



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: APRIL 11, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: March 21, 2019
Case No.: **2017-010147DRP**
Project Address: **1633 Cabrillo St.**
Permit Application: 2017.0720.2498
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 2050A/052
Project Sponsor: John Goldman
Goldman Architects
172 Russ Street
San Francisco, CA 94103
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do not take DR and approve**

PROJECT DESCRIPTION

The project consists of new construction of a 4-story, 4,500 s.f. two-unit residential building.

SITE DESCRIPTION AND PRESENT USE

The site is a vacant 25' x 100' key lot to properties facing 18th Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Cabrillo consists predominately of 3-story street facing stucco multi-family houses. The immediately adjacent buildings on 18th Avenue are 2-story single-family homes on 82.5' deep lots, aligned at the rear to form a consistent mid-block open space.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 4, 2018 – January 3, 2019	12.27.2018	4.11. 2018	98 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	March 23, 2019	March 23, 2019	20 days
Mailed Notice	20 days	March 23, 2019	March 23, 2019	20 days
Online Notification	20 days	March 23, 2019	March 23, 2019	

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Lawrence Lau of 706 18th Avenue, adjacent neighbor to the West of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. Parking: On-street parking: the project will result in more on street parking in an already impacted neighborhood.
2. Light and Air: The scale of the building will block or greatly reduce light and air to the rear of the DR requestor's property.
3. Privacy: Windows and decks that face the DR requestor's rear yard and rear façade will impact privacy, by allowing visibility into homes.
4. Fire hazard: the lack of a side setback inhibits a Fire department access and response to fire or emergencies.
5. Noise: proximity and prevalence of decks and windows facing the DR requestor's rear of building will create noise and light pollution.

See attached *Discretionary Review Application*, dated December 27, 2018.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated February 3, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

RESIDENTIAL DESIGN TEAM REVIEW

RDAT review found that the overall design, scale, and massing of the proposed new building is compatible with adjacent buildings, and that the following issues raised by the DR requestor are not exceptional or extraordinary. Specifically:

1. The project provides for 2 off-street parking spaces, consistent with the previous Code requirement for this zoning district. The Planning Department no longer has minimum requirements for off-street parking.
2. The building provides a 5' side setback and a set back of the upper floor at the rear to reduce impacts to light and to retain access to the mid-block open space on the adjacent DR requestor's property. Most of the windows of the DR requestor's extension face south, perpendicular to the proposed project.
3. The proposed decks are setback 5' from the adjoining property line and are sized to not be considered exceptional nor extraordinary. The side windows have been revised with obscure glass and are located above eyeline to minimize impacts to privacy.
4. A 5' side yard to grade for the length of the building is not a pattern in this context, nor is it a requirement from egress or emergency access. Zero lot line development is a typical condition throughout new and old development in San Francisco.
5. The potential noise impacts from the proposed building windows and decks do not appear to be exceptional. The project sponsor has reduced the size, specified obscure glass, and located windows facing the DR requestor to reduce privacy and light spillover. The decks are not oversized and are set back 5' from the adjacent property line.

