



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis

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.:* **2017-004562DRP**  
*Project Address:* **3878-3880 21<sup>st</sup> Street & 799 Castro Street**  
*Permit Application:* 2017.04.04.3134  
*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](mailto:nancy.h.tran@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

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 in a mixed-use building at the front (799 Castro Street). The proposal is to construct an Accessory Dwelling Unit (ADU) in the rear building. Under a separate building permit, 2014.09.19.6883, demolition of the existing front structure (limited commercial office with single-family) and construction of a three-story over basement single-family residence are proposed. The latter proposal also requires Variances from the Zoning Administrator to construct within the required front setback and rear yard.

### ISSUES AND CONSIDERATIONS

- The proposed massing/scale and façade for the front building (under a separate building permit) are deemed to be compatible with the neighborhood and consistent with the Residential Design Guidelines.
- In order to construct the ADU within the existing rear building footprint (Building Permit Application #2017.04.04.3134), the Project Sponsor seeks Zoning Administrator waivers, as eligible per Sections 207(c)(4) and 307(l) of the Planning Code, for the following:
  - *Density* – The property is existing nonconforming with respect to density as it is located within the RH-2 (Residential-House, Two Family) and presently contains three units where two are allowed based on lot area. The project will maintain the three units and introduce an Accessory Dwelling Unit in the existing rear building. The waiver is to intensify the density on site beyond the quantity permitted in the Zoning District.
  - *Open Space* – The property is existing nonconforming with respect to open space. A waiver is requested from open space requirement for the proposed ADU.

## 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.

## BUILDING PERMIT NOTIFICATION

No notification is required for building permit applications proposing Accessory Dwelling Units.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	Dec 4, 2017	Dec 4, 2017	10 days
Mailed Notice	10 days	Dec 4, 2017	Dec 4, 2017	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1 ( DR Requestor)	-
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	-	-

- The Project Sponsor held a pre-application meeting with neighbors to discuss the pending Conditional Use Authorization Application submittal, Variance Application changes and proposed Accessory Dwelling Unit.

## DR REQUESTOR

Denise A. Leadbetter, 789 Castro Street, San Francisco, CA 94114

Requestor is the adjacent abutter located north of the subject property.

The DR Requestor is concerned that “the size and configuration of the proposed buildings degrades the housing stock, exceeds the permitted density, and walls off the mid-block open space.”

## DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 4, 2017.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated November 27, 2017.

## ENVIRONMENTAL REVIEW

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

## RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team (RDAT) reviewed the Project following the submittal of the Request for Discretionary Review and found that the proposed Project complies with the Residential Design Guidelines (RDGs) and, as a corner building, does not cut off the mid-block open space. Therefore, the Project does not present any exceptional or extraordinary circumstances.

**Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.**

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

Rent Board Eviction History

Parcel Map

See CUA Attachments for:

Sanborn Map, Aerial Photograph, Zoning Map, Site Photo, CEQA Determination

DR Response (See CUA Attachment - Project Sponsor Brief Submittal) dated November 27, 2017

DR Application dated October 4, 2017

NHT: I:\Cases\2017-004562DRP - 799 Castro and 3880 21st St\DR - Abbreviated Analysis - 3880 21st St.docx

# 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

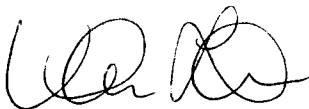
Yes, there are other Rent Board records evidencing a an eviction after:

☐ 12/10/13

☐ 03/13/14

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

Signed:



Dated:

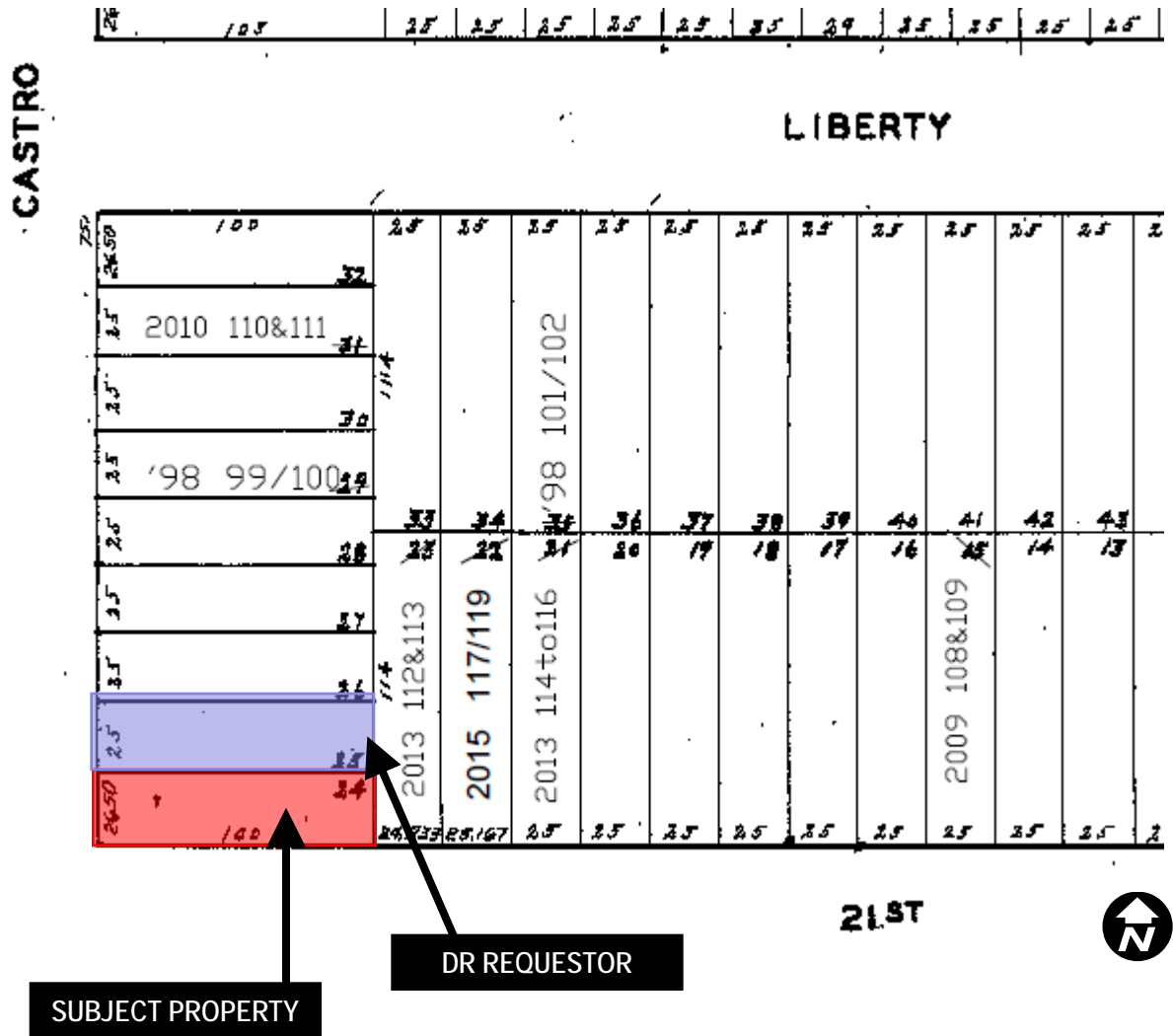
7-11-17

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.

