



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 19, 2018

1650 Mission St.
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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date: April 12, 2018
Case No.: **2017-001225DRP-02**
Project Address: **701 HAMPSHIRE STREET**
Permit Application: 2017.0124.7741
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 4078/018
Project Sponsor: Troy Kashanipour
Troy Kashanipour Architecture
2325 3rd Street, Suite 401
San Francisco, CA 94107
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal includes the conversion of the existing garage space to two accessory dwelling units, exterior modifications, interior building reconfiguration of existing units, and one-story vertical addition to an existing three-story, six-unit building. The vertical addition would be approximately 1,050 square feet and was proposed to add living space to the existing units #4 and #5 on the third floor and private roof decks for these units. The overall height will increase from approximately 26 feet to 37 feet, as measured to the top of the proposed flat roof. The existing building depth will not increase as part of this project. A new one-car garage would be constructed with an entrance on 19th Street.

Since the 311 notification, the Project has been revised so that the existing dwelling unit expansions and reconfiguration have been modified:

- Unit #4 will not be expanded;
- Unit #5 will be completely relocated to the proposed fourth floor created by the vertical addition and will be a total of 1,061 square feet in area ; and
- Unit #6 will expand horizontally on the third floor, into the former space of Unit #5, to a total of 871 square feet in area.

Additionally, the plans have been revised so that the roof decks have been pulled back five feet from the building face on all sides and the raised planters along Hampshire Street have been removed and the plantings placed at grade.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south east corner of the intersection of 19th and Hampshire Streets in the Mission neighborhood. The subject parcel measures 25 feet wide by 91.5 feet deep with an area of approximately 2,286 square feet. The property slopes laterally along 19th Street and is developed with a

three-story, six-unit building constructed circa 1960 with no front setback and a rear yard of 10 feet- 8 inches. The building has ground floor garages, two stairwells with open walkways along the Hampshire Street frontage and a rectangular bay window on the 19th Street frontage. The building is finished in stucco and vertical wood siding.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This portion of the Mission neighborhood is characterized by two- to three-story, single and multi-family residential buildings constructed in the early twentieth century. The residences commonly feature exterior stairs, bay windows and are finished in stucco or horizontal wood siding with decorative tile, wood or plaster elements. The adjacent property to the east is a three-story single family home and the property to the south is a three-story duplex. Highway 101 is located one block to the east.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 19, 2017 – January 18, 2018	January 17 & 18, 2018	June 7, 2018	92 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 9, 2018	April 9, 2018	10 days
Mailed Notice	10 days	April 9, 2018	April 9, 2018	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)/Tenants	3	2	-
Other neighbors on the block or directly across the street	1	-	-
Neighborhood groups	-	-	-
City residents	-	2	-

The Department was contacted by two tenants/neighborhood residents and two residents of San Francisco in opposition to the project, and in support of the DR, with concerns focused on the potential displacement of residents and reduction in the affordability of the units. The Project Sponsor provided letters of support from three tenants of the building and a neighbor across Hampshire Street that note the project will physically and aesthetically improve the condition of the building.

DR REQUESTOR

Discretionary Review Application #1: Trevor Somers 2525 19th Street. The DR Requestor's residence is located directly to the east of the Project Site.

Discretionary Review Application #2: Jennifer Fieber of the San Francisco Tenants Union, 558 Capp Street. The DR Requestor is a local non-profit organization with offices located in the Mission neighborhood.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application (2017-001225DRP, Trevor Somers)*, dated January 17, 2018.

See attached *Discretionary Review Application (2017-001225DRP-02, Jennifer Fieber)*, dated January 18, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated March 25, 2018.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the project following the submittal of the Request for Discretionary Review and recommended the modifications to the Project in response to the concerns raised by the DR. The plans have been satisfactorily revised to address RDAT's design request listed below and are the official plans submitted to the Commission.

- Setback all roof deck's railings 5'-0" from all building edges. (RDG, pgs. 16-17, 38-41)
- Lower all proposed planters to grade. (RDG, pgs. 19)

With incorporation of the requested changes, the RDAT found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances.

RECOMMENDATION:	Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination

Discretionary Review – Abbreviated Analysis
April 19, 2018

CASE NO. 2017-001225DRP-02
701 Hampshire Street

DR Application

- Trevor Somers (2017-001225DRP)
- Jennifer Fieber (2017-001225DRP-02)

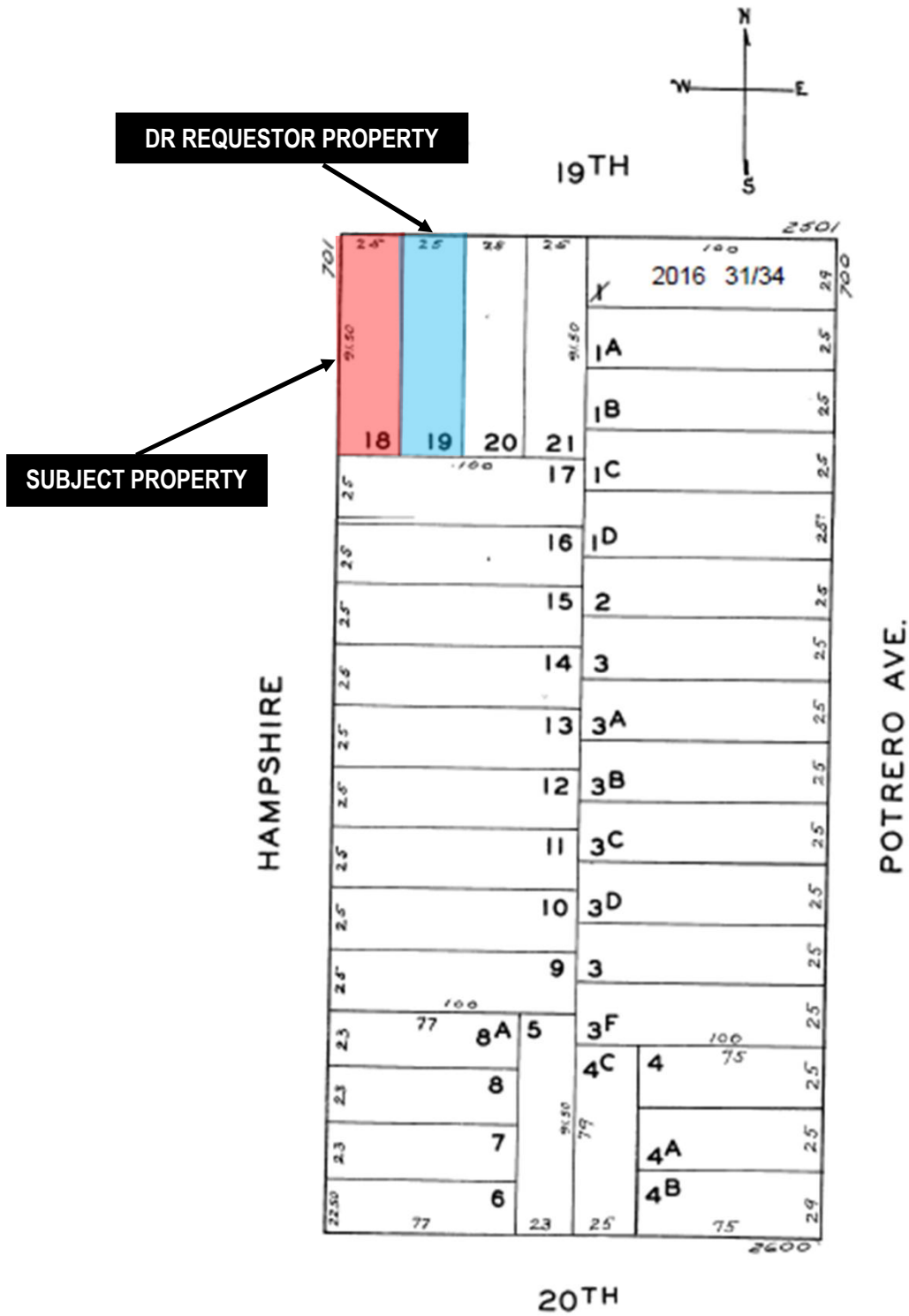
Response to DR Applications dated March 25, 2018

Reduced Plans

- Original plans for Section 311 Neighborhood Notifications
- Revised plans reflecting post-311 input and further RDG compliance

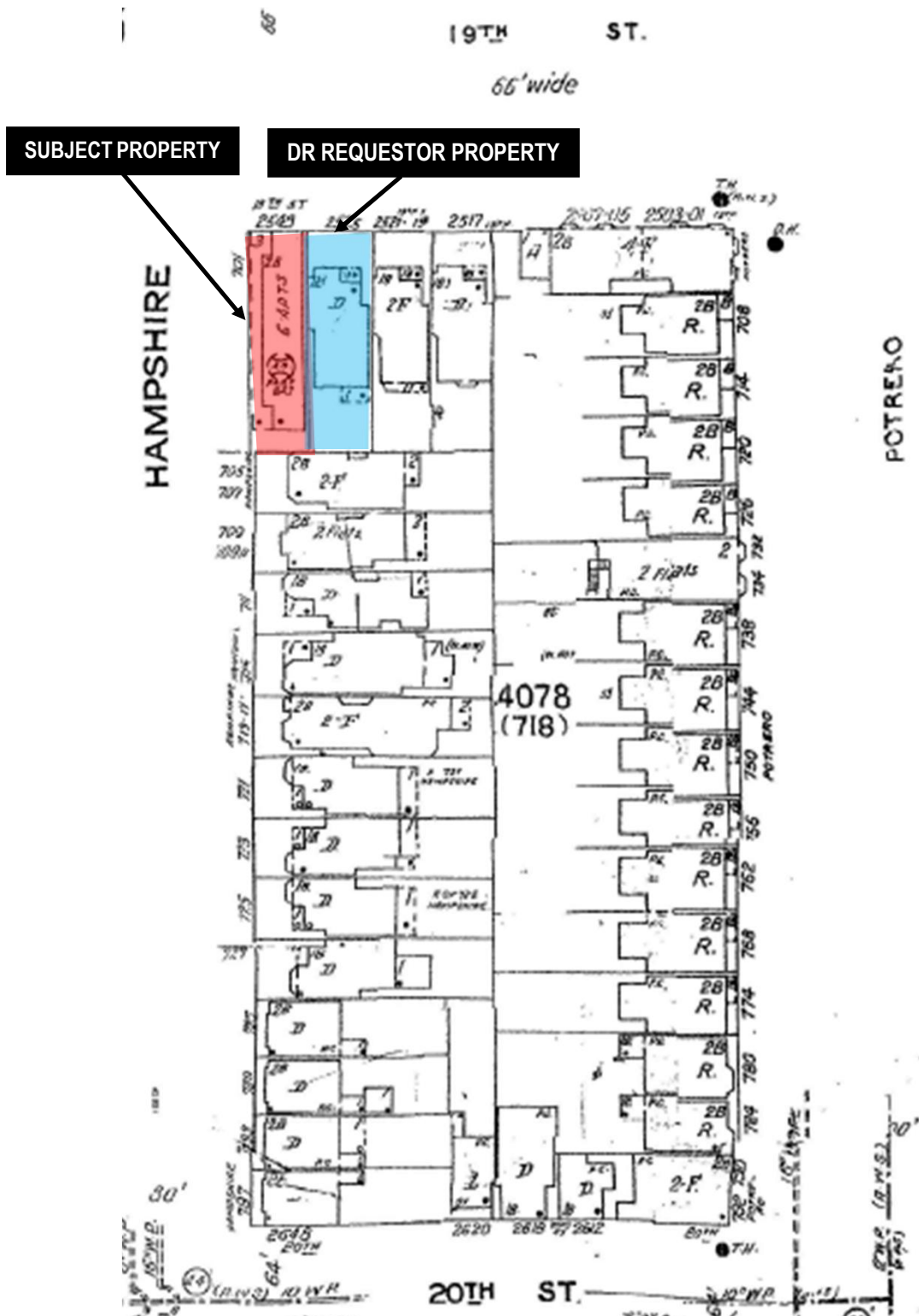
EW: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\982000-982999\982352\701 Hampshire DR - Abbreviated Analysis (ID 982352).docx

Parcel Map



Discretionary Review Hearing
Case Number 2017-001225DRP-02
701 Hampshire Street
April 19, 2018

Sanborn Map*



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

Discretionary Review Hearing
Case Number 2017-001225DRP-02
701 Hampshire Street
April 19, 2018

Aerial Photo

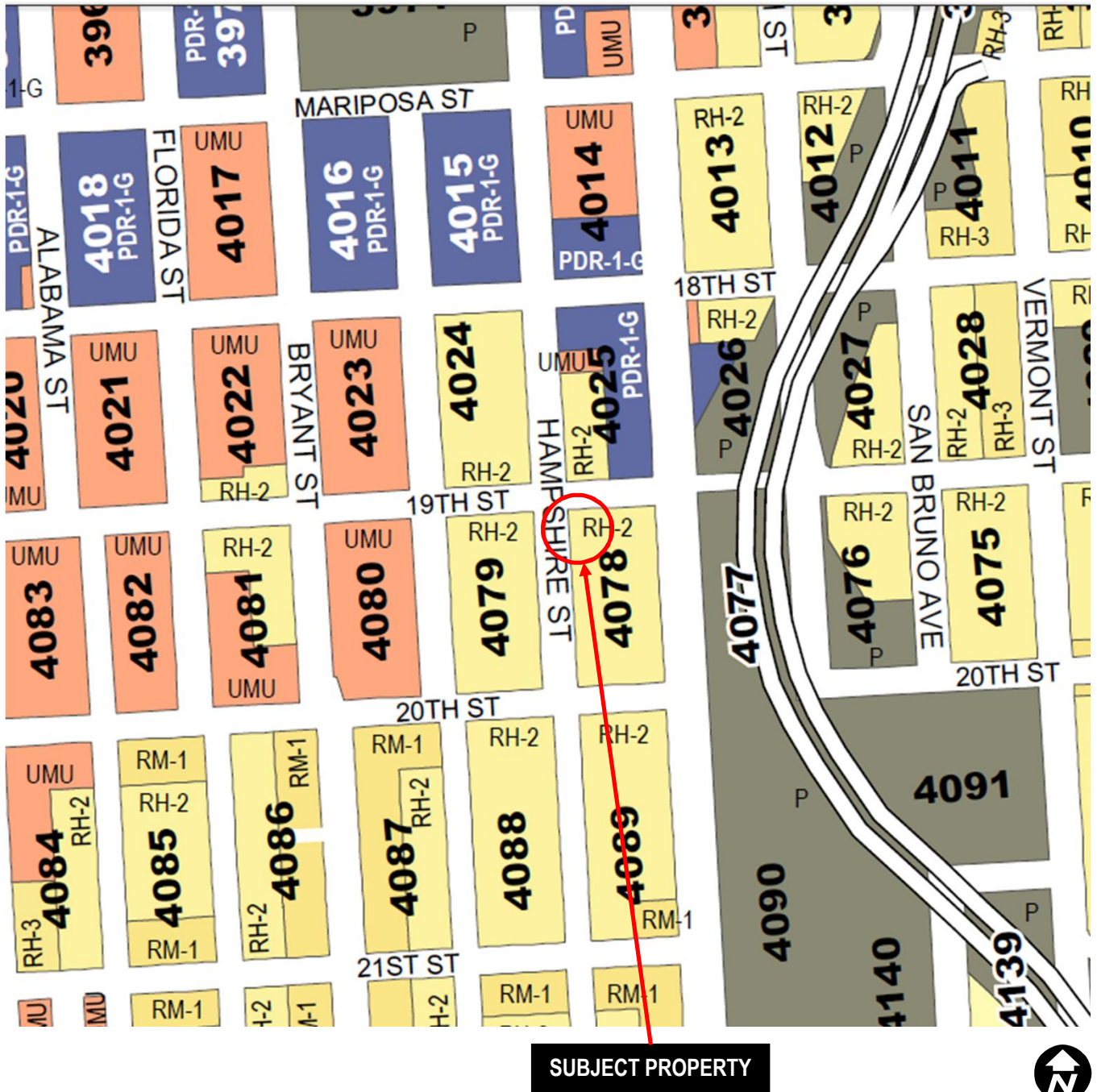


SUBJECT PROPERTY

DR REQUESTOR PROPERTY

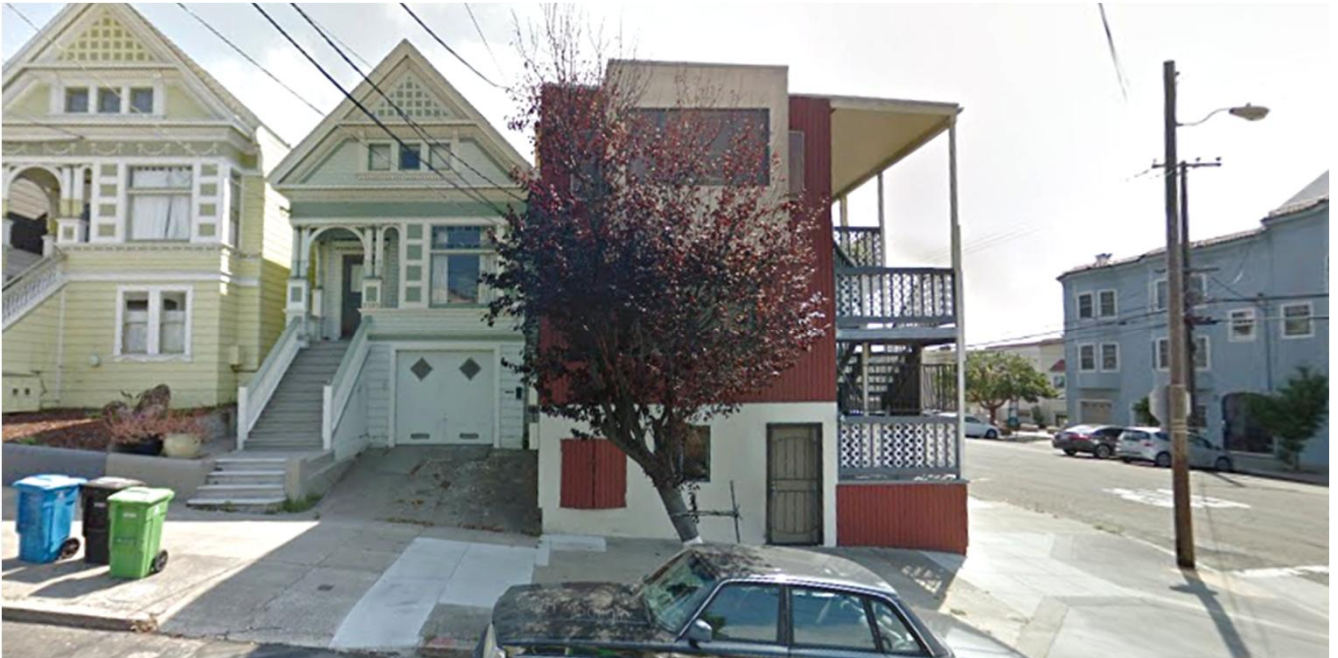


Zoning Map

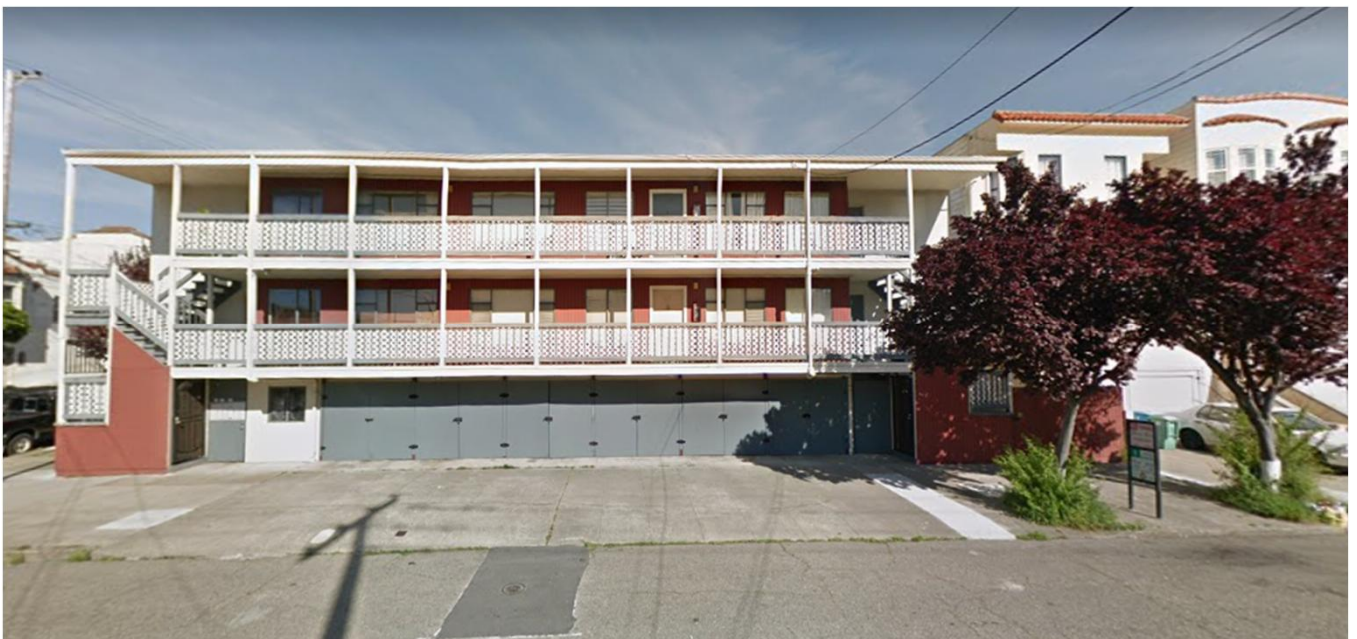


Discretionary Review Hearing
Case Number 2017-001225DRP-02
701 Hampshire Street
April 19, 2018