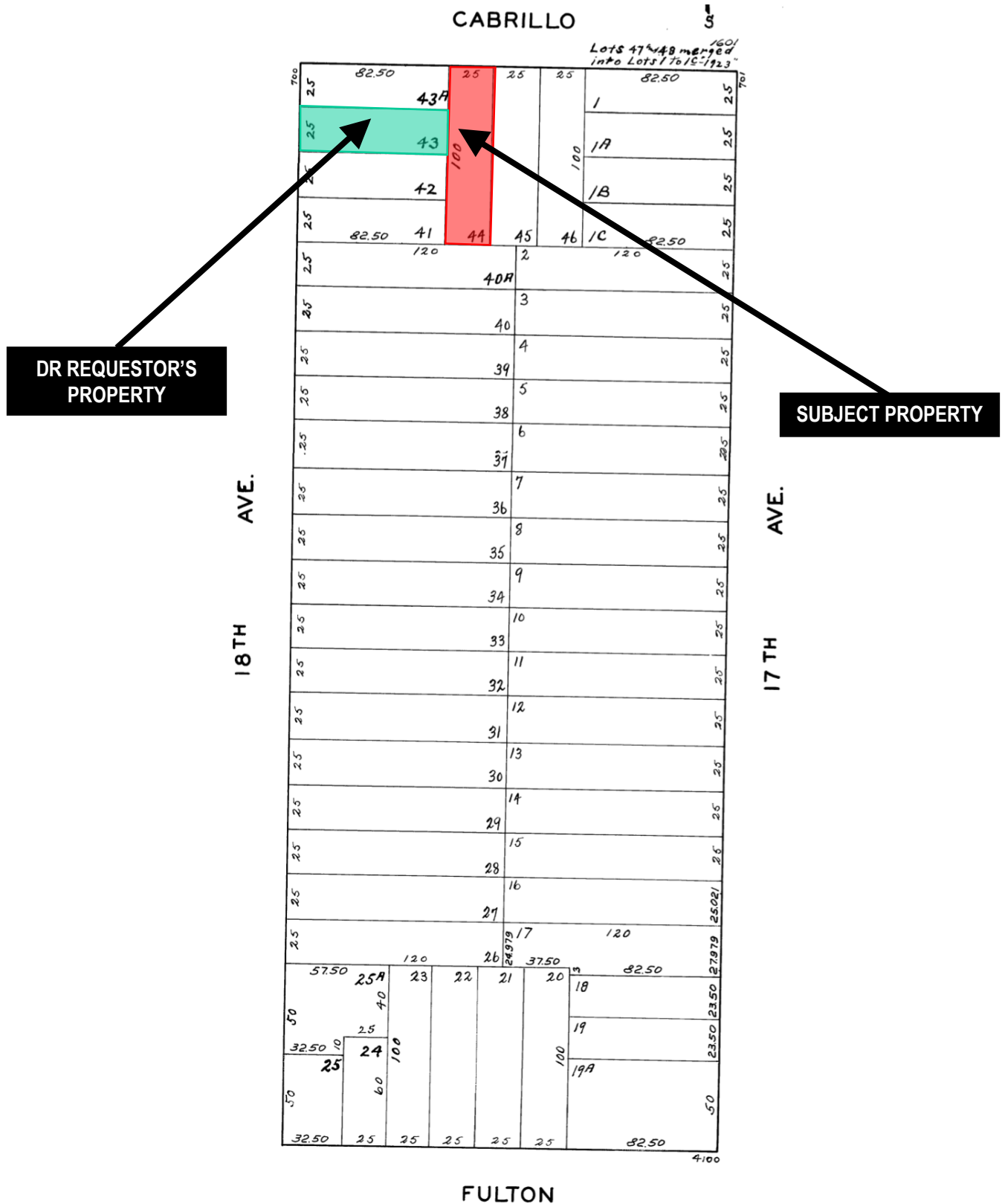
RECOMMENDATION:	Do not take DR and approve
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated February 3, 2019
Reduced Plans
Color Rendering
Shadow Studies

