



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 22, 2018
Continued from the December 14, 2017 Hearing

Date: February 15, 2018
Case No.: **2017-004562CUA, 2008.0410V & 2017-004562DRP**
Project Address: **799 Castro Street & 3878-3880 21st Street**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 3603/024
Project Sponsor: Thomas Tunny
1 Bush Street
San Francisco, CA 94104
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendations: **Approval with Conditions (CUA)**
Do not take DR and approve as proposed (DR)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On October 12, 2017, the Planning Commission and Zoning Administrator continued the Conditional Use Authorization and Variance joint hearing for a project proposal at 799 Castro Street & 3878-3880 21st Street. The items were continued to December 14, 2017 to include a Discretionary Review Application that was filed for a separate proposal on the same property.

On December 14, 2017, the Planning Commission and Zoning Administrator continued the joint hearing for all items to February 22, 2018. The Commission instructed the Project Sponsor to redesign the project with respect to mass reduction and rear yard expansion to improve the proposed Accessory Dwelling Unit's livability.

CURRENT PROPOSAL

The Project Sponsor submitted additional materials for Commission review (1) Updated Variance findings and (2) Revised Plans (reflecting modern and traditional façade options) following further discussion with neighbors.

Since publication of the December 14, 2017 Commission packet, the Project was further revised and the following changes have been made:

- Reduced height/scale
 - Remove top floor, height decreased from previous 39'-3" to 30'-10" (modern) / 30'-9" (trad.)
 - Excavate additional depth for basement located entirely below grade to maintain four levels

- Reduced massing
 - *Front (Castro St)* – Shift walls at all levels to required front setback
Front setback variance no longer required
 - *Rear* – Decrease building envelope at all levels, relocate garage to expand rear yard area
Rear yard variance still required; 20' separation between buildings provided (deck above Bedroom #2 is considered a permitted obstruction per §136)
 - *Side (21st St)* – Decrease bay window size (permitted projection)
- Eliminated roof deck

REQUIRED COMMISSION ACTION

The Commission must determine whether or not to take Discretionary Review and grant Conditional Use Authorization for the proposed alteration at 799 Castro Street and approve/disapprove the proposed Accessory Dwelling Unit at 3878-3880 21st Street.

RECOMMENDATION (CUA):	Approval with Conditions
RECOMMENDATION (DR):	Do not take DR and approve as proposed

Attachments:

Updated Variance findings (submitted 2/9/18)
Revised Plans and Renderings (submitted 2/12/18)
Commission Packet (December 14, 2017)
Updated CEQA Categorical Exemption Determination
Additional Public Comment

NHT: M:\Planning Production\ID2\A4A7DACD-B0DC-4322-BD29-F6F07103C6E0\0\974000-974999\974112\LL\IQ_CPC Memo 02222018 (ID 974112).doc



Revised Variance Findings (2/9/18)

Re: **799 Castro and 3876-3878 21st Street**
Rear Yard Variance Findings

REAR YARD VARIANCE

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator must find that the facts presented are such to establish the findings stated below.

1-That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

The subject property is exceptional and extraordinary in that a second structure, which contains two residential units, already exists in the required rear yard. Moreover, the front structure is occupied with a nonconforming commercial use that is inconsistent with the prevailing residential character of the neighborhood. Because of the two existing structures on the lot, the resulting buildable envelope is highly constrained.

2-That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

The existing structures were not constructed by the project applicant and were constructed prior to the imposition of the current rear yard regulations.

3-That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

The variance will allow for the preservation and enjoyment of a substantial property right possessed by other properties in the same district as this is a corner lot and there are at least seven lots located at or near the eight corners of this Assessor's block that have similar lot coverage. In addition, the variance will allow for the replacement of a commercial use with a residential use, as is enjoyed by other properties in this residential district.

4-That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

The variance will not be materially detrimental or materially injurious because it will allow for construction of a residence compatible in size and bulk with the other residences in the neighborhood, and will allow for the replacement of a nonconforming commercial use with a residential use in a residentially zoned neighborhood. The project will be beneficial to the public welfare by allowing new housing to be added, which will improve the City's current housing crisis.

5-That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

The proposed project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, as follows:

Housing Element

OBJECTIVE 1: Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

The project satisfies this policy of the General Plan's Housing Element by allowing the replacement of a nonconforming commercial use in the existing structure on the front portion of the property with a residential use. This will help meet the City's housing needs while having as minimal an impact as is possible on the surrounding neighborhood.

OBJECTIVE 11: *SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.*

Policy 11.3: *Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.*

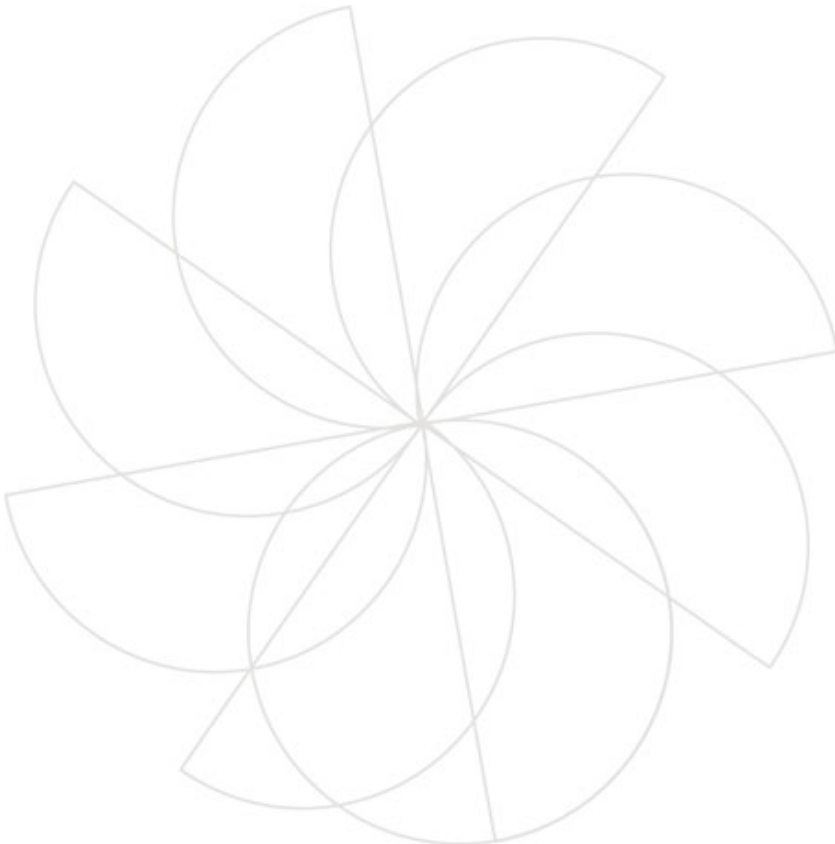
Policy 11.5: *Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.*

The proposed project satisfies these policies by accommodating growth and adding density by allowing the replacement of a nonconforming commercial use in the existing structure on the front portion of the property with a residential use, consistent with the existing residential neighborhood character.

OBJECTIVE 13 *Prioritize sustainable development in planning for and constructing new housing.*

Policy 13.1 *Support "smart" regional growth that locates new housing close to jobs and transit.*

The proposed project adds new housing close to jobs and transit. The project is within blocks of the J Muni line, the 24, 33 and 48 Muni bus lines, and is only a short distance from the Castro Street Muni station.



- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTICE COPYRIGHT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR USED IN ANY MANNER EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOC. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1980 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS

NO.	REVISIONS:	DATE:
△		
△	DESIGN	5.10.10
△	ENVIRONMENTAL EVALUATION	2.24.11
△	EE REVISION	5.3.11
△	RDG RESUBMITTAL	01.16.14
△	PLANNING COMMENTS	05.27.14
△	ALTERATION PERMIT	08.06.14
△	311 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NUMBER:

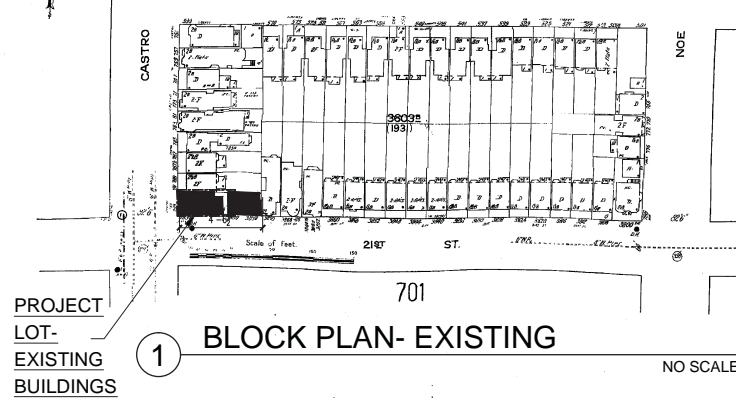
A-0

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-0.1 PROPERTY COMPARISONS
- A-0.2 BUILDING TYPE COMPARISONS.
- A-1.0 EXISTING SITE PLAN.
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 ROOF PLAN
- A-1.4 PROPOSED SECTIONS
- A-2.0 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

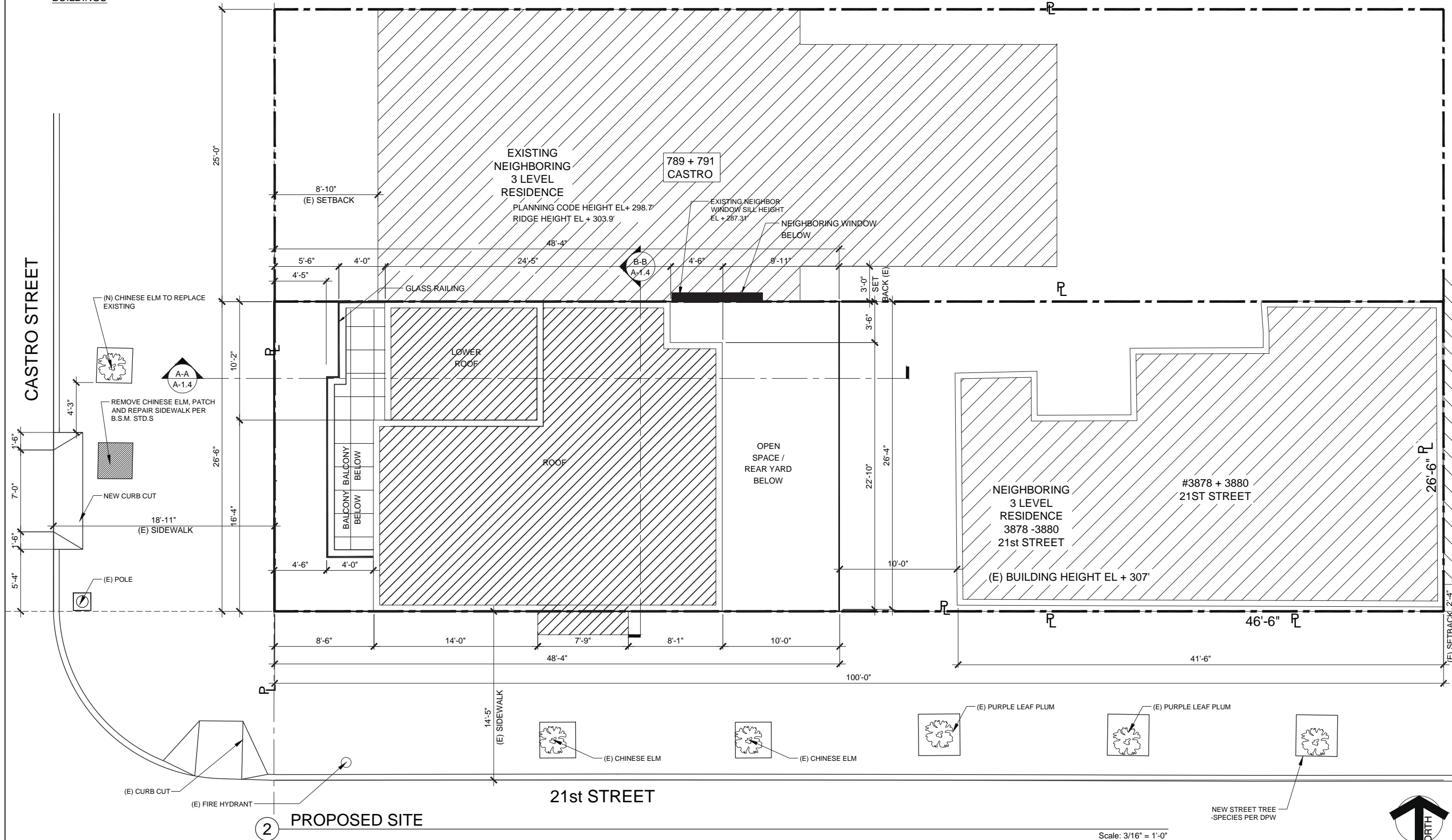
- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13,2007
- PROPOSED BUILDING
 - FLOOR AREA: 3,005 SQ. FT.
 - GARAGE: 283 SQ. FT.
 - BALCONY, PATIO AREAS: 393 SQ. FT.

- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.
- (E) RESIDENCE RELOCATION UNDER SEPERATE PERMIT SUBMIT ALL.

REMODELED RESIDENCE AT 799 CASTRO STREET
CODE : 2013 SFBC
CONSTRUCTION TYPE : V B
SPRINKLERING: PER 903.3.1
OCCUPANCY GROUP : R-3
FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT
FULL LOT AREA: 2,862 SQ. FT.
BLOCK/ LOT : 3603/024
ZONING : RH-2, RESIDENTIAL - TWO FAMILY
HEIGHT/BULK DISTRICT : 40-X
FRONT SETBACK : AVERAGE COMPLIES
REAR SETBACK : PROPOSED VARIANCE FROM 25'
SEPARATION BETWEEN BUILDINGS.



1 BLOCK PLAN- EXISTING



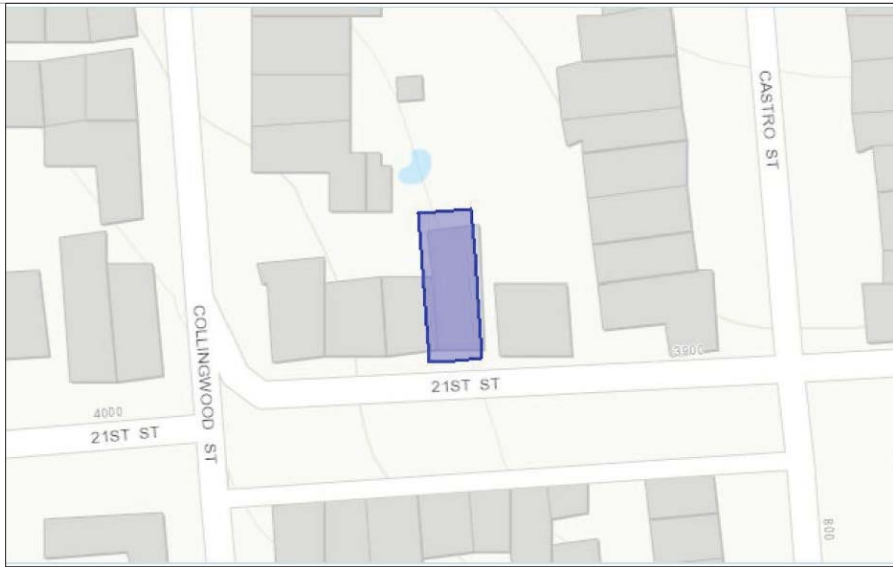
2 PROPOSED SITE

Scale: 3/16" = 1'-0"



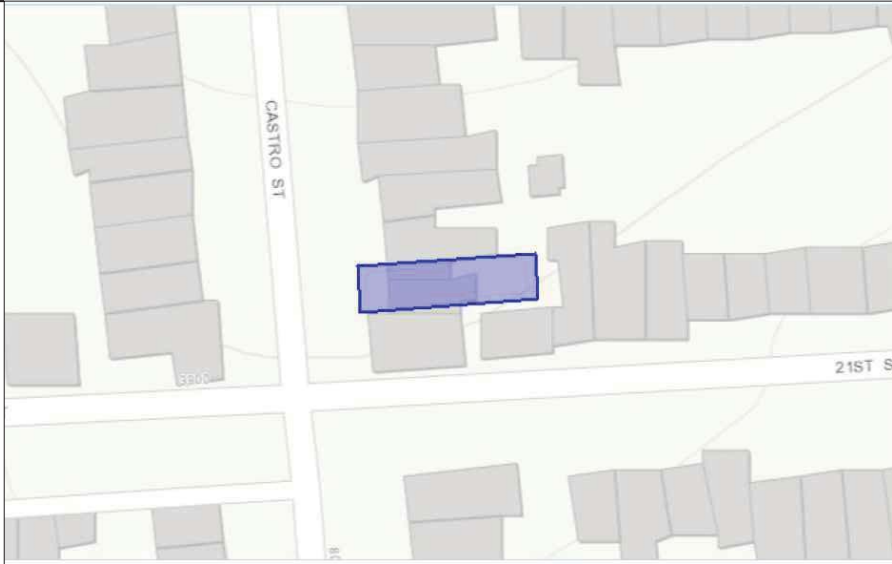
- ADDRESS: 464 HILL ST, SAN FRANCISCO, CA 94114
 - PARCEL: 3621064
 - ASSESSED VALUES:
 - LAND: \$1,836,510.00
 - STRUCTURE: \$1,224,334.00
 - FIXTURES: -
 - PERSONAL PROPERTY: -
 - LAST SALE: 7/5/2000
 - LAST SALE PRICE: \$2,357,500.00
 - YEAR BUILT: 1890
 - BUILDING AREA: 3,088 SQ FT
 - PARCEL AREA: 2,850 SQ FT
- PARCEL SHAPE: -
 - PARCEL FRONTAGE: -
 - PARCEL DEPTH: 14 FT
 - CONSTRUCTION TYPE: WOOD OR STEEL FRAME
 - USE TYPE: DWELLING
 - UNITS: 1
 - STORIES: 3
 - ROOMS: 9
 - BEDROOMS: 3
 - BATHROOMS: 3
 - BASEMENT: -

464 HILL STREET



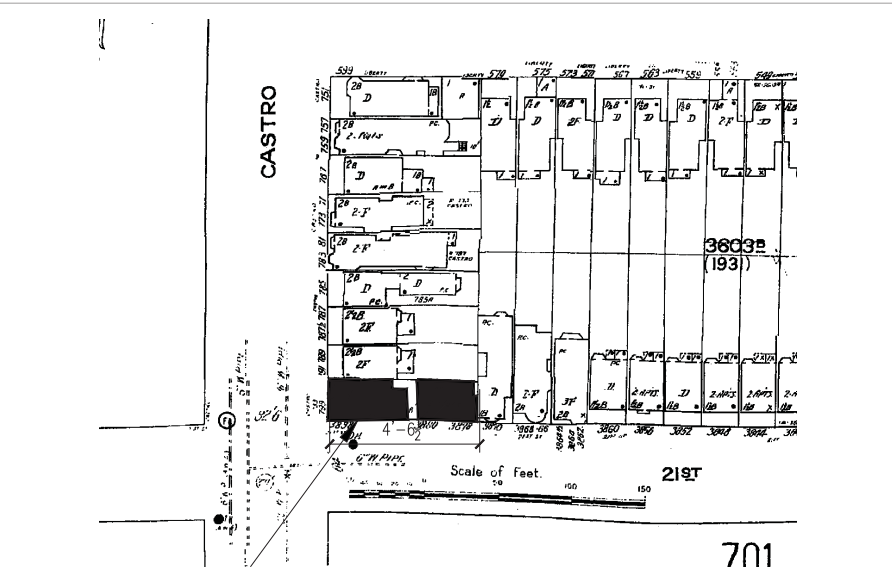
- ADDRESS: 3930 21ST ST
 - PARCEL: 2752021
 - ASSESSED VALUES:
 - LAND: \$1,123,132.00
 - STRUCTURE: \$779,230.00
 - FIXTURES: -
 - PERSONAL PROPERTY: -
 - LAST SALE: 5/28/2003
 - LAST SALE PRICE: \$1,500,000.00
 - YEAR BUILT: 1999
 - BUILDING AREA: 3,400 SQ FT
 - PARCEL AREA: 2,550 SQ FT
- PARCEL SHAPE: -
 - PARCEL FRONTAGE: -
 - PARCEL DEPTH: 85 FT
 - CONSTRUCTION TYPE: WOOD OR STEEL FRAME
 - USE TYPE: DWELLING
 - UNITS: 1
 - STORIES: 3
 - ROOMS: 7
 - BEDROOMS: 4
 - BATHROOMS: 4
 - BASEMENT: -

3930 21st STREET



- ADDRESS: 789-791 CASTRO ST, SAN FRANCISCO, CA 94114
 - PARCEL: 3603025
 - ASSESSED VALUES:
 - LAND: \$703,443.00
 - STRUCTURE: \$488,500.00
 - FIXTURES: -
 - PERSONAL PROPERTY: -
 - LAST SALE: 7/31/2000
 - LAST SALE PRICE: \$903,000.00
 - YEAR BUILT: 1905
 - BUILDING AREA: 2,728 SQ FT
 - PARCEL AREA: 2,500 SQ FT
- PARCEL SHAPE: -
 - PARCEL FRONTAGE: -
 - PARCEL DEPTH: -
 - CONSTRUCTION TYPE: -
 - USE TYPE: DWELLING
 - UNITS: -
 - STORIES: 4
 - ROOMS: 9
 - BEDROOMS: 2
 - BATHROOMS: 3
 - BASEMENT: -

789 CASTRO STREET



AREA SUMMARIES

- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13,2007
- PROPOSED BUILDING
 - FLOOR AREA: 3,005 SQ. FT.
 - GARAGE: 283 SQ. FT.
 - BALCONY, PATIO AREAS: 393 SQ. FT.

SCOPE OF WORK:

- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.
- (E) RESIDENCE RELOCATION UNDER SEPERATE PERMIT SUBMIT ALL.

PROJECT DATA:

REMODELED RESIDENCE AT 799 CASTRO STREET
CODE : 2013 SFBC
CONSTRUCTION TYPE : V B
SPRINKLERING: PER 903.3.1
OCCUPANCY GROUP : R-3
FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT
FULL LOT AREA: 2,862 SQ. FT.
BLOCK/ LOT : 3603/024
ZONING : RH-2, RESIDENTIAL - TWO FAMILY
HEIGHT/ BULK DISTRICT : 40-X
FRONT SETBACK : AVERAGE COMPLIES
REAR SETBACK : PROPOSED VARIANCE FROM 25'
SEPARATION BETWEEN BUILDINGS.

799 CASTRO STREET - PROPOSED



- ADDRESS: 746 CASTRO ST, SAN FRANCISCO, CA 94114
 - PARCEL: 2752017
 - ASSESSED VALUES:
 - LAND: \$404,230.00
 - STRUCTURE: \$401,801.00
 - FIXTURES: -
 - PERSONAL PROPERTY: -
 - LAST SALE: 3/10/1989
 - LAST SALE PRICE: \$498,500.00
 - YEAR BUILT: 1896
 - BUILDING AREA: 2,916 SQ FT
 - PARCEL AREA: 3,125 SQ FT
- PARCEL SHAPE: -
 - PARCEL FRONTAGE: -
 - PARCEL DEPTH: 25 FT
 - CONSTRUCTION TYPE: WOOD OR STEEL FRAME
 - USE TYPE: DWELLING
 - UNITS: 1
 - STORIES: 3
 - ROOMS: 7
 - BEDROOMS: -
 - BATHROOMS: 1
 - BASEMENT: -

746 CASTRO STREET



- ADDRESS: 1153 CASTRO ST
 - PARCEL: 3655/024
 - ASSESSED VALUES:
 - LAND: \$711,368.00
 - STRUCTURE: \$723,070.00
 - FIXTURES: -
 - PERSONAL PROPERTY: -
 - LAST SALE: 03/16/2012
 - LAST SALE PRICE: \$939,000.00
 - YEAR BUILT: 1908
 - BUILDING AREA: 2,446 SQ FT
 - PARCEL AREA: 2,779 SQ FT
- PARCEL SHAPE: -
 - PARCEL FRONTAGE: -
 - PARCEL DEPTH: -
 - CONSTRUCTION TYPE: WOOD OR STEEL FRAME
 - USE TYPE: FLATS & DUPLEX
 - UNITS: 2
 - STORIES: 3
 - ROOMS: 8
 - BEDROOMS: 3
 - BATHROOMS: 4
 - BASEMENT: -

1153 CASTRO STREET



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. ANY REPRODUCTION OR USE OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. IS PROHIBITED. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:

**PROPERTY
COMPARISONS**

DRAWING NUMBER:

A-0.1



539 ELIZABETH ST.



1006 CASTRO STREET



765 SANCHEZ STREET



3649 21st STREET



799 CASTRO STREET - PROPOSED



1153 CASTRO STREET



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTICE: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES, AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18

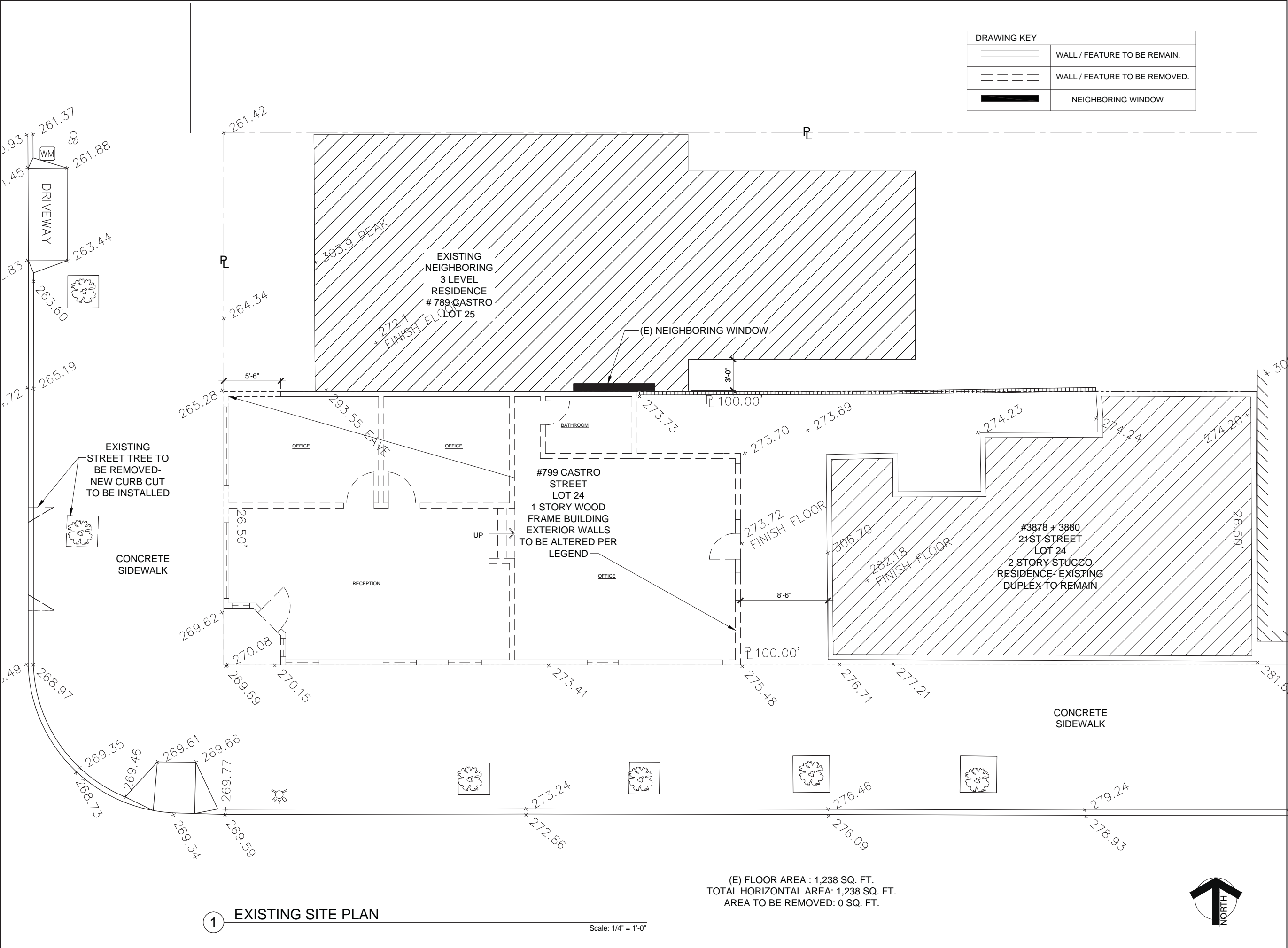
SPACE PLAN: 02-12-18

DRAWING TITLE:

BUILDING TYPE
COMPARISONS

DRAWING NUMBER:

A-0.2



DRAWING KEY	
	WALL / FEATURE TO BE REMAIN.
	WALL / FEATURE TO BE REMOVED.
	NEIGHBORING WINDOW



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 0.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

REVISIONS		
NO.	REVISIONS	DATE
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:

EXISTING SITE PLAN

DRAWING NUMBER:

A-1.0



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTICE OF DISBURSEMENT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN AGREEMENT OF TECTA ASSOC. WRITING ENGINEERING AND ARCHITECTURE. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN AGREEMENT OF TECTA ASSOC. WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS. THESE DRAWINGS ARE RETURNED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANYONE WHO REPRODUCES OR TRANSMITS THESE PLANS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ARCHITECTURAL AND ENGINEERING PROFESSIONS. THE PROTECTION INCLUDED HEREIN IS NOT LIMITED TO THE ORIGINAL FORM AS WELL AS THE REPRODUCTION OR TRANSMISSION OF THESE PLANS IN ANY MANNER.

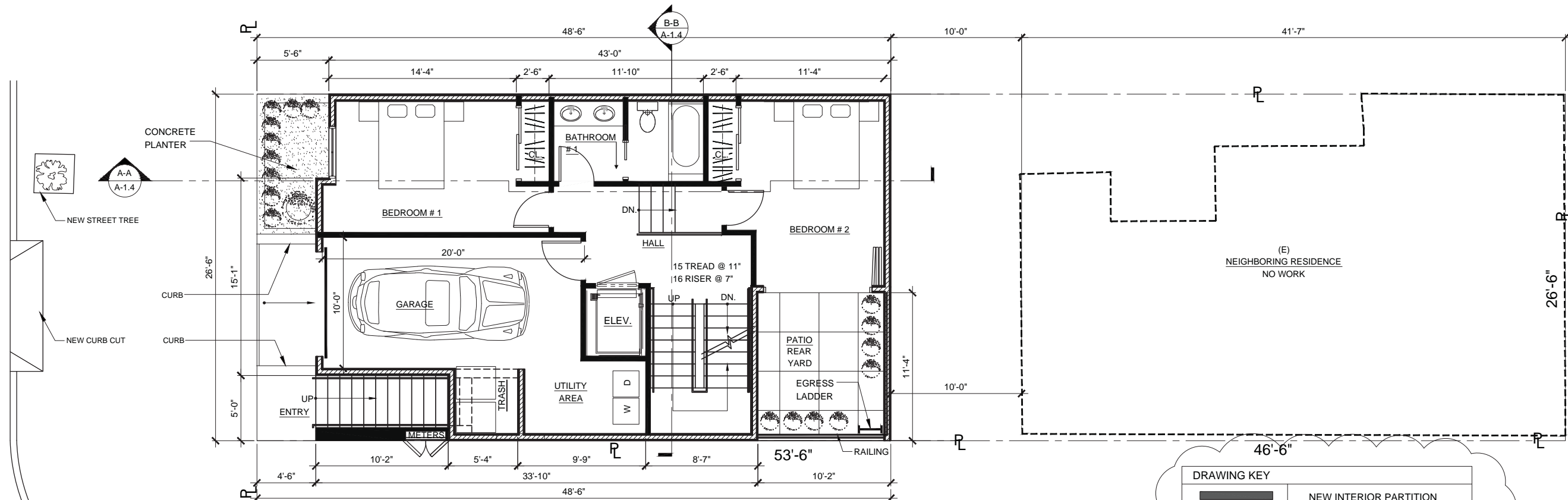
NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:
**PROPOSED
BASEMENT & FIRST
FLOOR PLANS**

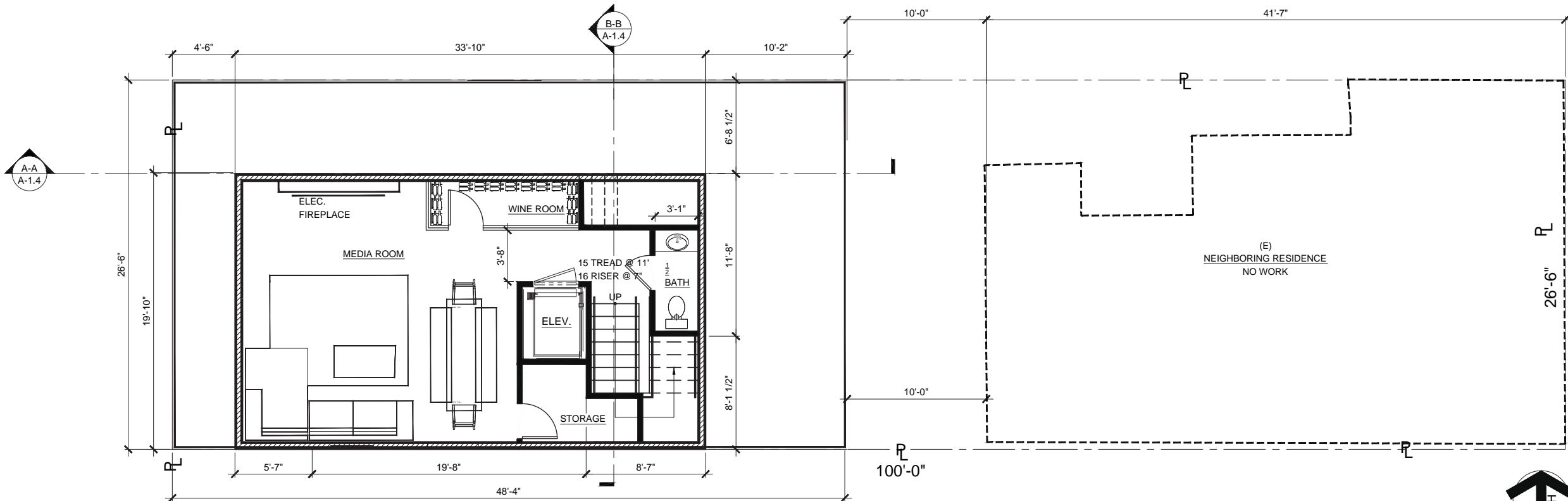
DRAWING NUMBER:

A-1.1



2 PROPOSED FIRST FLOOR PLAN

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



1 PROPOSED BASEMENT FLOOR PLAN

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

BASEMENT FLOOR AREA: 669 SQ. FT.



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE

799 CASTRO
SAN FRANCISCO, CA 94114

NOTES: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF TECTA ASSOC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS SPECIFIED TO THE CONTRARY, ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE PHYSICAL FORM AS WELL AS THE INVENTION AND CONCEPTION OF SPACE AND QUALITY OF THE DESIGN.

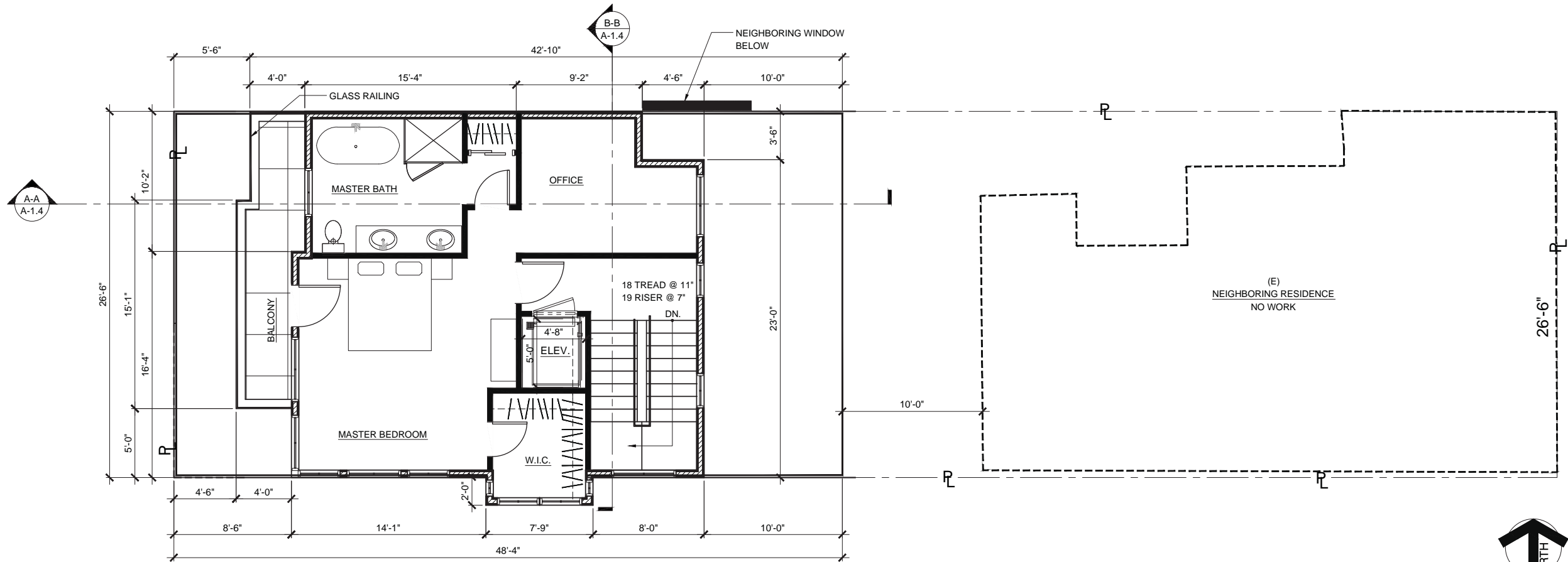
NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:
PROPOSED
SECOND & THIRD
FLOOR PLANS

DRAWING NUMBER:

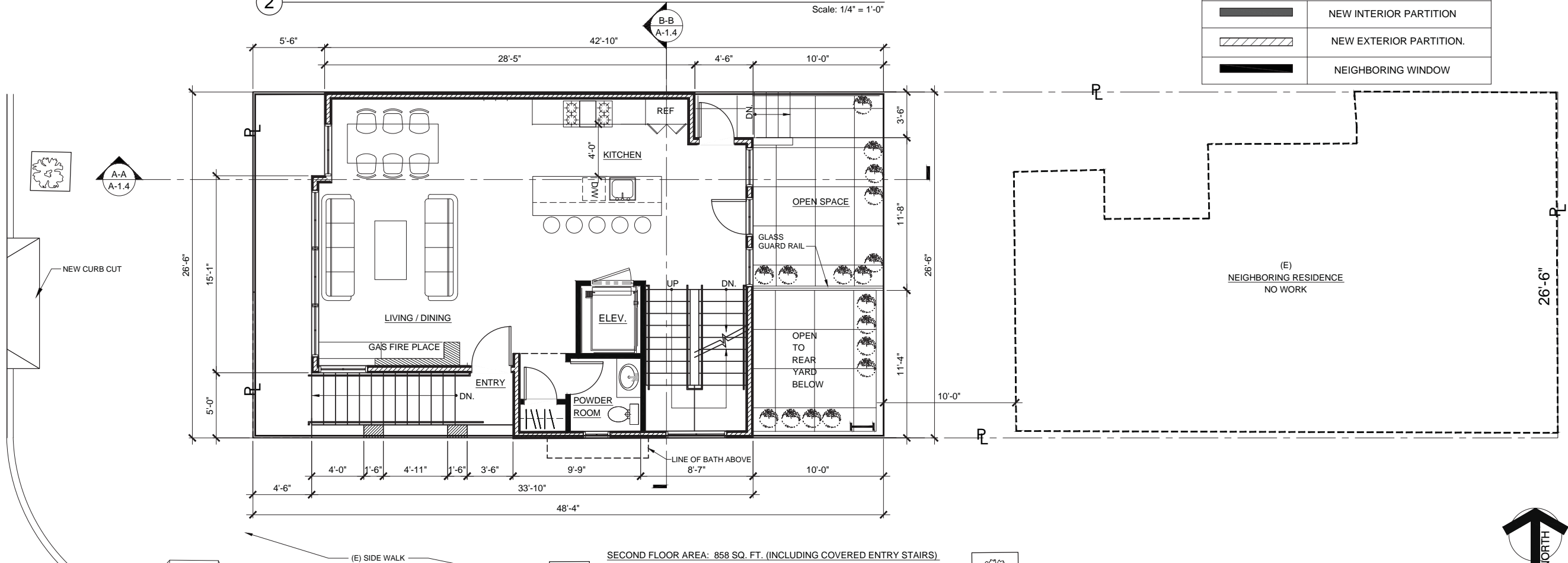
A-1.2



2 THIRD FLOOR PLAN

THIRD FLOOR AREA: 780 SQ. FT.

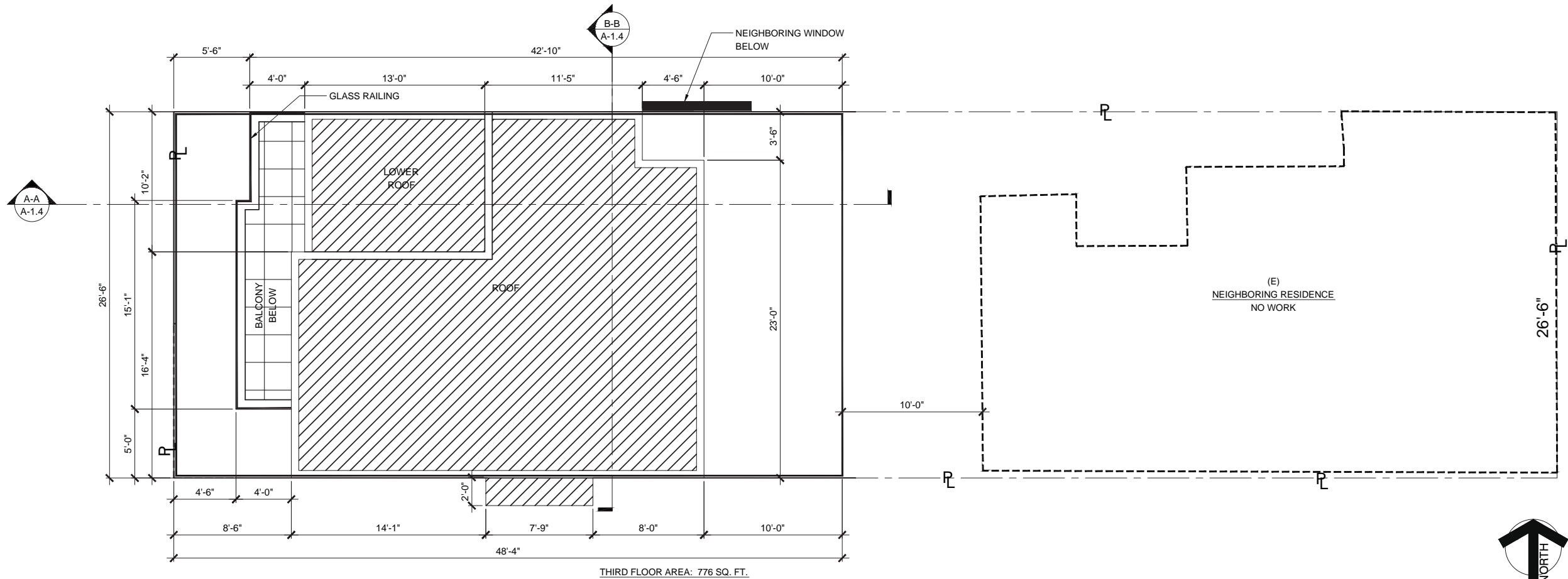
Scale: 1/4" = 1'-0"



1 SECOND FLOOR PLAN

SECOND FLOOR AREA: 858 SQ. FT. (INCLUDING COVERED ENTRY STAIRS)

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



1 ROOF PLAN

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES, AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:
ROOF PLAN

DRAWING NUMBER:

A-1.3



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE

799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OPENINGS
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND CONTROL OF THE PROJECT REMAINS WITH TECTA ASSOCIATES. ANY REVISIONS OR AMENDMENTS TO THESE DRAWINGS SHALL BE NOTED IN WRITING AND APPROVED BY TECTA ASSOCIATES. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNDER THE TITLE OF THE COPYRIGHT ACT OF 1976, AS AMENDED, COPYRIGHT HAS BEEN CLAIMED BY TECTA ASSOCIATES. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TECTA ASSOCIATES. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE PHYSICAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACE AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18

SPACE PLAN: 02-12-18

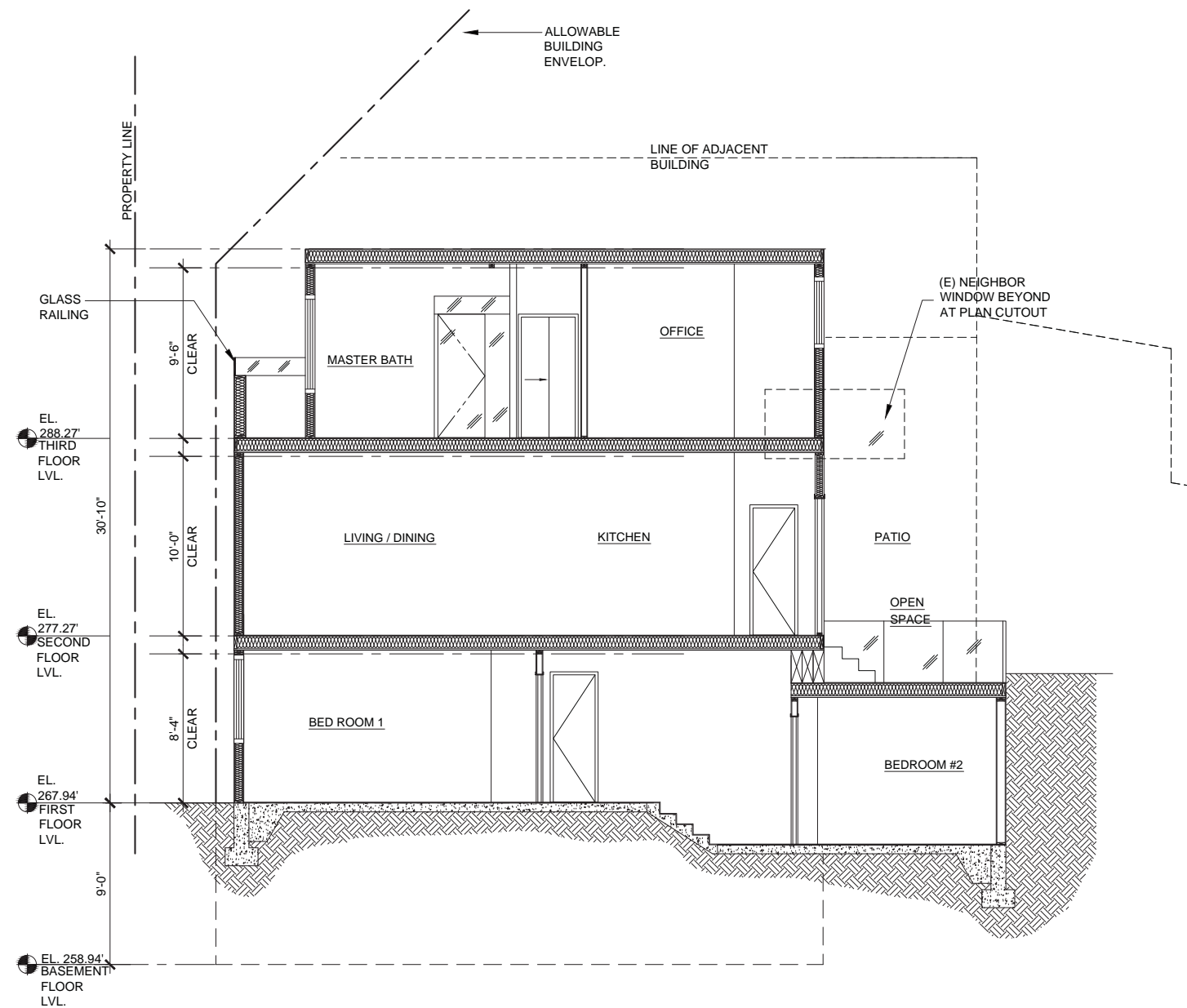
DRAWING TITLE:

SECTIONS

DRAWING NUMBER:

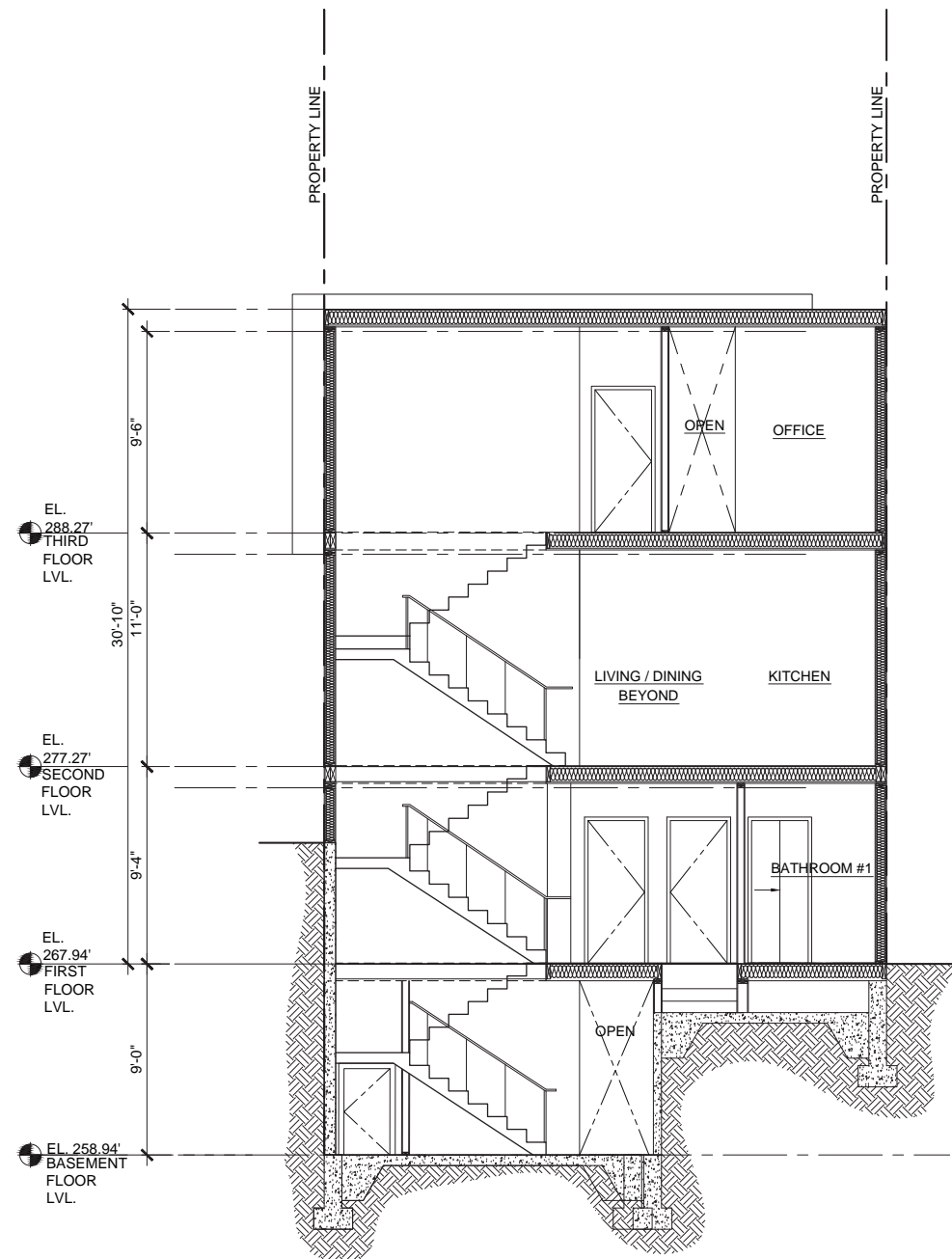
A-1.4

GUARDRAIL AND HANDRAIL EXB MPT
PER SFPC SECTION 260 (b) (A) (B)



2 SECTION A-A

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



1 SECTION B-B

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE

799 CASTRO
SAN FRANCISCO, CA 94114

NOTES: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSIONS AND REVISIONS TO THESE DRAWINGS SHALL BE NOTED IN THE REVISIONS. TECTA ASSOCIATES, INC. IS TO BE NOTIFIED IN WRITING OF ANY CONSTRUCTION OR REVISIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS NOTED TO THE CONTRARY, ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE MATERIAL FORM AS SHOWN, BUT EXTENDS TO THE CONCEPTS AND DESIGN OF THE WORK.