Site Photo



SUBJECT PROPERTY – VIEW FROM 19TH STREET



SUBJECT PROPERTY – VIEW FROM HAMPSHIRE STREET



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 24, 2017**, the Applicant named below filed Building Permit Application No. **2017.0124.7741** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	701 Hampshire Street	Applicant:	Troy Kashanipour
Cross Street(s):	19th Street	Address:	2325 3rd Street, #401
Block/Lot No.:	4078/018	City, State:	San Francisco, CA 94107
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 431-0869
Record No.:	2017-001225PRJ	Email:	tk@tkworkshop.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	81 feet	No Change
Rear Yard	10 feet	No Change
Building Height	26 feet	37 feet
Number of Stories	3	4
Number of Dwelling Units	6	8
Number of Parking Spaces	6	1
PROJECT DESCRIPTION		
The proposal is convert the ground floor garage space into two accessory dwelling units and construct a vertical addition (fourth floor) of approximately 1,051 square feet, and interior and exterior remodel of the existing six-unit apartment building. The vertical addition would add living space to the existing units #4 and #5 on the third floor and provide each unit with a private deck. A new one-car garage would be constructed with an entrance on 19 th Street.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Ella Samonsky
Telephone: (415) 575-9112
E-mail: ella.samonsky@sfgov.org

Notice Date: 12/19/17
Expiration Date: 1/18/18

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
701 Hampshire Street		4078/018	
Case No.	Permit No.	Plans Dated	
	2017.0124.7741	September 29, 2017	
<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. Conversion of ground floor garages to two accessory dwelling units, construction of a new one-car garage, vertical addition of approximately 1,051 square feet, two roof decks, and interior and exterior remodel of an existing six-unit building.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**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 known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

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

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Ella Samonsky</p> <hr/> <p>Project Approval Action:</p> <p style="text-align: center;">Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold;">Ella Samons ky</p> <div style="border: 1px solid black; padding: 5px; font-size: 0.8em;"> Digitally signed by Ella Samonsky DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Ella Samonsky, email=Ella.Samonsky@sfgov.org Date: 2017.10.11 10:31:47 -07'00' </div>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

Application for **Discretionary Review**CASE NUMBER: **2017-001225DRP**
For Staff Use only**RECEIVED****JAN 17 2018****CITY & COUNTY OF S.F.**
PLANNING DEPARTMENT
PIC**APPLICATION FOR
Discretionary Review**

1. Owner/Applicant Information

DR APPLICANT'S NAME: Trevor Somers		
DR APPLICANT'S ADDRESS: 2525 19th St	ZIP CODE: 94110	TELEPHONE: (415) 350-9513
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mark Colwell		
ADDRESS: 915 Hampshire St	ZIP CODE: 94110	TELEPHONE: (415) 680-8490
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> Trevor Somers		
ADDRESS: 2525 19th St	ZIP CODE: 94110	TELEPHONE: (415) 350-9513
E-MAIL ADDRESS: sp4ce@hotmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 701 Hampshire St		ZIP CODE: 94110
CROSS STREETS: 19th St		
ASSESSORS BLOCK/LOT: 4078 / 18	LOT DIMENSIONS: 2286 sq ft	ZONING DISTRICT: RH-2
HEIGHT/BULK DISTRICT: 40-X		

3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐
6 unit residential housingPresent or Previous Use:
8 unit residential housingProposed Use:
2017.0124.7741

Building Permit Application No.

Date Filed: 01/24/2017

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

I have emailed concerns to Senior Planner Ella Samonsky and was informed that the project was permitted and review of the circumstances needed to proceed through the Discretionary Review process. I am aware that neighboring property owners have met and spoken with the project architect and owner and that no agreements have been reached.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

See Addendum for Sections 1-3

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

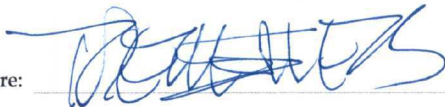
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

1/17/2018

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

Trevor Somers (Authorized Agent)

Owner / Authorized Agent (circle one)

Application for **Discretionary Review**

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

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

NOTES:

☐ Required Material.

☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: Jonathan Disalvo

Date: 1/17/18

1. *What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?*

The reasons for filing the DR are: Top floor expansion which SEVERELY IMPACTS ACCESS TO LIGHT AND PRIVACY for neighboring buildings and introduces exclusive luxury amenities incongruous with neighborhood character and nearby houses while creating NO NEW HOUSING on fourth floor.

SCALE, LIGHT, AND PRIVACY IMPACT FOR NEIGHBORING BUILDINGS

Current view of 2525 19th Street and 701 Hampshire St:



The proposed top floor expansion is massive and next door neighbors have concerns of how it will affect their own home at 2525 19th Street and the home at 2519-2521 19th St. If 701 Hampshire increases in height, these rooms will severely shade out the building lightwells and skylights creating a dark and dreary space as well as a loss of privacy. (figure 2 below shows shadow pattern caused by proposed plans, figure 3 below shows skylights and lightwell)



2525 19th street includes top floor attic rooms which already suffer diminution due to the slope the Victorian's roof. The installation of sunlight domes and windows create natural light and an expanded sense of space in these rooms and the rooms below. (figures 3 and 4)



SUMMARY

The proposed plans with expansion oppose the Residential Design Guidelines with respect to light and privacy and severely impact neighboring buildings and so should be rejected.

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

This project impacts the neighboring property at 2525 19th Street as well as the property at 2519-2521 19th St in ways which have already been described above. If approved, it would signal to other investors who purchase buildings that they can negatively impact neighboring properties with luxury expansions that don't add new housing and be

rewarded with large profits with very little pushback by the Planning Department.

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

Disapprove fourth floor expansion


1/17/2018

San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103

LETTER OF AGENT AUTHORIZATION

This letter authorizes Trevor Somers to act on my behalf as agent in all matters pertaining to the Discretionary Review process for the building project at 701 Hampshire Street, including the signing and submission of all documents relating to these matters and representation in all hearings in the process.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nina Dobner". The signature is fluid and cursive, with the first name "Nina" and last name "Dobner" clearly distinguishable.

Nina Dobner
Property Owner
2525 19th Street
San Francisco, CA 94110

APPLICATION FOR Discretionary Review

RECEIVED

JAN 1 8 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

1. Owner/Applicant Information

DR APPLICANT'S NAME: Jennifer Fieber for the San Francisco Tenants Union		
DR APPLICANT'S ADDRESS: 558 Capp St	ZIP CODE: 94110	TELEPHONE: (415) 282-6543

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Mark Colwell		
ADDRESS: 915 Hampshire St	ZIP CODE: 94110	TELEPHONE: (415) 680-8490

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/> Jennifer Fieber		
ADDRESS: 558 Capp St	ZIP CODE: 94110	TELEPHONE: (415) 282-6543
E-MAIL ADDRESS: jennifer@sftu.org		

2. Location and Classification

STREET ADDRESS OF PROJECT: 701 Hampshire St	ZIP CODE: 94110
CROSS STREETS: 19th St	

ASSESSORS BLOCK/LOT: 4078 /018	LOT DIMENSIONS:	LOT AREA (SQ FT): 2286 sq ft	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐
6 unit residential housingPresent or Previous Use:
8 unit residential housing

Proposed Use:

Building Permit Application No. 2017.0124.7741

Date Filed: 1/24/2017

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

See Addendum for Sections 1-3

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

1. What are the reasons for requesting Discretionary Review? What are the exceptional and extraordinary circumstances that justify Discretionary Review? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines?

The reasons for filing the DR are:

- I. Permanent displacement of existing tenants in top floor units due size expansion
- II. Doubling in size of top units will result in more extensive seismic work increasing relocation times for **all** of building's tenants who have been told they will have to move out.
- III. Removal of existing affordable rental housing by top floor expansion which introduces exclusive luxury amenities incongruous with neighborhood character and nearby houses while creating NO NEW HOUSING on fourth floor.

I. TENANTS IN TOP FLOOR UNITS WILL BE DISPLACED

The top floor units are currently occupied. Unit 201 (aka #4 on plans) has senior tenants who have inhabited it for 30+ years. Current plans will expand their unit to two stories (565 sq ft expanded to 1160 sq feet) against their wishes, which will obviously displace them permanently from their affordable rent controlled unit.

According to a news reporter, the owner may offer to relocate the tenants of unit 201/#4 to one of the new proposed ground floor ADU units but there are several problems with this solution:

- While the two new ADUs will be “rent controlled,” without vacancy control we have no way of knowing what the starting rent of these units will be. Tenants who leave their unit are “decontrolled”—their rent does not carry over to other units unless there is a formal negotiation and legal papers are drawn between the two parties. Existing tenants will require a lawyer to protect themselves in a contract negotiation, which they cannot afford. This negotiation must occur BEFORE permits are issued.
- Both new ADUs are smaller than their existing units and located on the ground floor rather than their third floor views, which means a downgrade.

With the offer to relocate the existing tenants, the owner is signaling that the new renovations are not enhancements for their benefit. Instead it is an insulting solution that treats tenants who have paid their rent on time for decades as second-class citizens that can be shuffled off to the basement in order to make way for wealthier residents. Unless the tenants agree it is more desirable to relocate to the ground floor they should not be forced to accept this offer in order to remain housed. The planning staff should not issue permits which force tenants into this unequal choice. In this case, doubling the size of an occupied unit amounts to a demolition of their existing rent controlled unit, so permits must be denied.

The ADU legislation (Planning Code Section 207(c)(4)(B)(v) prevents owners from applying from ADUs if they have evicted tenants pursuant to Admin Code Sections 37.9(a)(9) thru (14), which includes temporary evictions for construction unless they have moved back in or signed away their

rights to move back. But there is nothing that prevents the owner from evicting tenants as soon as they get the permit. THIS IS ANOTHER OBVIOUS UNINTENDED CONSEQUENCE OF LEGISLATION THAT WAS PUT INTO PLACE BEFORE CONSIDERING ALL OF ITS CONSEQUENCES. We are now seeing a number of owners take advantage of this loophole by proposing ADUs with large expansions that will undoubtedly require temporary evictions of up to 2 years – often with complete remodeling or removal of the tenants' units such that there is no home for them to come back to. Tenants will be given temporary eviction notices for this project just as they will be for 505 Grand View. They will learn the Rent Ordinance only provides three months of relocation assistance for a two-year eviction and will be forced to sign a low-ball buyout that gives up their right to live in the building. The ADU legislation must be amended to give tenants the same protects after permit issuance that they are afforded before permit application; otherwise, unscrupulous owners will continue to concoct permits that will result in permanent evictions.

EXTENSIVE SEISMIC WORK

In article from January 14, 2018, the owner stated: “[The tenants] can’t stay there while we replace the foundation,’ he said. ‘They have the right to return. We are just doing what The City requires.’”
www.sfexaminer.com/sf-tenant-advocates-aim-eliminate-landlord-incentives-trigger-evictions/

It is well known that seismic upgrades typically do not mean the relocation of tenants on the floors above the work, so what is going on with this statement? Are seismic upgrades requirements being used as a ruse to evict tenants? Does the planning department staff takes steps to consult with structural engineers to assess the possibility of construction-based evictions BEFORE issuing seismic permits? Why should it take a non-profit tenant advocate to have to initiate a time consuming DR process in order to have these questions answered when the Planning Dept staff is on the frontlines of reviewing plans?

The increased building mass proposed may be the reason for the suggested relocations of all tenants for seismic work. As previously explained by our organization, the Rent Stabilization Ordinance provides only three months relocation assistance regardless of project duration. This project is clearly another “renoviction,” which is quickly overtaking the Ellis Act as the easiest way for owners to both get rid of tenants without future limitations on condo conversions.

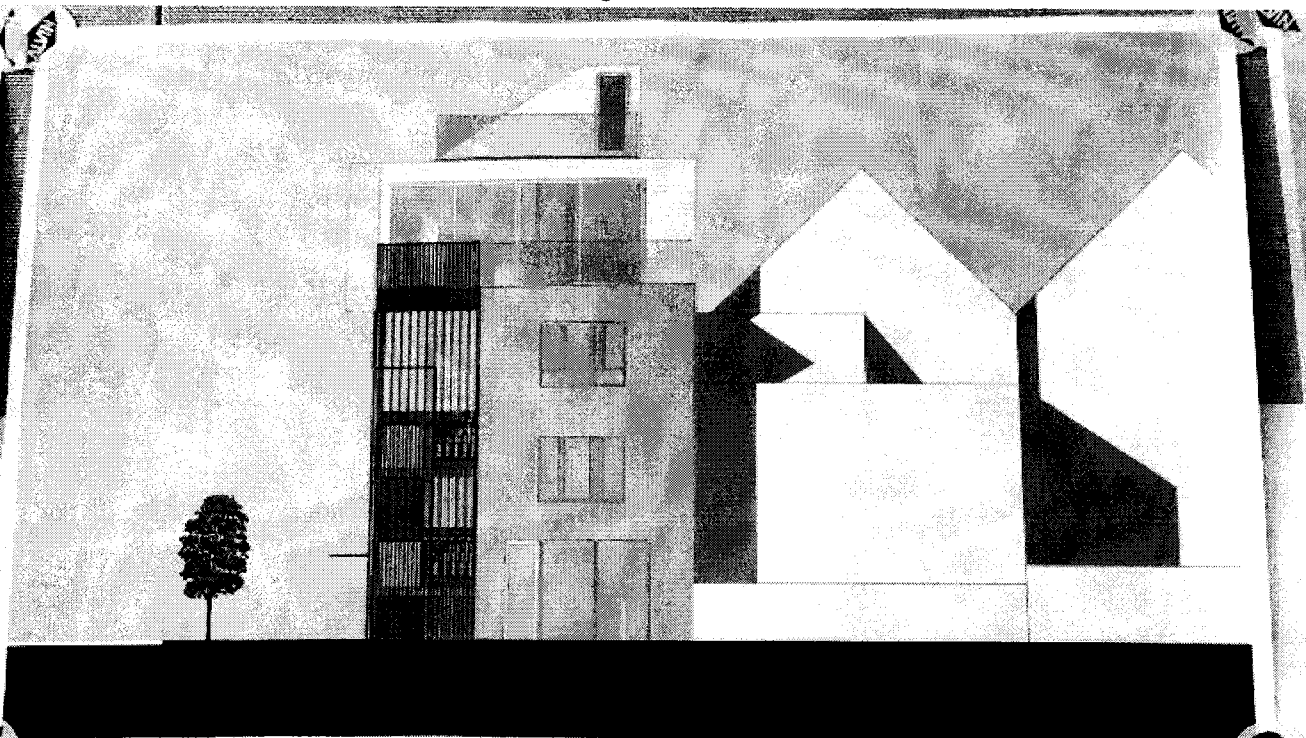
Continuation: DR APPLICATIONS for 701 Hampshire Street

HEIGHT EXPANSION WITHOUT CREATING NEW HOUSING

Current view of 2525 19th Street and 701 Hampshire St:



The proposed top floor expansion is massive and nextdoor neighbors have voiced concerns of how the shaping and height will affect their own housing situation.



If 701 Hampshire increases in height the new floor simply makes two units larger in size but does not create new rental units, in fact it takes them away from existing tenants. The project sponsors may not be the owners of the building forever so we must also think of the ability of future tenants to be able to afford these units, which is why the Tenants Union is involved. I therefore ask you to deny permission to double the top units with private patios inaccessible by other tenants; the existing units are more naturally affordable than the proposed penthouses.

SUMMARY

The proposed plans with expanded height contradict the Objectives and Policies of the General Plan in several ways so the plans should be rejected:

HOUSING ELEMENT OBJECTIVE 2: Retain existing housing units, and promote safety and maintenance standards, without jeopardizing affordability.

Policy 2.1 Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

HOUSING ELEMENT OBJECTIVE 3: Protect the affordability of the existing housing stock, especially rental units.

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

If approved, this project will signal to other investors who purchase buildings with existing tenants that they can remove tenants through renovations. Large profits will be rewarded to the owner at the expense of existing tenants unless the Planning Department pushes back and serves its role as preserving affordable housing.

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

- Limit the permits to required seismic upgrade work that will not force the relocation of any tenants.
- Disapprove fourth floor expansion and keep senior tenants in unit 201 housed in their affordable units.

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

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

NOTES:

☐ Required Material.

☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



558 Capp Street • San Francisco CA 94110 • (415) 282-6543 • www.sftu.org

January 17, 2018

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Department:

I declare that I am authorized to file Discretionary Review on behalf of the San Francisco Tenants Union where I am one of three Directors on staff. We are also on your list of organizations exempt from filing fees. Further evidence of my role there can be found at www.sftu.org.

Sincerely,

A handwritten signature in black ink, appearing to read "JF", is written over the printed name "Jennifer Fieber".

Jennifer Fieber
Political Campaign Director
San Francisco Tenants Union

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

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

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

701 Hampshire: Response to Discretionary Review from Trevor Somers,

Agent for Nina Dobler at 2525 19th Street

Building Permit Application: 2017-0124-7744 and 2017-1003-0297 associated for retrofit work.

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

The DR filer has cited Access to Light, Privacy concerns, and Building Scale as reasons for request for DR. The DR request provides elevation views that are not part of the proposal, and were not part of the 311 mailing. The images provided in the DR requestor's package show initial concepts that were discussed and an early neighborhood meeting and illustrate how much the project has evolved due to neighbor concerns. The Agent for the DR requestor was not present at project meetings and nor did he contact the project sponsor's for correct images of the project.

Scale:

The height of the proposed addition is in line with the context of the neighborhood. Due to the 8-foot floor to ceiling heights of the existing building, a 4-story building, as proposed, is only slightly taller than the 3 story buildings built with taller ceilings immediately adjacent.

The proposed building at 701 Hampshire with 4 stories aligns well to the height and massing of the building immediately across the street at 714-716 Hampshire, photo attached.

The existing massing at 701 Hampshire is dwarfed by the neighbors fronting 19th Street. With the addition of the proposed top floor it will align closely to the height of neighboring buildings on 19th Street.

The proposed the top floor is setback from the street as recommended by the Residential Design Guidelines, pages 22-23, presenting only a 3 story façade fronting 19th Street.

At the Hampshire façade, the proposed height it will align closely with the neighbor immediately adjacent at 707 Hampshire.

The Residential Design Guidelines (page 19) also suggest that corner building should be greater in height, more prominent than midblock buildings, and more detailed in architectural expression. The proposed renovation and vertical addition fully satisfy this guideline.

Light:

A shadow study shows that there will be direct shadows on neighbor skylights during a late-afternoon period of the day due to their location on the west side of the building, dependent of time of year. While

there will be some afternoon shading, these skylight remain open to the sky to transmit ambient light to the building interior.

The project Architect meet with the neighbor to present results of the shadow study as well as meeting with other neighbors to look at the implications of the proposed addition on their view.

While the proposed addition will only block the view from several of the attic level skylights at the 2515 19th Street, views from other properties will not be significantly affected. Views are protected from Public Spaces and Parks. While it is unfortunate that the attic level of the DR filer will lose some views from skylights, views are not protected from individual dwellings (Residential Design Guidelines page 18). Unfortunately there is no design option available for to allow 701 Hampshire to expand to a height in context with the neighborhood, which will fully preserve the views of 2525 19th Street toward the west. There are no obstruction of window at 2515 19th north and south building façade caused by the proposed addition.

The proposed project should be approved because:

- It has been extensively updated in response to neighborhood with additional setbacks and modifications provided.
- Conforms to the code and the Residential Design Guidelines.
- Fits well within the context of adjacent buildings.
- It is a great improvement over the current building with few impacts on adjacent properties.
- It has been extensively reviewed by the Residential Design Advisory Team over a period of several months with multiple rounds of review and revision.

2. What alternatives or changes have been made? Have changes already been made? Were changes made prior to or after application?

On 8/16/2016 a pre-application meeting was held and the meeting room in the Potrero Library.

Concepts were presented and a number of concerns were raised Concerns included issues of shading, as well as concerns about foundations.

A part of a responsible design process, a geotechnical Engineer was engaged for a geotechnical report. A well-qualified Engineer was engaged for Structural Design of the building foundation system.

In response to other concerns, project modifications were made including

- Reduction in overall height by approximately 2'. Rather than raising the building to facilitate the creation of the ADU's, excavation at the ground floor is proposed to create adequate ceiling height for ADU units.
- The upper stair penthouses were removed and roof terraces eliminated.

- The building addition was additionally notched at the southeast corner to mimic provide light to west side windows at neighbor's property.
- The overall design aesthetic of a building wrapped in a wood screen was modified to a more traditional articulation of columns, preserving some of the softer wood screening elements selectively.

A second neighborhood meeting was held on 2/9/2017 to present project changes and adjustments.

