



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission Discretionary Review

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

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

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.

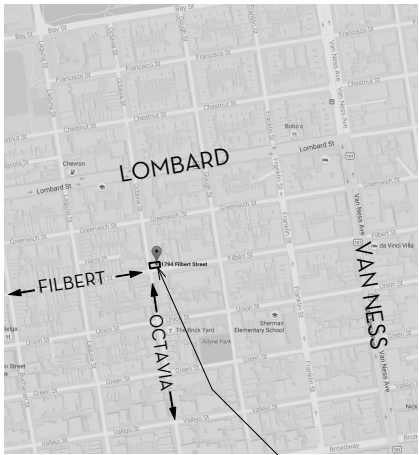
CURRENT PROPOSAL

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



4 VICINITY MAP PROJECT SITE

GROSS FLOOR AREA

	EXISTING	PROPOSED
FIRST FLOOR		
GARAGE	o	530 sq. ft.
COMMERCIAL	765 sq. ft.	765 sq. ft.
HALL / STAIR	110 sq. ft.	277 sq. ft.
UNIT A	648 sq. ft.	44 Elevator (other sq. ftg. third floor)
SECOND FLOOR		
UNIT B (4% LARGER)	795 sq. ft.	824 sq. ft.
UNIT C (10% SMALLER)	838 sq. ft.	753 sq. ft.
COMMON HALL / STAIR	o	117 sq. ft.
UNIT A STAIR & ELEVATOR	o	156 sq. ft.
THIRD FLOOR		
UNIT A	o - see first floor	1,822 sq. ft.
PENTHOUSE	o	209 sq. ft.
CONDITIONED GROSS FLOOR AREA:	3,156 sq. ft.	4,947 sq. ft.
GARAGE GROSS FLOOR AREA:	o	530 sq. ft.

3 PROJECT AREAS

BLOCK/LOT:	0520 / 015
PROJECT ADDRESS:	1794, 1796, 1798 FILBERT STREET 2902 OCTAVIA STREET
ZONING:	RH - 3
PLANNING DISTRICT:	NORTHWEST QUADRANT
NUMBER OF STORIES:	EXISTING - 2 PROPOSED - 3
TYPE OF CONSTRUCTION:	5 B
OCCUPANCY CLASS:	R - 2 AND M EXISTING AND PROPOSED (3 RESIDENTIAL UNITS & 1 COMMERCIAL)
FIRE SPRINKLER SYSTEM:	EXISTING - NO PROPOSED - YES
SCOPE OF WORK:	REMODEL VERTICAL ADDITION REAR ADDITION ADDING A GARAGE W/ CAR STACKER FOR TWO SPACES

2 PROJECT INFORMATION

0	COVER
1	PROPOSED SITE PLAN
2	FIRST AND SECOND FLOOR PLANS
3	THIRD AND ROOF FLOOR PLANS
4	PROPOSED SECTIONS
5	PROPOSED OCTAVIA ELEVATION
6	PROPOSED FILBERT ELEVATION
7	PROPOSED SIDE AND REAR ELEVATIONS
8	CORNICE DETAILS, PRE-APP MTG W/ SFBD
EX1	EXISTING SITE PLAN
EX2	EXISTING BSMT AND FIRST FLOOR PLANS
EX3	EXISTING SECOND AND ROOF PLANS
EX4	EXISTING SECTIONS
EX5	EXISTING OCTAVIA ELEVATION
EX6	EXISTING FILBERT ELEVATION
EX7	EXISTING SIDE AND REAR ELEVATIONS
	SURVEY

1 DRAWING LIST

erica severns
ARCHITECTURE

415.533.5330
erica@ericaseverns.com
16125 posquale road, nevada city, ca 95959

1794, 1796, 1798 FILBERT STREET
2902 OCTAVIA STREET
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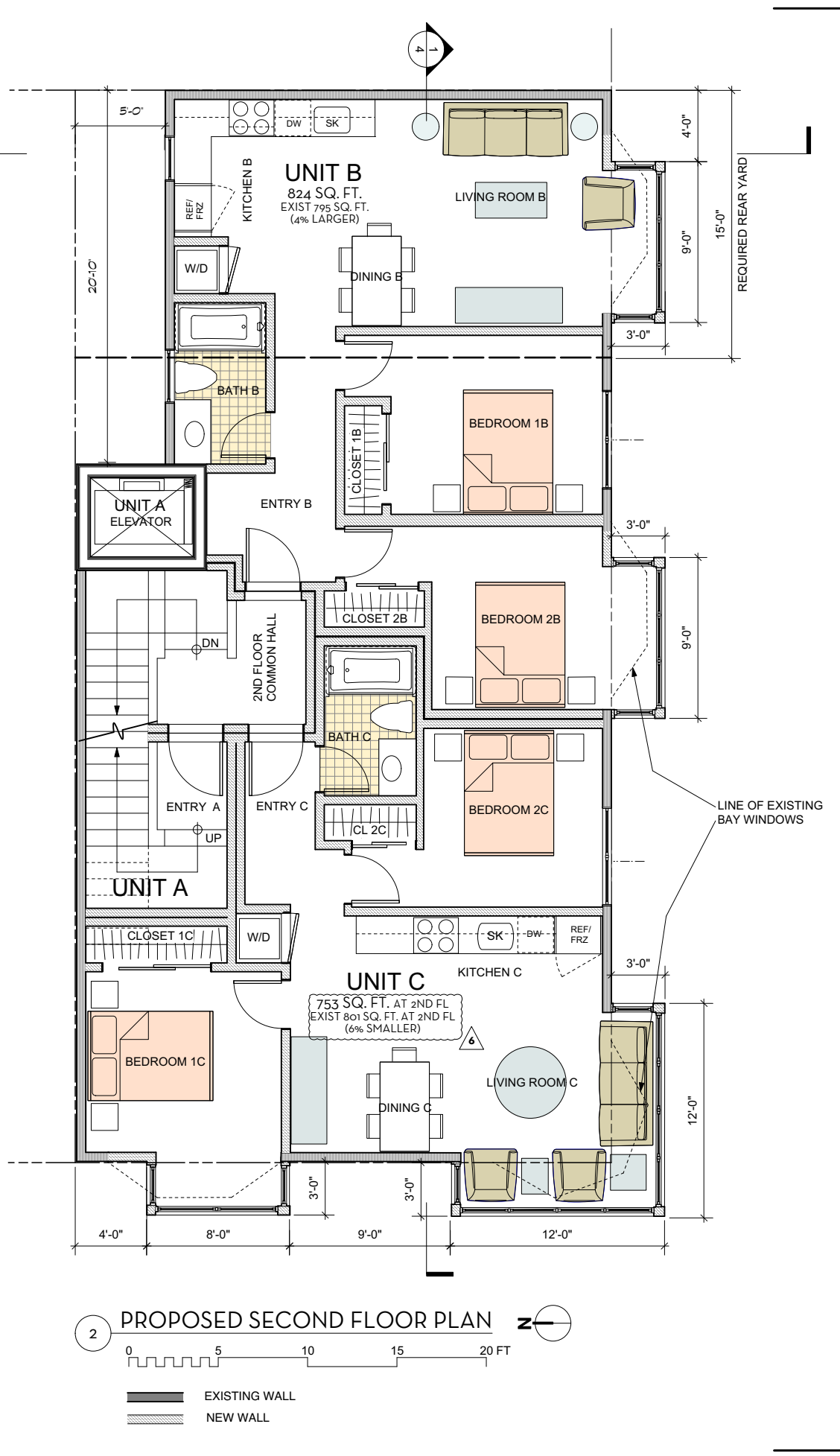
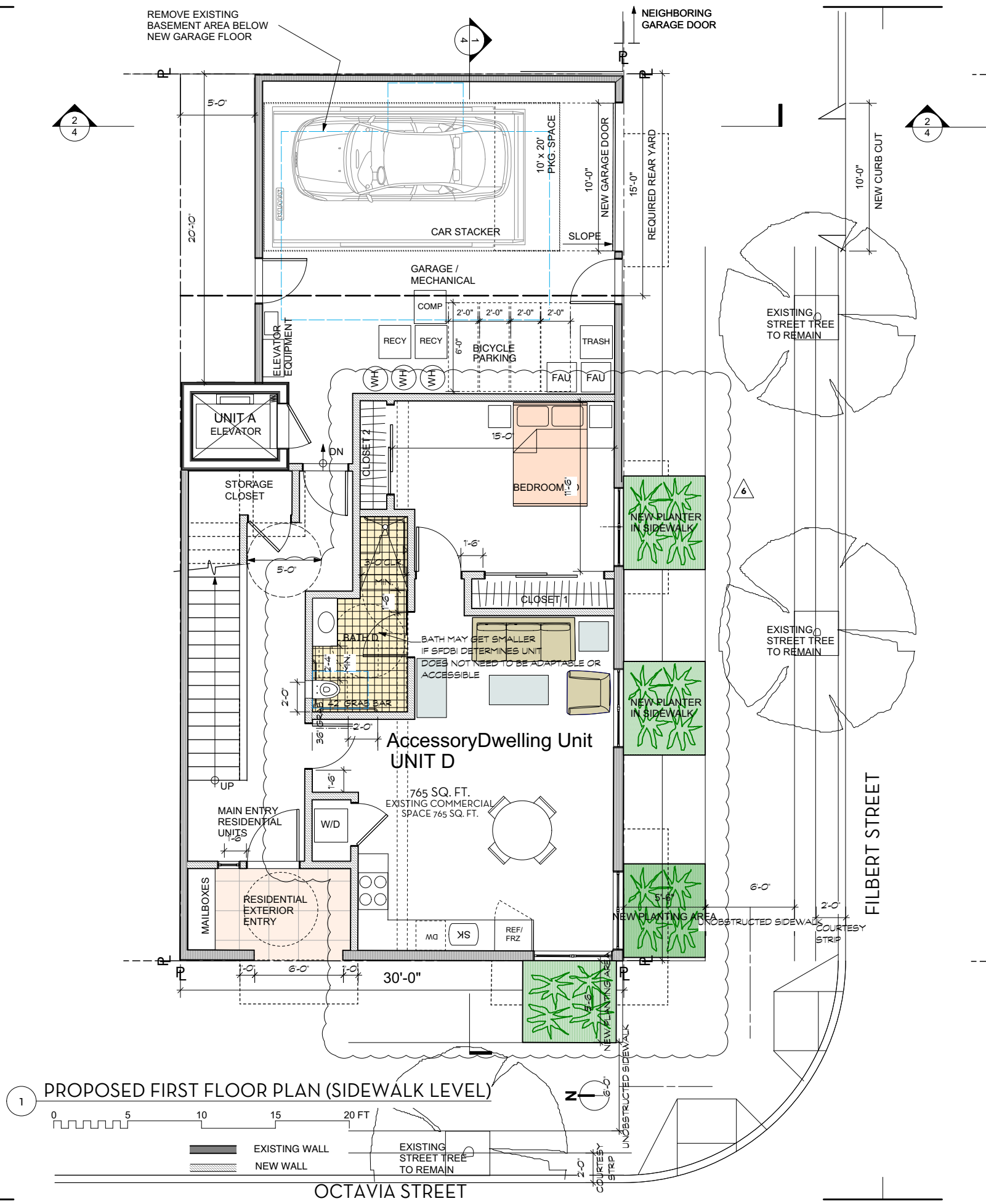
FILBERT FACADE -
60' IN LENGTH
 $\frac{2}{3}$ OF 60' = 40' OF BAY ALLOWED
TWO 9' BAYS AND ONE 12' BAY = 30' OF PROPOSED BAY WINDOWS