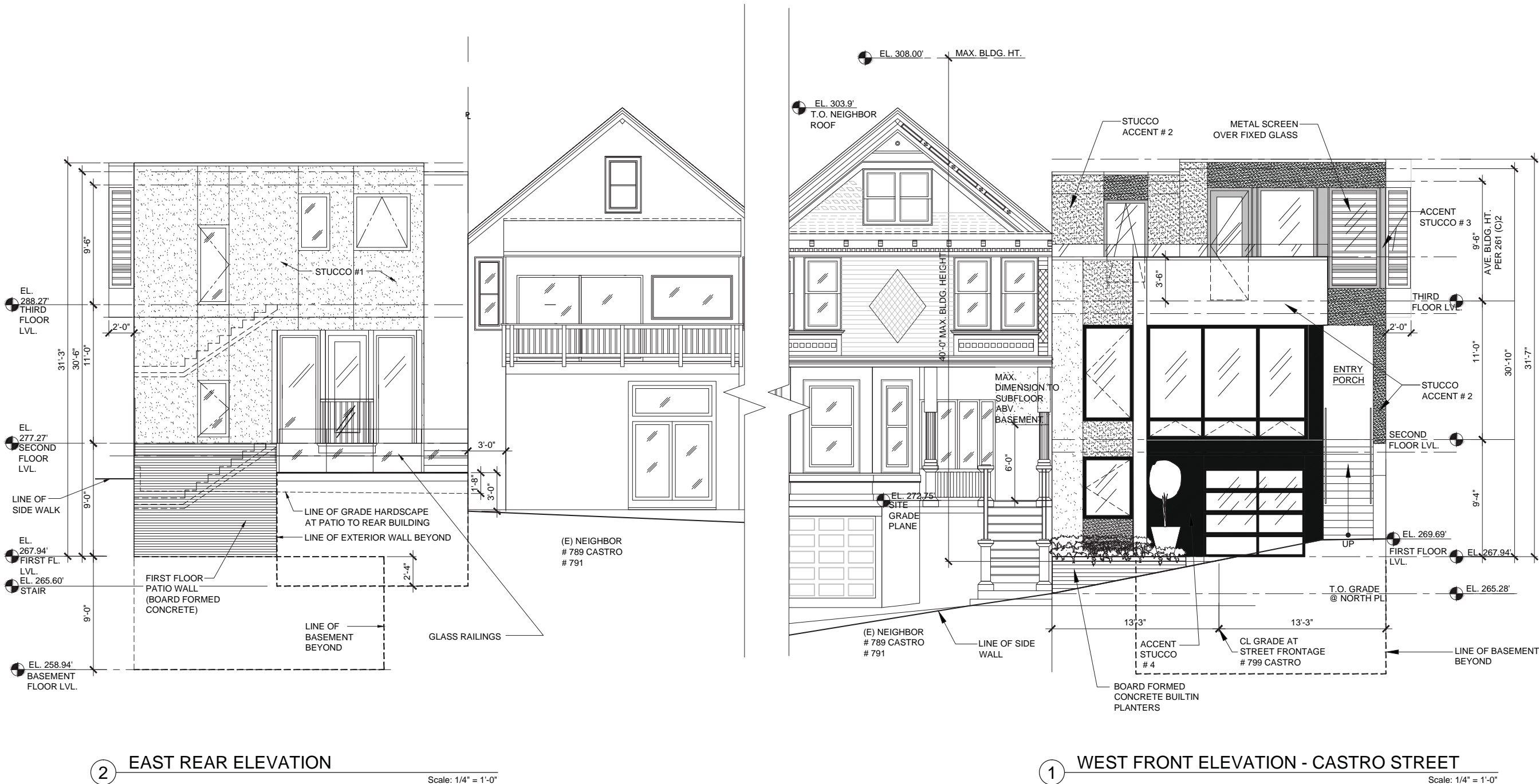
NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

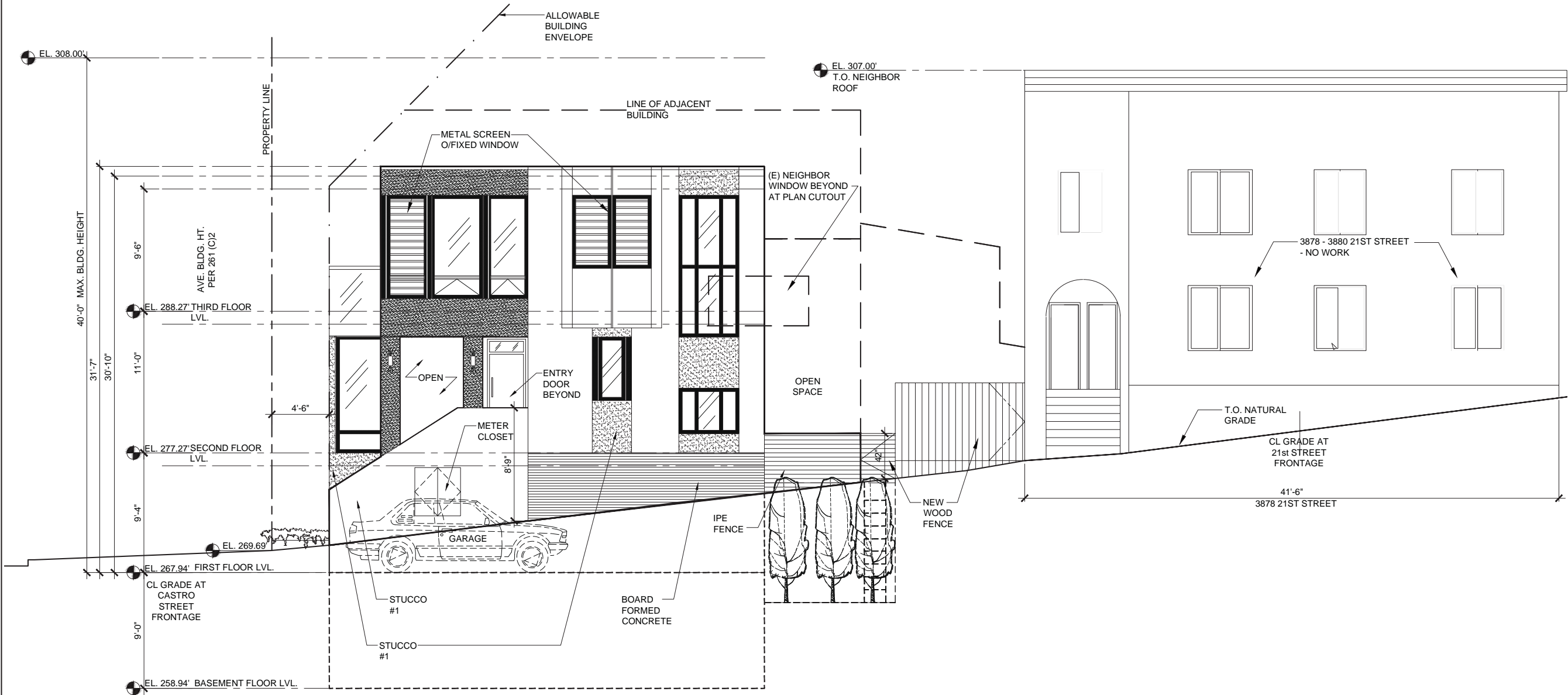
DRAWING TITLE:
PROPOSED
WEST AND EAST
ELEVATIONS

DRAWING NUMBER:

A-2.0



- SECTION 144 COMPLIANCE:
- EXTENT OF ARCHITECTURAL FEATURES AT SOUTH ELEVATION: 9'9"+9'6"+3'7"+8'0" = 30'-10"
 - EXTENT OF BUILDING FRONTAGE AT SOUTH ELEVATION = 0.635 > 1/3



1 SOUTH ELEVATION - 21ST STREET - PROPOSED

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OPERATIONS
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES, AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

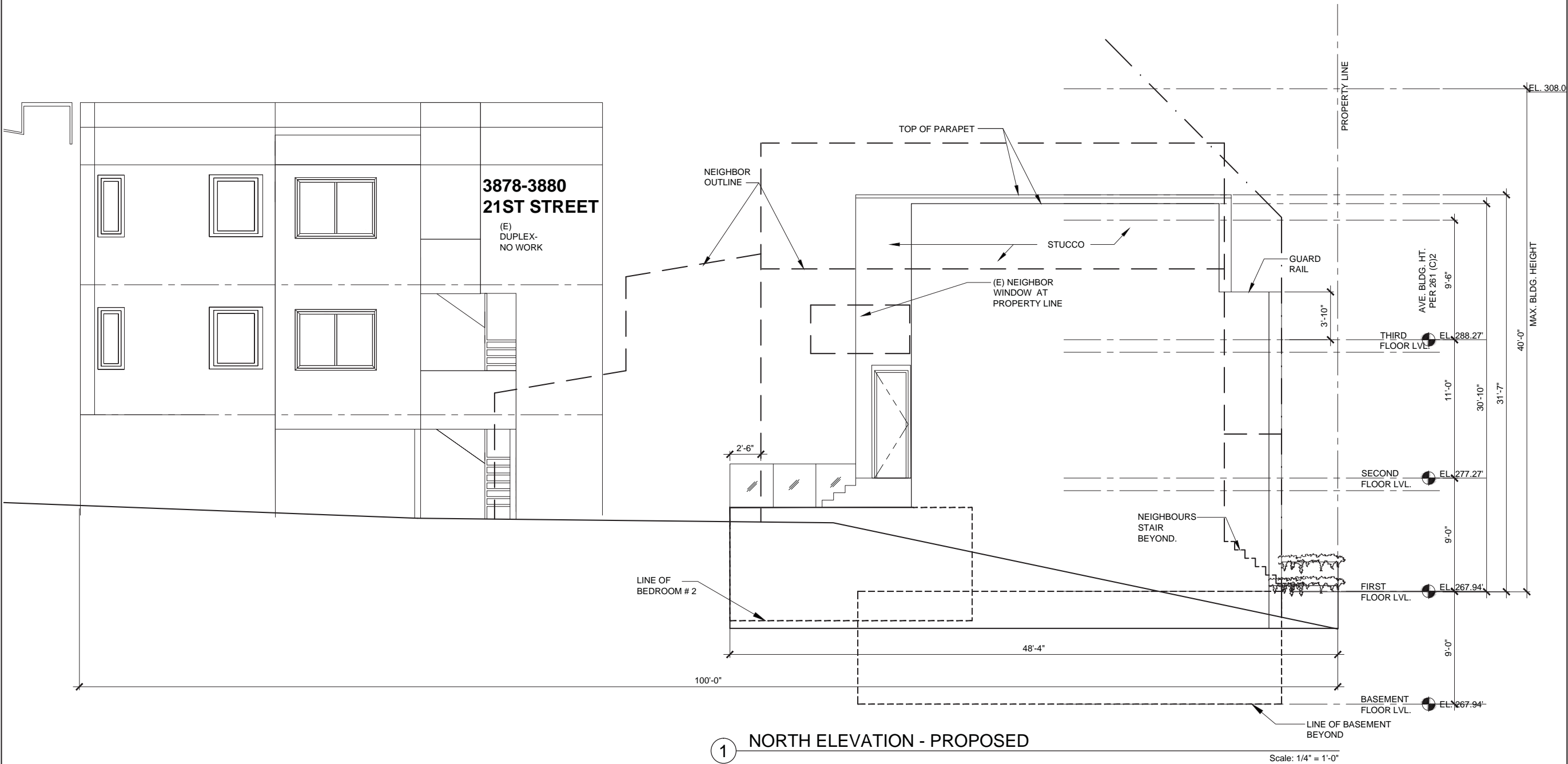
NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:
**PROPOSED
SOUTH ELEVATION**

DRAWING NUMBER:

A-2.1



1 NORTH ELEVATION - PROPOSED

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTES: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES, INC. IS PROHIBITED.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:
**PROPOSED
NORTH
ELEVATION**

DRAWING NUMBER:

A-2.2



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTES: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND LIABILITY FOR ALL INFORMATION AND DATA SHOWN ON THESE DRAWINGS IS THE PROPERTY OF TECTA ASSOC. ASSOCIATES. IT IS TO BE NOTICED IN WRITING OF ANY DISCREPANCIES IS PRESUMED TO BE THE RESPONSIBILITY OF THE USER. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY A REGISTERED ARCHITECT.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TECTA ASSOC. ASSOCIATES. THE PROTECTION PROVIDED BY THIS COPYRIGHT PROTECTION IS NOT LIMITED TO THE PHYSICAL FORM OF THESE PLANS, BUT EXTENDS TO THE CONTENT AND SUBSTANCE OF THE DESIGN.

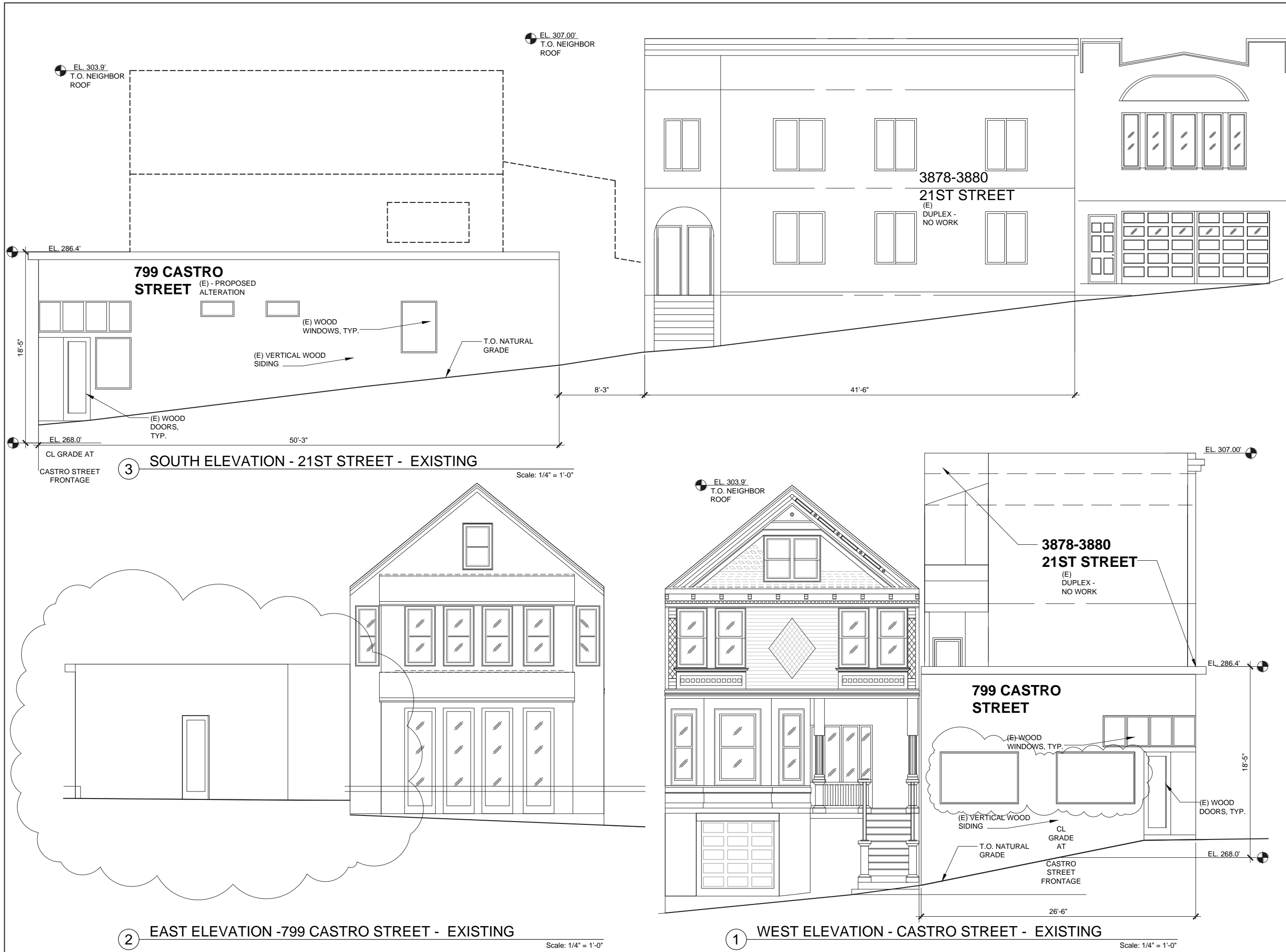
NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15

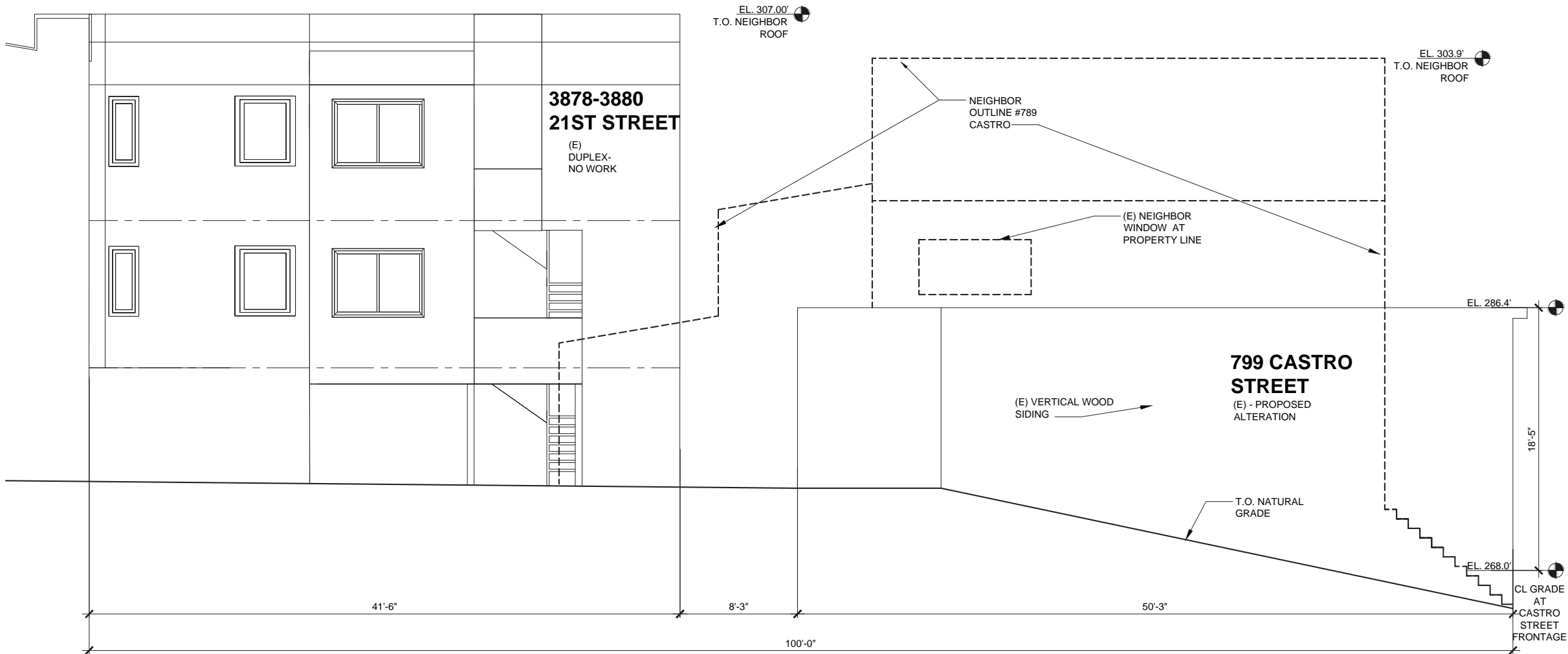
ISSUE DATE: 02-09-18
SPACE PLAN: 02-12-18

DRAWING TITLE:
**EXISTING
ELEVATIONS**

DRAWING NUMBER:

A-2.3





1

NORTH ELEVATION - EXISTING

Scale: 3/16" = 1'-0"



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 9.223

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED OR USED IN ANY OTHER MANNER WITHOUT THE WRITTEN AGREEMENT OF TECTA ASSOC. WRITTEN DIMENSIONS SHALL PRECEDE ALL DIMENSIONS AND SHALL BE NOTED IN WRITING. TECTA ASSOCIATES' IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. NO PART OF THIS WORK IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	3111 / VARIANCE	05.13.15

ISSUE DATE: 02-09-18

SPACE PLAN: 02-12-18

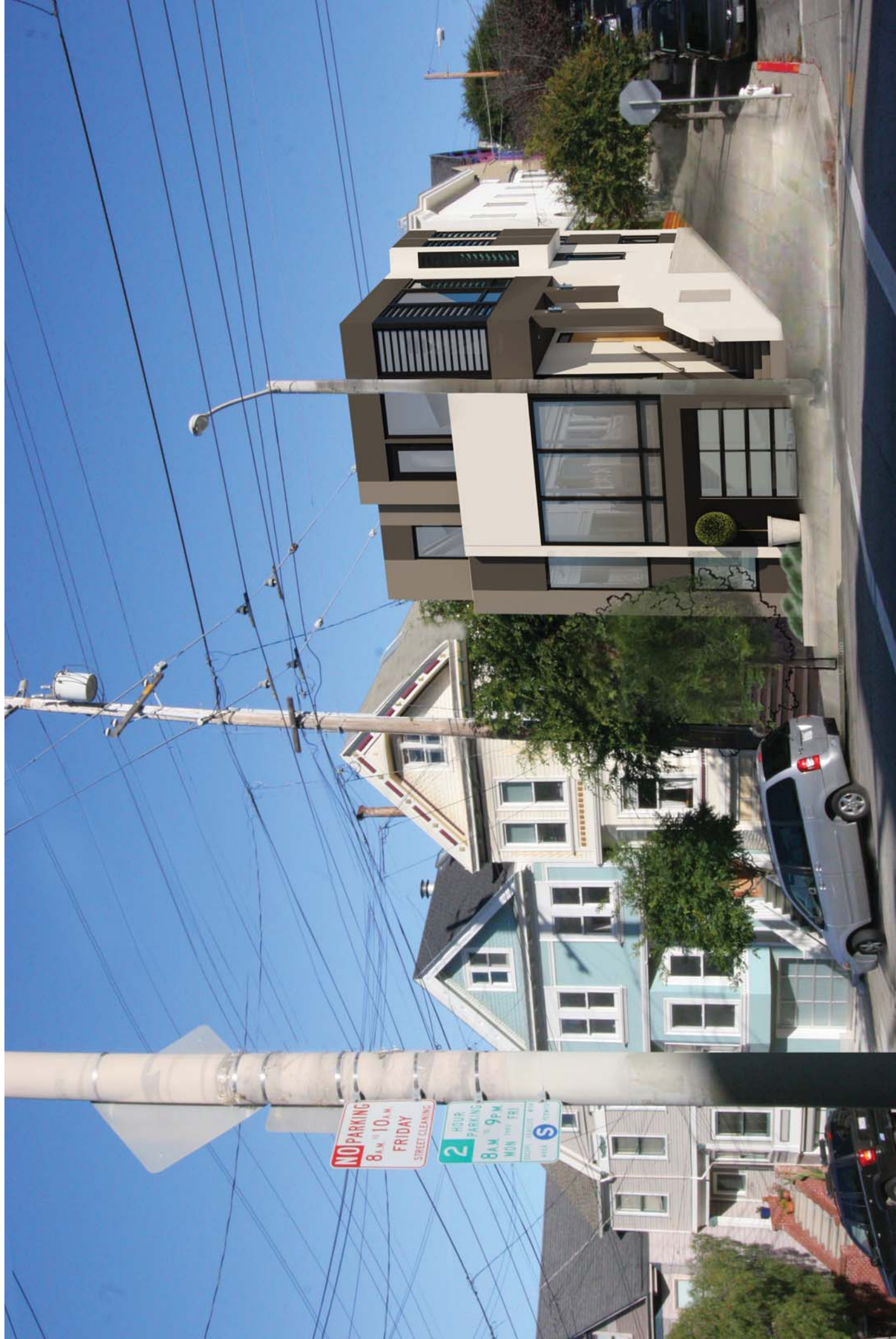
DRAWING TITLE:

EXISTING NORTH
ELEVATION

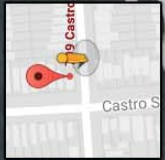
DRAWING NUMBER:

A-2.4

REVISED RENDERING - MODERN DESIGN







Terms - Report a problem



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND CONTROL OF THESE DRAWINGS REMAINS WITH TECTA ASSOC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. IS PROHIBITED. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:

PROPOSED SITE
PLAN

DRAWING NUMBER:

A-0 ALT

SHEET INDEX:

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-1.0 EXISTING SITE PLAN.
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 ROOF PLAN
- A-1.4 PROPOSED SECTIONS
- A-2.0 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

AREA SUMMARIES

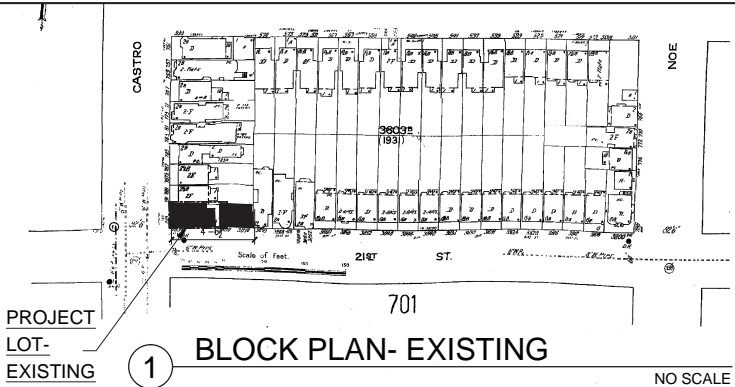
- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13,2007
- PROPOSED BUILDING
 - FLOOR AREA: 3,009 SQ. FT.
 - GARAGE: 283 SQ. FT.
 - BALCONY, PATIO AREAS: 212 SQ. FT.

SCOPE OF WORK:

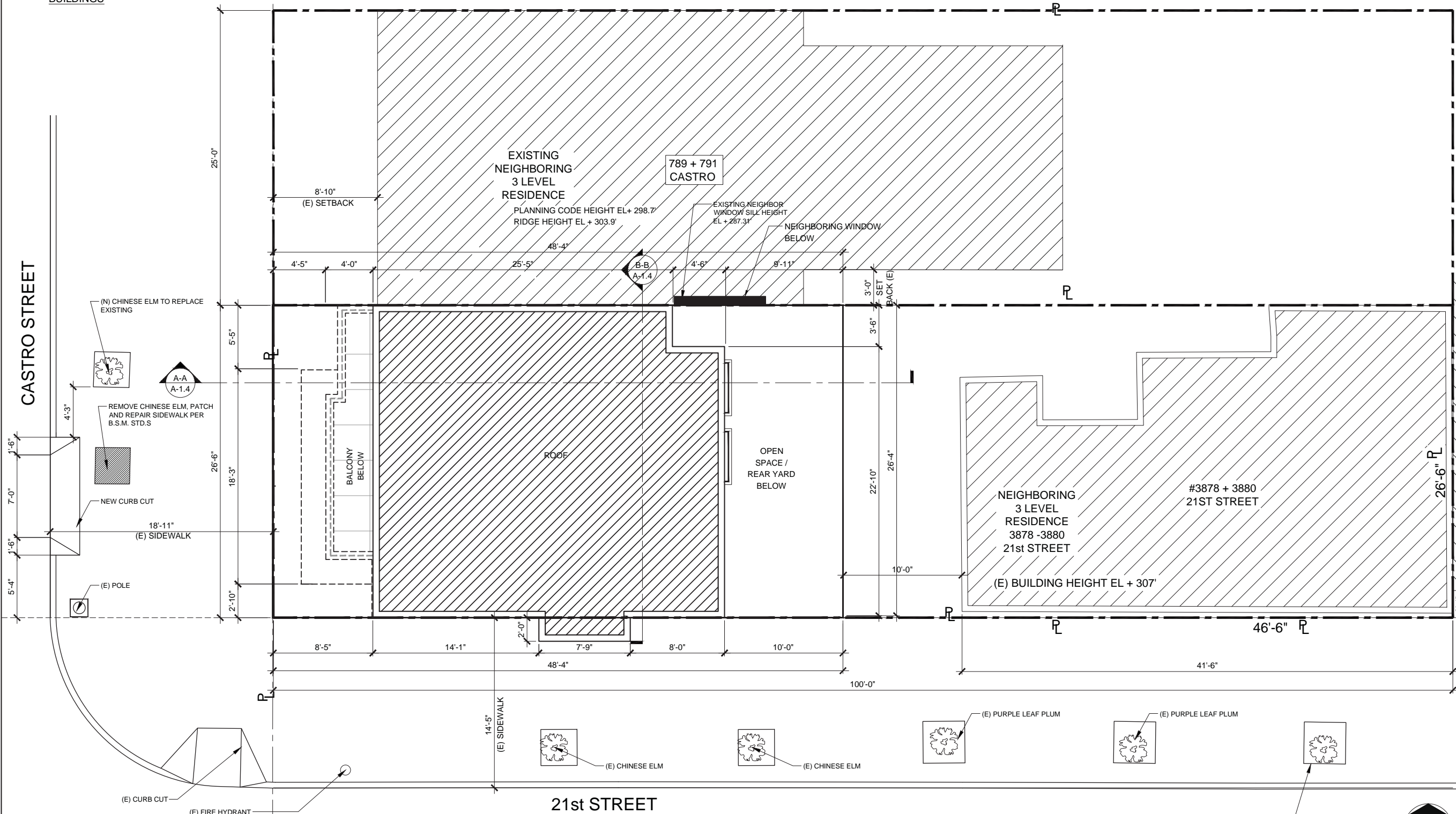
- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.
- (E) RESIDENCE RELOCATION UNDER SEPERATE PERMIT SUBMIT ALL.

PROJECT DATA:

REMODELED RESIDENCE AT 799 CASTRO STREET
CODE : 2013 SFBC
CONSTRUCTION TYPE : V B
SPRINKLERING: PER 903.3.1
OCCUPANCY GROUP : R-3
FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT
FULL LOT AREA: 2,862 SQ. FT.
BLOCK/ LOT : 3603/024
ZONING : RH-2, RESIDENTIAL - TWO FAMILY
HEIGHT/ BULK DISTRICT : 40-X
FRONT SETBACK : AVERAGE COMPLIES
REAR SETBACK : PROPOSED VARIANCE FROM 25'
SEPARATION BETWEEN BUILDINGS.

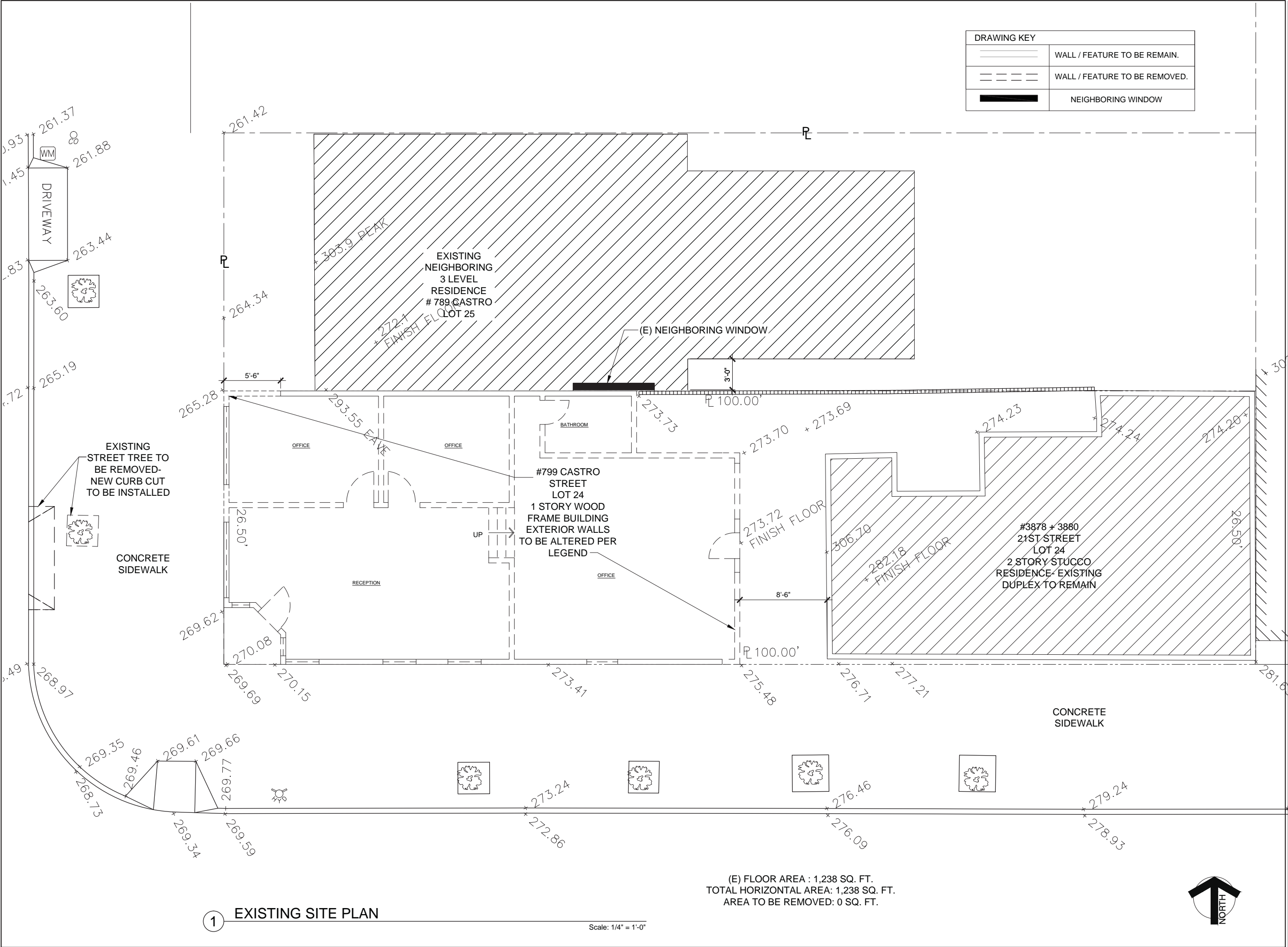


1 BLOCK PLAN- EXISTING



2 PROPOSED SITE PLAN

Scale: 3/16" = 1'-0"





TECTA
associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044
www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSION SHALL BE OBTAINED FROM TECTA ASSOC. IN THE FORM OF A WRITTEN AGREEMENT. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18
SPACE PLAN: 02-10-18

DRAWING TITLE:
EXISTING SITE PLAN

DRAWING NUMBER:
A-1.0 ALT



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OVERLAYS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND ALL RIGHTS ARE RESERVED. THIS DRAWING IS THE PROPERTY OF TECTA ASSOC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNDER THE TITLE OF THE COPYRIGHT ACT OF 1976, AS AMENDED, ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. IS PROHIBITED. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE ORIGIN, FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACE AND QUALITY OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

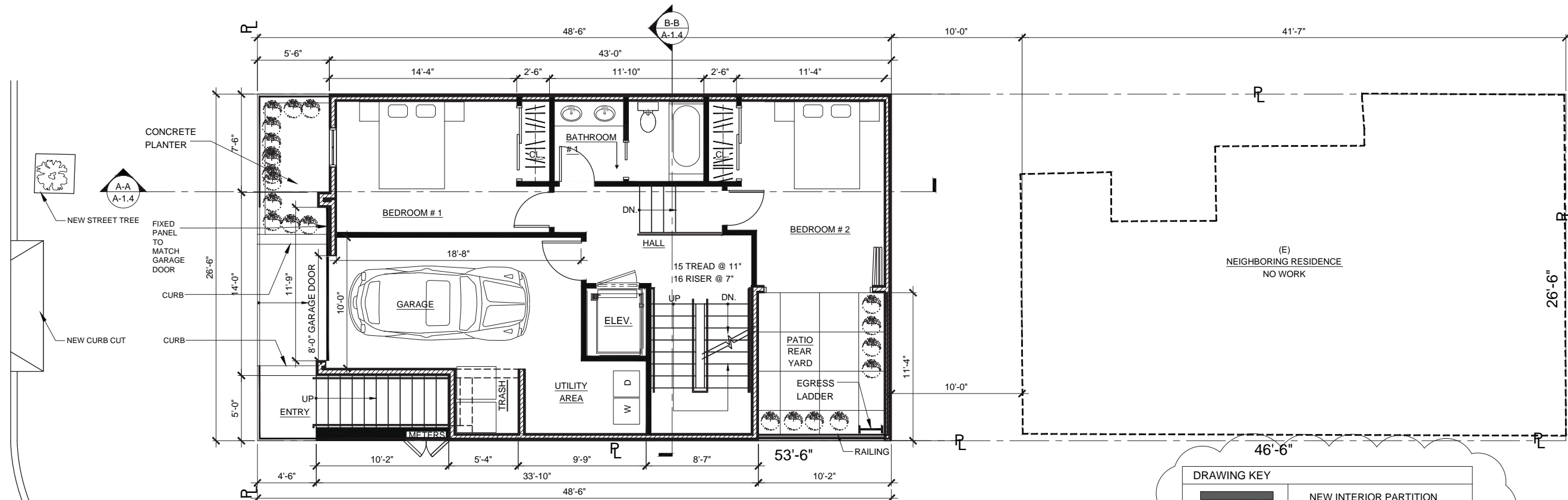
ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:
PROPOSED
BASEMENT & FIRST
FLOOR PLANS

DRAWING NUMBER:

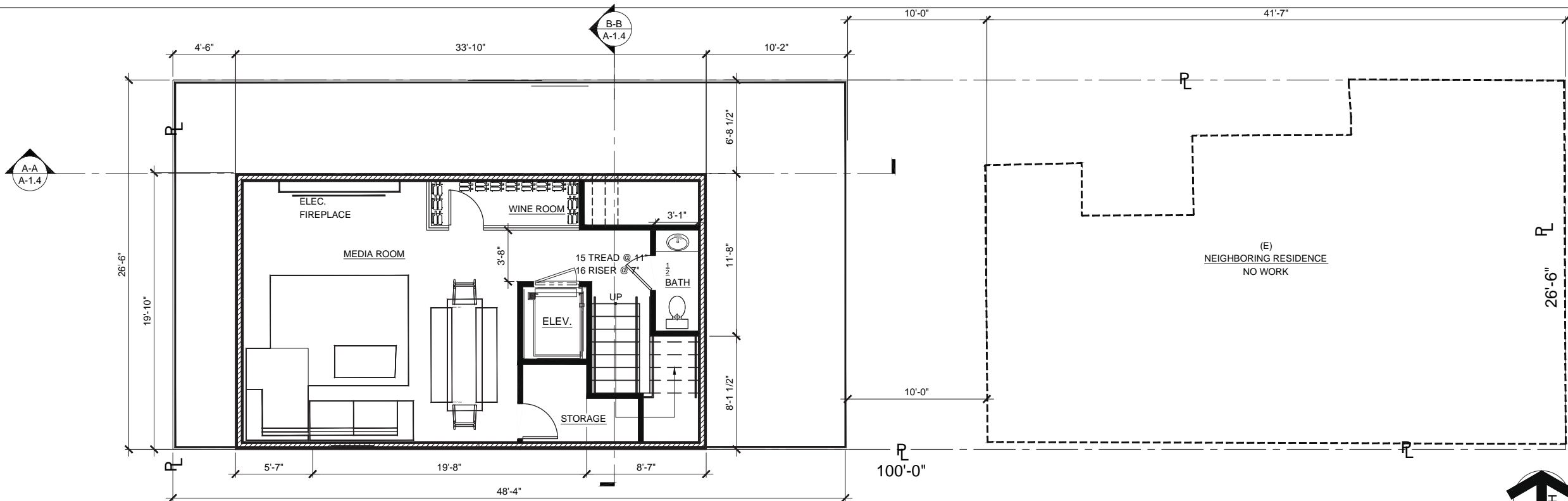
A-1.1 ALT



2 PROPOSED FIRST FLOOR PLAN

FIRST FLOOR AREA: 692 SQ. FT.
GARAGE : 283 SQ. FT.

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



1 PROPOSED BASEMENT FLOOR PLAN

BASEMENT FLOOR AREA: 669 SQ. FT.

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE

799 CASTRO
SAN FRANCISCO, CA 94114

NOTES: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSIONS AND REVISIONS SHALL BE IN WRITING. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE NOTED IN WRITING. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANYONE WHO REPRODUCES OR TRANSMITS THESE PLANS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. IS IN VIOLATION OF THE COPYRIGHT ACT OF 1976. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. IS PROHIBITED. THE PROTECTION PROVIDED BY THIS NOTICE IS NOT LIMITED TO THE PHYSICAL FORM AS WELL AS THE INVENTION AND CONCEPTION OF SPACE AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

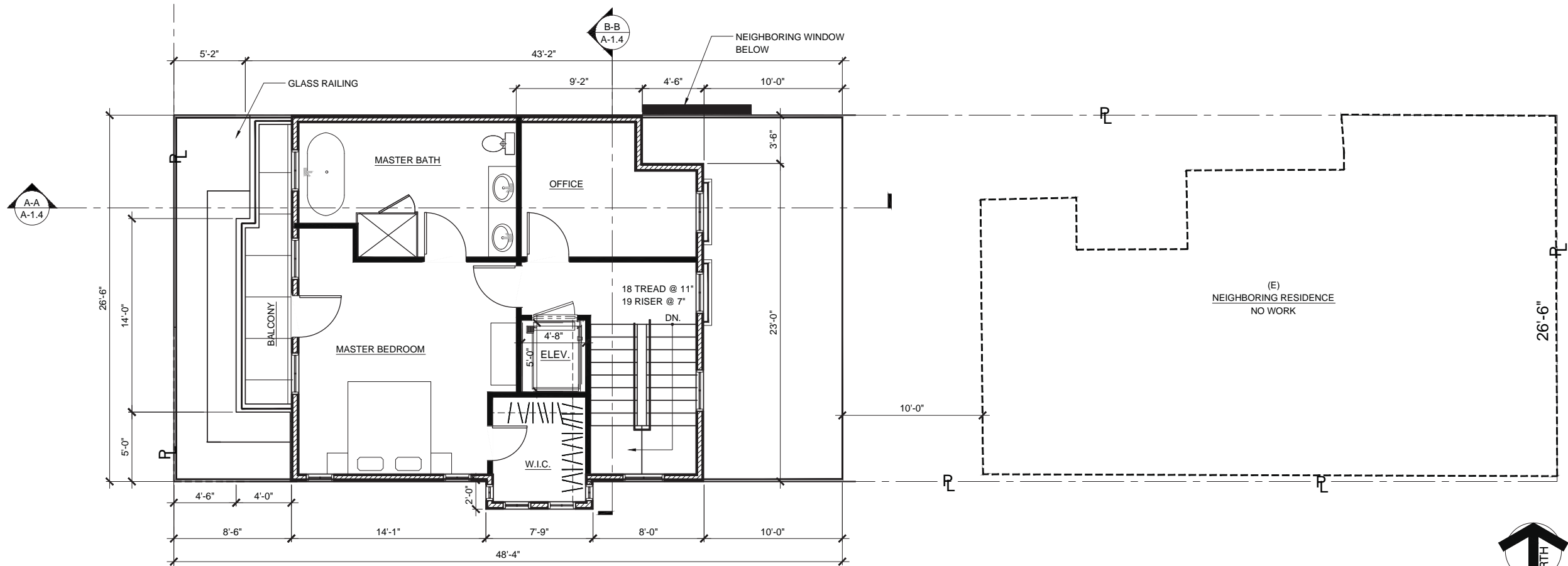
ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:
**PROPOSED
SECOND & THIRD
FLOOR PLANS**

DRAWING NUMBER:

A-1.2 ALT

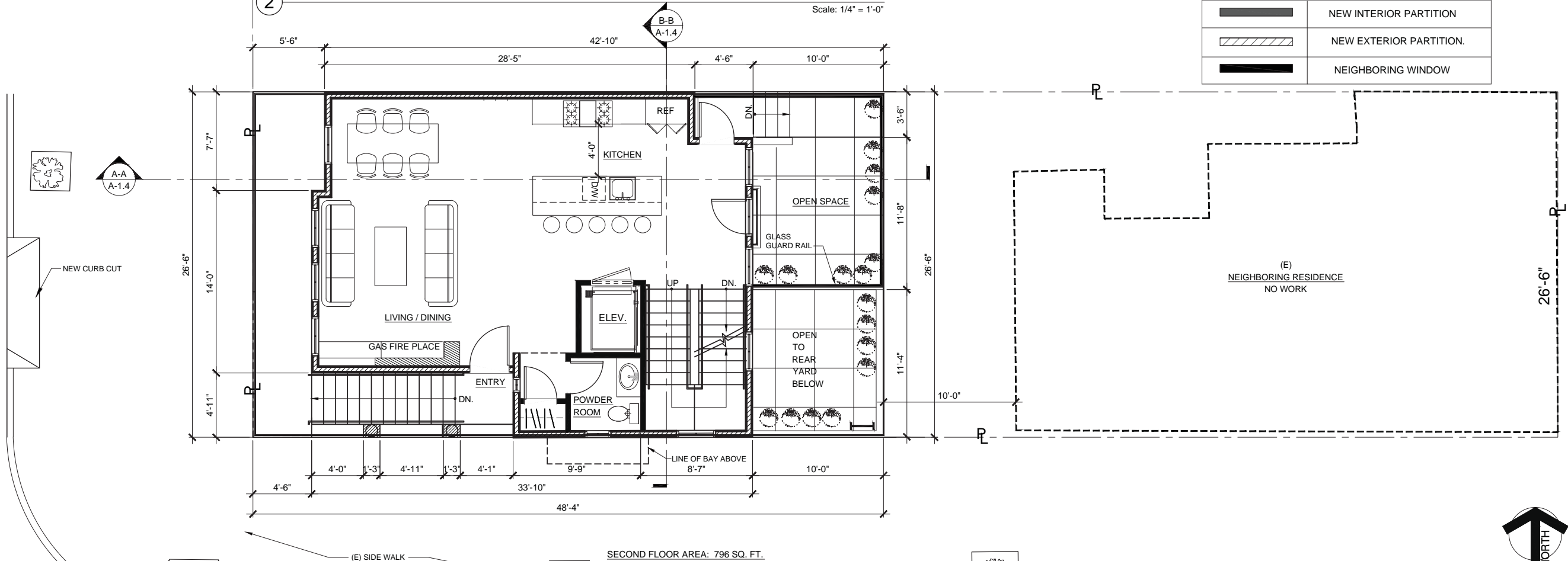


2 THIRD FLOOR PLAN

THIRD FLOOR AREA: 790 SQ. FT.

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

DRAWING KEY	
	NEW INTERIOR PARTITION
	NEW EXTERIOR PARTITION.
	NEIGHBORING WINDOW



1 SECOND FLOOR PLAN

SECOND FLOOR AREA: 796 SQ. FT.
(INCLUDING COVERED ENTRY STAIRS : 858 SQ. FT.)

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





TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OWNER
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND PROTECTION FOR SUCH INVENTIONS SHALL BE RETAINED IN THE SITE. TECTA ASSOCIATES IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCY IN DISCREPANCY TO THE COMMISSIONER OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNDER THE COPYRIGHT ACT OF 1976, NO REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE DESIGN, FORM, AND ALL OF THE ARRANGEMENT AND COMPOSITION OF SPACE AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18

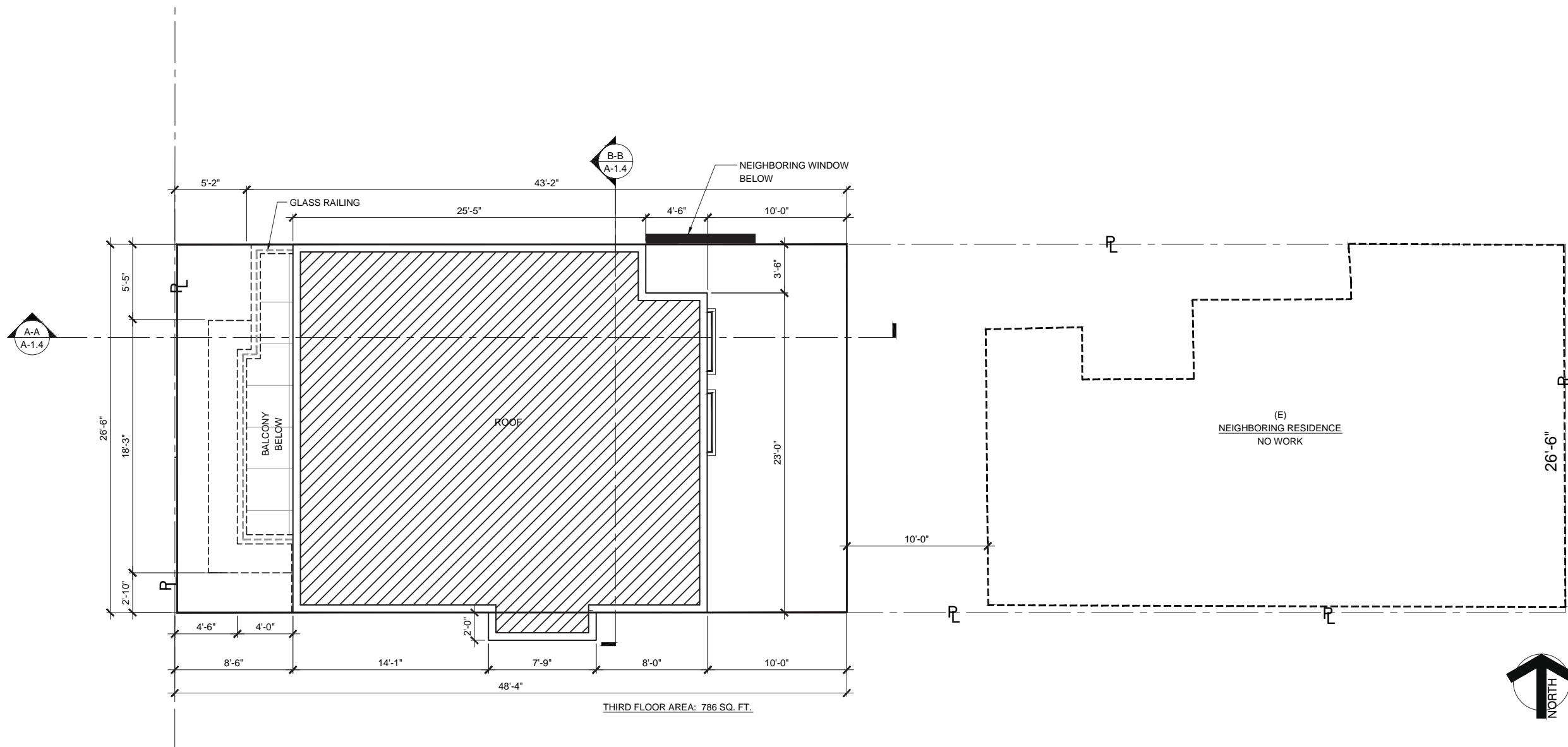
SPACE PLAN: 02-10-18

DRAWING TITLE:

ROOF PLAN

DRAWING NUMBER:

A-1.3 ALT



THIRD FLOOR AREA: 786 SQ. FT.