A shadow study was also prepared for the 2525 19th Street showing the impact of direct shadows on the neighbor's attic level skylights. Please note that several of these modern era skylights remain closer to the required 5' setback from the inside face of a property line wall that would have been permitted by the Department of Building Inspection per code (CBC 705.11.4.3). Although it is unclear if the building department would allow all of these skylights, we leave it to others to confirm installation with a permit.

In response to RDT comments there were additional modifications made to the building such as:

- Reduction in top floor height.
- Reduction in window size and scale with additional division.
- Unification of the façade material.
- Articulation at corner stairways.
- Redesign of top story façade to correspond with the rhythm of the bays below.
- Reduction raising of terrace parapets to reduce apparent railing height, changes in railing materials, setbacks of railings.
- Addition of additional façade articulation.

3. Rather than having adverse impacts on the neighbors and neighborhood the project, as proposed, will have abundant benefits:

The original construction was substandard. The addition of the top floor, will finance the soft story retrofit with associated ADU's. It will allow the redesign and recladding of the building in quality materials. The new design is a vast improvement to the current hodgepodge of stucco, T111 siding and painted trellis railing. The modest expansion at the top floor will allow the owners to obtain a construction loan that will fund all of the improvements that are necessary and desirable for a building of this age.

Unightly ground floor utility areas, are eliminated. The neighborhood will be greatly improved by the addition of the sidewalk planting areas and additional street trees.

The project adds housing as ADU units are created at the ground floor. One of the ADU's is a one-bedroom with access to the rear yard. The other is a one bedroom with a small guest room or home office space. The units will be screen from the street with sidewalk plantings. Changes in the grade plane and materials will provide a sense of separation and additional privacy from the street. The ADU

units based on size and configuration will be more naturally affordable than entire flats or new luxury condominiums.

The project adds even more housing: Two upper one-bedroom units are being expanded as two bedroom units with great improvement in functionality and livability. The units are designed for the needs of contemporary families, with an additional bathroom, a washer-dryer, a modern kitchen, and reasonable closet space. An additional bedroom is space for another person that can remain in San Francisco. Elimination of the top floor as requested by the DR filer, eliminates housing.

Response by,

Mark Colwell, Owner

Christina Tran, Owner



714-716 Hampshire, taller corner building across street from the subject property.



701 Hampshire: Response to Discretionary Review request from Jennifer Fieber

Building Permit Application: 2017-0124-7744 and 2017-1003-0297 associated for soft-story work

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

This DR appears to be based on a misunderstanding. Neither the SF Tenant's Union, nor the tenant residing in Unit 201 presented any concern to the building owners during the design process. The tenant did not attend any pre-application meetings. The first objection from the tenant or Tenants Union, came with a request for DR. The request for DR suggests that a "renoviction" will take place. It suggests that tenants will be permanently displaced. The DR filing has suggested that luxury housing, incompatible with the neighborhood, will be created. All of these assertions are not based on facts.

Please also note that the DR Request references very early plans that have since been revised. The plans submitted during 311 notification have been scaled back significantly.

The Owners purchased this property with the intention to maintain the tenants while making long term improvements to the property.

To be very clear, significant construction and improvements on this property are mandated by the City and are required to preserve the habitability for Tenants after the big seismic event that will occur. A historic interval of about 100 years means that the big earthquake is overdue.

Other existing tenants in the building understand the necessity for the improvements and have understood that the Owner is fulfilling their legal responsibilities while investing in the building. Tenants will return to the property at will upon the completion of construction at the appropriate rent per rent control legislation.

The Owners originally understood that the tenant in unit #4 (or #201) was amenable to a switch to a ground floor, newly constructed, larger, rent-controlled ADU unit at their existing rent. This DR request proves that some miscommunication has taken place.

After the filing of the DR, the Architect at the Owners' direction worked with Staff to propose significant alterations to the project which minimize changes to the Tenant's unit (#4 or 201). There will need to be seismic improvements, upgrades to wiring, and the addition of a fire sprinkler system to the Tenant's unit. These upgrades all benefit the tenant and the life-safety of all occupants.

The Owners are working with a Construction Manager to look at project sequencing to minimize construction time and disruption.

Although there will be a short period where a temporary relocation is required, the Owners are working with a construction manager to sequence the construction to minimize the relocation period. The

estimated relocation time period is 60 days or less. We strive to keep the relocation period to 60 days, and optimistically hope to be under 60 days, barring conditions beyond our control. Because wiring upgrades and the addition of sprinklers can occur on the outside of the occupied units (on the ceiling of the floor above or on the floor of the floor below), these upgrades will be completed separately so as to minimize the relocation time period.

The proposed project should be approved because it has been modified extensively to address the DR requestor's concerns:

- I. Unit expansion will no longer occur in Unit #201 (long-term tenant). Unit #202 and Unit #203 will be expanded instead. The tenants residing in Units #202 and #203 (each tenants of less than 1 year) are in full support of the project and of their unit expansion (see attached letters).
- II. The Owners, after seeking professional advice, have verified that tenants will NOT be required to move out for the duration of construction of the fourth floor addition. The bulk of the work can be completed from the ground level (existing car ports) or from the roof. The only work that needs to be completed in Units #2 and #4 will be coordinated with the required seismic upgrades of those units. Due to seismic upgrade requirements, the bathroom shear wall will need to be replaced and therefore the bathroom will need to be rebuilt. During that time, additional plumbing vents will be placed.
- III. The top floor expansion will be expanding a one-bedroom apartment into a two-bedroom apartment. A studio apartment will be expanded into a two-bedroom apartment. Two-bedroom units are more conducive to families with children.
The two new two-bedroom apartments plus the addition of two ground floor one-bedroom apartments will provide a broader range of unit types in the building. Adding two new bedrooms also creates much needed housing.
- IV. It is asserted that the expanded dwelling units will be "luxury homes." Although the idea of luxury is subjective, there is little to suggest that these homes have extravagant features. There are no spa-like bathrooms, palatial closets, or expansive kitchens. Rooms and spaces are modest, with 2nd bedroom sizes of around 10'x10'. With appropriately size furniture, there spaces are functional, but not oversized. The dwellings proposed fit well within the context of rooms and spaces found in multiunit apartment buildings all over San Francisco.

2. **What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.**

The project sponsor has made extensive changes to address the DR requestor's concerns. See below for project changes following the DR filing.

- Unit 4 (#201) will no longer be expanded.
- Unit 5 (#202) will be expanded vertically, with the entry remaining in the current position on the 3rd floor. Bedrooms and living space will be in the vertical addition on the top floor.
- Unit 6 (#203) will be expanded horizontally to become a 2 bedroom dwelling assuming a portion of the space vacated by the expansion of unit 5.

3. **If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.**

The DR request to "limit the permits to required seismic work that will not force the relocation of any tenants" does not allow an expansion permitted under the code and does not allow the creation of much needed housing.

At the Owner's expense, the tenants in Units #202 (#5) and #203 (#6) will voluntarily relocate while construction takes place to expand these units. These tenants are in full support of the expansion. The expansion will be adding one additional bedroom in Unit #202 and one additional bedroom in Unit #203, for a total of two additional bedrooms. The Owners' preference would have been to create additional units rather than expanding existing units, but due to zoning density, this was not possible. Currently, the building only has studio and one-bedroom units. The expansion will introduce two new two-bedroom units which promotes Planning Policy 4.1 – "encourage the remodeling of existing housing, for families with children" and Planning Policy 5.4 – "provide a range of unit types for all segments of need." The building currently has 4 one-bedroom units and 2 studios. The proposed project would result in 5 one-bedroom units, 1 studio, and 2 two-bedroom units. The tenants of the two units that will be expanded are in support of the project and of expansion of their units.

The addition of the top floor allows the Owners to finance the other work and improvements. The top story addition also triggers the requirement for sprinklers (CBC Table 704.4 and IS FS05). A fire sprinkler system enhances the safety of tenants and the surrounding neighborhood. Current building tenants and neighbors have expressed that the building is an eyesore to the neighborhood and have expressed enthusiasm for the improvements. Upgrading the building exterior, replacing exterior locks and building entryways, and the numerous other improvements that result in a well-designed, well-maintained

building, all serve to enhance building security and deter crime. These improvements become viable with the construction financing available to the project with the top floor addition.

Approval of the project will allow the owner to extend shearwalls from the reinforced ground level up through the superstructure above. The Owners have full interest in minimizing relocation duration, thereby reducing impact to tenants and also reducing expenses.

The Owner and Contractor will work together to make sure the building remains safe and habitable for the duration of the construction project. This work will be coordinated with the SF Fire Department and Department of Building Inspection to insure a clear and unobstructed pathway to exits, maintenance of utilities, and construction only during prescribed hours.

The DR requests that you disapprove fourth floor expansion and keep senior tenants in unit 201 housed in their affordable units.

The project, including the fourth floor expansion, as revised does just that. The Owners have modified plans so that Unit #201 (unit #4) will remain substantially unchanged. The tenants residing in the units that will be expanded (units 5 & 6) are in full support of the project. This reasonable compromise allows many benefits:

- The project finances improvements to original substandard construction. The addition of the top floor will finance the soft story retrofit with associated ADUs. It will allow the redesign and recladding of the building in quality materials. The new design is a vast improvement to the current hodgepodge of stucco, T111 siding and painted trellis railing. The modest expansion at the top floor will allow the Owners to obtain a construction loan that will fund all of the improvements that are necessary and desirable for a building of this age.
- Unightly ground floor utility areas are eliminated. The neighborhood will be greatly improved by the addition of the sidewalk planting areas and additional street trees.
- The project adds housing as ADU units are created at the ground floor. One of the ADUs is a one-bedroom with access to the rear yard. The other is a one bedroom with a small guest room or home office space. The units will be screened from the street with sidewalk plantings. Changes in the grade plane and materials will provide a sense of separation and additional privacy from the street. The ADU units based on size and configuration will be more naturally affordable than entire flats or new luxury condominiums.
- The project adds even more housing: One upper one-bedroom unit is being expanded as a two bedroom unit and one upper studio unit is being expanded as a two bedroom unit, with great improvement in functionality and livability. The units are designed for the needs of contemporary families, with an additional bathroom, a washer-dryer, a modern kitchen, and reasonable closet space. An additional bedroom IS space for another person that can remain in

San Francisco. Elimination of the top floor as requested by the DR filer, eliminates housing that can be built.

The Owners purchased the building with the intent of making needed long-term improvements. 701 Hampshire is a corner lot with high visibility. It is currently an eyesore to the neighborhood. No comments in support of the current appearance of the building have been received and quite a few to the contrary. The Owners have very thoughtfully chosen an architect and worked closely to create plans that are compatible with the building structure. The Owners intend to use quality, durable, long-lasting materials so that in the future, any deterioration in appearance and safety will be mitigated. The proposed renovation and addition will create something more than just a rental investment, but a building of which the Owners can be proud.

San Francisco mandates that the ground floor be seismically reinforced. With the addition of the 4th Story, the entire building will be brought up to current seismic code, not simply the ground floor which is the minimum requirement. The addition will require a fire sprinkler system and fire alarm system providing increased fire safety. Entryways will be reinforced and secured. The expanded Units #5 and #6 will be vastly more energy and water efficient with new windows, insulation, plumbing fixtures and appliances. The building as a whole will become more energy efficient with new water heaters. These upgrades benefit the long-term welfare of all building tenants.

The Owners are working with a General Contractor to carefully sequence a construction plan to ensure that occupied units subject to rent control will maintain their full rights within the limits of the law. The units that will be expanded are occupied by tenants that fully support the project.

These improvements would not be possible without the addition of the fourth story. The addition allows the Owner to finance all other improvements. The Owners and Architect have worked closely with Planning Department Staff and the Residential Design Advisory Team, through multiple rounds of comments and drawing revisions at great expense. Many changes have been requested and the designers have worked with Staff over a period of months to achieve a thoughtful and well-designed building, reflecting the most current thinking and direction coming from the Planning Commission.

The top floor vertical addition is integral to the plans to create a building that is viable in the long term, fully seismically upgraded, low maintenance, water and energy efficient, a building that promotes the long-term health and safety of the tenants. While doing no harm, the Owners hope to create a building that they are proud to maintain for years to come - a building that tenants will be proud to call home.

Response by,

Mark Colwell, Owner

Christina Tran, Owner

Dear SF Planning:

I am a neighbor and property owner residing directly across the street at 2601 19th St. I fully support the project at 701 Hampshire street after reviewing the plans and discussing the project with the owners (Mark and Christina). I feel that the alterations are a major benefit for the neighborhood as they provide additional housing and create a far more appealing building overall.

Sincerely,

DocuSigned by:

Pierre-Luc Beaudoin

3/19/2018

Pierre-Luc Beaudoin

To Whom It May Concern:

I moved into 701 Hampshire probably about a year ago. Mark Colwell mentioned plans on renovating the building. Right now, it looks like a cheap motel from the late 70s. We even have various nicknames about how bad the building looks. I am really excited that the exterior is being renovated. It seriously needs it. I also know that I'll be able to move into either a beautiful 2 bed apartment or one of the new 1 bed apartments with a garden. Right now, my apartment is pretty awkward and out-dated. I don't really understand the layout. I can't wait to move into an apartment that is actually well-designed and remodeled. I understand that I'll be asked to temporarily move out while my unit is expanded, but it's worth it!

I just want to state, for the record, that I fully approve of the renovation and can't wait to see this massive eyesore replaced with something beautiful.

Sincerely,

DocuSigned by:

F96E8AB338204C3...
Josh Turner

To whom it may concern,

We moved into 701 Hampshire approximately 7 months ago. When applying for the apartment, Mark explicitly informed us about his plans on renovating the building. When he told us about his plans, we were excited about the renovation, as the current building is outdated. We are both ecstatic about the remodeling and cannot wait to see the new apartment. We are aware that we will be asked to move out temporarily during the renovations. We want to state that we are supportive of the remodeling and am excited to see what the new remodel has in store.

Thanks,

Nick Tsui and Megan Poblete

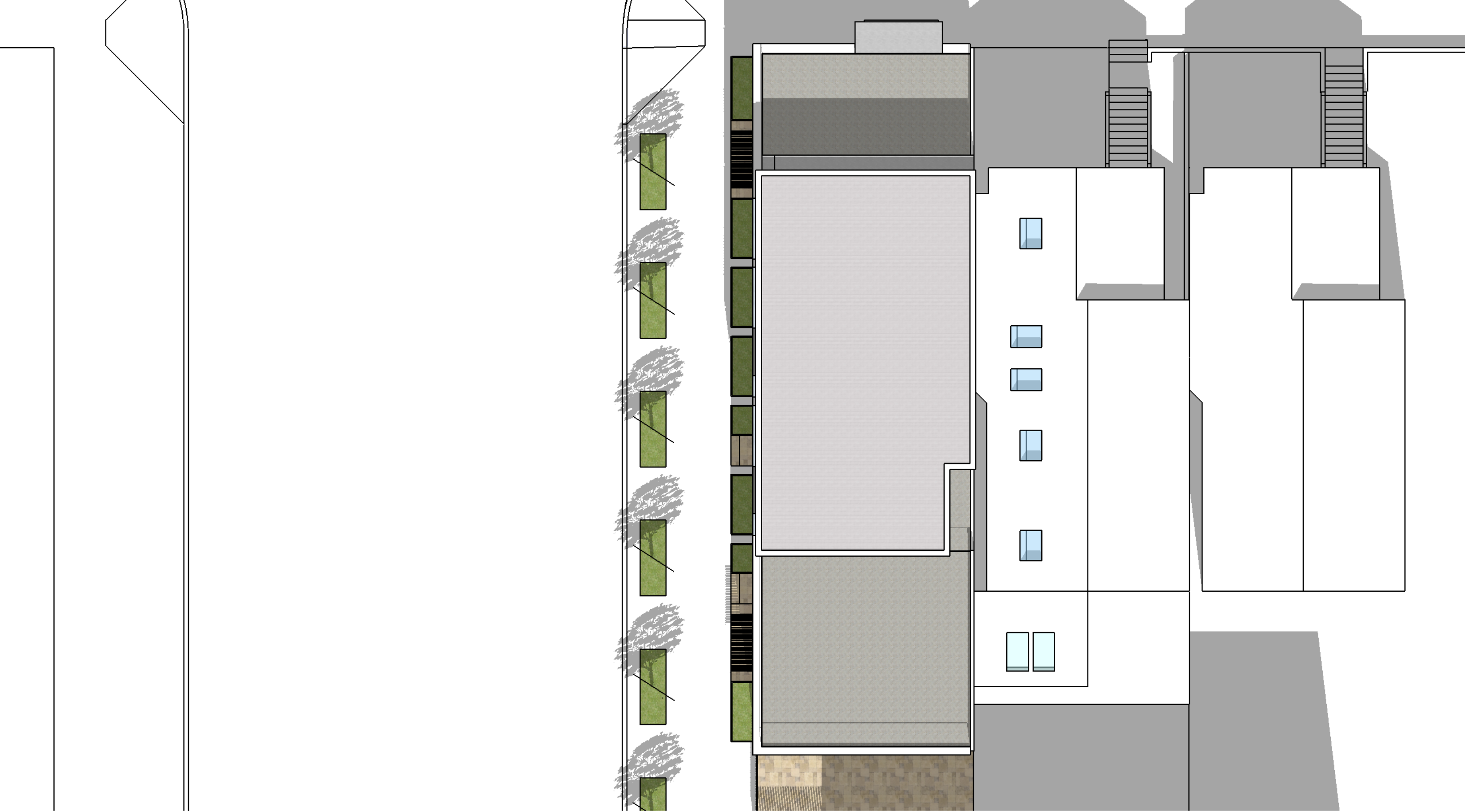
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Nick Tsui 3/19/2018
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Megan Poblete 3/19/2018
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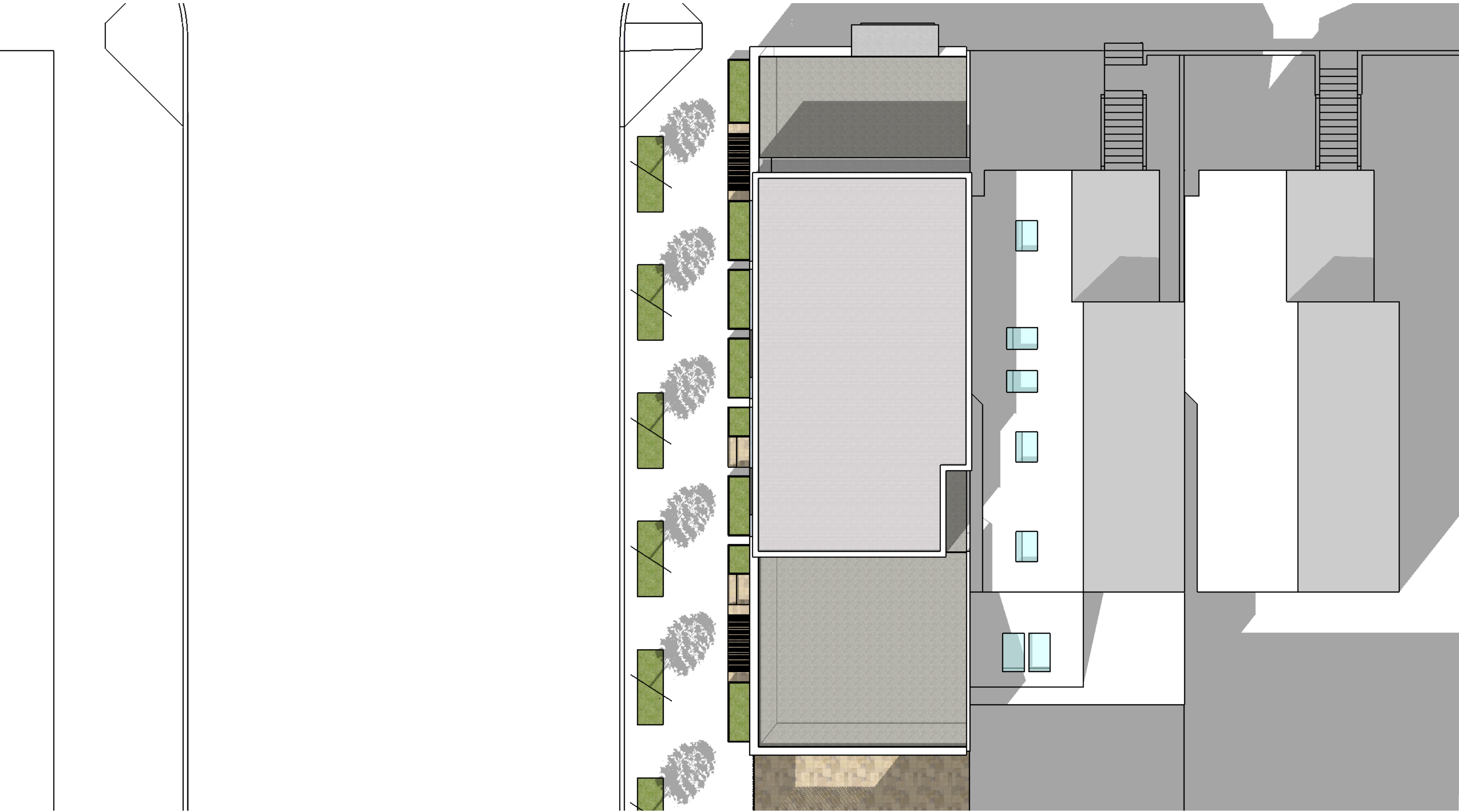
8am - Spring Equinox
Proposed