Diagram illustrating the proposed square bays fit within the approved area. The diagram shows a cross-section of a structure with a total width of 15'-0" and a height of 3'-0". The structure is divided into three sections: a left side with a 45° slope, a central rectangular area labeled "PROPOSED SQUARE BAYS 9'-0" X 3'-0" AND 8'-0" X 3'-0" FIT WITHIN APPROVED AREA", and a right side with a 45° slope. The central area is 9'-0" wide and 3'-0" high. The left side is labeled "WITH SIDEWALK OVER 9'-0" WIDE".

3) 0 5 10 15 FT

THE PROPOSED PROJECT
IS NOT A DEMOLITION





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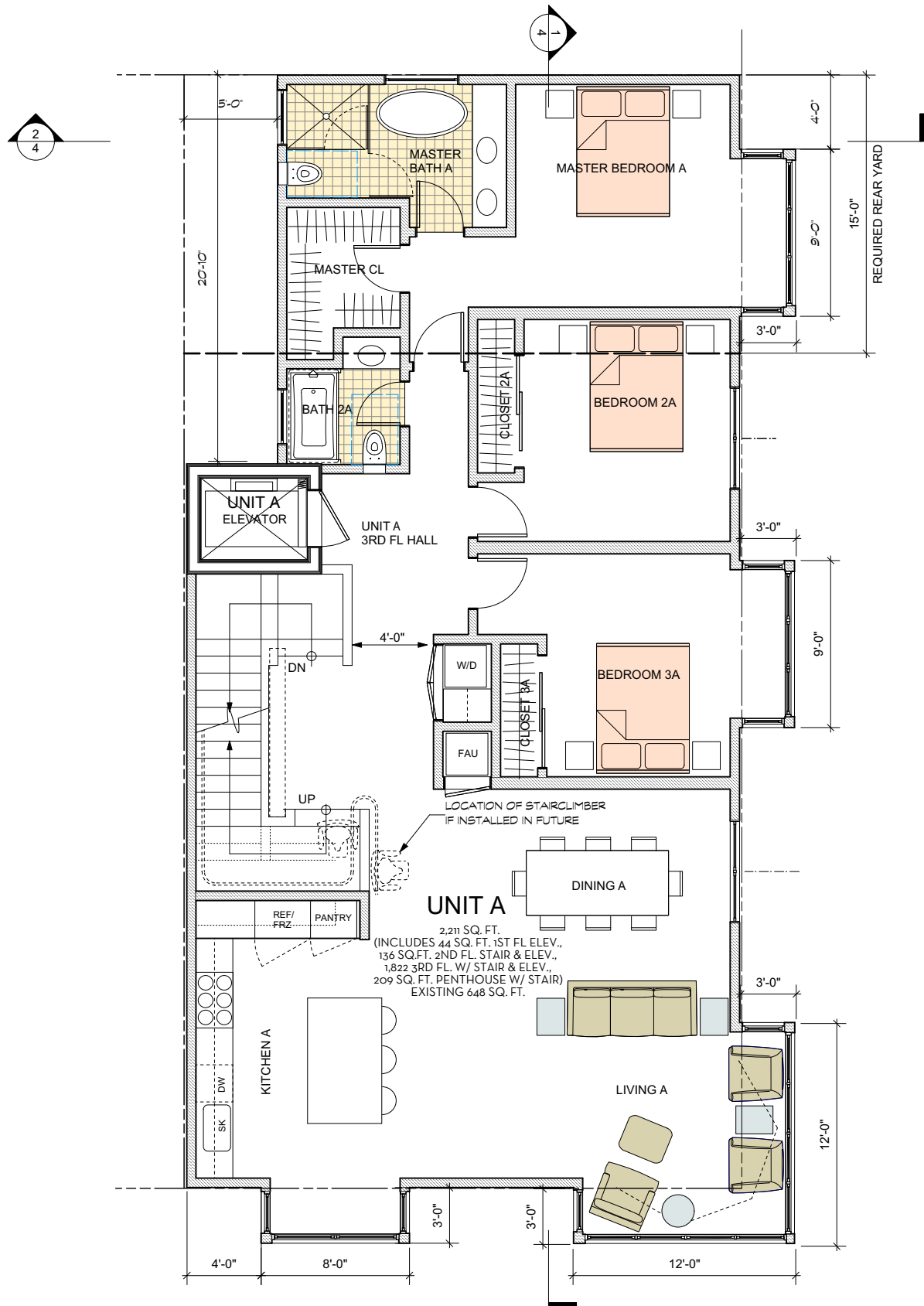
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PROPOSED FIRST & SECOND FLOOR PLANS