1 ROOF PLAN

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OWNER'S
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

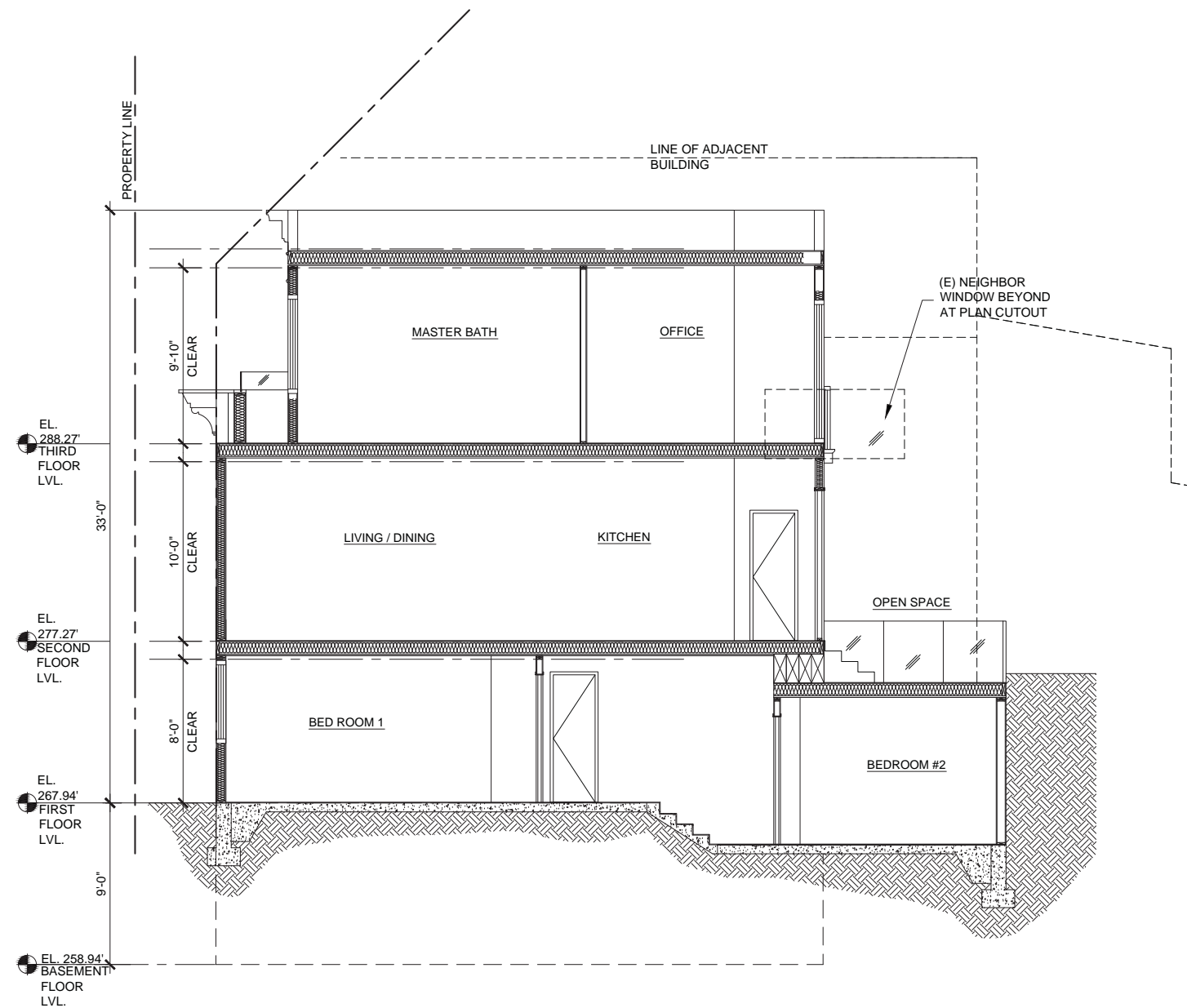
DRAWING TITLE:

SECTIONS

DRAWING NUMBER:

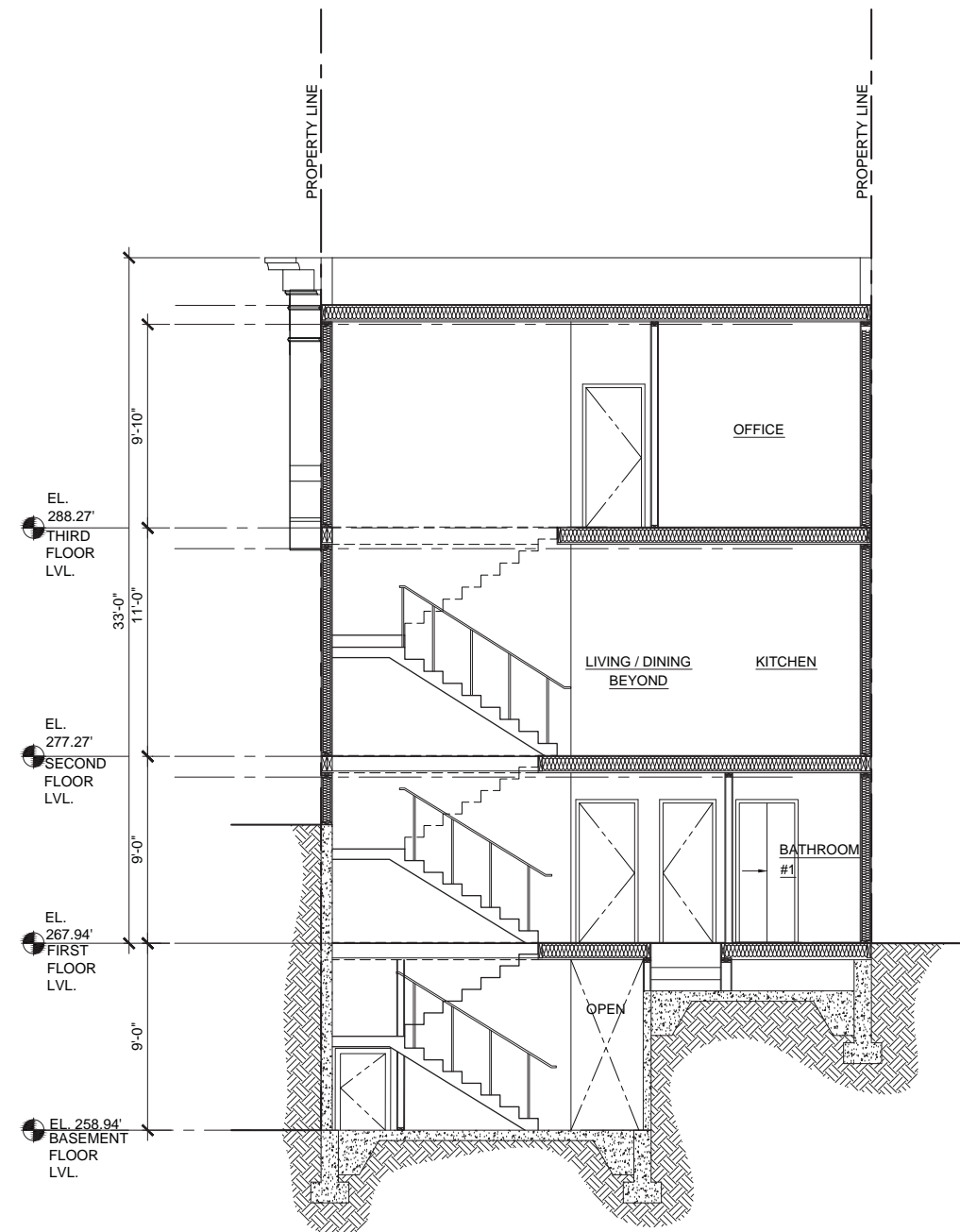
A-1.4 ALT

GUARDRAIL AND HANDRAIL EXB MPT
PER SFPC SECTION 260 (b) (A) (B)



2 SECTION A-A

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



1 SECTION B-B

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OPERATIONS
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSION AND PERMISSION FOR REUSE SHALL BE OBTAINED IN WRITING FROM TECTA ASSOCIATES. IT IS TO BE NOTED IN WRITING IF ANY DISCREPANCY IS DISCOVERED PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNMENT AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNDER TITLE 17 OF THE COPYRIGHT ACT OF 1976, AS AMENDED, COPIES MAY BE MADE FOR PRIVATE USE, BUT NOT FOR REPRODUCTION OR DISTRIBUTION. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE REPRODUCTION OF THE WORK IN ANY MEDIUM AND THE REPRODUCTION OF THE WORK IN ANY MEDIUM.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:
PROPOSED
WEST AND EAST
ELEVATIONS

DRAWING NUMBER:

A-2.0 ALT



2 EAST REAR ELEVATION

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

1 WEST FRONT ELEVATION - CASTRO STREET

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

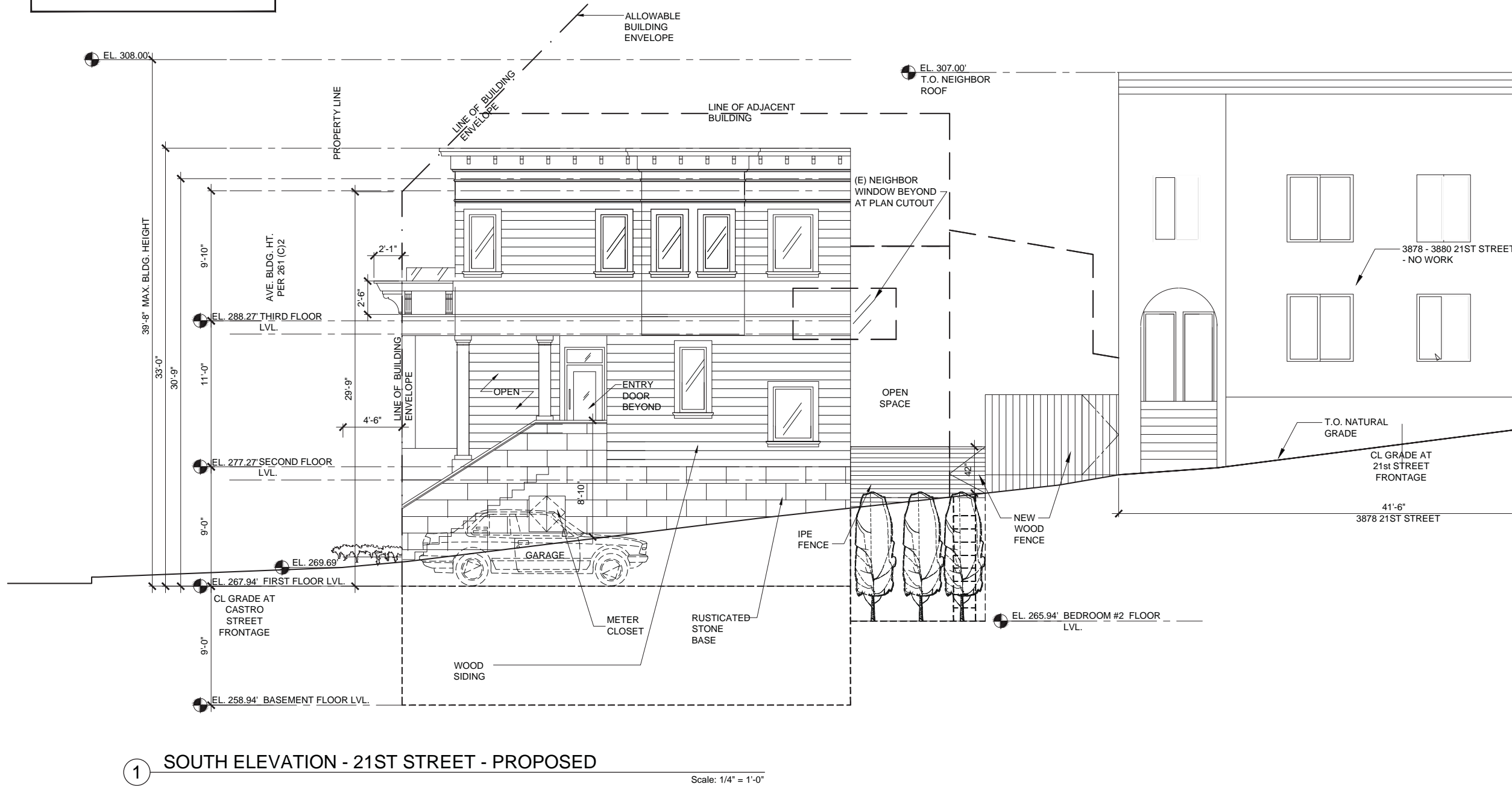
EXISTING GRADE PLANE ANALYSIS

- WEST FRONTAGE AVERAGE GRADE = 267.5'
- EAST PROPERTY LINE AVERAGE GRADE = 278'
- SOUTH FRONTAGE AVERAGE GRADE = 275.7'
- NORTH PROPERTY LINE AVERAGE GRADE = 269.7'
- AVERAGE GRADE PLANE FOR PROPERTY IS = 272.75'
- LOWEST PROPOSED LEVEL IS A BASEMENT:
PROPOSED FLOOR ABOVE IS LESS THAN SIX FEET
ABOVE GRADE PLANE.

GRADING ANALYSIS

- BASEMENT (305 SQ.FT. X 9 FT) = 101.5 C.Y.
- FIRST FLOOR (305 SQ.FT. X 4.5 & 114.5 SQ.FT. X 4.5) = 21.75 C.Y.
- SECOND FLOOR = 0 C.Y.
- THIRD FLOOR = 0 C.Y.
- TOTAL C.Y. TO BE REMOVED: 123.25

SECTION 144 COMPLIANCE:
• EXTENT OF ARCHITECTURAL FEATURES AT SOUTH ELEVATION: 9'9"×9'6"×3'7"×8'0" = 30'-10"
• EXTENT OF BUILDING FRONTAGE AT SOUTH ELEVATION = 0.635 > 1/3



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OWNER'S
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSIONS MAY BE OBTAINED BY CONTACTING TECTA ASSOC. AT THE OFFICE. TECTA ASSOCIATES IS NOT TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS SPECIFIED TO THE CONTRARY, ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE MATERIAL FORM AS SHOWN, BUT EXTENDS TO THE SUBSTANCE AND CONCEPT OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

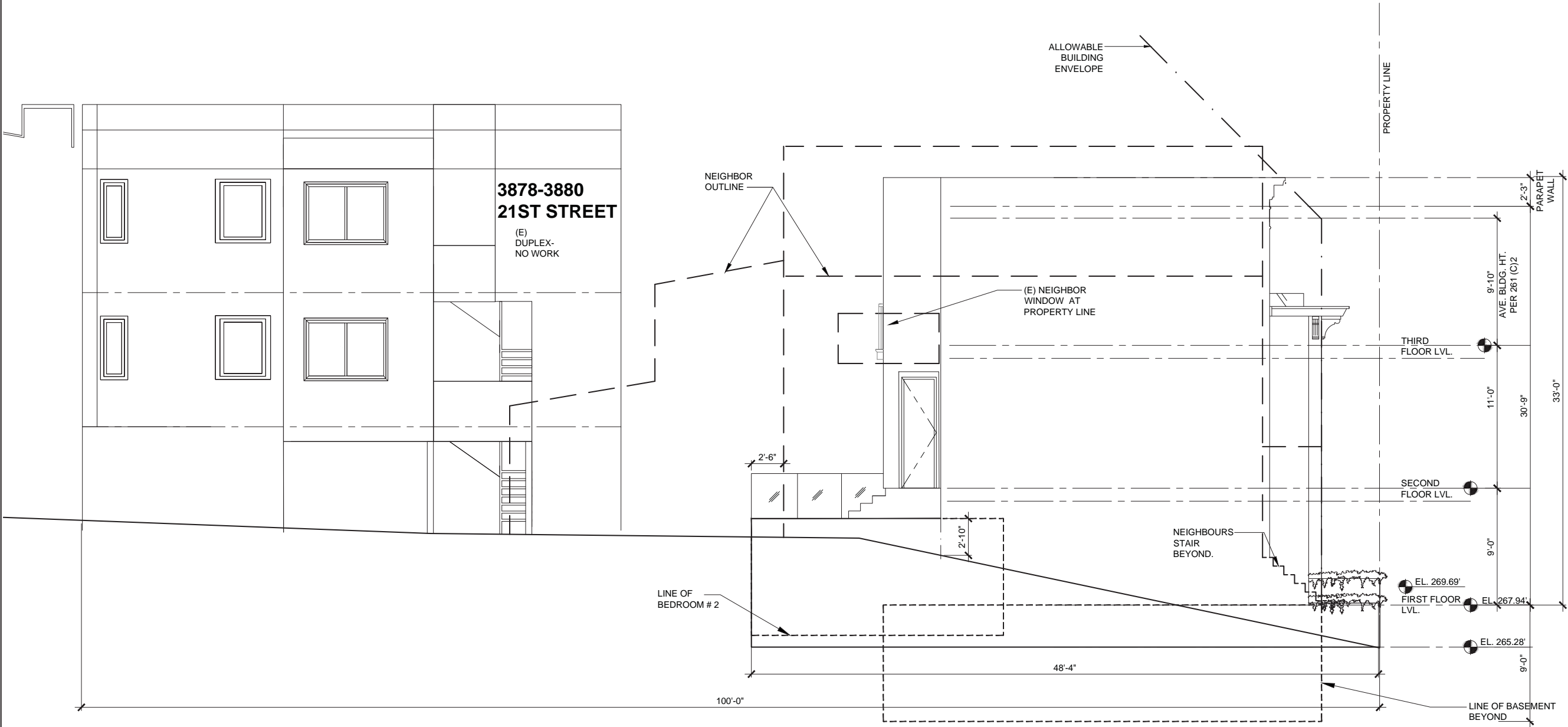
ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:
**PROPOSED
SOUTH ELEVATION**

DRAWING NUMBER:

A-2.1 ALT



1 NORTH ELEVATION - PROPOSED

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTICE OF RIGHTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING PERMISSIONS AND FEES WILL BE CHARGED. ANY REUSE OF THESE DRAWINGS ON ANY OTHER SITE, TECTA ASSOCIATES IS TO BE NOTIFIED IN WRITING. IF ANY CORRECTIONS ARE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK, THESE DRAWINGS ARE RETURNED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNDER THE U.S. COPYRIGHT ACT OF 1976, AS AMENDED, ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS A VIOLATION OF THE COPYRIGHT ACT OF 1976. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE REPRODUCTION OF ANY PART OF THESE PLANS FOR ANY PURPOSE, IN ANY MANNER, IN ANY FORM, IN ANY MEDIUM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	B11 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:

**PROPOSED
NORTH
ELEVATION**

DRAWING NUMBER:

A-2.2 ALT



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTES: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND LIABILITY FOR SUCH REPRODUCTION AND USE SHALL BE THE RESPONSIBILITY OF THE USER. TECTA ASSOCIATES IS NOT TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY A REGISTERED ARCHITECT.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE PHYSICAL FORM OF THESE PLANS, BUT EXTENDS TO THE CONCEPTS AND DESIGN THEREOF.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

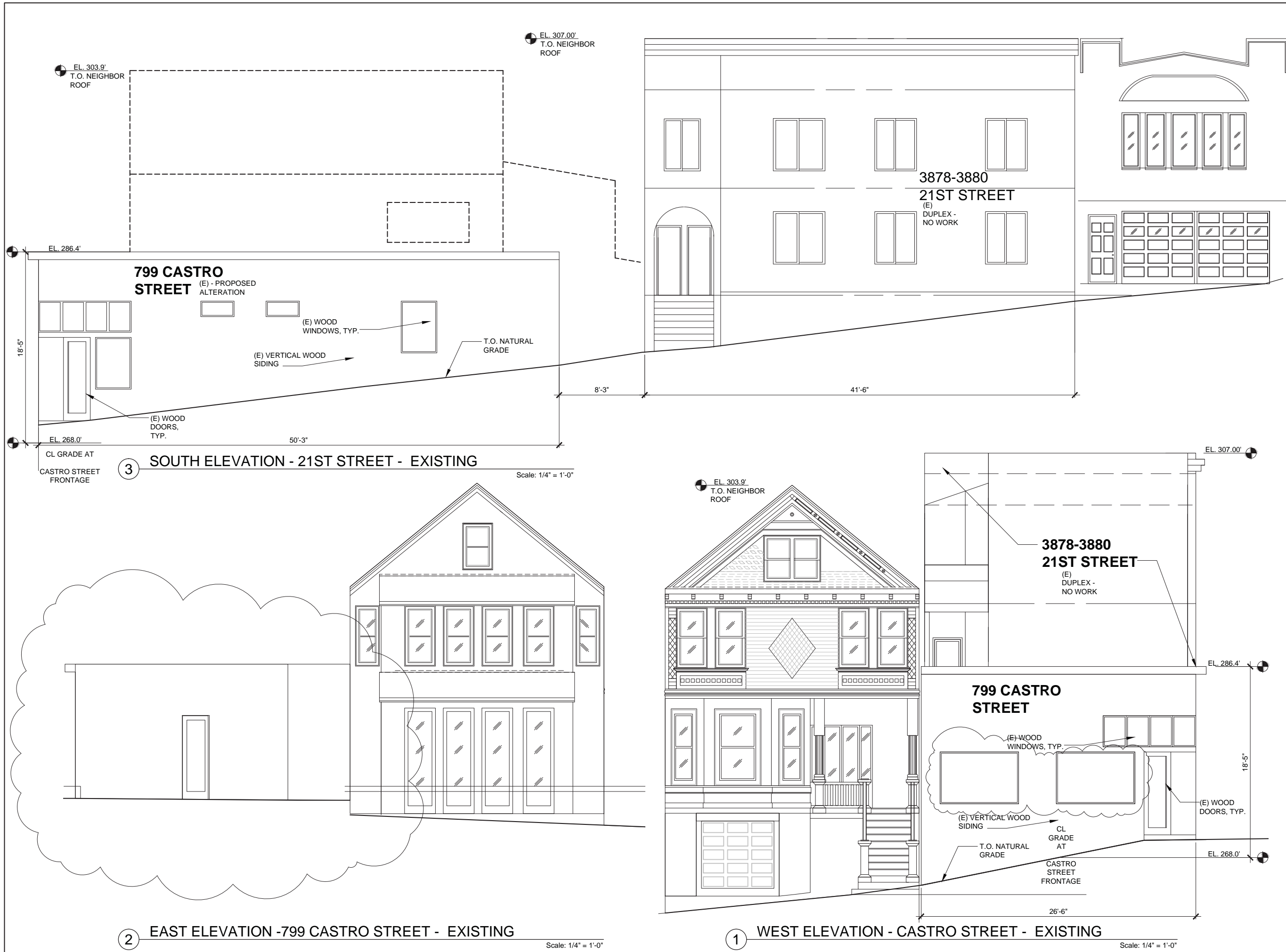
ISSUE DATE: 02-09-18

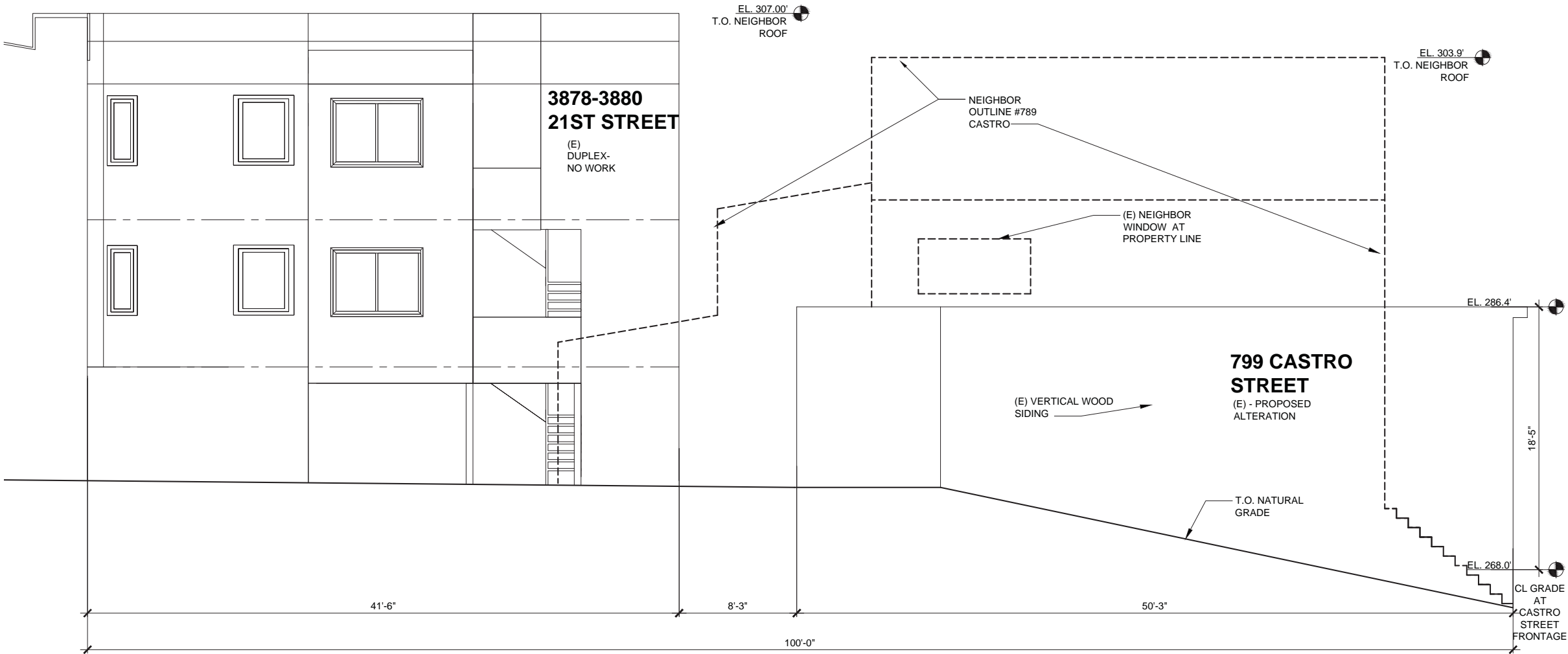
SPACE PLAN: 02-10-18

DRAWING TITLE:
**EXISTING
ELEVATIONS**

DRAWING NUMBER:

A-2.3 ALT





1 NORTH ELEVATION - EXISTING

Scale: 3/16" = 1'-0"



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NOTE: OWNER'S
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES, AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS PROHIBITED.

NO.	REVISIONS:	DATE:
1	DESIGN	5.10.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.3.11
4	RDG RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.06.14
7	311 / VARIANCE	05.13.15
8	PC FEB	02.09.18

ISSUE DATE: 02-09-18

SPACE PLAN: 02-10-18

DRAWING TITLE:
**EXISTING NORTH
ELEVATION**

DRAWING NUMBER:

A-2.4 ALT



NO PARKING
8 A.M. TO 10 A.M.
FRIDAY
STREET CLEANING

2 HOUR
PARKING
8 A.M. TO 9 P.M.
MON THUR FRI
EXCEPT VEHICLES WITH
PERMITS
S
AREA





SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: DECEMBER 14, 2017
Continued from the October 12, 2017 Hearing

Date: December 7, 2017
Case No.: **2017-004562CUA, 2008.0410V & 2017-004562DRP**
Project Address: **799 Castro Street & 3878-3880 21st Street**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 3603/024
Project Sponsor: Thomas Tunny
1 Bush Street
San Francisco, CA 94104
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendations: **Approval with Conditions (CUA)**
Do not take DR and approve as proposed (DR)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On October 12, 2017, the Planning Commission and Zoning Administrator continued the Conditional Use Authorization and Variance joint hearing for a project proposal at 799 Castro Street & 3878-3880 21st Street. The items were continued to December 14, 2017 to include a Discretionary Review Application that was filed for a separate proposal on the same property.

Since publication of the October 12, 2017 Commission packet, the Project Sponsor submitted a revised hearing brief to include a response to the Discretionary Review Application.

REQUIRED COMMISSION ACTION

The Commission must determine whether or not to take Discretionary Review and approve/disapprove the proposed alterations to the existing single-family residence at 437 Hoffman Avenue.

RECOMMENDATION (CUA):	Approval with Conditions
RECOMMENDATION (DR):	Do not take DR and approve as proposed

Attachments:

Commission Packet (October 12, 2017, updated)
Updated Project Sponsor hearing brief

NHT: I:\Cases\2017\2017-004562CUA - 799 Castro St\Compiled Documents\0_CPC Memo 12142017.doc

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 14, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 7, 2017
Case No.: **2017-004562CUA & 2008.0410V**
Project Address: **799 Castro Street & 3878-3880 21st Street**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 3603/024
Project Sponsor: Thomas Tunny
1 Bush Street
San Francisco, CA 94104
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is to demolish an existing mixed-use structure (commercial office/single-family) and construct a three-story over basement single-family residence at 799 Castro Street. The subject property contains three dwelling units – two units in a building at the rear of the property (3878-3880 21st Street) and one unit within an existing limited nonconforming commercial office in a building at the front (799 Castro Street). Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building. The proposal also requires Variances from the Zoning Administrator to construct within the required front setback and rear yard.

The Project requires Conditional Use Authorization for residential demolition per Planning Code Section 317. This report includes findings for a Conditional Use Authorization in addition to demolition criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

Per Planning Code Section 317 (d)(2), "Conditional Use authorization is required for approval of the permit for Residential Demolition, and the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use Authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application."

STRUCTURE AS ALTERED

The existing one-story structure would be altered to remove the commercial use and provide a family sized dwelling-unit with a one-car garage. The building would rise to 40', step back at upper levels with

the top floor set back approximately 14' from the front wall along Castro Street. A roof deck, third floor deck and patio space above the garage are included as part of the Project to provide approximately 675 square feet of open space. The new dwelling unit would provide 3 bedrooms and 3.5 bathrooms. Basement excavation for additional habitable space, interior remodeling and significant exterior changes are also proposed.

The Project will increase the separation between the existing and proposed structure from 8'6" to 10' and provides code-compliant, usable open space for the proposed structure. However, the current nonconforming rear yard and open space condition for the existing two units would remain. Although the existing lot coverage slightly decreases and the two-unit residential structure is within the required rear yard of the current lot, the proposed construction would also be in the required rear yard; therefore a rear yard variance is required. Planning Code Section 134 requires a minimum rear yard of 25% of the total lot depth or 15' between the two buildings on the lot, this proposal provides only a 10' separation. Planning Code Section 132 requires a front setback of 4' 5" and construction is proposed within the required setback.

The overall scale, design, and materials of the proposed replacement structure are compatible with the residential neighborhood character. The materials for the front and side façades are more contemporary in style, with a mix of smooth and wood siding, and metal framed window.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Units	3	Number Of Units	3 + 1 ADU
Parking Spaces	0	Parking Spaces	1
Unit Breakdown	<ul style="list-style-type: none">• 799 Castro St<ul style="list-style-type: none">○ ± 1,238 GFA, 0 bed• 3878-3880 21st Street<ul style="list-style-type: none">○ Unit 1: ± 822.5 GFA (1 bed)○ Unit 2: ± 943.5 GFA (1 bed + study)	Unit Breakdown	<ul style="list-style-type: none">• 799 Castro St<ul style="list-style-type: none">○ ± 3,429 GFA (incl. garage), 3 bed• 3878-3880 21st Street<ul style="list-style-type: none">○ Unit 1: No Change○ Unit 2: No Change○ ADU: ± 554 GFA (Studio)

BACKGROUND

The Project was scheduled for May 12, 2016 as a joint hearing with the Planning Commission and Zoning Administrator after a public-initiated Discretionary Review was filed. Below is a brief timeline to-date where presently, the Project seeks Conditional Use Authorization from the Planning Commission for a dwelling unit demolition and Variances from the Zoning Administrator.

- May 27, 2015/ Dec 24, 2015 – 311 notice mailed
- Jan 25, 2016 – DR filed by adjacent neighbor at 789 Castro St
- May 12, 2016 – Joint DR and Variance hearing continued (to 7/14/16, 10/6/16, 11/10/16)
- Jul 26, 2016 – BPA filed to document legal use change from market to office use
- Nov 9, 2016 – BPA for legal use change withdrawn
- Nov 10, 2016 – DR and Variance withdrawn
- Apr 13, 2017 – CUA for demolition filed, Variance case reactivated
- Oct 4, 2017 – DR filed by adjacent neighbor at 789 Castro for ADU proposed in rear building

SITE DESCRIPTION AND PRESENT USE

The Project is located at the northeast corner of Castro and 21st Streets, Block 3603, Lot 024. The subject property is located within the RH-2 (Residential-House, Two Family) and the 40-X Height and Bulk District. The property is developed with a one-story commercial/residential building at the corner and a two-story building with two units along 21st Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located at the southern edge of the Castro/Upper Market neighborhood, bordering Noe Valley and within Supervisor District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. Architectural styles, building heights, building depth and front setbacks vary within the neighborhood.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 & Class 3 categorical exemptions.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	Sept 22, 2017	Sept 22, 2017	20 days
Posted Notice	20 days	Sept 22, 2017	Sept 22, 2017	20 days
Mailed Notice	20 days	Sept 22, 2017	Sept 22, 2017	20 days

The proposal requires a Section 311-neighborhood and Variance notification, which were conducted in conjunction with the Conditional Use Authorization process. A Discretionary Review hearing notice was also sent out for the Accessory Dwelling Unit proposed in the rear building (under a separate building permit).

PUBLIC COMMENT/COMMUNITY OUTREACH

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1	-
Other neighbors	-	4	-
Neighborhood groups	-	-	-

- The Project Sponsor conducted two Pre-Application Meetings with adjacent property owners on July 1, 2014 and February 21, 2017. To date, the Project has completed the Section 311, Conditional Use and Variance notifications as mentioned above.

- Since Conditional Use and Variance notification, the Department received five comments from neighbors objecting to the Project's requested Variances, proposed density and design.

ISSUES AND OTHER CONSIDERATIONS

- Pursuant to Planning Code Section 317 (d)(2), "Conditional Use authorization is required for approval of the permit for Residential Demolition, and the Commission shall consider the replacement structure as part of its decision on the Conditional Use application. If Conditional Use Authorization is required for the replacement structure by other sections of this Code, the Commission shall consider the demolition as part of its decision on the Conditional Use application."
- The property is nonconforming with respect to density as it is located within the RH-2 district and presently contains three units. The Project will maintain three units and introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street). The Rent Board found no evidence of evictions within the last ten years for either buildings on site. The Department supports the necessary and desirable additional unit as proposed.
- The proposal requires Variances from the Zoning Administrator to construct within the required front setback and rear yard.

RESIDENTIAL DESIGN TEAM REVIEW

The Project was reviewed by the Residential Design Advisory Team (RDAT) multiple times and has responded to the Department's comments, including the removal of the previously proposed rooftop stair penthouse. RDAT found that the proposed Project complies with the Residential Design Guidelines.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow demolition of an existing single-family residence for the construction of a replacement dwelling unit located at 799 Castro Street.

BASIS FOR RECOMMENDATION

- The Project will provide a family-size unit with three bedrooms.
- The Project will result in a net gain of one unit through the proposed Accessory Dwelling Unit in the adjacent building on site.
- No residential tenants will be displaced as a result of this project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The existing building is not an historic resource or landmark.
- The Project is residential and has no impact on neighborhood-serving retail uses.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Draft Motion
Design Review Checklist
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Site Photo
Rent Board Eviction History
CEQA Categorical Exemption Determination
Combined Section 303 / 311 Notice
Project Sponsor Submittal, including:
 - Brief Submittal
 - Conditional Use Authorization & Variance Applications
Public Comment

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photo | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

___NHT___
Planner's Initials

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: OCTOBER 12, 2017

Date: October 5, 2017
Case No.: 2017-004562CUA & 2008.0410V
Project Address: 799 Castro Street & 3878-3880 21st Street
Zoning: RH-2 (Residential-House, Two-Family)
40-X Height and Bulk District
Block/Lot: 3603/024
Project Sponsor: Thomas Tunny
1 Bush Street
San Francisco, CA 94104
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE TANTAMOUNT TO DEMOLITION AND REPLACEMENT OF A RESIDENTIAL UNIT.

PREAMBLE

On April 13, 2017, Thomas Tunny for Hatef Moghimi (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a residential unit and construct a three-story over basement single-family residence at 799 Castro Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. One new accessory dwelling unit is proposed in a detached building on site under a separate permit.

On October 12, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-004562CUA and 2008.0410V.

On September 29, 2017, the Department issued a new CEQA Categorical Determination to reflect scope of work changes (e.g., demolition, accessory dwelling unit) and supersede the previous determination document. The Department 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).

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-004562CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for demolition of an existing mixed-use structure (commercial office/single-family) and construction of a three-story over basement single-family residence at 799 Castro Street. The subject property contains three dwelling units – two units in a building at the rear of the property (3878-3880 21st Street) and one unit within an existing limited nonconforming commercial office in a building at the front (799 Castro Street). Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building.
3. **Site Description and Present Use.** The project is located at the northeast corner of Castro and 21st Streets, Block 3603, Lot 024. The subject property is located within the RH-2 (Residential-House, Two Family) and the 40-X Height and Bulk District. The property is developed with a one-story commercial/residential building at the corner and a two-story building with two units along 21st Street. The 2,650 square foot laterally sloping corner lot has 26’6” of frontage along Castro Street and a depth of 100’ along 21st Street.
4. **Surrounding Properties and Neighborhood.** The subject property is located at the southern edge of the Castro/Upper Market neighborhood, bordering Noe Valley and within Supervisor District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. Architectural styles, building heights, building depth and front setbacks vary within the neighborhood.
5. **Public Comment/Community Outreach**
 - The Project Sponsor conducted two Pre-Application Meetings with adjacent property owners on July 1, 2014 and February 21, 2017. The Project completed the Section 311, Conditional Use and Variance notifications as mentioned above.

- The Department has not received communication from neighbors regarding the Project since the public-initiated Discretionary Review and Variance applications were withdrawn.
6. **Planning Code Compliance:** The Commission finds that the Project is generally consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40' height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30' at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40' height limit is reached.

The project proposes a building that will be approximately 40' tall and will meet the 30' maximum at the front.

- B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

The subject property does not have a legislated setback. Based on the average of adjacent neighbors, a 4'5" front setback is required. The project requires a front setback variance as portions of the building encroach within the required setback.

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth; properties with two buildings on a lot are required to provide a minimum rear yard of 25% of the total lot depth or 15' between the two buildings.

The project proposes an approximately 10' separation (increased from existing 8'6") between the subject building at the front and rear building. The project requires a variance as the subject building encroaches within the required rear yard.

- D. **Side Yard Requirement.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

The project proposes constructing to both side property lines since no side setbacks are required in the RH-2 District. The property does not currently provide side setbacks as the existing buildings are built to both side property lines.

- E. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

The Residential Design Team determined that the project complies with the Residential Design Guidelines.

- F. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

A majority of the existing front building wall built to the front property line will be maintained as part of the proposal. Areas not constructed on and within the required front setback will provide the minimum required landscaping and permeability.

- G. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The project complies with the street frontage requirement as it exceeds the visual relief minimum.

- H. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

Proposed off-street parking for one vehicle will be located wholly within the property, comply with access, arrangement and street frontage dimensional standards.

- I. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 square feet per unit if private, ~166 square feet if shared).

The project provides the minimum private usable open space required for the subject building. However, the nonconforming open space condition for the existing two units would remain.

- J. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

The project proposes one off-street parking space for the subject building. However, the nonconforming parking condition for the existing two units would remain.

- K. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. “Additional Findings pursuant to Section 317” below.

- L. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 Sq. Ft. of lot area is allowed with Conditional Use Authorization.

The property is nonconforming with respect to density as it presently contains three units. The project proposes tantamount to demolition of the existing single-family/commercial structure and construction of a replacement dwelling unit on the 2,650 square foot parcel. The project will maintain the quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.

- M. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The project proposes adding more than 800 gross square feet to the subject building. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposal will remove a noncomplying commercial office use from and replace it with residential use within the residential context. It will provide a family-sized unit that is designed to be in keeping with the existing development pattern and the neighborhood character.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposal is designed to be compatible with the surrounding neighborhood and adjacent buildings. It proposes a single-family structure that is similar to the massing and arrangement of the neighborhood context.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Planning Code requires one off-street parking space per dwelling unit. One vehicle and one bicycle space are proposed where currently no spaces provided on site for the existing buildings.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposal is residential and will not yield noxious or offensive emissions.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed project is residential, will be landscaped accordingly and will provide one off-street parking space.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project generally complies with relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The property is nonconforming with respect to density as it presently contains three units. The project will maintain the existing quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing Code violations;

Project meets criterion.

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project meets criterion.

The structure appears to be in decent condition.

- iii. Whether the property is an “historic resource” under CEQA;

Criterion not applicable.

The Planning Department reviewed the Historic Resource Evaluation submitted and concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Criterion not applicable.

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criterion not applicable.

The existing unit is not rental housing.

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

Criterion not applicable.

The subject property is a commercial office/single-family residence and not subject to rent control.

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project meets criterion.

Although the project proposes demolition of the commercial office/dwelling unit, it will be replaced with a family-sized unit with 3 bedrooms. The project will maintain the quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project meets criterion.

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms for a family-sized unit. There will be a net gain of one unit at the project site through the introduction of an Accessory Dwelling Unit under a separate building permit.

- ix. Whether the Project protects the relative affordability of existing housing;

Project meets criterion.

The project will maintain the existing quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit. By creating new dwelling-unit where one dwelling used to exist, the relative affordability of existing housing is being preserved.

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Criterion not applicable.

The project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

Project meets criterion.

The project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.

- xii. Whether the Project increases the number of family-sized units on -site;

Project meets criterion.

The project proposes a three-bedroom, family-sized residence and an accessory dwelling unit under a separate building permit in the adjacent building on the lot.

- xiii. Whether the Project creates new supportive housing;

Criterion not applicable.

The project does not create supportive housing.

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

Project meets criterion.

The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character.

- xv. Whether the Project increases the number of on-site Dwelling Units;

Project meets criterion.

The project will maintain the existing quantity of dwelling units on site and will introduce an accessory dwelling unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.

- xvi. Whether the Project increases the number of on-site bedrooms;

Project meets criterion.

The project proposes a three-bedroom, family-sized residence and an accessory dwelling unit (studio) under a separate building permit in the adjacent building on the lot.

- xvii. Whether or not the replacement project would maximize density on the subject lot; and

Project meets criterion.

The property is nonconforming with respect to density as it presently contains three units. The project proposes tantamount to demolition of the existing single-family/commercial structure and construction of a replacement dwelling unit on the 2,650 square foot parcel. The project will maintain the existing quantity of dwelling units on site and will introduce an accessory dwelling unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Project meets criterion.

The project proposes replacing the existing commercial/residential structure with a new, family-sized dwelling unit of a larger size.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The project proposes a three-bedroom, family-sized residence and an accessory dwelling unit under a separate building permit in the adjacent building on the lot.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

The property is nonconforming with respect to density as it presently contains three units. The project will maintain the existing quantity of dwelling units on site and will introduce an accessory dwelling unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project proposes construction that respects existing building heights and topography in the neighborhood.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height. It proposes exterior materials that are compatible with the adjacent buildings and immediate neighborhood character.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

While the existing commercial/residential structure is proposed to be demolished, the replacement building would provide a family-sized dwelling unit in a neighborhood made up of one-, two-and three+ units of mixed architectural character.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The replacement building would provide a family-sized dwelling unit in a neighborhood made up of one-, two-and three+ units of mixed architectural character.

- C. That the City's supply of affordable housing be preserved and enhanced,

While the project does not propose affordable housing, it will provide a family-size dwelling unit and an accessory dwelling unit on site, adding to the City supply of housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing one off-street parking space and one bicycle parking space, where none currently exist on the lot.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will remove a nonconforming commercial office/residential building and replace it with residential use which is in keeping with the residential neighborhood context.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will conform to the requirements of the San Francisco Building Code.

G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the project site.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-004562CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 12, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: October 12, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow tantamount to demolition of an existing single-family residence and construction of two replacement dwelling units located at 437 Hoffman Avenue, Block 6503, Lot 024 pursuant to Planning Code Sections **303 and 317** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **September 10, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-004562CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 12, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 12, 2017** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

8. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide one independently accessible off-street parking space.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

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

Comments: The surrounding neighborhood consists of a mixture of two-, three- and four-story buildings, containing mostly one- or two- residential dwelling-units constructed in the Queen Anne style of architecture characterized by pitched roofs. The residential neighborhood contains dwellings respecting the topography of the up-sloping street as one heads south. The adjacent property to the corner site is two-stories-over-garage with attic as are many buildings on the subject block-face. Directly across the street on Castro Street is a two-story structure with mostly three-story-over-garage buildings. Further south on Castro Street across 21st, the neighborhood character is a bit more mixed with buildings constructed more recently than those in the first decade of the 20th century.

SITE DESIGN (PAGES 11 - 21)

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

Comments: The proposed building is consistent with other buildings in the vicinity. Although many buildings on the subject block face are characterized with gabled roofs, a considerable number of buildings south of 21st Street one block away from the subject property are constructed with flat roofs, as proposed by the project. Similar to many properties in the neighborhood, the proposed structure would consist of four levels.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street. The building's form, façade width, proportions, and roofline are compatible with the newer buildings in the neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with	X		

the building and the surrounding area?			
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments:

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

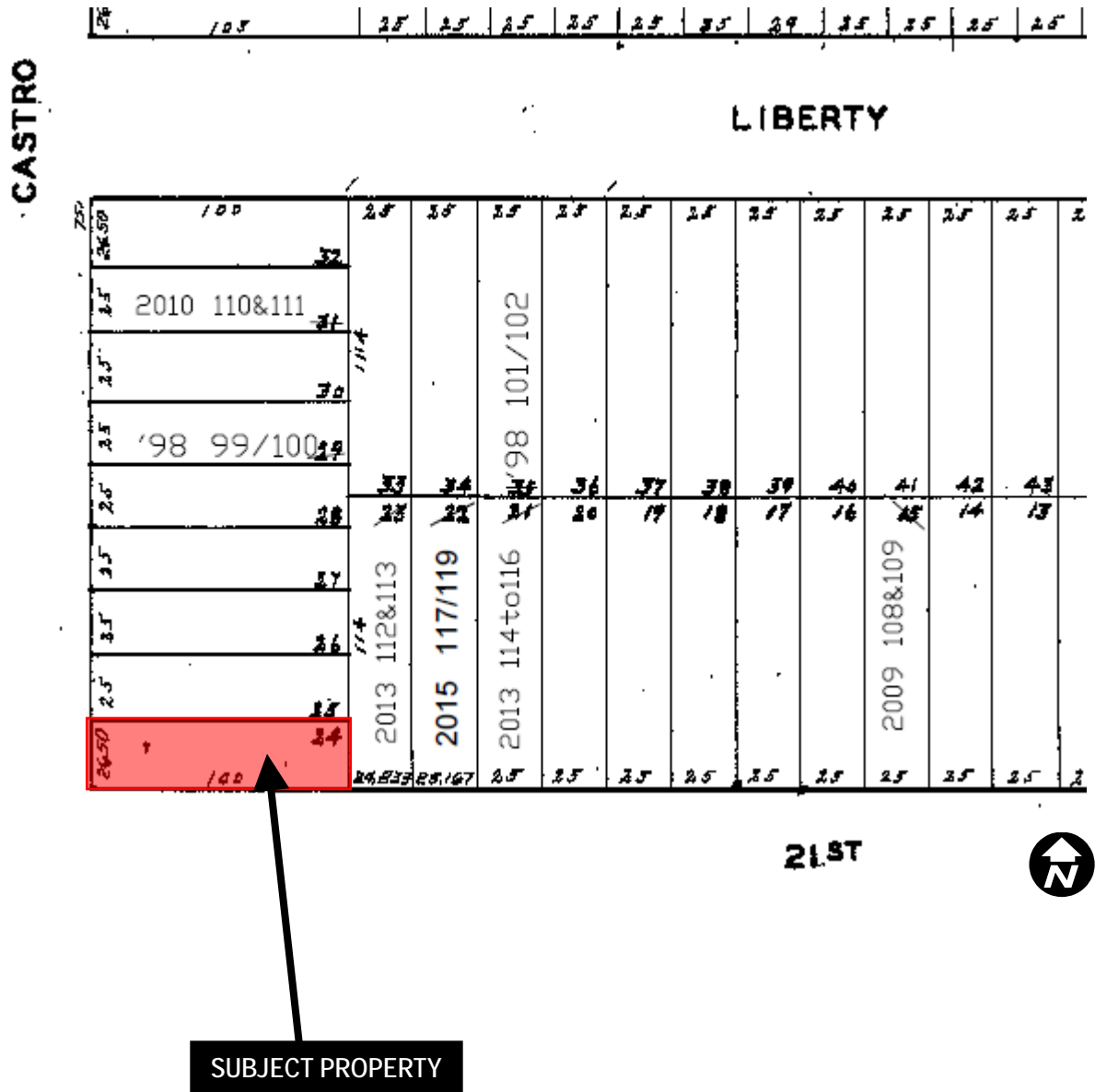
Comments: The placement and scale of the architectural details are compatible with the residential character of this neighborhood. The proportion of windows and material choice of aluminum windows appear consistent with the newer buildings in the neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR
ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

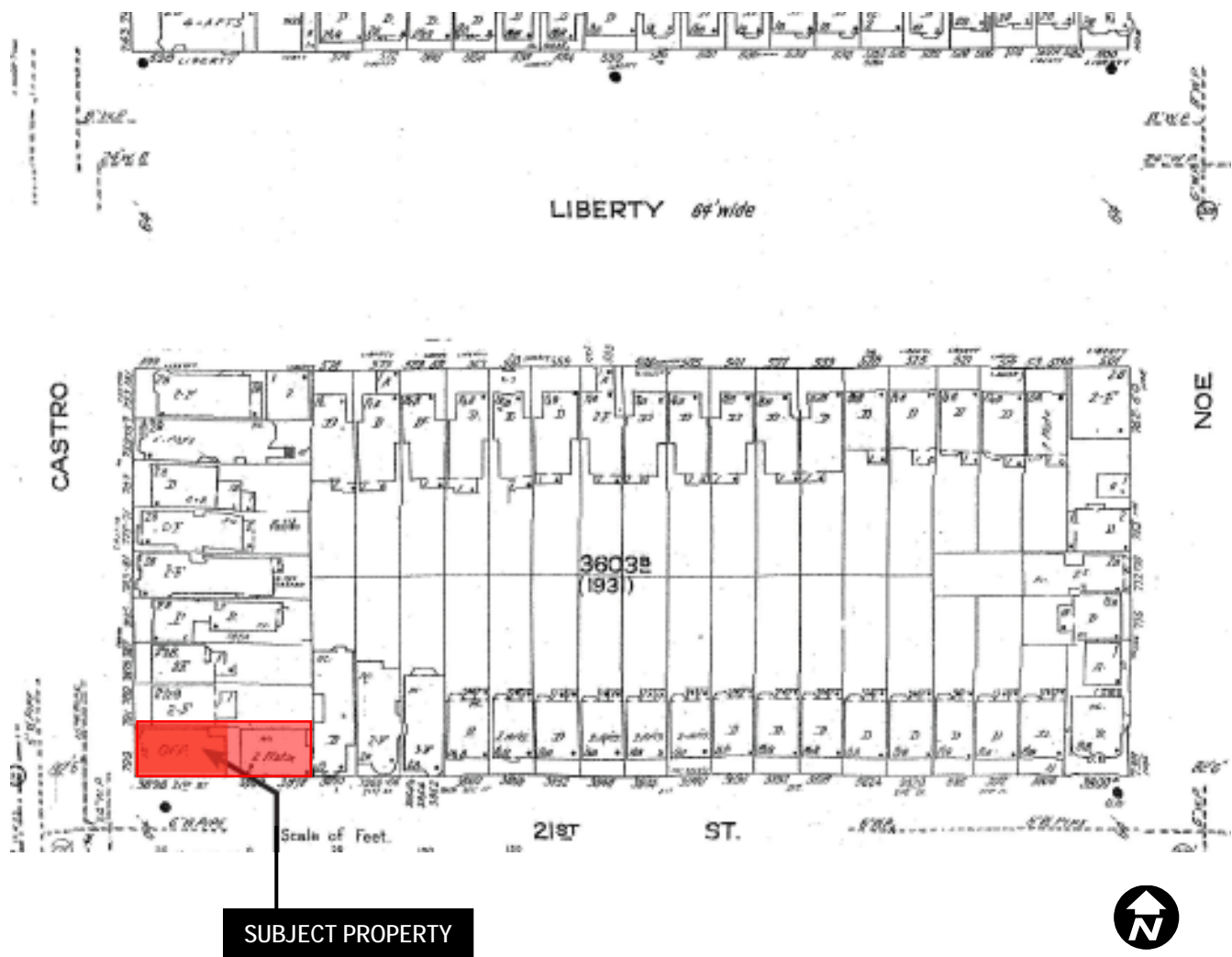
Comments: The Project has been determined not to be an historical resource for the purposes of CEQA.

Parcel Map



Conditional Use Authorization & Variance
Case Number 2017-004562CUA & 2008.0410V
799 Castro Street & 3878-388021st Street

Sanborn Map*



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

Conditional Use Authorization & Variance
Case Number 2017-004562CUA & 2008.0410V
 799 Castro Street & 3878-388021st Street

Aerial Photo

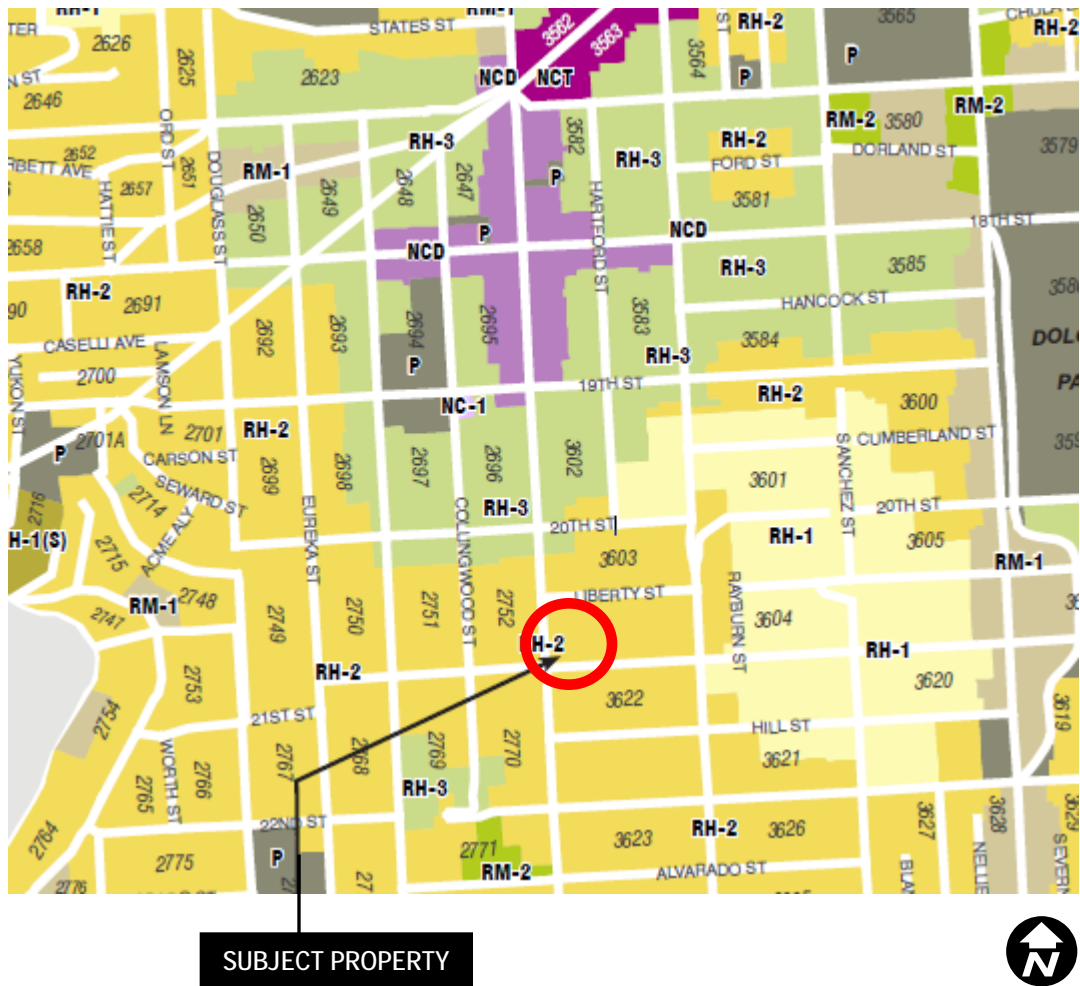


Subject Property



Conditional Use Authorization & Variance
Case Number 2017-004562CUA & 2008.0410V
799 Castro Street & 3878-388021st Street

Zoning Map



Conditional Use Authorization & Variance
Case Number 2017-004562CUA & 2008.0410V
799 Castro Street & 3878-388021st Street

Site Photo



Conditional Use Authorization & Variance
Case Number 2017-004562CUA & 2008.0410V
799 Castro Street & 3878-388021st Street

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 3878-3880 21st St / 799 Castro

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.

No related eviction notices were filed at the Rent Board after:

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 4-4-17

Yes, an eviction notice was filed at the Rent Board after:

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____
o See attached documents.

There are no other Rent Board records evidencing an eviction after:

☐ 12/10/13

☐ 03/13/14

☒ 10 years prior to the following date: 4-4-17

Yes, there are other Rent Board records evidencing a an eviction after:

☐ 12/10/13

☐ 03/13/14

☐ 10 years prior to the following date: _____
o See attached documents.

Signed:



Dated:

7-11-17

Van Lam

Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

**SAN FRANCISCO
PLANNING DEPARTMENT****CEQA Categorical Exemption Determination****PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
799 Castro/3878-3880 21st Street		3603/024	
Case No.	Permit No.	Plans Dated	
2008.0410E	201704043134	8-10-2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" 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. 799 Castro Street : change of use from commercial to residential, addition of three stories. 3878 21st Street: Addition to the existing residential structure not visible from the street. Window alteration at front facade. 3 dwelling units to be located at 3878 21st Street. Lot line adjustment.			

**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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 style="text-align: right;"><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> <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </div> <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 checked="" 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>799 Castro Street rated as a C building per Historic Resource Evaluation Response. 3878-3880 21st Street not evaluated, however (N) openings at main facade for windows are compatible in proportion, size and (N) window material conform to SOIS and Department standards and with existing building.</p>	
<p>Preservation Planner Signature: Marcelle Boudreaux</p> <div style="text-align: right; font-size: small;"> Digitally signed by Marcelle Boudreaux DN: cn=, o=, email=marcelle.boudreaux@sfgov.org Date: 2017.05.28 15:20:57 -0700 </div>	

**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> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> </div> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>Select One</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> </table> <p style="font-size: small;">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 style="font-size: small;">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>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>Select One</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>Select One</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</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:

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, October 12, 2017**
Time: **Not before 1:00 PM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Conditional Use & Variance**
Hearing Body: **Planning Commission & Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	799 Castro Street 3878-3880 21st Street	Case No.:	2017-004562CUA 2008.0410V
Cross Street(s):	Castro & 21st Streets	Building Permit:	2014.09.19.6883
Block /Lot No.:	3603 / 024	Applicant:	Tom Tunny
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 567-9000
Area Plan:	N/A	E-Mail:	ttunny@reuben.com

PROJECT DESCRIPTION

The proposal is for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to demolish an existing mixed-use structure (commercial office/single-family) and construct a three-story over basement single-family residence. The subject property contains three dwelling units, two units in a building at the rear of the property, and one unit with office in a building at the front. See attached plans.