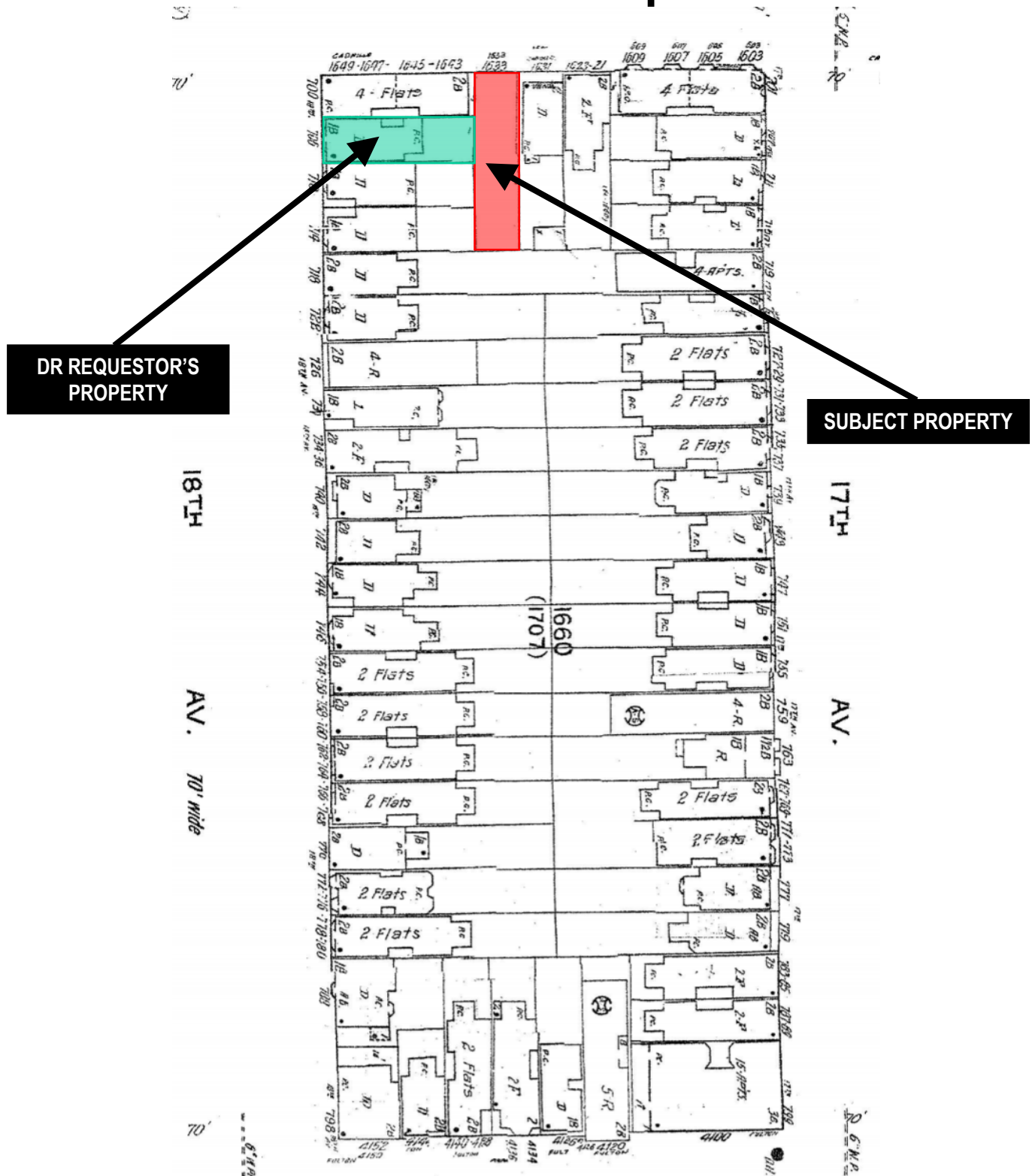
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2017-010147DRP
1633 Cabrillo Street

