, 1,505 and 1,802 square feet) and increase parking from two to three spaces. The project proposes interior remodeling, façade alterations and infill underneath an existing deck with firewalls. In addition, the project requests variances from the Zoning Administrator to construct portions of the additions within the required front and rear yards.

### SITE DESCRIPTION AND PRESENT USE

The project is on the eastern side of Corbett Avenue, near the intersection of Romain Street and Corbett Avenue, Block 2755, Lot 017C and located within the RM-1 (Residential-Mixed, Low Density) Zoning District with 40-X height and Bulk designation. The approximately 2,600 square foot downsloping lot has 29' of frontage, an average lot depth of 103'-3" and is developed with an existing two-story over basement single-family residence on site.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in Twin Peaks within Supervisor District 8. Parcels within the vicinity consist of residential buildings ranging from single- to multi-family units of varied design and construction dates. Architectural styles, building heights and building depths vary within the neighborhood.

## BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	Apr 19, 2017 – May 19, 2017	May 3, 2017	August 24, 2017	113 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	August 4, 2017	August 4, 2017	20 days
Mailed Notice	20 days	August 4, 2017	August 4, 2017	20 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	2 ( includes DR Requestor)	-
Other neighbors on the block or directly across the street	1	3	-
Neighbors from other blocks	2	1	
Neighborhood groups	-	-	-

- The Project Sponsor held a pre-application meeting with neighbors prior to submitting the building permit application and plans. The Project Sponsor has also communicated one-on-one with neighbors and other interested parties to address concerns.
- The Department received three (3) letters in support of the proposed project citing its compatibility with the neighborhood and the need for more housing. The Department also received six (6) comments from neighbors adjacent, within and outside the block objecting to the project's: density, scale (height/depth), impacts to light/privacy and neighborhood character.

## DR REQUESTOR

Peter Magladry & Vshal Walia, 275 Romain Street, San Francisco, CA 94131

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

**Issue #1:** The project should be considered new construction and be subject to new construction codes. The property "is zoned R-2, yet the building is being built with 3 separate units. The building should only

be allowed to have 2 unites (sic) per zoning as "it is believed that the owner...will be attempting to use the 3 units as a vacation AirBNB rental..."

**Issue #2:** The project exceeds the required 45% rear setback. The site design with respect to rear setback is misleading as it uses deck firewalls as part of the existing building.

**Issue #3:** The project is out-of-scale and out of character with its surroundings; there are no buildings over three stories on the block face or along Romain Street. The proposed building height "will be close to 60 ft" at the rear "due to the contour of the land."

**Issue #4:** The project will impact light and privacy with its proposed massing and property line windows.

**Issue #5:** The proposal appears to add a 6<sup>th</sup> story roof top deck presently shown as a fire escape.

**Issue #6:** The project provides insufficient parking for the proposed three units.

**Alternative Proposed:** The DR Requestor recommends that the variance requests be denied and that the project provide a 45% rear setback. The DR Requestor also suggests limiting the project to four stories (includes the basement), reducing the proposed number of dwelling units to two instead of three and prohibiting roof conversion to a deck.

See attached *Discretionary Review Application*, dated May 3, 2017.

## **PROJECT SPONSOR'S RESPONSE**

**Issue #1:** The project proposes a 3-unit building which is allowed within an RM-1 district. The owner intends, for the short term, to "sell the middle unit, live in the upper unit...and rent the lower unit; for the long term, the owner plans to sell or rent the upper unit and relocate to the ground floor."

**Issue #2:** The project's required rear setback was determined by averaging "neighboring buildings as prescribed in the Planning Code. A variance application was submitted for "proposed building massing beyond the rear averaging line" and requests "that the Zoning Administrator acknowledge existing property line walls" for the proposed lower unit. The property line walls partially enclose space underneath the legally permitted rear deck (constructed in 1959 with the then-required 10' minimum rear yard).