The project also requests **Variances** from the Zoning Administrator to construct within the required front setback and rear yard. Planning Code Section 132 requires a front setback of 4 feet - 5 inches and construction is proposed to the front property line. Section 134 requires a rear yard of 25% of the total lot depth or 15 feet between the two buildings on the lot and the proposal provides only a 10 foot separation. The property is legally non-complying in regards to the rear yard requirement because there is a two-story over basement with two dwelling units located entirely within rear yard.

Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building (3878-3880 21st St).

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nancy Tran** Telephone: **(415) 575-9174** E-Mail: **Nancy.H.Tran@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 notification requirements.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of 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.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

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.

REUBEN, JUNIUS & ROSE, LLP

November 27, 2017

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 799 Castro Street/3878-3880 21st Street (1369/034)
Brief in Support of Proposed Project
Planning Department Case No. 2017.004562CUADRP
Hearing Date: December 14, 2017
Our File No.: 10028.01

Dear President Hillis and Commissioners:

Our office represents Hatef Moghimi (“**Project Sponsor**”) concerning his proposed project at 799 Castro Street and 3878-3880 21st Street (the “**Property**”). The proposed project (the “**Project**”) consists of the following:

- Termination of a noncomplying office use in the one-story building at 799 Castro Street and construction of a new 3,150 square-foot, 3-bedroom, 3-story over basement single-family home (renderings of the new home are attached as Exhibit A); and
- Establishment of a rent-controlled accessory dwelling unit (“**ADU**”) in the existing two-unit residential building at 3878-3880 21st Street, replacing a non-existent dwelling unit at 799 Castro Street that was removed from the building many decades ago (the entire building has been used as a legal noncomplying office since at least 1980, and as a grocer story for several decades prior);

(Project plans for the 799 Castro residence and the ADU are attached as Exhibit B and Exhibit C, respectively.)

The Project requires authorization under Planning Code Section 317 and a Conditional Use Authorization (the “**CU**”) for the re-establishment of the dwelling unit as an ADU, and the construction of the new single family home. The Project also requires front setback and rear yard Variances. The neighbor at 789 Castro Street has filed a discretionary review request concerning the building permit for the ADU, as part of an ongoing strategy to cause delay of the

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben¹

Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

Project. The Project in its present form is the culmination of eight years of planning, including extensive negotiations with the adjacent neighbor at 789 Castro Street.

For the following reasons, we respectfully request that the Planning Commission approve the Project, and not take discretionary review:

- The replacement of the noncomplying office use with a modestly-sized and well-designed single-family home and rent-controlled ADU brings the Property into compliance with the Planning Code and creates much-needed housing in two different but equally desirable product types;
- At 3,150 square feet and 3 bedrooms, the proposed single-family home is comparable in size with other single-family homes in the neighborhood and provides an appropriately strong presence for a corner lot; the modern design, at the direction of Planning Department staff, provides differentiation within the neighborhood character; the rear is pushed forward and the rear entrance has been reconfigured to accommodate the noncomplying property line window of the adjacent neighbor at 789 Castro Street;
- In 2015, the Department of Building Inspection (“**DBI**”) concluded that no dwelling unit existed at 799 Castro Street. Nevertheless, the neighbor at 789 Castro Street challenged DBI’s conclusion. As an accommodation of the neighbor and in the spirit of resolution, the Mr. Moghimi proposes to recognize the dwelling unit and re-establish it as a rent-controlled ADU at 3878-3880 21st Street;
- The discretionary review request has no merit, and was filed only as part of an ongoing strategy by the neighbor to cause Project delays;
- The Project is supported by over 20 neighbors (Exhibit D);
- For all of these reasons, staff has recommended approval of the Project as proposed.

I. PROPERTY AND PROJECT BACKGROUND

The building at 799 Castro was constructed in 1909 as grocery store with a small dwelling unit in the rear. In 1980, a building permit was issued that changed the use from grocery store to office, and recognized that the dwelling unit no longer existed. (Exhibit E) When the Project Sponsor purchased the Property in 2007, DBI would not issue a 3-R Report for

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com

799 Castro because it was recognized as a commercial use (with no residential use) in the City's records.

Because the neighbor at 789 Castro Street raised questions concerning the use of 799 Castro, DBI investigated and confirmed the commercial use and lack of a dwelling unit. DBI issued a Certificate of Final Completion and Occupancy in 2015 (the "CFC"), confirming that no dwelling unit existed at 799 Castro. (Exhibit F.) The adjacent neighbor at 789 Castro filed an appeal of the CFC to the Board of Appeals. In the spirit of resolution and a desire to move forward with the Project, the Mr. Moghimi proposes to recognize the dwelling unit and re-establish it as a rent-controlled ADU at 3878-3880 21st Street. Although no building plans exist showing the size and configuration of the dwelling unit at 799 Castro Street, it was one-story and appeared to incorporate approximately 400 square feet of the space that originally was a grocery store and later became an office. The ADU similarly is one-story and is approximately 600 square feet in floor area.

The new dwelling at 799 Castro is a modestly-sized (3,150 square feet), 3-bedroom family home. At least five other nearby single-family homes are comparable in size, including the adjacent neighbor at 789 Castro. (Exhibit G.)

The proposed size and design provides an appropriately strong presence for a corner-lot location. The Project Sponsor originally proposed a more traditional design, but Planning Department staff insisted that the design be changed to a more contemporary one. This is consistent with neighborhood character as there are several other contemporary designs in the neighborhood. (Exhibit H.)

The new residence has been designed to minimize any impacts on the adjacent neighbor at 789 Castro. The building has been pushed forward to provide access to light and air to the neighbor's noncomplying property line window. The Project Sponsor also removed a rear entrance at that location, and moved it to the garage, to protect the neighbor's privacy.

As is typical of a corner lot, open space on the Property is at a premium. Because of this, the new residence provides open space with a second-story terrace at the rear, a third-story terrace at the front, and a roof deck. In recognition of the Planning Commission's policies concerning roof decks, this deck is smaller-sized at 290 square feet and set back from the property lines significantly on all sides. Viewing the property from above, one can see that the deck will not have any privacy or light and air impacts on any neighbors. (Exhibit I.)

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

**II. THE PLANNING CODE'S DWELLING UNIT DEMOLITION AND
CONDITIONAL USE FINDINGS ARE MET**

A. Section 317

Under Planning Code Section 317(g)(5), the Planning Commission must make certain findings in order to approve the demolition of the dwelling unit at 799 Castro and its re-establishment as an ADU at 3878-3880 21st Street. We submit that that the proposed Project meets all of the required findings, including without limitation the following. The Project:

- Does not convert rental housing to other forms of tenure or occupancy, and in fact increases the number of rent-controlled units;
- Conserves existing housing to preserve cultural and economic neighborhood diversity;
- Protects the relative affordability of existing housing;
- Locates in-fill housing on appropriate sites in established neighborhoods;
- Increases the number of family-sized units on-site;
- Is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
- Increases the number of on-site dwelling units;
- Increases the number of on-site bedrooms; and
- Would maximize density on the subject lot.

B. Section 303

The proposed Project also satisfies the required findings of Planning Code Section 303, as follows:

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

(1) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;

The Project is necessary and desirable because it will remove a noncomplying office use from a residential neighborhood and replace it with a residential use. The project will add a modestly-sized single-family home in a district where family housing is strongly encouraged by City planning and zoning controls and policies. The new residence is of a superior design, is of a size comparable to other single-family homes in the neighborhood, and is designed to minimize impacts on the adjacent neighbor. The new ADU addresses a pressing City need for rent-controlled housing and smaller units.

(2) That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.

The Project will demolish a dilapidated existing structure and replace it with a single-family home that is sensitively designed to minimize impacts on the adjacent residence, and of a size, shape and arrangement similar to other single-family homes in this neighborhood. The proposed lot coverage is typical for a corner lot.

(b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.

The Project adds a single-family home to the Property, which will not impact traffic patterns in the neighborhood. One off-street parking space is proposed where none exist presently. The property is well-served by public transit. The 24, 33, 35, and J Church MUNI bus lines, and the Castro MUNI station, all are within a few blocks of the Property.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The Project adds a single-family home to the Property, which will not produce noxious or offensive emissions such as noise, glare, dust and odor.

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

- (d) *Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.*

The Property will be thoughtfully landscaped and provide usable open space as required the Planning Code, and will provide an off-street parking space where none exists presently.

- (3) *That such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the Master Plan.*

The project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically the Housing Element of the General Plan, as follows:

Policy 11.1: Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.5: Promote the construction of well-designed housing that enhances existing neighborhood character.

The project provides well-designed new housing that enhances existing neighborhood character, consistent with these policies.

- (4) *Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable use district.*

The Property is located in the RH-2 Zoning District. According to Planning Code Section 209.1, these Districts are devoted to residential uses. The replacement of the noncomplying office use with a single-family home will bring the Property into conformity with the stated purpose of the District.

III. THE DISCRETIONARY REVIEW REQUEST HAS NO MERIT

The adjacent neighbor located at 789 Castro Street filed a request for discretionary review (“DR Request”) of the proposed ADU. The request cited the following concerns, each of which is addressed below:

The DR Request states that the Project is being “piecemealed” under multiple permits. “Piecemealing” refers to a permitting process where smaller components of a larger project are

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

proposed at different times, preventing the public and public agencies from evaluating the entire project as a whole. That is simply not the case here. The Project applications to construct the single family-home at 799 Castro Street and the ADU at 3878-3880 21st Street have been submitted together and are being reviewed simultaneously by the City and the public.

The DR Request alleges that the Project exceeds the permitted density, but this is incorrect. The addition of the ADU is allowed as an exception to the permitted density by Planning Code Section 207(c)(4).

The DR Request alleges that the Project “walls off mid-block open space,” but this is incorrect. The Project will result in no greater obstruction of the mid-block open space than already exists due to the current configuration of the structures on the Property and on adjacent properties, which is common for a corner lot such as the Property.

The DR Request alleges that the Project “degrades the housing stock,” but the opposite is true. While no dwelling unit has existed at 799 Castro Street for many decades, the Project Sponsor proposes to add an ADU, which will have a larger floor area, to 3878-3880 21st Street. The Project will further enhance the housing stock by demolishing the existing outdated structure and replacing it with a superbly designed, new single-family home.

The DR Request complains about the addition of a single-family home at the Property, but the City needs single-family housing stock just as much as other housing types, and the proposed home is thoughtfully-designed and modestly-sized. Moreover, this Project comes up with a creative resolution concerning the long-ago existence of a dwelling unit at 799 Castro Street by adding the larger floor-area ADU at 3878-3880 21st Street. The Project significantly enhances the City’s housing stock.

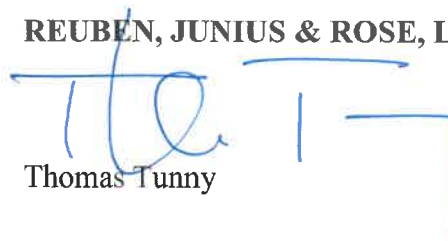
For all of these reasons, the DR Request has no merit.

IV. CONCLUSION

The proposed Project eliminates a noncomplying office use and replaces it with a thoughtfully-designed, modestly-sized, single-family home that is sensitive to the adjacent neighbor and will enhance the greater neighborhood. The addition of a rent-controlled ADU preserves the existing housing at the Property and addresses an urgent City need. As such, we respectfully request that the Planning Commission approve the Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Thomas Tunny

Enclosures

cc: Vice-President Dennis Richards
Commissioner Rodney Fong
Commissioner Christine Johnson
Commissioner Joel Koppel
Commissioner Myrna Melgar
Commissioner Kathrin Moore
Jonas Ionin – Commission Secretary
Nancy Tran – Project Planner
Hatef Moghimi

EXHIBIT A

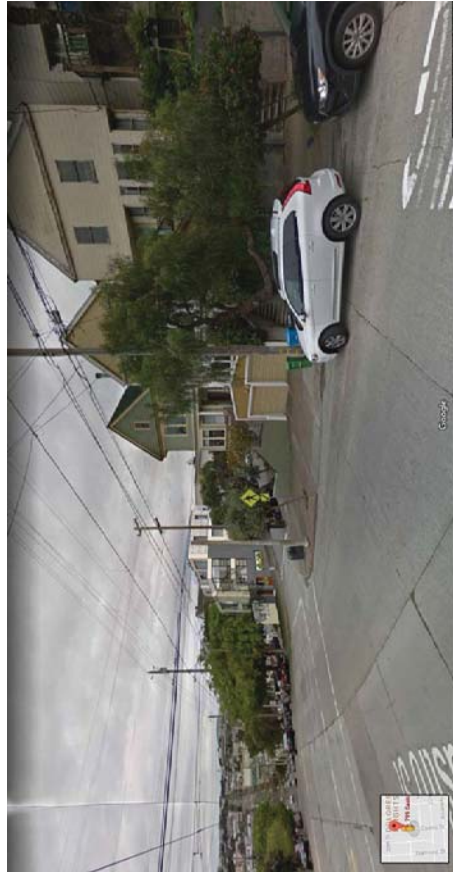




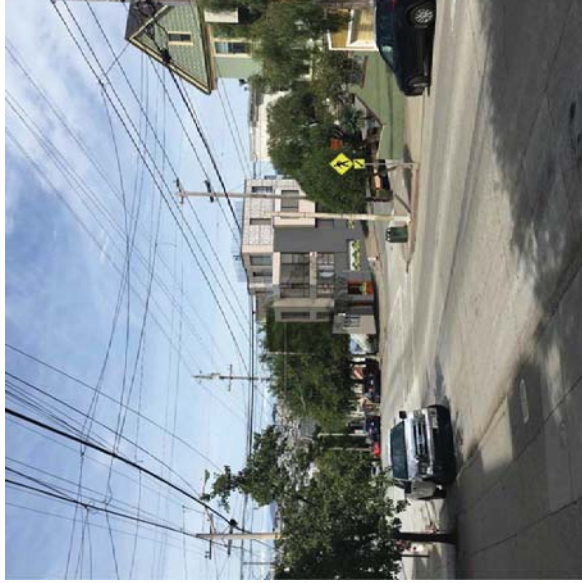
799 CASTRO STREET -EXISTING AERIAL VIEW



VIEW FROM 21ST STREET



VIEW FROM CASTRO STREET INTERSECTION



VIEW FROM CASTRO STREET

1 3D VIEWS

Scale: NTS



TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

227 16TH STREET
SAN FRANCISCO, CA 94110
Tel. 415-382-3837
Fax. 415-382-5044
WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.

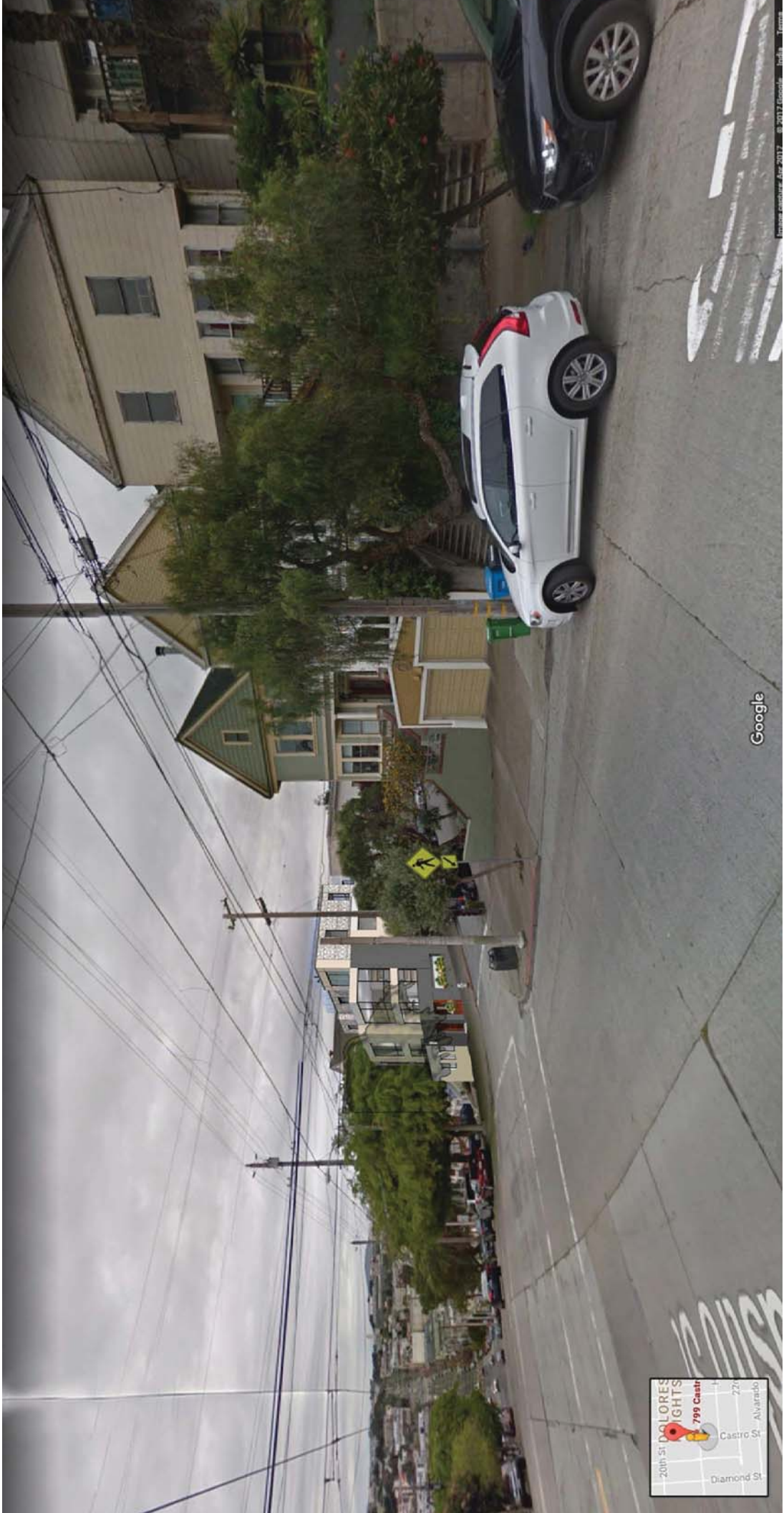
NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	DESIGN	5-18-12
2	PERFORMANCE EVALUATION	2-24-13
3	PERFORMANCE EVALUATION	5-1-13
4	PERFORMANCE EVALUATION	5-1-13
5	PERFORMANCE EVALUATION	5-1-13
6	PERFORMANCE EVALUATION	5-1-13
7	PERFORMANCE EVALUATION	5-1-13
8	PERFORMANCE EVALUATION	5-1-13
9	PERFORMANCE EVALUATION	5-1-13
10	PERFORMANCE EVALUATION	5-1-13

DATE: 04-03-14
DRAWING FILE: 032017

**BUILDING
RENDERINGS**
DRAWING NUMBER

A-0.3



Google



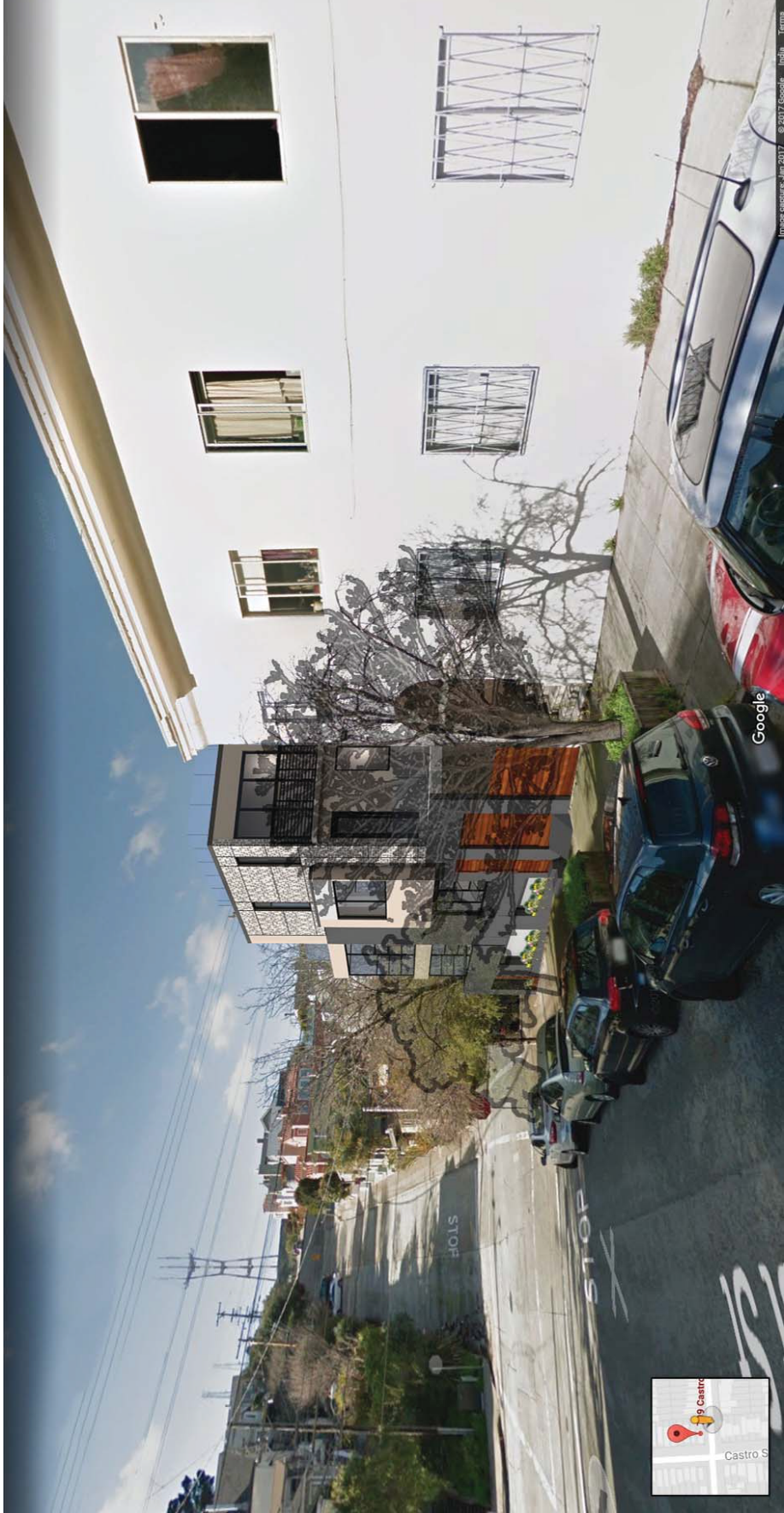


EXHIBIT B

SHEET INDEX:

- A-0 VICINITY MAP, SITE/ROOF PLAN & PROJECT DATA
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 PROPOSED SECTIONS
- A-2 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

AREA SUMMARIES

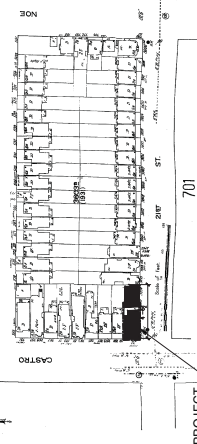
- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13, 2007
- PROPOSED BUILDING
- FLOOR AREA: 3,150 SQ. FT.
- GARAGE: 306 SQ. FT.
- BALCONY, PATIO AREAS: 349.5 SQ. FT.

PROJECT DATA:

REMODELED RESIDENCE AT 799 CASTRO STREET
 CODE: 2013 SFBC
 CONSTRUCTION TYPE: V-B
 SPRINKLERING: PER 903.3.1
 OCCUPANCY GROUP: R-3
 FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT
 FULL LOT AREA: 2,862 SQ. FT.
 BLOCK/LOT: 3603/024
 ZONING: RH-2, RESIDENTIAL - TWO FAMILY
 HEIGHT/BULK DISTRICT: 40-X
 FRONT SETBACK: PER PROPOSED VARIANCE
 REAR SETBACK: VARIANCE REQUEST PER MINIMUM 15' SEPARATION BETWEEN BUILDINGS.

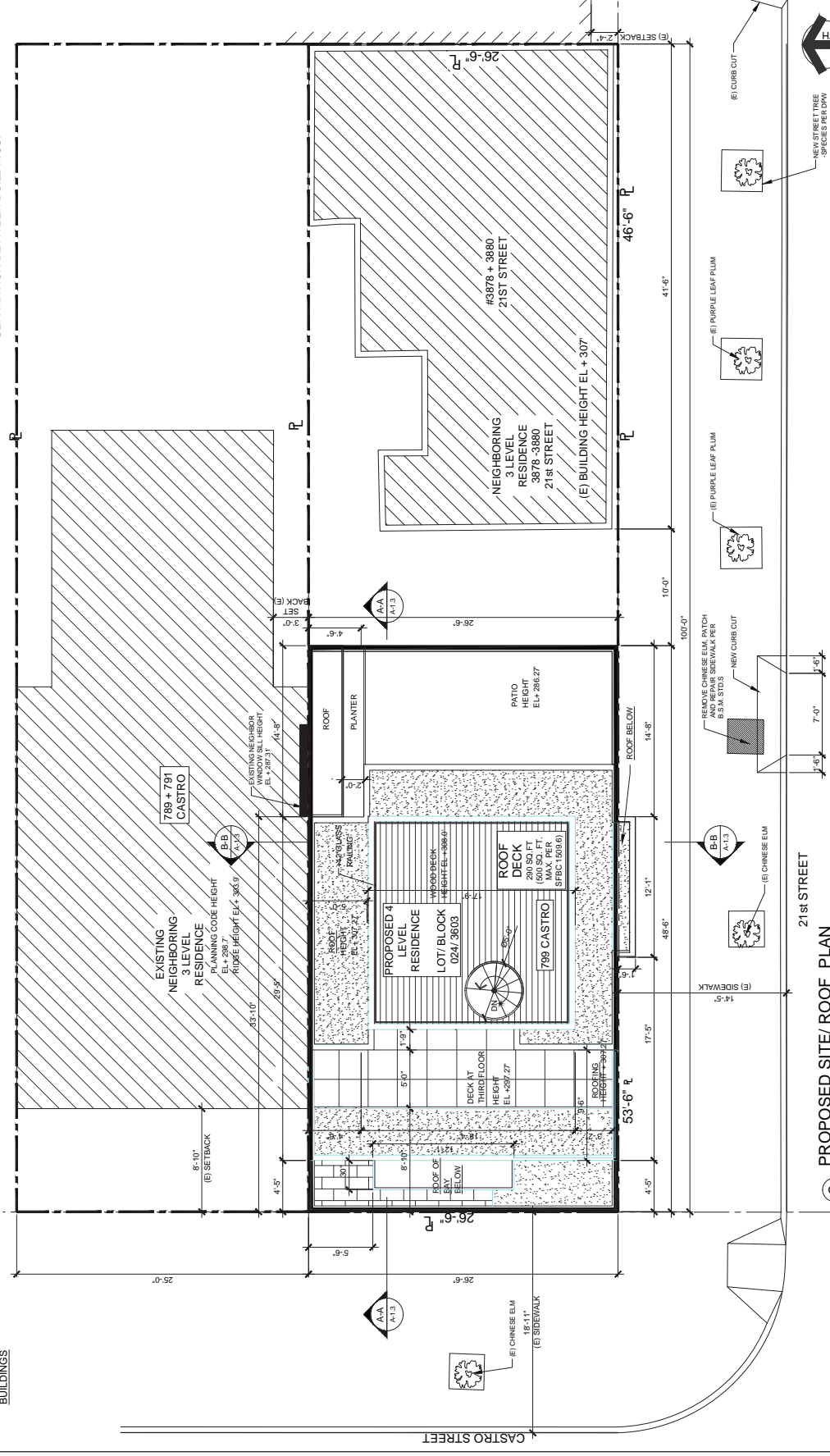
SCOPE OF WORK:

- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.



1 BLOCK PLAN- EXISTING

NO SCALE



2 PROPOSED SITE/ROOF PLAN

Scale: 3/16" = 1'-0"



NEW STREET TREE SPECIES PER DPW

(E) CURB CUT

(E) PURPLE LEAF PLUM

(E) PURPLE LEAF PLUM

REMOVE CHINESE ELM. PATCH AND REPAIR SIDEWALK PER B.U.M. STDS.

NEW CURB CUT

(E) CHINESE ELM

(E) SIDEWALK

CASTRO STREET



TECTA
 associates
 ARCHITECTURE
 INTERIORS
 PLANNING

2747 18TH STREET
 SAN FRANCISCO, CA 94110
 Tel. 415-362-5957
 Fax. 415-362-5044
 WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.

NEW RESIDENCE
 799 CASTRO
 SAN FRANCISCO, CA 94114

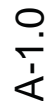
NO.	REVISIONS	DATE
1	ISSUED	5.15.13
2	HYDROBENT VALUATION 2.24.13	5.15.13
3	REVISIONS	5.15.13
4	REVISIONS	5.15.13
5	REVISIONS	5.15.13
6	REVISIONS	5.15.13
7	REVISIONS	5.15.13
8	REVISIONS	5.15.13
9	REVISIONS	5.15.13
10	REVISIONS	5.15.13

ISSUE DATE: 04/01/14
 DWP/DPW: 03/01/17

PROPOSED SITE PLAN

DRAWING NUMBER

A-0





TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

277 HUN STREET
SAN FRANCISCO, CA 94110
Tel. 415-362-9957
Fax 415-362-5044
WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.

NEW RESIDENCE

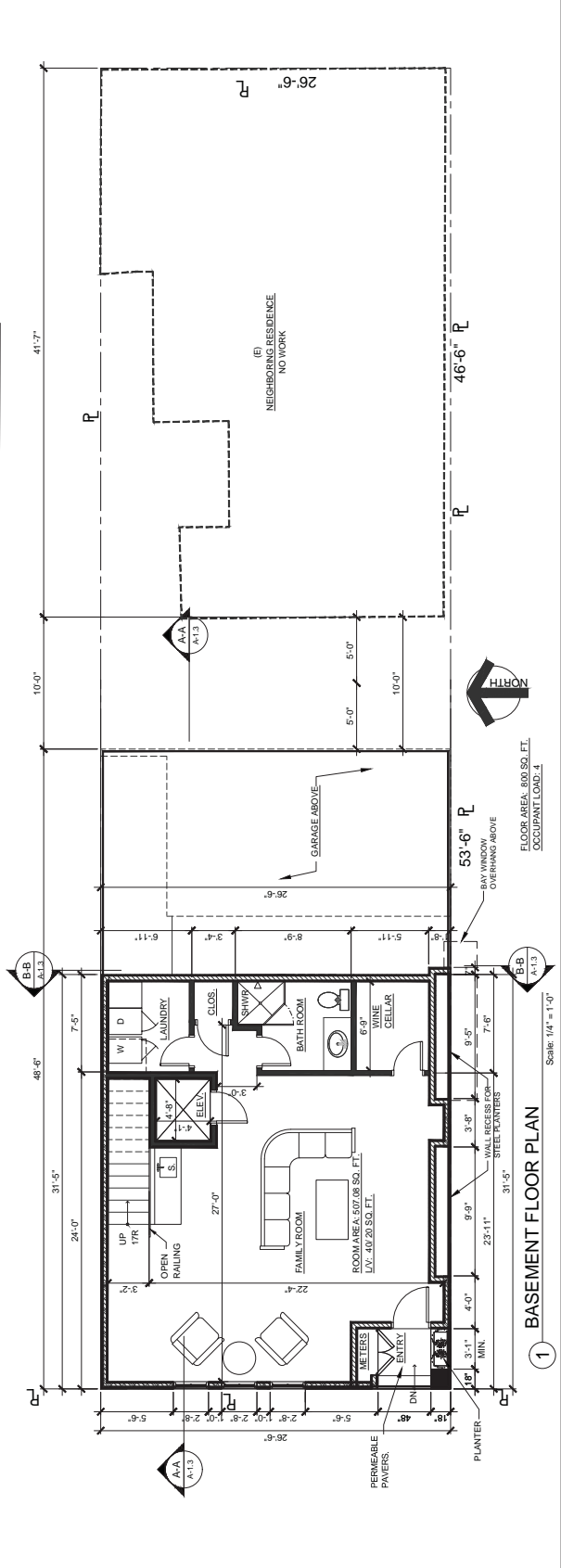
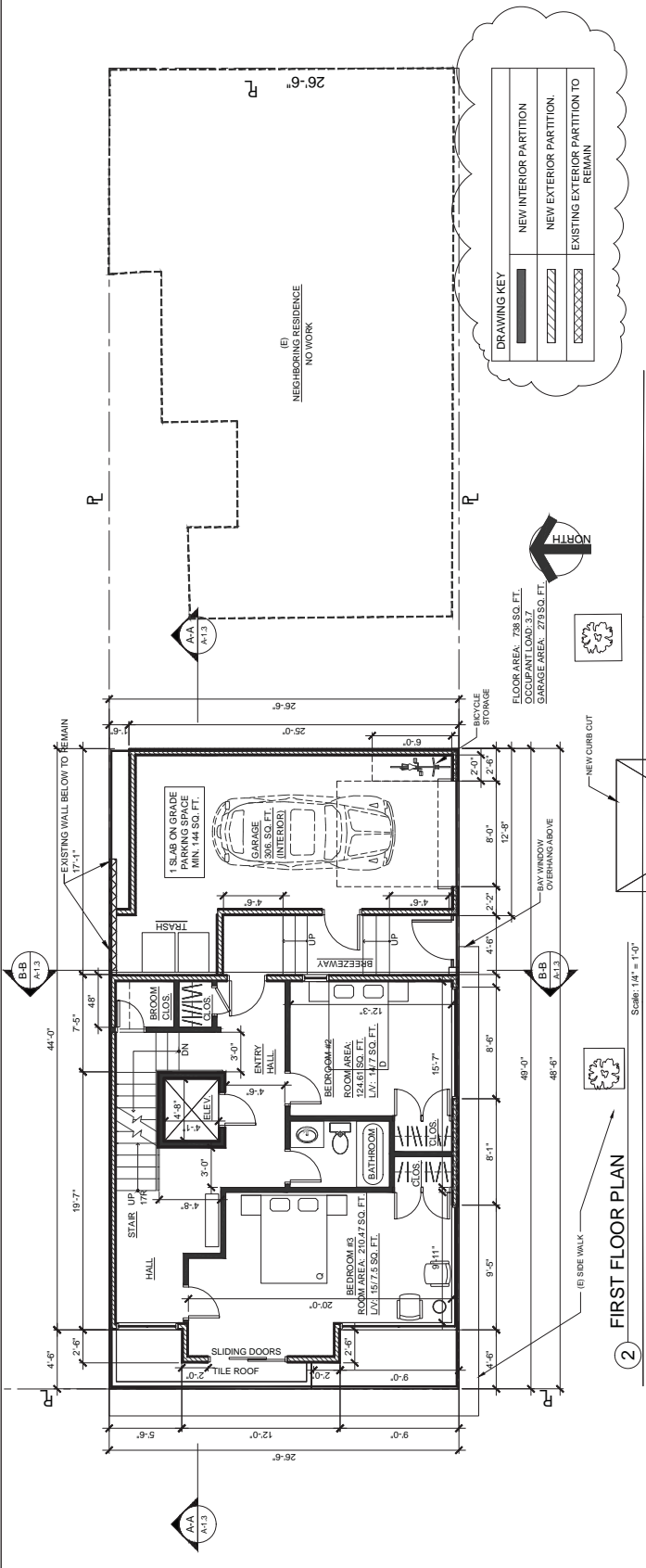
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	DESIGN	5.16.12
2	REVISION	5.16.12
3	REVISION	5.16.12
4	REVISION	5.16.12
5	REVISION	5.16.12
6	REVISION	5.16.12
7	REVISION	5.16.12
8	REVISION	5.16.12
9	REVISION	5.16.12
10	REVISION	5.16.12

DATE: 04.18.14
PROJECT: 799 CASTRO

DRAWING TITLE
BASEMENT & FIRST
FLOOR PLANS

DRAWING NUMBER
A-1.1





TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
Tel. 415-362-5957
Fax. 415-362-5044
WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.

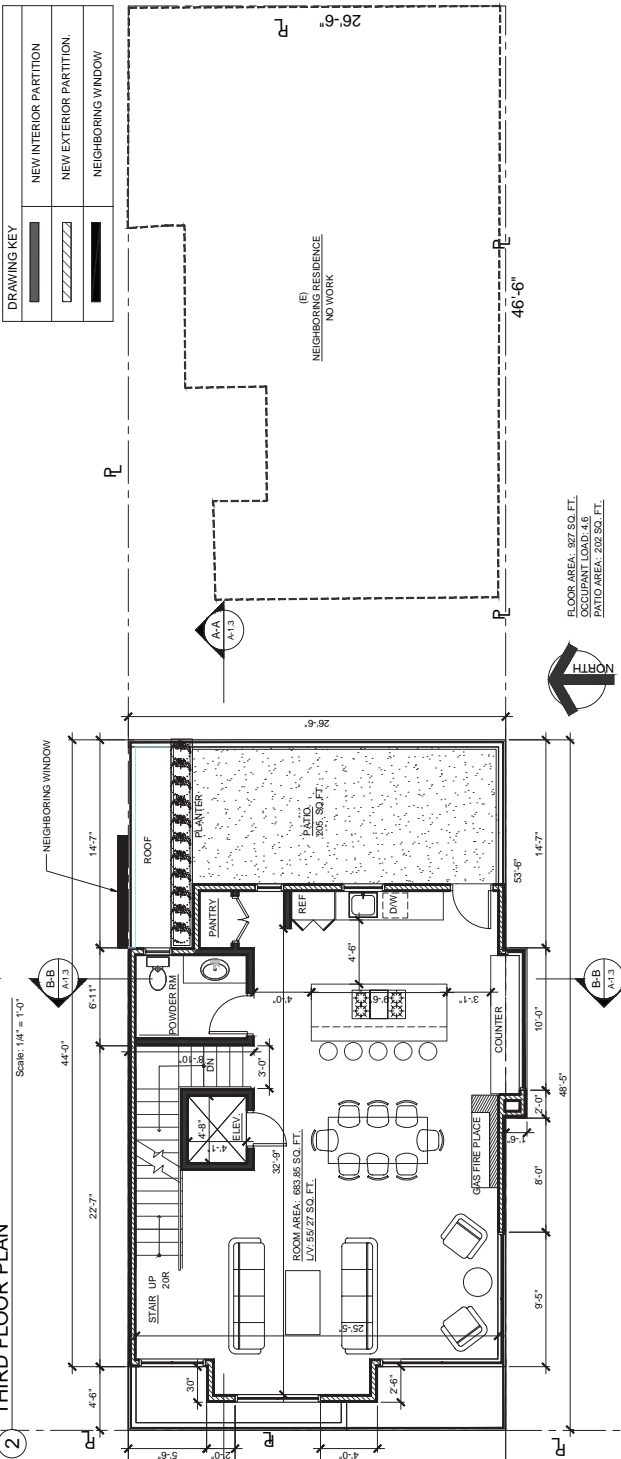
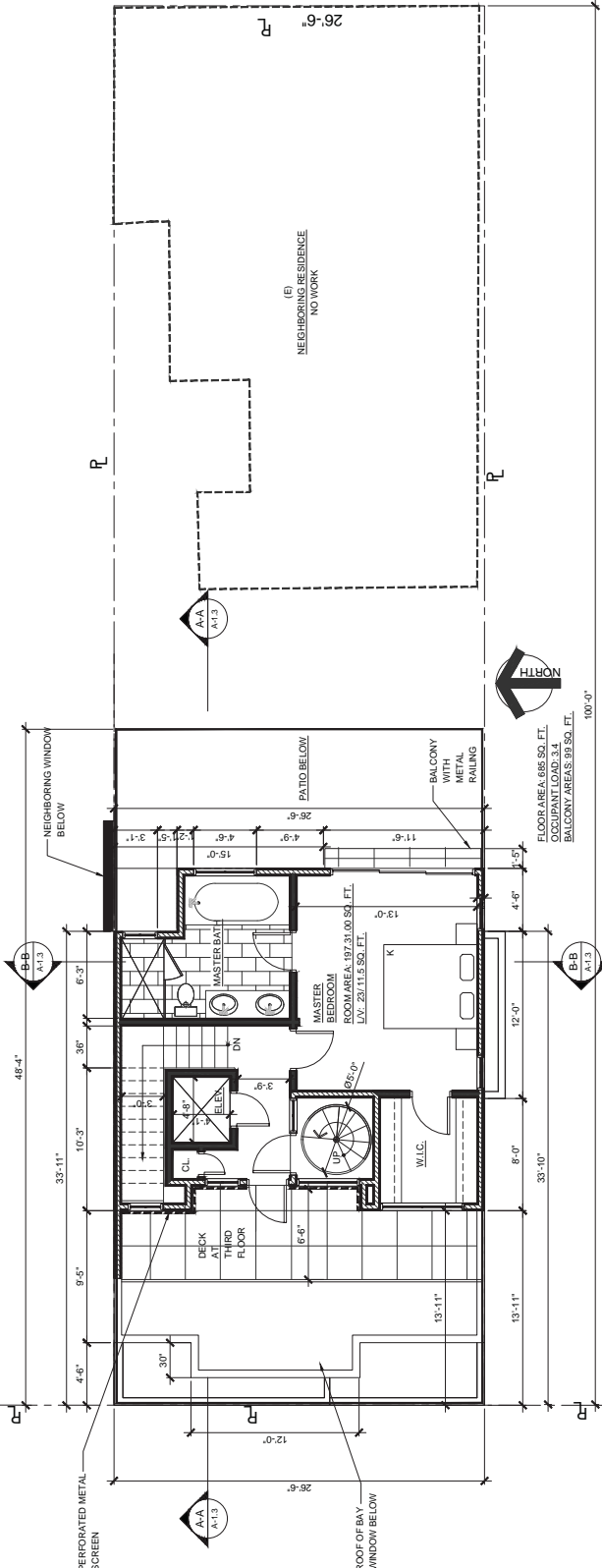
NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	ISSUED	5.10.12
2	ENVIRONMENTAL EVALUATION	2.24.13
3	PERMITS	5.1.13
4	CONTRACTS	5.22.13
5	CONTRACTS	5.22.13
6	ELEVATION PERMIT	5.22.13
7	UTILITY VARIANCE	10.15.13

ISSUE DATE: 10.15.13
DRAWING FILE:

SECOND & THIRD
FLOOR PLANS
DRAWING NUMBER

A-1.2





TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
TEL: 415-362-5857
FAX: 415-362-5944
WWW.IRCSB.COM



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

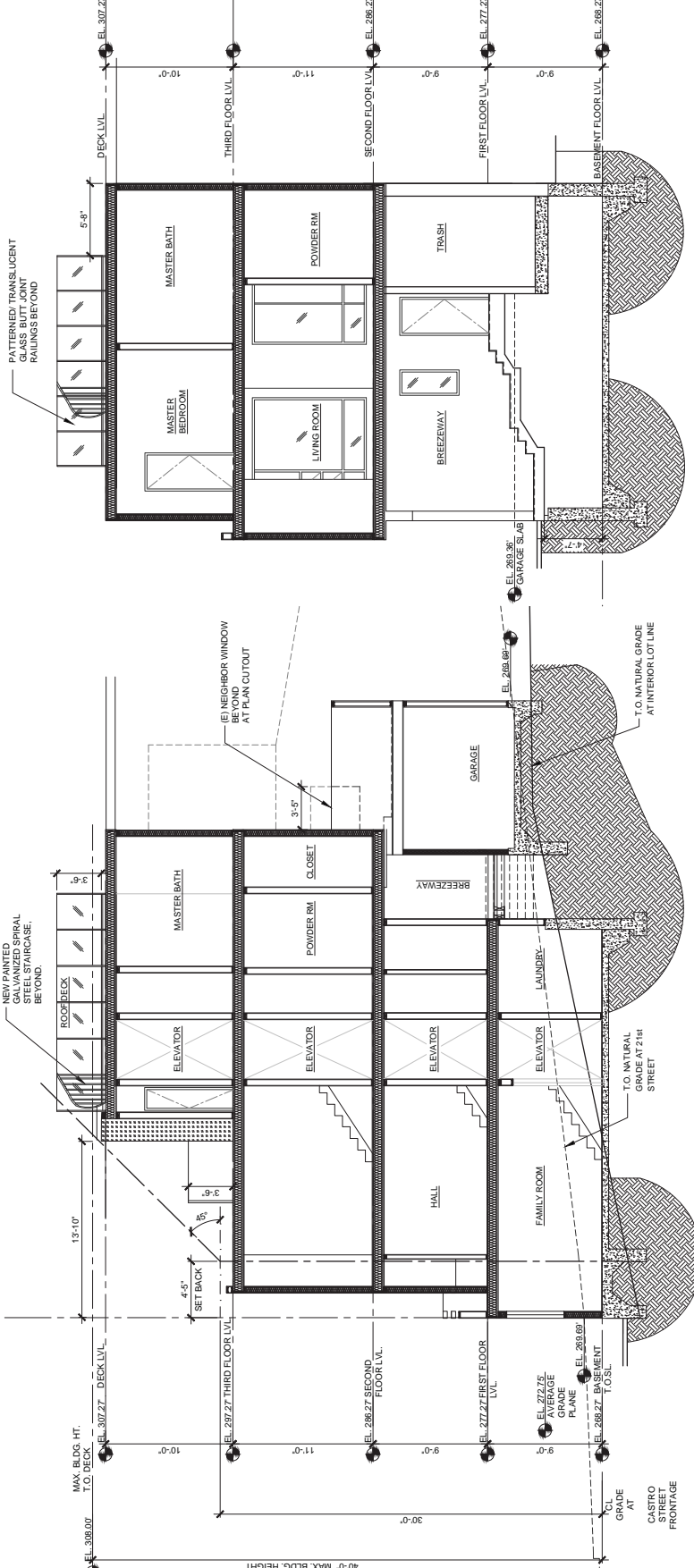
NO.	DESCRIPTION	DATE
1	REVISION	5/8/12
2	REVISION	5/8/12
3	REVISION	5/8/12
4	REVISION	5/8/12
5	REVISION	5/8/12
6	REVISION	5/8/12
7	REVISION	5/8/12
8	REVISION	5/8/12
9	REVISION	5/8/12
10	REVISION	5/8/12
11	REVISION	5/8/12
12	REVISION	5/8/12
13	REVISION	5/8/12
14	REVISION	5/8/12
15	REVISION	5/8/12
16	REVISION	5/8/12
17	REVISION	5/8/12
18	REVISION	5/8/12
19	REVISION	5/8/12
20	REVISION	5/8/12
21	REVISION	5/8/12
22	REVISION	5/8/12
23	REVISION	5/8/12
24	REVISION	5/8/12
25	REVISION	5/8/12
26	REVISION	5/8/12
27	REVISION	5/8/12
28	REVISION	5/8/12
29	REVISION	5/8/12
30	REVISION	5/8/12
31	REVISION	5/8/12
32	REVISION	5/8/12
33	REVISION	5/8/12
34	REVISION	5/8/12
35	REVISION	5/8/12
36	REVISION	5/8/12
37	REVISION	5/8/12
38	REVISION	5/8/12
39	REVISION	5/8/12
40	REVISION	5/8/12
41	REVISION	5/8/12
42	REVISION	5/8/12
43	REVISION	5/8/12
44	REVISION	5/8/12
45	REVISION	5/8/12
46	REVISION	5/8/12
47	REVISION	5/8/12
48	REVISION	5/8/12
49	REVISION	5/8/12
50	REVISION	5/8/12
51	REVISION	5/8/12
52	REVISION	5/8/12
53	REVISION	5/8/12
54	REVISION	5/8/12
55	REVISION	5/8/12
56	REVISION	5/8/12
57	REVISION	5/8/12
58	REVISION	5/8/12
59	REVISION	5/8/12
60	REVISION	5/8/12
61	REVISION	5/8/12
62	REVISION	5/8/12
63	REVISION	5/8/12
64	REVISION	5/8/12
65	REVISION	5/8/12
66	REVISION	5/8/12
67	REVISION	5/8/12
68	REVISION	5/8/12
69	REVISION	5/8/12
70	REVISION	5/8/12
71	REVISION	5/8/12
72	REVISION	5/8/12
73	REVISION	5/8/12
74	REVISION	5/8/12
75	REVISION	5/8/12
76	REVISION	5/8/12
77	REVISION	5/8/12
78	REVISION	5/8/12
79	REVISION	5/8/12
80	REVISION	5/8/12
81	REVISION	5/8/12
82	REVISION	5/8/12
83	REVISION	5/8/12
84	REVISION	5/8/12
85	REVISION	5/8/12
86	REVISION	5/8/12
87	REVISION	5/8/12
88	REVISION	5/8/12
89	REVISION	5/8/12
90	REVISION	5/8/12
91	REVISION	5/8/12
92	REVISION	5/8/12
93	REVISION	5/8/12
94	REVISION	5/8/12
95	REVISION	5/8/12
96	REVISION	5/8/12
97	REVISION	5/8/12
98	REVISION	5/8/12
99	REVISION	5/8/12
100	REVISION	5/8/12

REVISIONS
DATE
NO.

SECTION B-B
DRAWING TITLE
DRAWING NUMBER

A-1.3

GUARDRAIL AND HANDRAIL EXB MPT
PER SPPC SECTION 260 (b) (A) (B)



SECTION B-B
Scale: 1/4" = 1'-0"

SECTION A-A
Scale: 1/4" = 1'-0"



TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5944
www.tecta.com



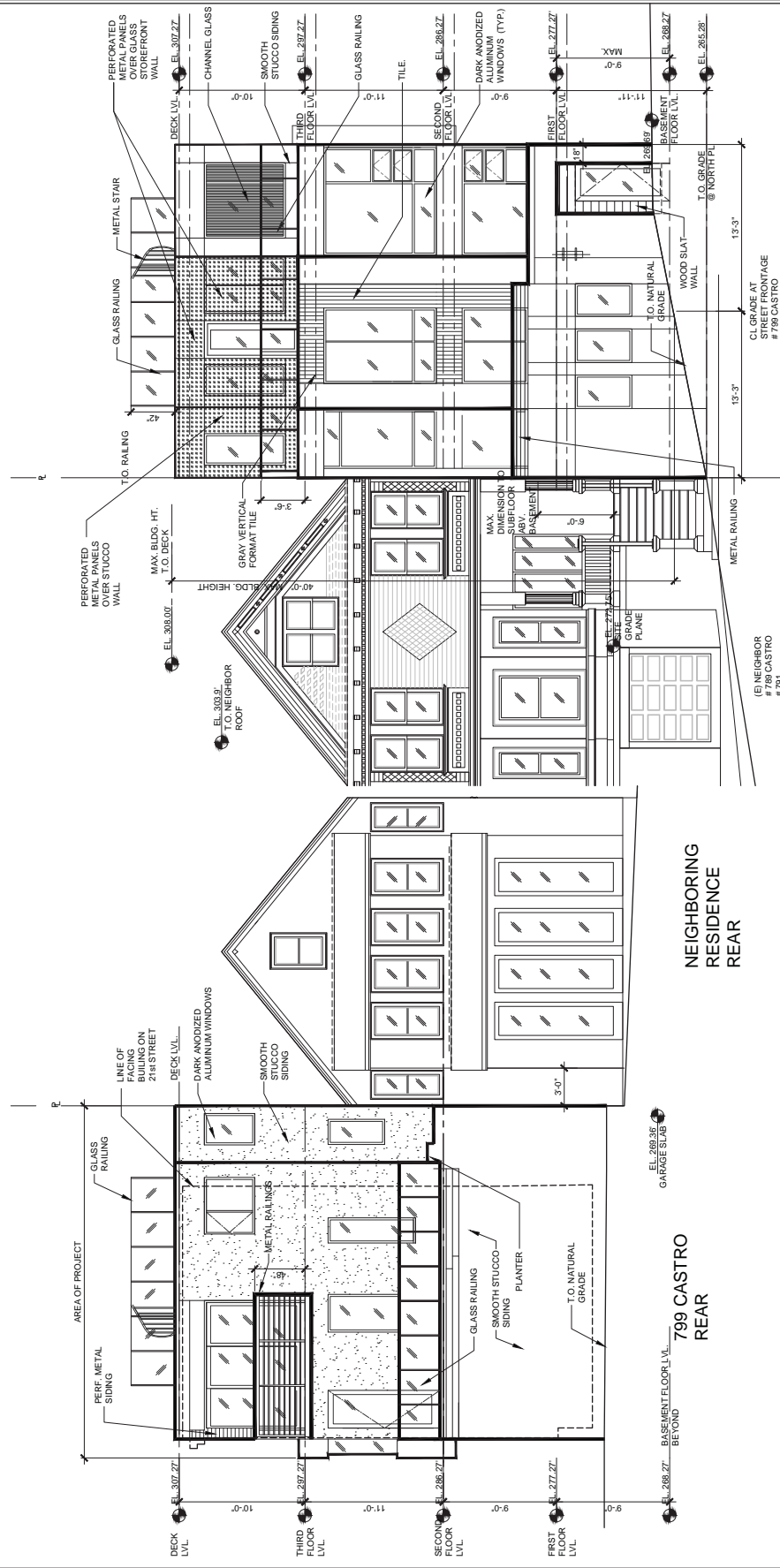
ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	DESCRIPTION	DATE
1	WEST ELEVATION	10/13/18
2	EAST ELEVATION	10/13/18
3	REAR ELEVATION	10/13/18
4	FRONT ELEVATION	10/13/18
5	SECTION	10/13/18
6	DETAIL	10/13/18
7	PLAN	10/13/18
8	SECTION	10/13/18
9	DETAIL	10/13/18
10	PLAN	10/13/18
11	SECTION	10/13/18
12	DETAIL	10/13/18
13	PLAN	10/13/18
14	SECTION	10/13/18
15	DETAIL	10/13/18
16	PLAN	10/13/18
17	SECTION	10/13/18
18	DETAIL	10/13/18
19	PLAN	10/13/18
20	SECTION	10/13/18
21	DETAIL	10/13/18
22	PLAN	10/13/18
23	SECTION	10/13/18
24	DETAIL	10/13/18
25	PLAN	10/13/18
26	SECTION	10/13/18
27	DETAIL	10/13/18
28	PLAN	10/13/18
29	SECTION	10/13/18
30	DETAIL	10/13/18
31	PLAN	10/13/18
32	SECTION	10/13/18
33	DETAIL	10/13/18
34	PLAN	10/13/18
35	SECTION	10/13/18
36	DETAIL	10/13/18
37	PLAN	10/13/18
38	SECTION	10/13/18
39	DETAIL	10/13/18
40	PLAN	10/13/18
41	SECTION	10/13/18
42	DETAIL	10/13/18
43	PLAN	10/13/18
44	SECTION	10/13/18
45	DETAIL	10/13/18
46	PLAN	10/13/18
47	SECTION	10/13/18
48	DETAIL	10/13/18
49	PLAN	10/13/18
50	SECTION	10/13/18
51	DETAIL	10/13/18
52	PLAN	10/13/18
53	SECTION	10/13/18
54	DETAIL	10/13/18
55	PLAN	10/13/18
56	SECTION	10/13/18
57	DETAIL	10/13/18
58	PLAN	10/13/18
59	SECTION	10/13/18
60	DETAIL	10/13/18
61	PLAN	10/13/18
62	SECTION	10/13/18
63	DETAIL	10/13/18
64	PLAN	10/13/18
65	SECTION	10/13/18
66	DETAIL	10/13/18
67	PLAN	10/13/18
68	SECTION	10/13/18
69	DETAIL	10/13/18
70	PLAN	10/13/18
71	SECTION	10/13/18
72	DETAIL	10/13/18
73	PLAN	10/13/18
74	SECTION	10/13/18
75	DETAIL	10/13/18
76	PLAN	10/13/18
77	SECTION	10/13/18
78	DETAIL	10/13/18
79	PLAN	10/13/18
80	SECTION	10/13/18
81	DETAIL	10/13/18
82	PLAN	10/13/18
83	SECTION	10/13/18
84	DETAIL	10/13/18
85	PLAN	10/13/18
86	SECTION	10/13/18
87	DETAIL	10/13/18
88	PLAN	10/13/18
89	SECTION	10/13/18
90	DETAIL	10/13/18
91	PLAN	10/13/18
92	SECTION	10/13/18
93	DETAIL	10/13/18
94	PLAN	10/13/18
95	SECTION	10/13/18
96	DETAIL	10/13/18
97	PLAN	10/13/18
98	SECTION	10/13/18
99	DETAIL	10/13/18
100	PLAN	10/13/18

DATE: 10/13/18
PAGE: 14 OF 12
DRAWN BY: TECTA
PROPOSED
WEST AND EAST
ELEVATIONS
DRAWING NUMBER

A-2.0



- EXISTING GRADE PLANE ANALYSIS**
- WEST FRONTAGE AVERAGE GRADE = 287.5'
 - EAST FRONTAGE AVERAGE GRADE = 275.7'
 - SOUTH FRONTAGE AVERAGE GRADE = 275.7'
 - NORTH FRONTAGE AVERAGE GRADE = 275.7'
 - AVERAGE GRADE PLANE FOR PROPERTY IS = 272.75'
 - LOWEST PROPOSED LEVEL IS A MINIMUM OF SIX FEET ABOVE IS LESS THAN SIX FEET ABOVE GRADE PLANE.