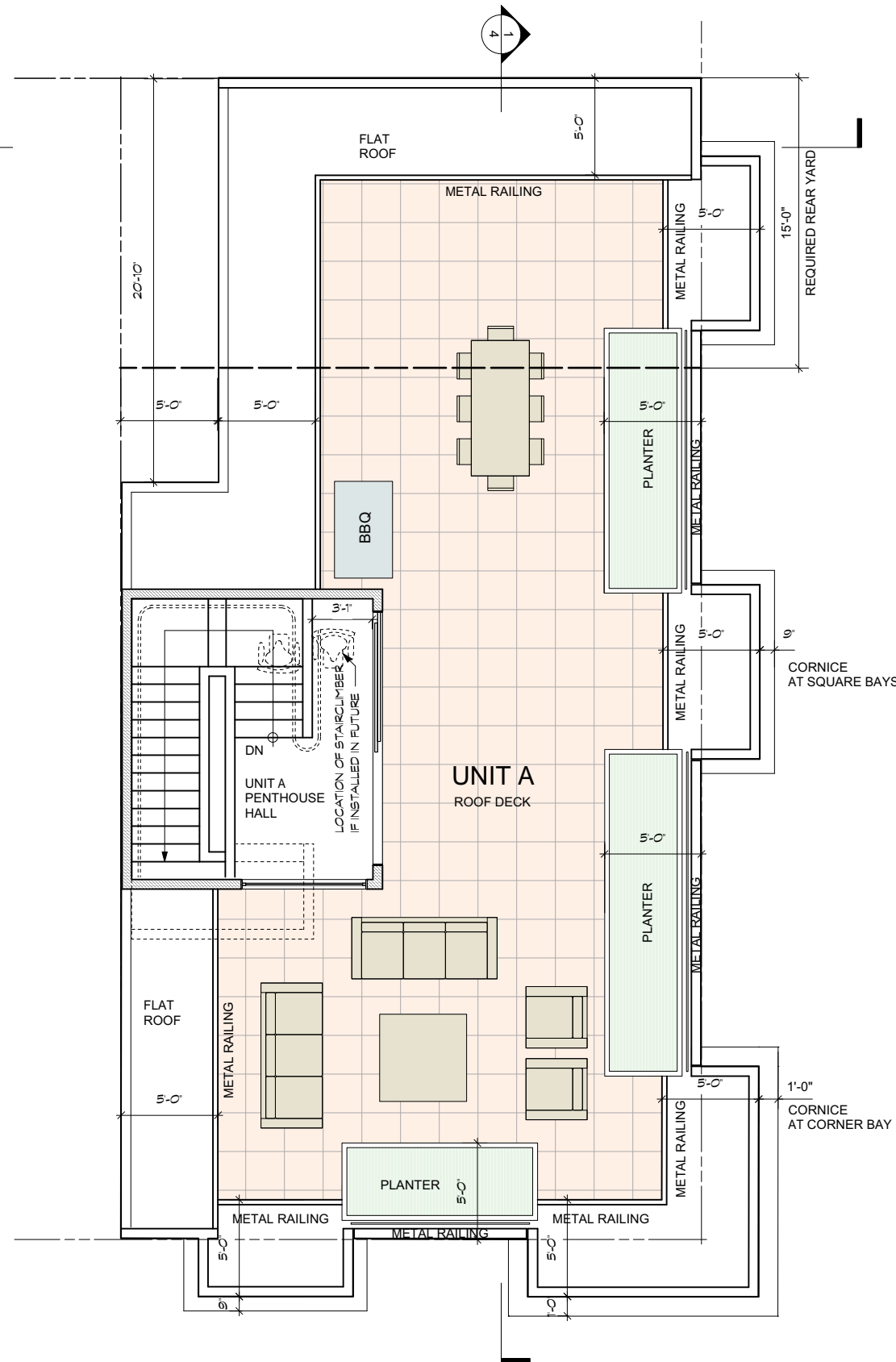
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3 PROPOSED THIRD FLOOR PLAN

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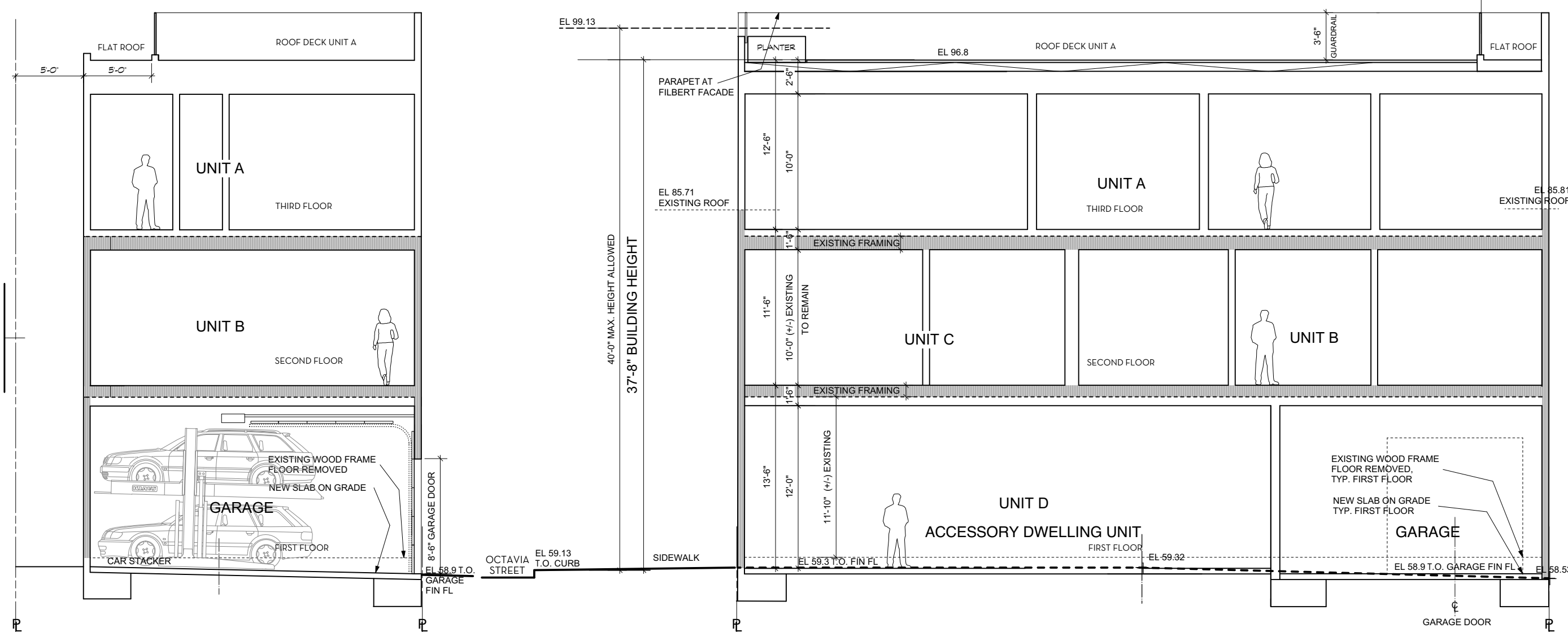
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4 PROPOSED ROOF / PENTHOUSE PLAN

0 60 120 180 240 IN

z



2 PROPOSED NORTH / SOUTH SECTION THROUGH GARAGE

0 5 10 15 20 FT

EXISTING WALL / FLOOR

1 PROPOSED EAST / WEST SECTION

0 5 10 15 20 FT

EXISTING WALL / FLOOR

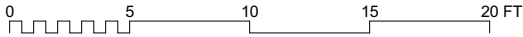
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PROPOSED SECTIONS



1 PROPOSED OCTAVIA STREET (WEST) EXTERIOR ELEVATION



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PROPOSED OCTAVIA STREET (WEST) EXTERIOR ELEVATION

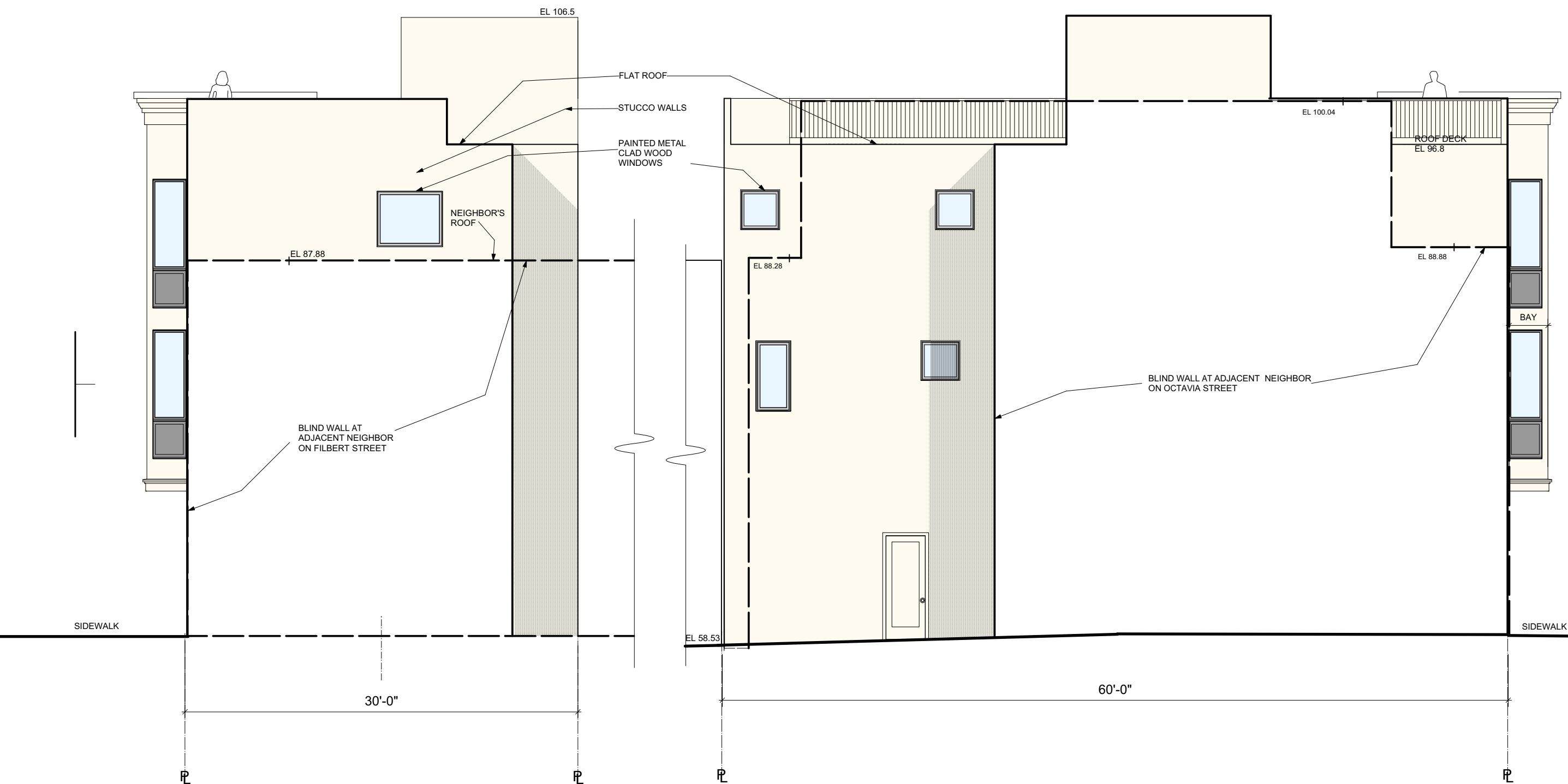


1 PROPOSED FILBERT STREET (SOUTH) EXTERIOR ELEVATION

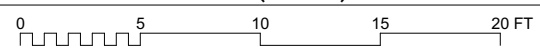
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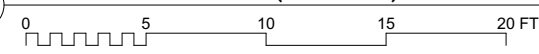
PROPOSED FILBERT STREET (SOUTH) EXTERIOR ELEVATION