Sanborn Map*

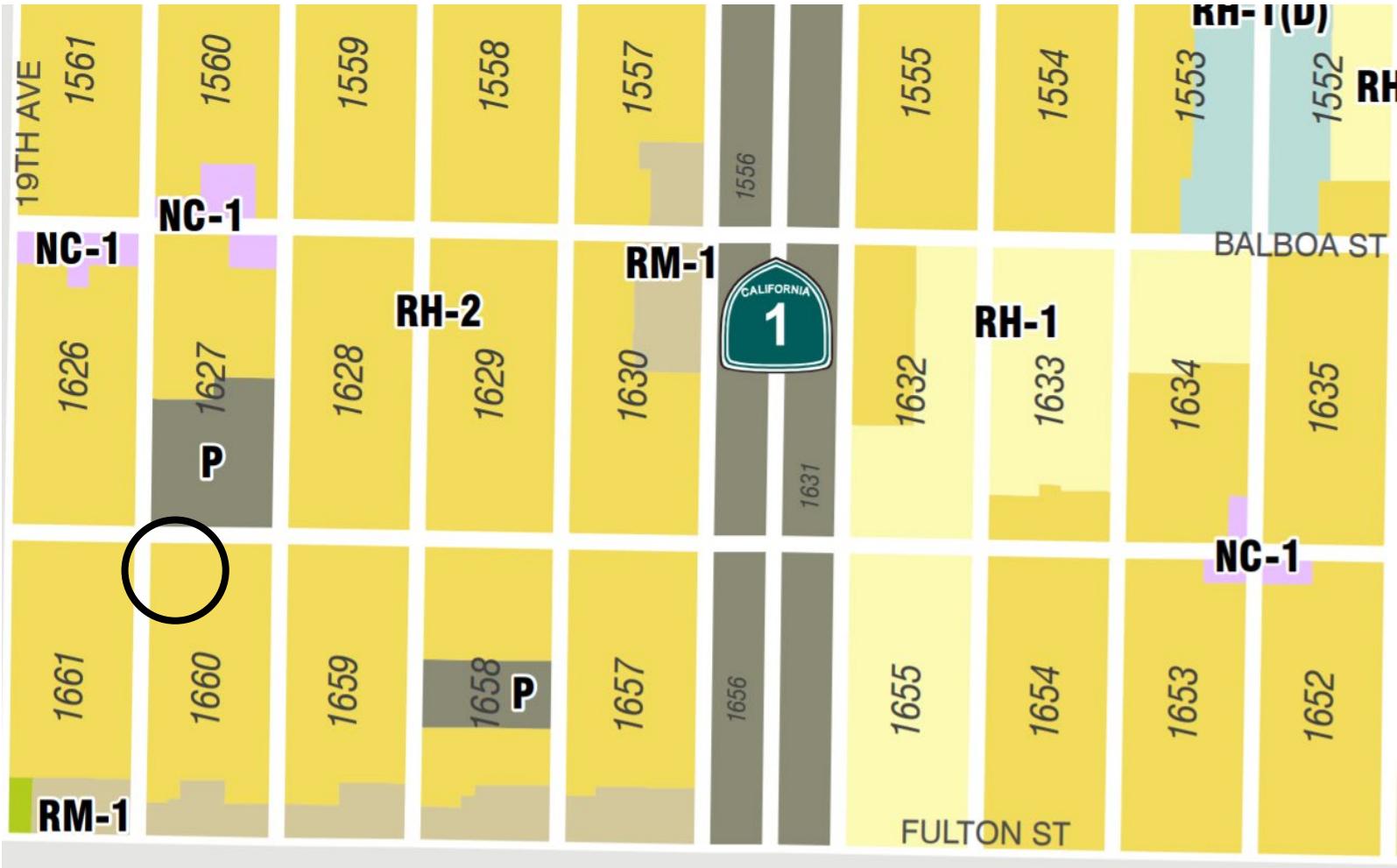


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2017-010147DRP
1633 Cabrillo Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-010147DRP
1633 Cabrillo Street

Aerial Photo



Discretionary Review Hearing
Case Number 2017-010147DRP
1633 Cabrillo Street

Aerial Photo



Discretionary Review Hearing
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Aerial Photo