1 WEST ELEVATION - CASTRO STREET

2 EAST ELEVATION

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

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



2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044
www.tecta.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO	REVISIONS	DATE
DESIGN		5.30.10
INVENTORY EVALUATION		2.28.11
RE DESIGN		5.3.11
ROD SUBMITTAL		01.06.14
PLANNING COMMENTS		05.27.14
ALTERATION PERMIT		08.06.14
311 / VARIANCE		05.13.15

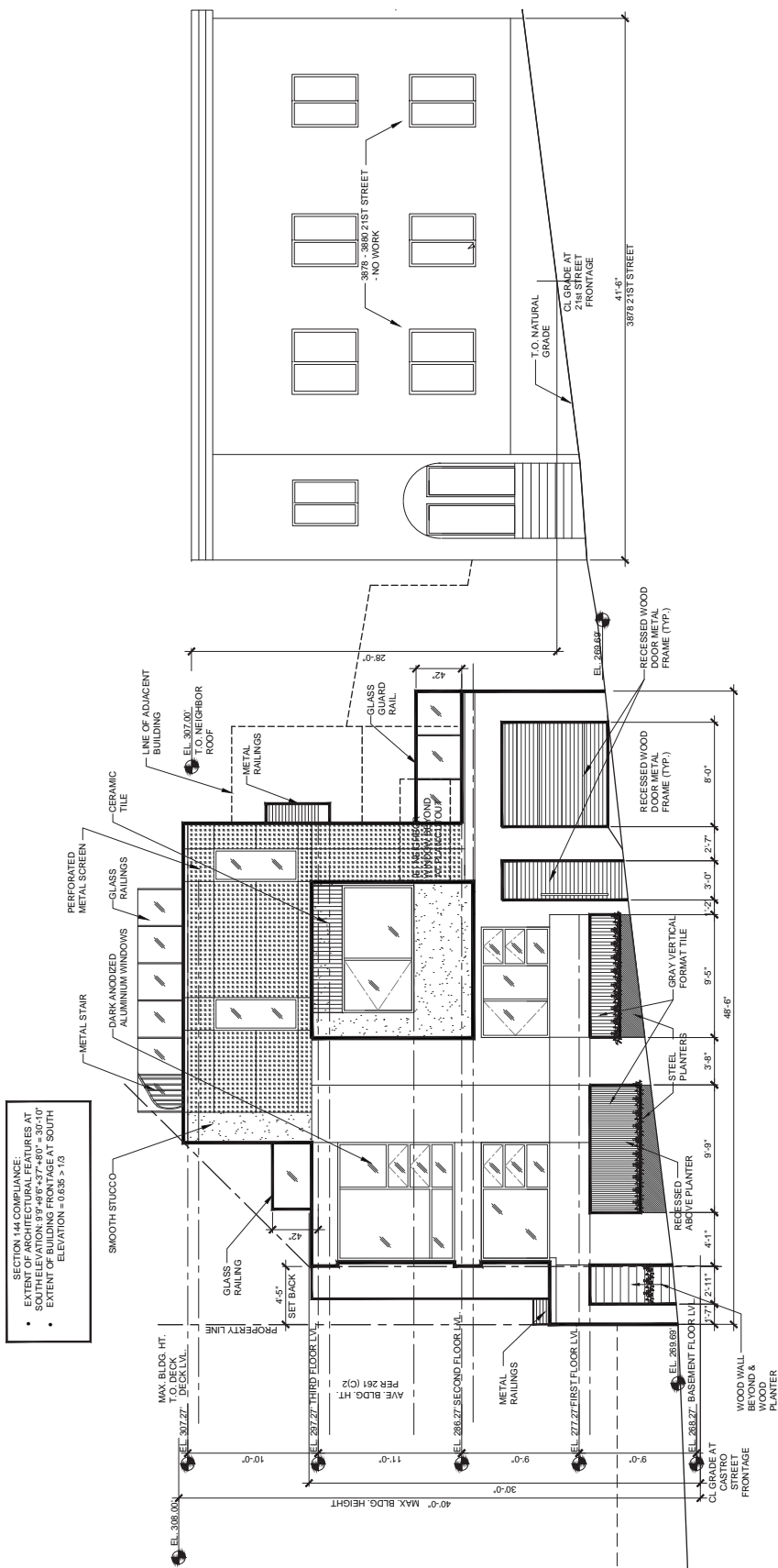
ISSUE DATE: 04.03.14
CAPITAL PLAN: 09.20.17

1000000

DRAWING TITLE:
**PROPOSED
SOUTH ELEVATION**

DRAWING NUMBER:

A-2.1



4 SOUTH ELEVATION - 21ST STREET - PROPOSED

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



TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5957
fax. 415-362-5044
WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	ISSUED	5.15.12
2	HYDROLOGICAL EVALUATION 2.24.11	2.24.11
3	LANDSCAPE DESIGN	5.15.12
4	FINAL DESIGN	5.15.12
5	CONTRACT DOCUMENTS	5.15.12
6	ALLOCATION PERMIT	5.15.12
7	UTILITY VARIANCE	5.15.12

ISSUE DATE: 5.15.12

PROJECT NAME: 799 CASTRO

DRAWING FILE:

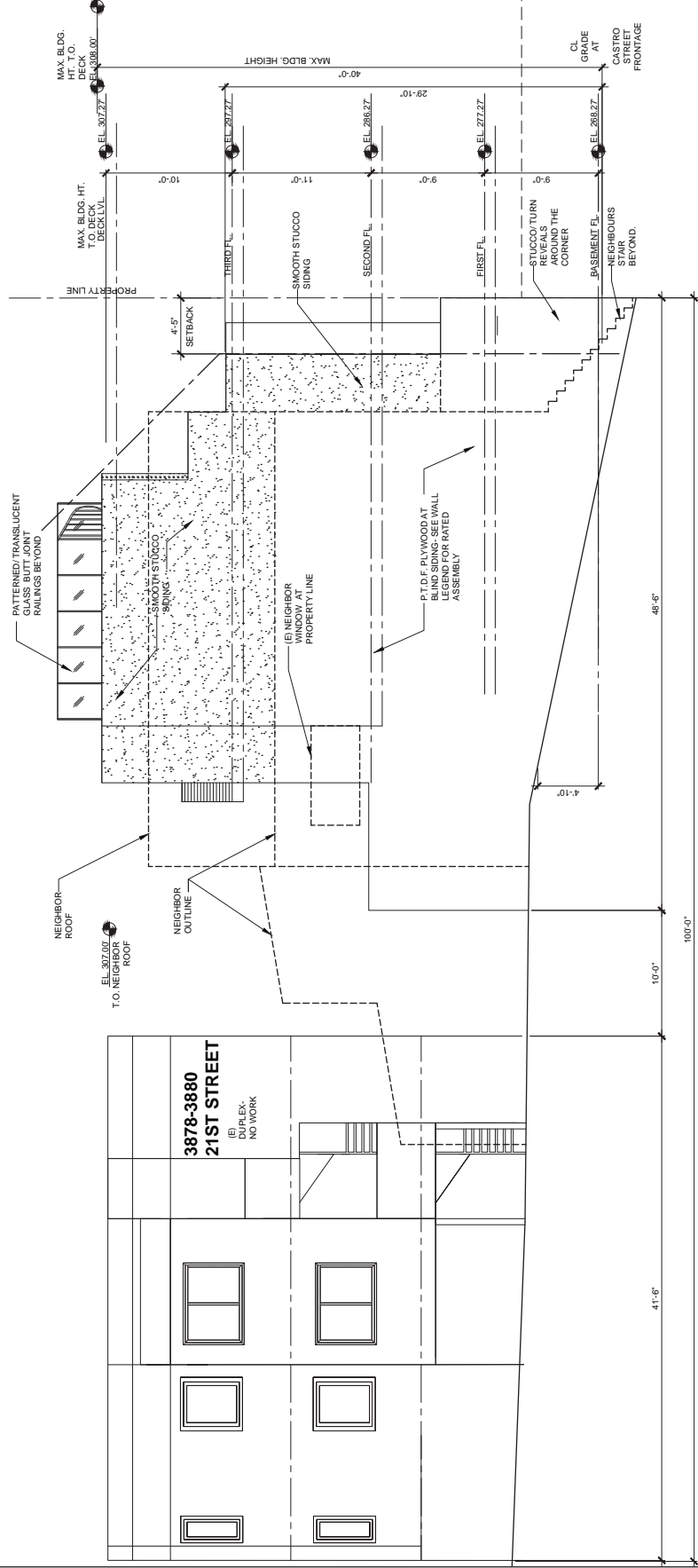
PROPOSED

NORTH

ELEVATION

DRAWING NUMBER

A-2.2



1 NORTH ELEVATION - PROPOSED

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



2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044
www.ledfa.com



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO	DESIGN	REVISIONS	DATE
1	INFORME FINAL EVALUACION	5.30.10	
2	REVISION	5.3.11	
3	FOG RESUBMITAL	01.10.14	
4	PLANNING COMMENTS	08.07.14	
5	ALTE RATION PERMIT	08.08.14	
6	3117 VARIANCE	05.03.16	

ISSUE DATE: 04.03.14

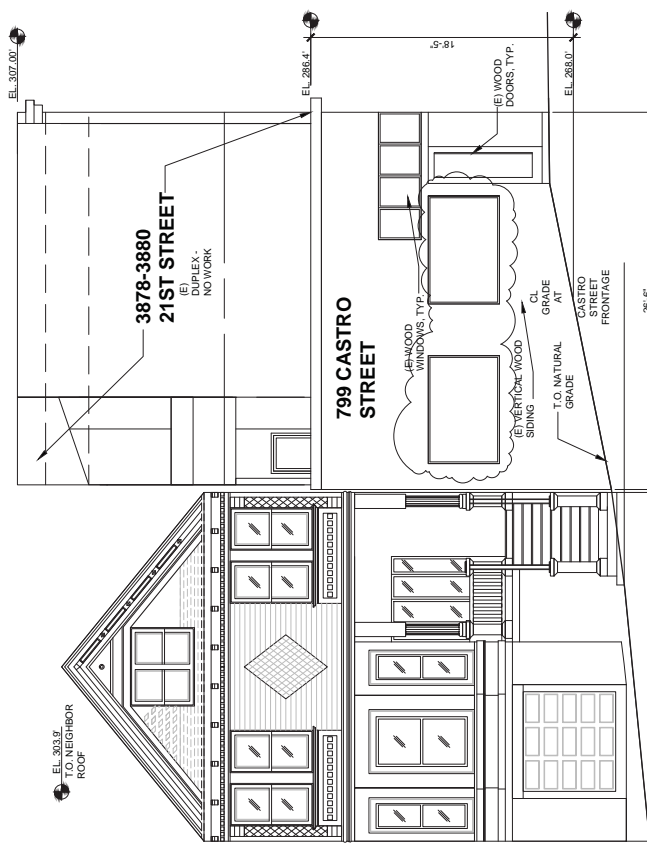
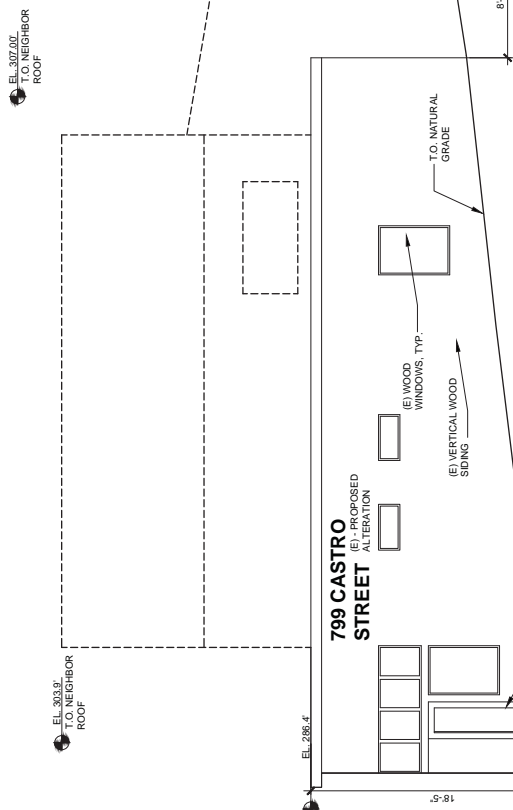
SPACE PLAN: 09-20-17

DRAWING TITLE:

EXISTING

DRAWING NUMBER:

A-2.3



2 EAST ELEVATION - 799 CASTRO STREET - EXISTING

1 WEST ELEVATION - CASTRO STREET - EXISTING

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

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



2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044
www.facta.com



NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

DATE	REVISIONS	D.
5/10/10	DESIGN	
2/24/11	ENVIRONMENTAL EVALUATION	
5/31/11	EE REVISION	
07/16/14	010 RE SUBMITTAL	
05/27/14	PLANNING COMMENTS	
08/05/14	ALTERATION PERMIT	
08/13/15	011 - VARIANCE	
08/10/17	PLANNING COMMENTS	

Scale: 3/16" = 1'-0"

NORTH ELEVATION - EXISTING

1

DRAWING TITLE:
EXISTING NORTH
ELEVATION

A-2.4

EXHIBIT C

ABBREVIATIONS

&	AND	MECH.	MECHANICAL	VEST.	VESTIBULE
L	ANGLE	MEMB.	MEMBRANE	W.	WEST
@	AT	MET.	METAL	W/	WITH
⌢	CENTERLINE	MFR.	MANUFACTURER	W.C.	WATER
Ø	DIAMETER	MH.	MANHOLE		CLOSET
#	POUND OR NUMBER	MIN.	MINIMUM	WD.	WOOD
(E)	EXISTING	MIR.	MIRROR	W/O	WITHOUT
ACOUS.	ACOUSTICAL	MISC.	MISCELLANEOUS	WP.	WATERPROOF
A.D.	AREA DRAIN	M.O.	MASONRY OPENING	WSC.	WAINSCOT
ADJ.	ADJUSTABLE	MTD.	MOUNTED		
AGGR.	AGGREGATE	MUL.	MULLION		
AL.	ALUMINUM	N.	NORTH		
APPROX.	APPROXIMATELY	N.I.C.	NOT-IN-CONTRACT		
ARCH.	ARCHITECTURAL	NO. or#	NUMBER		
ASB.	ASBESTOS	NOM.	NOMINAL		
ASPH.	ASPHALT	N.T.S.	NOT-TO-SCALE		
BD.	BOARD	O.A.	OVERALL		
BITUM.	BITUMINOUS	OBS.	OBSCURE		
BLDG.	BUILDING	O.C.	ON CENTER		
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER		
BLKG.	BLOCKING	OFF.	OFFICE		
BM.	BEAM	OPNG.	OPENING		
BOT.	BOTTOM	OPP.	OPERABLE		
B.U.R.	BUILT-UP ROOFING	PRCST.	PRECAST		
CAB.	CABINET	PL.	PLATE		
C.B.	CATCH BASIN	P.LAM.	PLASTIC		
CEM.	CEMENT		LAMINATE		
CER.	CERAMIC	PLAS.	PLASTER		
C.I.	CAST IRON	PLYWD.	PLYWOOD		
C.G.	CORNER GUARD	PR.	PAIR		
CLG.	CEILING	PT.	POINT		
CLKG.	CAULKING	P.T.D.	PAPER TOWEL		
CLO.	CLOSET		DISPENSER		
CLR.	CLEAR	P.T.D./R	COMBINATION		
C.O.	CASED OPENING		PAPER TOWEL		
COL.	COLUMN		DISPENSER &		
CONC.	CONCRETE		RECEPTACLE		
CONN.	CONNECTION	PTN.	PARTITION		
CONST.	CONSTRUCTION	P.T.R.	PAPER TOWEL		
CONT.	CONTINUOUS		RECEPTACLE		
CORR.	CORRIDOR	Q.T.	QUARRY TILE		
CTSK.	COUNTERSUNK	R.	RISER		
CNTR.	CENTER	RAD.	RADIUS		
DBL.	DOUBLE	R.D.	ROOF DRAIN		
DEPT.	DEPARTMENT	REF.	REFERENCE		
D.F.	DRINKING FOUNTAIN	REFR.	REFRIGERATOR		
DET.	DETAIL	RGTR.	REGISTER		
DIA.	DIAMETER	REINF.	REINFORCEMENT		
DIM.	DIMENSION	REQ.	REQUIRED		
DISP.	DISPENSER	RESIL.	SILIENT		
DN.	DOWN	RM.	ROOM		
D.O.	DOOR OPENING	R.O.	ROUGH OPENING		
DR.	DOOR	RWD.	REDWOOD		
DWR.	DRAWER	R.W.L.	RAIN WATER		
D.S.	DOWNSPOUT		LEADER		
D.S.P.	DRY STANDPIPE	S.	SOUTH		
DWG.	DRAWING	S.C.	SOLID CORE		
E.	EAST	S.C.D.	SEAT COVER		
EA.	EACH		DISPENSER		
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE		
EL.	ELEVATION	S.D.	SOAP		
ELEC.	ELECTRICAL		DISPENSER		
ELEV.	ELEVATOR	SECT.	SECTION		
ENCL.	ENCLOSURE	SH.	SHELF		
EMERG.	EMERGENCY	SHR.	SHOWER		
E.P.	ELECTRICAL	SHT.	SHEET		
	PANEL BOARD	SIM.	SIMILAR		
EQ.	EQUAL	WT.	WEIGHT		
EQPT.	EQUIPMENT	S.N.D.	SANITARY		
E.W.C.	ELECTRIC WATER		NAPKIN		
	COOLER	S.N.R.	SANITARY		
EXIST.	EXISTING		NAPKIN		
EXPO.	EXPOSED		RECEPTACLE		
EXP.	EXPANSION	SPEC.	SPECIFICATION		
EXT.	EXTERIOR	SQ.	SQUARE		
F.A.	FIRE ALARM	S.ST	STAINLESS		
F.B.	FLAT BAR		STEEL		
F.D.	FLOOR DRAIN	S.SK.	SERVICE SINK		
FDN.	FOUNDATION	STA.	STATION		
F.E.	FIRE EXTINGUISHER	STD.	STANDARD		
F.E.C.	FIRE EXTINGUISHER	STL.	STEEL		
	CABINET	STOR.	STORAGE		
F.H.C.	FIRE HOSE CABINET	STRL.	STRUCTURAL		
FIN.	FINISH	SUSP.	SUSPENDED		
FL.	FLOOR	SYM.	SYMMETRICAL		
FLASH.	FLASHING	TRD.	TREAD		
FLOUR.	FLUORESCENT	T.B.	TOWEL BAR		
F.O.C.	FACE OF CONCRETE	T.C.	TOP OF CURB		
F.O.F.	FACE OF FINISH	TEL.	TELEPHONE		
F.O.S.	FACE OF STUD	TER.	TERRAZZO		
FPRF.	FIREPROOF	T.&G.	TONGUE &		
F.S.	FULL SIZE		GROOVE		
FTG.	FOOT OR FEET	THK.	THICK		
FURR.	FURRING	T.P.	TOP OF PAVEMENT		
FUT.	FUTURE	T.P.D.	TOILET PAPER		
GA.	GAUGE		DISPENSER		
GALV.	GALVANIZED	T.V.	TELEVISION		
G.B.	GRAB BAR	T.W.	TOP OF WALL		
GL.	GLASS	TYP.	TYPICAL		
GND.	GROUND	UNF.	UNFINISHED		
GR.	GRADE	U.O.N.	UNLESS		
GYP.	GYP SUM		OTHERWISE		
H.B.	HOSE BIB		NOTED		
H.C.	HOLLOW CORE	UR.	URINAL		
HDR.	HANDRAIL	VERT.	VERTICAL		
HDWD.	HARDWOOD				
HDWE.	HARDWARE				
HGT.	HEIGHT				
H.S.	HINGE SWITCH				
JT.	JOINT				
KIT.	KITCHEN				
LAB.	LABORATORY				
LAM.	LAMINATE				
LAV.	LAVATORY				
LKR.	LOCKER				
LT.	LIGHT				
MAX.	MAXIMUM				
M.C.	MEDICINE CABINET				
MDF	MEDIUM DENSITY				
	FIBERBOARD				

UNIT ADDITION

3878 / 3880 21st. STREET, SAN FRANCISCO, CA 94114

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
- ALL OSHA REGULATIONS SHALL BE FOLLOWED THE GENERAL CONTRACTOR & EACH SUBCONTRACTOR IS RESPONSIBLE FOR JOB-STE SAFETY.
- UNLESS NOTED OTHERWISE ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THERE PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER OR OTHERWISE APPLY THE MORE STRINGENT LOCATION.
- THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTIONS IN ONLY AN INDUSTRY STANDARD LEVEL OF QUALITY AND DETAIL AND THE ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS. AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT FABRICATION OR CONSTRUCTION SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
- SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY STANDARD PROTOCOL SET FORTH IN ALA DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CO-ORDINATION BETWEEN ARCHITECTURAL STRUCTURAL, MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK, VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT WHEN SHOWN IN PLAN ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING ADN FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES HANDRAILS, CABINETS TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALL.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES ALL APPLIANCES, FIXTURES AND EQUIPMENT ASSOCIATED WITH PLUMBING ELECTRICAL AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES ETC. BEFORE ANY CONSTRUCTION, ORDERING OF OR INSTALLATION OF ANY ITEM OF WORK
- PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS REQUIRED PER 2010 CBC.
- MECHANICAL, PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF FLOORS, WALLS AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER STRIPPED PER TITLE 24 REQUIREMENTS.
- ALL WALL FLOOR, ROOF AND SHAFT CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE HOUR, U.O.N.
- DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS OR ON THE DRAWINGS AND A RESOLUTION IS NOT OBTAINED FORM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION AND FINISHING OF ALL ASPECTS OF THIS PROJECTS.

CODES

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE W / SF AMENDMENTS

2013 CALIFORNIA MECHANICAL CODE

2013 CALIFORNIA ELECTRICAL CODE

2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA ENERGY CODE

2013 CALIFORNIA FIRE CODE

SAN FRANCISCO COUNTY HEALTH & SAFETY CODE

2013 CALIFORNIA GREEN BUILDING CODE

SEE SHEET C-7 SF GREEN BUILDING SUBMITAL

2013 CALIFORNIA BUILDING CODE

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATIONS

EXISTING OCCUPANCY: R-2 OCCUPANCY

PROPOSED OCCUPANCIES: R-2 OCCUPANCY NO CHANGE TO PROPOSED OCCUPANCY

CHAPTER 5 GENERAL BUILDING HEIGHT & AREA

CONSTRUCTION TYPE: TYPE 1 N-B

TABLE 503: OCCUPANCY R-2 TYPE N1-B

BUILDING AREA (GROSS SQUARE FOOTAGE)

BASEMENT	884.5 SF.
LEVEL 1	822.5 SF.
LEVEL 2	943.5 SF.
TOTAL	2650.5 SF.

CHAPTER 6 TYPES OF CONSTRUCTION

TABLE 601: TYPE NI-B

PRIMARY STRUCTURAL FRAME = 0 HR

BEARING WALL - EXTERIOR = 2 HR

BEARING WALL - INTERIOR = 0 HR

NON BEARING WALL - EXTERIOR = PER TABLE 602

NON BEARING WALL - INTERIOR = 0 HR

FLOOR CONSTRUCTION = 0 HR

ROOF CONSTRUCTION = 0 HR

TABLE 602: OCCUPANCY R-2, CONSTRUCTION TYPE NI-B

EXTERIOR WALLS = 1 HR W / FIRE SEPARATION DISTANCE <5

CHAPTER 8 - INTERIOR FINISHES

CLASS A: FLAME SPREAD INDEX 0-25 SMOKE DEVELOPED INDEX 0-450

CLASS B: FLAME SPREAD INDEX 26 - 75 SMOKE DEVELOPED INDEX 0-450

CLASS C: FLAME SPREAD INDEX 76 - 200 SMOKE DEVELOPED INDEX 0-450

SECTION 803: THE MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALL AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C OR BETTER, PER TABLE 803.9 FOR B OCCUPANCY, NON-SPRINKLERED

CHAPTER 9 - FIRE PROTECTION SYSTEMS

EXISTING BUILDING IS FULLY SPRINKLERED PROVIDE NFPA-13 SPRINKLER SYSTEM AT BASEMENT AND DWELLING UNITS.

SHEET INDEX

A-0.0	TITLE, DESCRIPTION, NOTES.
A-0.1	SITE PLAN
A-0.2	CODE REVIEW
A-0.5	SITE PHOTOS + KEY
A-1.0	EXISTING FLOOR PLANS
A-1.1	EXISTING ELEVATIONS
A-2.0	PROPOSED AND EXISTING PLANS
A-3.0	PROPOSED AND EXISTING SECTION
A-4.0	PROPOSED AND EXISTING ELEVATIONS
A-4.1	PROPOSED AND EXISTING ELEVATIONS
A-7.0	ENLARGED PLAN AND SECTION OF PROPOSED UNIT.

PROJECT INFORMATION

PROJECT DESCRIPTION

THE EXISTING BUILDING IS A 2-STORY RESIDENTAL BUILDING R-2 OCCUPANCY THE SCOPE OF THE WORK IS TO ADD A NEW ACCESSORY DWELLING UNIT TO THE BASEMENT LEVEL PER ORDINANCE 162-16

BUILDING USE / OCCUPANCY GROUP

EXISTING R-2 OCCUPANCY

PROPOSED R-2 OCCUPANCY

PROJECT ADDRESS: 2378 / 2380 21st ST.

PARCEL AREA: 2650 SF. LOT.

BUILDING AREA: 884.5 SF.

NUMBER OF UNITS (EXIST'G): 2

NUMBER OF UNITS (PROPOSED): 3

SPRINKLERED: NO

NEW RESIDENTIAL SQUARE FOOTAGE: 554 SF

ZONING DISTRICT: RH-2

HEIGHT & BULK DISTRICT: 40-X

SPECIAL USE DISTRICTS: WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE RUD

PLANNING DEPT. HISTORIC STATUS CODE: B - UNKNOWN / AGE ELIGIBLE

PRE-APPLICATION MEETING DATE:

PERMIT APPLICATION NUMBER:

SYMBOLS

04

DOOR TAG

A2

WINDOW TAG

1

REVISION

DWG. #

A

A2.1

SIM

CALLOUT TAG

MARK

1i

GENERIC TAG

PROPERTY LINE

CENTER LINE

ALIGN

ALIGN FACES

VICINITY MAP

TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com

ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOISE OPINION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. ANY REUSE, REPRODUCTION OR ALTERATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS TO BE NOTIFIED IN WRITING TO TECTA ASSOCIATES. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY QUALIFIED PROFESSIONALS.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS SET OUT IN THE COPYRIGHT NOTICE, ALL RIGHTS ARE RESERVED BY TECTA ASSOCIATES. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TECTA ASSOCIATES. THE PROTECTION PROVIDED BY THIS NOTICE IS NOT LIMITED BY THE APPLICABLE LAW. ANY VIOLATION OF THIS NOTICE IS A VIOLATION OF THE APPLICABLE LAW AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES.

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE: PLAN CHECK REV. 09-28-17

SPACE PLAN: 08-21-17

DRAWING TITLE:

TITLE SHEET

DRAWING NUMBER:

A-0

SHEET INDEX:

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
A-1.0 EXISTING BASEMENT PLAN & 1st FLOOR PLAN
A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
A-1.2 REFLECTED CEILING PLAN
A-2.0 PROPOSED SOUTH ELEVATION
A-2.1 PROPOSED WEST ELEVATION

AREA SUMMARIES

- EXISTING BUILDING 1ST + 2ND FL. COMBINED
1,766. SQ. FT. PER TRUE NORTH SURVEY
DATED NOV. 13,2007
- PROPOSED BUILDING
 - FLOOR AREA: 554 SQ. FT.
 - PATIO AREAS: 335 SQ. FT.

SCOPE OF WORK:

- ALTERATION OF BASEMENT & STORAGE AREA
- ADDITION OF NEW DWELLING UNIT PER ORDENANCE 162-16 (ADU).

PROJECT DATA:

NEW UNIT AT 3880a 21st STREET
CODE : 2013 SFBC
CONSTRUCTION TYPE : V B
SPRINKLERING: PER 903.3.1
OCCUPANCY GROUP : R-3
FLOORS: 3 LEVEL - WITH BASEMENT
FULL LOT AREA: 2,650 SQ. FT.
BLOCK/ LOT : 3603/024
ZONING : RH-2, RESIDENTIAL - TWO FAMILY
HEIGHT/ BULK DISTRICT : 40-X
FRONT SETBACK : EXISTING
REAR SETBACK : EXISTING UNCHANGED



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTES: OWNER'S
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSIONS AND REVISIONS ARE TO BE NOTIFIED IN WRITING TO THE ARCHITECT. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. NO PART OF THIS COPYRIGHTED WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TECTA ASSOCIATES. THE PROTECTION PROVIDED BY THIS COPYRIGHT IS NOT LIMITED TO THE PHYSICAL FORM OF THESE PLANS, BUT EXTENDS TO THE CONCEPTS AND CONTENTS THEREOF.

NO.	REVISIONS:	DATE:
1	DBI COMMENTS	08-24-17
2		
3		
4		
5		
6		
7		
8		
9		
10		

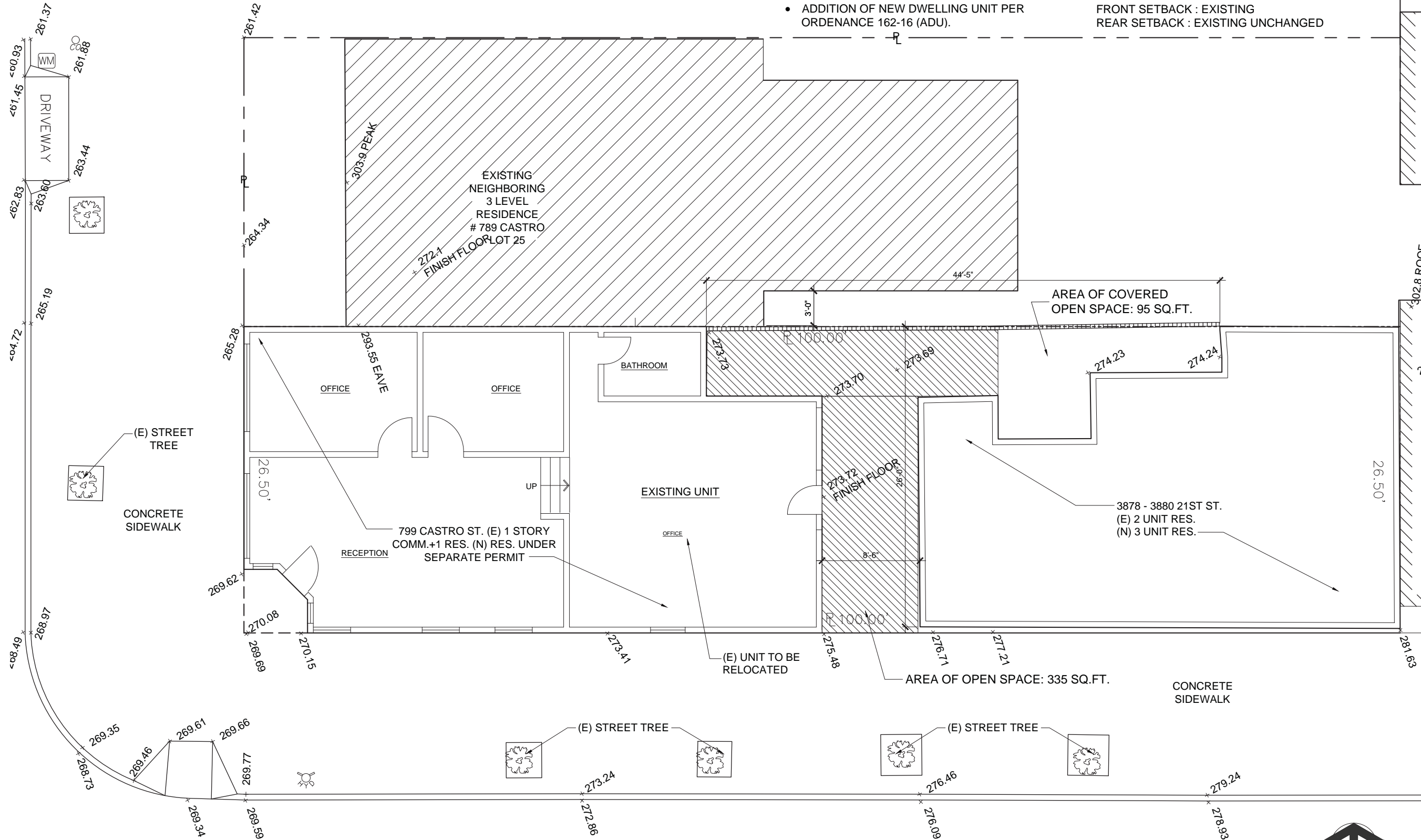
ISSUE DATE: PLAN CHECK REV. 09-28-17
SPACE PLAN: 08-21-17

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A-0.1



1 EXISTING SITE PLAN

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

BUILDING CODE NOTES

2013 CALIFORNIA BUILDING CODE

THESE NOTES ARE PROVIDED FOR RESIDENCE ONLY REFER TO THE COMPLETE BUILDING CODE OR CODE REQUIREMENTS AND QUESTIONS OF COMPLAINE

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

3104 - THE EXISTING 2-UNIT BUILDING WOULD BE CONSIDERED AN R-2 OCCUPANCY
3104 - ADDING THE ONE ADDITIONAL UNITS WILL NOT CHANGE THE OCCUPANCY

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

NO CHANGE TO OVERALL GROSS AREA

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903.2.8 COMPLY WITH THE REQUIREMENTS OR AUTOMATIC SPRINKLER PROTECTION IN GROUPS OCCUPANCIES

CHAPTER 10 - MEANS OF EGRESS

1006 I PROVIDE EGRESS ILLUMINATION ALONG THE MEANS OF EGRESS (OUT SIDE THE DWELLING UNIT)

1021.2 SINGLE EXITS. THERE ARE LESS THAN 5 UNITS AT THE BASEMENT LEVEL IN COMPLIANCE WITH TABLE 1021.2 (1). THE EXIT ACCESS TRAVEL DISTANCE IS BE LESS THAN 125' FROM THE FURTHEST POINT INSIDE THE DWELLING UNITS

1029 RESCUE OPENINGS TO BE PROVIDED VIA RESCUE WINDOWS AT ALL BEDROOMS AND VIA RESCUE WINDOWS OR A DOOR TO THE EXTERIOR AT STUDIO UNITS.

CHAPTER 12 - INTERIOR ENVIRONMENT

SEE UNIT PLAN SHEET

CHAPTER 11 DOES NOT APPLIED TO THIS PROJECT.

PLANNING CODE NOTES

CURRENT ZONING DESIGNATION NC-3 - NEIGHBORHOOD RESIDENTIAL
HEIGHT AND BULK DISTRICT: 40-X
REAR YARD REQUIREMENT: REQUIRED AT RESIDENTIAL LEVELS ONLY
THE EXISTING BUILDING HAS 335 SQ.FT. REAR YARD SPACE BETWEEN ADJACENT BUILDING ON THE SAME LO.

USABLE OPEN SPACE REQUIREMENT
THE EXISTING BUILDING HAS 335 SQ.FT. USABLE OPEN SPACE (WAIVER REQUIRED)AND 95 SQ.FT.COVERED OPEN SPACE.

EXPOSURE REQUIREMENT: DWELLING UNITS MUST HAVE AT LEAST ONE ONE ROOM THAT FACES ON TO A PUBLIC STREET, PUBLIC ALLEY OR OPEN AREA THAT IS NO LESS THAN 25' X 25' THE ZONING THE UNIT FACES A PUBLIC STREET.

PARKING PER SEC 1552 ONE CLASS 1 BIKE PARKING SPACE IS REQUIRED PER ADU
OWE BICYCLE PARKING SPACES ARE ADDED.

ACCESSORY DWELLING UNIT LEGISLATION
ONE ADDITIONAL UNITS IS BEING PROPOSED FOR ORDINANCE 0162-16 "CITYWIDE ADU PROGRAM"

COMPLIANCE WITH GENERAL CONTROLS OF ADUS
1. ADUS MUST BE WITH IN THE EXISTING BUILDING ENVELOPE.
THE NEW UNIT IS WITH IN THE EXISTING BUILDING ENVELOPE.

2. NEW ADUS CANNOT TAKE SPACE FROM AN EXISTING RESIDENTIAL UNIT
THE NEW UNIT IS AT THE BASEMENT LEVEL OF THE BUILDING AND DO NOT TAKE SPACE FROM EXISTING UNITS ABOVE.

3. ADUS WOULD BE RENT CONTROLLED THE EXISTING BUILDING IS SUBJECT TO RENT CONTROL
THE EXISTING BUILDING IS SUBJECT TO RENT CONTROL SO THE NEW UNIT WALL ALSO BE SUBJECT TO RENT CONTROL.

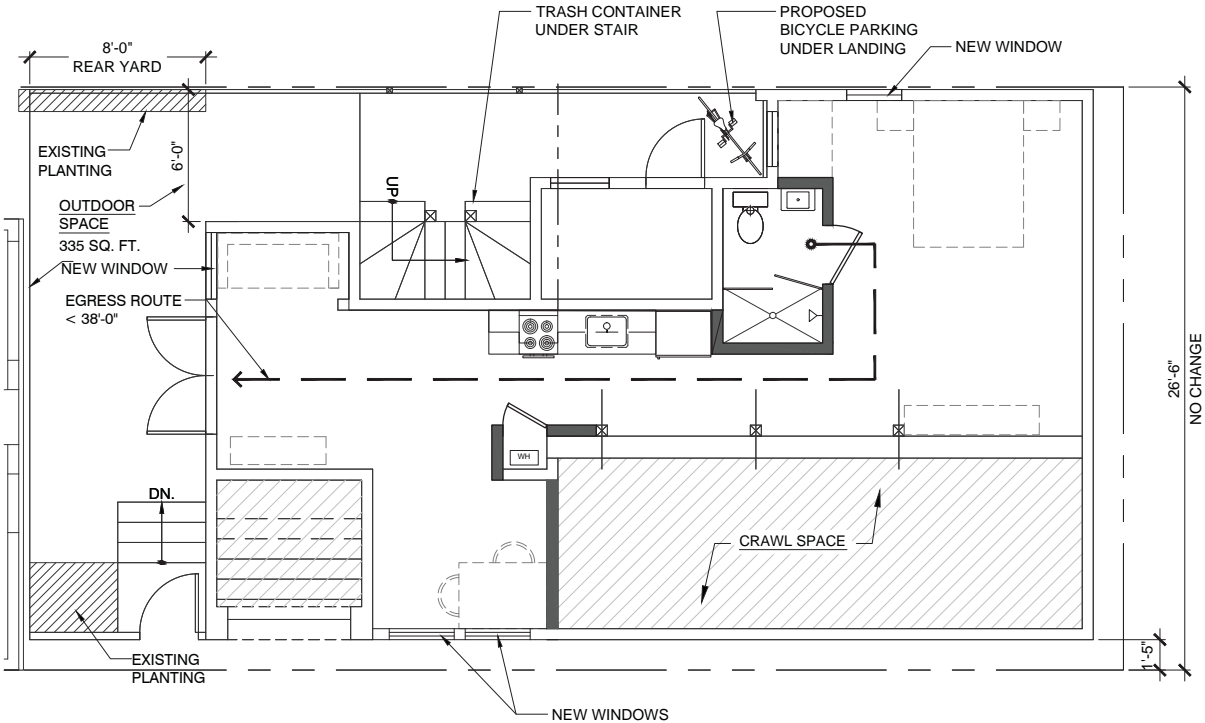
4. IN BUILDINGS W / 4 OR LESS UNITS ONE ADU MAY BE ADDED IN BUILDINGS W / MORE THAN 4 UNITS AN UNLIMITED NUMBER OF ADU MAY BE ADDED
THE BUILDING HAS 2 UNITS, THEREFORE ONE (1) ADU IS ALLOWED WITH IN THE EXISTING ENVELOPE.

LANDSCAPING & PERMEABILITY

PURSUANT TO PLANNING CODE SECTION 132, NOT LESS THAN 20% ON THERE REQUIRED SETBACK AREA SHALL BE AND REMAIN UNPAVED AND DEVOTED TO PLANT MATERIAL AND THE FRONT SETBACK AREA SHALL BE AT LEAST 50% PERMEABLE SO AS TO INCREASE STORM WATER INFILTRATION.

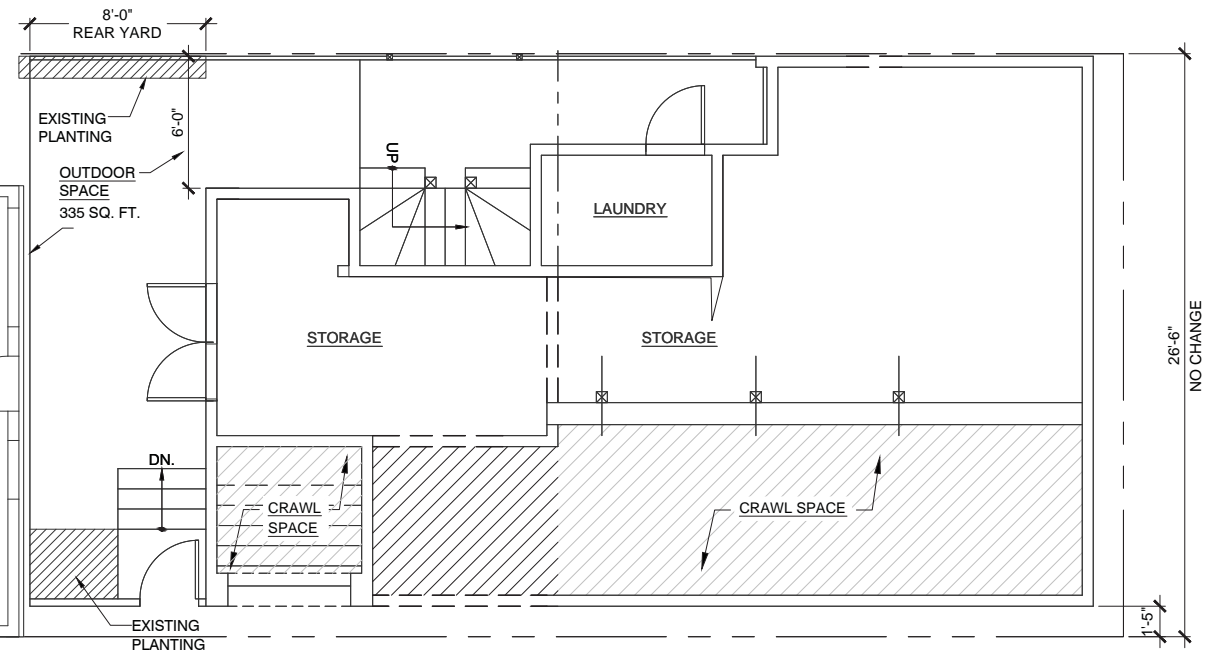
STREET TREE

ONE TREE OF 24-INCH BOX SIZE IS REQUIRED FOR EACH 20-FEET OF FRONTAGE OF THE PROPERTY ALONG EACH STREET OR ALLEY, WITH ANY REMAINING FRACTION OF 10 FEET OR MORE OF FRONTAGE REQUIRING AN ADDITIONAL TREE.
ONE STREET TREE WILL BE ADDED TO THE 4 TREES THAT CURRENTLY EXIST.



1 PROPOSED BASEMENT FLOOR PLAN

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



1 EXISTING BASEMENT FLOOR PLAN

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTICE: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN AGREEMENT OF TECTA ASSOC. WRITING DIMENSIONS AND MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS. NO PART OF THIS SITE, TECTA ASSOCIATES' IS TO BE NOTIFIED IN WRITING OF ANY CONSTRUCTION IS IN PROGRESS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE RETURNED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL DRAWING. NO PART OF THIS COPYRIGHT ACT OF 1976, AS AMENDED, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TECTA ASSOCIATES.