2 PROPOSED SIDE (EAST) EXTERIOR ELEVATION



1 PROPOSED REAR (NORTH) EXTERIOR ELEVATION



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PROPOSED REAR (NORTH)
AND SIDE (EAST) EXTERIOR
ELEVATIONS

7 December 2015
Revised 12 January 2016

Jeffrey Ma, P.E., Building Plan Engineer - San Francisco Dept. of Building Inspection
Janice Hayes - San Francisco Fire Department
1660 Mission Street
San Francisco, CA 94103

RE: 1794,1796, 1798 Filbert Street and 2902 Octavia Street

To the San Francisco Building Department:

Thank you for meeting with us on January 7, 2016 to discuss this letter. Per your request, I have written my interpretation of your responses. I have underlined the responses and added separate initial areas for both of you below each question.

We request a Pre-application review of the above address. The existing property is a two story building with one commercial unit and three residential units. The proposed building is a three story building with one commercial unit, three residential units and a garage. One residential unit on the first floor will be moved to the third floor and occupy the entire floor. The space at the first floor (sidewalk level) will become a garage. The units currently have separate exterior entries. The proposed plans call for a shared central stair and hall for the residential units. The commercial space is accessed from the sidewalk.

1. R-2 and M
Please confirm this building with three residential units and one commercial unit will be classified as R-2 and M.

Yes, the building will be classified as R-2 and M.
Jeffrey Ma Janice Hayes

2. PLEASE CONFIRM THE PROPOSED PROJECT MAY HAVE ONE STAIR PER SECTION 1021.2 (1) "The occupant load, number of dwelling units and exit access travel distance does not exceed the values in Table 1021.2(1) or 1021.2(2)."

Under Table 1021.2(1), an R-2 building with one stair is possible up to three stories above grade plane, with 4 or less units if the Maximum exit access travel distance is 125 feet. Please see the note on the roof plan on Sheet 3 which shows 123' 11/2" travel distance to the exit stair. The most remote plan is shown on the roof deck.

One stair requires that the building be fully sprinklered. Please confirm this building will require a 13-R sprinkler system.

Yes, one stair as shown will comply. The roof deck is only accessed by the single unit on the top (Third) floor. The travel distance from the roof deck is correct and complies. If the roof deck was accessible by all the units, two stairs would be required. A "13" sprinkler system will be required.
Jeffrey Ma Janice Hayes

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7 December 2015
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1794-98 Filbert St., 2902 Octavia SFD BI Pre-App Letter

3. PLEASE CONFIRM OTHER FIRE RELATED REQUIREMENTS FOR THIS PROPOSED PROJECT.
Manual Wet Standpipe
Portable fire extinguishers (CBC 906)
No manual fire alarm system since the building will have sprinklers (CBC 907.2.91 exception 2)

No Manual Wet Standpipe will be required - this would be necessary if the building was 4 stories, but it is only 3 stories tall. Portable fire extinguishers would be voluntary in individual units, they are not required in common spaces. A fire alarm system will be required.
Jeffrey Ma Janice Hayes

4A. LU/LA ELEVATOR -
We are asking for an exception for the elevator to accommodate a hospital stretcher. This is described under CBC 3002.4a Exception 5. "Elevators in buildings or structures less than four stories in height for which the local jurisdictional authority has granted an exception in the form of a written document." Would the smaller and more economical LU/LA Elevator be allowed for this proposed project?

This is a three story building with three residential units. All three units will have access from the elevator on the second floor, one unit will have an additional access on the Third floor and Roof Deck.

Specifications for a LU/LA elevator are enclosed. This is the Orion Elevator from Savaria.

An elevator is not required for this project because the building is existing and does not have an elevator. If the owner decides to put in an elevator, it may be a LU / LA Elevator, it may also be an even smaller residential elevator. A gurney elevator is not required per CBC 3002.4a exception #5. If an elevator is installed, it does NOT have to access all floors or all units.
Jeffrey Ma Janice Hayes

4B. WILL THE ELEVATOR BE REQUIRED TO GO TO THE ROOF DECK? -

The owner would like the elevator to go to the roof deck.

The elevator is not required and not required to go to the roof deck if it is installed, see the answer to the question above.
Jeffrey Ma Janice Hayes

5. PLEASE CONFIRM THE ELIMINATION OF ELEVATOR LOBBIES AT THE 2ND FLOOR, 3RD FLOOR, AND ROOF DECK BY PROVIDING ADDITIONAL DOORS FOR SMOKE AND DRAFT CONTROL AT THE HOISTWAY.

CBC 713.14 exception 3

There are two requirements for halls at the elevator. First is the lobby requirement and exceptions to this requirement that include smoke doors as a substitute. Second requirements is that the elevator may not open directly onto an exit enclosure. If the owner decides to install an elevator, there will need to be a hall (with a self-closing fire rated door at the first and second floors) to separate it from the exit enclosure.
Jeffrey Ma Janice Hayes

6. MAY BEDROOM 2B HAVE ITS EGRESS WINDOW FACE THE REAR OF THE BUILDING?

Information sheet E-02 references egress windows in R-3 occupancies facing rear yards less than 25'. This project is a R-2 occupancy.

No. There is no egress path to the right of way from a window facing the rear. A light well at the rear of the building must be a minimum of 3' x 10' for any room with a required window facing the rear.
Jeffrey Ma Janice Hayes

7. ACCESSIBILITY

Please clarify the accessibility requirements for this project. Since the existing building is 3 units, can it be labeled "newly constructed" (102A.1)? If it isn't newly constructed, does a 3 unit apartment building need to meet accessibility requirements?

Please confirm the Commercial space will need to follow accessible requirements in Chapter 11B.

The R-2 portion of the building (residential units) is exempt from Accessibility requirements. The M portion of the building (commercial space) will need to follow accessibility requirements.
Jeffrey Ma Janice Hayes

8. PLEASE CONFIRM A PROPERTY LINE WINDOW IS ALLOWED ALONG THE EAST FAÇADE per ABO09.

The window is completely above the neighbor's roof. It is not 6' above the neighbor's roof.