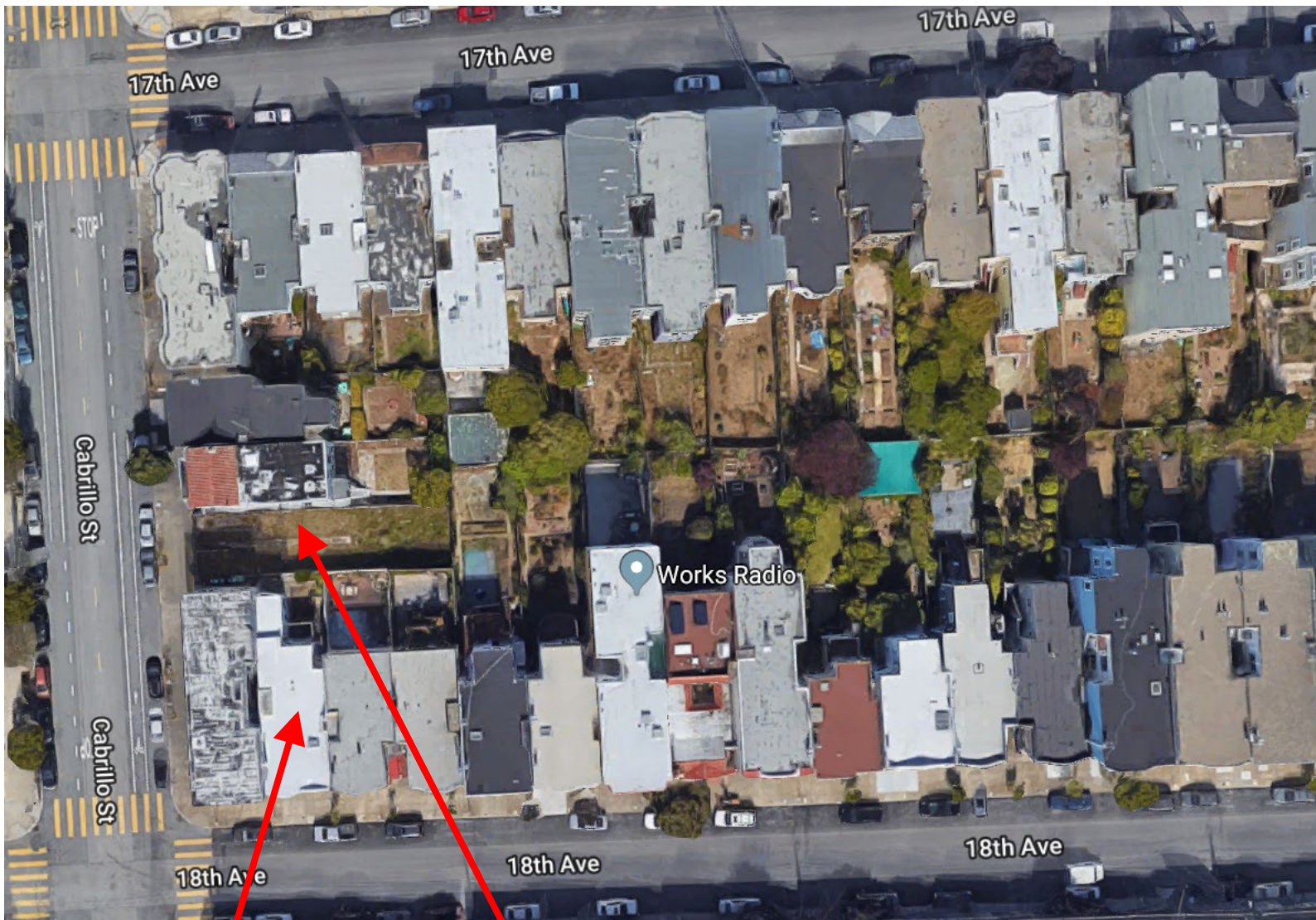
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2017-010147DRP
1633 Cabrillo Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-010147DRP
1633 Cabrillo Street

Site Photo



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 20, 2017**, the Applicant named below filed Building Permit Application No. **2017.07.20.2498** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1633 Cabrillo Street	Applicant (agent / architect):	John Goldman, Goldman Architects
Cross Street(s):	17th Avenue / 18th Avenue	Address:	172 Russ Street
Block/Lot No.:	1660 / 044	City, State:	San Francisco, CA 94103
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 391-1339
Record No.:	2017-010147PRJ	Email:	john@goldmanarchitects.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Facade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Vacant Lot	Residential
Front Setback	NA	Approx. 2 feet 2 inches
Building Depth	NA	Approx. 65 feet 6 inches
Rear Yard	NA	Approx. 33 feet
Building Height	NA	Approx. 40 feet
Number of Stories	NA	4
Number of Dwelling Units	NA	2
Number of Parking Spaces	NA	2 (and also 2 bicycle parking spaces)
PROJECT DESCRIPTION		
The proposed project is to construct a new four-story, two-unit residential building (with approximately 4,500 gross floor area) on a vacant lot. The proposal will include decks on the second and fourth floors. (See attached plans.)		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Sharon M. Young
Telephone: (415) 558-6346
E-mail: sharon.m.young@sfgov.org

Notice Date: 12/4/2018
Expiration Date: 01/03/2019

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

Incomplete applications will not be accepted.