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE: PLAN CHECK RES. 08-25-17
SPACE PLAN: 08-21-17

DRAWING TITLE:

CODE REVIEW

DRAWING NUMBER:

A-0.2



1. WEST ELEVATION



2. INTERSECTION LOOKING EAST

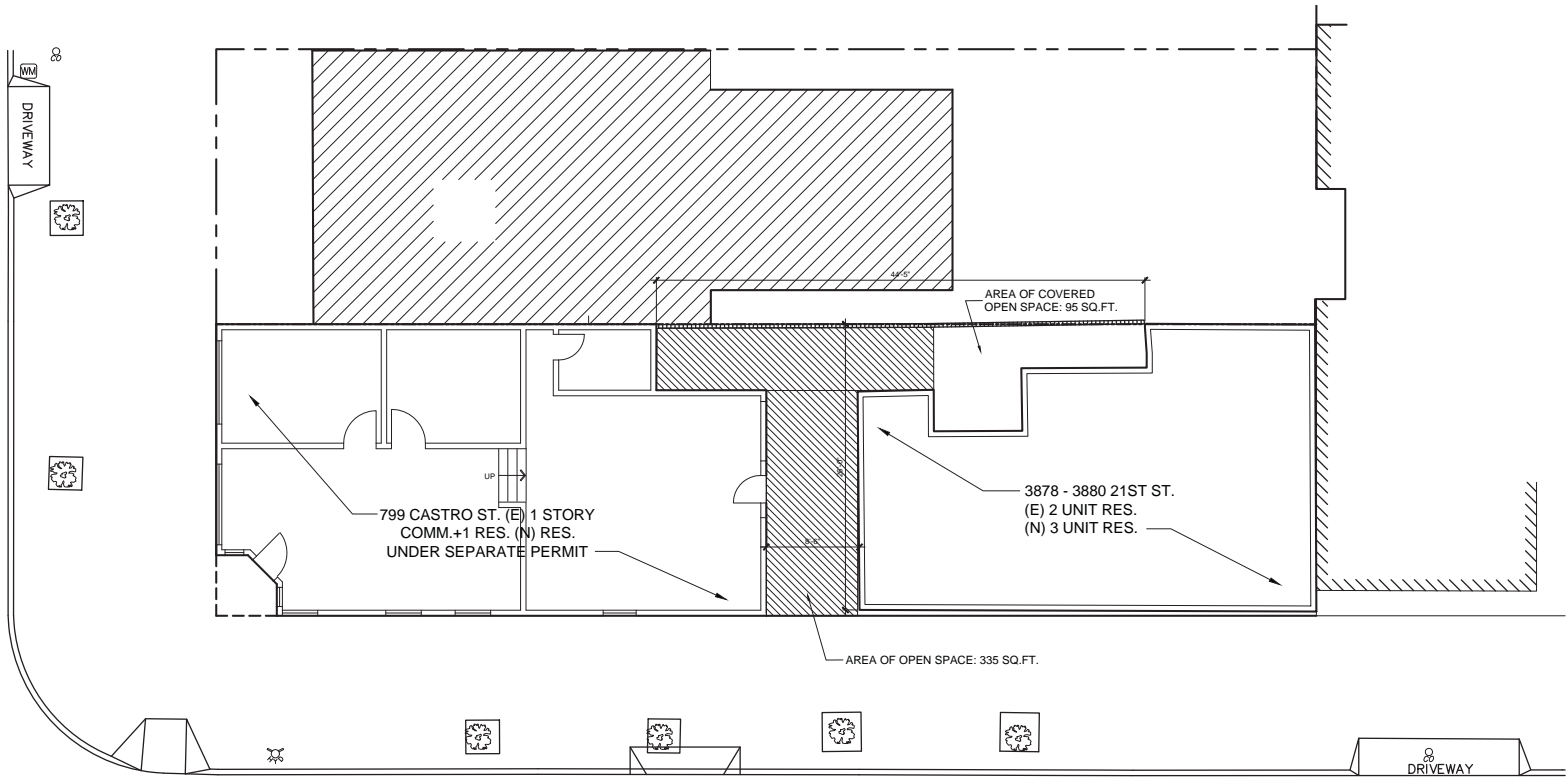
SITE



3. 21 ST. SOUTH ELEVATON



4. 21 ST. ENTRY GATE



1 EXISTING SITE PLAN

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION

3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTICE: OVERSIGHT
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOC. WRITTEN PERMISSION AND PERMISSION FOR REUSE SHALL BE OBTAINED IN WRITING FROM TECTA ASSOCIATES. IT IS TO BE NOTIFIED IN WRITING OF ANY CONSTRUCTION IN PROGRESS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL DRAWING. ANYONE WHO REPRODUCES OR TRANSMITS THESE PLANS IN ANY MANNER OR FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES IS IN VIOLATION OF THE COPYRIGHT ACT OF 1976. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE PHYSICAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACE AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE: PLAN CHECK RES. 08-25-17
SPACE PLAN: 08-21-17

DRAWING TITLE:

SITE PHOTOS + KEY

DRAWING NUMBER:

A-0.5



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION

3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTES:
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE COPIED, REPRODUCED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

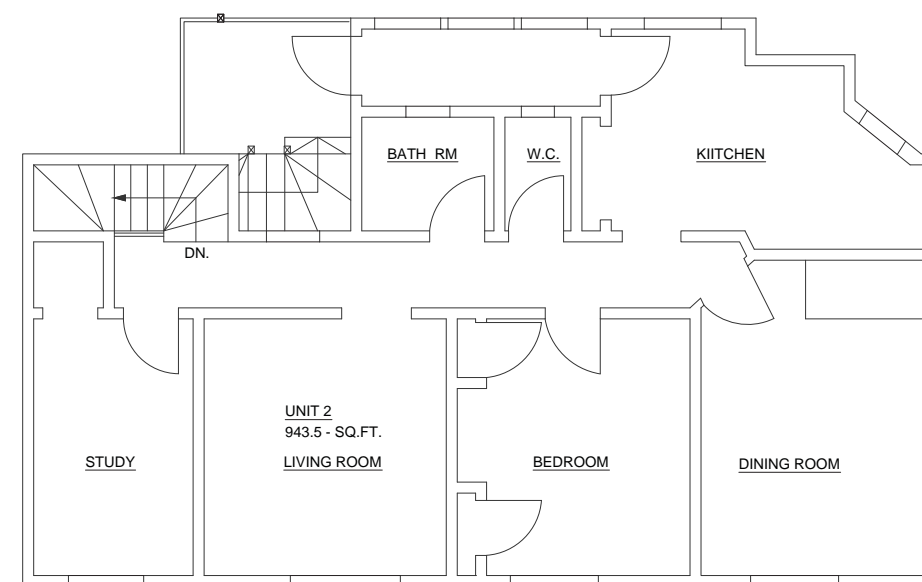
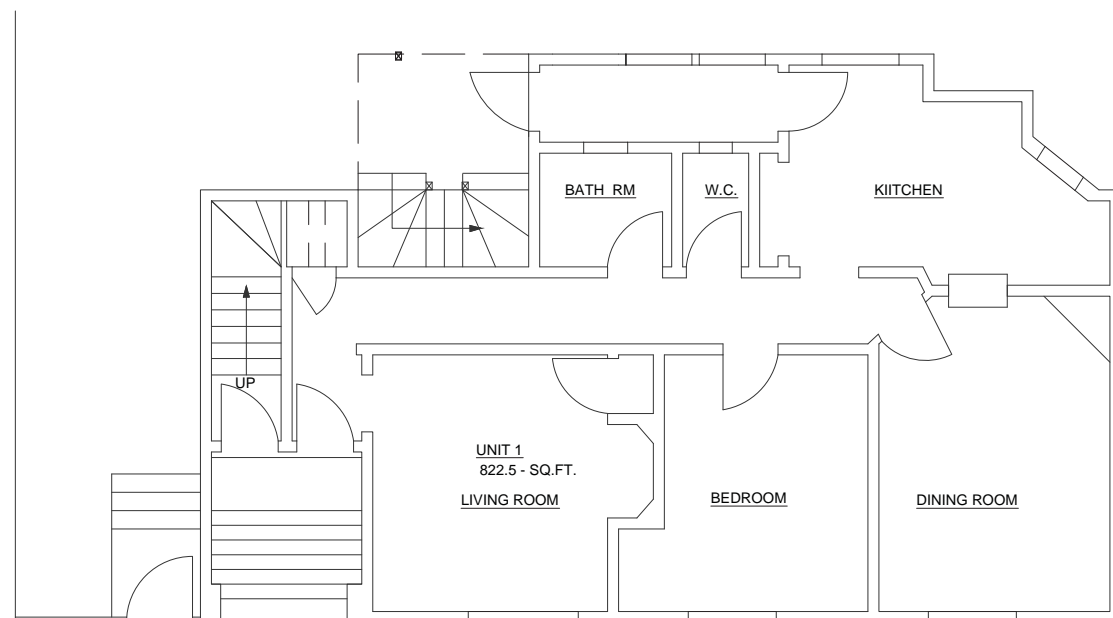
NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE: PLAN CHECK RES. 08-25-17
SPACE PLAN: 08-21-17

DRAWING TITLE:
EXISTING FLOOR PLANS

DRAWING NUMBER:

A-1.0

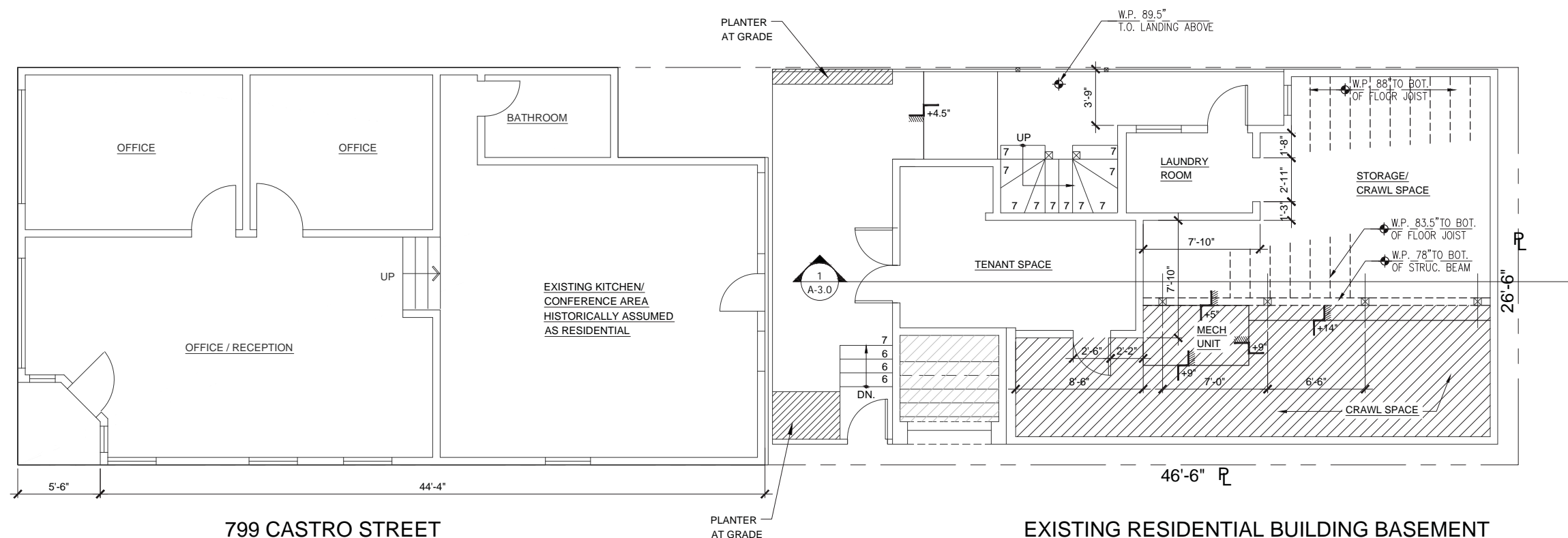


2 EXISTING FIRST FLOOR PLAN - 21st STREET

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

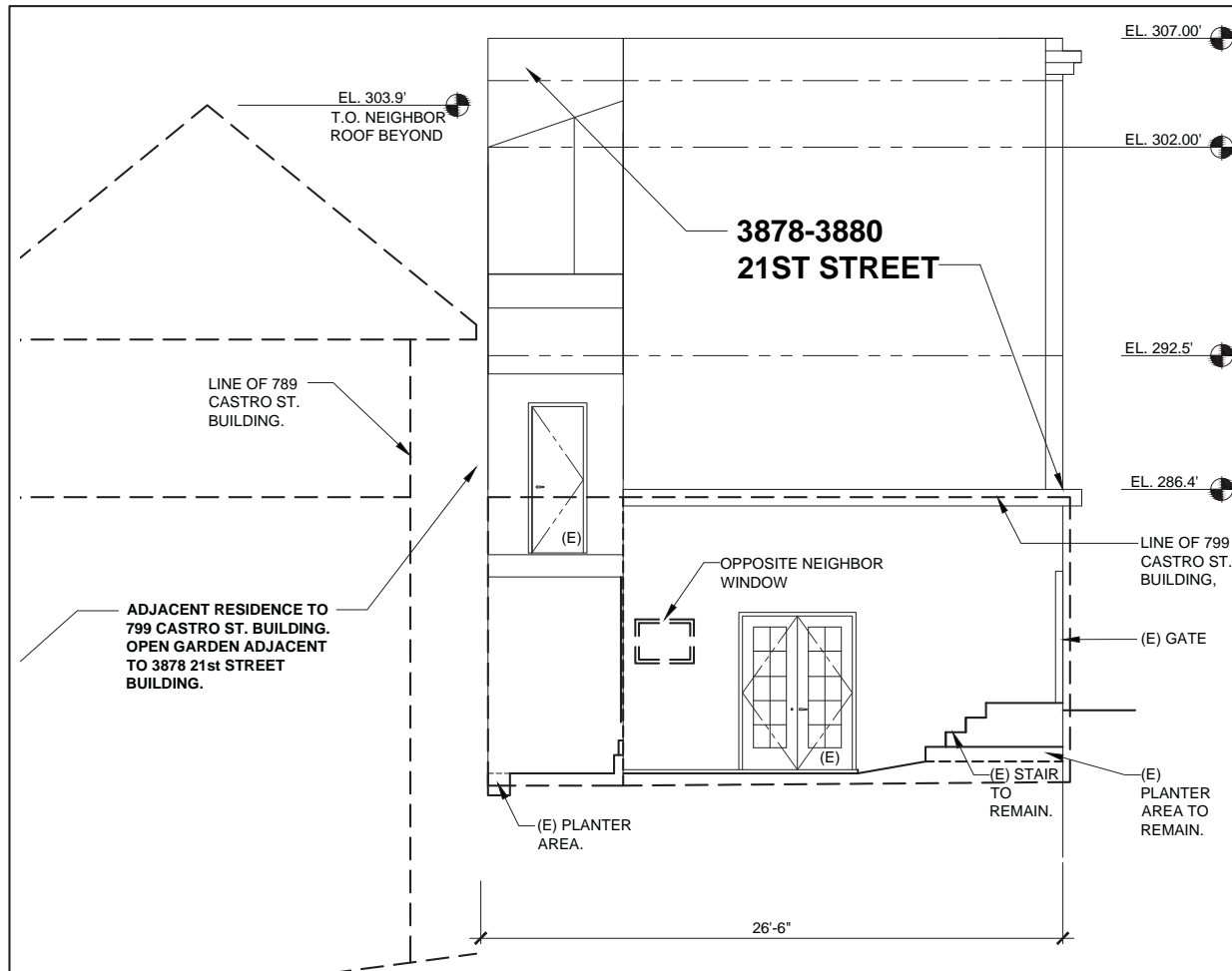
3 EXISTING SECOND FLOOR PLAN - 21st STREET

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



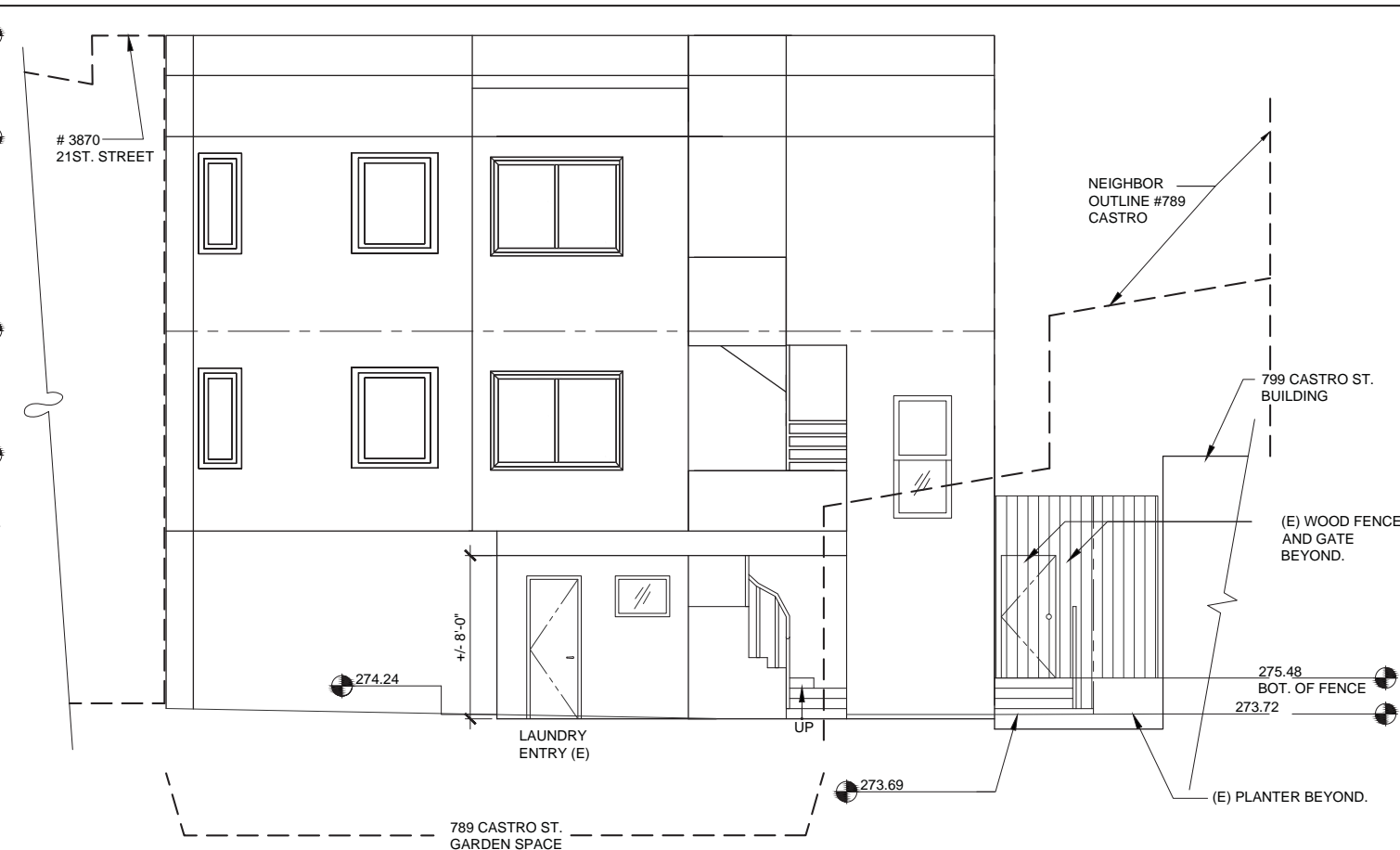
1 EXISTING BASEMENT FLOOR PLAN

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



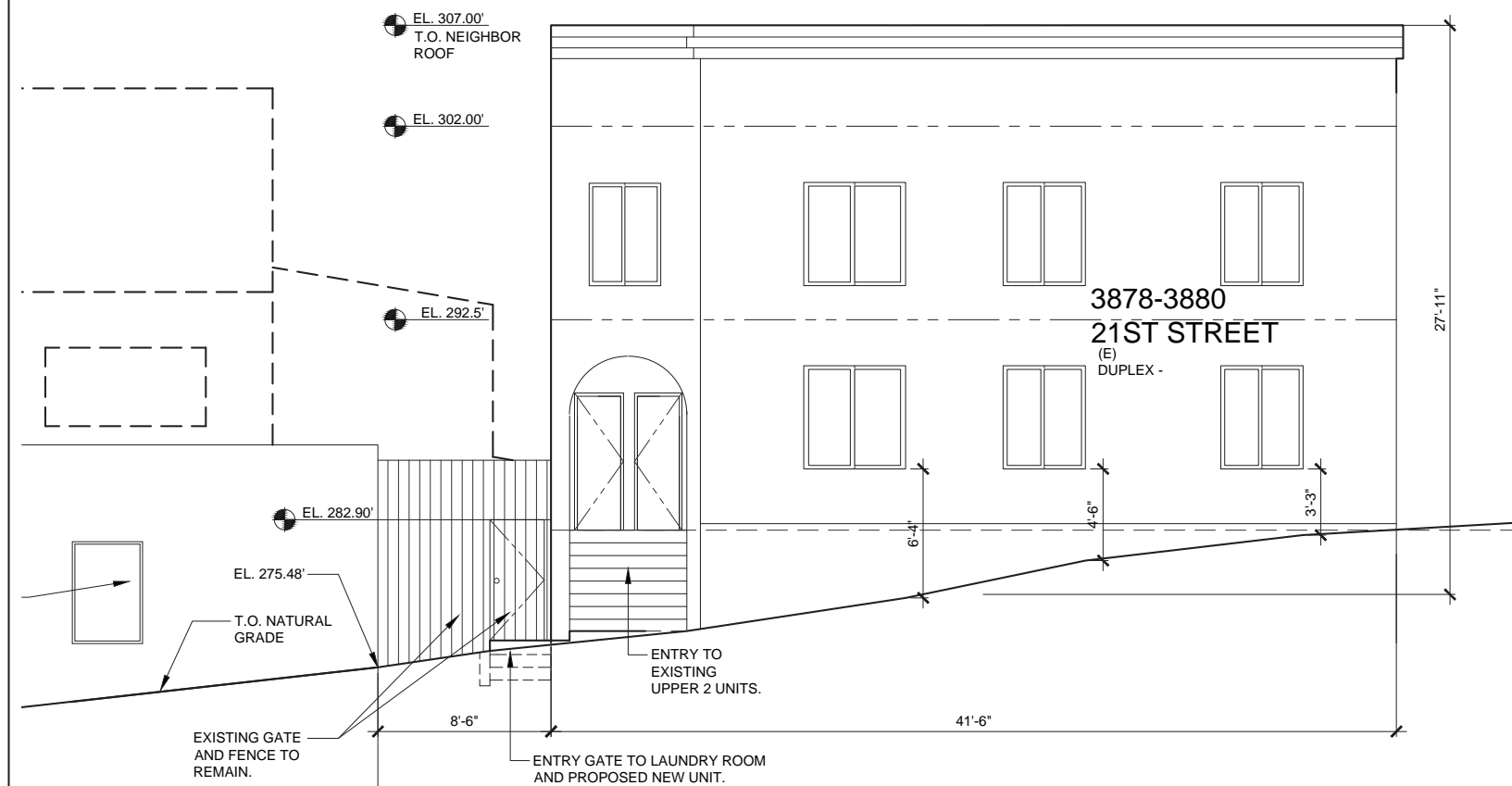
③ WEST ELEVATION - EXISTING (SERVICE TERRACE)

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



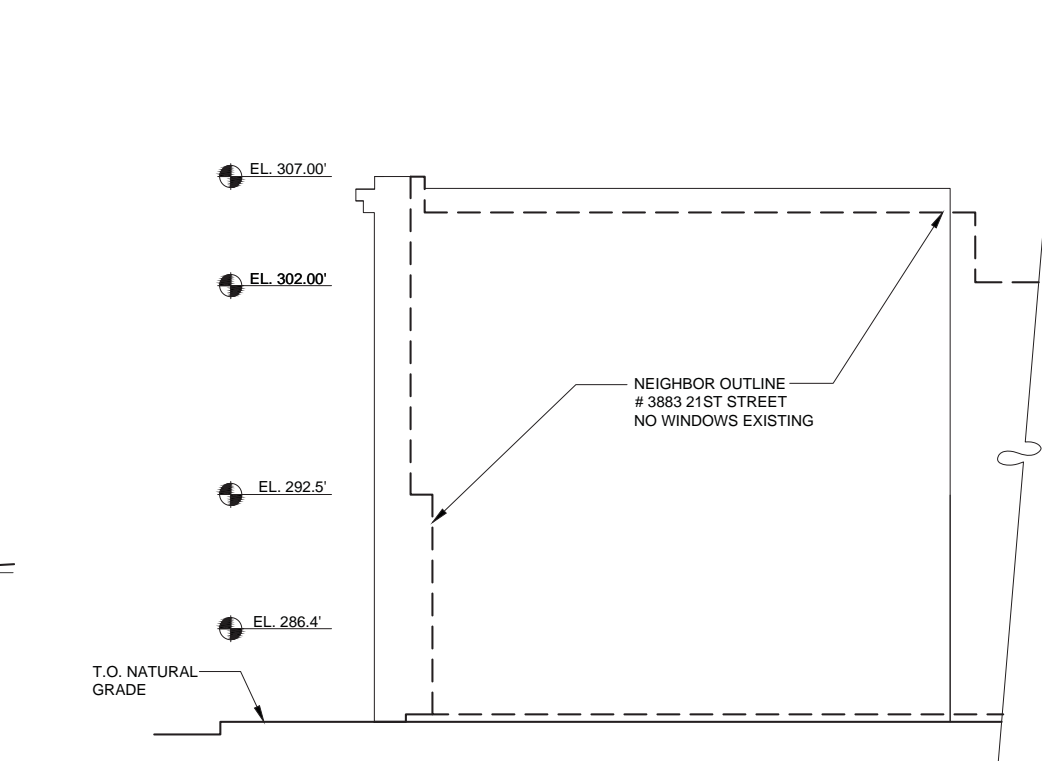
② NORTH ELEVATION - EXISTING

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



① SOUTH ELEVATION - 21ST STREET - EXISTING

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



④ EAST ELEVATION - EXISTING

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION

3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTE: OPERATIONS
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN APPROVAL OF TECTA ASSOC. WRITTEN OWNERSHIP AND PERMISSION FOR REUSE OR REPRODUCTION IN THE OR SITE, TECTA ASSOCIATES IS TO BE NOTIFIED IN WRITING. IF ANY REUSE OR REPRODUCTION IS MADE WITHOUT THE WRITTEN APPROVAL OF TECTA ASSOCIATES, THE USER SHALL BE RESPONSIBLE FOR ALL DAMAGES AND LOSSES. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS SPECIFIED TO THE CONTRARY, ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. THE PROTECTION PROVIDED HEREIN IS NOT LIMITED TO THE PHYSICAL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACE AND QUALITY OF THE DESIGN.

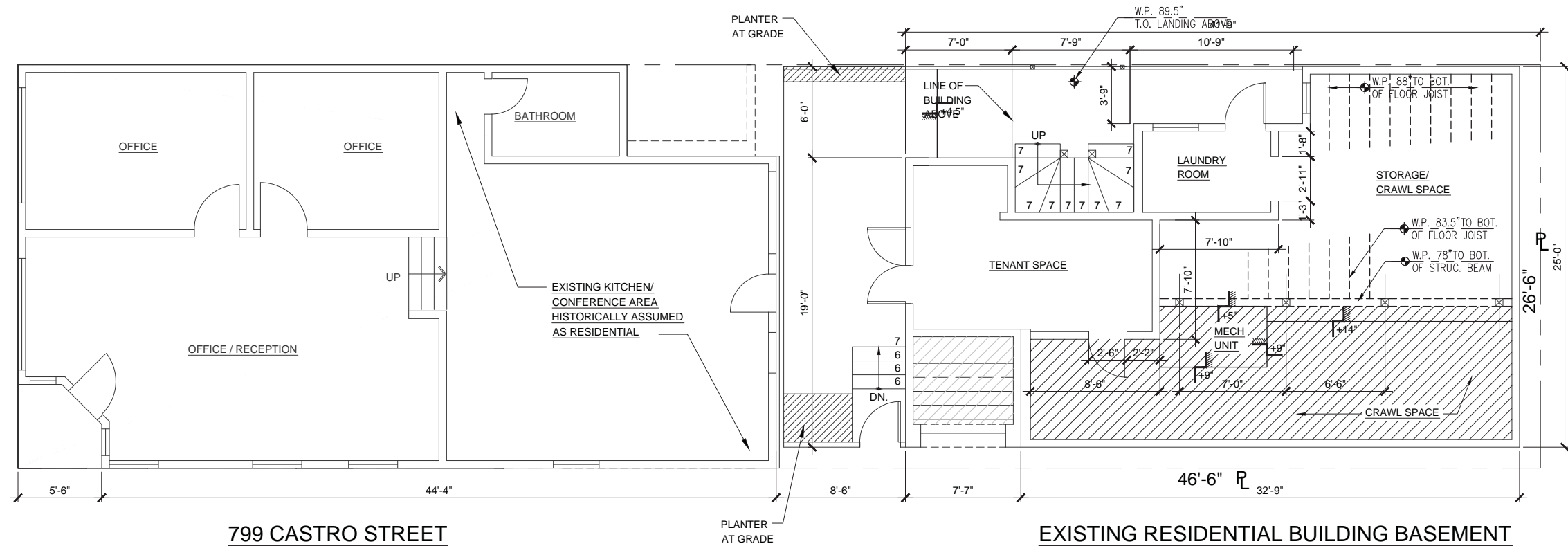
NO.	REVISIONS:	DATE:

ISSUE DATE: PLAN CHECK RES. 08-25-17
SPACE PLAN: 08-21-17

DRAWING TITLE:
**EXISTING
ELEVATIONS**

DRAWING NUMBER:

A-1.1



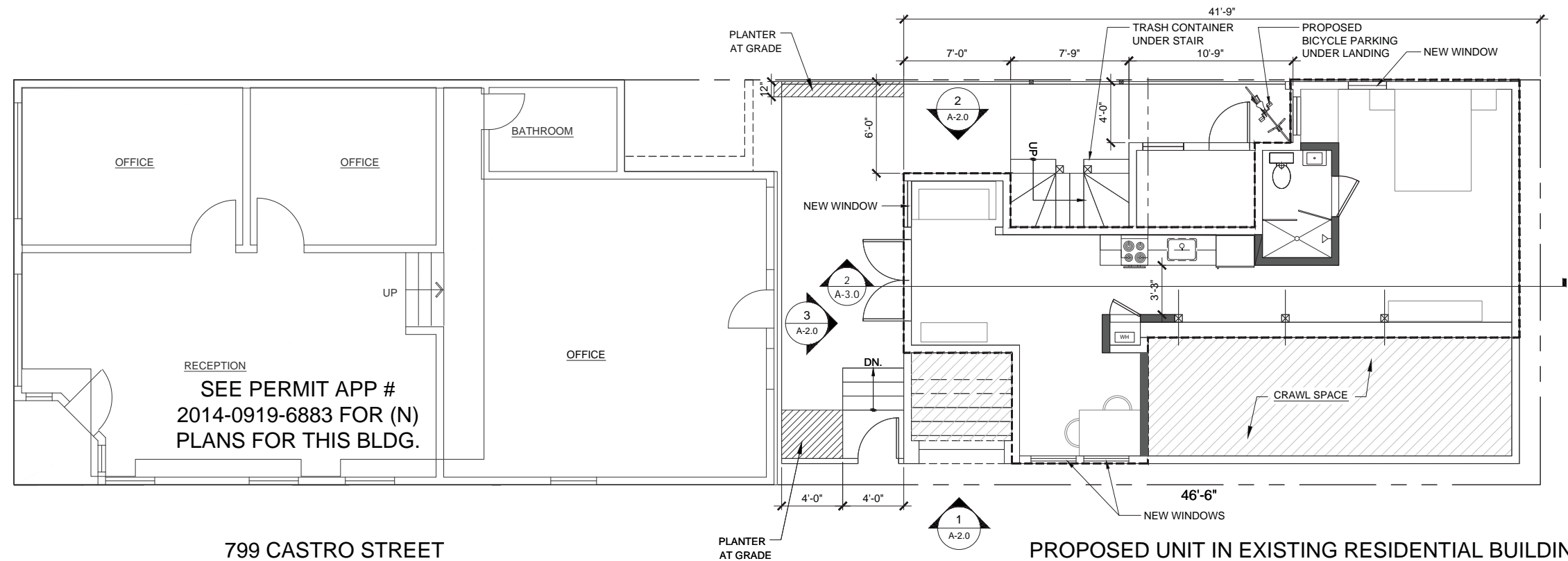
799 CASTRO STREET

EXISTING RESIDENTIAL BUILDING BASEMENT
3878 21st. STREET, SAN FRANCISCO, CA.



2 EXISTING BASEMENT FLOOR PLAN

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



799 CASTRO STREET

PROPOSED UNIT IN EXISTING RESIDENTIAL BUILDING
3878 21st. STREET, SAN FRANCISCO, CA.



1 PROPOSED BASEMENT FLOOR PLAN

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



TECTA
associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF TECTA ASSOCIATES. WRITTEN AMENDMENTS TO THESE DRAWINGS SHALL BE MADE BY TECTA ASSOCIATES AND SHALL BE KEPT ON THE JOB SITE. TECTA ASSOCIATES SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR GUIDANCE ONLY AND ARE NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COMPILED AND PREPARED BY TECTA ASSOCIATES AS AN ARCHITECTURAL WORK UNDER THE PROFESSIONAL SEAL OF AN ARCHITECT. THESE PLANS ARE PREPARED FOR THE ARCHITECT'S USE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF TECTA ASSOCIATES.

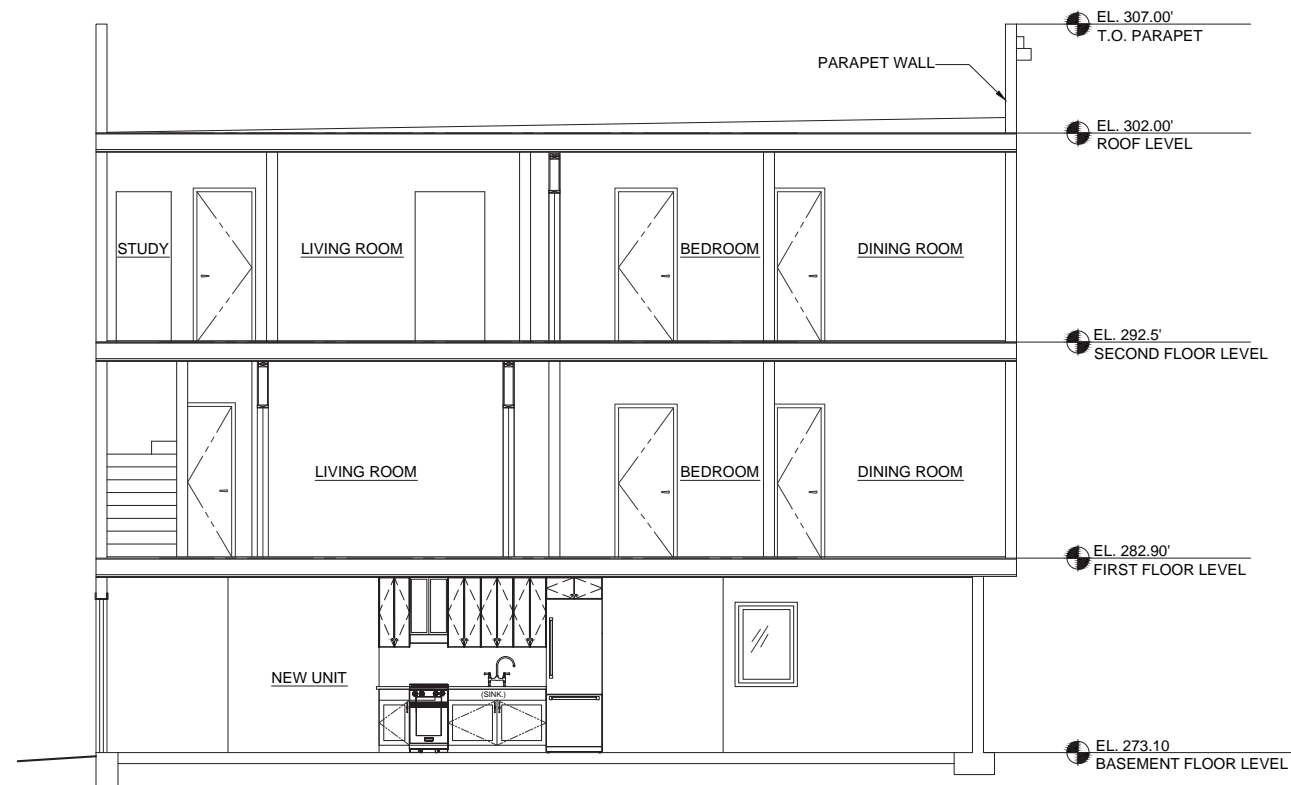
NO.	REVISIONS:	DATE:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE DATE: PLAN CHECK RES. 08-25-17
SPACE PLAN: 08-21-17

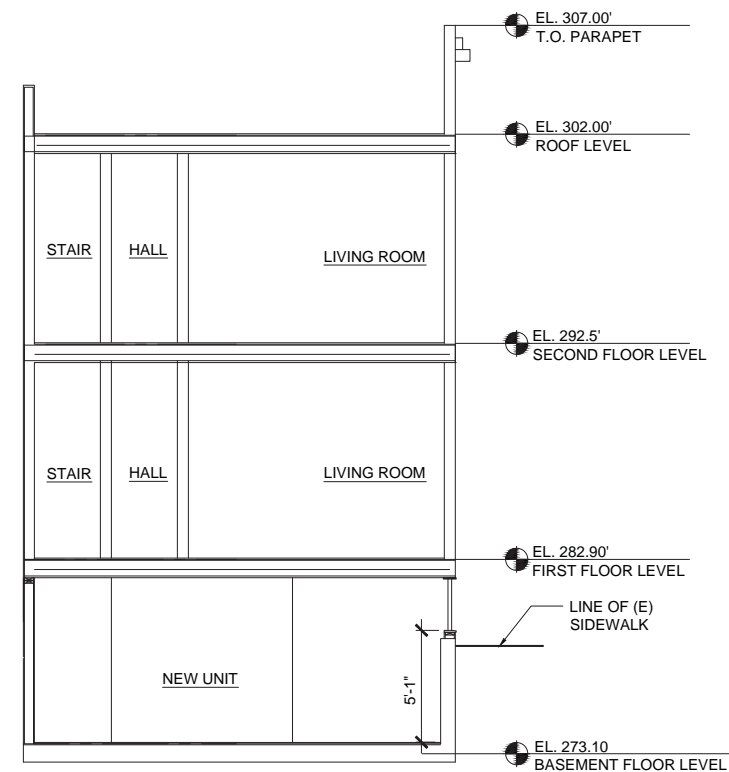
DRAWING TITLE:
PROPOSED AND
EXISTING PLANS

DRAWING NUMBER:

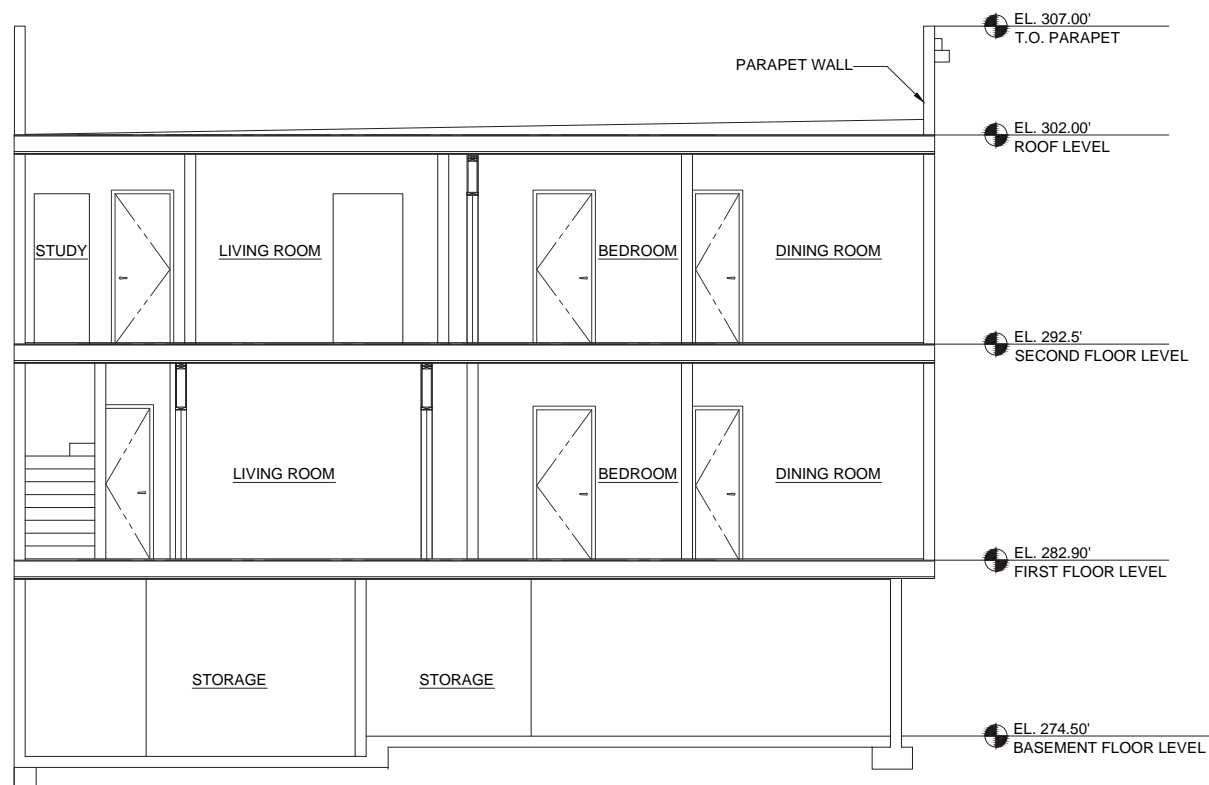
A-2.0



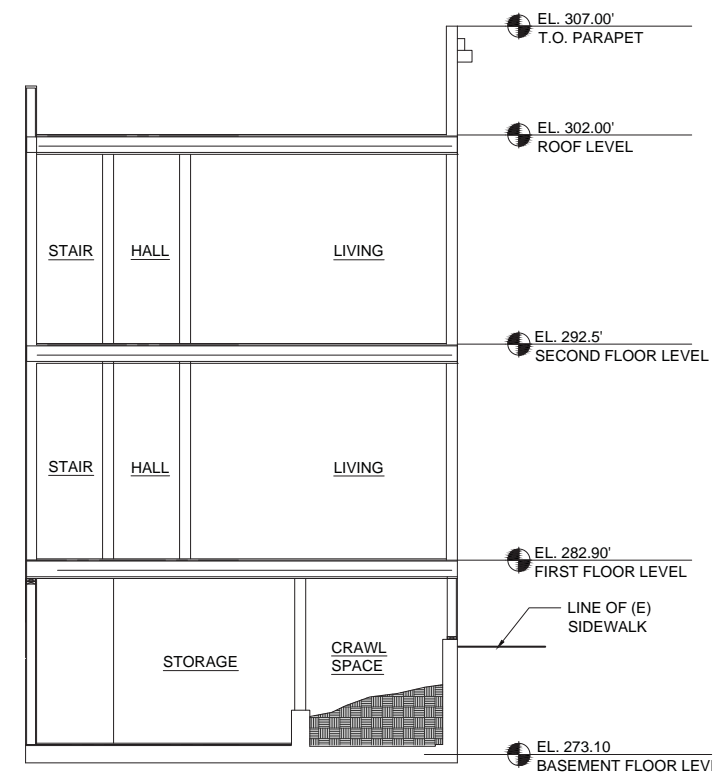
2 PROPOSED BUILDING SECTION - SOUTH
Scale: 1/4" = 1'-0"



4 PROPOSED BUILDING SECTION - WEST
Scale: 1/4" = 1'-0"



1 EXISTING SECTION - 21ST STREET
Scale: 1/4" = 1'-0"



2 EXISTING BUILDING SECTION -WEST
Scale: 1/4" = 1'-0"



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTES: 09/28/17
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITTEN PERMISSIONS SHALL BE OBTAINED FROM TECTA ASSOC. PRIOR TO ANY REPRODUCTION OR USE. TECTA ASSOCIATES IS NOT TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN DISCREPANCY PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS SET OUT IN THE COPYRIGHT ACT OF 1988, NO PERSON OR ENTITY SHALL BE HELD LIABLE FOR INFRINGEMENT OF SUCH PROTECTION ACT OF 1988. THE PROTECTION PROVIDED BY THIS ACT IS NOT LIMITED TO THE DESIGN, FORM OR STYLE OF THE ARCHITECTURE AND COMPOSITION OF SPACE AND ELEMENTS OF THE DESIGN.

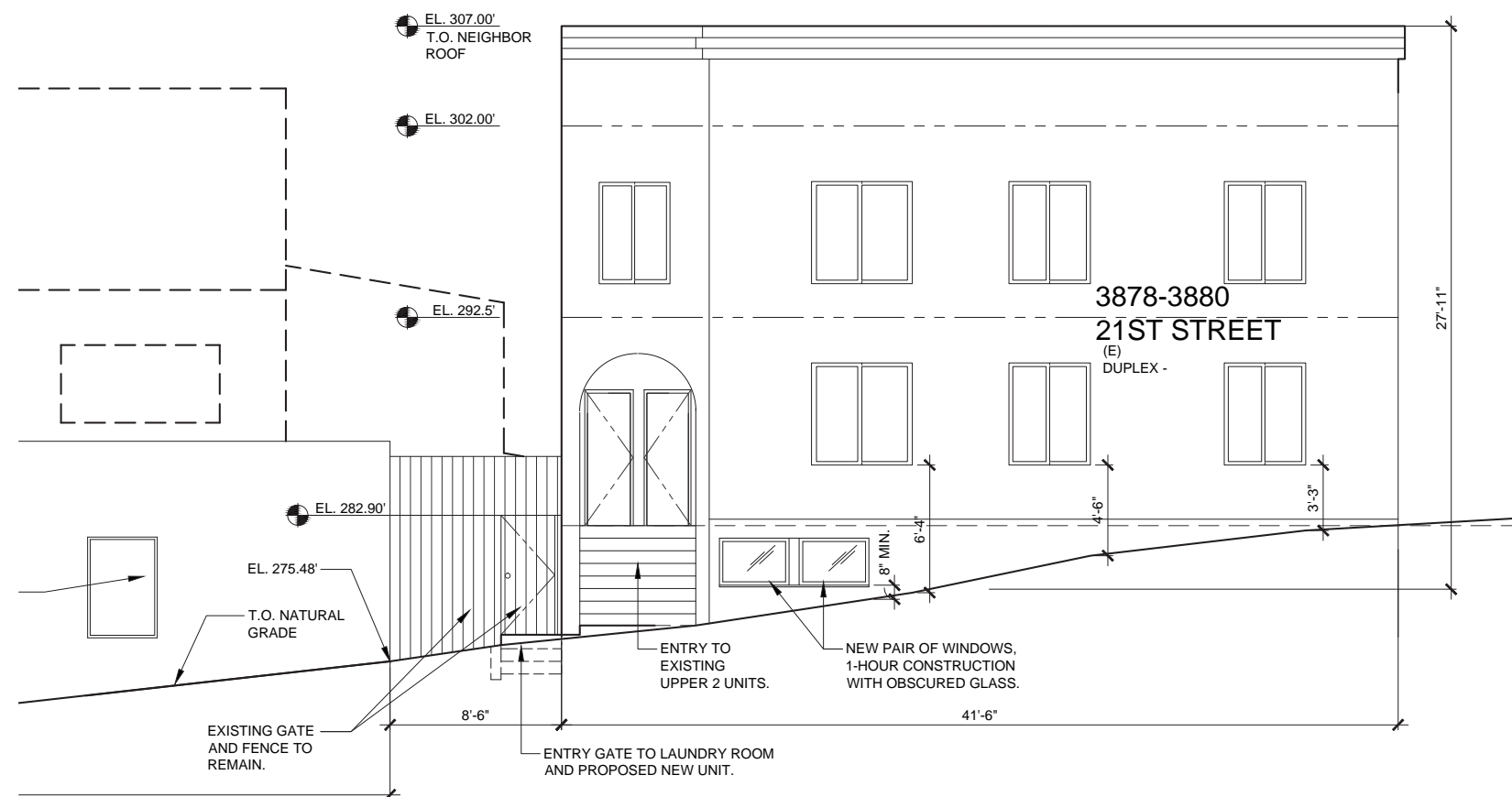
NO.	REVISIONS:	DATE:

ISSUE DATE: PLAN CHECK REV. 09-28-17
SPACE PLAN: 08-21-17

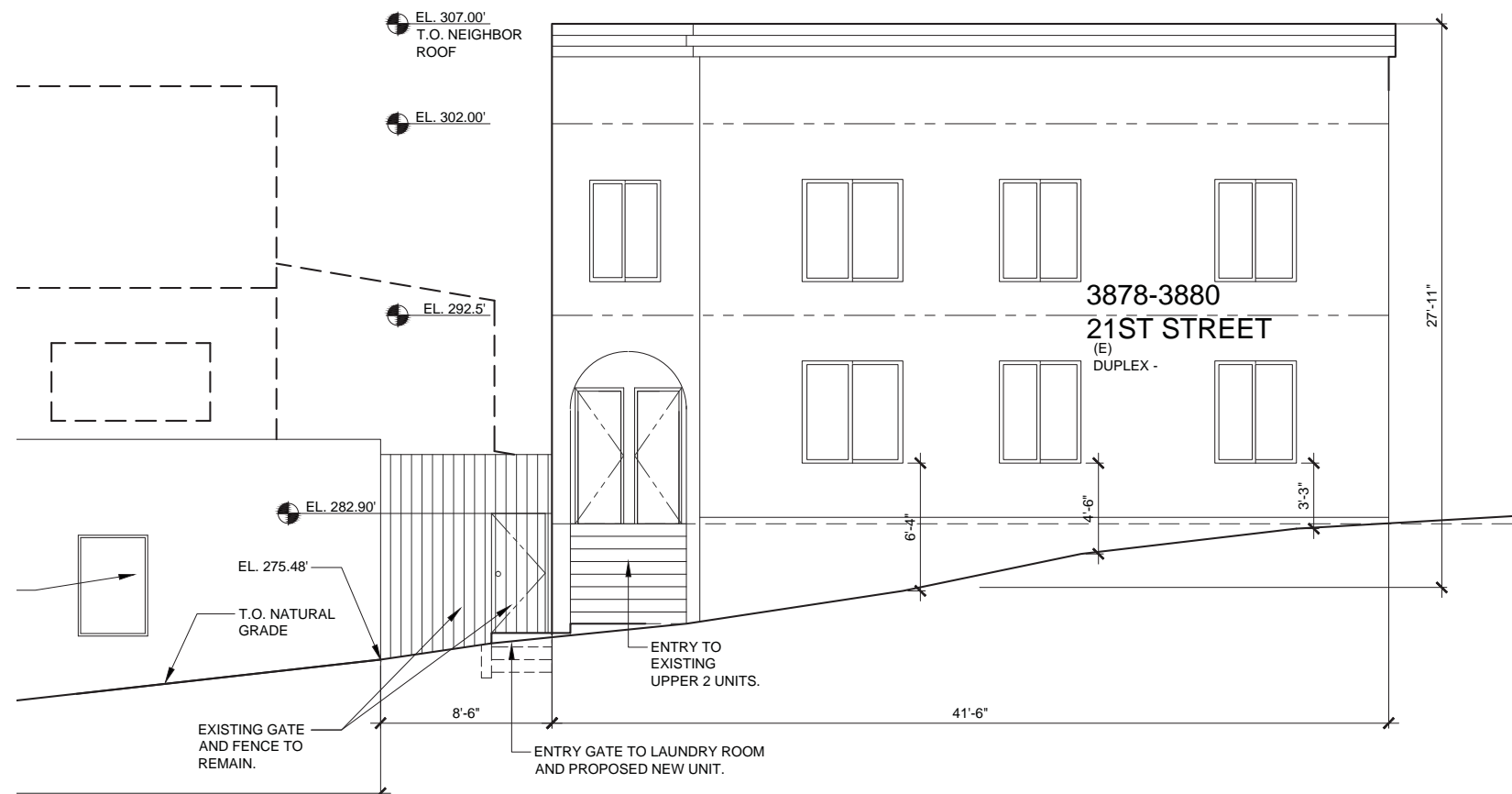
DRAWING TITLE:
PROPOSED AND EXISTING SECTIONS

DRAWING NUMBER:

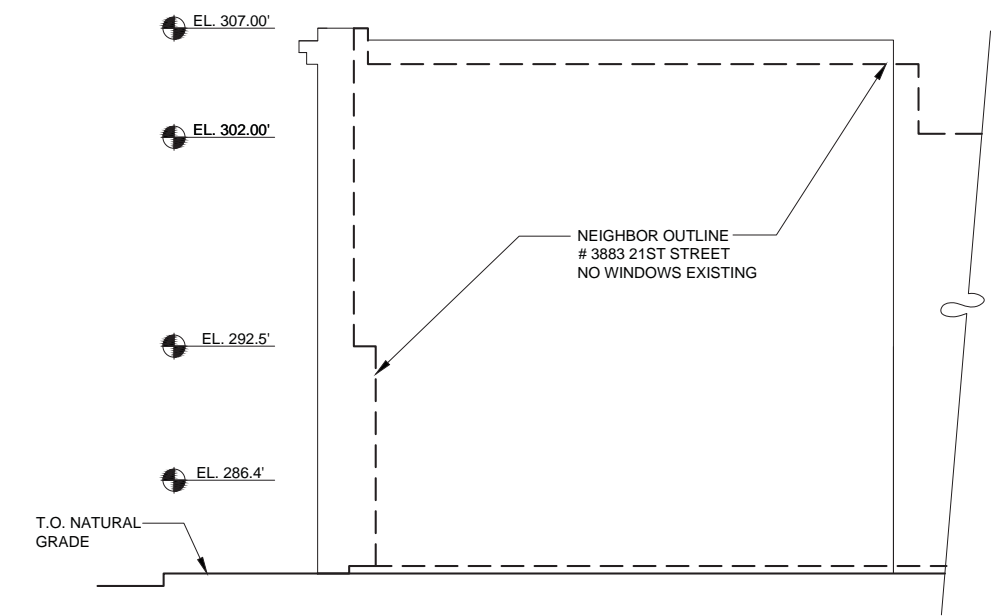
A-3.0



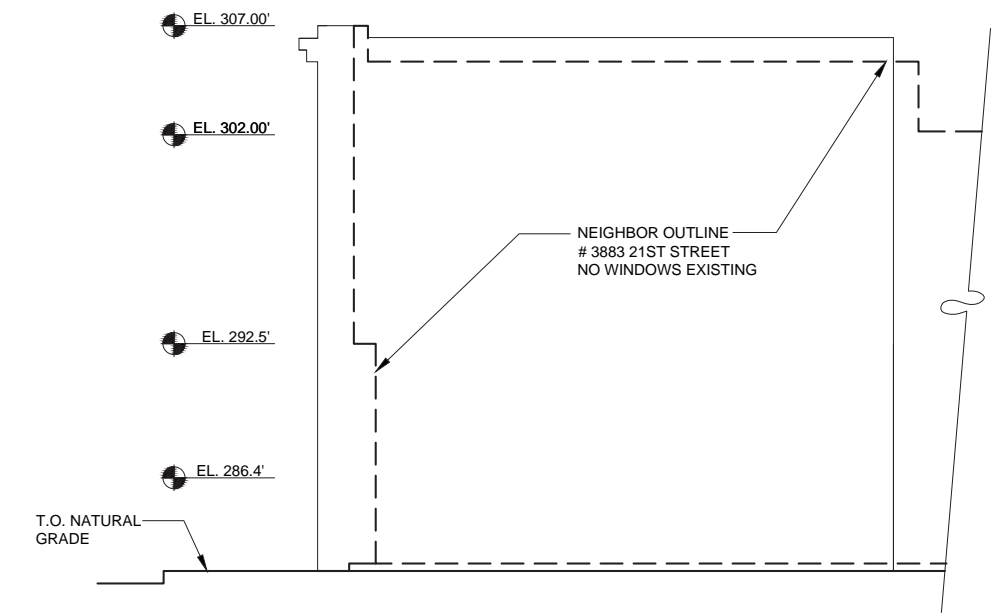
2 SOUTH ELEVATION - 21ST STREET - PROPOSED
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION - 21ST STREET - EXISTING
Scale: 1/4" = 1'-0"



4 EAST ELEVATION - PROPOSED (NO CHANGE)
Scale: 1/4" = 1'-0"



3 EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



TECTA

associates
• ARCHITECTURE
• INTERIORS
• PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTE: THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. WRITING OWNERSHIP AND PROTECTION OF THIS DRAWING SHALL REMAIN WITH TECTA ASSOC. IN THE EVENT OF ANY DISCREPANCY BETWEEN THESE DRAWINGS AND ANY OTHER DOCUMENTS, THESE DRAWINGS SHALL PREVAIL. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY A REGISTERED ARCHITECT.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. IS PROHIBITED. THE PROTECTION PROVIDED BY THIS COPYRIGHT PROTECTION IS NOT LIMITED TO THE PHYSICAL FORM OF THESE PLANS, BUT EXTENDS TO THE CONTENT AND SUBSTANCE OF THE SAME.