# Parcel Map



Discretionary Review Hearing  
Case Number 2017-004562DRP  
3878-3880 21<sup>st</sup> Street & 799 Castro Street

## Application for Discretionary Review

CASE NUMBER:  
For Staff Use only

2017-004562DRP

RECEIVED

# APPLICATION FOR Discretionary Review

OCT 04 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
PIC

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:

Denise A. Leadbetter

DR APPLICANT'S ADDRESS:

789 Castro Street, San Francisco, CA

ZIP CODE:

94114

TELEPHONE:

(415 ) 956-8100

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:

Ahmad Mohazab &amp; Gillian Allen / Tecta Associates

ADDRESS:

2747 19th Street, San Francisco, CA

ZIP CODE:

94110

TELEPHONE:

(415 ) 362-5857

CONTACT FOR DR APPLICATION:

Same as Above ☐ Zacks, Freedman & Patterson, PC c/o Ryan J. Patterson

ADDRESS:

235 Montgomery Street, Suite 400, San Francisco, CA

ZIP CODE:

94104

TELEPHONE:

(415 ) 956-8100

E-MAIL ADDRESS:

ryan@zfplaw.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

3878-3880 21st Street

ZIP CODE:

94114

CROSS STREETS:

Castro Street

ASSESSORS BLOCK/LOT:

3603 /024

LOT DIMENSIONS:

26.5x100

LOT AREA (SQ FT):

2650

ZONING DISTRICT:

RH-2

HEIGHT/BULK DISTRICT:

40-X

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☒Additions to Building: Rear ☐ Front ☐ Height ☒ Side Yard ☐

Residential

Present or Previous Use:

Proposed Use: Residential

Building Permit Application No. 201704043134

Date Filed: April 4, 2017

#### 4. Actions Prior to a Discretionary Review Request

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

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

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

The project sponsor has not made significant changes to the project. He is attempting to demolish a legal rent-controlled unit and replace it with a basement ADU in another building.

## Discretionary Review Request

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

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

The project sponsor is attempting to replace a legal rent-controlled unit with a basement ADU in another building, in order to clear the way for a non-code-compliant, non-rent-controlled single-family home.

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

The entire neighborhood would be adversely affected by the proposed project, which is being "piecemealed" under multiple permits. The size and configuration of the proposed buildings degrades the housing stock, exceeds the permitted density, and walls off the mid-block open space.

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

The project sponsor proposes to demolish an existing, legal rent-controlled unit and to convert a nonconforming office use (in the same building) to a non-rent-controlled single-family-home, while replacing the rent-controlled unit with a basement ADU in another building. Instead, the project sponsor should expand the existing rent-controlled unit to fill the space occupied by the nonconforming office use (within the existing envelope).

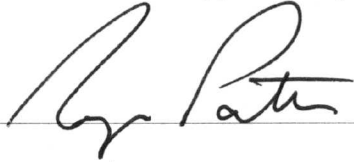


## Applicant's Affidavit

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: \_\_\_\_\_

10/4/17

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

Ryan J. Patterson, Esq.

Owner / Authorized Agent (circle one)



## 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:	<b>799 Castro Street 3878-3880 21<sup>st</sup> Street</b>	Case No.:	<b>2017-004562CUA 2008.0410V</b>
Cross Street(s):	<b>Castro &amp; 21<sup>st</sup> Streets</b>	Building Permit:	<b>2014.09.19.6883</b>
Block /Lot No.:	<b>3603 / 024</b>	Applicant:	<b>Tom Tunny</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>(415) 567-9000</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>ttunny@reuben.com</b>
PROJECT DESCRIPTION			
<p>The proposal is for <b>Conditional Use Authorization</b>, 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.</p> <p>The project also requests <b>Variances</b> 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.</p> <p>Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building (3878-3880 21st St).</p> <p>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).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> 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: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>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.</p>			
<b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b>			
Planner: <b>Nancy Tran</b>		Telephone: <b>(415) 575-9174</b>	E-Mail: <b><a href="mailto:Nancy.H.Tran@sfgov.org">Nancy.H.Tran@sfgov.org</a></b>

## 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](http://www.sfplanning.org). **An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

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

# San Francisco Planning

1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103  
TEL: 415.575.9121

www.sfplanning.org

Date: September 22, 2017

The attached notice is provided under the Planning Code. It concerns property located at **799 Castro Street ( 2017-004562CUA 2008.0410V ) ~ NT**. A hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **October 12, 2017**.

To obtain information about this notice in Spanish, Tagalog or Chinese, please call (415) 575-9010. Please be advised that the Planning Department will require at least one business day to respond to any call.

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附上的是三藩市城市規劃局的通告。

此通告是與位於 **799 Castro Street ( 2017-004562CUA**

**2008.0410V ) ~ NT** 的建築計劃有關。如果在 **October 12, 2017** 之前沒有人申請聽證會來檢討這一個建築計劃,這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節,請電 **415-575-9010**, 然後, 請按 “8” 及留言。

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

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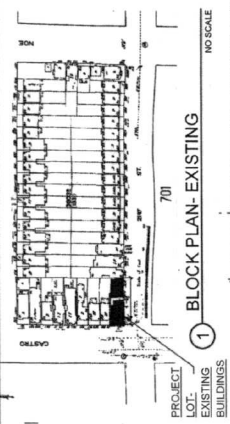
El documento adjunto es referente a la siguiente dirección: **799 Castro Street ( 2017-004562CUA 2008.0410V ) ~ NT**. Es un requisito del Código de Planeamiento (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho pa-ra revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de: **October 12, 2017**.

Para obtener más información en Español acerca de este proyecto, llame al siguiente telefono (415) 575-9010. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeamiento (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningun derecho adicional o extensión del tiempo requerido por la ley.

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Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **799 Castro Street ( 2017-004562CUA 2008.0410V ) ~ NT**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **October 12, 2017**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang (415) 575-9121. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.