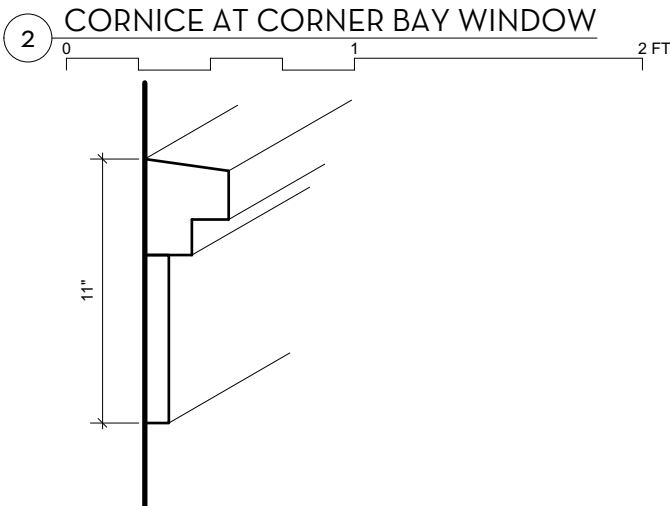
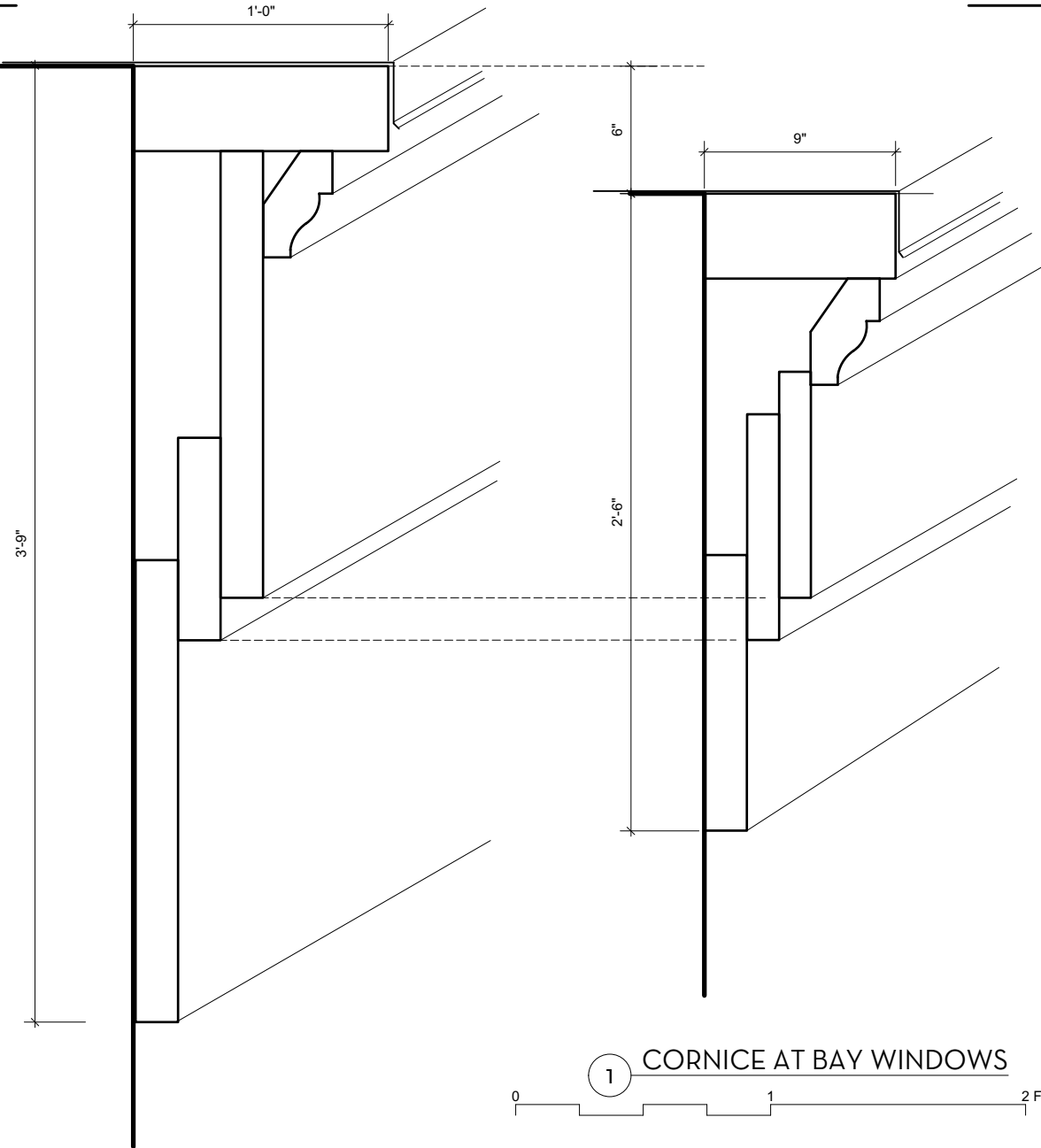
Yes, the property line windows will be allowed. If the adjacent neighbor has any skylights, the new windows need to be 6' away from the skylights.
Jeffrey Ma Janice Hayes

Thank you for your time.

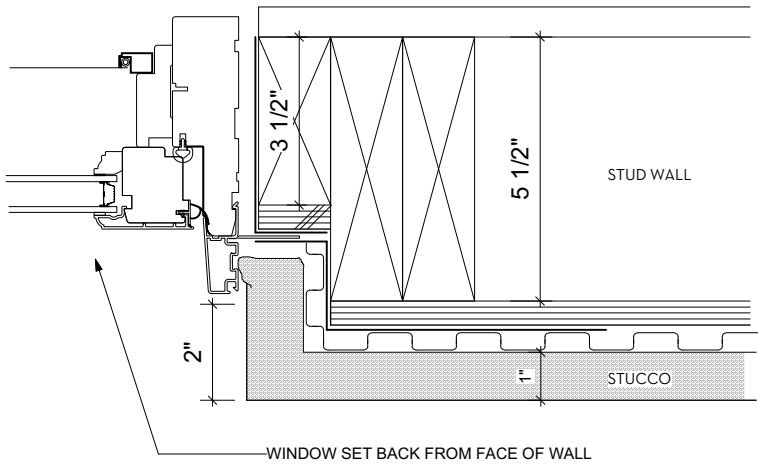
Sincerely,

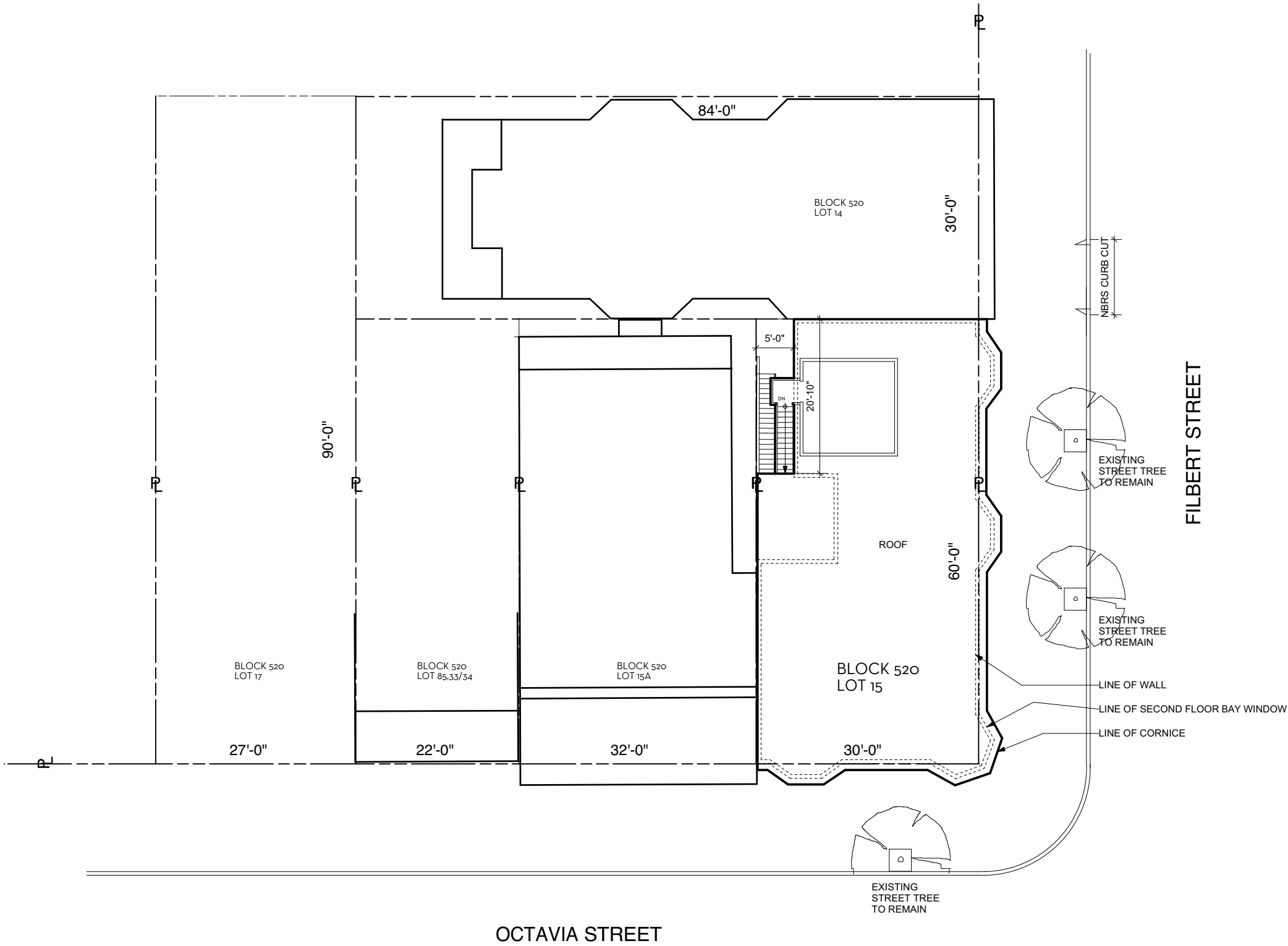
Erica Severns Architect
C34096

Accepted by
Jeffrey Ma, P.E. San Francisco Department of Building Inspection
Janice Hayes, San Francisco Fire Department
Date 1/21/16
Date 1/22/16