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1633 CABRILLO ST		1660044
Case No.		Permit No.
2017-010147PRJ		201707202498
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. CONSTRUCT (2) (N) MULTI-FAMILY RESIDENTIAL		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions 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; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<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 ____ new construction on vacant lot

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 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):

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 checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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 type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input 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 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-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <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 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):	
Preservation Planner Signature:	

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: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Sharon Young 11/19/2018
	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 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)
1633 CABRILLO ST		1660/044
Case No.	Previous Building Permit No.	New Building Permit No.
2017-010147PRJ	201707202498	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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:	Date:



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)
2017-010147/43 DKP

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name:	Lawrence Lau	
Address:	706 18th Avenue, San Francisco, CA 94121	Email Address: lawrencelau317@hotmail.com
		Telephone: 650-515-5323

Information on the Owner of the Property Being Developed

Name:	Karen Lum	
Company/Organization:	1633-1649 Cabrillo LLC	
Address:	3201 Balboa Street, San Francisco, CA	Email Address: focus_realty@yahoo.com
		Telephone: 415-566-0868

Property Information and Related Applications

Project Address:	1633 Cabrillo Street, San Francisco	
Block/Lot(s):	1660/044	
Building Permit Application No(s):	2017.07.20.2498	

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? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 standards of the Planning Code and the Residential Design Guidelines. 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 site specific sections of the Residential Design Guidelines.

see attached

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 unreasonably affected, please state who would be affected, and how.

see attached

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?

see attached

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The information presented is true and correct to the best of my knowledge.
- b) Other information or applications may be required.

Lawrence Lau

Signature

Neighbor

Relationship to Project
(i.e. Owner, Architect, etc.)

650-515-5323

Phone

Lawrence Lau

Name (Printed)

lawrencelau317@hotmail.com

Email

For Department Use Only

Application received by Planning Department:

By: *E. Quipen*

RECEIVED

DEC 27 2018

Date:

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Letter of Authorization

We, the owners of 706 18th Avenue in San Francisco, California, authorize
Lawrence Lau to communicate with the Planning Department on our behalf
in regards to matters concerning our property.

Albert M. Lau
Albert Lau

Date: Dec 26 2018

Jackie Lau
Jackie Lau

Date: 12/26/18

Question #1

Answers

1. California building codes Chapter 17.57.040
For residential --- Single family and two-family dwellings: two covered parking spaces per unit.
2. Fire protection code is required the new building at least 5 feet away from the existing building

Question #2

- 1 Light blocking
The new 4 stories high building standing right next behind my 2 stories high existing house, It is two stories taller than my existing home. It should be blocking all sun light.
- 2 Privacy problem arise
All my face backwards windows are clear window
The new building has some windows opening and the high level deck and patio directly facing my back windows.
- 3 Noise disruption
- 3a. Noise disruptions is another concern come to my family. All my windows facing at the back are single plated aluminum windows. It does not effectively blocking the noise go through.
- 3b. For all the existing wall of my building is no "Noise Block " feature
- 4 Fire hazard and not accessible to the rear of the building
When the new developing building is built right next to my backyard without any sit back spacing. If, unfortunately, the new building had a fire broke out, the fire-fighters have no access to the back of the new developing building. It is impossible for the fire-fighters to provide any rescue action.

The answer to Q3 is the Letter to the City Planning Department

Just writ it to refer to the letter to the city Planning depaertment

Letter to the San Francisco City Planing

c.c. Developer on 1633 Cabrillo Street, S.F. CA 94121
Gold Man Architects

We appreciate that there is a new development on the vacancy lot to help solving the housing shortage in San Francisco City. However we are still doing concern about the new development putting some drawback impacts to the neighborhood and the next door neighbor. For I am the owner of 706 18th Ave, S.F. CA 94121, your adjacent next door side neighbor, my majors concerns are exclusive as follows:

