Memo to the Planning Commission  
Discretionary Review  

HEARING DATE: JANUARY 17, 2019  
CONTINUED FROM: NOVEMBER 29, 2018

Date: January 10, 2019  
Case No.: 2016-005555DRP-02/VAR  
Project Address: 1794-1798 FILBERT STREET/2902 OCTAVIA STREET  
Permit Application: 2016.09.27.8915S  
Zoning: RH-3 (Residential, House, Three-Family)  
40-X Height and Bulk District  
Block/Lot: 0520/015  
Project Sponsor: Erica Severns  
Erica Severns Architecture  
16125 Pasquale Road  
Nevada City, CA 95959  
Staff Contact: Mary Woods – (415) 588-6315  
Mary.Woods@sfgov.org  
Recommendation: Do not take DR and Approve

BACKGROUND

At the November 29, 2018 hearing, the Planning Commission closed public testimony on the proposed project at 1794-1798 Filbert Street/2902 Octavia Street and continued the project to January 17, 2019, to allow the project sponsor to explore an alternative that would add an Accessory Dwelling Unit (ADU) on the ground floor (beyond what is originally proposed), and to prepare a relocation plan for the tenant remaining at the site.

CURRENT PROPOSAL

The project sponsor amended the original plans to include one modification that would convert the existing 765 square-foot ground floor commercial space to an ADU, containing one bedroom and a shared living/dining/kitchen space. The originally proposed parking garage on the ground floor and the three dwelling units in the upper two floors would remain.

With regard to the relocation plan for the one remaining tenant, the project sponsor has a verbal agreement with the tenant pending final review by the tenant’s family lawyer. In sum, the agreement states that: (i) the tenant would be relocated to another building owned by the project sponsor during the construction period; (ii) moving and relocation expenses would be paid by the project sponsor; (iii) the tenant’s rent would remain the same during the construction period, and (iv) the tenant’s rent would remain the same.
upon returning to the rent control premises when the project receives a Certificate of Final Completion and Occupancy issued by the City of San Francisco.

Attachment:
Proposed Plans including an ADU
**BAY WINDOW SEPARATION AND DISTANCE FROM INTERIOR PROP LINE**

**SF PLANNING CODE SECTION 136**

*The aggregate length of all bay windows and balconies projecting into the required open area shall be no more than 2/3 the building length of a street side building wall.*

**OCTAVIA - FACADE**

- 3-story in length
- 2/3 of 30' = 20' of bay allowed
- One 8' bay and one 12' bay = 20' of proposed bay windows

**FILBERT - FACADE**

- 6' in length
- 2/3 of 60' = 40' of bay allowed
- Two 8' bays and one 12' = 40' of proposed bay windows

**PROPOSED ROOF PENTHOUSE PLAN**

**SITE PROPOSED**

**TOTAL 3,750 SF**

**SECOND FLOOR**

- 940 SF

**FIRST FLOOR**

- 1,298 SF

**EXISTING TREE TO REMAIN**

**VERTICAL REMOVALS:**

- 6'-0" (Filbert) vertical side
- 6'-0" (Filbert) vertical front
- 3'-0" (Octavia) vertical front
- 6'-0" (Filbert) vertical side

**HRM (HORIZONTAL REMOVALS):**

- 12'-0" (Filbert) horizontal street
- 9'-0" (Filbert) horizontal street
- 3'-0" (Filbert) horizontal street
- 3'-0" (Filbert) horizontal street
- 3'-0" (Filbert) horizontal street

**EXISTING STREET TREE TO REMAIN**

**THE PROPOSED PROJECT IS NOT A DEMOLITION**

**PROPOSED PROJECT CODED AS DEMOLITION**

**2 TANTAMOUNT TO DEMOLITION CALCULATIONS**

**SF Planning Code Section 317(b)(2) "Residential Demolition" shall mean any of the following:**

- **Linear Foot Measurement**
  - (B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all interior walls, measured in linear feet at the foundation level.