1 BLOCK PLAN- EXISTING

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-2.3 EXISTING SOUTH ELEVATION
- A-2.4 EXISTING NORTH ELEVATION

AREA SUMMARIES

- EXISTING BUILDING 2,850 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13, 2007
- PROPOSED BUILDING
- FLOOR AREA: 3,150 SQ. FT.
- FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT BLOCK/LOT: 3603/024
- ZONING: RH-2 RESIDENTIAL - TWO FAMILY
- HEIGHT BULK DISTRICT: 40X
- HEIGHT BULK DISTRICT: 40X
- REAR SETBACK: VARIANCE REQUEST PER MINIMUM 15' SEPARATION BETWEEN BUILDINGS.

SCOPE OF WORK:

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

PROJECT DATA:

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

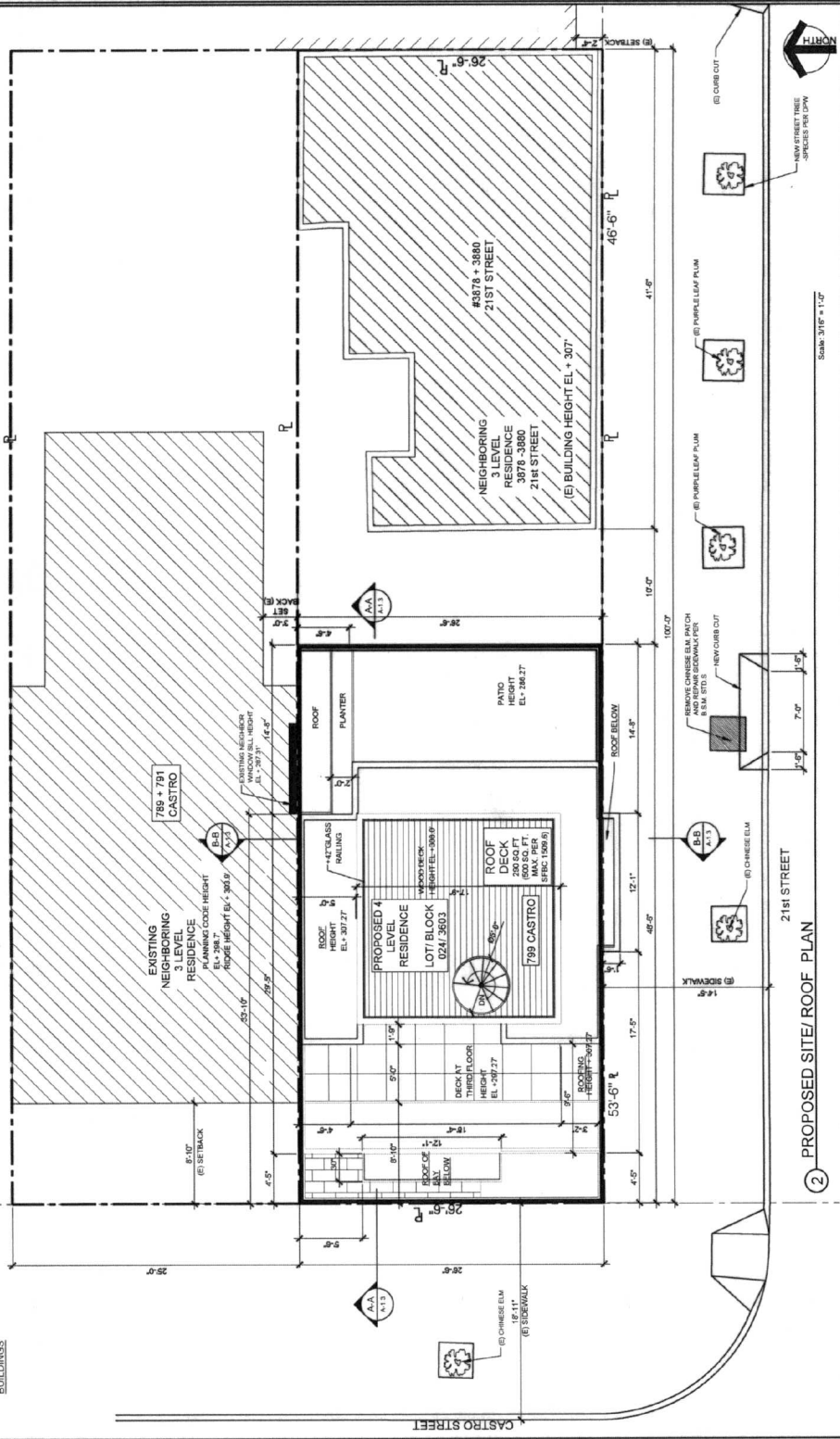
**TECTA ASSOCIATES**  
ARCHITECTURE  
INTERIORS  
PLANNING

7247 19TH STREET  
SAN FRANCISCO, CA 94110  
Tel: 415-362-5067  
Fax: 415-362-5044  
www.tecta.com

ADDITIONAL PROJECTS:

**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

REVISION	DATE	BY	CHKD
1	10/11/11	AA	AA
2	10/11/11	AA	AA
3	10/11/11	AA	AA
4	10/11/11	AA	AA
5	10/11/11	AA	AA
6	10/11/11	AA	AA
7	10/11/11	AA	AA
8	10/11/11	AA	AA
9	10/11/11	AA	AA
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98	10/11/11	AA	AA
99	10/11/11	AA	AA
100	10/11/11	AA	AA



2 PROPOSED SITE/ROOF PLAN

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

PROPOSED SITE PLAN

DATE: 10/11/11  
BY: AA  
CHKD: AA

REVISIONS:

A-0



2747 19TH STREET  
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NEW RESIDENCE  
799 CASTRO  
SAN FRANCISCO, CA 94114