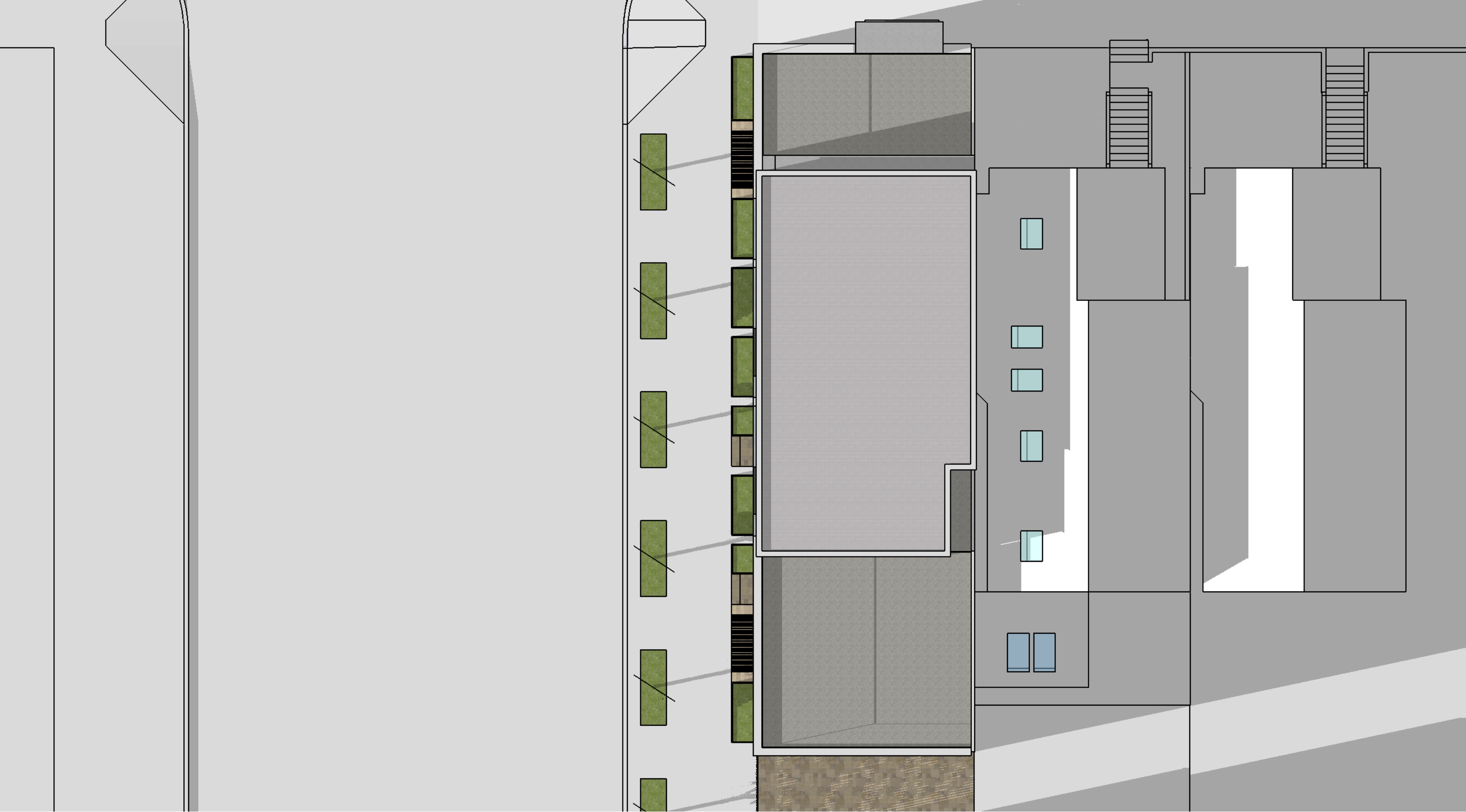
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Proposed



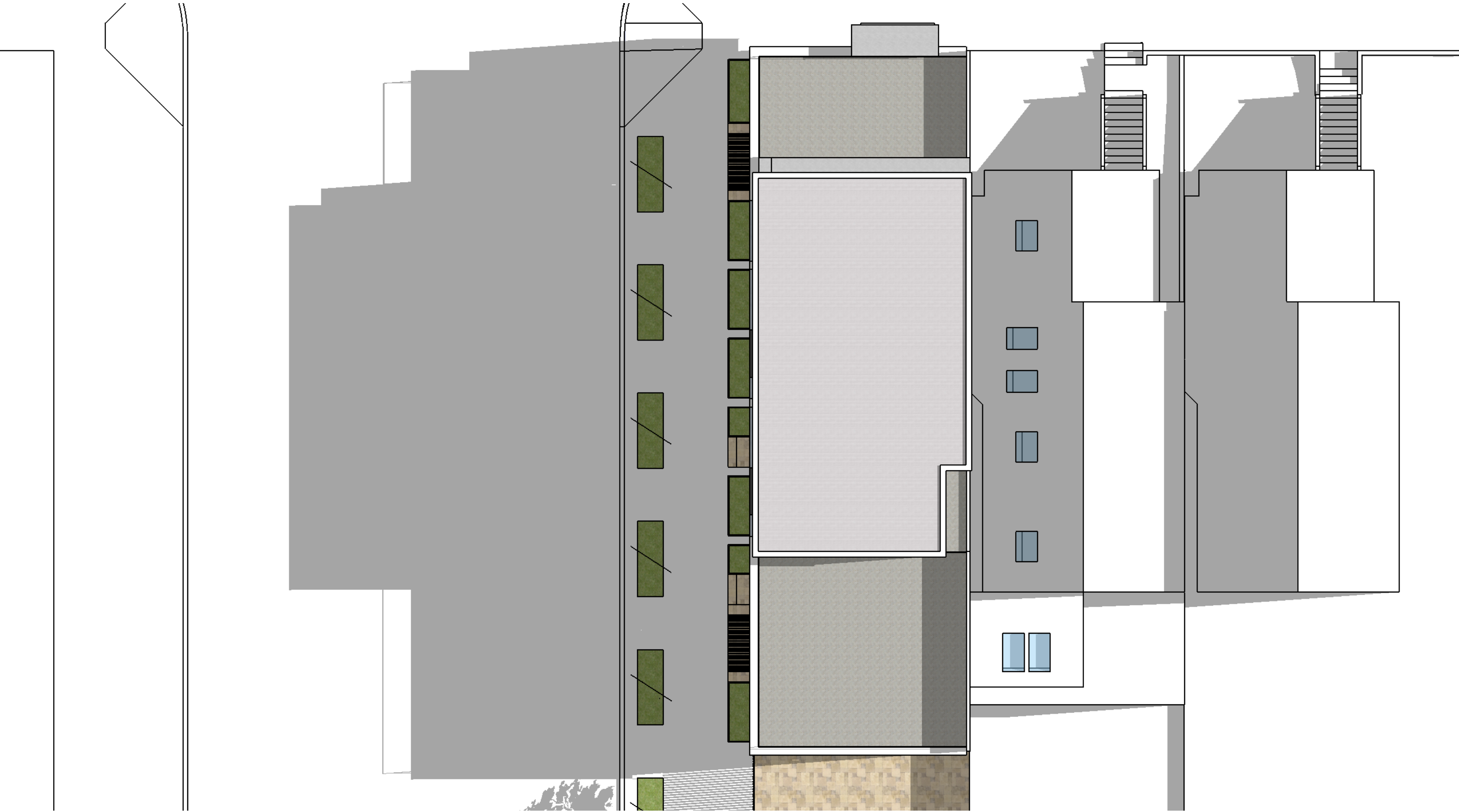
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Proposed



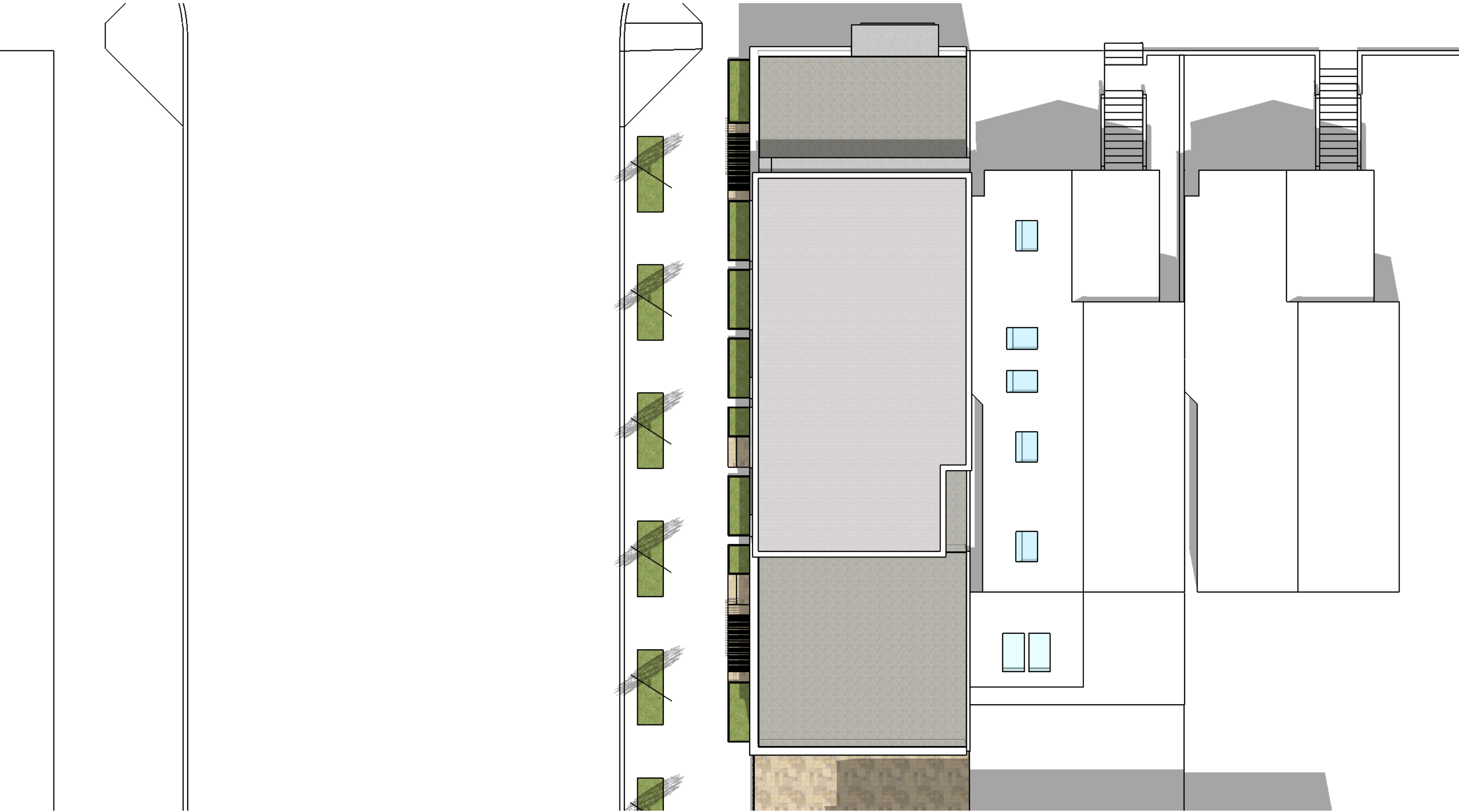
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Proposed