1. Street parking spaces are shortage in the Richmond neighborhood. The new building, it has two dwelling units. Unit "A" has 3 bedrooms and the Unit "B" has 3 bedrooms. That means, as the California living standards, the maximum occupation could be 12 persons. However, the building itself is only containing one compact size car and a standard size car parking spaces plus 2 bicycles parking spaces share between two families. For this arrangement it is only can be full filled a single family home building basic requirement but it is far shortfall for a big size duplex building as it (4,499 square feet total living area plus 531 square feet deck area). For the new building as it, it could be having 5 or more cars daily parking need expecting for the total. That means it could have 3 or more cars are competing the street parking spaces in the area. If the new building has a designed parking garage containing 4 cars parking spacing inside the building, it should be reducing the heavy load of the street parking spaces using.
2. The new 4 stories high building standing right next behind my 2 stories high existing house, It is two stories taller than my existing home. It should be blocking all my view, sun light, and ventilation. I will consults contractors how to solve all those bad effects lead from the new building development.
3. When the new neighbors move into the new developing building, it is arising my privacy concerns. All my face backwards windows are clear window, directly right next to the new developing building. The new building has some windows opening and the high level deck and patio directly facing my back windows. If they can be altering their window's opening positions and building some blocks on their high level decks and patio facing my backyard sides, it should be protecting both parties privacy.
4. When the new developing building is built right next to my backyard without any sit back spacing. It is arising the fire hazard, which is concerning to all the existing neighbor's buildings. The new building is designed to be 65 feet in length total. If, unfortunately, the new building had a fire broke out, the fire-fighters have no access to the back of the new developing building. It is impossible for the fire-

fighters to provide any rescue action. Moreover, the fire will seriously affecting the adjacent neighbor's buildings, caused by all the buildings are closely packed together. For the current fire safety code, any new developing building: it should be at least 5 feet apart from the side neighbor's fence boarder line to provide a quick access for the fire-fighting services.

5. Noise disruptions is another concern come to my family. All my windows facing at the back are single plated aluminum windows. It does not effectively blocking the noise go through. For all the existing wall of my building is no "Noise Block" feature and is not "Two Hours Fire Rating" protection as current apartment standard does. Noise disturbances should become our long terms problems for our future lives, we may suffer.

If all above drawbacks of my concerning can be satisfied solved and full filled, I should be gratefully welcome my neighbors move-in.

Your sincerely side neighbor 706 18th Ave, S.F. CA 94121

Jackie Lau
Jackie Lau

Date: 12/27/18

Albert Lau
Albert Lau

Date: 12/27/2018

Lawrence Lau
Lawrence Lau

Date: 12/27/18

CABRILLO STREET (80.00' WIDE)



1 Site Plan
1/8" = 1'-0"



ASSESSOR'S BLOCK NO.1660
PART OF OUTSIDE LAND

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 1633 Cabrillo Street

Zip Code: 94121

Building Permit Application(s): 2017.0720.2498

Record Number: 2017-010147DRP

Assigned Planner: Sharon Young

Project Sponsor

Name: John Goldman, Architect, for Karen Lum

Phone: (415) 713-1931

Email: john@goldmanarchitects.com

Required Questions

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

The DR requester has incorrect information regarding the Building Code and Fire Code requirements. They also don't understand how little this project affects their light and air. We have provided a shadow study to clarify the shadow issues. The current building design is the result of revisions in response to the RDT reviews. The project meets all Planning Codes and has incorporated the RDT comments. A full response to the DR requester's concerns are attached to this form.

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

We are willing to use obscure glass below eye level on the windows which face west which are located above the first floor. This will help address their privacy concerns regarding those windows.

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

As noted above, we will change portions of the west facing glazing. The other issues raised by the DR requester are due to their misinformation regarding the Building and Fire Codes, lack of information regarding the project's shadow impact on their property, and other issues which I address in the attached response document.

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	2
Occupied Stories (all levels with habitable rooms)	0	4
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	2
Bedrooms	0	6
Height	0	40'
Building Depth	0	65'-6" ground; 53'-6" above
Rental Value (monthly)	0	not rented
Property Value	400,000	2,850,000

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

Signature: 	Date: 2/3/19
Printed Name: John Goldman	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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

Point by Point Response to DR Requester's Comments on 1633 Cabrillo St.