4 PRE-APPLICATION MEETING WITH SF BLDG DEPT

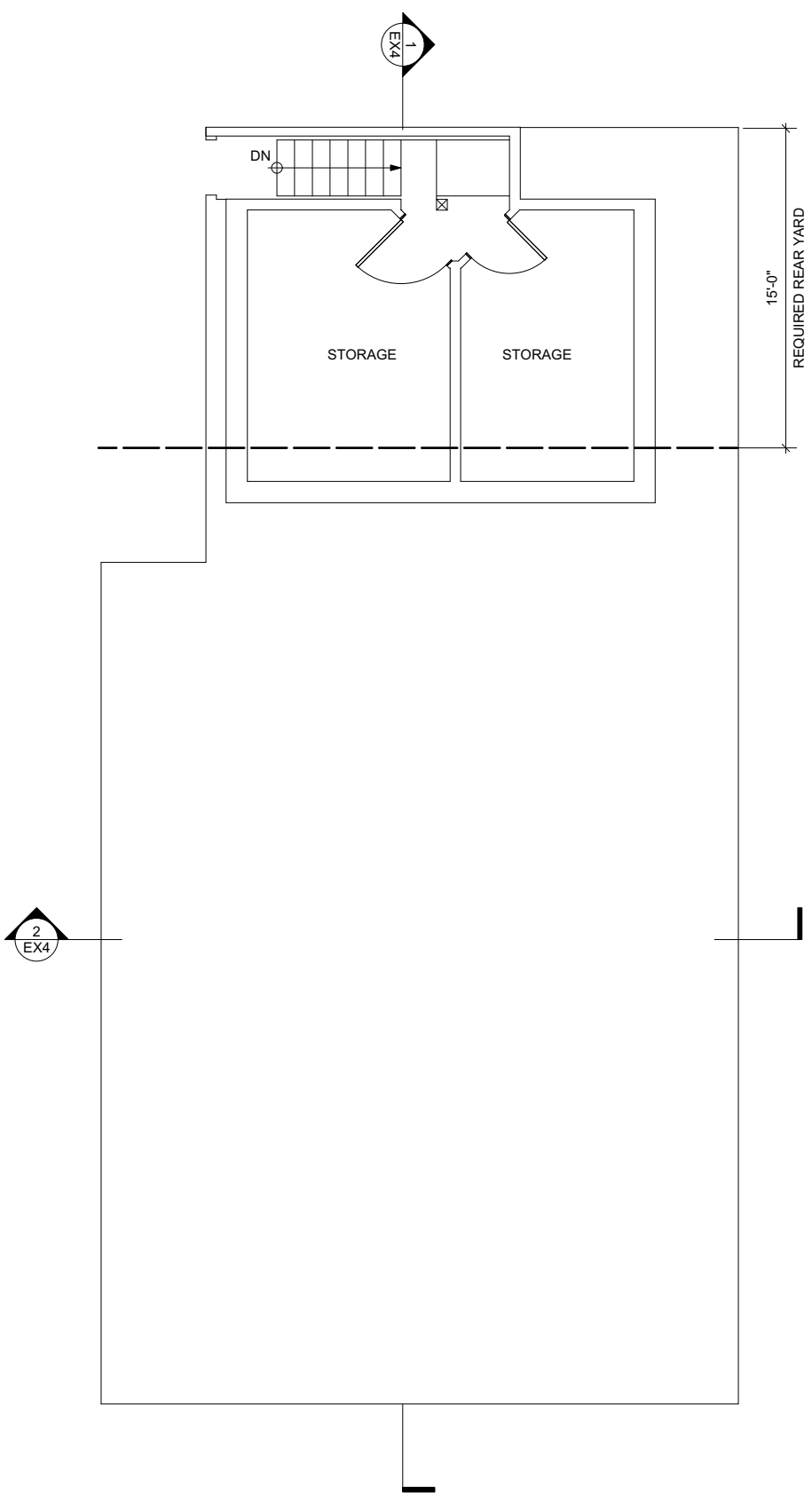




1 EXISTING SITE PLAN

1794, 1796, 1798 FILBERT STREET
2902 OCTAVIA STREET
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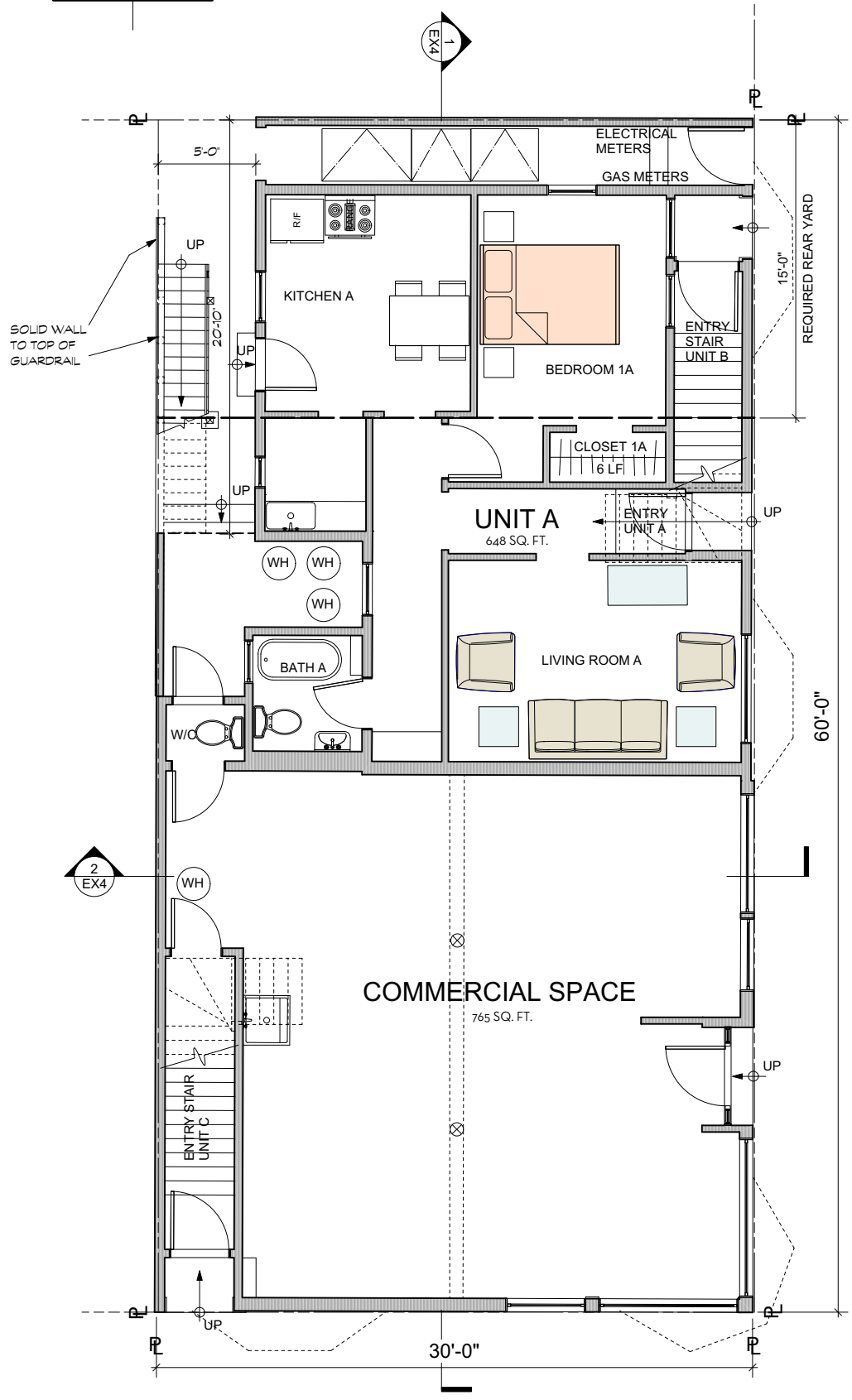
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EXISTING PARTIAL BASEMENT PLAN

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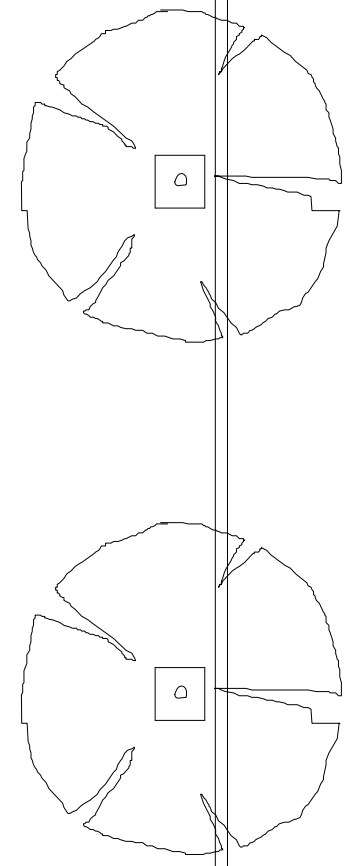
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EXISTING FIRST FLOOR PLAN (SIDEWALK LEVEL)