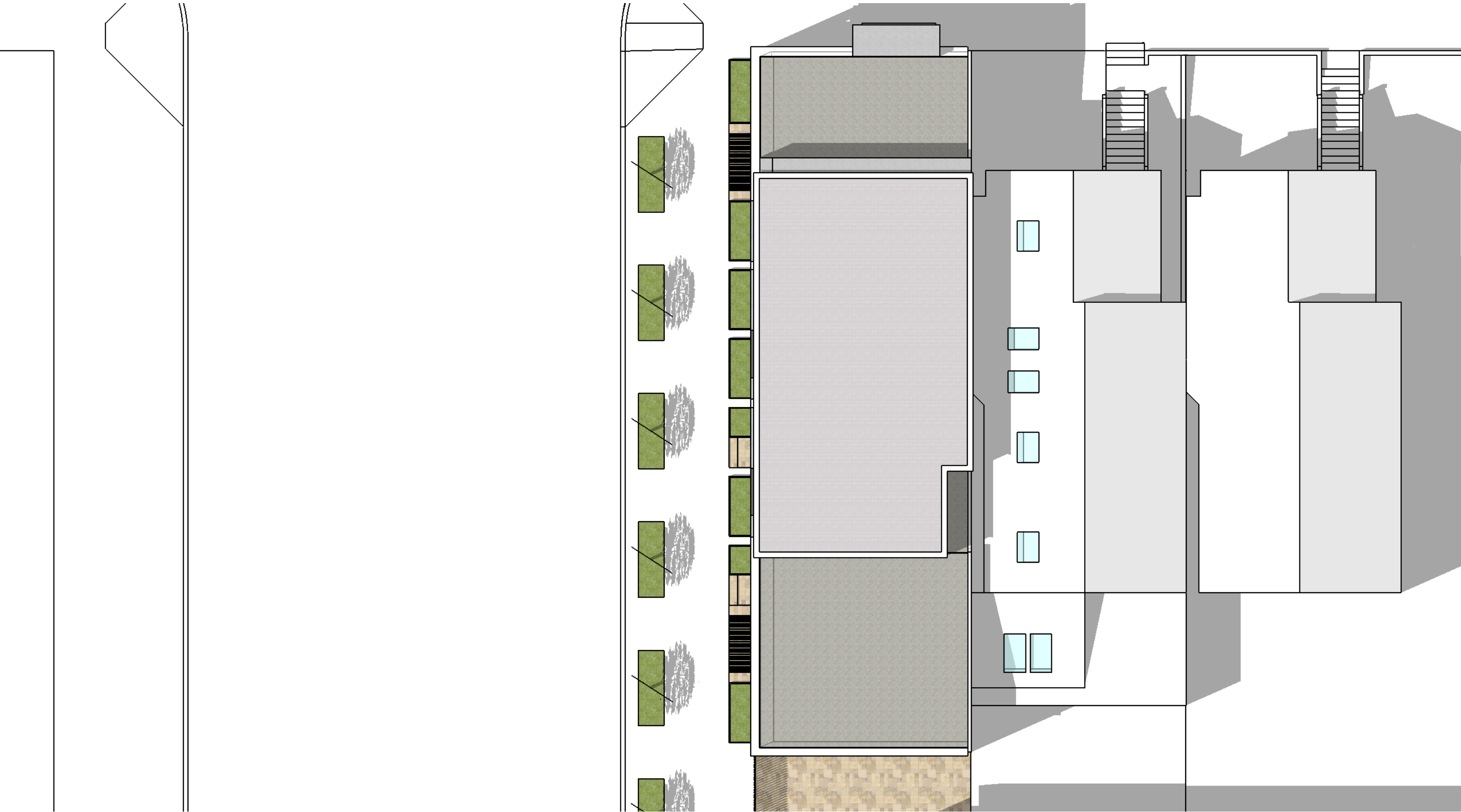
8am - Summer Solstice
Proposed



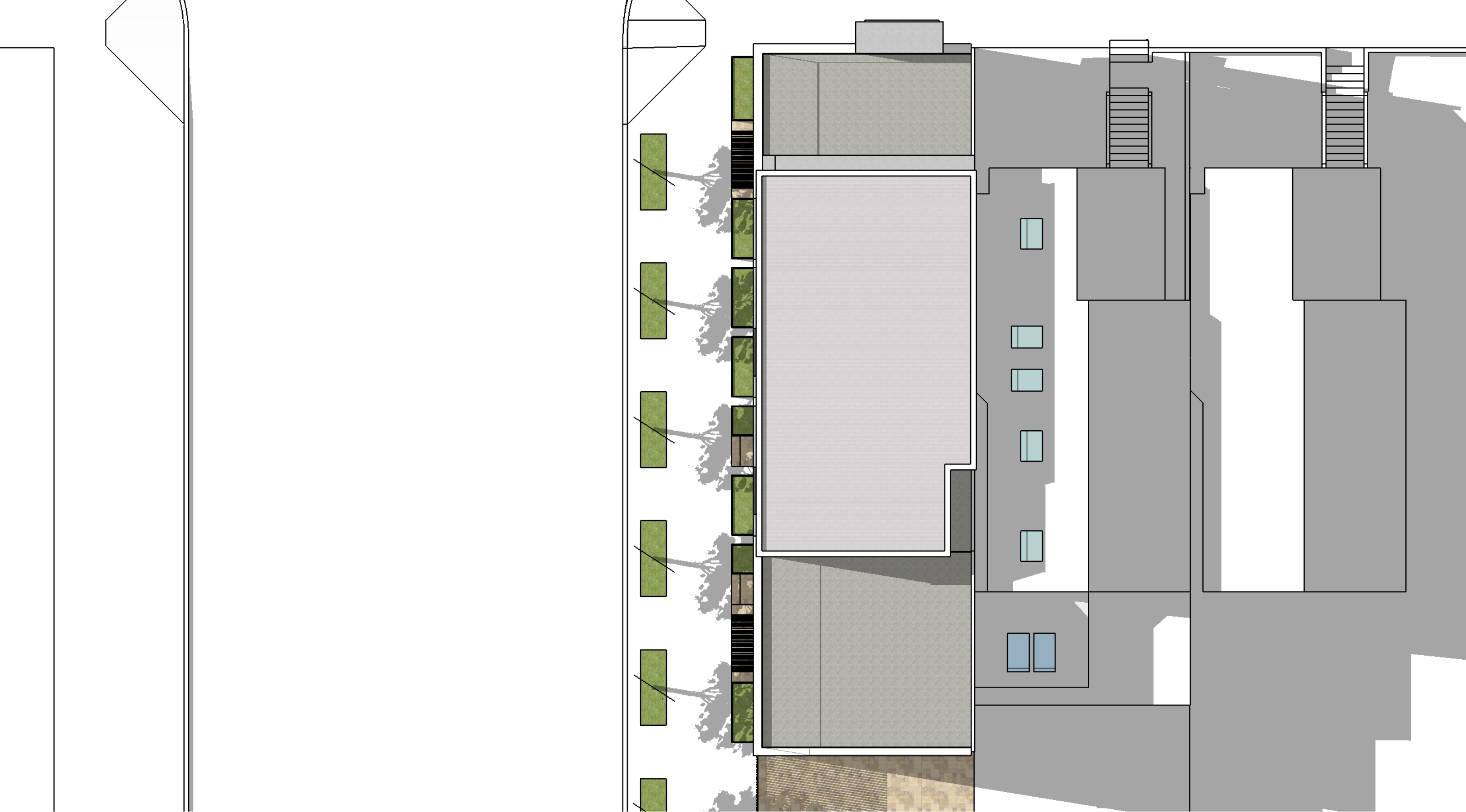
12pm - Summer Solstice
Proposed



2pm - Summer Solstice
Proposed



5pm - Summer Solstice
Proposed



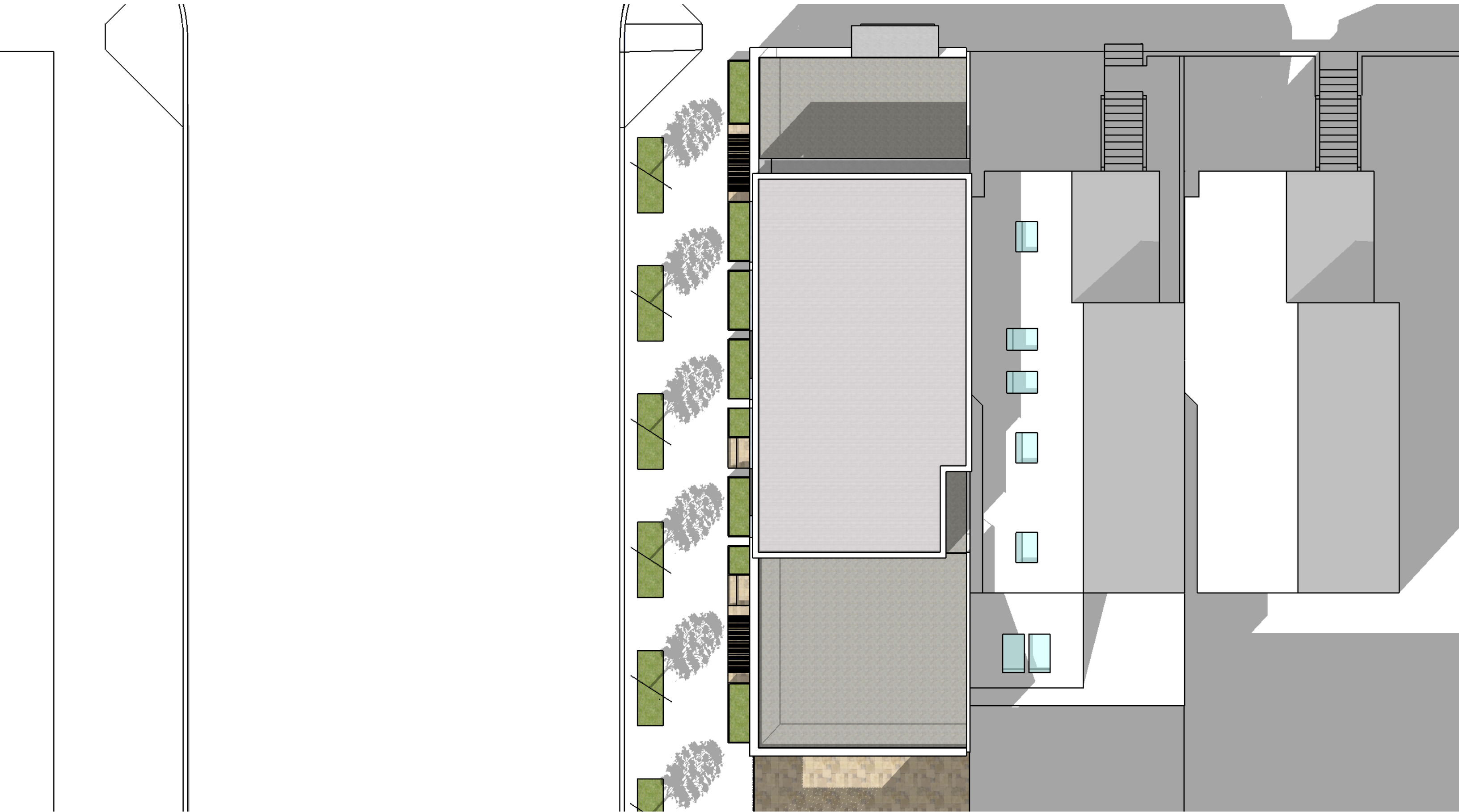
8am - Fall Equinox
Proposed



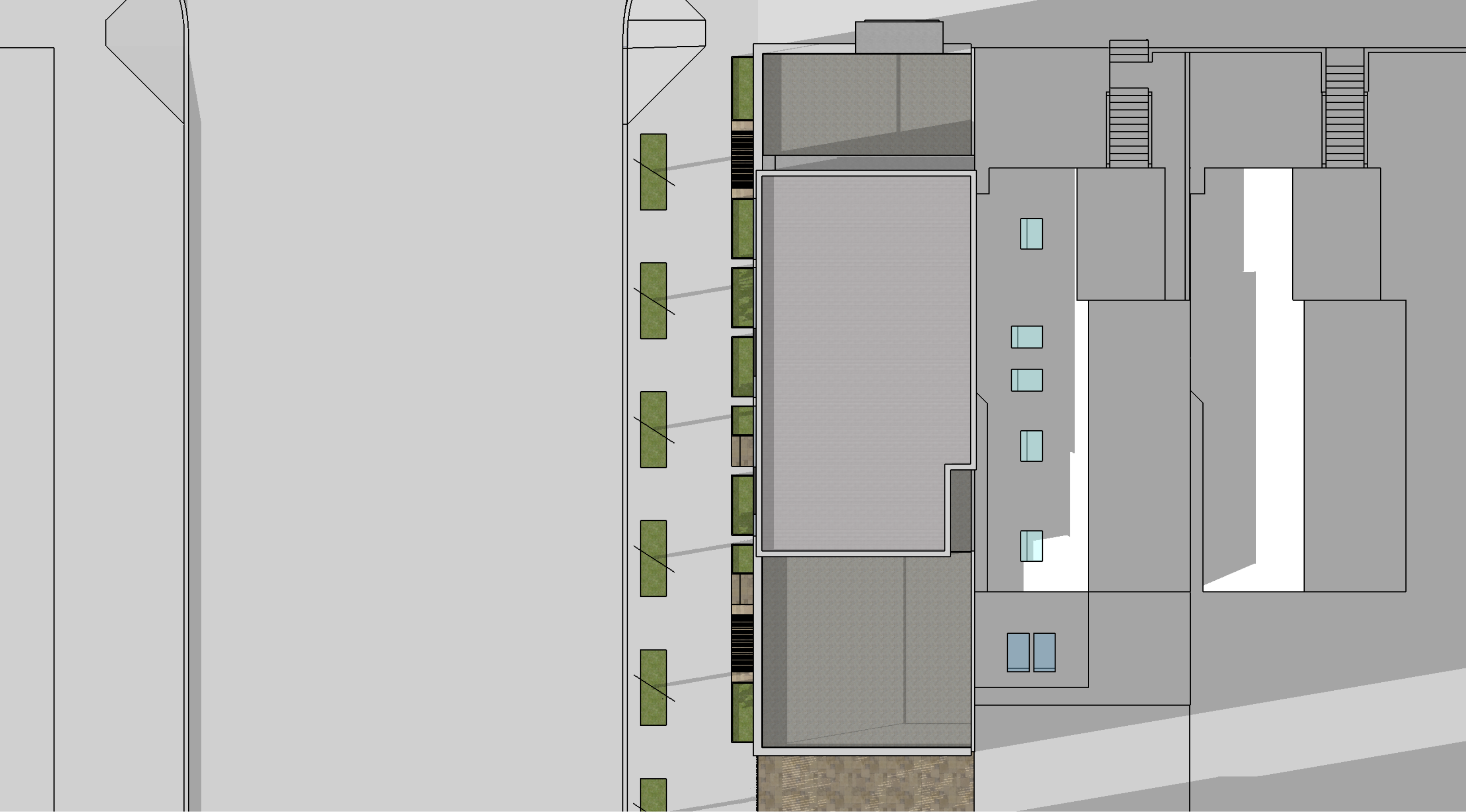
12pm - Fall Equinox
Proposed



2pm - Fall Equinox
Proposed



5pm - Fall Equinox
Proposed



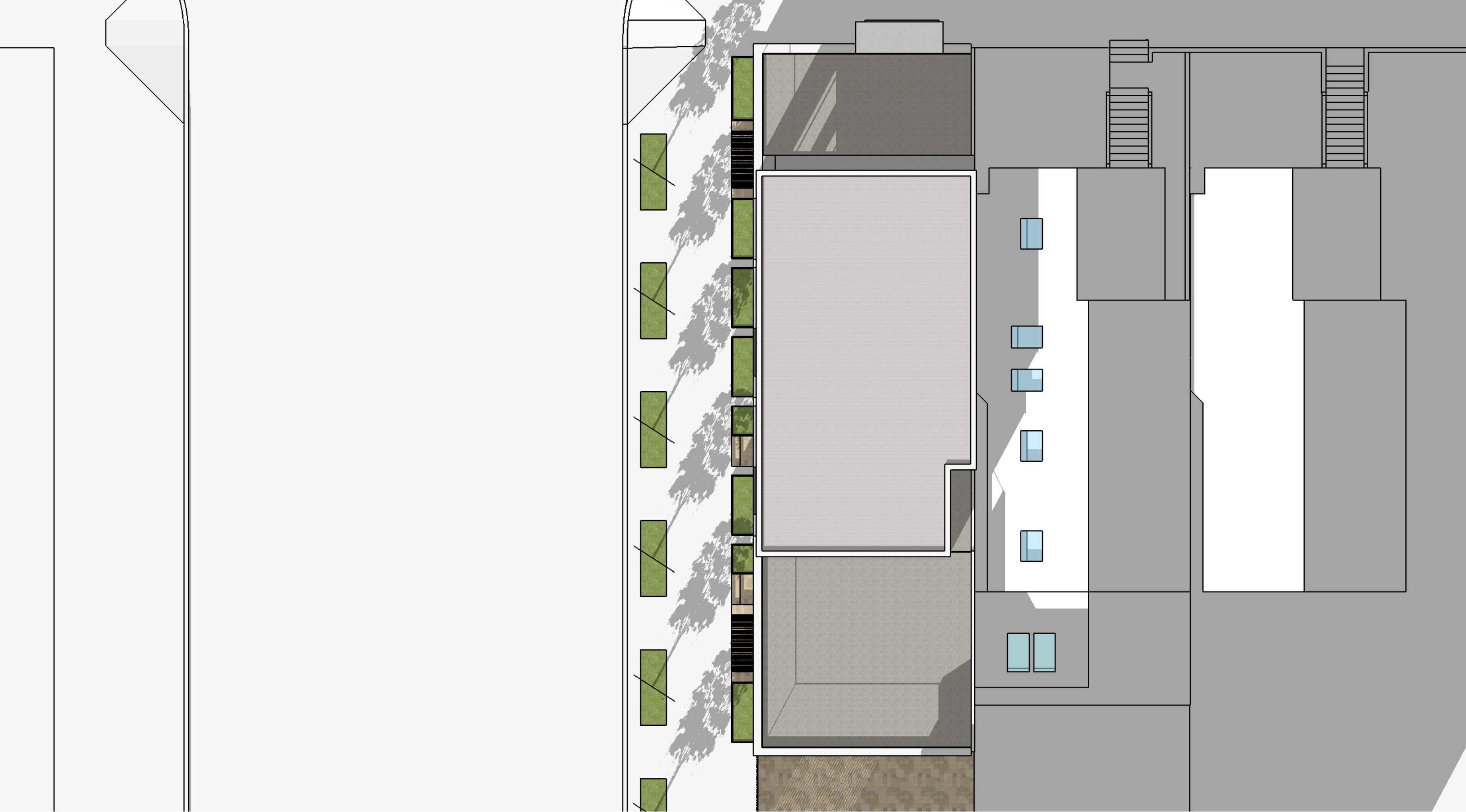
8am - Winter Solstice
Proposed



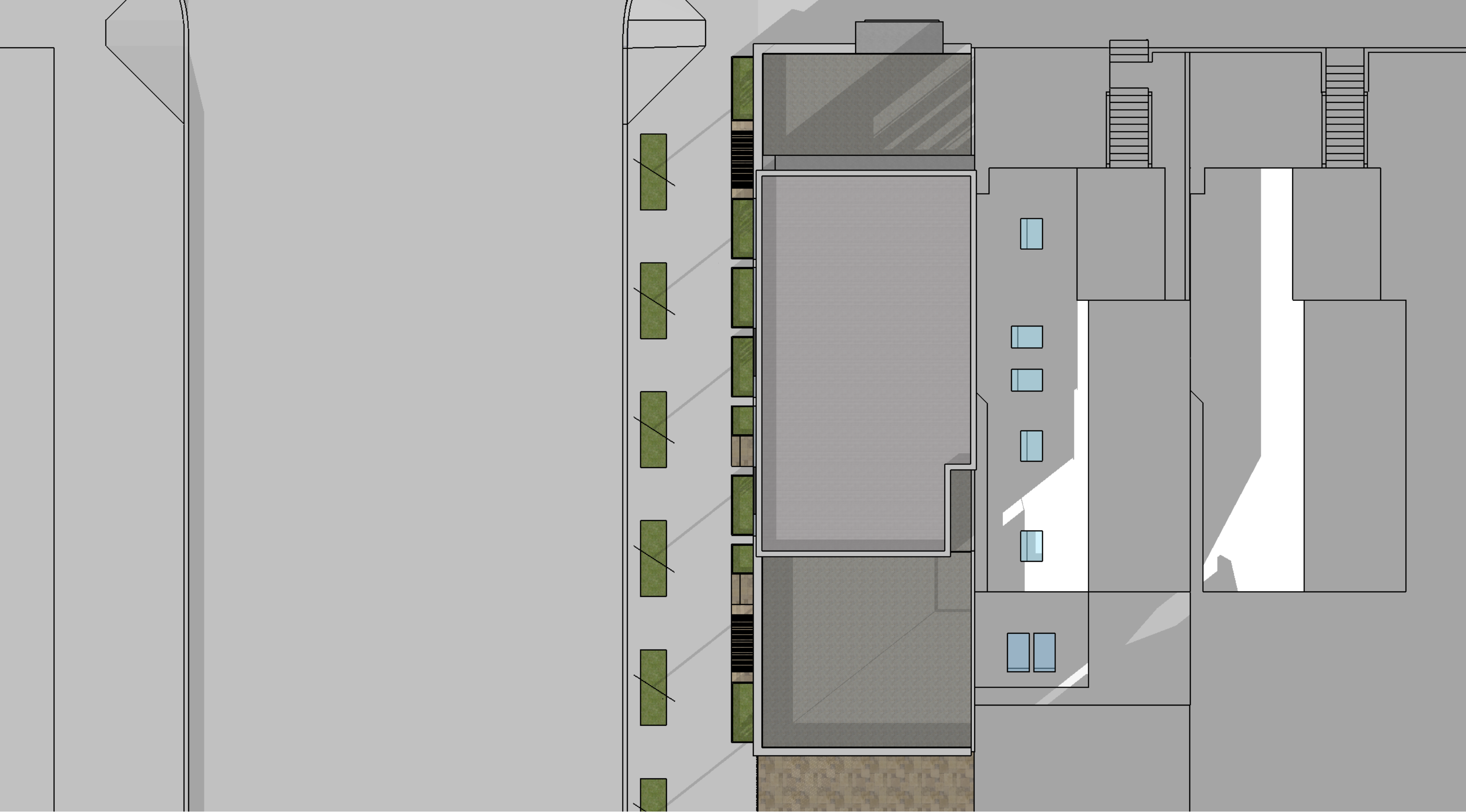
12pm - Winter Solstice
Proposed



2pm - Winter Solstice
Proposed



5pm - Winter Solstice
Proposed



311 NEIGHBORHOOD NOTIFICATION PLANS

IRUY KASHANIPUR ARCHITECTURE
2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

WILTSHIRE SIRE

ISSUE: _____ DATE: _____

ISSUED FOR SITE PERMIT 01.16.2017

 SITE PERMIT REVISION 05.01.2017

APPROVAL

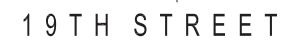
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EXISTING SITE PLAN &
PROPOSED SITE PLAN

A0.1

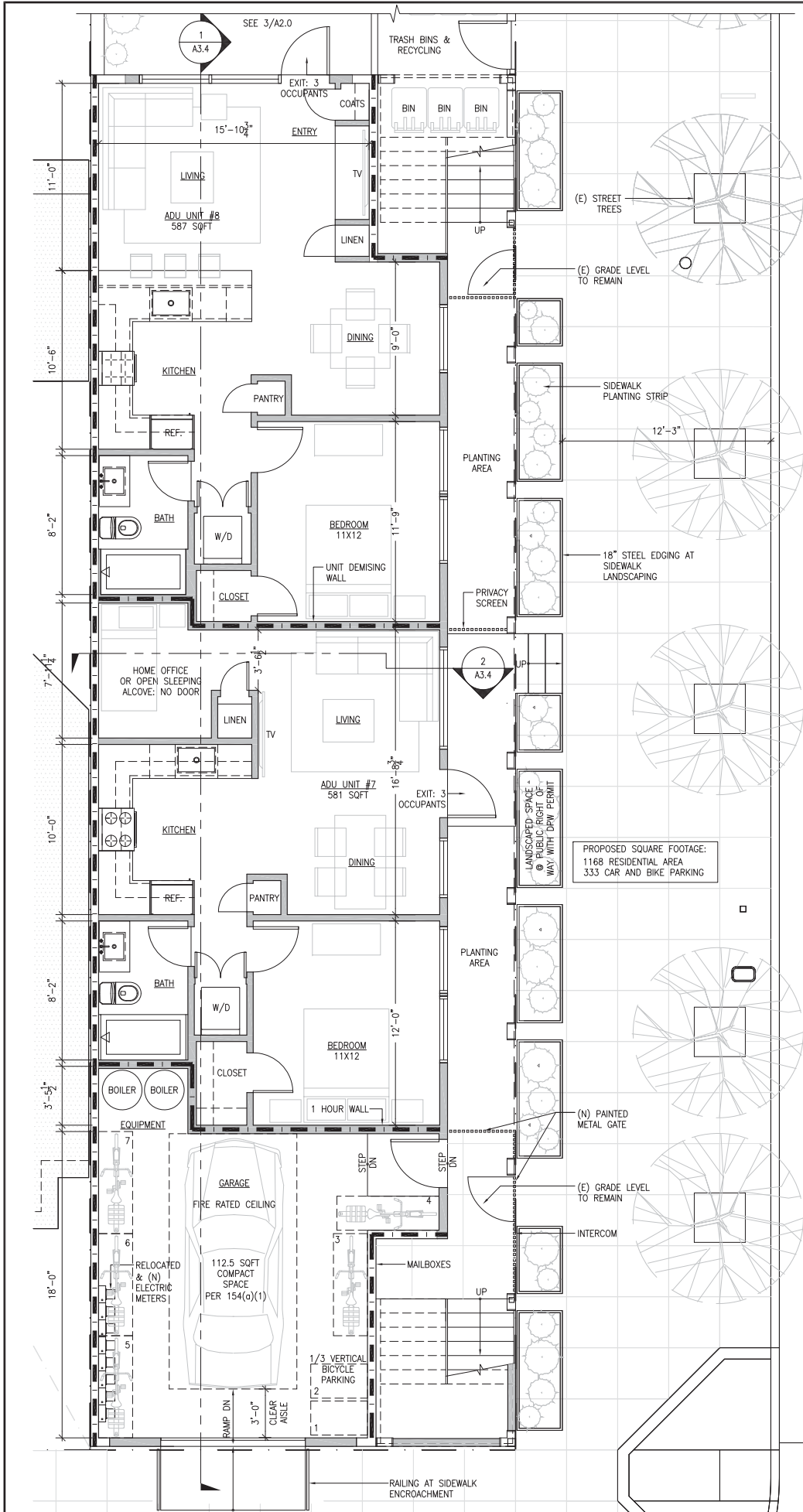


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SCALE: 1/8" = 1'-0"

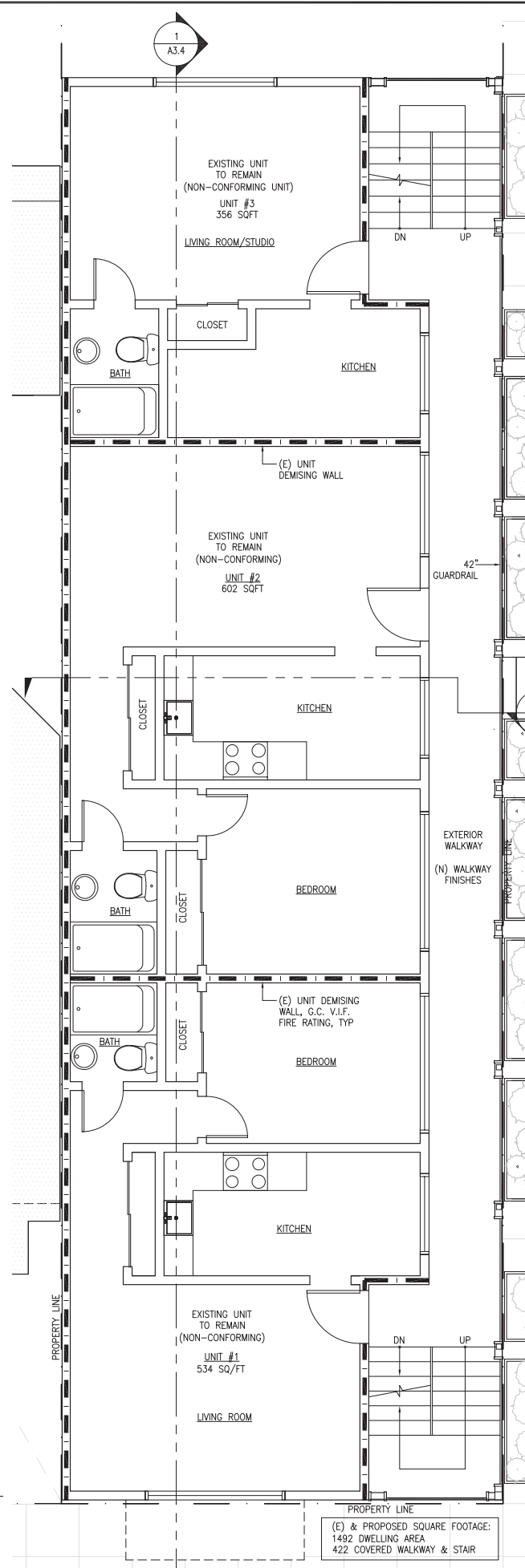


2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

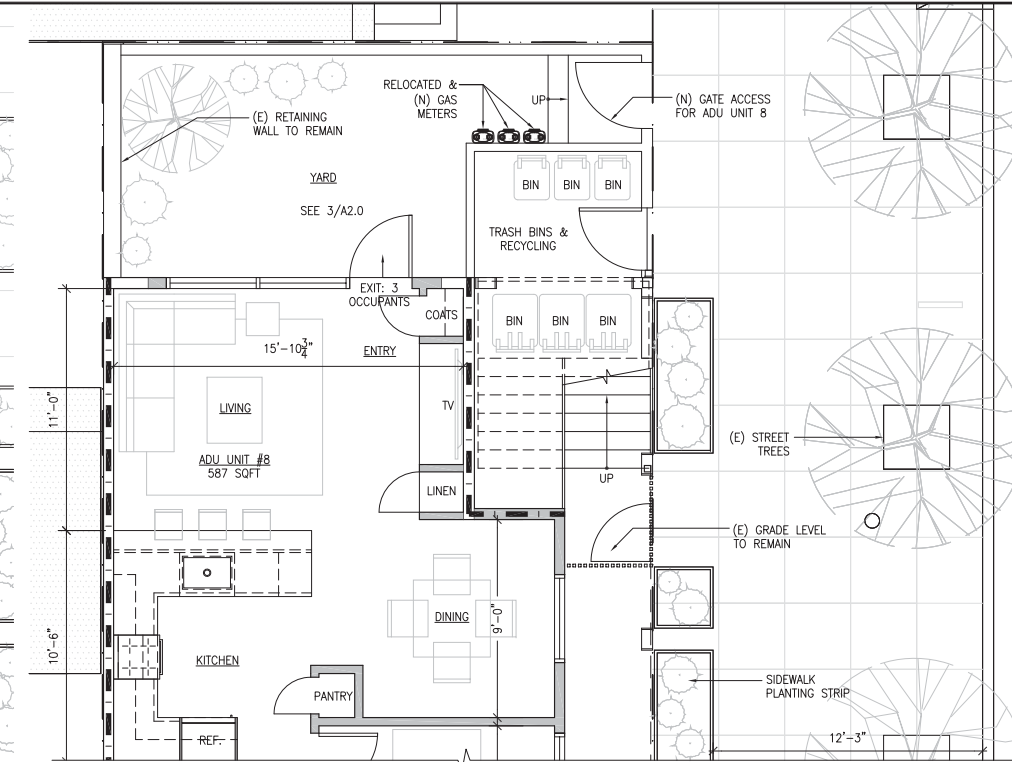




1
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
PROPOSED SECOND FLOOR PLAN - NO CHANGE TO UNIT INTERIOR
SCALE: 1/4" = 1'-0"