**Issue #3:** The subject property is within proximity to buildings that are four stories such as: 646, 672, 674, 675, 801, 814, 827, 829, 830, 834, 850, 851, 860, and 880 Corbett Avenue. The proposed building massing provides for two additional units on site and is designed to minimize impacts on neighboring properties by "progressively step[ping] away from the rear property line at the upper levels; the wall closest to the rear property line will be "approximately 16'-6" above the rear yard grade." Following staff and Residential Design Team review, the plans were also revised to provide a 15' setback along the front elevation at the top story, eliminate a stair enclosure at the top floor as well as further reduce massing along the building's side and rear.

**Issue #4:** The project's top floor "is set back 6'-10" from the north property line to minimize shadow impacts on 707 Corbett's yard, decks, and solar panels." Since 295 Romain Street "is located two properties away from the subject property," any light impacts on the property are likely "due to the larger neighboring 707 Corbett Avenue residence." The project will maintain one property line window facing 707 Corbett Avenue; the window "has been in the existing home since 1951. The owner of 707 purchased his home knowing that was the case and has lived with this condition since the 1970s." In addition, the variance request to infill area "below an existing deck and two existing property line walls" for the lower living unit will not cause impacts to neighbors as it proposes to match 715 Corbett's rear wall and will have "no line of sight to the yard of 275 Romain."

**Issue #5:** The project does not propose a rooftop deck; the proposed "alternating tread device was required fire access to the top of the building. There is no rooftop deck; it is not allowed."

**Issue #6:** The project will provide parking for three cars as reflected on the plans.

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

## **PROJECT ANALYSIS**

The subject property at 711 Corbett Avenue is located within the RM-1 (Residential-Mixed, Low Density) which permits a density of up to one unit per 800 square feet of lot area (i.e. 3 dwelling units for the subject lot). The "R-2" referenced by the DR Requestor is the Use/Occupancy classification for the structure per Building Code, not Planning. While the project proposes two additional units, it is considered an alteration and not new construction per the Building Department.

Due to existing topography, street angle and irregular lot configurations, building depths along the block face vary: some as shallow as 30', others extend up to 80' and one with two buildings with a depth totaling nearly 144'. The project sponsor has requested a variance for rear yard as the project proposes infill below the deck and building expansion that encroach within the required average rear yard (at levels three and four). The project proposes to maintain the property line walls below the deck, matching the property to the south.

The subject property is a developed downsloping mid-block lot located in an area of mixed visual character and scale. Residences on Corbett Avenue zoned RM-1 located north and south of the subject property appear to vary between one- to three-stories over garage/basement along the front elevation. The density on these nearby properties range one to multi-family, upwards of 40 units. Properties on Romain Street, zoned RH-1, are single-family dwellings and primarily one-story over garage. The project proposes a three-family building within the allowable 40 feet height limit as measured from the building centerline at the curb (per Section 260) with four stories along the front and an additional walkout basement level at the rear due to the downslope. The Residential Design Advisory Team has determined that the proposed building massing and depth to be appropriate since the project "creates habitable space below the existing deck and adjacent existing firewalls," provides side and rear setbacks at the new floors and "is in keeping with the adjacent building height to the south" along the front façade.

One of two property line windows will be infilled and the opening at level three will remain. No new property windows are proposed and new fenestration facing 707 Corbett at level four will be located no closer than five feet from the shared side property line. RDT has determined that “Concerns regarding privacy are within reasonable tolerances to be expected for a project located in a dense urban environment, such as San Francisco. The proposed windows overlook open space/rear yard area.”

Based on the plans, the project will provide three off-street parking spaces and does not propose a roof deck above the top floor.

## **ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction/Conversion of Small Structures).

## **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Advisory Team (RDAT) reviewed the project following submittal of the Request for Discretionary Review. It noted that while contemporary design is not discouraged, window/glazing proportions (solid-to-void) ratio should be improved to be more compatible with the immediate surrounding neighborhood character and window patterns. In addition, a stronger roofline expression (roof cap, cornice, etc.) at the three-story front façade should be proposed to reflect neighborhood patterns and character.