- **Area Measurement**
  - (C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Elements and more than 30% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

**VERTICAL ELEMENTS**

- Area Removed: 1,700 sq ft
- % Removed: 94%

**HORIZONTAL TOTAL**

- Area Removed: 5,205 sq ft
- % Removed: 31%
PROPOSED FILBERT STREET (SOUTH) EXTERIOR ELEVATION

OPEN METAL WORK RAILING WITH PLANTER BEHIND
VERTICAL BARS BRACKED IN
WOOD CORNICE W/ TEXTURE
STUCCO WALLS
PAINTED METAL CLAD WOOD WINDOWS
PAINTED PANEL
DASHED LINE IS ADJACENT NEIGHBOR BEHIND ON OCTAVIA
FIXED WINDOWS AT SIDES OF BAYS
EL 58.16
EL 87.88
STONE, TILE, CAST CONCRETE, OR MASONRY AT BASE
ADJACENT NEIGHBOR ON FILBERT
NEW GARAGE DOOR

PROPOSED FILBERT STREET
1794-1796, 1798, 2902 OCTAVIA STREET
SAN FRANCISCO, CA 94123

erica severns
ARCHITECTURE

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OCTAVIA STREET

ERIKA SEVERNS ARCHITECTURE
PROPOSED SIDE (EAST) EXTERIOR ELEVATION

PROPOSED REAR (NORTH) EXTERIOR ELEVATION

NEIGHBOR'S ROOF

BLIND WALL AT ADJACENT NEIGHBOR ON OCTAVIA STREET

BLIND WALL AT ADJACENT NEIGHBOR ON FILBERT STREET

SIDEWALK

STUCCO WALLS

PAINTED METAL CLAD WOOD WINDOWS

FLAT ROOF

STUCCO WALLS

PAINTED METAL CLAD WOOD WINDOWS

FLAT ROOF
1. Please review the project layout and provide feedback on any changes or concerns.

2. Provide comments on the cornice details at the bay windows.

3. Band around building at bottom of bays.

4. Pre-application meeting with SF BLDG DEPT.

5. Typical window in stucco wall.

6. Cornice at corner bay window.

7. Cornice at bay windows.

8. Band around building at bottom of bays.

9. Double sets of windows in the windows - 5 1/2" center.

10. Cornice details.

11. Information about the cornice and its dimensions.

12. Typical window in stucco wall.

13. Cornice details.

14. Band around building at bottom of bays.

15. Cornice at bay windows.

16. Cornice at corner bay window.

17. Band around building at bottom of bays.

18. Cornice details.

19. Information about the cornice and its dimensions.

20. Typical window in stucco wall.


22. Band around building at bottom of bays.

23. Cornice at bay windows.

24. Cornice at corner bay window.

25. Band around building at bottom of bays.


27. Information about the cornice and its dimensions.

28. Typical window in stucco wall.

29. Cornice details.

30. Band around building at bottom of bays.

31. Cornice at bay windows.

32. Cornice at corner bay window.

33. Band around building at bottom of bays.

34. Cornice details.

35. Information about the cornice and its dimensions.

36. Typical window in stucco wall.

37. Cornice details.

38. Band around building at bottom of bays.

39. Cornice at bay windows.

40. Cornice at corner bay window.

41. Band around building at bottom of bays.

42. Cornice details.
EXISTING SITE PLAN

1. EXISTING SITE PLAN

- Dimensions: 200 ft x 80 ft
- Side of Octavia
- Side of Filbert

- Block 520
- Lot 17, 85, 33/34
- Lot 15A
- Lot 15

- 1794, 1796, 1798 Filbert Street
- 2902 Octavia Street
- San Francisco, CA 94123

- Pasquale Road, Nevada City, CA 95959
- erica@ericaserven.com
- 415.533.5330

- OCTAVIA STREET
- Filbert Street
- NBRS CURB CUT

- LINE OF CORNICE
- LINE OF WALL
- LINE OF SECOND FLOOR BAY WINDOW
- EXISTING STREET TREE TO REMAIN
- EXISTING STREET TREE TO REMAIN

- Scale: 0.5' = 1'-0"
EXISTING SIDE (EAST) EXTERIOR ELEVATION

EXISTING REAR (NORTH) EXTERIOR ELEVATION

ADJACENT NEIGHBOR ON FILBERT

ADJACENT NEIGHBOR ON OCTAVIA

BLIND WALL AT ADJACENT NEIGHBOR ON FILBERT STREET

BLIND WALL AT ADJACENT NEIGHBOR ON OCTAVIA STREET

EL 66'-61"

30'-0"

60'-0"

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