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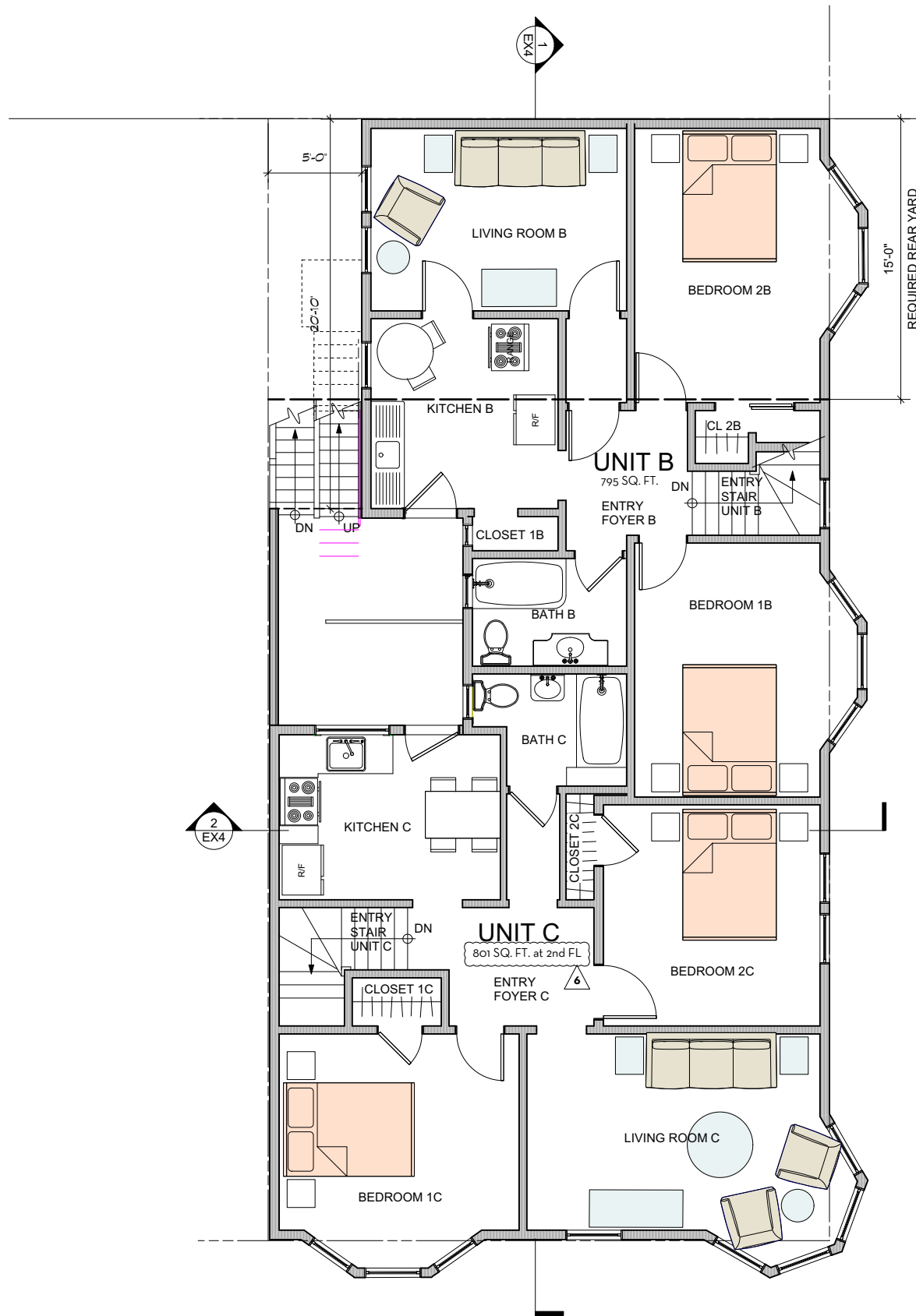
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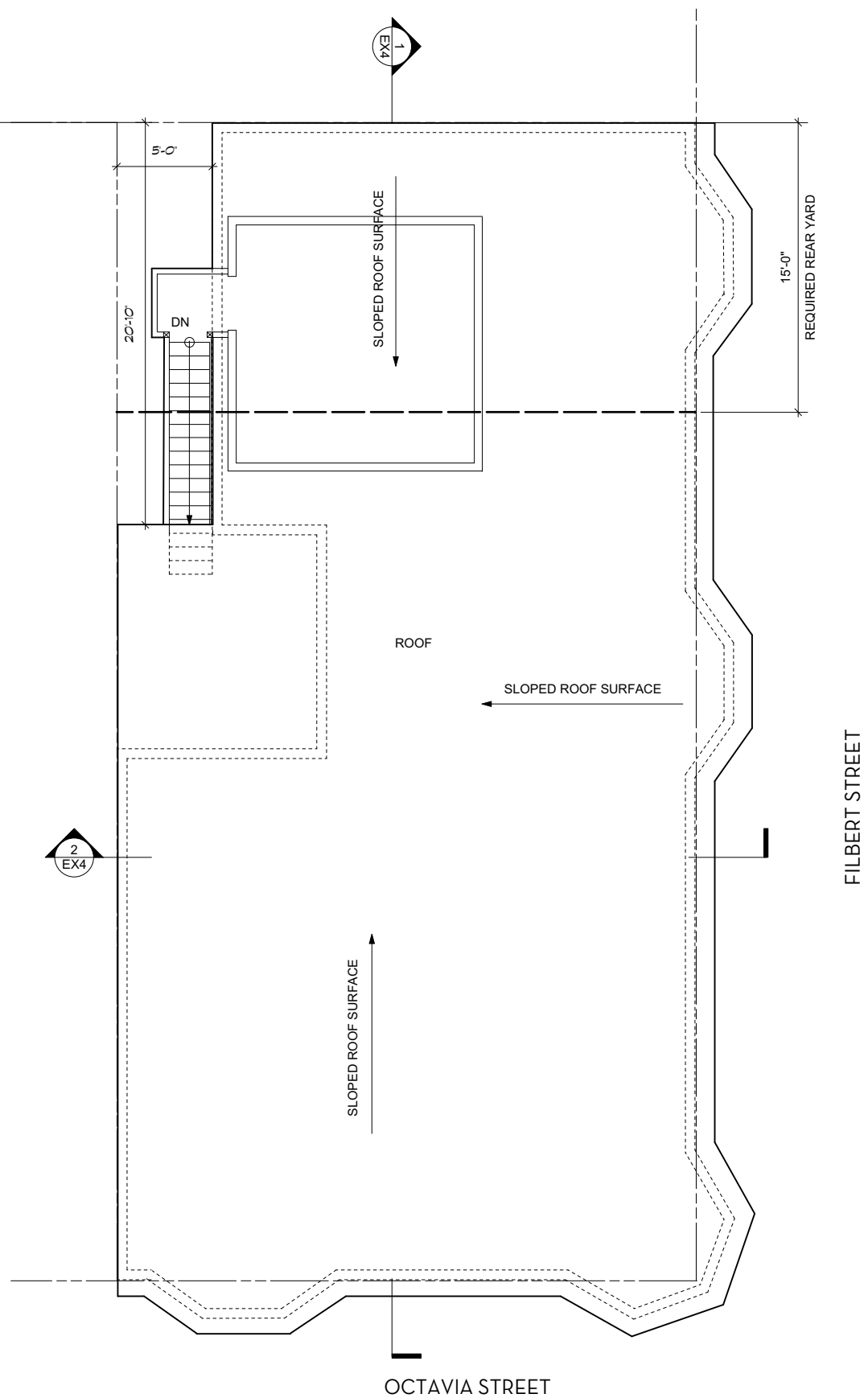
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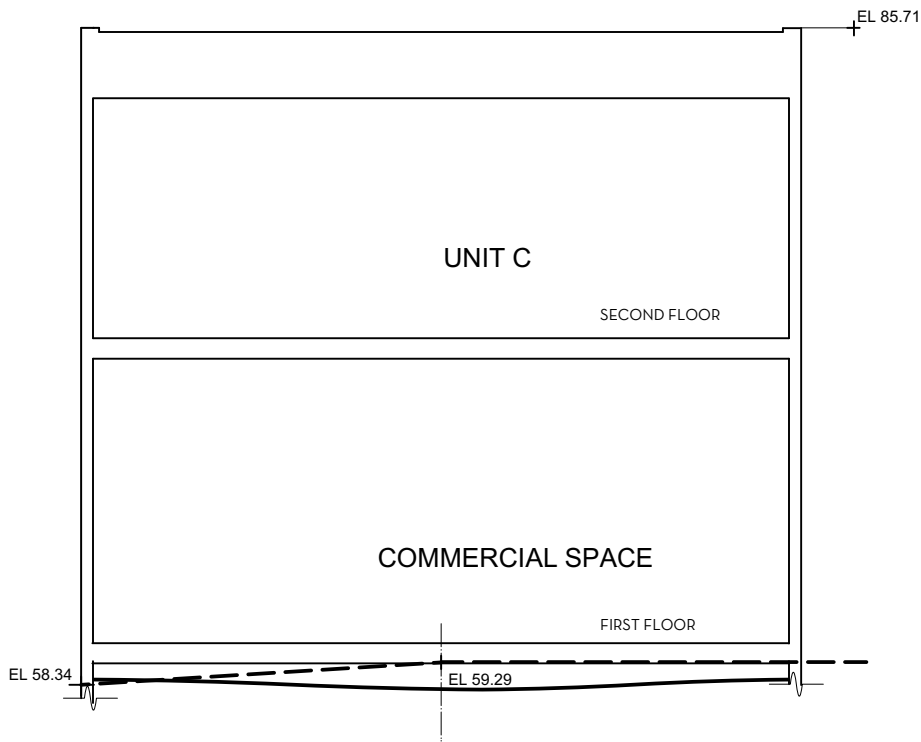