Aside from recommended changes to window proportions and roofline expression, the RDAT found the proposal to be generally consistent with the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

- The massing and depth are appropriate as the project creates habitable space below the existing deck and adjacent existing firewalls;
- New massing at the 4<sup>th</sup> and 5<sup>th</sup> floors are held back from the existing building envelope with 5' minimum side and 6' rear setbacks;
- The apparent building height proposes a 3-story massing at the front façade with the upper floor set back 15 feet to be in keeping with the adjacent building height to the south;
- Privacy concerns are within reasonable tolerances to be expected for a project located in a dense urban environment. The proposed windows overlook open space/rear yard area.

**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.**

## **BASIS FOR RECOMMENDATION**

- The project will result in a net gain of two dwelling units, maximizing the density on site (total sizes of three units on site: 889, 1,505 and 1,802 square feet).
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The project is residential and has no impact on neighborhood-serving retail uses.



<b>RECOMMENDATION:</b>	Take DR and approve the project with RDAT recommended changes with respect to window proportion and roofline expression
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**Attachments:**

Design Review Checklist

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph

Context Photo

CEQA Categorical Exemption Determination

Section 311 Notice

DR Notice

DR Application dated May 3, 2017

Response to DR Application dated July 18, 2017

Reduced Plans

Public Comment

These items are not attached to this 09/28/17 Planning Commission packet. See 08/24/17 agenda for a link to view all attachments.

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

### SITE DESIGN (PAGES 11 - 21)

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

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

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		

<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

## ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?	X		

## BUILDING DETAILS (PAGES 43 - 48)

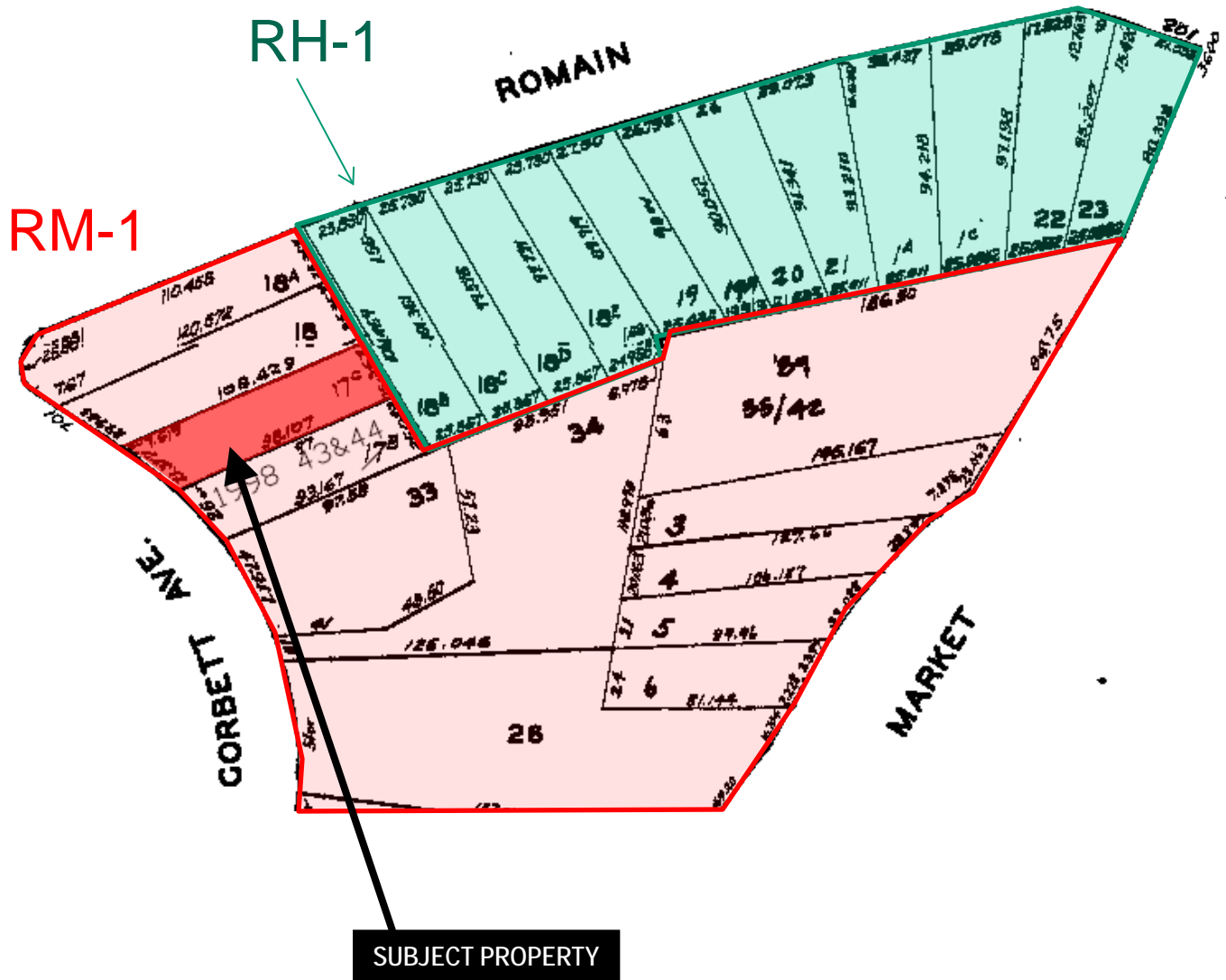
QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building		X	