3
PROPOSED FIRST FLOOR PLAN SHOWING REAR YARD
SCALE: 1/4" = 1'-0"

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

701 HAMPSHIRE STREET

OWNER:
MARK COLWELL
915 HAMPSHIRE STREET
SAN FRANCISCO, CA, 94110
PHONE: 415.680.8490
MARK.COLWELL@REDFIN.COM

ISSUE:
ISSUED FOR SITE PERMIT
SITE PERMIT REVISION

DATE:
01.16.2017
05.01.2017

CONSULTANT

APPROVAL

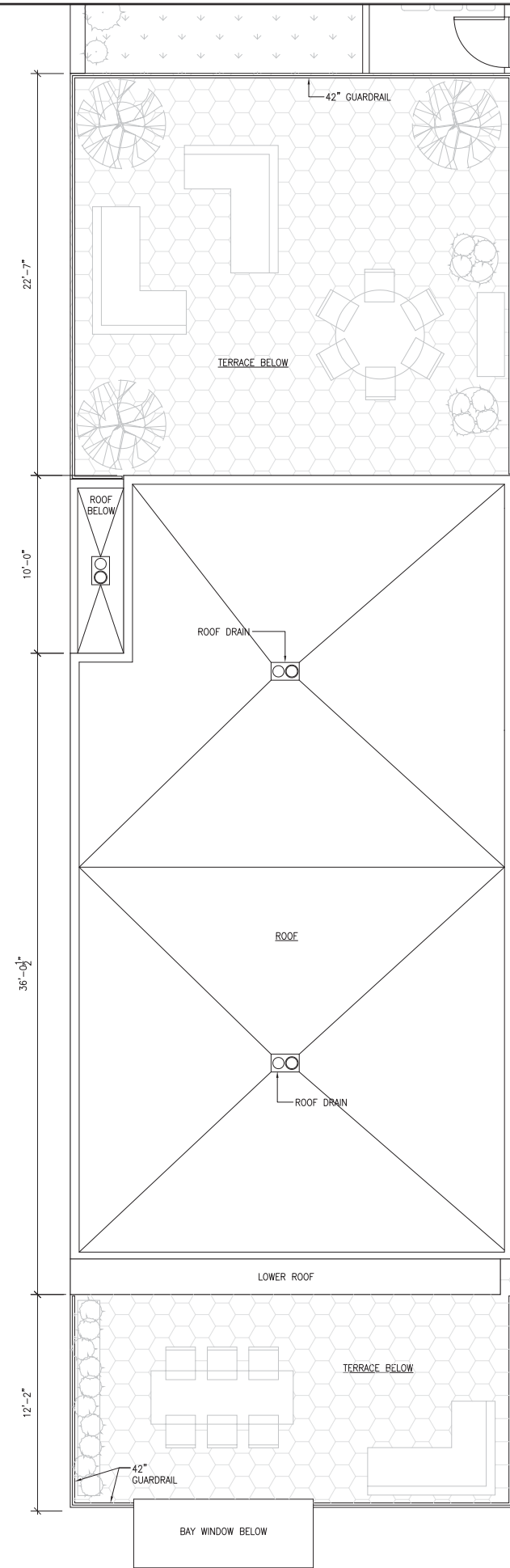
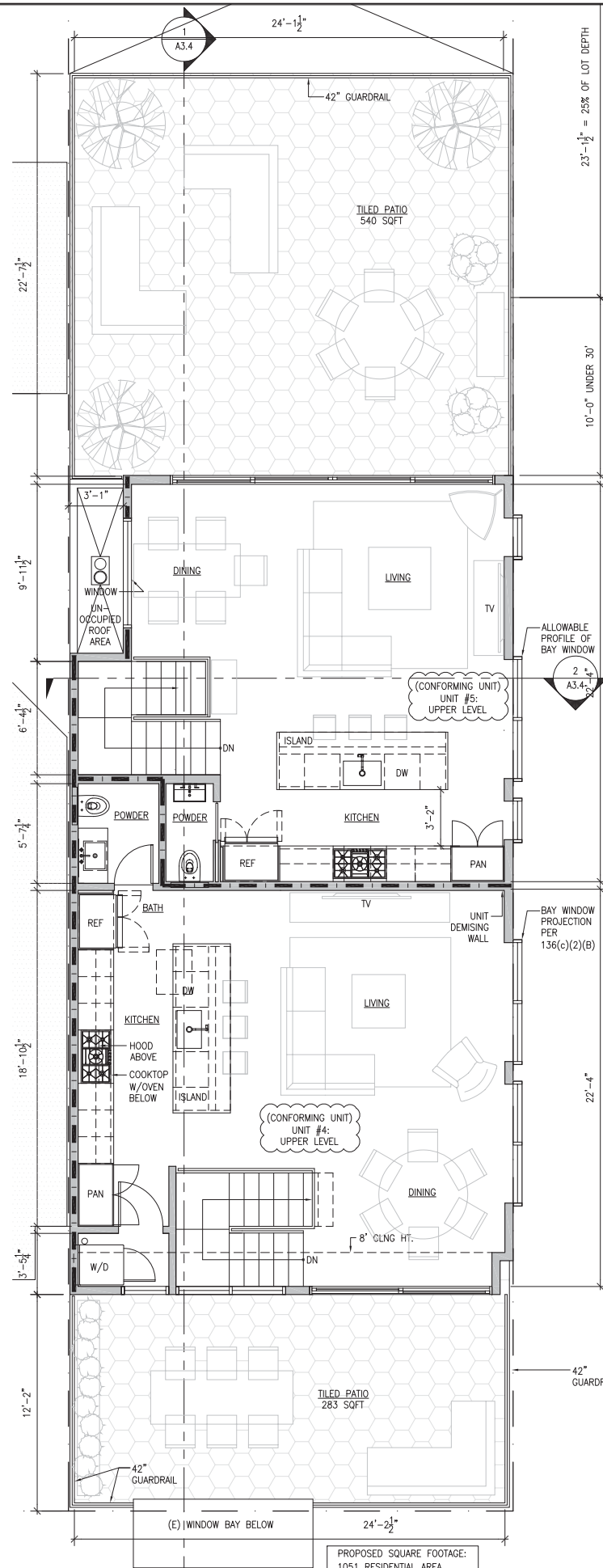
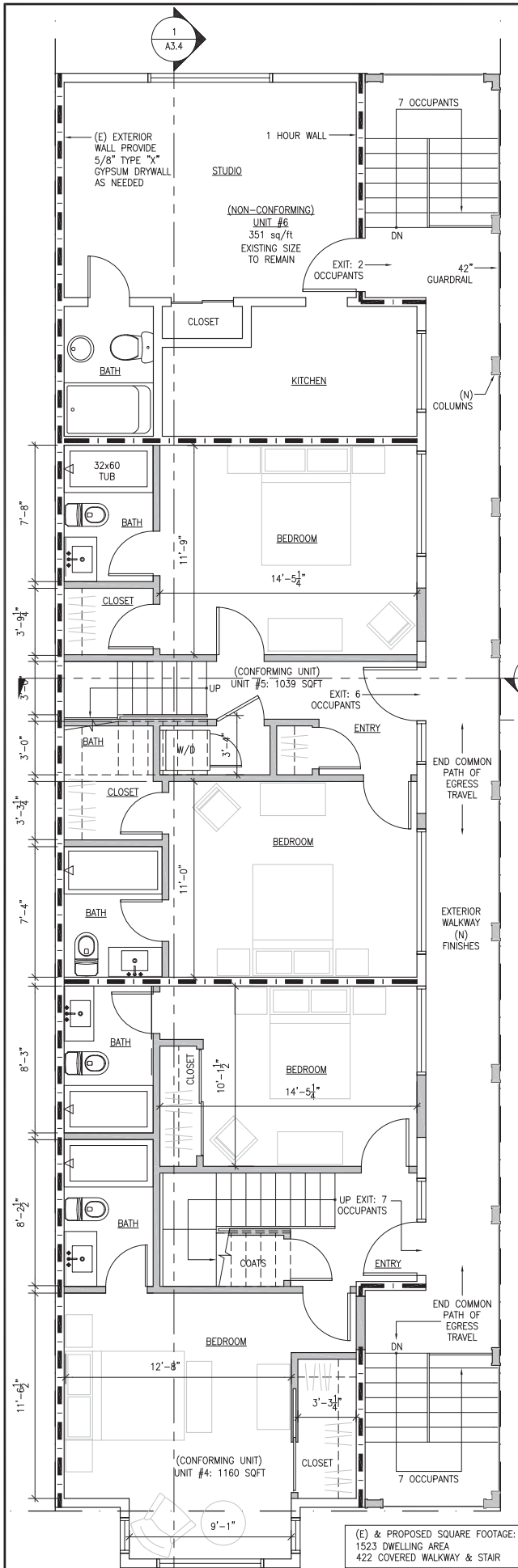
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SCALE:
1/4" = 1'-0"

PROPOSED FLOOR PLANS

A2.0



1021.2 Single Exits. A single exit or access to a single exit shall be permitted from any story or occupied roof, provided one of the following conditions exists:

6. Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that all of the following criteria are met:

6.1. The dwelling unit complies with Section 1015.1 as a space with one means of egress and

6.2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

UNIT 969 3RD AND 4TH STORY COMPLIES WITH 1021.2 ALLOWING
A SINGLE EXIT AS DWELLING UNIT DISCHARGES DIRECTLY TO
EXTERIOR AT THE LEVEL OF EXIT DISCHARGE PER CRITERIA 6

UNIT COMPLIES WITH SECTION 1015.1 AS A SPACE WITH ONE MEANS OF EGRESS PER 1015.1.

- OCCUPANT LOAD IS LESS THAN 20 OCCUPANTS. LESS THAN 20 ALLOWED WITH FULLY SPRINKLERED.
- COMMON PATH OF EGRESS TRAVEL PER TABLE 1014.3: R-2

OCCUPANCY: 125' ALLOWABLE WITH SPRINKLER SYSTEM

OWNER:
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SAN FRANCISCO CA, 94110
PHONE: 415.680.8490
MARK.COLWELL@REDFIN.COM

ISSUE: DATE:
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SITE PERMIT REVISION 05.01.2017

CONSULTANT

APPROVAL

RAWN:

TK |

CKED:

TK |

SCALE:

$$= 1' - 0''$$

PROPOSED FLOOR PLANS

A2.1

DRAWING LEGEND:

☐ EXISTING WALLS

NEW WALL

 1-HR RATED WALL

GRAPHIC SCALE

2

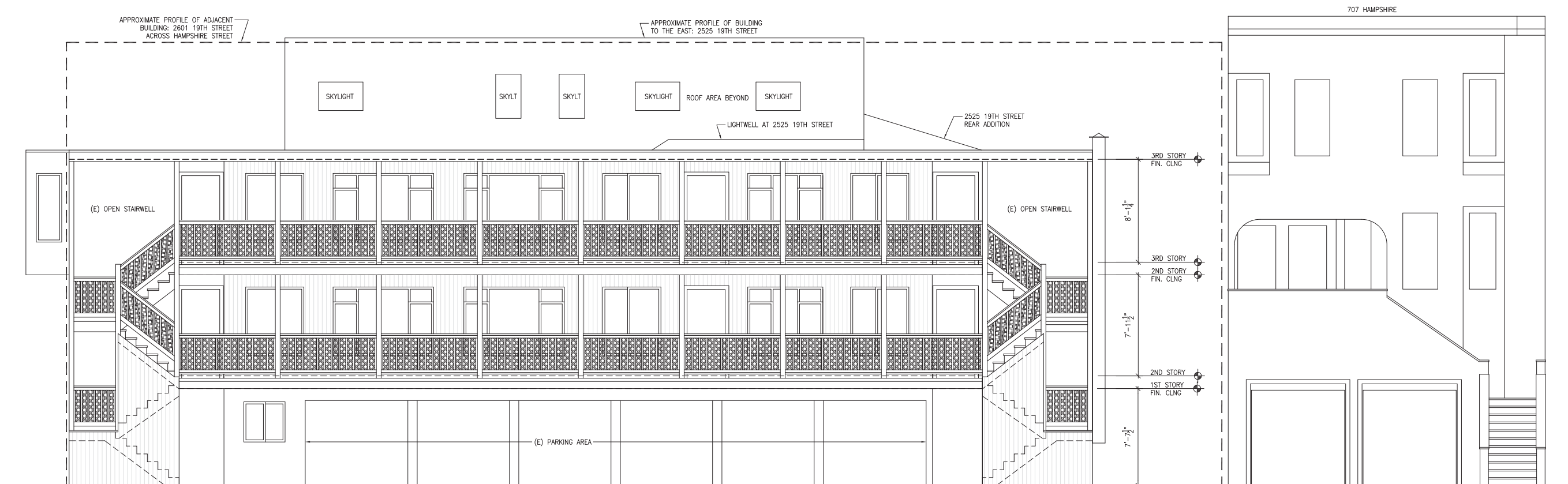
5

10





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



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

OWNER:
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915 HAMPSHIRE STREET
SAN FRANCISCO CA, 94110
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MARK.COLWELL@REDFIN.COM

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SITE PERMIT REVISION 05.01.2017

CONSULTANT

APPROVAL

DRAWN:
TK
CHECKED:
TK
SCALE:
1/4"=1'-0"

EXISTING ELEVATIONS

A3.0

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107 PHONE/FAX 415.431.0869

701 HAMPSHIRE STREET

MATERIAL FINISH SCHEDULE	
KEY #	MATERIAL DESCRIPTION
①	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR A
②	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR B
③	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR C
④	POWDER COATED FLAT ALUMINUM PLATE TO MATCH COLOR A
⑤	POWDER COATED BENT ALUMINUM PLATE TO MATCH COLOR A
⑥	ANODIZED ALUMINUM WINDOW SYSTEM
⑦	ANODIZED ALUMINUM FRAME @ WINDOWS
⑧	THERMALLY TREATED WOOD SCREEN/GATES
⑨	THERMALLY TREATED WOOD PANELS
⑩	TEMPERED GLASS GUARDRAILS SUPPORTED BY CONCEALED ALUMINUM SHOE RAIL
⑪	STEEL PLANTED BOXES @ SIDEWALK LANDSCAPING STRIP
⑫	ALUMINUM CLAD GARAGE DOORS
⑬	ALUMINUM FRAMED MESH RAIL



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

TROY KASHANIPOUR ARCHITECTURE2325 3RD STREET SUITE 401, SF CA 94107PHONE/FAX 415.431.0869

701 HAMPSHIRE STREET

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CONSULTANT
-

APPROVAL

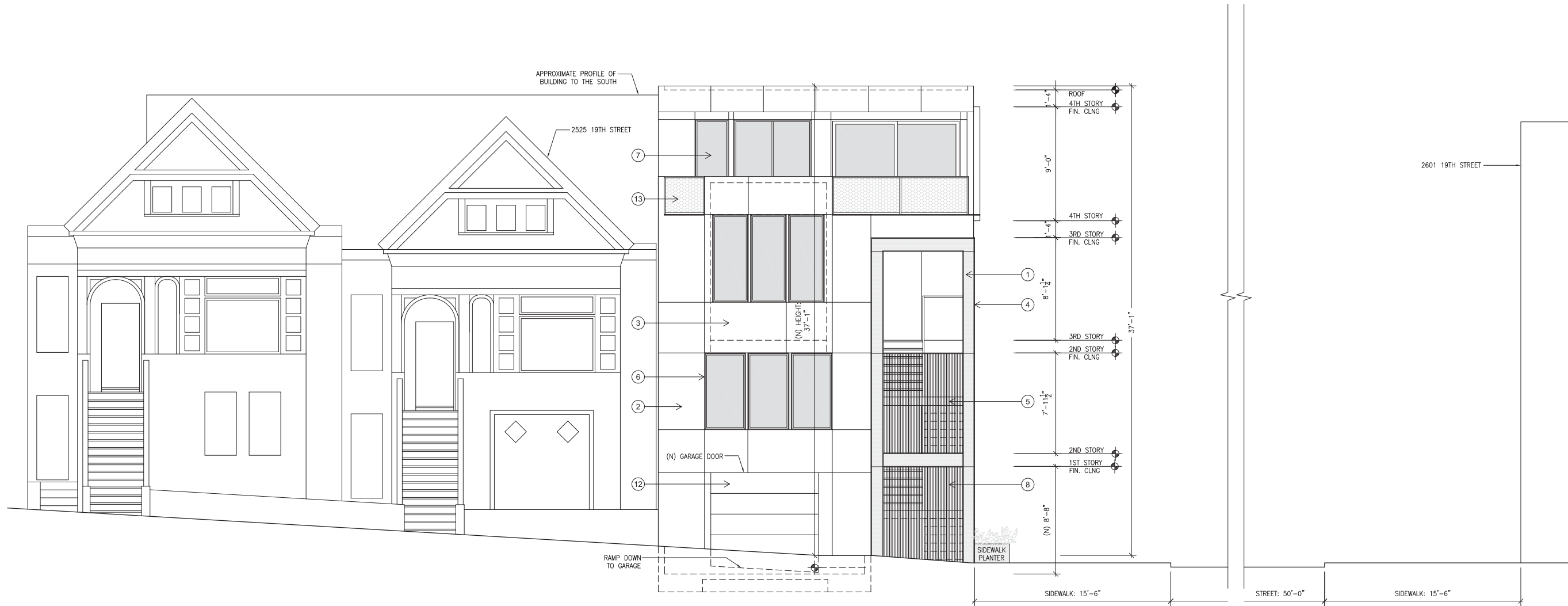
LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2017
STATE OF CALIFORNIA

TK
TK
1/4"=1'-0"

PROPOSED ELEVATIONS

A3.2

MATERIAL FINISH SCHEDULE	
KEY #	MATERIAL DESCRIPTION
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②	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR B
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⑦	ANODIZED ALUMINUM FRAME @ WINDOWS
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⑪	STEEL PLANTED BOXES @ SIDEWALK LANDSCAPING STRIP
⑫	ALUMINUM CLAD GARAGE DOORS
⑬	ALUMINUM FRAMED MESH RAIL



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

OWNER:
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915 HAMPSHIRE STREET
SAN FRANCISCO, CA, 94110
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MARK.COLWELL@REDFIN.COM

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CONSULTANT

APPROVAL

DRAWN:
TK
CHECKED:
TK
SCALE:
1/4"=1'-0"