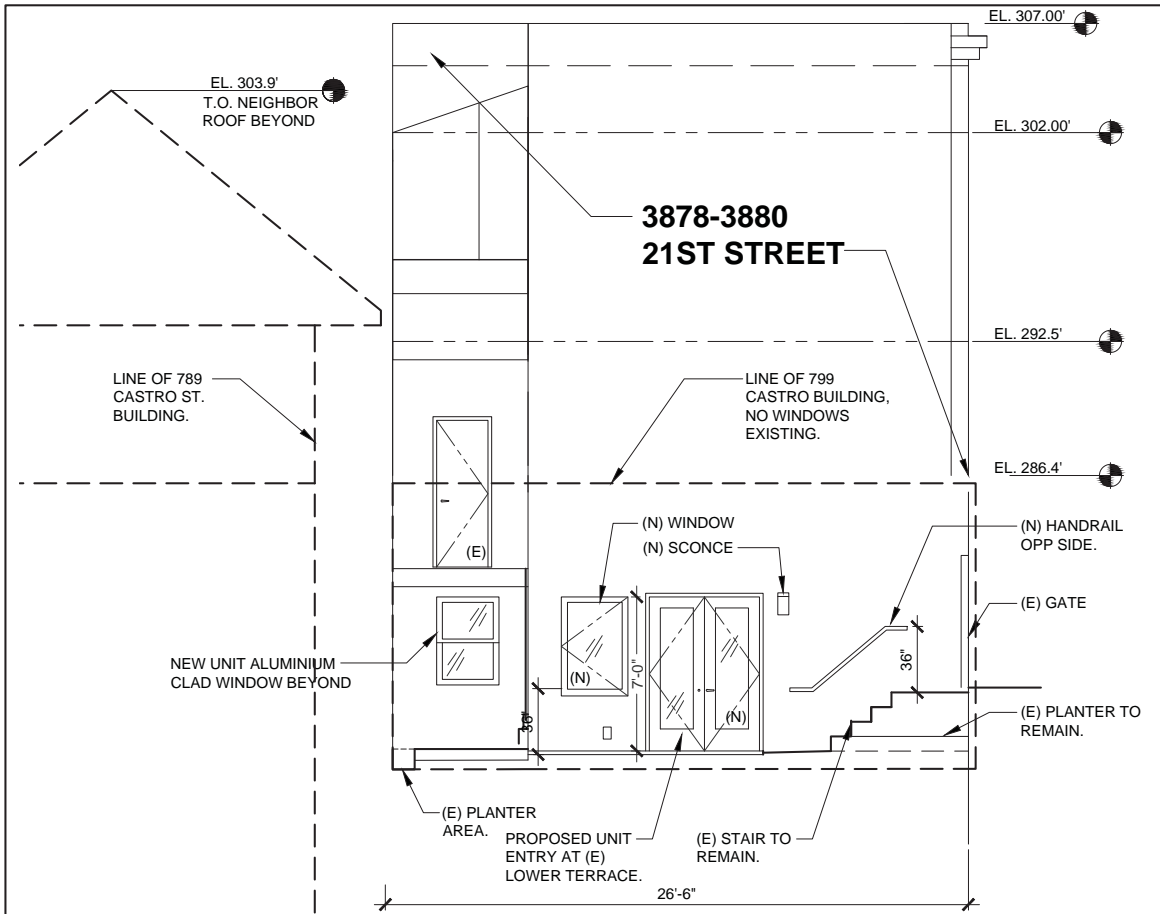
NO.	REVISIONS:	DATE:

ISSUE DATE: PLAN CHECK RES: 08-25-17
SPACE PLAN: 08-21-17

DRAWING TITLE:
PROPOSED AND EXISTING ELEVATIONS

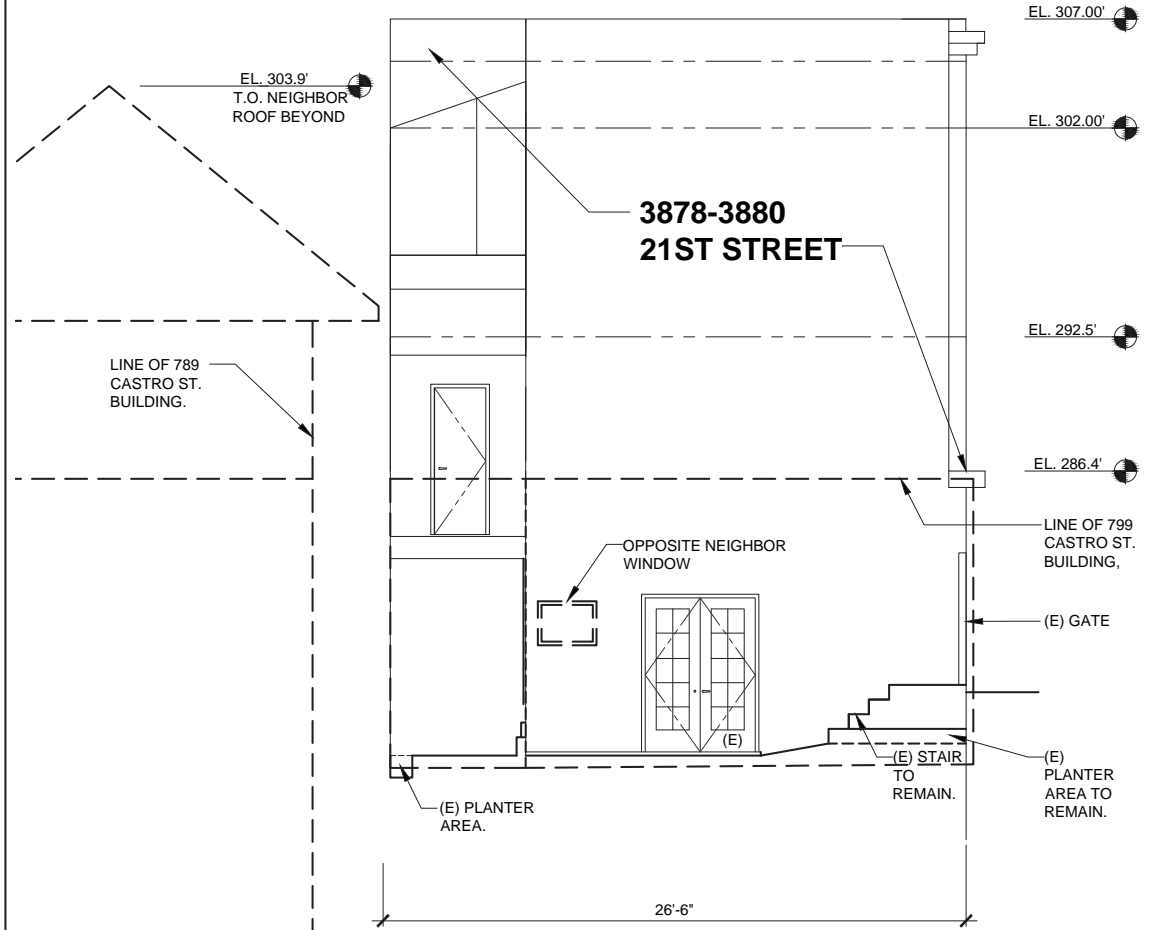
DRAWING NUMBER:

A-4.0



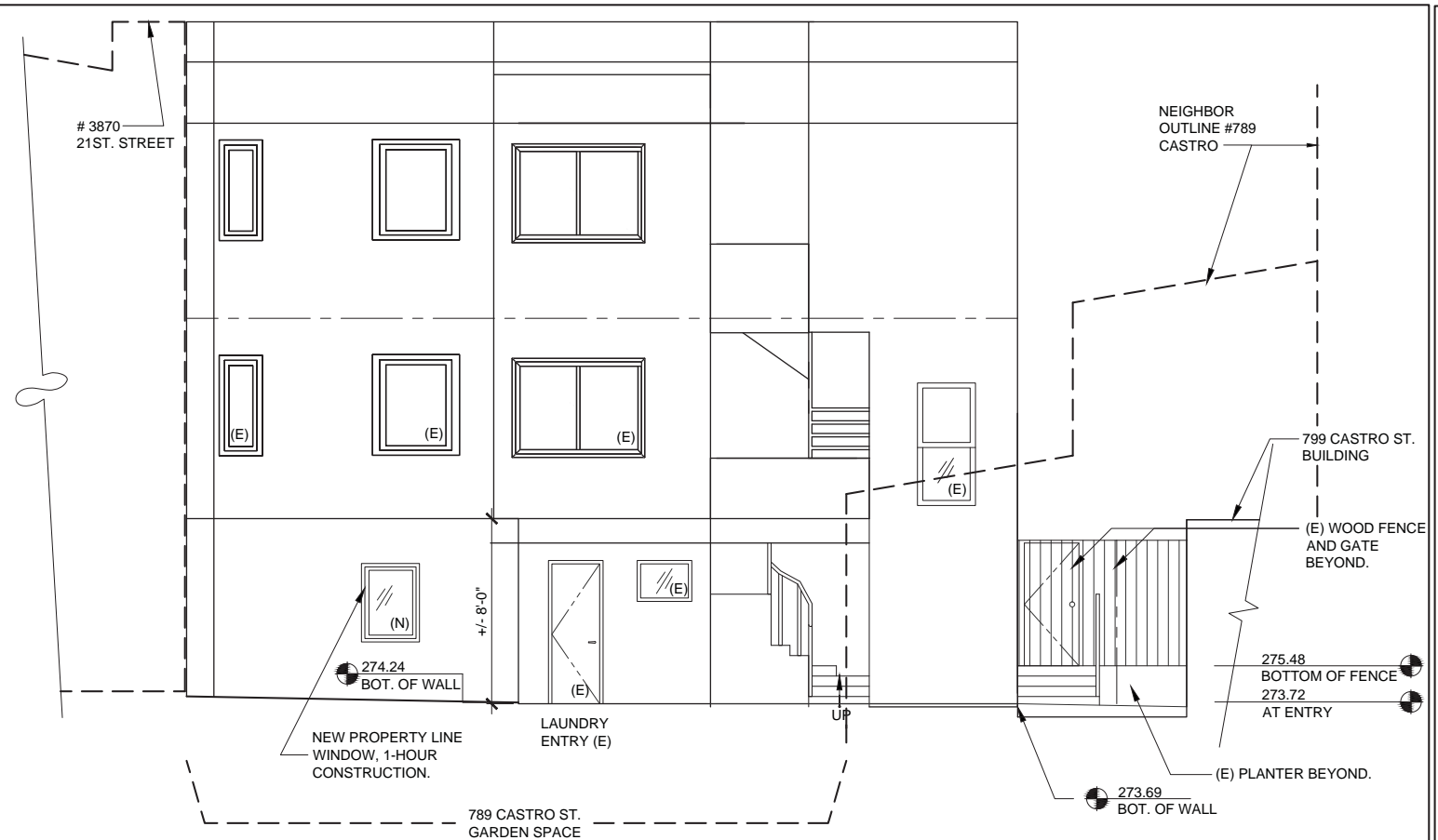
3 PROPOSED WEST ELEVATION - (ENTRY TERRACE)

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



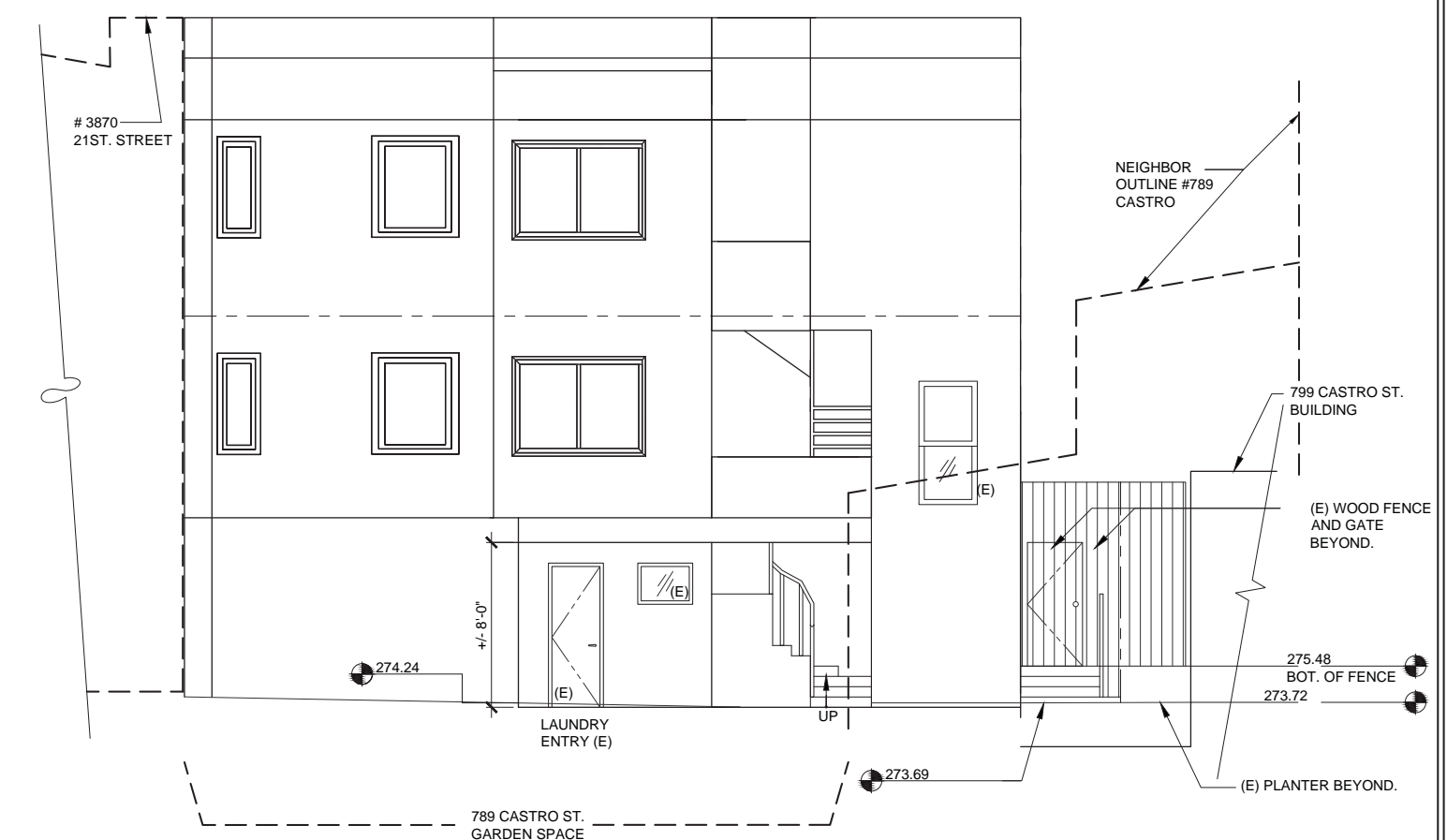
1 EXISTING WEST ELEVATION - (SERVICE TERRACE)

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



2 PROPOSED NORTH ELEVATION

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



4 EXISTING NORTH ELEVATION

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



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.: 92232

UNIT RELOCATION

3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTES: OWNER'S
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE REPRODUCED IN ANY MANNER OR USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. IS TO BE NOTIFIED IN WRITING TO TECTA ASSOC. PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. UNLESS SET OUT IN THE COPYRIGHT ACT OF 1988, NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOC. THE PROTECTION PROVIDED BY THIS COPYRIGHT IS NOT LIMITED TO THE DESIGN, FORM OR CONTENT OF THE DRAWINGS AND SPECIFICATIONS, BUT ALSO EXTENDS TO THE ARRANGEMENT AND COMPOSITION OF THE DRAWINGS AND SPECIFICATIONS.

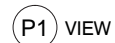
NO.	REVISIONS:	DATE:

ISSUE DATE: PLAN CHECK REV. 09-28-17
SPACE PLAN: 08-21-17

DRAWING TITLE:
PROPOSED AND EXISTING ELEVATIONS

DRAWING NUMBER:

A-4.1



Scale: 1/2" = 1'-0"



Scale: 1/2" = 1'-0"



associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



UNIT RELOCATION
3878 / 3880 21st. STREET
SAN FRANCISCO, CA 94114

NOTICE OF COPYRIGHT

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOC. AND SHALL NOT BE DISPLAYED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOC. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. TECTA ASSOCIATES IS TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. THESE DRAWINGS ARE INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR USE IN CONSTRUCTION UNLESS APPROVED AS SUCH BY GOVERNING AUTHORITIES.

THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS

[illegible]

ISSUE DATE: PLAN CHECK REV. 09-28-17

SPACE PLAN: 08-21-17

DRAWING TITLE:

ENLARGED PLAN AND
SECTION OF UNIT.

DRAWING NUMBER:

A-7.0

This page intentionally left blank.

EXHIBIT D

10/08/17

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I support the project:

3844 21st Street
Address


Signature

3862 21st St
Address

K. Wagg
Signature

3866 21st Street
Address

Virginia (Renter)
Signature

Will attend meeting
847 Castro St #2
Address


Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

2

10/08/17

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I support the project:

3878 21st St.

Address

Mary S. Baggini

Signature

3878 21st St.

Address

Richard A. Pasik

Signature

3859 21st St

Address

[Signature]

Signature

3855 21st St. #1

Address

[Signature]

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

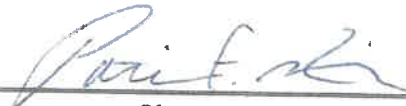
10/08/17

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I support the project:

3837 21st St.

Address



Signature

3837 21st St

Address



Signature

3829 21st St

Address



Signature

3819 21st St.

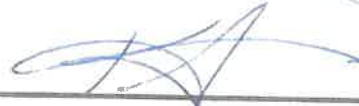
Address



Signature

3819 21st St

Address



Signature

914 Nor St

Address



Signature

508 Hill St

Address



Signature

72A Hill STREET

Address



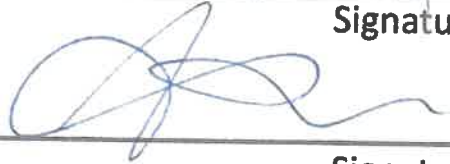
Signature

10/08/17

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I support the project:

536 HILL ST. 
Address Signature

544 HILL ST. 
Address Signature

Address Signature

Address Signature

Address Signature

Address Signature

Address Signature

Address Signature

10/08/17

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I do not object the project:

3825 21st St

Address


Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

10/08/17

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I do not object the project:

827 Castro St.
Address


Signature


Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

11/16

847

10/10/17
~~10/02/17~~

I have reviewed the project proposed for 799 Castro Street San Francisco CA to build a single-family home replacing the existing commercial building and the addition of a rent controlled dwelling unit to the existing residential building at 3878-3880 21st Street.

I support the project:

3943 21st STREET
Address Signature

3953 21st St.
Address Signature

3955 21st
Address Signature

3944 21st St
Address Signature

3924 21st St
Address Signature

3826 21st St.
Address Signature

Address Signature

Address Signature

EXHIBIT E

DEPARTMENT OF PUBLIC WORKS

BUILDING PERMIT

RECEIVED
AUG 1 1980

APPROVED
AUG 1 1980
SUPERVISOR
BUILDING PERMIT

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

APPLICATION IS MADE TO THE DEPARTMENT OF PUBLIC WORKS
OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HERewith
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB:

799 CASTRO
San Francisco, Ca. 94114

(2) ESTIMATED COST OF JOB:

\$10,000

RECEIVED
AUG 1 1980
AUG - 4 1980

DESCRIPTION OF EXISTING BUILDING									
(1A) TYPE OF CONSTR. 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input type="checkbox"/> 4th <input type="checkbox"/> 5th <input type="checkbox"/> 6th <input type="checkbox"/> 7th <input type="checkbox"/> 8th <input type="checkbox"/> 9th <input type="checkbox"/> 10th <input type="checkbox"/> 11th <input type="checkbox"/> 12th <input type="checkbox"/> 13th <input type="checkbox"/> 14th <input type="checkbox"/> 15th <input type="checkbox"/> 16th <input type="checkbox"/> 17th <input type="checkbox"/> 18th <input type="checkbox"/> 19th <input type="checkbox"/> 20th <input type="checkbox"/> 21st <input type="checkbox"/> 22nd <input type="checkbox"/> 23rd <input type="checkbox"/> 24th <input type="checkbox"/> 25th <input type="checkbox"/> 26th <input type="checkbox"/> 27th <input type="checkbox"/> 28th <input type="checkbox"/> 29th <input type="checkbox"/> 30th <input type="checkbox"/> 31st <input type="checkbox"/> 32nd <input type="checkbox"/> 33rd <input type="checkbox"/> 34th <input type="checkbox"/> 35th <input type="checkbox"/> 36th <input type="checkbox"/> 37th <input type="checkbox"/> 38th <input type="checkbox"/> 39th <input type="checkbox"/> 40th <input type="checkbox"/> 41st <input type="checkbox"/> 42nd <input type="checkbox"/> 43rd <input type="checkbox"/> 44th <input type="checkbox"/> 45th <input type="checkbox"/> 46th <input type="checkbox"/> 47th <input type="checkbox"/> 48th <input type="checkbox"/> 49th <input type="checkbox"/> 50th <input type="checkbox"/> 51st <input type="checkbox"/> 52nd <input type="checkbox"/> 53rd <input type="checkbox"/> 54th <input type="checkbox"/> 55th <input type="checkbox"/> 56th <input type="checkbox"/> 57th <input type="checkbox"/> 58th <input type="checkbox"/> 59th <input type="checkbox"/> 60th <input type="checkbox"/> 61st <input type="checkbox"/> 62nd <input type="checkbox"/> 63rd <input type="checkbox"/> 64th <input type="checkbox"/> 65th <input type="checkbox"/> 66th <input type="checkbox"/> 67th <input type="checkbox"/> 68th <input type="checkbox"/> 69th <input type="checkbox"/> 70th <input type="checkbox"/> 71st <input type="checkbox"/> 72nd <input type="checkbox"/> 73rd <input type="checkbox"/> 74th <input type="checkbox"/> 75th <input type="checkbox"/> 76th <input type="checkbox"/> 77th <input type="checkbox"/> 78th <input type="checkbox"/> 79th <input type="checkbox"/> 80th <input type="checkbox"/> 81st <input type="checkbox"/> 82nd <input type="checkbox"/> 83rd <input type="checkbox"/> 84th <input type="checkbox"/> 85th <input type="checkbox"/> 86th <input type="checkbox"/> 87th <input type="checkbox"/> 88th <input type="checkbox"/> 89th <input type="checkbox"/> 90th <input type="checkbox"/> 91st <input type="checkbox"/> 92nd <input type="checkbox"/> 93rd <input type="checkbox"/> 94th <input type="checkbox"/> 95th <input type="checkbox"/> 96th <input type="checkbox"/> 97th <input type="checkbox"/> 98th <input type="checkbox"/> 99th <input type="checkbox"/> 100th <input type="checkbox"/> 101st <input type="checkbox"/> 102nd <input type="checkbox"/> 103rd <input type="checkbox"/> 104th <input type="checkbox"/> 105th <input type="checkbox"/> 106th <input type="checkbox"/> 107th <input type="checkbox"/> 108th <input type="checkbox"/> 109th <input type="checkbox"/> 110th <input type="checkbox"/> 111th <input type="checkbox"/> 112th <input type="checkbox"/> 113th <input type="checkbox"/> 114th <input type="checkbox"/> 115th <input type="checkbox"/> 116th <input type="checkbox"/> 117th <input type="checkbox"/> 118th <input type="checkbox"/> 119th <input type="checkbox"/> 120th <input type="checkbox"/> 121st <input type="checkbox"/> 122nd <input type="checkbox"/> 123rd <input type="checkbox"/> 124th <input type="checkbox"/> 125th <input type="checkbox"/> 126th <input type="checkbox"/> 127th <input type="checkbox"/> 128th <input type="checkbox"/> 129th <input type="checkbox"/> 130th <input type="checkbox"/> 131st <input type="checkbox"/> 132nd <input type="checkbox"/> 133rd <input type="checkbox"/> 134th <input type="checkbox"/> 135th <input type="checkbox"/> 136th <input type="checkbox"/> 137th <input type="checkbox"/> 138th <input type="checkbox"/> 139th <input type="checkbox"/> 140th <input type="checkbox"/> 141st <input type="checkbox"/> 142nd <input type="checkbox"/> 143rd <input type="checkbox"/> 144th <input type="checkbox"/> 145th <input type="checkbox"/> 146th <input type="checkbox"/> 147th <input type="checkbox"/> 148th <input type="checkbox"/> 149th <input type="checkbox"/> 150th <input type="checkbox"/> 151st <input type="checkbox"/> 152nd <input type="checkbox"/> 153rd <input type="checkbox"/> 154th <input type="checkbox"/> 155th <input type="checkbox"/> 156th <input type="checkbox"/> 157th <input type="checkbox"/> 158th <input type="checkbox"/> 159th <input type="checkbox"/> 160th <input type="checkbox"/> 161st <input type="checkbox"/> 162nd <input type="checkbox"/> 163rd <input type="checkbox"/> 164th <input type="checkbox"/> 165th <input type="checkbox"/> 166th <input type="checkbox"/> 167th <input type="checkbox"/> 168th <input type="checkbox"/> 169th <input type="checkbox"/> 170th <input type="checkbox"/> 171st <input type="checkbox"/> 172nd <input type="checkbox"/> 173rd <input type="checkbox"/> 174th <input type="checkbox"/> 175th <input type="checkbox"/> 176th <input type="checkbox"/> 177th <input type="checkbox"/> 178th <input type="checkbox"/> 179th <input type="checkbox"/> 180th <input type="checkbox"/> 181st <input type="checkbox"/> 182nd <input type="checkbox"/> 183rd <input type="checkbox"/> 184th <input type="checkbox"/> 185th <input type="checkbox"/> 186th <input type="checkbox"/> 187th <input type="checkbox"/> 188th <input type="checkbox"/> 189th <input type="checkbox"/> 190th <input type="checkbox"/> 191st <input type="checkbox"/> 192nd <input type="checkbox"/> 193rd <input type="checkbox"/> 194th <input type="checkbox"/> 195th <input type="checkbox"/> 196th <input type="checkbox"/> 197th <input type="checkbox"/> 198th <input type="checkbox"/> 199th <input type="checkbox"/> 200th <input type="checkbox"/> 201st <input type="checkbox"/> 202nd <input type="checkbox"/> 203rd <input type="checkbox"/> 204th <input type="checkbox"/> 205th <input type="checkbox"/> 206th <input type="checkbox"/> 207th <input type="checkbox"/> 208th <input type="checkbox"/> 209th <input type="checkbox"/> 210th <input type="checkbox"/> 211st <input type="checkbox"/> 212nd <input type="checkbox"/> 213rd <input type="checkbox"/> 214th <input type="checkbox"/> 215th <input type="checkbox"/> 216th <input type="checkbox"/> 217th <input type="checkbox"/> 218th <input type="checkbox"/> 219th <input type="checkbox"/> 220th <input type="checkbox"/> 221st <input type="checkbox"/> 222nd <input type="checkbox"/> 223rd <input type="checkbox"/> 224th <input type="checkbox"/> 225th <input type="checkbox"/> 226th <input type="checkbox"/> 227th <input type="checkbox"/> 228th <input type="checkbox"/> 229th <input type="checkbox"/> 230th <input type="checkbox"/> 231st <input type="checkbox"/> 232nd <input type="checkbox"/> 233rd <input type="checkbox"/> 234th <input type="checkbox"/> 235th <input type="checkbox"/> 236th <input type="checkbox"/> 237th <input type="checkbox"/> 238th <input type="checkbox"/> 239th <input type="checkbox"/> 240th <input type="checkbox"/> 241st <input type="checkbox"/> 242nd <input type="checkbox"/> 243rd <input type="checkbox"/> 244th <input type="checkbox"/> 245th <input type="checkbox"/> 246th <input type="checkbox"/> 247th <input type="checkbox"/> 248th <input type="checkbox"/> 249th <input type="checkbox"/> 250th <input type="checkbox"/> 251st <input type="checkbox"/> 252nd <input type="checkbox"/> 253rd <input type="checkbox"/> 254th <input type="checkbox"/> 255th <input type="checkbox"/> 256th <input type="checkbox"/> 257th <input type="checkbox"/> 258th <input type="checkbox"/> 259th <input type="checkbox"/> 260th <input type="checkbox"/> 261st <input type="checkbox"/> 262nd <input type="checkbox"/> 263rd <input type="checkbox"/> 264th <input type="checkbox"/> 265th <input type="checkbox"/> 266th <input type="checkbox"/> 267th <input type="checkbox"/> 268th <input type="checkbox"/> 269th <input type="checkbox"/> 270th <input type="checkbox"/> 271st <input type="checkbox"/> 272nd <input type="checkbox"/> 273rd <input type="checkbox"/> 274th <input type="checkbox"/> 275th <input type="checkbox"/> 276th <input type="checkbox"/> 277th <input type="checkbox"/> 278th <input type="checkbox"/> 279th <input type="checkbox"/> 280th <input type="checkbox"/> 281st <input type="checkbox"/> 282nd <input type="checkbox"/> 283rd <input type="checkbox"/> 284th <input type="checkbox"/> 285th <input type="checkbox"/> 286th <input type="checkbox"/> 287th <input type="checkbox"/> 288th <input type="checkbox"/> 289th <input type="checkbox"/> 290th <input type="checkbox"/> 291st <input type="checkbox"/> 292nd <input type="checkbox"/> 293rd <input type="checkbox"/> 294th <input type="checkbox"/> 295th <input type="checkbox"/> 296th <input type="checkbox"/> 297th <input type="checkbox"/> 298th <input type="checkbox"/> 299th <input type="checkbox"/> 300th <input type="checkbox"/> 301st <input type="checkbox"/> 302nd <input type="checkbox"/> 303rd <input type="checkbox"/> 304th <input type="checkbox"/> 305th <input type="checkbox"/> 306th <input type="checkbox"/> 307th <input type="checkbox"/> 308th <input type="checkbox"/> 309th <input type="checkbox"/> 310th <input type="checkbox"/> 311st <input type="checkbox"/> 312nd <input type="checkbox"/> 313rd <input type="checkbox"/> 314th <input type="checkbox"/> 315th <input type="checkbox"/> 316th <input type="checkbox"/> 317th <input type="checkbox"/> 318th <input type="checkbox"/> 319th <input type="checkbox"/> 320th <input type="checkbox"/> 321st <input type="checkbox"/> 322nd <input type="checkbox"/> 323rd <input type="checkbox"/> 324th <input type="checkbox"/> 325th <input type="checkbox"/> 326th <input type="checkbox"/> 327th <input type="checkbox"/> 328th <input type="checkbox"/> 329th <input type="checkbox"/> 330th <input type="checkbox"/> 331st <input type="checkbox"/> 332nd <input type="checkbox"/> 333rd <input type="checkbox"/> 334th <input type="checkbox"/> 335th <input type="checkbox"/> 336th <input type="checkbox"/> 337th <input type="checkbox"/> 338th <input type="checkbox"/> 339th <input type="checkbox"/> 340th <input type="checkbox"/> 341st <input type="checkbox"/> 342nd <input type="checkbox"/> 343rd <input type="checkbox"/> 344th <input type="checkbox"/> 345th <input type="checkbox"/> 346th <input type="checkbox"/> 347th <input type="checkbox"/> 348th <input type="checkbox"/> 349th <input type="checkbox"/> 350th <input type="checkbox"/> 351st <input type="checkbox"/> 352nd <input type="checkbox"/> 353rd <input type="checkbox"/> 354th <input type="checkbox"/> 355th <input type="checkbox"/> 356th <input type="checkbox"/> 357th <input type="checkbox"/> 358th <input type="checkbox"/> 359th <input type="checkbox"/> 360th <input type="checkbox"/> 361st <input type="checkbox"/> 362nd <input type="checkbox"/> 363rd <input type="checkbox"/> 364th <input type="checkbox"/> 365th <input type="checkbox"/> 366th <input type="checkbox"/> 367th <input type="checkbox"/> 368th <input type="checkbox"/> 369th <input type="checkbox"/> 370th <input type="checkbox"/> 371st <input type="checkbox"/> 372nd <input type="checkbox"/> 373rd <input type="checkbox"/> 374th <input type="checkbox"/> 375th <input type="checkbox"/> 376th <input type="checkbox"/> 377th <input type="checkbox"/> 378th <input type="checkbox"/> 379th <input type="checkbox"/> 380th <input type="checkbox"/> 381st <input type="checkbox"/> 382nd <input type="checkbox"/> 383rd <input type="checkbox"/> 384th <input type="checkbox"/> 385th <input type="checkbox"/> 386th <input type="checkbox"/> 387th <input type="checkbox"/> 388th <input type="checkbox"/> 389th <input type="checkbox"/> 390th <input type="checkbox"/> 391st <input type="checkbox"/> 392nd <input type="checkbox"/> 393rd <input type="checkbox"/> 394th <input type="checkbox"/> 395th <input type="checkbox"/> 396th <input type="checkbox"/> 397th <input type="checkbox"/> 398th <input type="checkbox"/> 399th <input type="checkbox"/> 400th <input type="checkbox"/> 401st <input type="checkbox"/> 402nd <input type="checkbox"/> 403rd <input type="checkbox"/> 404th <input type="checkbox"/> 405th <input type="checkbox"/> 406th <input type="checkbox"/> 407th <input type="checkbox"/> 408th <input type="checkbox"/> 409th <input type="checkbox"/> 410th <input type="checkbox"/> 411st <input type="checkbox"/> 412nd <input type="checkbox"/> 413rd <input type="checkbox"/> 414th <input type="checkbox"/> 415th <input type="checkbox"/> 416th <input type="checkbox"/> 417th <input type="checkbox"/> 418th <input type="checkbox"/> 419th <input type="checkbox"/> 420th <input type="checkbox"/> 421st <input type="checkbox"/> 422nd <input type="checkbox"/> 423rd <input type="checkbox"/> 424th <input type="checkbox"/> 425th <input type="checkbox"/> 426th <input type="checkbox"/> 427th <input type="checkbox"/> 428th <input type="checkbox"/> 429th <input type="checkbox"/> 430th <input type="checkbox"/> 431st <input type="checkbox"/> 432nd <input type="checkbox"/> 433rd <input type="checkbox"/> 434th <input type="checkbox"/> 435th <input type="checkbox"/> 436th <input type="checkbox"/> 437th <input type="checkbox"/> 438th <input type="checkbox"/> 439th <input type="checkbox"/> 440th <input type="checkbox"/> 441st <input type="checkbox"/> 442nd <input type="checkbox"/> 443rd <input type="checkbox"/> 444th <input type="checkbox"/> 445th <input type="checkbox"/> 446th <input type="checkbox"/> 447th <input type="checkbox"/> 448th <input type="checkbox"/> 449th <input type="checkbox"/> 450th <input type="checkbox"/> 451st <input type="checkbox"/> 452nd <input type="checkbox"/> 453rd <input type="checkbox"/> 454th <input type="checkbox"/> 455th <input type="checkbox"/> 456th <input type="checkbox"/> 457th <input type="checkbox"/> 458th <input type="checkbox"/> 459th <input type="checkbox"/> 460th <input type="checkbox"/> 461st <input type="checkbox"/> 462nd <input type="checkbox"/> 463rd <input type="checkbox"/> 464th <input type="checkbox"/> 465th <input type="checkbox"/> 466th <input type="checkbox"/> 467th <input type="checkbox"/> 468th <input type="checkbox"/> 469th <input type="checkbox"/> 470th <input type="checkbox"/> 471st <input type="checkbox"/> 472nd <input type="checkbox"/> 473rd <input type="checkbox"/> 474th <input type="checkbox"/> 475th <input type="checkbox"/> 476th <input type="checkbox"/> 477th <input type="checkbox"/> 478th <input type="checkbox"/> 479th <input type="checkbox"/> 480th <input type="checkbox"/> 481st <input type="checkbox"/> 482nd <input type="checkbox"/> 483rd <input type="checkbox"/> 484th <input type="checkbox"/> 485th <input type="checkbox"/> 486th <input type="checkbox"/> 487th <input type="checkbox"/> 488th <input type="checkbox"/> 489th <input type="checkbox"/> 490th <input type="checkbox"/> 491st <input type="checkbox"/> 492nd <input type="checkbox"/> 493rd <input type="checkbox"/> 494th <input type="checkbox"/> 495th <input type="checkbox"/> 496th <input type="checkbox"/> 497th <input type="checkbox"/> 498th <input type="checkbox"/> 499th <input type="checkbox"/> 500th <input type="checkbox"/> 501st <input type="checkbox"/> 502nd <input type="checkbox"/> 503rd <input type="checkbox"/> 504th <input type="checkbox"/> 505th <input type="checkbox"/> 506th <input type="checkbox"/> 507th <input type="checkbox"/> 508th <input type="checkbox"/> 509th <input type="checkbox"/> 510th <input type="checkbox"/> 511st <input type="checkbox"/> 512nd <input type="checkbox"/> 513rd <input type="checkbox"/> 514th <input type="checkbox"/> 515th <input type="checkbox"/> 516th <input type="checkbox"/> 517th <input type="checkbox"/> 518th <input type="checkbox"/> 519th <input type="checkbox"/> 520th <input type="checkbox"/> 521st <input type="checkbox"/> 522nd <input type="checkbox"/> 523rd <input type="checkbox"/> 524th <input type="checkbox"/> 525th <input type="checkbox"/> 526th <input type="checkbox"/> 527th <input type="checkbox"/> 528th <input type="checkbox"/> 529th <input type="checkbox"/> 530th <input type="checkbox"/> 531st <input type="checkbox"/> 532nd <input type="checkbox"/> 533rd <input type="checkbox"/> 534th <input type="checkbox"/> 535th <input type="checkbox"/> 536th <input type="checkbox"/> 537th <input type="checkbox"/> 538th <input type="checkbox"/> 539th <input type="checkbox"/> 540th <input type="checkbox"/> 541st <input type="checkbox"/> 542nd <input type="checkbox"/> 543rd <input type="checkbox"/> 544th <input type="checkbox"/> 545th <input type="checkbox"/> 546th <input type="checkbox"/> 547th <input type="checkbox"/> 548th <input type="checkbox"/> 549th <input type="checkbox"/> 550th <input type="checkbox"/> 551st <input type="checkbox"/> 552nd <input type="checkbox"/> 553rd <input type="checkbox"/> 554th <input type="checkbox"/> 555th <input type="checkbox"/> 556th <input type="checkbox"/> 557th <input type="checkbox"/> 558th <input type="checkbox"/> 559th <input type="checkbox"/> 560th <input type="checkbox"/> 561st <input type="checkbox"/> 562nd <input type="checkbox"/> 563rd <input type="checkbox"/> 564th <input type="checkbox"/> 565th <input type="checkbox"/> 566th <input type="checkbox"/> 567th <input type="checkbox"/> 568th <input type="checkbox"/> 569th <input type="checkbox"/> 570th <input type="checkbox"/> 571st <input type="checkbox"/> 572nd <input type="checkbox"/> 573rd <input type="checkbox"/> 574th <input type="checkbox"/> 575th <input type="checkbox"/> 576th <input type="checkbox"/> 577th <input type="checkbox"/> 578th <input type="checkbox"/> 579th <input type="checkbox"/> 580th <input type="checkbox"/> 581st <input type="checkbox"/> 582nd <input type="checkbox"/> 583rd <input type="checkbox"/> 584th <input type="checkbox"/> 585th <input type="checkbox"/> 586th <input type="checkbox"/> 587th <input type="checkbox"/> 588th <input type="checkbox"/> 589th <input type="checkbox"/> 590th <input type="checkbox"/> 591st <input type="checkbox"/> 592nd <input type="checkbox"/> 593rd <input type="checkbox"/> 594th <input type="checkbox"/> 595th <input type="checkbox"/> 596th <input type="checkbox"/> 597th <input type="checkbox"/> 598th <input type="checkbox"/> 599th <input type="checkbox"/> 600th <input type="checkbox"/> 601st <input type="checkbox"/> 602nd <input type="checkbox"/> 603rd <input type="checkbox"/> 604th <input type="checkbox"/> 605th <input type="checkbox"/> 606th <input type="checkbox"/> 607th <input type="checkbox"/> 608th <input type="checkbox"/> 609th <input type="checkbox"/> 610th <input type="checkbox"/> 611st <input type="checkbox"/> 612nd <input type="checkbox"/> 613rd <input type="checkbox"/> 614th <input type="checkbox"/> 615th <input type="checkbox"/> 616th <input type="checkbox"/> 617th <input type="checkbox"/> 618th <input type="checkbox"/> 619th <input type="checkbox"/> 620th <input type="checkbox"/> 621st <input type="checkbox"/> 622nd <input type="checkbox"/> 623rd <input type="checkbox"/> 624th <input type="checkbox"/> 625th <input type="checkbox"/> 626th <input type="checkbox"/> 627th <input type="checkbox"/> 628th <input type="checkbox"/> 629th <input type="checkbox"/> 630th <input type="checkbox"/> 631st <input type="checkbox"/> 632nd <input type="checkbox"/> 633rd <input type="checkbox"/> 634th <input type="checkbox"/> 635th <input type="checkbox"/> 636th <input type="checkbox"/> 637th <input type="checkbox"/> 638th <input type="checkbox"/> 639th <input type="checkbox"/> 640th <input type="checkbox"/> 641st <input type="checkbox"/> 642nd <input type="checkbox"/> 643rd <input type="checkbox"/> 644th <input type="checkbox"/> 645th <input type="checkbox"/> 646th <input type="checkbox"/> 647th <input type="checkbox"/> 648th <input type="checkbox"/> 649th <input type="checkbox"/> 650th <input type="checkbox"/> 651st <input type="checkbox"/> 652nd <input type="checkbox"/> 653rd <input type="checkbox"/> 654th <input type="checkbox"/> 655th <input type="checkbox"/> 656th <input type="checkbox"/> 657th <input type="checkbox"/> 658th <input type="checkbox"/> 659th <input type="checkbox"/> 660th <input type="checkbox"/> 661st <input type="checkbox"/> 662nd <input type="checkbox"/> 663rd <input type="checkbox"/> 664th <input type="checkbox"/> 665th <input type="checkbox"/> 666th <input type="checkbox"/> 667th <input type="checkbox"/> 668th <input type="checkbox"/> 669th <input type="checkbox"/> 670th <input type="checkbox"/> 671st <input type="checkbox"/> 672nd <input type="checkbox"/> 673rd <input type="checkbox"/> 674th <input type="checkbox"/> 675th <input type="checkbox"/> 676th <input type="checkbox"/> 677th <input type="checkbox"/> 678th <input type="checkbox"/> 679th <input type="checkbox"/> 680th <input type="checkbox"/> 681st <input type="checkbox"/> 682nd <input type="checkbox"/> 683rd <input type="checkbox"/> 684th <input type="checkbox"/> 685th <input type="checkbox"/> 686th <input type="checkbox"/> 687th <input type="checkbox"/> 688th <input type="checkbox"/> 689th <input type="checkbox"/> 690th <input type="checkbox"/> 691st <input type="checkbox"/> 692nd <input type="checkbox"/> 693rd <input type="checkbox"/> 694th <input type="checkbox"/> 695th <input type="checkbox"/> 696th <input type="checkbox"/> 697th <input type="checkbox"/> 698th <input type="checkbox"/> 699th <input type="checkbox"/> 700th <input type="checkbox"/> 701st <input type="checkbox"/> 702nd <input type="checkbox"/> 703rd <input type="checkbox"/> 704th <input type="checkbox"/> 705th <input type="checkbox"/> 706th <input type="checkbox"/> 707th <input type="checkbox"/> 708th <input type="checkbox"/> 709th <input type="checkbox"/> 710th <input type="checkbox"/> 711st <input type="checkbox"/> 712nd <input type="checkbox"/> 713rd <input type="checkbox"/> 714th <input type="checkbox"/> 715th <input type="checkbox"/> 716th <input type="checkbox"/> 717th <input type="checkbox"/> 718th <input type="checkbox"/> 719th <input type="checkbox"/> 720th <input type="checkbox"/> 721st <input type="checkbox"/> 722nd <input type="checkbox"/> 723rd <input type="checkbox"/> 724th <input type="checkbox"/> 725th <input type="checkbox"/> 726th <input type="checkbox"/> 727th <input type="checkbox"/> 728th <input type="checkbox"/> 729th <input type="checkbox"/> 730th <input type="checkbox"/> 731st <input type="checkbox"/> 732nd <input type="checkbox"/> 733rd <input type="checkbox"/> 734th <input type="checkbox"/> 735th <input type="checkbox"/> 736th <input type="checkbox"/> 737th <input type="checkbox"/> 738th <input type="checkbox"/> 739th <input type="checkbox"/> 740th <input type="checkbox"/> 741st <input type="checkbox"/> 742nd <input type="checkbox"/> 743rd <input type="checkbox"/> 744th <input type="checkbox"/> 745th <input type="checkbox"/> 746th <input type="checkbox"/> 747th <input type="checkbox"/> 748th <input type="checkbox"/> 749th <input type="checkbox"/> 750th <input type="checkbox"/> 751st <input type="checkbox"/> 752nd <input type="checkbox"/> 753rd <input type="checkbox"/> 754th <input type="checkbox"/> 755th <input type="checkbox"/> 756th <input type="checkbox"/> 757th <input type="checkbox"/> 758th <input type="checkbox"/> 759th <input type="checkbox"/> 760th <input type="checkbox"/> 761st <input type="checkbox"/> 762nd <input type="checkbox"/> 763rd <input type="checkbox"/> 764th <input type="checkbox"/> 765th <input type="checkbox"/> 766th <input type="checkbox"/> 767th <input type="checkbox"/> 768th <input type="checkbox"/> 769th <input type="checkbox"/> 770th <input type="checkbox"/> 771st <input type="checkbox"/> 772nd <input type="checkbox"/> 773rd <input type="checkbox"/> 774th <input type="checkbox"/> 775th <input type="checkbox"/> 776th <input type="checkbox"/> 777th <input type="checkbox"/> 778th <input type="checkbox"/> 779th <input type="checkbox"/> 780th <input type="checkbox"/> 781st <input type="checkbox"/> 782nd <input type="checkbox"/> 783rd <input type="checkbox"/> 784th <input type="checkbox"/> 785th <input type="checkbox"/> 786th <input type="checkbox"/> 787th <input type="checkbox"/> 788th <input type="checkbox"/> 789th <input type="checkbox"/> 790th <input type="checkbox"/> 791st <input type="checkbox"/> 792nd <input type="checkbox"/> 793rd <input type="checkbox"/> 794th <input type="checkbox"/> 795th <input type="checkbox"/> 796th <input type="checkbox"/> 797th <input type="checkbox"/> 798th <input type="checkbox"/> 799th <input type="checkbox"/> 800th <input type="checkbox"/> 801st <input type="checkbox"/> 802nd <input type="checkbox"/> 803rd <input type="checkbox"/> 804th <input type="checkbox"/> 805th <input type="checkbox"/> 806th <input type="checkbox"/> 807th <input type="checkbox"/> 808th <input type="checkbox"/> 809th <input type="checkbox"/> 810th <input type="checkbox"/> 811st <input type="checkbox"/> 812nd <input type="checkbox"/> 813rd <input type="checkbox"/> 814th <input type="checkbox"/> 815th <input type="checkbox"/> 816th <input type="checkbox"/> 817th <input type="checkbox"/> 818th <input type="checkbox"/> 819th <input type="checkbox"/> 820th <input type="checkbox"/> 821st <input type="checkbox"/> 822nd <input type="checkbox"/> 823rd <input type="checkbox"/> 824th <input type="checkbox"/> 825th <input type="checkbox"/> 826th <input type="checkbox"/> 827th <input type="checkbox"/> 828th <input type="checkbox"/> 829th <input type="checkbox"/> 830th <input type="checkbox"/> 831st <input type="checkbox"/> 832nd <input type="checkbox"/> 833rd <input type="checkbox"/> 834th <input type="checkbox"/> 835th <input type="checkbox"/> 836th <input type="checkbox"/> 837th <input type="checkbox"/> 838th <input type="checkbox"/> 839th <input type="checkbox"/> 840th <input type="checkbox"/> 841st <input type="checkbox"/> 842nd <input type="checkbox"/> 843rd <input type="checkbox"/> 844th <input type="checkbox"/> 845th <input type="checkbox"/> 846th <input type="checkbox"/> 847th <input type="checkbox"/> 848th <input type="checkbox"/> 849th <input type="checkbox"/> 850th <input type="checkbox"/> 851st <input type="checkbox"/> 852nd <input type="checkbox"/> 853rd <input type="checkbox"/> 854th <input type="checkbox"/> 855th <input type="checkbox"/> 856th <input type="checkbox"/> 857th <input type="checkbox"/> 858th <input type="checkbox"/> 859th <input type="checkbox"/> 860th <input type="checkbox"/> 861st <input type="checkbox"/> 862nd <input type="checkbox"/> 863rd <input type="checkbox"/> 864th <input type="checkbox"/> 865th <input type="checkbox"/> 866th <input type="checkbox"/> 867th <input type="checkbox"/> 868th <input type="checkbox"/> 869th <input type="checkbox"/> 870th <input type="checkbox"/> 871st <input type="checkbox"/> 872nd <input type="checkbox"/> 873rd <input type="checkbox"/> 874th <input type="checkbox"/> 875th <input type="checkbox"/> 876th <input type="checkbox"/> 877th <input type="checkbox"/> 878th <input type="checkbox"/> 879th <input type="checkbox"/> 880th <input type="checkbox"/> 881st <input type="checkbox"/> 882nd <input type="checkbox"/> 883rd <input type="checkbox"/> 884th <input type="checkbox"/> 885th <input type="checkbox"/> 886th <input type="checkbox"/> 887th <input type="checkbox"/> 888th <input type="checkbox"/> 889th <input type="checkbox"/> 890th <input type="checkbox"/> 891st <input type="checkbox"/> 892nd <input type="checkbox"/> 893rd <input type="checkbox"/> 894th <input type="checkbox"/> 895th <input type="checkbox"/> 896th <input type="checkbox"/> 897th <input type="checkbox"/> 898th <input type="checkbox"/> 899th <input type="checkbox"/> 900th <input type="checkbox"/> 901st <input type="checkbox"/> 902nd <input type="checkbox"/> 903rd <input type="checkbox"/> 904th <input type="checkbox"/> 905th <input type="checkbox"/> 906th <input type="checkbox"/> 907th <input type="checkbox"/> 908th <input type="checkbox"/> 909th <input type="checkbox"/> 910th <input type="checkbox"/> 911st <input type="checkbox"/> 912nd <input type="checkbox"/> 913rd <input type="checkbox"/> 914th <input type="checkbox"/> 915th <input type="checkbox"/> 916th <input type="checkbox"/> 917th <input type="checkbox"/> 918th <input type="checkbox"/> 919th <input type="checkbox"/> 920th <input type="checkbox"/> 921st <input type="checkbox"/> 922nd <input type="checkbox"/> 923rd <input type="checkbox"/> 924th <input type="checkbox"/> 925th <input type="checkbox"/> 926th <input type="checkbox"/> 927th <input type="checkbox"/> 928th <input type="checkbox"/> 929th <input type="checkbox"/> 930th <input type="checkbox"/> 931st <input type="checkbox"/> 932nd <input type="checkbox"/> 933rd <input type="checkbox"/> 934th <input type="checkbox"/> 935th <input type="checkbox"/> 936th <input type="checkbox"/> 937th <input type="checkbox"/> 938th <input type="checkbox"/> 939th <input type="checkbox"/> 940th <input type="checkbox"/> 941st <input type="checkbox"/> 942nd <input type="checkbox"/> 943rd <input type="checkbox"/> 944th <input type="checkbox"/> 945th <input type="checkbox"/> 946th <input type="checkbox"/> 947th <input type="checkbox"/> 948th <input type="checkbox"/> 949th <input type="checkbox"/> 950th <input type="checkbox"/> 951st <input type="checkbox"/> 952nd <input type="checkbox"/> 953rd <input type="checkbox"/> 954th <input type="checkbox"/> 955th <input type="checkbox"/> 956th <input type="checkbox"/> 957th <input type="checkbox"/> 958th <input type="checkbox"/> 959th <input type="checkbox"/> 960th <input type="checkbox"/> 961st <input type="checkbox"/> 962nd <input type="checkbox"/> 963rd <input type="checkbox"/> 964th <input type="checkbox"/> 965th <input type="checkbox"/> 966th <input type="checkbox"/> 967th <input type="checkbox"/> 968th <input type="checkbox"/> 969th <input type="checkbox"/> 970th <input type="checkbox"/> 971st <input type="checkbox"/> 972nd <input type="checkbox"/> 973rd <input type="checkbox"/> 974th <input type="checkbox"/> 975th <input type="checkbox"/> 976th <input type="checkbox"/> 977th <input type="checkbox"/> 978th <input type="checkbox"/> 979th <input type="checkbox"/> 980th <input type="checkbox"/> 981st <input type="checkbox"/> 982nd <input type="checkbox"/> 983rd <input type="checkbox"/> 984th <input type="checkbox"/> 985th <input type="checkbox"/> 986th <input type="checkbox"/> 987th <input type="checkbox"/> 988th <input type="checkbox"/> 989th <input type="checkbox"/> 990th <input type="checkbox"/> 991st <input type="checkbox"/> 992nd <input type="checkbox"/> 993rd <input type="checkbox"/> 994th <input type="checkbox"/> 995th <input type="checkbox"/> 996th <input type="checkbox"/> 997th <input type="checkbox"/> 998th <input type="checkbox"/> 999th <input type="checkbox"/> 1000th <input type="checkbox"/> 1001st <input type="checkbox"/> 1002nd <input type="checkbox"/> 1003rd <input type="checkbox"/> 1004th <input type="checkbox"/> 1005th <input type="checkbox"/> 1006th <input type="checkbox"/> 1007th <input type="checkbox"/> 1008th <input type="checkbox"/> 1009th <input type="checkbox"/> 1010th <input type="checkbox"/> 1011st <input type="checkbox"/> 1012nd <input type="checkbox"/> 1013rd <input type="checkbox"/> 1014th <input type="checkbox"/> 1015th <input type="checkbox"/> 1016th <input type="checkbox"/> 1017th <input type="checkbox"/> 1018th <input type="checkbox"/> 1019th <input type="checkbox"/> 1020th <input type="checkbox"/> 1021st <input type="checkbox"/> 1022nd <input type="checkbox"/> 1023rd <input type="checkbox"/> 1024th <input type="checkbox"/> 1025th <input type="checkbox"/> 1026th <input type="checkbox"/> 1027th <input type="checkbox"/> 1028th <input type="checkbox"/> 1029th <input type="checkbox"/> 1030th <input type="checkbox"/> 1031st <input type="checkbox"/> 1032nd <input type="checkbox"/> 1033rd <input type="checkbox"/> 1034th <input type="checkbox"/> 1035th <input type="checkbox"/> 1036th <input type="checkbox"/> 1037th <input type="checkbox"/> 1038th <input type="checkbox"/> 1039th <input type="checkbox"/> 1040th <input type="checkbox"/> 1041st <input type="checkbox"/> 1042nd <input type="checkbox"/> 1043rd <input type="checkbox"/> 1044th <input type="checkbox"/> 1045th <input type="checkbox"/> 1046th <input type="checkbox"/> 1047th <input type="checkbox"/> 1048th <input type="checkbox"/> 1049th <input type="checkbox"/> 1050th <input type="checkbox"/> 1051st <input type="checkbox"/> 1052nd <input type="checkbox"/> 1053rd <input type="checkbox"/> 1054th <input type="checkbox"/> 1055th <input type="checkbox"/> 1056th <input type="checkbox"/> 1057th <input type="checkbox"/> 1058th <input type="checkbox"/> 1059th <input type="checkbox"/> 1060th <input type="checkbox"/> 1061st <input type="checkbox"/> 1062nd <input type="checkbox"/> 1063									

DEPARTMENT OF BUILDINGS

CONDITIONS AND STIPULATIONS

The approval of this application and issuance of permit applies to specified work only and does not constitute an approval of the building.

BUILDING INSPECTOR, BUREAU OF BUILDINGS

DATE:

REASON:

6/26/80

Hold for

2 sets of plans

NOTIFIED MR.

Owner

APPROVED: *as per plan*

3/03/84
PH-2

DATE:

REASON:

CATEGORICALLY EXEMPT FROM BUILDING DEPARTMENT OF CITY PLANNING

DEPARTMENT OF CITY PLANNING

NOTIFIED MR.

APPROVED:

DATE:

REASON:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION

DATE:

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:

REASON:

NOTIFIED MR.

APPROVED:

RESIDENTIAL ENV. INSPECTOR, DIV. OF ART & HOTELING, B.U.

DATE:

REASON:

NOTIFIED MR.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION.

NUMBER OF ATTACHMENTS: 2

SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

EXHIBIT F

* This CFC is for PA 8005432
which is for a change
From Market Street office



* PA 8005432 was signed
off on Feb 4th 1981 but
no CFC was given. as required

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 799 Castro St
(number) (street)

3603/024
(block and lot)

Permit Application No: 8005432 / Type of Construction: TB Stories: 1 Dwelling Units: 0

Basements: 0 Occupancy Classification: B No. of Guestrooms: 0 with cooking facilities: 0

Description of Construction: Change Market to office (owner occupy) No structural changes
change one existing door to window, new window and new door, new bathroom fixtures and
copper plumbing, new concrete foundation wall on property to support small decks
This permit was for change Market store to office per permit and plans
A separate structure exists on the lot which is a 2 story 2 unit residential building 3818-3820

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both
to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant
to Section 109A of the San Francisco Building Code.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the Municipal Codes of the
City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the
premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you
wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

This certificate issued on: Aug 31st 2015
* PA 8005432 was signed off
Tom C. Hui on Feb 4th 1981 but CFC was
not issued.
Tom C. Hui, S.E., C.B.O., Acting Director
by: Joseph Duffy Building Inspector
(Signature) Printed Name

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)

EXHIBIT G



TECTA
associates
ARCHITECTURE
INTERIORS
PLANNING

227 1ST STREET
SAN FRANCISCO, CA 94110
Tel. 415-382-5857
Fax. 415-382-5044

WWW.TECTA.COM



ARCHITECTURAL PROJECT NO.