and the surrounding area?			
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?		X	
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

**Comments:** The window/glazing proportions (solid-to-void) ratio should be improved to be more compatible with the immediate surrounding neighborhood character and window patterns. In addition, a stronger roofline expression (roof cap, cornice, etc.) at the three-story front façade should be proposed to reflect neighborhood patterns and character.

NHT: I:\Cases\2016\2016-001185DRP - 711 Corbett Ave\1\_DR - Full Analysis - 711 Corbett Ave.docx

# Block Book Map



Discretionary Review Hearing  
Case Number 2016-001185DRPVAR  
711 Corbett Avenue



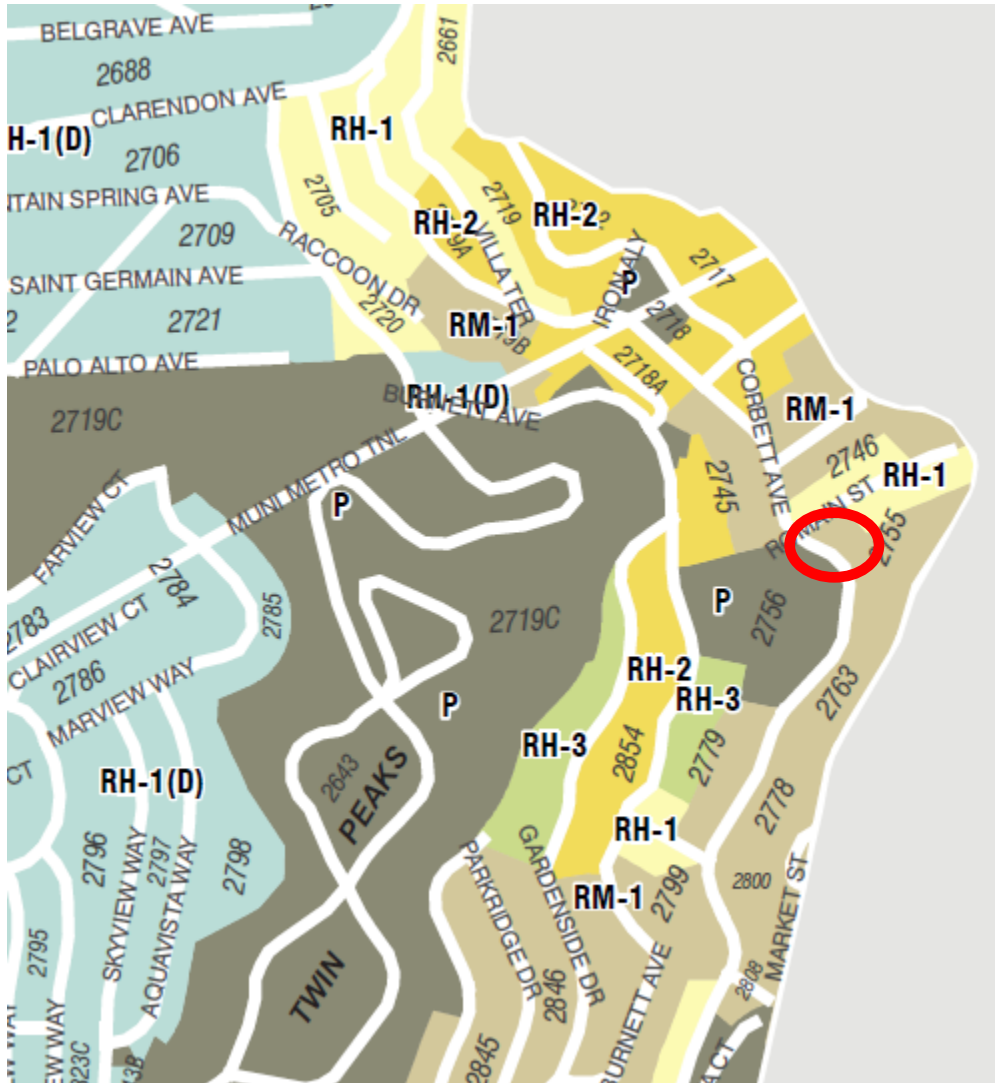
# Sanborn Map\*



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



# Zoning Map



Discretionary Review Hearing  
Case Number 2016-001185DRPVAR  
711 Corbett Avenue

# Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR



Discretionary Review Hearing  
Case Number 2016-001185DRPVAR  
711 Corbett Avenue





02 - CORBETT AVENUE FRONT ELEVATION AND ADJACENT BUILDINGS

**711 CORBETT AVENUE**  
SAN FRANCISCO, CA  
SITE PERMIT APPLICATION - 04.26.16

MICHAEL HENNESSEY ARCHITECTURE



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
711 Corbett Avenue		2755/017C
Case No.	Permit No.	Plans Dated
2016-001185ENV	201605036398	02/08/2016
<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. Proposed vertical & horizontal addition to (E) 1-unit residence to create (N) 3-unit building.		

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" 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.
<input type="checkbox"/>	<b>Class__</b>

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>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 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
Comments and Planner Signature (optional): Jean Poling	

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <b>Per PTR form signed on May 9, 2016.</b>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Stephanie Cisneros <small>Digitally signed by Stephanie Cisneros DN: cn=Stephanie Cisneros, o=City Planning, ou=Current Planning, email=Stephanie.Cisneros@sfgov.org Date: 2016.05.18 10:13:16 -0700</small>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Stephanie A. Cisneros	<b>Signature:</b>
	<b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Stephanie Cisneros</b> <small>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.05.18 10:13:16 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	4/26/2016