PROPOSED ELEVATIONS

A3.3

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107 PHONE/FAX 415.431.0869

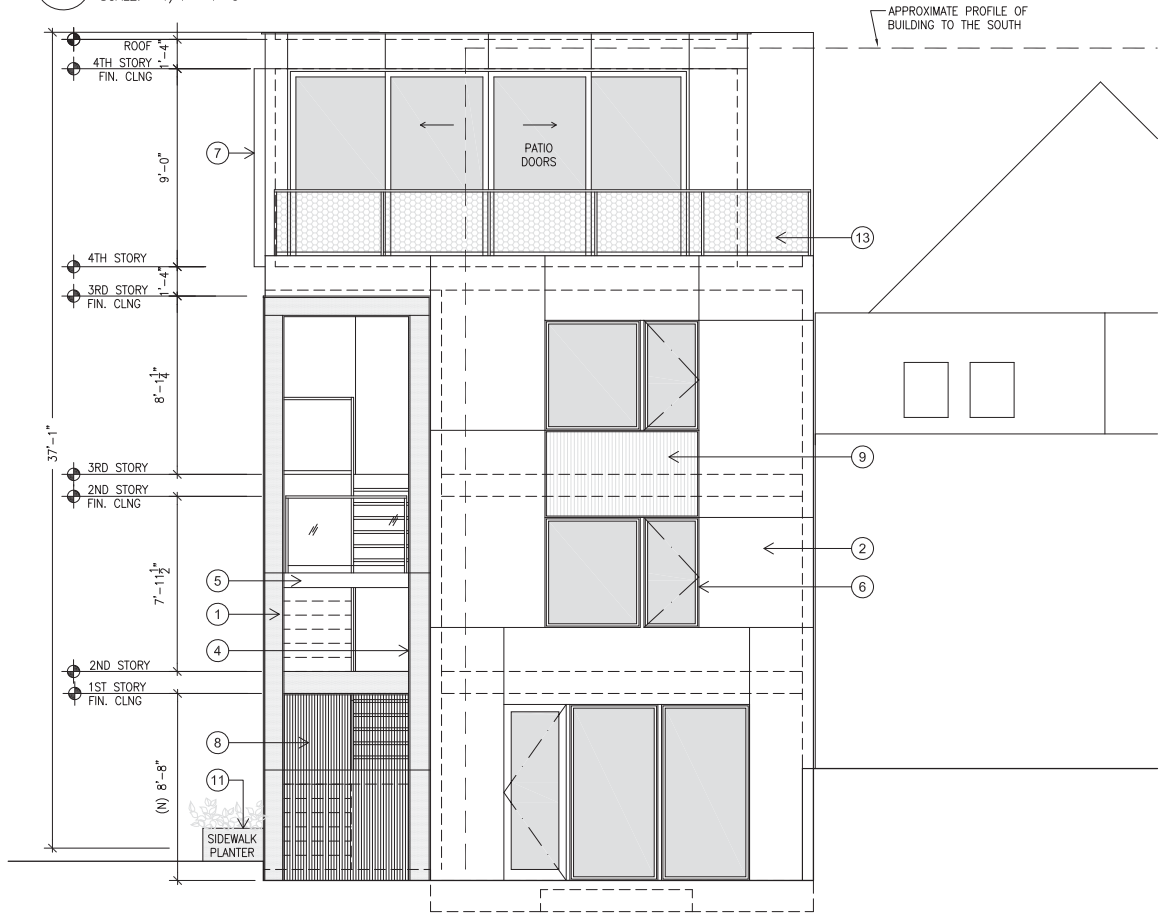
701 HAMPSHIRE STREET

MATERIAL FINISH SCHEDULE

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①	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR A
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⑬	ALUMINUM FRAMED MESH RAIL

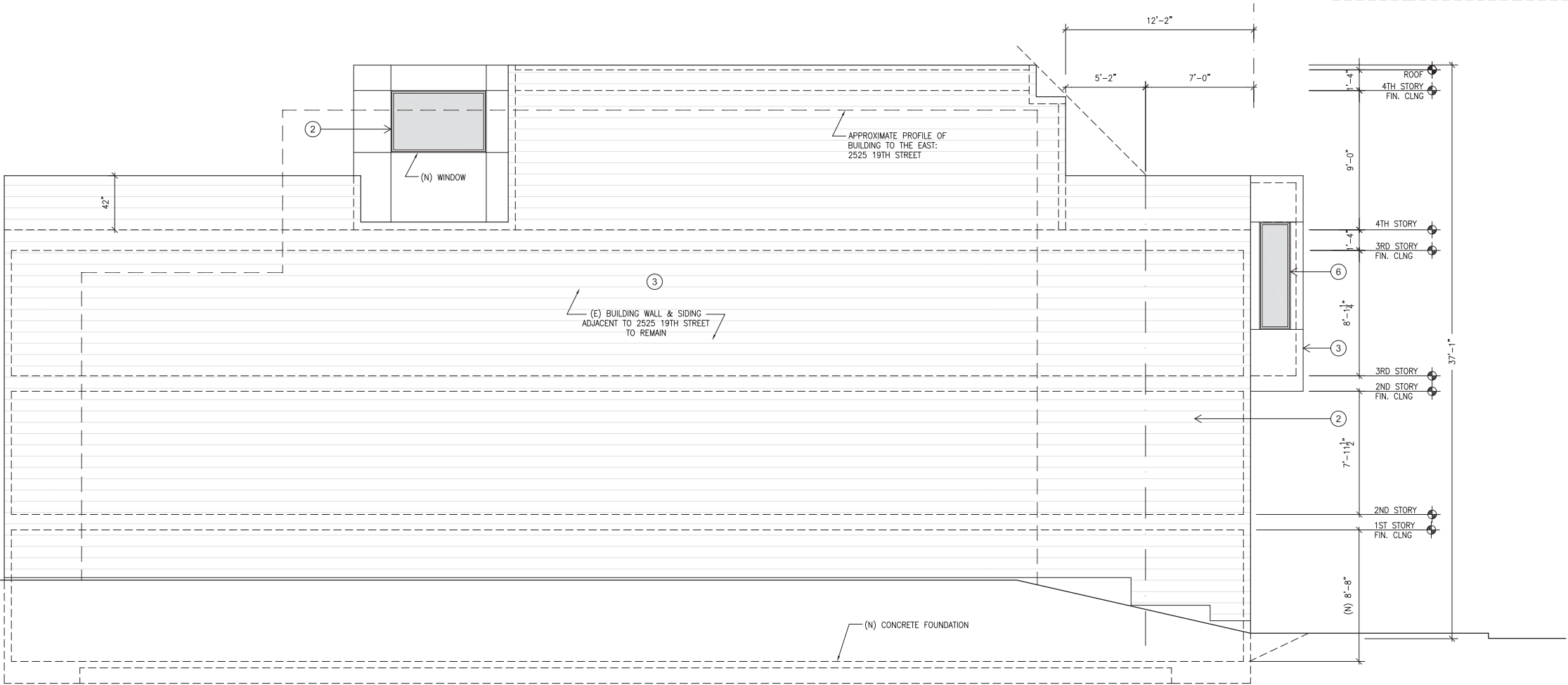
2 PROPOSED SOUTH ELEVATION

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



1 PROPOSED EAST ELEVATION

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



OWNER:
MARK COLWELL
915 HAMPSHIRE STREET
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APPROVAL

DRAWN:

TK

CHECKED:

TK

SCALE:

1/4"=1'-0"

PROPOSED ELEVATIONS

A3.4

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107 PHONE/FAX 415.431.0869

701 HAMPSHIRE STREET



PROPOSED VIEW LOOKING SOUTHEAST



PROPOSED VIEW LOOKING NORTHEAST

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

701 HAMPSHIRE STREET

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ISSUE:	DATE:
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1 SITE PERMIT REVISION	05.01.2017

CONSULTANT

APPROVAL

DRAWN:

TK

CHECKED:

TK

SCALE:

1/4"=1'-0"

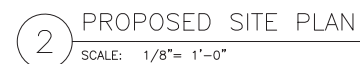
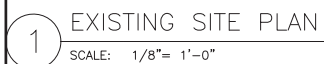
PROPOSED VIEWS

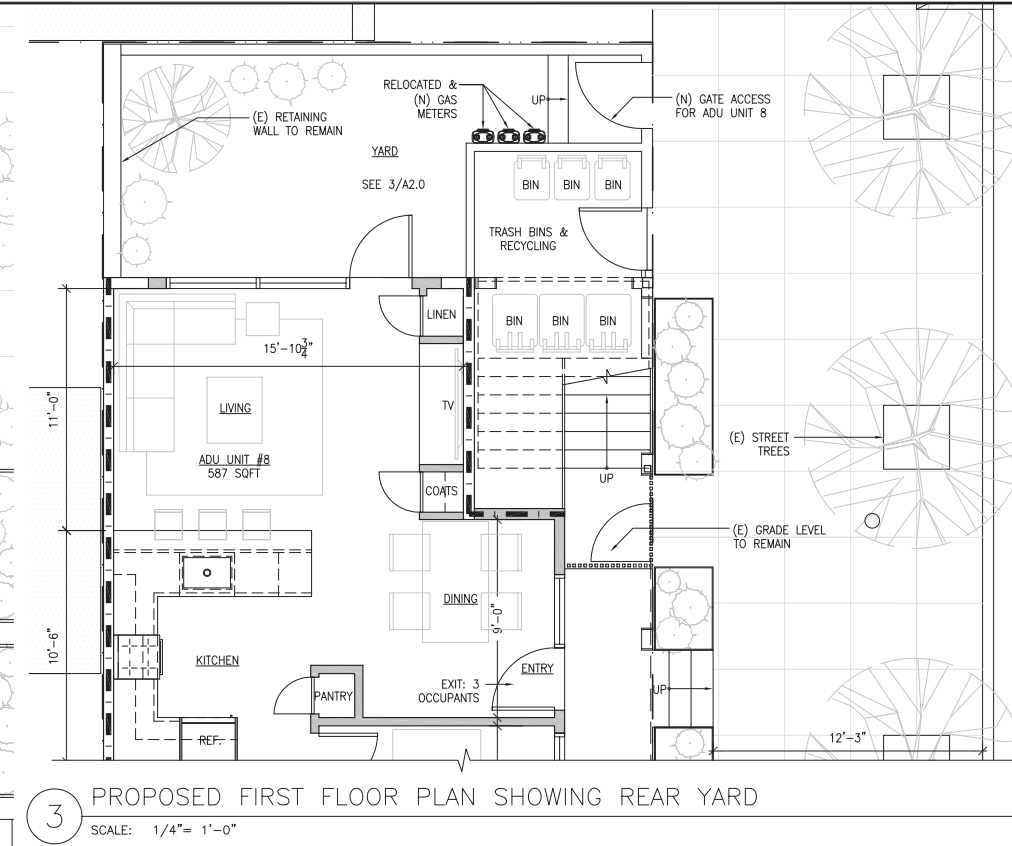
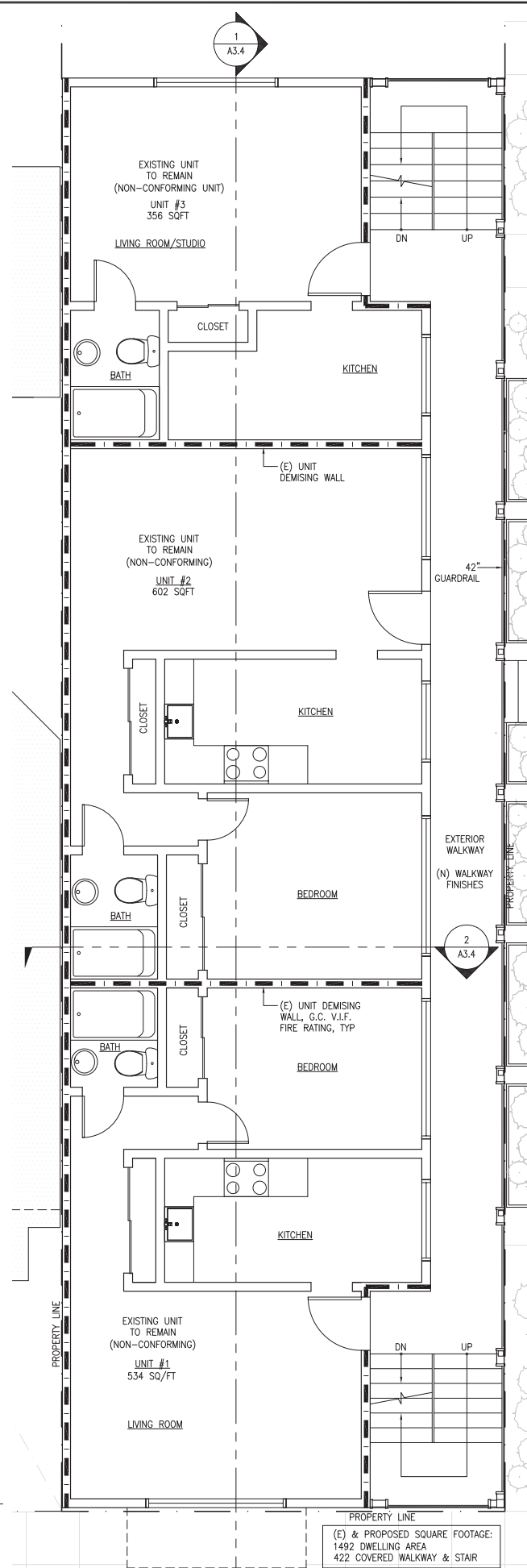
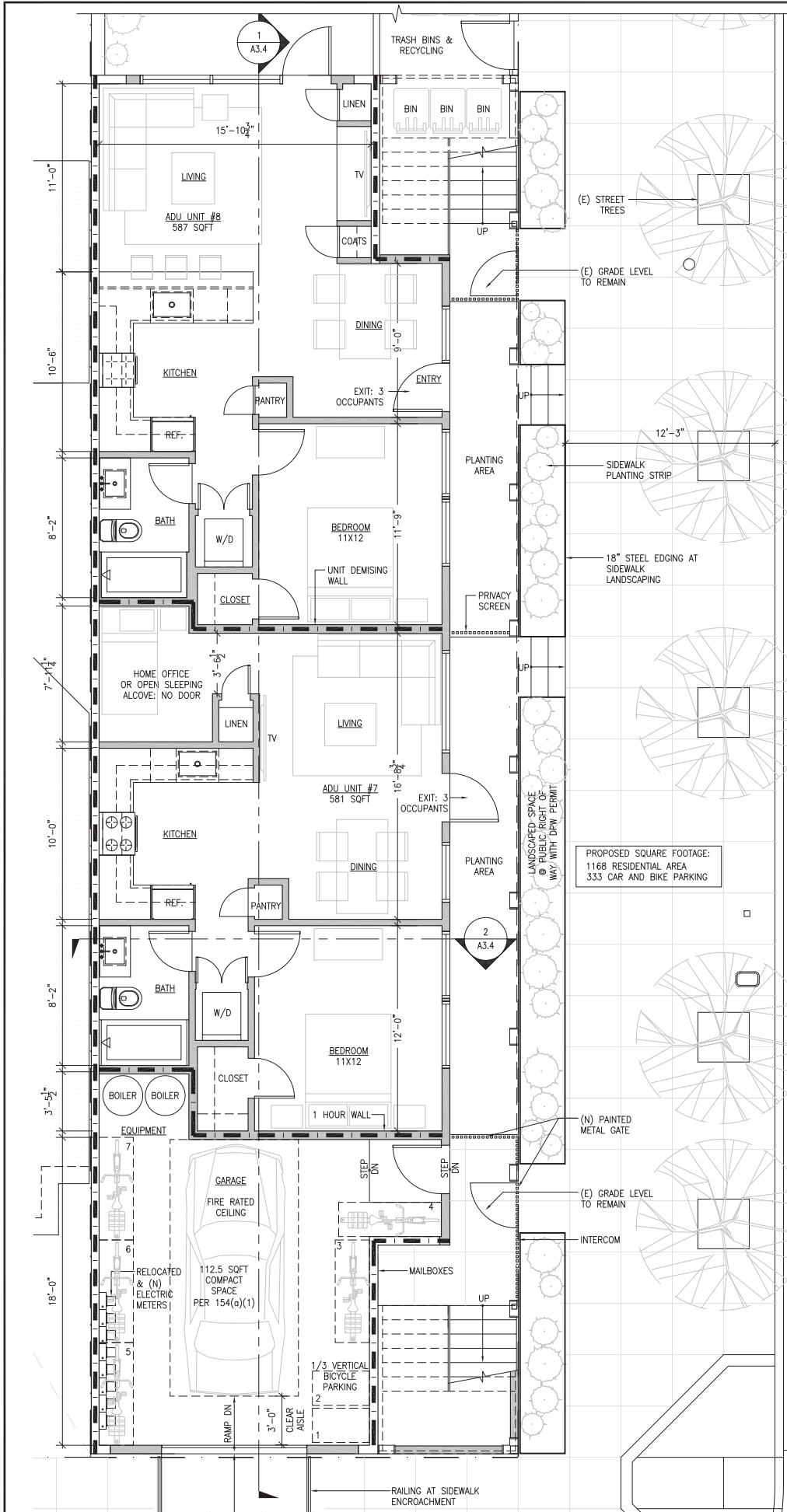
A3.7

REVISÉD PLANS - POST 311 NOTIFICATION

1001 HAMPSHIRE STREET

A0.1





DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

1/4" = 1'-0"

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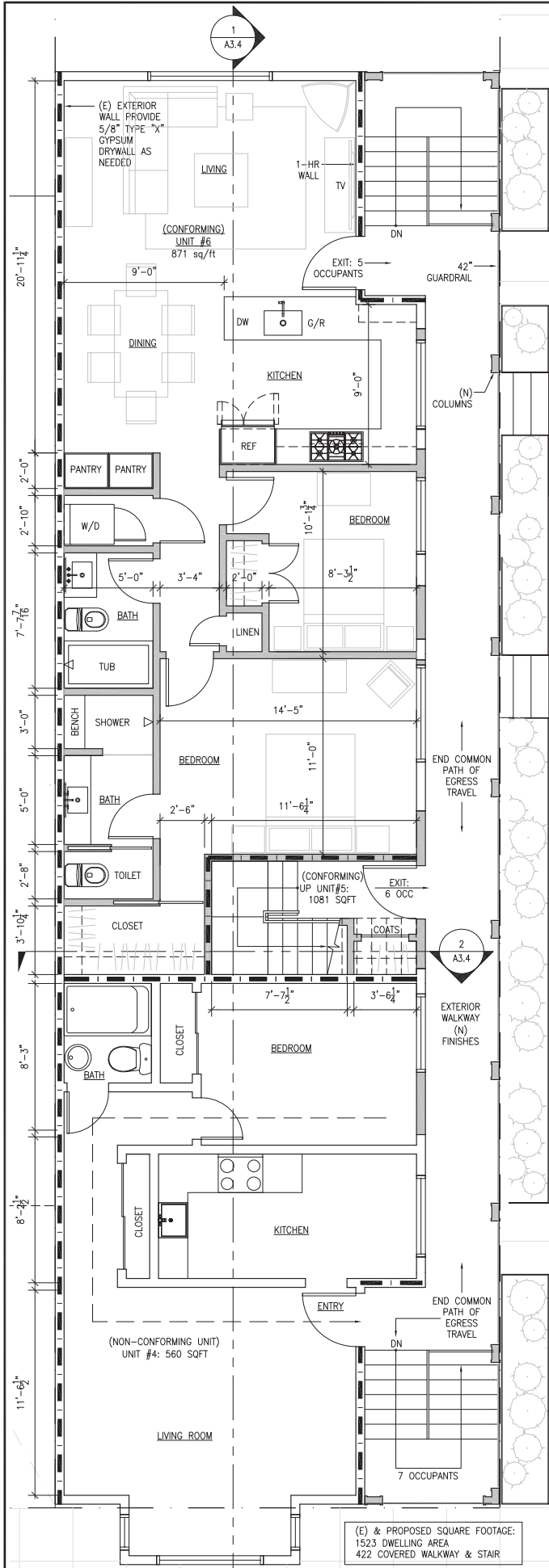
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TK

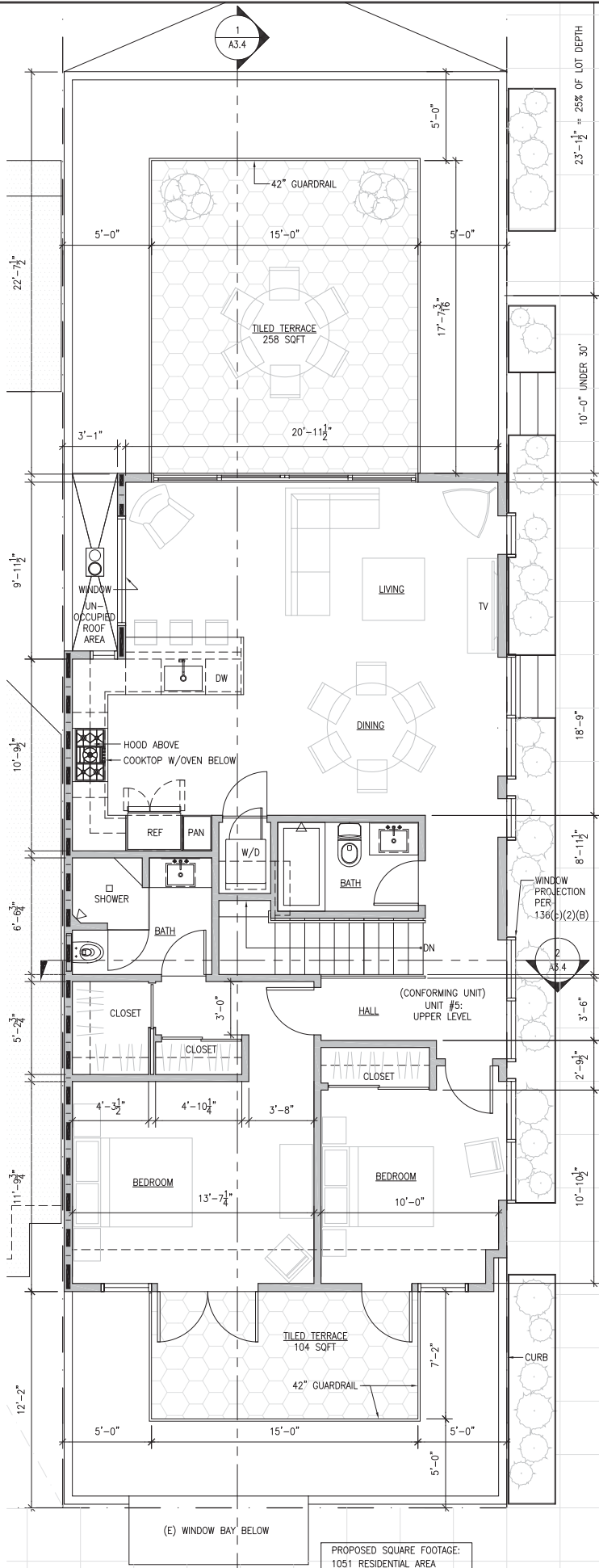
SCALE:
1/4" = 1'-0"