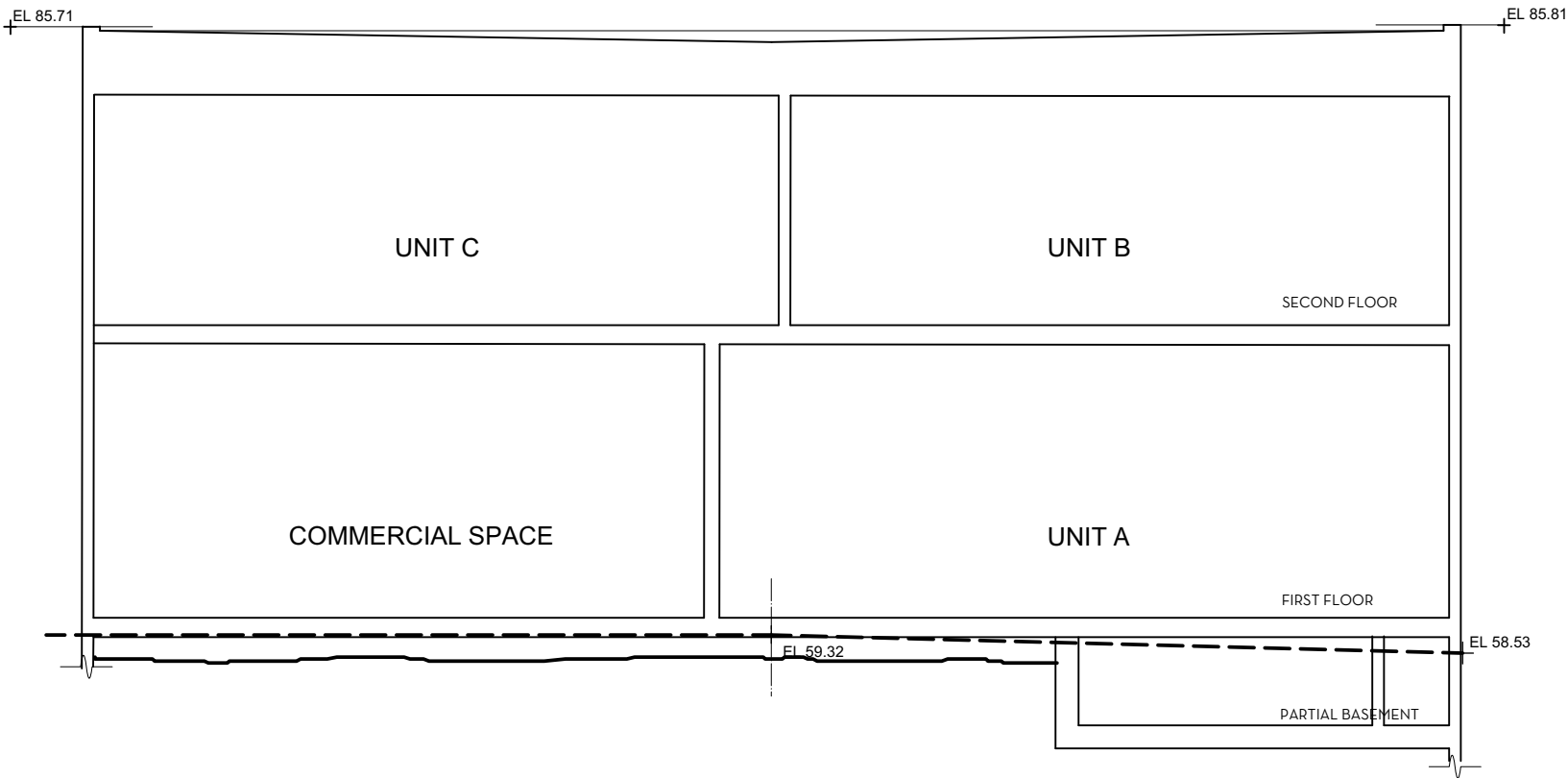
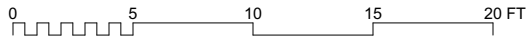
2 EXISTING SECOND FLOOR PLAN



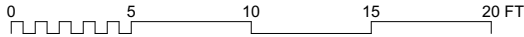
3 EXISTING ROOF PLAN



2 EXISTING NORTH / SOUTH SECTION



1 EXISTING EAST / WEST SECTION



erica severns
ARCHITECTURE

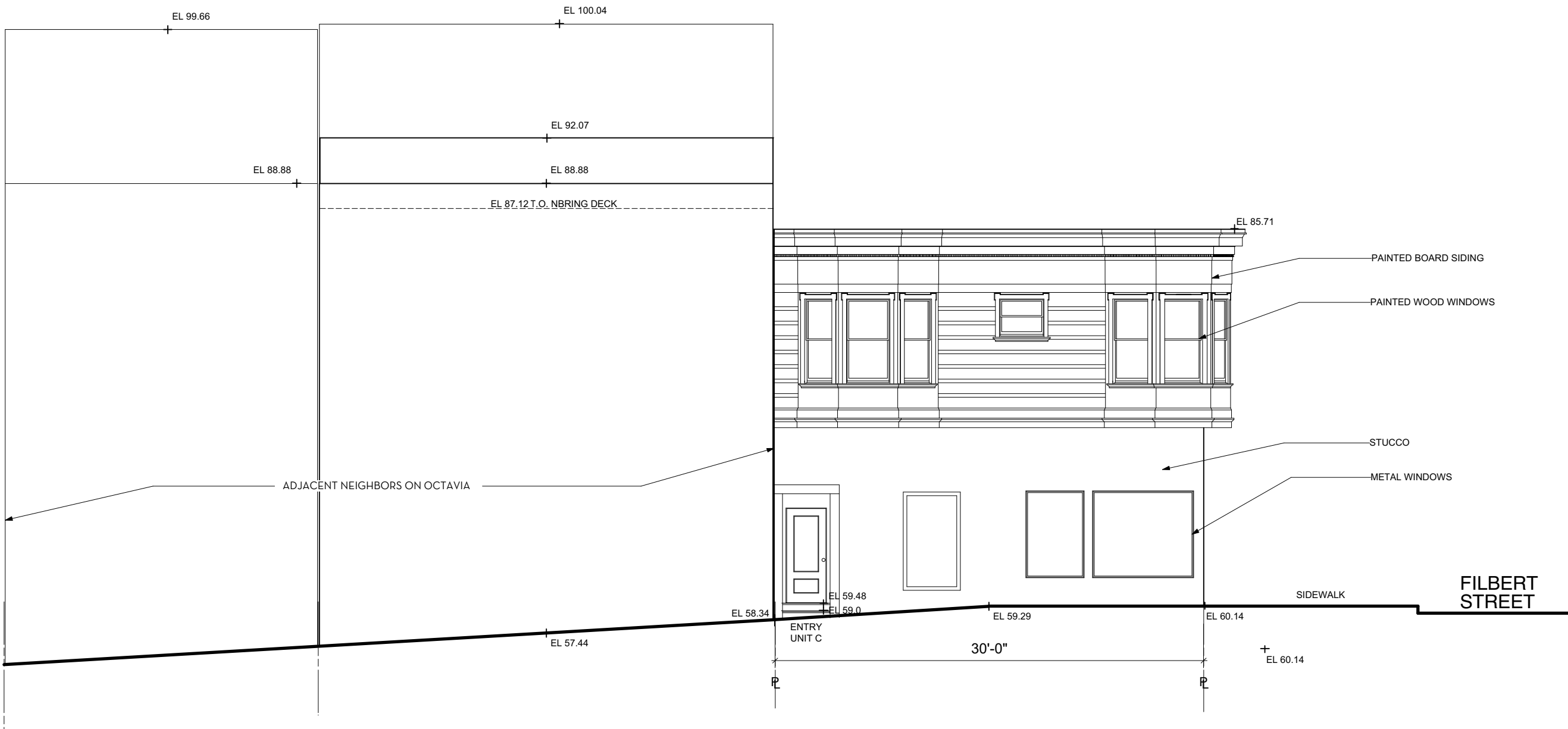
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EX4



1 EXISTING OCTAVIA STREET EXTERIOR ELEVATION

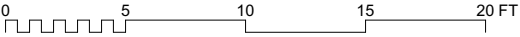
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1 EXISTING FILBERT STREET (SOUTH) EXTERIOR ELEVATION



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EX6

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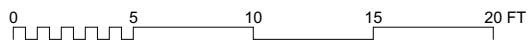
ADJACENT NEIGHBOR
ON FILBERT

EL 85.81

BLIND WALL AT
ADJACENT NEIGHBOR
ON FILBERT STREET

30'-0"

2 EXISTING' SIDE (EAST) EXTERIOR ELEVATION



ADJACENT NEIGHBOR
ON OCTAVIA

BLIND WALL AT ADJACENT NEIGHBOR
ON OCTAVIA STREET

60'-0"

1 EXISTING REAR (NORTH) EXTERIOR ELEVATION