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PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Stephanie Cisneros	711 Corbett Avenue	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
2755/017C	Romain Street & Hopkins Avenue	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	N/A	2016-001185ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	02/08/2016
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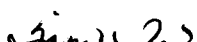
PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information for Historic Resource Determination prepared by Michael Hennessey (dated 02/03/2016) & Historic Resource Evaluation prepared by Tim Kelley Consulting (dated January 2016).	
Proposed Project: Proposed vertical & horizontal addition to (E) 1-unit residence to create (N) 3-unit building.	

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

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

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

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the Supplemental Information for Historic Resource Determination prepared by Michael Hennessey (dated 02/03/2016) &amp; Historic Resource Evaluation prepared by Tim Kelley Consulting (dated January 2016) and information found in the Planning Department files, the subject property at 711 Corbett Avenue contains a one-story-over-basement, wood-frame, single-family residence constructed in 1951 (source: building permit). The residence was constructed by original owner and carpenter Laine R. Wicksten and can be classified as a minimally detailed Art Deco residence with details such as raised vertical ornaments above the primary facade window and glass block sidelights. The Wicksten family owned the building until it was sold in 2015 to the current owner. Known alterations to the property include: constructing a balcony deck at the rear of building (1959); and covering the rear portion of the north wall of house approximately 800 sf of wall surface with asbestos shingles (1963).</p> <p>No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a minimally detailed representation of the Art Deco architectural style, a style that was mostly popular with commercial buildings. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Twin Peaks neighborhood on a block that exhibits a variety of architectural styles and construction dates ranging from 1913 to 2000. The area surrounding the subject property does not comprise a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2016