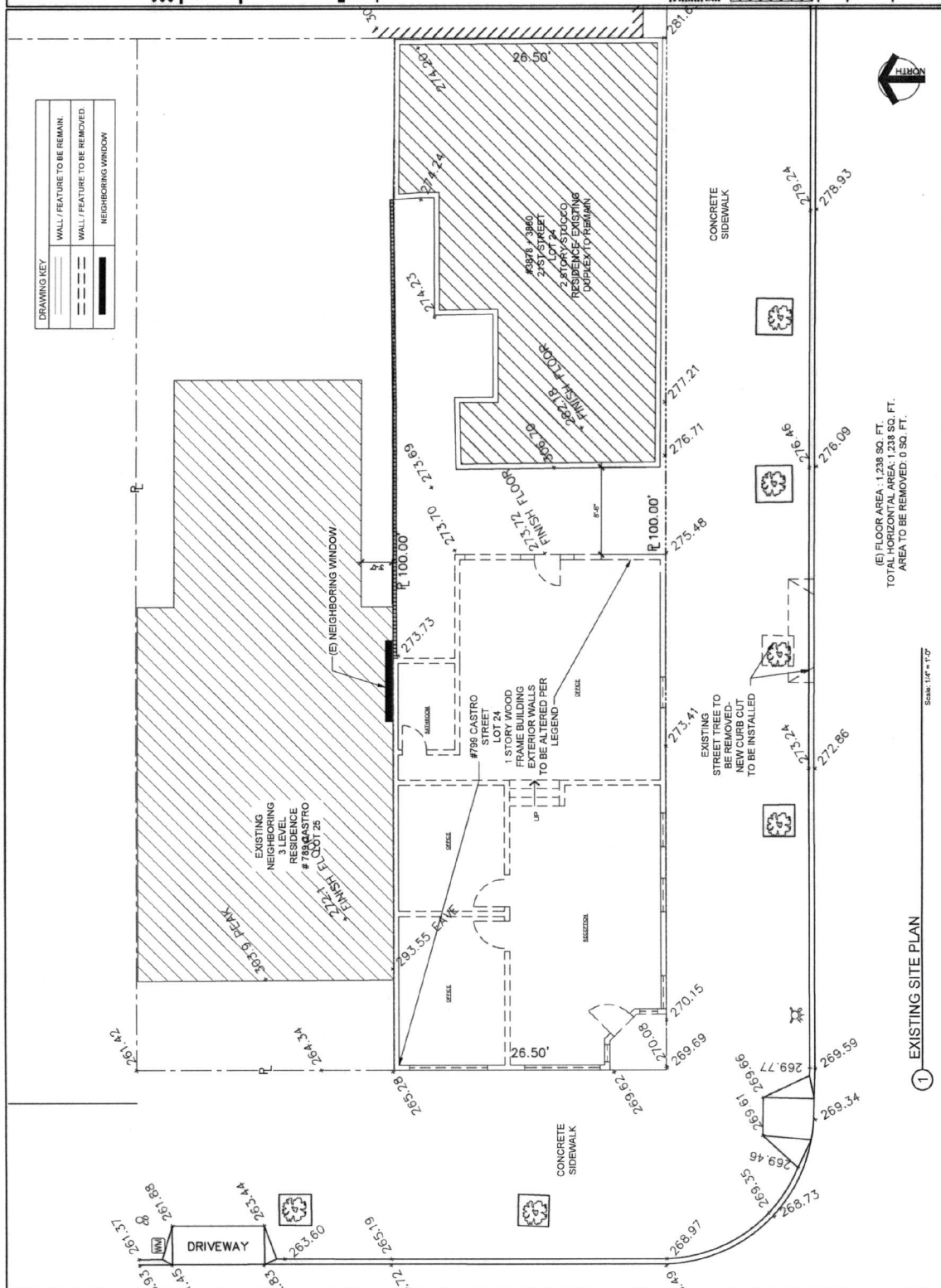
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		INSTRUMENTAL EVALUATION	2/24/11
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		INSTRUMENTAL	6/11/14
		PLANNING COMMENTS	06/27/14
		ALLOCATION PERMIT	06/06/14
		TELLIANCE	06/13/10

DATE: 04-03-14  
 PAGE: 09-20-17

EXISTING SITE  
PLAN

# A-1.0

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



## EXISTING SITE PLAN

Scale: 1/100 = 1".00





**TECTA**  
ASSOCIATES

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2747 18TH STREET  
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ARCHITECTURAL PROJECT NO.

**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

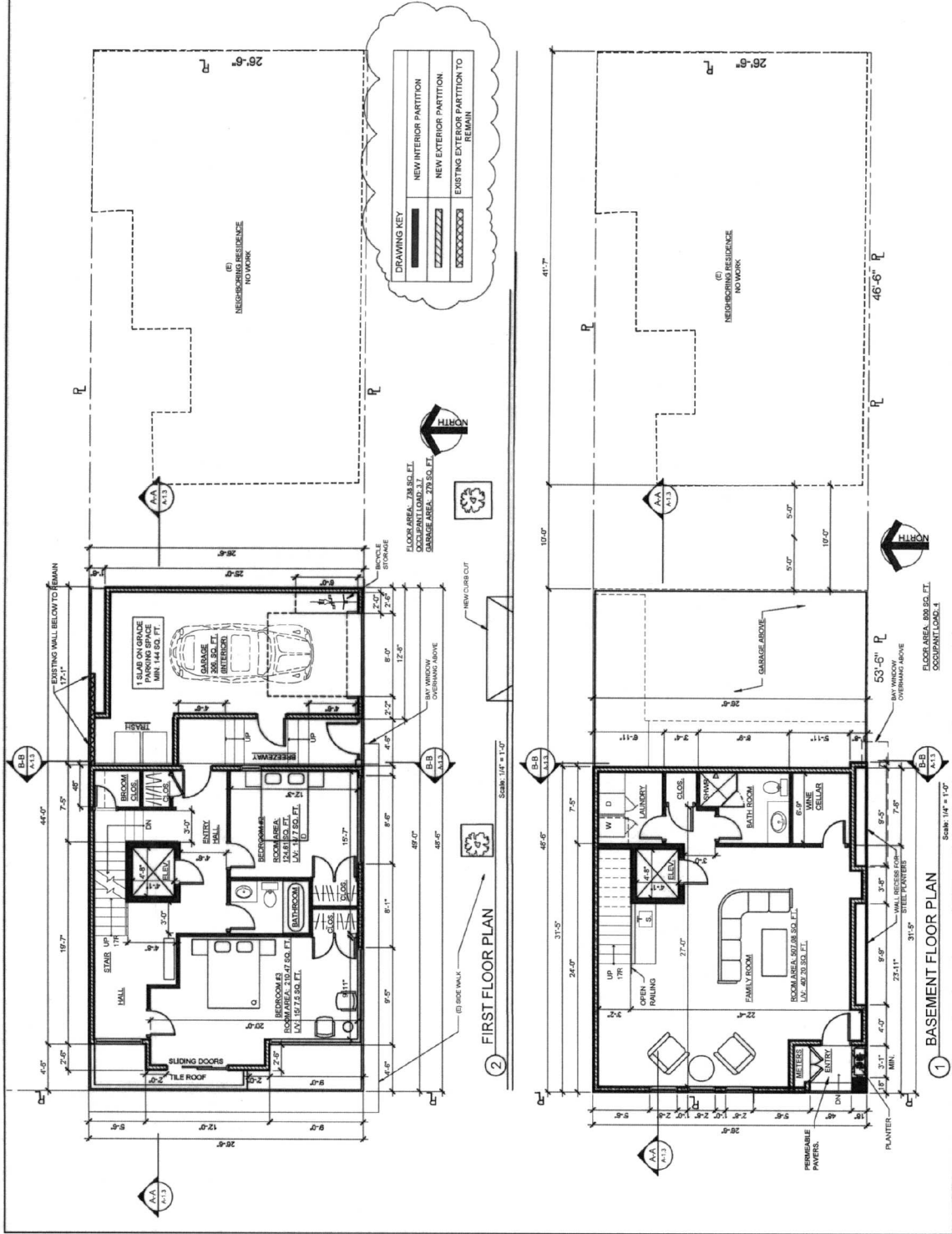
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3	DESIGN DEVELOPMENT	10.1.10
4	SCHEMATIC DESIGN	10.1.10
5	FINAL DESIGN	10.1.10
6	CONSTRUCTION DOCUMENTS	10.1.10
7	PERMITS	10.1.10
8	CONSTRUCTION	10.1.10
9	POST-CONSTRUCTION	10.1.10