PROPOSED FLOOR PLANS

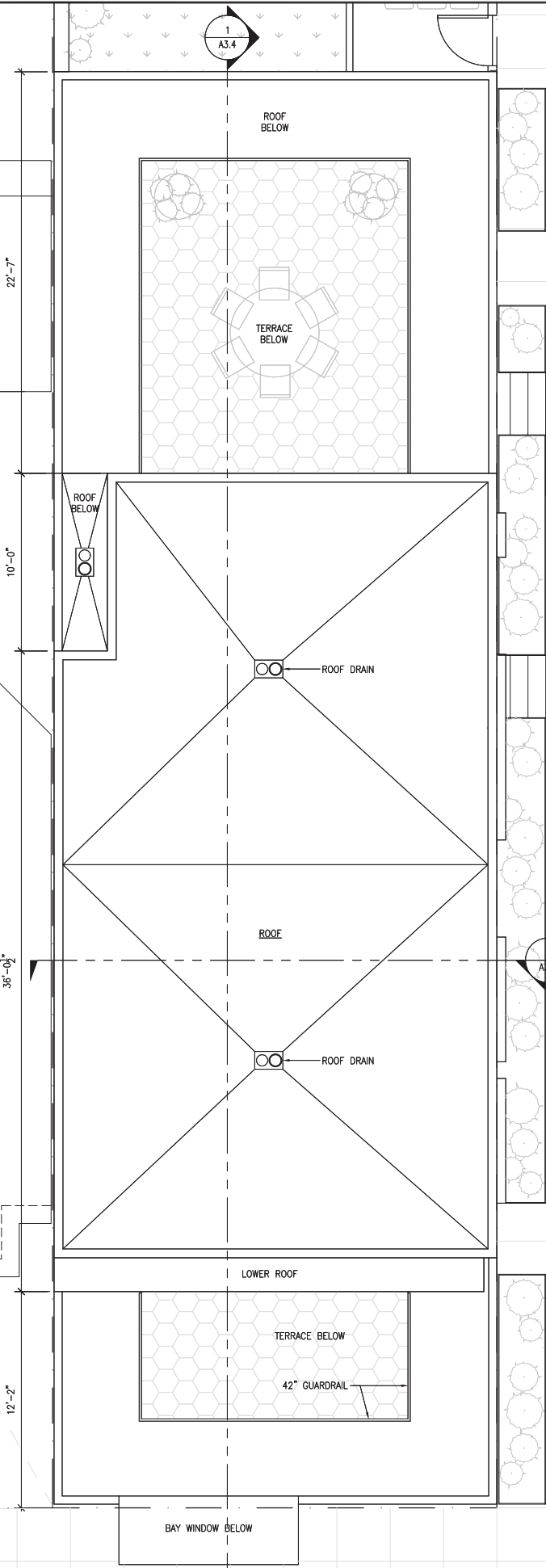
A2.0



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4"= 1'-0"



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



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

1021.2 Single Exits. A single exit or access to a single exit shall be permitted from any story or occupied roof, provided one of the following conditions exists:

6. Individual single-story or multistory dwelling units shall be permitted to have a single exit or access to a single exit from the dwelling unit provided that all of the following criteria are met:

6.1. The dwelling unit complies with Section 1015.1 as a space with one means of egress and

6.2. Either the exit from the dwelling unit discharges directly to the exterior at the level of exit discharge, or the exit access outside the dwelling unit's entrance door provides access to not less than two approved independent exits.

UNIT 969 3RD AND 4TH STORY COMPLIES WITH 1021.2 ALLOWING A SINGLE EXIT AS DWELLING UNIT DISCHARGES DIRECTLY TO EXTERIOR AT THE LEVEL OF EXIT DISCHARGE PER CRITERIA 6

UNIT COMPLIES WITH SECTION 1015.1 AS A SPACE WITH ONE MEANS OF EGRESS PER 1015.1.

- OCCUPANT LOAD IS LESS THAN 20 OCCUPANTS. LESS THAN 20 ALLOWED WITH FULLY SPRINKLERED.
- COMMON PATH OF EGRESS TRAVEL PER TABLE 1014.3: R-2 OCCUPANCY: 125' ALLOWABLE WITH SPRINKLER SYSTEM

DRAWING LEGEND:

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

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

PROPOSED FLOOR PLANS

A2.1

MATERIAL FINISH SCHEDULE	
KEY #	MATERIAL DESCRIPTION
①	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR A
②	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR B
③	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR C
④	POWDER COATED FLAT ALUMINUM PLATE TO MATCH COLOR A
⑤	POWDER COATED BENT ALUMINUM PLATE TO MATCH COLOR A
⑥	ANODIZED ALUMINUM WINDOW SYSTEM
⑦	ANODIZED ALUMINUM FRAME @ WINDOWS
⑧	THERMALLY TREATED WOOD SCREEN/GATES
⑨	THERMALLY TREATED WOOD PANELS
⑩	TEMPERED GLASS GUARDRAILS SUPPORTED BY CONCEALED ALUMINUM SHOE RAIL
⑪	STEEL PLANTED BOXES @ SIDEWALK LANDSCAPING STRIP
⑫	ALUMINUM CLAD GARAGE DOORS
⑬	ALUMINUM FRAMED MESH RAIL



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

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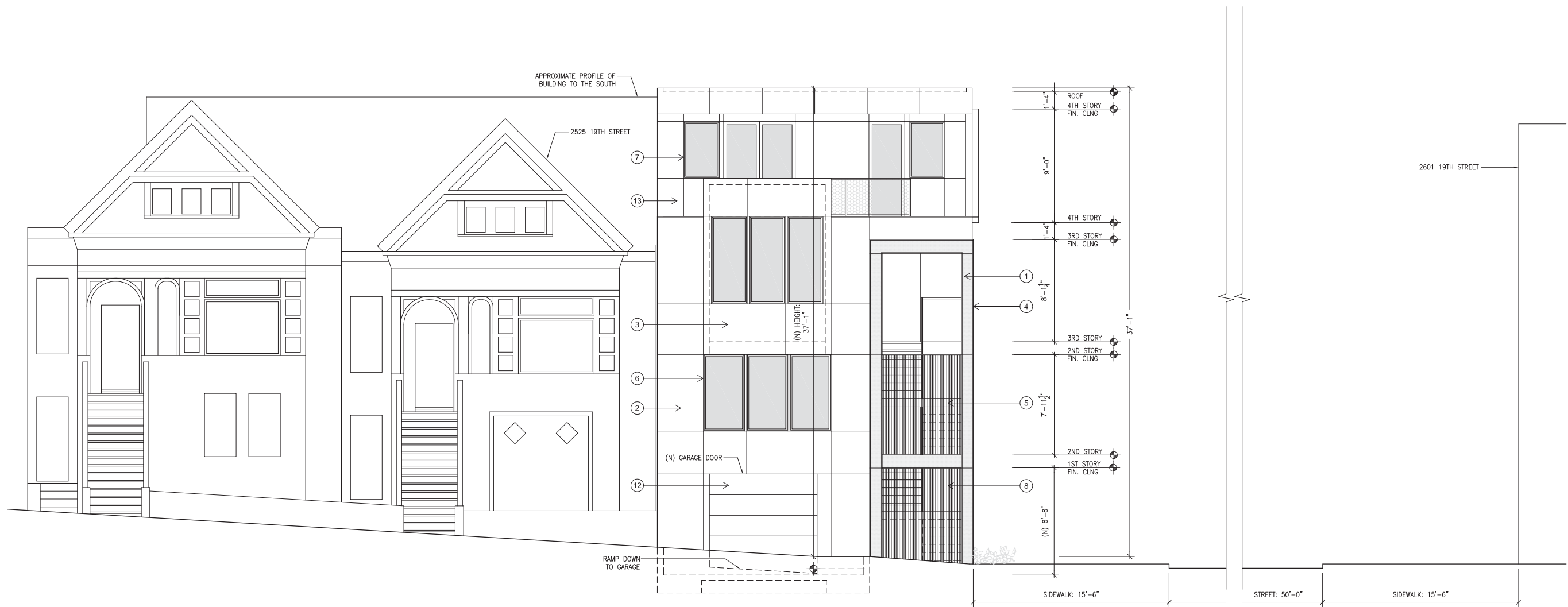
LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2019
STATE OF CALIFORNIA

DRAWN:
TK
CHECKED:
TK
SCALE:
1/4" = 1'-0"

PROPOSED ELEVATIONS

A3.2

MATERIAL FINISH SCHEDULE	
KEY #	MATERIAL DESCRIPTION
①	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR A
②	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR B
③	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR C
④	POWDER COATED FLAT ALUMINUM PLATE TO MATCH COLOR A
⑤	POWDER COATED BENT ALUMINUM PLATE TO MATCH COLOR A
⑥	ANODIZED ALUMINUM WINDOW SYSTEM
⑦	ANODIZED ALUMINUM FRAME @ WINDOWS
⑧	THERMALLY TREATED WOOD SCREEN/GATES
⑨	THERMALLY TREATED WOOD PANELS
⑩	TEMPERED GLASS GUARDRAILS SUPPORTED BY CONCEALED ALUMINUM SHOE RAIL
⑪	STEEL PLANTED BOXES @ SIDEWALK LANDSCAPING STRIP
⑫	ALUMINUM CLAD GARAGE DOORS
⑬	ALUMINUM FRAMED MESH RAIL



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

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STATE OF CALIFORNIA

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

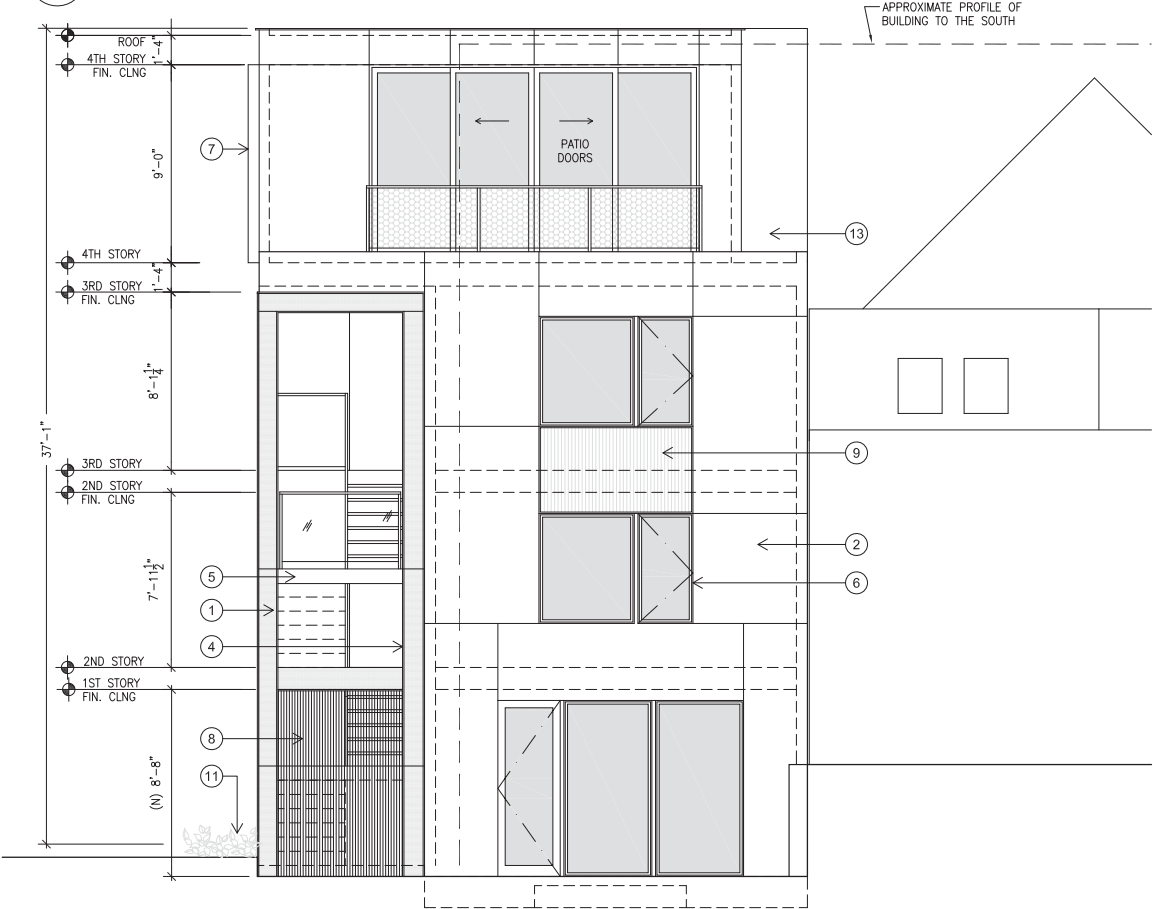
PROPOSED ELEVATIONS

A3.3

MATERIAL FINISH SCHEDULE	
KEY #	MATERIAL DESCRIPTION
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②	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR B
③	INTEGRALLY COLORED CEMENTITIOUS PANEL WITH CONCEALED FASTENER COLOR C
④	POWDER COATED FLAT ALUMINUM PLATE TO MATCH COLOR A
⑤	POWDER COATED BENT ALUMINUM PLATE TO MATCH COLOR A
⑥	ANODIZED ALUMINUM WINDOW SYSTEM
⑦	ANODIZED ALUMINUM FRAME @ WINDOWS
⑧	THERMALLY TREATED WOOD SCREEN/GATES
⑨	THERMALLY TREATED WOOD PANELS
⑩	TEMPERED GLASS GUARDRAILS SUPPORTED BY CONCEALED ALUMINUM SHOE RAIL
⑪	STEEL PLANTED BOXES @ SIDEWALK LANDSCAPING STRIP
⑫	ALUMINUM CLAD GARAGE DOORS
⑬	ALUMINUM FRAMED MESH RAIL

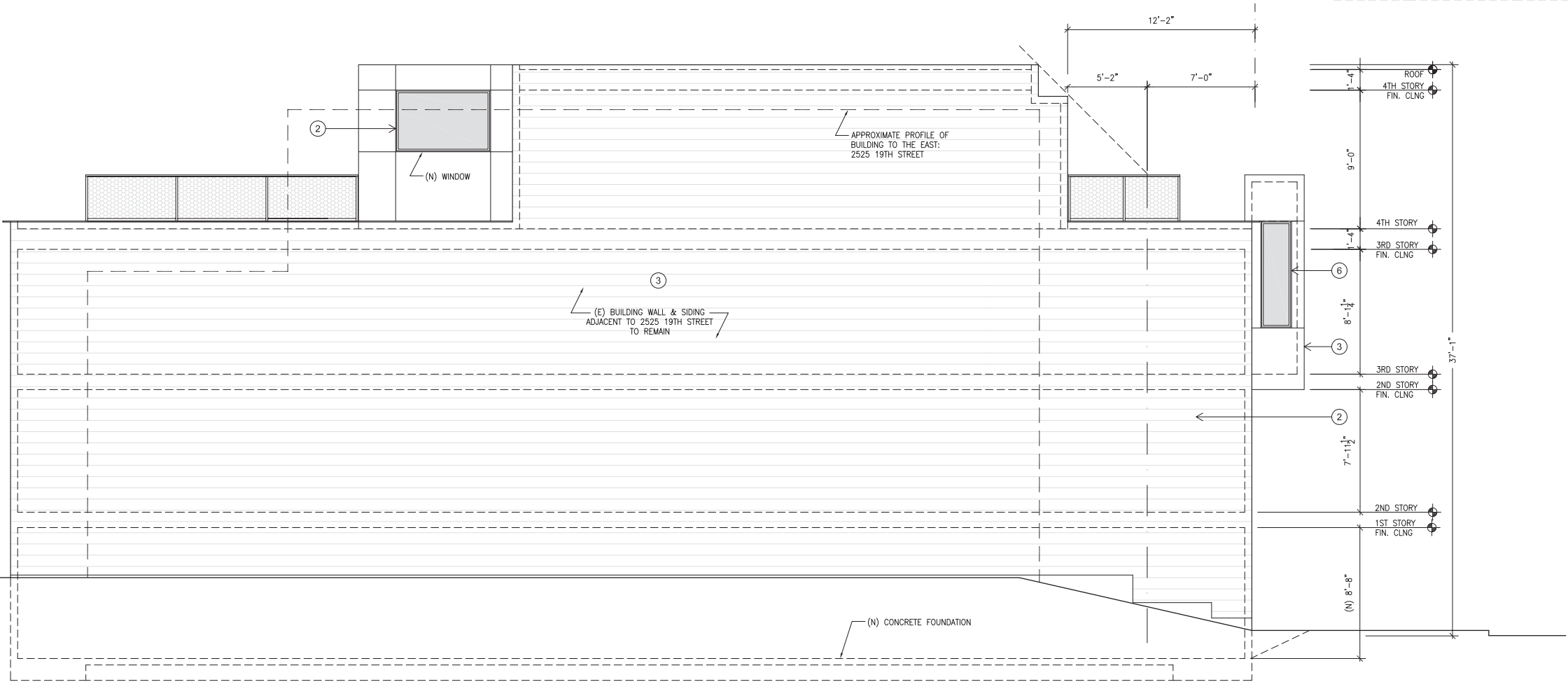
2 PROPOSED SOUTH ELEVATION

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



1 PROPOSED EAST ELEVATION

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

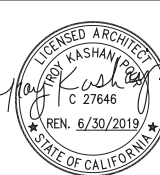


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SCALE:

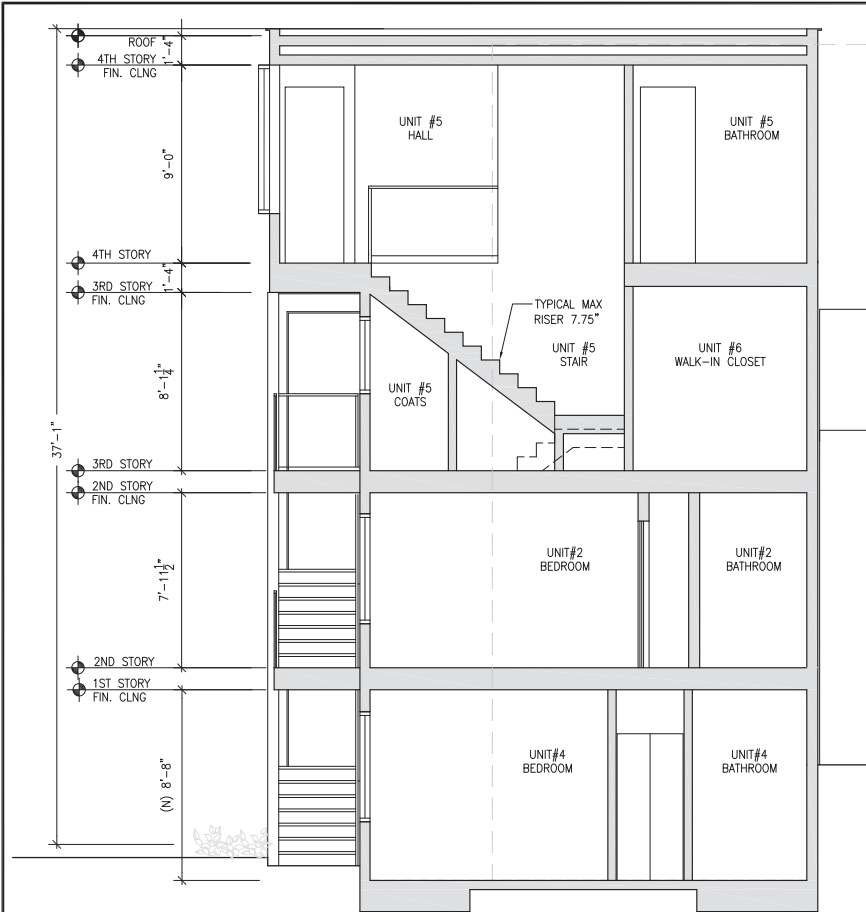
1/4"=1'-0"

PROPOSED ELEVATIONS

A3.4

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



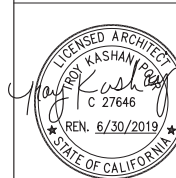
1 LONGITUDINAL BUILDING SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"

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

BUILDING SECTIONS

A3.5

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701 HAMPSHIRE STREET



PROPOSED VIEW LOOKING EAST

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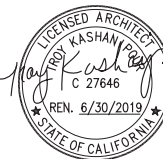
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SCALE:

1/4"=1'-0"

PROPOSED VIEWS

A3.6



PROPOSED VIEW LOOKING SOUTHEAST



PROPOSED VIEW LOOKING NORTHEAST

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<div>LICENSED ARCHITECT TROY KASHANIPUR C 27646 REN. 6/30/2019 STATE OF CALIFORNIA</div>		DRAWN: TK	CHECKED: TK
		SCALE: 1/4"=1'-0"	
PROPOSED VIEWS			
A3.7			