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	ISSUED	5-10-12
2	REVISION	5-10-12
3	REVISION	5-10-12
4	REVISION	5-10-12
5	REVISION	5-10-12
6	REVISION	5-10-12
7	REVISION	5-10-12
8	REVISION	5-10-12
9	REVISION	5-10-12
10	REVISION	5-10-12
11	REVISION	5-10-12
12	REVISION	5-10-12
13	REVISION	5-10-12
14	REVISION	5-10-12
15	REVISION	5-10-12
16	REVISION	5-10-12
17	REVISION	5-10-12
18	REVISION	5-10-12
19	REVISION	5-10-12
20	REVISION	5-10-12
21	REVISION	5-10-12
22	REVISION	5-10-12
23	REVISION	5-10-12
24	REVISION	5-10-12
25	REVISION	5-10-12
26	REVISION	5-10-12
27	REVISION	5-10-12
28	REVISION	5-10-12
29	REVISION	5-10-12
30	REVISION	5-10-12
31	REVISION	5-10-12
32	REVISION	5-10-12
33	REVISION	5-10-12
34	REVISION	5-10-12
35	REVISION	5-10-12
36	REVISION	5-10-12
37	REVISION	5-10-12
38	REVISION	5-10-12
39	REVISION	5-10-12
40	REVISION	5-10-12
41	REVISION	5-10-12
42	REVISION	5-10-12
43	REVISION	5-10-12
44	REVISION	5-10-12
45	REVISION	5-10-12
46	REVISION	5-10-12
47	REVISION	5-10-12
48	REVISION	5-10-12
49	REVISION	5-10-12
50	REVISION	5-10-12
51	REVISION	5-10-12
52	REVISION	5-10-12
53	REVISION	5-10-12
54	REVISION	5-10-12
55	REVISION	5-10-12
56	REVISION	5-10-12
57	REVISION	5-10-12
58	REVISION	5-10-12
59	REVISION	5-10-12
60	REVISION	5-10-12
61	REVISION	5-10-12
62	REVISION	5-10-12
63	REVISION	5-10-12
64	REVISION	5-10-12
65	REVISION	5-10-12
66	REVISION	5-10-12
67	REVISION	5-10-12
68	REVISION	5-10-12
69	REVISION	5-10-12
70	REVISION	5-10-12
71	REVISION	5-10-12
72	REVISION	5-10-12
73	REVISION	5-10-12
74	REVISION	5-10-12
75	REVISION	5-10-12
76	REVISION	5-10-12
77	REVISION	5-10-12
78	REVISION	5-10-12
79	REVISION	5-10-12
80	REVISION	5-10-12
81	REVISION	5-10-12
82	REVISION	5-10-12
83	REVISION	5-10-12
84	REVISION	5-10-12
85	REVISION	5-10-12
86	REVISION	5-10-12
87	REVISION	5-10-12
88	REVISION	5-10-12
89	REVISION	5-10-12
90	REVISION	5-10-12
91	REVISION	5-10-12
92	REVISION	5-10-12
93	REVISION	5-10-12
94	REVISION	5-10-12
95	REVISION	5-10-12
96	REVISION	5-10-12
97	REVISION	5-10-12
98	REVISION	5-10-12
99	REVISION	5-10-12
100	REVISION	5-10-12

DATE: 5-10-12
DRAWN: 5-10-12
CHECKED: 5-10-12
APPROVED: 5-10-12

PROPERTY
COMPARISONS
DRAWING NUMBER

A-0.1



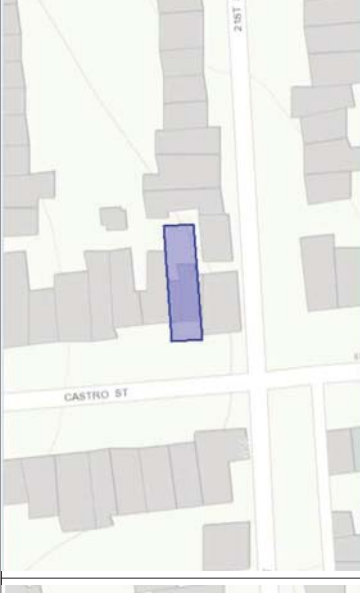
- ADDRESS: 746 CASTRO ST, SAN FRANCISCO, CA 94114
- PARCEL SHAPE: -
- PARCEL FRONTAGE: -
- PARCEL DEPTH: 25 FT
- CONSTRUCTION TYPE: WOOD OR STEEL FRAME
- USE TYPE: DWELLING
- UNITS: -
- STORIES: 3
- ROOMS: 7
- BEDROOMS: 1
- BATHROOMS: 1
- BASEMENT: -
- ASSESSED VALUES:
 - LAND: \$404,230.00
 - STRUCTURE: \$401,861.00
 - TOTAL: \$806,091.00
- PERSONAL PROPERTY: -
- LAST SALE: 3/10/1989
- LAST SALE PRICE: \$498,500.00
- YEAR BUILT: 1995
- BUILDING AREA: 2,316 SQ FT
- PARCEL AREA: 3,128 SQ FT

746 CASTRO STREET



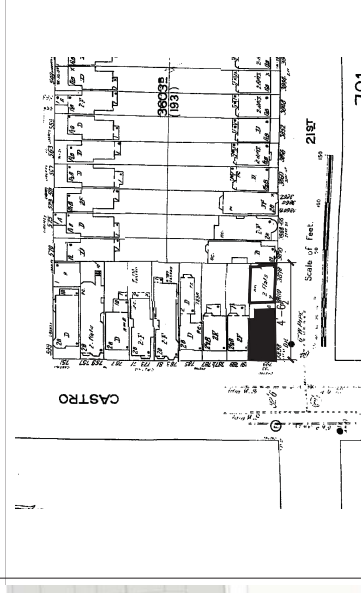
- ADDRESS: 767 CASTRO ST
- PARCEL SHAPE: -
- PARCEL FRONTAGE: -
- PARCEL DEPTH: -
- CONSTRUCTION TYPE: WOOD OR STEEL FRAME
- USE TYPE: DWELLING
- UNITS: 1
- STORIES: 3
- ROOMS: 4
- BEDROOMS: 2
- BATHROOMS: 2
- BASEMENT: -
- ASSESSED VALUES:
 - LAND: \$1,448,318.00
 - STRUCTURE: \$820,794.00
 - TOTAL: \$2,269,112.00
- PERSONAL PROPERTY: -
- LAST SALE: 1/14/2012
- LAST SALE PRICE: \$1,550,000.00
- YEAR BUILT: 1905
- BUILDING AREA: 3,097 SQ FT
- PARCEL AREA: 2,500 SQ FT

767 CASTRO STREET



- ADDRESS: 789 789 CASTRO ST, SAN FRANCISCO, CA 94114
- PARCEL SHAPE: -
- PARCEL FRONTAGE: -
- PARCEL DEPTH: -
- CONSTRUCTION TYPE: -
- USE TYPE: DWELLING
- UNITS: -
- STORIES: 4
- ROOMS: 9
- BEDROOMS: 2
- BATHROOMS: 3
- BASEMENT: -
- ASSESSED VALUES:
 - LAND: \$798,403.00
 - STRUCTURE: \$485,500.00
 - TOTAL: \$1,283,903.00
- PERSONAL PROPERTY: -
- LAST SALE: 7/5/2000
- LAST SALE PRICE: \$910,000.00
- YEAR BUILT: 1995
- BUILDING AREA: 2,728 SQ FT
- PARCEL AREA: 2,500 SQ FT

789 CASTRO STREET



- PROJECT DATA:
 - ADDRESS: 799 CASTRO STREET
 - CODE: 2013 S.F.C.
 - CONSTRUCTION TYPE: V-B
 - OCCUPANCY GROUP: R-3.1
 - FLOORS: 4 LEVELS - THREE STORES OVER A BASEMENT
 - FULL LOT AREA: 2,862 SQ. FT.
 - ZONING: R-42, RESIDENTIAL - TWO FAMILY
 - HEIGHT/BULK DISTRICT: 40-X
 - REAR SETBACK: 5 FEET AT PROPOSED LOT SUBDIVISION
- AREA SUMMARIES:
 - EXISTING BUILDING 2,860 SQ. FT. PER TRUE
 - PROPOSED BUILDING 13,207
 - FLOOR AREA 3,150 SQ. FT.
 - GARAGE: 300 SQ. FT.
 - BALCONY, PATIO AREAS: 340.5 SQ. FT.
 - SCOPE OF WORK:
 - ALTERATION OF EXISTING COMMERCIAL
 - CONVERSION OF OCCUPANCY TO R-3.

799 CASTRO STREET - PROPOSED



- ADDRESS: 464 HILL ST, SAN FRANCISCO, CA 94114
- PARCEL SHAPE: -
- PARCEL FRONTAGE: -
- PARCEL DEPTH: 14 FT
- CONSTRUCTION TYPE: WOOD OR STEEL FRAME
- USE TYPE: DWELLING
- UNITS: 1
- STORIES: 3
- ROOMS: 7
- BEDROOMS: 3
- BATHROOMS: 3
- BASEMENT: -
- ASSESSED VALUES:
 - LAND: \$1,836,510.00
 - STRUCTURE: \$1,224,324.00
 - TOTAL: \$3,060,834.00
- PERSONAL PROPERTY: -
- LAST SALE: 7/5/2000
- LAST SALE PRICE: \$2,357,500.00
- YEAR BUILT: 1995
- BUILDING AREA: 3,088 SQ FT
- PARCEL AREA: 2,850 SQ FT

464 HILL STREET



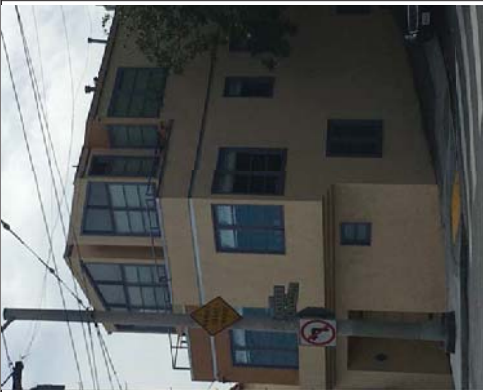
- ADDRESS: 3930 21ST ST
- PARCEL SHAPE: -
- PARCEL FRONTAGE: -
- PARCEL DEPTH: 88 FT
- CONSTRUCTION TYPE: WOOD OR STEEL FRAME
- USE TYPE: DWELLING
- UNITS: 1
- STORIES: 3
- ROOMS: 7
- BEDROOMS: 4
- BATHROOMS: 4
- BASEMENT: -
- ASSESSED VALUES:
 - LAND: \$1,123,132.00
 - STRUCTURE: \$779,250.00
 - TOTAL: \$1,902,382.00
- PERSONAL PROPERTY: -
- LAST SALE: 5/26/2003
- LAST SALE PRICE: \$1,500,000.00
- YEAR BUILT: 1995
- BUILDING AREA: 3,400 SQ FT
- PARCEL AREA: 2,550 SQ FT

3930 21st STREET

EXHIBIT H



765 SANCHEZ STREET



1006 CASTRO STREET



539 ELIZABETH ST.



1121 CASTRO STREET



799 CASTRO STREET - PROPOSED



3649 21st STREET



TECTA
associates
• ARCHITECTURE
• INTERIORS
• PLANNING

799 11th STREET
SAN FRANCISCO, CA 94110
Tel. 415-382-5857
Fax. 415-382-5044
WWW.MEUB.COM



ARCHITECTURAL PROJECT NO.:

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

REVISIONS	
NO.	REVISIONS
1	DESIGN
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS
11	REVISIONS
12	REVISIONS
13	REVISIONS
14	REVISIONS
15	REVISIONS
16	REVISIONS
17	REVISIONS
18	REVISIONS
19	REVISIONS
20	REVISIONS
21	REVISIONS
22	REVISIONS
23	REVISIONS
24	REVISIONS
25	REVISIONS
26	REVISIONS
27	REVISIONS
28	REVISIONS
29	REVISIONS
30	REVISIONS
31	REVISIONS
32	REVISIONS
33	REVISIONS
34	REVISIONS
35	REVISIONS
36	REVISIONS
37	REVISIONS
38	REVISIONS
39	REVISIONS
40	REVISIONS
41	REVISIONS
42	REVISIONS
43	REVISIONS
44	REVISIONS
45	REVISIONS
46	REVISIONS
47	REVISIONS
48	REVISIONS
49	REVISIONS
50	REVISIONS
51	REVISIONS
52	REVISIONS
53	REVISIONS
54	REVISIONS
55	REVISIONS
56	REVISIONS
57	REVISIONS
58	REVISIONS
59	REVISIONS
60	REVISIONS
61	REVISIONS
62	REVISIONS
63	REVISIONS
64	REVISIONS
65	REVISIONS
66	REVISIONS
67	REVISIONS
68	REVISIONS
69	REVISIONS
70	REVISIONS
71	REVISIONS
72	REVISIONS
73	REVISIONS
74	REVISIONS
75	REVISIONS
76	REVISIONS
77	REVISIONS
78	REVISIONS
79	REVISIONS
80	REVISIONS
81	REVISIONS
82	REVISIONS
83	REVISIONS
84	REVISIONS
85	REVISIONS
86	REVISIONS
87	REVISIONS
88	REVISIONS
89	REVISIONS
90	REVISIONS
91	REVISIONS
92	REVISIONS
93	REVISIONS
94	REVISIONS
95	REVISIONS
96	REVISIONS
97	REVISIONS
98	REVISIONS
99	REVISIONS
100	REVISIONS

DATE: 04/15/14
PROJECT NAME: 030117

DRAWING TITLE:
**BUILDING TYPE
COMPARISONS**
DRAWING NUMBER:

A-0.2

EXHIBIT I



This page intentionally left blank.

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Hatef Moghimi	
PROPERTY OWNER'S ADDRESS: 799 Castro Street San Francisco, CA 94114	TELEPHONE: (415) 425-1815 EMAIL: hatef@me.com

APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Thomas Tunny <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
ADDRESS: Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104	TELEPHONE: (415) 567-9000 EMAIL: ttunny@reubenlaw.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 799 Castro Street / 3878-3880 21st Street	ZIP CODE: 94114
CROSS STREETS: Liberty Street and 21st Street	

ASSESSORS BLOCK/LOT: 3603/ 1024	LOT DIMENSIONS: 26.5' x 100'	LOT AREA (SQ FT): 2,650	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X
---	--	-----------------------------------	---------------------------------	--------------------------------------

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Residential and Office	
	PROPOSED USE: Residential		
	BUILDING APPLICATION PERMIT NO.: 2014-0919-6883 2017-0404-3134		DATE FILED: 09-19-14 04-04-17

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	3	3	1	4
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	1	1
Loading Spaces	0	0	0	0
Number of Buildings	2	1	1	2
Height of Building(s)	18' / 27'	0 / 27'	13'	40' / 27'
Number of Stories	1 / 2	0 / 2	4	4 / 2
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	2,245	2,245	3,150	5,395
Retail	0	0	0	0
Office	1,100	0	(1,100)	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	279	279
Other (Specify Use)	0	0	0	0
TOTAL GSF	3,345	2,245	2,329	5,674
Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed)				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Dwelling unit demolition pursuant to Planning Code Section 317 and Conditional Use Authorization pursuant to Planning Code Section 303.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Please see Attachment A.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Please see Attachment B.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Please see Attachment B.

3. That the City's supply of affordable housing be preserved and enhanced;

Please see Attachment B.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Please see Attachment B.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Please see Attachment B.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Please see Attachment B.

7. That landmarks and historic buildings be preserved; and

Please see Attachment B.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

Please see Attachment B.

Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use	
OCCUPANCY CLASSIFICATION: R-3	
BUILDING TYPE: V.B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 3,925	BY PROPOSED USES: All Residential
ESTIMATED CONSTRUCTION COST: \$900,000	
ESTIMATE PREPARED BY: Ahmad Mohazab, Architect	
FEE ESTABLISHED: \$7,620.00	

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: 4.13.17

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

Thomas Tunny

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below 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 and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/> N/A
Address labels (original), if applicable	<input type="checkbox"/> N/A
Address labels (copy of the above), if applicable	<input type="checkbox"/> N/A
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

ATTACHMENT A

Under Planning Code Section 303(c), the Planning Commission shall approve the application and authorize a conditional use if the facts presented are such to establish the following:

1. Desirability and Compatibility of project

Planning Code Section 303(c)(1) requires that facts be established which demonstrate the following:

That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The project is necessary and desirable because it will remove a non-complying office use from a residential neighborhood and replace it with a residential use. The project will add a family-sized single family home to the subject property where family-sized housing is strongly encouraged by City Planning and Zoning policies. The new residence is carefully designed to be compatible with existing neighborhood character, and is of a size comparable to other single-family homes in the neighborhood.

2. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code Section 303(c)(2) requires that facts be established that demonstrate the following:

That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

(a) **The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

The project will demolish a dilapidated existing structure and replace it with a single-family home that is sensitively designed to minimize impacts on the adjacent residence, and of a size, shape and arrangement similar to other single-family homes in this neighborhood. For these reasons, the project will not be detrimental to the health, safety, convenience or general welfare.

(b) **The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.**

The project adds a single-family home to the subject property, which will not impact traffic patterns in the neighborhood. One off-street parking space is provided where none exist

presently. The property is well-served by public transit. The 24, 33, 35, and J Church MUNI bus lines, and the Castro MUNI station, all are within a few blocks of the Property. As a result, the project will not be detrimental to the neighborhood due to its effect on accessibility and traffic patterns.

- (c) **The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.**

The project adds a single-family home to the property, which will not produce noxious or offensive emissions such as noise, glare, dust and odor.

- (d) **Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.**

The property will be thoughtfully landscaped and provide usable open space as required the Planning Code, and will provide an off-street parking space where none exists presently.

3. Compliance with the General Plan.

Planning Code Section 303(c)(3) requires that facts be established that demonstrate the following:

That such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the Master Plan.

*The project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, and specifically the **Housing Element of the General Plan**, as follows:*

Housing Element

Policy 11.1: Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.5: Promote the construction of well-designed housing that enhances existing neighborhood character.

The project provides well-designed new housing that enhances existing neighborhood character, consistent with these policies.

ATTACHMENT B

PRIORITY MASTER PLAN POLICIES FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The project is consistent with each of these policies as follows:

- 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.**

The project will remove a non-complying office use and provide a new single-family home, and therefore will have no impact existing neighborhood-serving retail uses.

- 2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

The project will remove a non-complying office use and provide a new, well-designed single-family home, making the property more compatible with existing neighborhood character.

- 3. That the City's supply of affordable housing be preserved and enhanced.**

The project will have no effect on affordable housing, as it will remove a non-complying office use and provide a new single-family home.

- 4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

The project will remove a non-complying office use and provide a new single-family home, and therefore will not create any additional commuter traffic. The property is well-served by public transit. The 24, 33, 35, and J Church MUNI bus lines, and the Castro MUNI station, all are within a few blocks of the Property.

- 5. That a diverse economic base be maintained by protecting our industrial and service**

sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will remove a non-complying office use and provide a new single-family home, and does not propose a commercial office use.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

The project will conform to the requirements of the San Francisco Building Code, and thus will meet this policy.

- 7. That landmarks and historic buildings be preserved.**

The project is not located in a landmark or historic building, or in a Conservation District or Historic District. The project will have no effect on any historic resource.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.**

The project is not located near any public parks or open space and will therefore have no effect on such resources.

APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Hatef Moghimi	
PROPERTY OWNER'S ADDRESS: 799 Castro Street San Francisco, CA 94114	TELEPHONE: (415) 425-1815 EMAIL: hatef@me.com

APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Thomas Tunny <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
ADDRESS: Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104	TELEPHONE: (415) 567-9000 EMAIL: ttunny@reubenlaw.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 799 Castro Street / 3878-3880 21st Street		ZIP CODE: 94114
CROSS STREETS: Liberty Street and 21st Street		
ASSESSORS BLOCK/LOT: 3603 / 1024	LOT DIMENSIONS: 26.5' x 100'	LOT AREA (SQ FT): 2,650
ZONING DISTRICT: RH-2		HEIGHT/BULK DISTRICT: 40-X

3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S): 2014-0919-6883 2017-0404-3134 DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 06/01/2007	DATE FILED: 09-19-14 04-04-17
	ELLIS ACT Was the building subject to the Ellis Act within the last decade?		YES NO <input type="checkbox"/> <input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND OR ADDITION	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	3	3	1	4
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	1	1
Loading Spaces	0	0	0	0
Number of Buildings	2	1	1	2
Height of Building(s)	18' / 27'	0 / 27'	13'	40' / 27'
Number of Stories	1 / 2	0 / 2	4	4 / 2
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	2,245	2,245	3,150	5,395
Retail	0	0	0	0
Office	1,100	0	(1,100)	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	279	279
Other (Specify Use)	0	0	0	0
TOTAL GSF	3,345	2,245	2,329	5,674

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0	1	1
Rental Units:	3	3	0
Total Units:	3	4	1
Units subject to Rent Control:	3	3	0
Vacant Units:	1	0	(1)

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	0	3	3
Rental Bedrooms:	2	2	0
Total Bedrooms:	2	5	3
Bedrooms subject to Rent Control:	2	2	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	1	900	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	1	1	900	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	2	1	900	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input checked="" type="checkbox"/> RENT CONTROL
PROPOSED	2	1	900	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	
EXISTING	3	0	474	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	3	0	474	<input type="checkbox"/> OWNER OCCUPIED <input checked="" type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

The fourth dwelling unit will be a new, single-family residence with three bedrooms and a total floor area of approximately 3,150 square feet.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Please see Attachment A.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

Please see Attachment A.

3. That the City's supply of affordable housing be preserved and enhanced;

Please see Attachment A.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Please see Attachment A.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

Please see Attachment A.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Please see Attachment A.

7. That landmarks and historic buildings be preserved; and

Please see Attachment A.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

Please see Attachment A.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); OR
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If no, submittal of a credible appraisal is required with the application.			
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO		
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

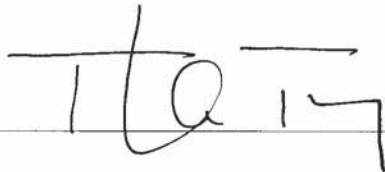
	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: Other information or applications may be required.

Signature: _____



Date: _____

7-13-17

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

Thomas Tunny

Owner / Authorized Agent (circle one)

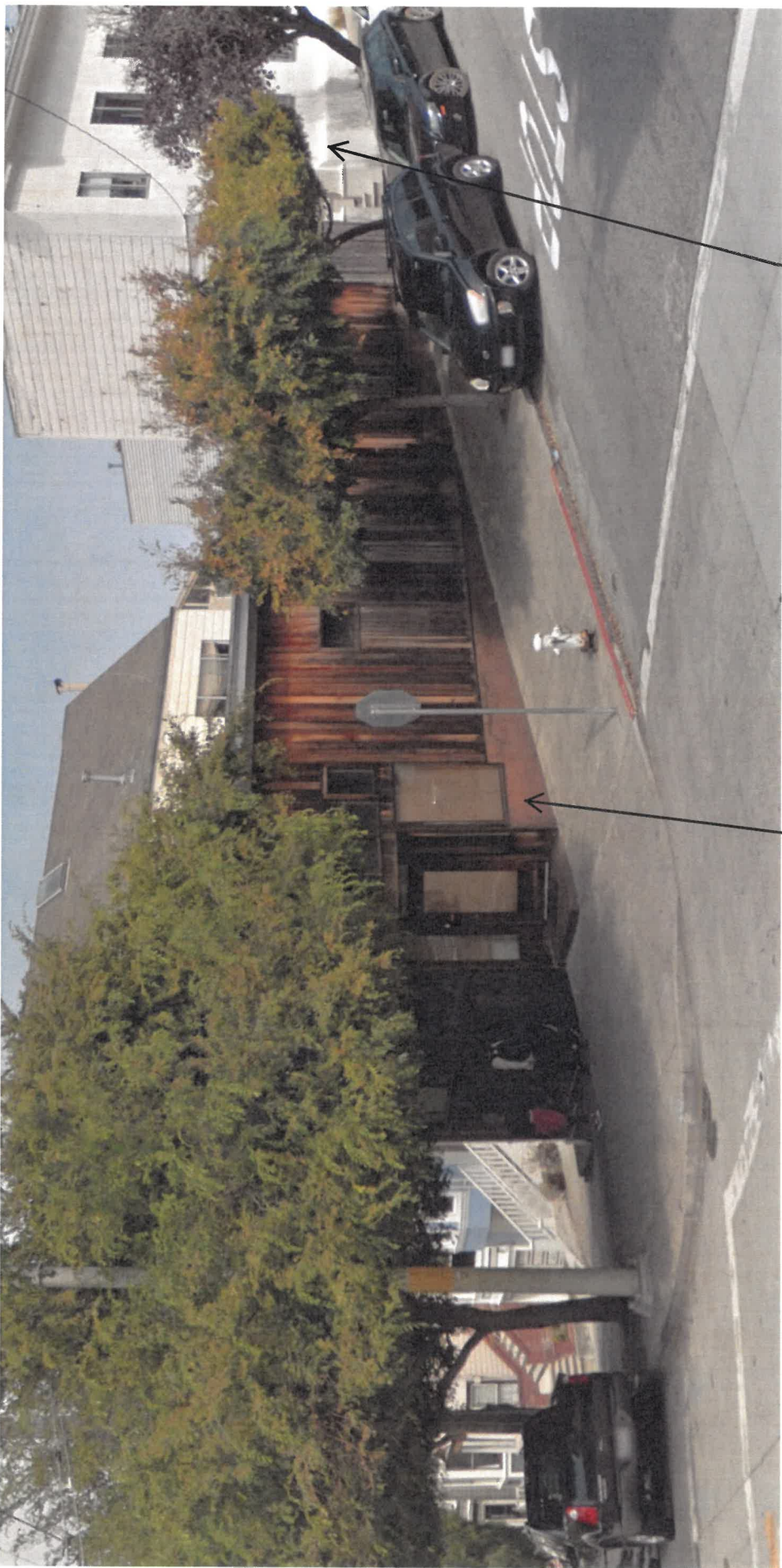


799 Castro Street

3878-3880 21st Street



799 Castro Street



799 Castro Street

3878-3880 21st Street

3878-3880 21st Street



799 Castro Street



3878-3880 21st Street

ATTACHMENT A

PRIORITY MASTER PLAN POLICIES FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The project is consistent with each of these policies as follows:

- 1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.**

The project will remove a non-complying office use and provide a new single-family home, and therefore will have no impact existing neighborhood-serving retail uses.

- 2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

The project will remove a non-complying office use and provide a new, well-designed single-family home, making the property more compatible with existing neighborhood character.

- 3. That the City's supply of affordable housing be preserved and enhanced.**

The project will have no effect on affordable housing, as it will remove a non-complying office use and provide a new single-family home.

- 4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

The project will remove a non-complying office use and provide a new single-family home, and therefore will not create any additional commuter traffic. The property is well-served by public transit. The 24, 33, 35, and J Church MUNI bus lines, and the Castro MUNI station, all are within a few blocks of the Property.

- 5. That a diverse economic base be maintained by protecting our industrial and service**

sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will remove a non-complying office use and provide a new single-family home, and does not propose a commercial office use.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

The project will conform to the requirements of the San Francisco Building Code, and thus will meet this policy.

- 7. That landmarks and historic buildings be preserved.**

The project is not located in a landmark or historic building, or in a Conservation District or Historic District. The project will have no effect on any historic resource.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.**

The project is not located near any public parks or open space and will therefore have no effect on such resources.

CASE NUMBER:
For Staff Use only

APPLICATION FOR Variance from the Planning Code

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: HATEF MOGHIMI		TELEPHONE: (415) 425-1815
PROPERTY OWNER'S ADDRESS: P.O. BOX 77322 SF. CA 94107		EMAIL: HATEF@MAC.COM
APPLICANT'S NAME: AHMAD MOHAZAB		TELEPHONE: (415) 362-5857 415 823-0915
APPLICANT'S ADDRESS: TECTA ASSOCIATES 2747 19TH ST. SF. CA 94110		EMAIL: Ahmad@tectacorp.com
CONTACT FOR PROJECT INFORMATION: APPLICANT		TELEPHONE: ()
ADDRESS:		EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 799 CASTRO STREET / (3878-3880 21ST ST)	ZIP CODE: 94117			
CROSS STREETS: 21ST ST.				
ASSESSORS BLOCK/LOT: 3603 1024	LOT DIMENSIONS: 60x265	LOT AREA (SQ FT): 2650	ZONING DISTRICT: PH-2	HEIGHT/BULK DISTRICT: 40X

3. Project Description

(Please check all that apply)	ADDITIONS TO BUILDING:	PRESENT OR PREVIOUS USE: 2 RESIDENTIAL UNITS + COMMERCIAL/OFFICE
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Rear	PROPOSED USE: 2 RESIDENTIAL UNITS
<input type="checkbox"/> Change of Hours	<input checked="" type="checkbox"/> Front	BUILDING APPLICATION PERMIT NO.:
<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Height	DATE FILED:
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Side Yard	
<input type="checkbox"/> Demolition		
<input type="checkbox"/> Other Please clarify: _____		

* NOTE: BOX SPLIT,

LOT WEST	LOT EAST
799	3878
CASTRO	2121 ST.

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND CE ADDITION	PROJECT TOTALS	
2	Com/Inc 2	1	2	
—	—	—	—	
0	N.A.	1	1	
—	—	—	—	
2	1	1	2	
18.4 28	— 28	40 —	40 28	*
1 2+B	— 2+B	3+B —	3+B 2+B	*
—	—	—	—	
TOTALS (MAXIMUM ESTIMATES)				
0 2,316	0 2,316	3,315 185	3,315 2,501	*
—	—	—	—	
1,244.9	—	—	—	
—	—	—	—	
0	N.A.	272	272	
—	—	—	—	
			3587 2501	

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.
(Attach a separate sheet if more space is needed)

VARIANCE FROM Sec. 132 (J) (1)
FOR FRONT SETBACK ON CASTRO STREET.

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

SEE ATTACHED

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

SEE ATTACHED

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

3. That the City's supply of affordable housing be preserved and enhanced;

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

CASE NUMBER:
For Staff Use only

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

7. That landmarks and historic buildings be preserved; and

8. That our parks and open space and their access to sunlight and vistas be protected from development.

Estimated Construction Costs

TYPE OF APPLICATION:	
VARIANCE	
OCCUPANCY CLASSIFICATION:	
A-	
BUILDING TYPE:	
I-1	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
	RESIDENTIAL
ESTIMATED CONSTRUCTION COST:	
\$ 850,000. -	
ESTIMATE PREPARED BY:	
William Pastelinsky / Arunas Moharab	
FEE ESTABLISHED:	

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: 12.26.17

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

Arunas Moharab
Owner / Authorized Agent (circle one)



See Updated Findings
Submitted 2/9/18

December 8, 2015

Re: 799 Castro and 3876 21st Street
Variance Findings

FRONT SETBACK VARIANCE

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator must find that the facts presented are such to establish the findings stated below.

1-That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

The subject property is exceptional and extraordinary because the property contains two existing structures that occupy most of the lot area; thus, the available building envelope is highly constrained. Moreover, the front structure is occupied with a nonconforming commercial use that is inconsistent with the prevailing residential character of the neighborhood. Finally, the front façade of the existing structure, which will remain in the same location, already is nearly coterminous with the front property line.

2-That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

The existing structures were not constructed by the project applicant and were constructed prior to the imposition of the current front setback regulations. The project applicant does not intend to demolish the existing building, but instead will add to the existing building.

3-That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

The variance will allow for the preservation and enjoyment of a substantial property right possessed by other properties in the same district as this is a corner lot and there are at least seven lots located at or near the eight corners of this Assessor's block that have similar lot coverage. In addition, the variance will allow for the replacement of a nonconforming commercial use with a residential use, as is enjoyed by other properties in this residential district.

4-That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

The variance will not be materially detrimental or materially injurious because it will allow for construction of a residence compatible in size and bulk with the other residences in the neighborhood, and will allow for the replacement of a nonconforming commercial use with a residential use in a residentially zoned neighborhood. The project will be beneficial to the public welfare by allowing new housing to be added, which will incrementally improve the City's current housing crisis.

5-That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

The proposed project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, as follows:

Housing Element

OBJECTIVE 1: *Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.*

The project satisfies this policy of the General Plan's Housing Element by allowing the replacement of a nonconforming commercial use in the existing structure on the front portion of the property with a residential use. This will help meet the City's housing needs while having as minimal an impact as is possible on the surrounding neighborhood.

OBJECTIVE 11: *SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.*

Policy 11.3: *Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.*

Policy 11.5: *Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.*

The proposed project satisfies these policies by accommodating growth and adding density by allowing the replacement of a nonconforming commercial use in the existing structure on the front portion of the property with a residential use, consistent with the existing residential neighborhood character.

OBJECTIVE 13 *Prioritize sustainable development in planning for and constructing new housing.*

Policy 13.1 *Support "smart" regional growth that locates new housing close to jobs and transit.*

The proposed project adds new housing close to jobs and transit. The project is within blocks of the J Muni line, the 24, 33 and 48 Muni bus lines, and is only a short distance from the Castro Street Muni station.

REAR YARD VARIANCE

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator must find that the facts presented are such to establish the findings stated below.

1-That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

The subject property is exceptional and extraordinary in that a second structure, which contains two residential units, already exists in the required rear yard. Moreover, the front structure is occupied with a nonconforming commercial use that is inconsistent with the prevailing residential character of the neighborhood. Finally, because of the two existing structures on the lot, and the proposed lot split that will allow the replacement of a nonconforming commercial use with a residential use, the resulting lot sizes and buildable envelope are highly constrained.

2-That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

The existing structures were not constructed by the project applicant and were constructed prior to the imposition of the current rear yard regulations. The project applicant does not intend to demolish the existing building, but instead will add to the existing building.

3-That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

The variance will allow for the preservation and enjoyment of a substantial property right possessed by other properties in the same district as this is a corner lot and there are at least seven lots located at or near the eight corners of this Assessor's block that have similar lot coverage. In addition, the variance will allow for the replacement of a commercial use with a residential use, as is enjoyed by other properties in this residential district.

4-That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

The variance will not be materially detrimental or materially injurious because it will allow for construction of a residence compatible in size and bulk with the other residences in the neighborhood, and will allow for the replacement of a nonconforming commercial use with a residential use in a residentially zoned neighborhood. The project will be beneficial to the public welfare by allowing new housing to be added, which will incrementally improve the City's current housing crisis.

5-That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

The proposed project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, as follows:

Housing Element

OBJECTIVE 1: *Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.*

The project satisfies this policy of the General Plan's Housing Element by allowing the replacement of a nonconforming commercial use in the existing structure on the front portion of the property with a residential use. This will help meet the City's housing needs while having as minimal an impact as is possible on the surrounding neighborhood.

OBJECTIVE 11: *SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.*

Policy 11.3: *Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.*

Policy 11.5: *Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.*

The proposed project satisfies these policies by accommodating growth and adding density by allowing the replacement of a nonconforming commercial use in the existing structure on the front portion of the property with a residential use, consistent with the existing residential neighborhood character.

OBJECTIVE 13 *Prioritize sustainable development in planning for and constructing new housing.*

Policy 13.1 *Support "smart" regional growth that locates new housing close to jobs and transit.*

The proposed project adds new housing close to jobs and transit. The project is within blocks of the J Muni line, the 24, 33 and 48 Muni bus lines, and is only a short distance from the Castro Street Muni station.

To whom it may concern:

The proposed variances at 799 Castro are unjustified exceptions to the zoning provisions of the neighborhood. There is nothing exceptional about the parcel of land at issue that justifies the increased density or lack of open space. Perhaps this neighborhood should consider adopting a higher density zoning, but such a discussion should occur outside of individual zoning requests. Here the applicant seeks to increase the number of units in an already non-conforming property. There is nothing exceptional or extraordinary about the plot of land in question justifying an increase to four units in a R-2 neighborhood.

As the Administrator is well-aware, a variance requires satisfaction of a five part test set forth in Section 305(c) of the Planning Code:

Determination. The Zoning Administrator shall hold a hearing on the application, provided, however, that if the variance requested involves a deviation of less than 10 percent from the Code requirement, the Zoning Administrator may at his option either hold or not hold such a hearing. No variance shall be granted in whole or in part unless there exist, and the Zoning Administrator specifies in his findings as part of a written decision, facts sufficient to establish:

- (1) That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
- (2) That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;
- (3) That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
- (4) That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
- (5) That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Here, we need not discuss items 4 and 5, as the Applicant cannot satisfy any of the first three factors. First, there are no “exceptional or extraordinary circumstance applying to the property involved.” The property is a standard, rectangular corner lot. The only potentially extraordinary circumstance is the existence of a single story commercial unit on the lot with the two-unit apartment building. However, the mere existence of this short grandfathered building does not justify the requested variances. An existing building is not sufficient justification for a further variance. See Planning Code Section 172(b), “No existing structure which fails to meet the requirements of this Code in any manner as described in Subsection (a) above, . . . shall be constructed, reconstructed, enlarged, altered or relocated so as to increase the discrepancy, or to create a new discrepancy, at any level of the structure, between existing conditions on the lot

and the required standards for new construction set forth in this Code.” The new proposed building would aggravate the existing code violation by building a much taller vertical wall with no setback, and it does not create a justification for allowing twice the neighborhood density on this single property.

Even if we were to consider the existence of a building on the lot as “exceptional or extraordinary,” the Applicant still fails the second part of the test. The Applicant purchased the property in exactly the state it is in now. How can one state that maintaining minimum lot sizes in the neighborhood “would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property” when neither the property nor code have changed since the Applicant’s purchase? There is no unnecessary hardship here, and the property is livable in its current state. The Applicant purchased this property aware of the zoning restrictions and now seeks to alter the property in violation of such restrictions.

Finally, the variances are not required to maintain “a substantial property right of the subject property, possessed by other property in the same class of district.” The property currently maintains the rights of other properties in the district, and subdividing the lot is not necessary to maintain any property rights. There are already two units on the property, consistent with the maximum allowed in the neighborhood. The Applicant is not seeking to maintain a property right, the Applicant is seeking to gain an additional property right that is not allowed other properties in the district. If the Applicant had purchased a conforming property with no additional building on it, would we be here considering adding a fourth unit to a parcel in an R-2 neighborhood?

With respect to the actual design of the proposed structure, it is plainly incompatible with the buildings around it. While the existing single story building is also not perfectly consistent with the neighborhood, it is at least small enough to be missed. This structure will dominate the entire corner. Lastly, roof decks are not a consistent with neighborhood structures.

In sum, there is no reason to allow a density variance, abandon the local planning with respect to outdoor space, nor create a 40 foot wall with no setback on the corner of 21st and Castro. If the Planning Department believes that this neighborhood should take a different approach to density, let’s have a discussion about revising the zoning regulations in the neighborhood. However, until that time, additional density should not be done on an ad hoc exception basis here.

Regards,

Joseph Giometti
806 Castro St.

Tran, Nancy (CPC)

From: Kimba Higgins <higberts@mac.com>
Sent: Wednesday, October 11, 2017 12:40 PM
To: Tran, Nancy (CPC); richhillissf@gmail.com
Subject: Re: Case #2017-004562CUA

Dear All,

I'm planning on attending Thursday hearing to speak out against this project, however I understand it been postponed yet again. Please confirm that the hearing has been cancelled and if so please advised the new date. I await information from Planning staff on the new date for the hearing.

Kimberly Higgins
[Higberts@mac.com](mailto:higberts@mac.com)

Sent from my iPad

Tran, Nancy (CPC)

From: Mitch Horowitz <mhwitz@gmail.com>
Sent: Wednesday, October 11, 2017 7:35 PM
To: richhillissf@gmail.com
Cc: Tran, Nancy (CPC); Ionin, Jonas (CPC)
Subject: Concerning Appeal No. 16-137 - 799 Castro Street

To The Planning Commission President, Secretary and Planner,

Myself and my Husband live at 3881 21st Street and have been active in trying to reason with the developer to modify their design and to reduce the variances that they are requesting as these will disrupt the nature of the historic neighborhood. Enough has already been done in the past and we need to strive to maintain the feeling of what we still have.

I have been to the local meetings in the past and I had been planing on attending tomorrow's meeting. However I will not be in attendance, as well as many of my other neighbors, as we have been informed that developer has requested a continuance. I am relying on this request to not attend.

I have no objection to a new neighborhood-appropriate family dwelling being constructed on the site. I have severe objections for all the variances as they are out of the character of the neighborhood. I am also hoping that the removal of the trees that are at the property will be be part of the plans as these trees are critical to feeling of the area.

Very sincerely,

Mitchell Horowitz
home owner at 3881 21st Street.

Tran, Nancy (CPC)

From: kbdelara@comcast.net
Sent: Wednesday, October 11, 2017 9:17 PM
To: richhillissf@gmail.com; Ionin, Jonas (CPC); Tran, Nancy (CPC)
Subject: Appeal #16-137 - 799 Castro Street

To Whom It May Concern:

This appeal was previously scheduled for a hearing on October 12 at 1:00 PM, and we had made plans to attend. However, I understand the developer has again requested a continuance.

I would first like to express my frustration with the many delays, continuances, cancellations, etc., that have occurred in regard to this appeal. My husband and I live in the East Bay, and we have arranged our schedules multiple times over the past year so that we could attend a hearing to express our objections to the developer's plans. Each time the matter has been postponement at the last minute.

My husband and I have investment property on 21st Street. We lived there for many years and love the neighborhood; we also strongly believe that this project is inappropriate as currently configured. We believe our property values will be adversely affected if this plan is allowed to be built. And we are not the only ones to feel this way. There are significant objections from many other neighbors, mostly regarding the multiple variances that are being sought by the developer.

We had made special plans to attend the appeal hearing, but once again we have been told the hearing has been put off. We would like to express our strong objections to the variances that are being requested for this project. For the record, we have no objections to a structure being built within the established guidelines for this area, but this developer's requests for variances are beyond the pale.

Please advise me when the matter will finally be heard.

Thank you,

Karen and John DeLara
Owners of 3855 21st Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
799 Castro Street / 3878 21ST ST		3603/024
Case No.		Permit No.
2008.0410E		201409196883
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. 799 Castro Street: change of use from commercial to residential, addition of three stories. 3878 21st Street: Addition to the existing residential structure not visible from the street. Window alteration at front façade. 3 dwelling units to be located at 3878 21st st. Lot line adjustment		

STEP 1: EXEMPTION CLASS

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.; change of use under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 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 checked="" 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch
Archeo Review complete 2/12/2018-- no effects

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT 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 checked="" 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-around;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Comments (optional): 799 Castro Street rated as a C building per Historic Resource Evaluation Response. 3878-3880 21st Street not evaluated, however (N) openings at lower level of main façade for windows are compatible in proportion, size and	
Preservation Planner Signature: Marcelle Boudreaux	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 02/12/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
799 Castro Street / 3878 21ST ST		3603/024
Case No.	Previous Building Permit No.	New Building Permit No.
2008.0410	201409196883	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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.	

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:

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

February 8, 2018

VIA E-MAIL

Nancy Tran
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
Nancy.H.Tran@sfgov.org

Re: 799 Castro Street, San Francisco
Project Sponsor's Updated Proposal—Hearing on February 22, 2018

Dear Ms. Tran:

This past week, the neighbors around 799 Castro Street met twice, once with the Project Sponsor and his architect and once separately to discuss the Project Sponsor's updated proposal. As you know, the neighbors are a very active and organized group committed to finding a solution for this project that will benefit the neighborhood as a whole, including the Project Sponsor.

The general consensus reached by the neighbors is that they cannot support the project in its current form. Although the Project Sponsor has made changes to its proposal since the iteration reviewed by the Planning Commission on December 14, 2017, the newest version does not take the Commissioners' comments fully into account. Though reduced in size, the proposed project is still oversized for the lot considering the existing two-unit (soon to be three-unit) building. The proposal does not resemble the "modern cottage" described by Commissioner Hillis; does not provide enough open space in the rear yard to give the ADU "proper exposure" and make it "livable" as requested by Commissioner Moore; and still "sticks out aesthetically" in this "very lovely block of older homes" as Commissioner Melgar commented on December 14, 2017.

The neighbors would like to see these concerns addressed as follows:

1) Reduce the building envelope, including an additional five feet at the rear. The rear reduction means the building would be reduced by only about 250 square feet, yet the rear yard would be increased sufficiently to eliminate the need for a rear yard variance and provide adequate light and ventilation for the proposed ADU. Further, this reduction in size would bring the project closer to Commissioner Hillis's vision of a "modern cottage."

2) Soften the style of the façade to better blend into the neighborhood's historic architecture. The proposed contemporary architecture will cause the project to aesthetically disrupt an iconic San Francisco neighborhood. While a contemporary or modern style house is

not objectionable in principle, this manifestation of the style is incongruous. A style based on a Queen Anne pattern of massing and fenestration that incorporates contemporary styling could meet the neighborhood's needs. The neighbors are in agreement with the Project Sponsor that a faux-Victorian style is inappropriate. However, in this neighborhood, a contemporary building should be in keeping with the neighboring homes or incorporate some traditional elements.

3) Change the flat roof to a pitched roof to better incorporate the project into the neighborhood. At the Project Sponsor's meeting on Wednesday, January 31, 2018 the Project Sponsor and his architect were both adamant that Planning repeatedly refused to allow them to construct a pitched roof, despite the fact that the neighborhood prefers it. The neighbors are aware of numerous instances whereby Planning recently approved projects in the area allowing pitched roof construction.

As requested by the Project Sponsor at the January 31st meeting, attached please find exemplars of the type of "compromise" style described by many neighbors at the January 31st meeting. These pictures are merely illustrations intended to provide inspiration rather than exact specifications, elements, or requirements. Please also find attached a sketch from architect Mike Garavaglia reflecting the increased rear yard and pitched roof concepts.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Shoshana Raphael
Attorneys for Andrew Zacks and Denise Leadbetter









2747 19TH STREET
SAN FRANCISCO, CA 94110
tel 415-362-5857
fax 415-362-5044
www.tecta.com



NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO	Pelaksanaan	Jumlah
DESIAN	5.010	
INDONESIA-AMERIKA, PANGLOSS	7.24.11	
PEROGAN	9.3.11	
AND RESUBMITAL	01.12.18	
PLANNING COMMENTS	05.21.14	
INTERACTION PERMAN	06.06.14	
V11 VARIANCE	10.10.18	

PROPOSED SITE
PLAN

A-O

AREA SUMMARIES

SHEET INDEX:

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-0.1 PROPERTY COMPARISONS
- A-0.2 BUILDING TYPE COMPARISONS
- A-1 EXISTING SITE PLAN
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 PROPOSED SECTIONS
- A-2.0 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION
- EXISTING BUILDING 2,850 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13, 2007
- PROPOSED BUILDING
 - FLOOR AREA: 2,941 SQ. FT.
 - GARAGE: 217 SQ. FT.
 - BALCONY, PATIO AREAS: 212 SQ. FT.
- SCOPE OF WORK:
 - ALTERATION OF EXISTING COMMERCIAL BUILDING
 - CONVERSION OF OCCUPANCY TO R-3
 - (E) RESIDENCE RELOCATION UNDER SEPARATE PERMIT SUBMIT ALL

PROJECT DATA:

- PROPOSED RESIDENCE AT 799 CASTRO STREET
 CODE: 2013 SFCB
 CONSTRUCTION TYPE: V-B
 SPRINKLERING PER 903.3.1
 OCCUPANCY GROUP: R-3
 FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT
 "FULL LOT AREA: 2,462 SQ. FT.
 BLOCK LOT: 3603/024
 ZONING: RH-2, RESIDENTIAL - TWO FAMILY
 HEIGHT/BULK DISTRICT: 40 X
 REAR SETBACK: AVERAGE COMPLIES
 PROPOSED VARIANCE FROM 25'
 SEPARATION BETWEEN BUILDINGS

PROJECT
-OT-
EXISTING
BUILDINGS

BLOCK PLAN-EXISTING

GAZE ROOF
NO ROOF DECK

EXISTING
NEIGHBORING

789 + 791

CODE COMPLIANT REAR YARD
 & USABLE OPEN SPACE
 FOR ALL UNITS,
 BOTH (E) & PROPOSED UNITS

1999 CASTRO

NEIGHBORING
3 LEVEL
RESIDENCE
3878 -3880
21st STREET

3878-3880 21st Street

E) BUILDING HEIGHT EL + 307°

REQUIRED REAR YARD
FOR ALL BUILDING
ELEMENTS

21st STREET

PROPOSED SITE/ ROOF PLAN

Scale $3/16" = 1'-0"$

NEW STREET TREE
SPECIES DECISION



TECTA ASSOCIATES

ARCHITECTURE
INTERIORS
PLANNING

2742 24TH STREET
SAN FRANCISCO, CA 94110
415.262.9897
415.262.5244
www.tecta.com



ARCHITECTURAL PROJECT NO. 1234

NEW RESIDENCE
799 CASTRO
SAN FRANCISCO, CA 94114

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/14
2	REVISED	10/1/14
3	REVISED	10/1/14
4	REVISED	10/1/14
5	REVISED	10/1/14
6	REVISED	10/1/14
7	REVISED	10/1/14
8	REVISED	10/1/14
9	REVISED	10/1/14
10	REVISED	10/1/14

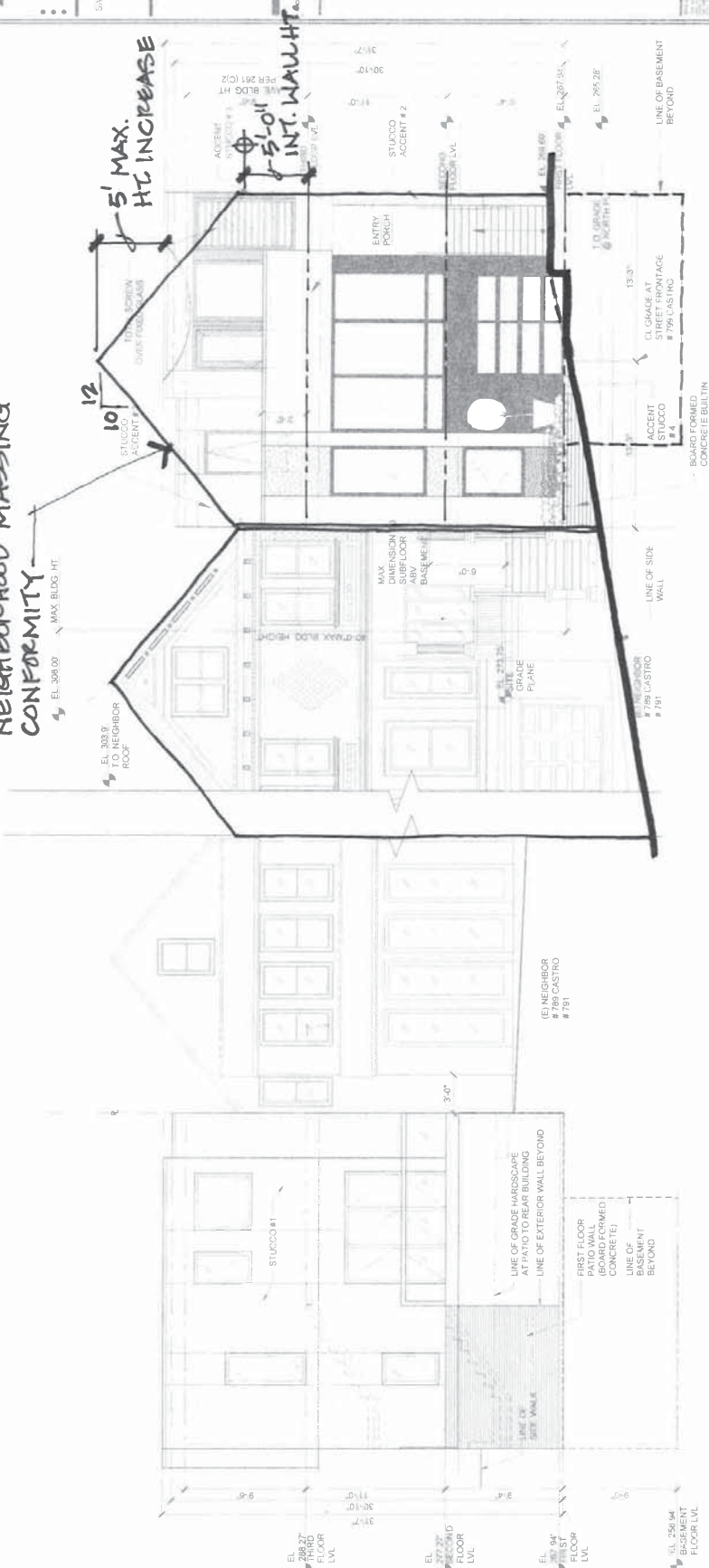
NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/14
2	REVISED	10/1/14
3	REVISED	10/1/14
4	REVISED	10/1/14
5	REVISED	10/1/14
6	REVISED	10/1/14
7	REVISED	10/1/14
8	REVISED	10/1/14
9	REVISED	10/1/14
10	REVISED	10/1/14

DATE: 10/1/14
DRAWN: J. [Name]
CHECKED: [Name]

SCALE: 1/4" = 1'-0"
PROPOSED
WEST AND EAST
ELEVATIONS
DRAWN: 10/1/14

A-2.0

MATCH ADJACENT (789)
ROOF SLOPE FOR PREDOMINATE
NEIGHBORHOOD MASSING
CONFORMITY



1 WEST FRONT ELEVATION - CASTRO STREET
Scale: 1/4" = 1'-0"

- EXISTING GRADE PLANE ANALYSIS
- WEST FRONT AVERAGE GRADE = 297.5
 - EAST PROPERTY LINE AVERAGE GRADE = 278
 - SOUTH PROPERTY AVERAGE GRADE = 275.7
 - NORTH PROPERTY LINE AVERAGE GRADE = 268.7
 - PROPOSED GRADE PLANE IS 272.75
 - LOWEST PROPOSED LEVEL IS A BASEMENT
 - PROPOSED FLOOR ABOVE IS LESS THAN SIX FEET ABOVE GRADE PLANE
- GRADING ANALYSIS
- BASEMENT FLOOR: 101.5 C.Y.
 - FIRST FLOOR: 114.5 C.Y.
 - SECOND FLOOR: 0 C.Y.
 - THIRD FLOOR: 0 C.Y.
 - TOTAL C.Y. TO BE REMOVED: 112.25

2 EAST REAR ELEVATION
Scale: 1/4" = 1'-0"