ISSUED DATE: 10.1.10  
PROJECT NAME: 799 CASTRO  
SHEET NO.: 10-01

**BASMENT & FIRST FLOOR PLANS**

DRAWING NUMBER

**A-1.1**









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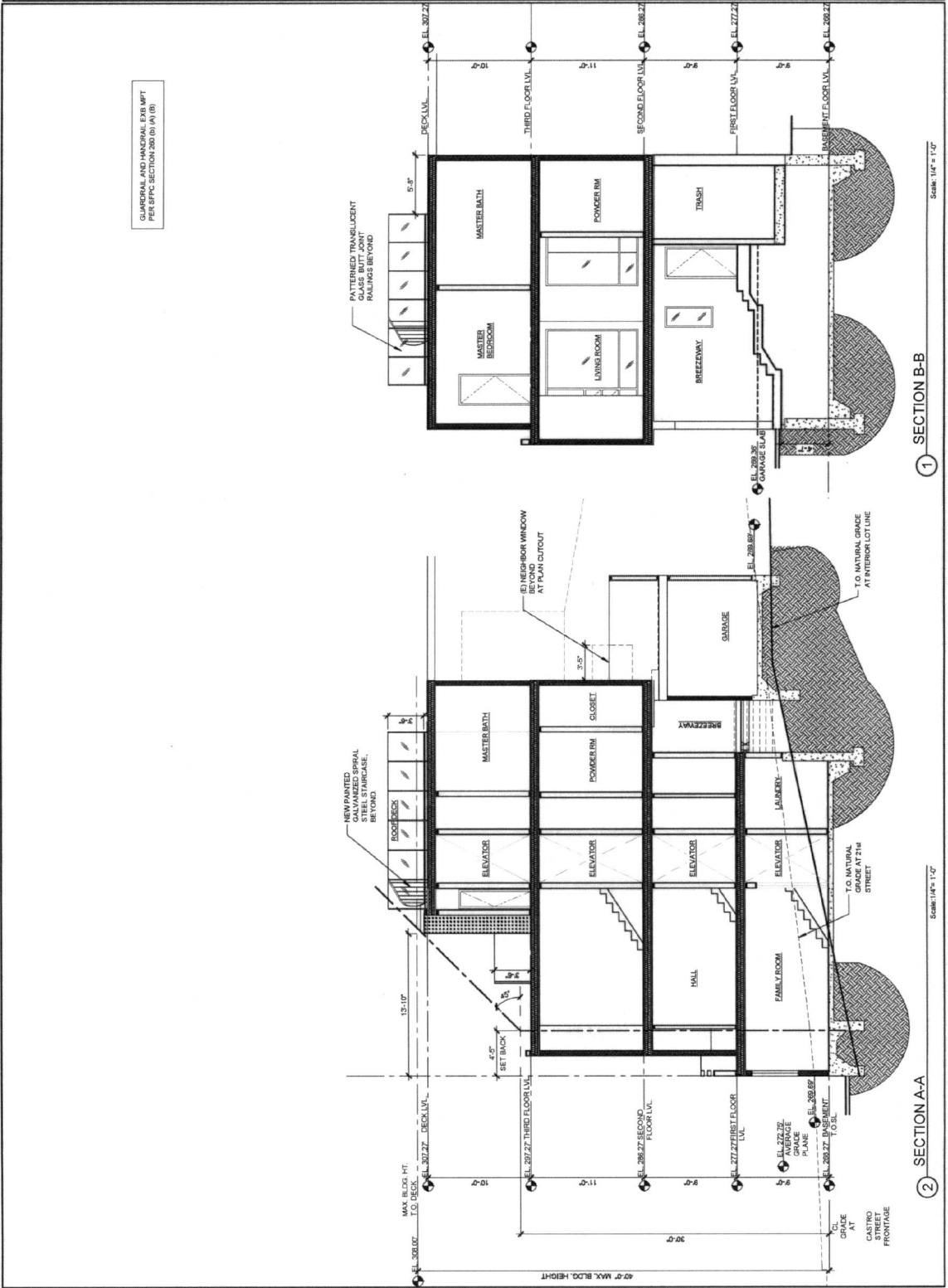
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**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

NO.	DESCRIPTION	DATE
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2	SCHEMATIC DEVELOPMENT	01.12.12
3	PRELIMINARY DEVELOPMENT	02.12.12
4	FINAL DEVELOPMENT	03.12.12
5	CONSTRUCTION DOCUMENTS	04.12.12
6	CONSTRUCTION DOCUMENTS	05.12.12
7	CONSTRUCTION DOCUMENTS	06.12.12
8	CONSTRUCTION DOCUMENTS	07.12.12
9	CONSTRUCTION DOCUMENTS	08.12.12
10	CONSTRUCTION DOCUMENTS	09.12.12

SECTION	DATE
SECTION A-A	08.12.12
SECTION B-B	08.12.12

**A-1.3**



① SECTION B-B

② SECTION A-A

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

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

GUARDRAIL AND HANDRAIL EXH. MPT  
PER SFPC SECTION 200 (b) (1) (B)



**TECTA ASSOCIATES**  
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INTERIOR DESIGN PROJECT NO.

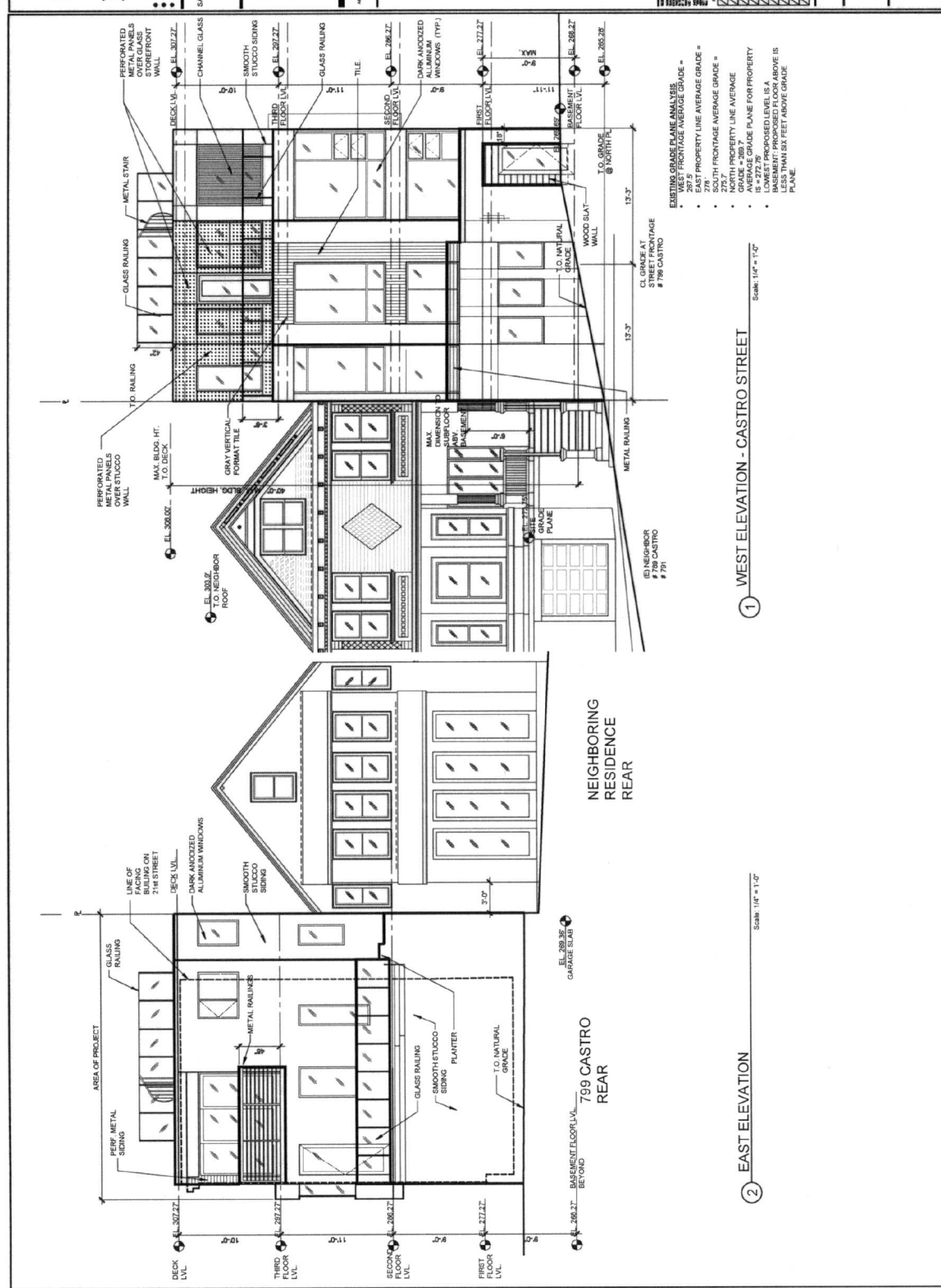
**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11.15.11
2	REVISION	11.15.11
3	REVISION	11.15.11
4	REVISION	11.15.11
5	REVISION	11.15.11
6	REVISION	11.15.11
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13	REVISION	11.15.11
14	REVISION	11.15.11
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16	REVISION	11.15.11
17	REVISION	11.15.11
18	REVISION	11.15.11
19	REVISION	11.15.11
20	REVISION	11.15.11

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

**PROPOSED WEST AND EAST ELEVATIONS**

**A-2.0**





**TECTA**  
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INTERIORS  
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2777 MARKET STREET  
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PROFESSIONAL PROJECT NO.

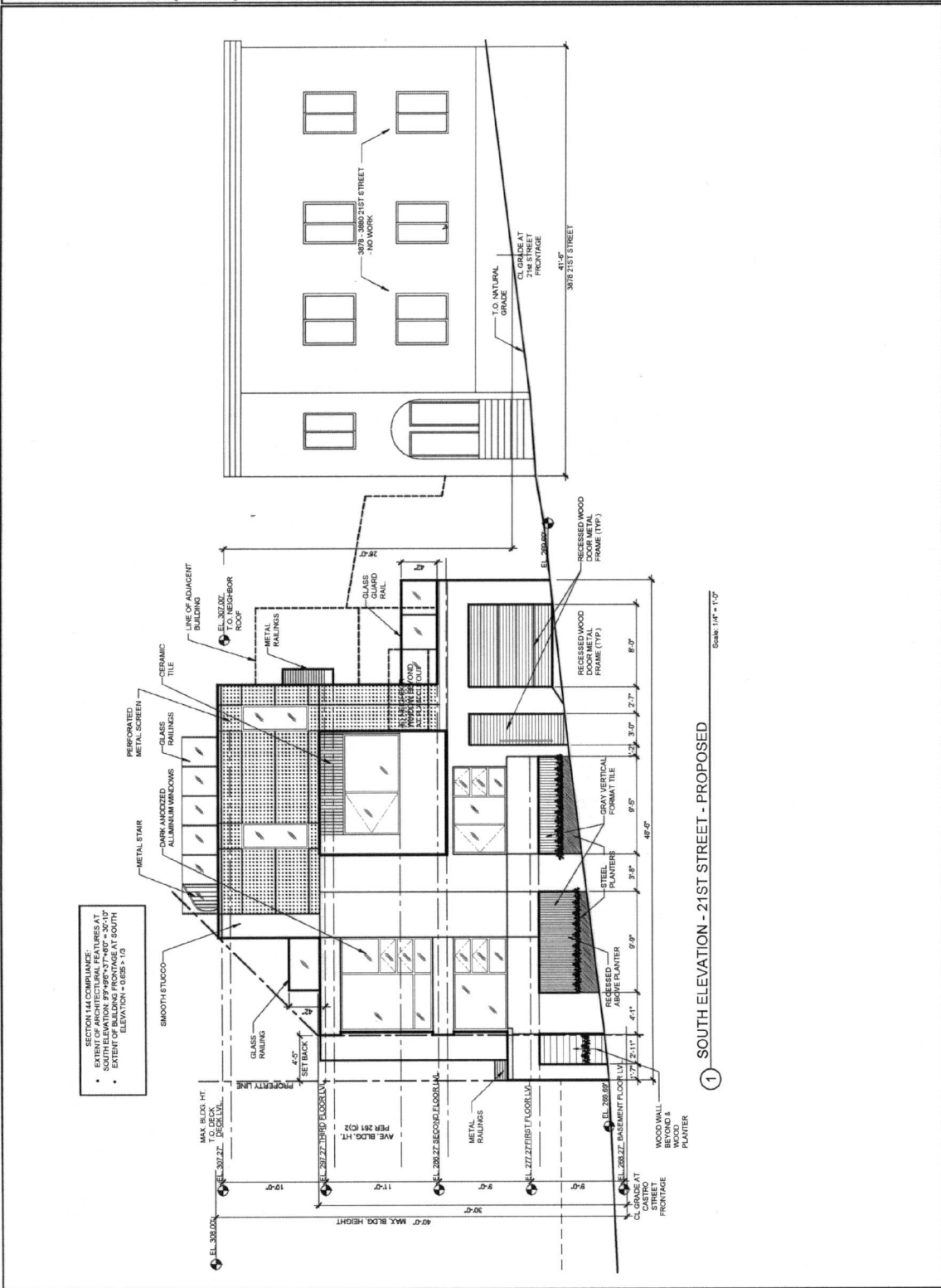
**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01.11.11
2	REVISED PER COMMENTS	02.02.11
3	REVISED PER COMMENTS	02.02.11
4	REVISED PER COMMENTS	02.02.11
5	REVISED PER COMMENTS	02.02.11
6	REVISED PER COMMENTS	02.02.11
7	REVISED PER COMMENTS	02.02.11
8	REVISED PER COMMENTS	02.02.11
9	REVISED PER COMMENTS	02.02.11
10	REVISED PER COMMENTS	02.02.11

DESIGNED BY: A-2.1  
DATE: 01.11.11

DRIVING TITLE  
PROJECT NO.  
SOUTH ELEVATION

**A-2.1**



① SOUTH ELEVATION - 21ST STREET - PROPOSED

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



2747 19TH STREET  
SAN FRANCISCO, CA 94110  
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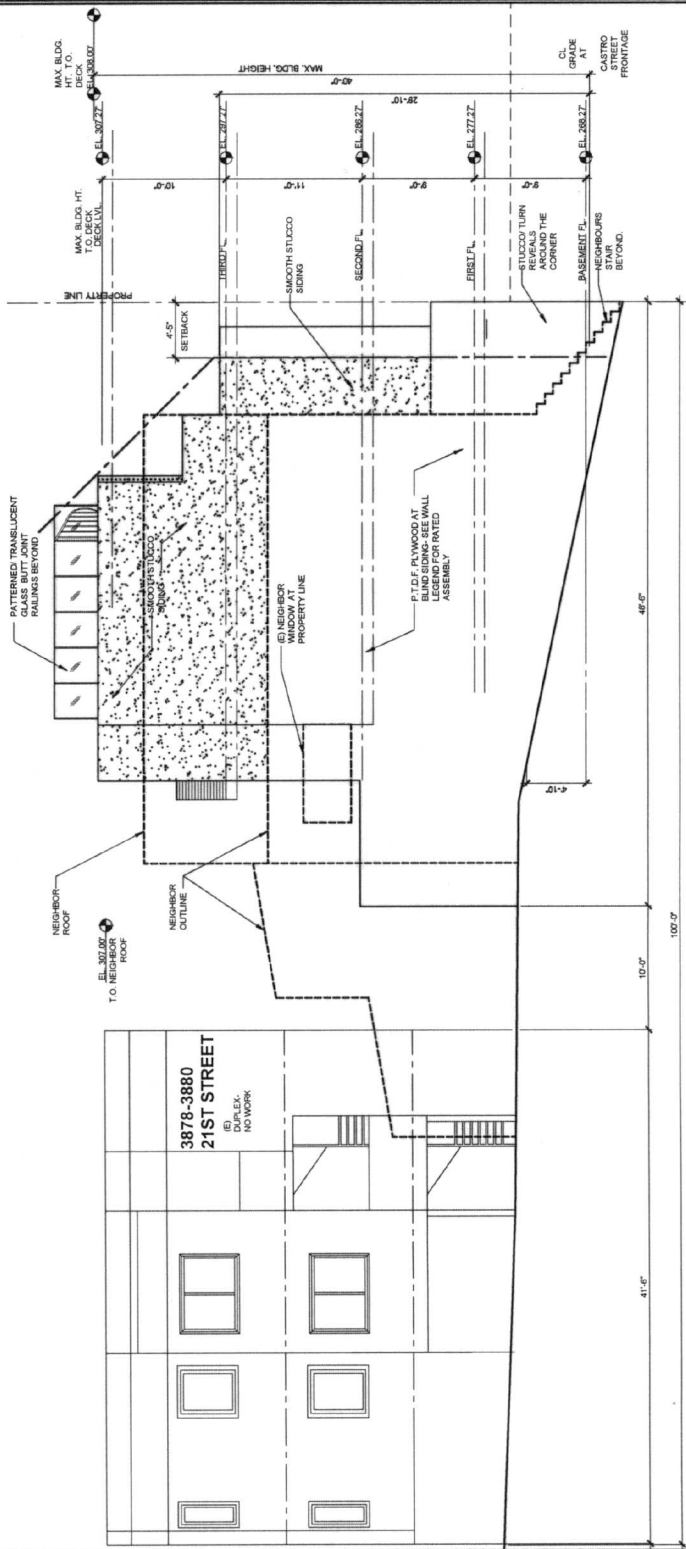
NEW RESIDENCE  
799 CASTRO  
SAN FRANCISCO, CA 94114

NO	REVISIONS	DATE
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	ENVIRONMENTAL EVALUATION	2.24.11
	REV REVISION	03.11.11
	REG SUBMITTAL	07.16.14
	PLANNING COMMENTS	08.27.14
	ALTERATION PERMIT	08.06.14
	2011 CONSTRUCTION	06.12.10

ISSUE DATE: 04/03/14

DRAWING TITLE:  
PROPOSED  
NORTH  
ELEVATION

## A-2.2



**NORTH ELEVATION - PROPOSED**

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



TECTA  
ASSOCIATES  
ARCHITECTURE  
PLANNING  
LANDSCAPE

300 WILSON STREET  
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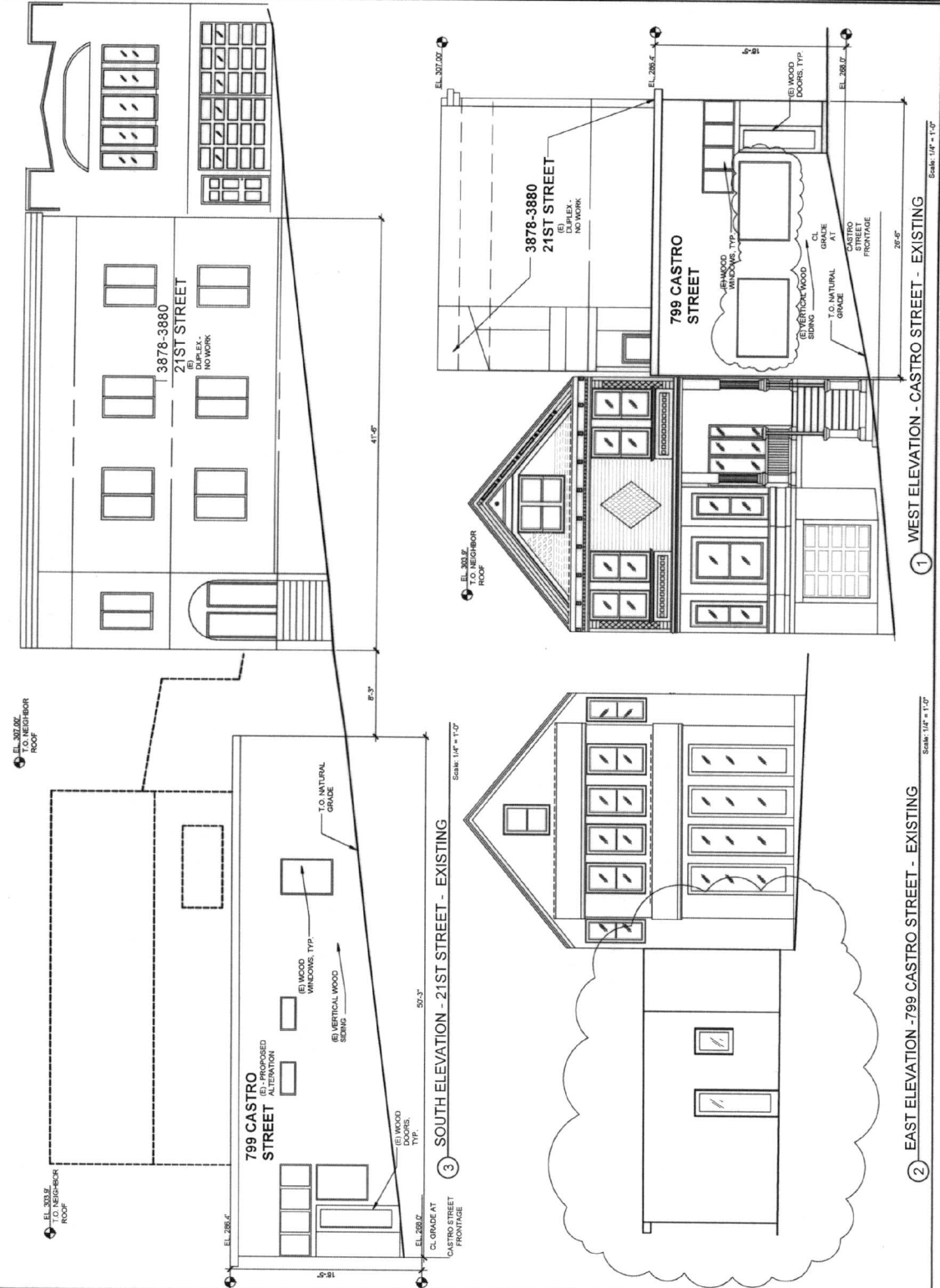
ARCHITECTURAL PROJECTS

NEW RESIDENCE  
799 CASTRO  
SAN FRANCISCO, CA 94114

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97	REVISED	10/10/19
98	REVISED	11/10/19
99	REVISED	12/10/19
100	REVISED	01/10/20

DATE: 10/10/11  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

EXISTING  
ELEVATIONS



1 WEST ELEVATION - CASTRO STREET - EXISTING

2 EAST ELEVATION - 799 CASTRO STREET - EXISTING

3 SOUTH ELEVATION - 21ST STREET - EXISTING



**TECIA**

**associates**

ARCHITECTURE  
INTERIORS  
PLANNING

2747 19TH STREET  
SAN FRANCISCO, CA 94110  
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ARCHITECTURAL PROJECT NO.

**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

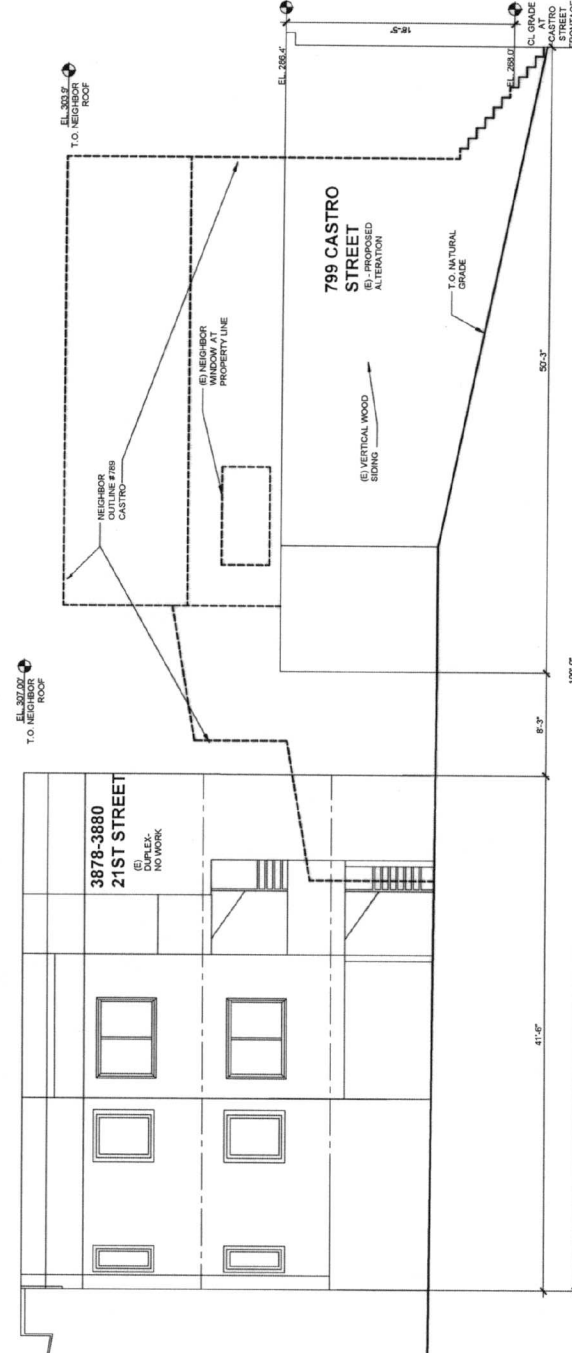
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3	SCHEMATIC DESIGN	12.12.11
4	FINAL DESIGN	01.01.12
5	CONSTRUCTION DOCUMENTS	02.02.12
6	PERMITS	03.03.12
7	CONSTRUCTION	04.04.12
8	COMPLETION	05.05.12

DESIGNED BY: [Signature]  
SCALE: 1/8" = 1'-0"

**EXISTING NORTH  
ELEVATION**

PROJECT NUMBER

**A-2.4**



① NORTH ELEVATION - EXISTING

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