1. A common complaint from neighbors regarding proposed housing projects is that the projects do not provide enough parking. The SF Planning Department has for many years been discouraging the provision of excess parking and has been encouraging the use of public transit and bicycles. This often puts the Planning Department in opposition to neighbors' requests for more parking. Nonetheless, for at least the last 38 years while I have lived and worked in San Francisco, only one parking space per dwelling unit in the RH zones has been required. This project provides the typical one enclosed parking space per dwelling unit.

2. Sunlight, views and ventilation are not protected by the Planning Code. The primary portion of the requester's building which faces 1633 Cabrillo is 30' away from the shared property line, separated by the requester's rear yard. Therefore, ventilation is not affected. Views are affected, but every new project in San Francisco affects views, which is why the Planning Code does not protect views. Sunlight access is not protected by the Code, but nonetheless we have performed a shadow analysis which illustrates the shadows cast by 1633 Cabrillo St. on the requester's rear yard and home. During the winter solstice, around 8 AM to 9 AM there are additional shadows cast on the small shed addition located along the northern property line at the eastern side of the original home. By 10 AM there are no significant new shadows on either the rear yard or the home. Around the time of the equinoxes, additional shadows will fall on the shed addition and a portion of the rear yard, but again by 10 AM the shadows are nearly entirely off of the shed and there is only a small additional shadow on the rear yard. In the summer around the time of the solstice, shadows cast by 1633 Cabrillo are similarly off of their shed addition by 10 AM. Past noon on any day of the year, 1633 Cabrillo will not cast shadows on the requester's property because the new building is directly east from their property. In summary, the additional shadow impact due to 1633 Cabrillo is minimal: the building casts no new shadows on their home past 10 AM or so and the building casts no shadows on their home or their rear yard past noon.

3. Another issue frequently raised by neighbors is that their privacy will be affected by a new building. Privacy is not protected by the Planning Code, since every new project affects privacy. 1633 Cabrillo has five windows at the rear which face west and would affect the requester's privacy. We can make the lower portions of those windows, the portions at and below eye level, obscure glass which would create more privacy for the requesters. There could be clear glass high on those windows above eye level, for views of the sky, but no clear view would be possible of the requester's rear yard or home. We are not offering high privacy walls on the west side of the decks, since those privacy walls' required 6' height would not only look out of scale with the 3'-6" high guardrails, the high walls would create more shadows on the requester's rear yard and would negatively impact the sense of openness of the mid-block open space when looking east from the homes along 18th Avenue.

4. The requester's apparently do not understand the First Floor plan of 1633 Cabrillo. It is not true that fire fighters cannot access the rear yard of the property. On the First Floor is the typical one-hour fire rated corridor which goes from the front lobby to the rear yard, as is found in buildings throughout San Francisco. Contrary to the requester's statement, there is no Building Code or Fire Code requiring 5' wide exterior side yards which provide uninterrupted outdoor access to rear yards. An interior one-hour fire rated access corridor, as we show, is typical. Furthermore, if the rear yard was less than 25' in depth, the one-hour rated corridor we are providing from the rear yard to the front lobby would be a code requirement. However, since the rear yard is greater than 25' in depth, the one-hour rated corridor from and to the rear yard is not a Code requirement. We are providing it anyway since we want to provide access to the rear yard for the occupants in the upper unit. In other words, our proposal is superior to

the minimum Building Code and Fire Code requirements for Fire Department access to the rear yard. And, per typical Building Code requirements, the property line walls must be one-hour rated but they need not be pulled 5' away from the shared property line.

5. I am not clear on why the requester thinks this building will create significant noise. The requester mentions that their building does not have any noise blocking features; they are correct, since older buildings typically do not have fire rated walls or double glazed windows. 1633 Cabrillo, with its new one hour fire rated property line walls and double glazed windows is a type of construction which allows less noise transmission from the interior to the exterior than is typical of older buildings. This new building will greatly outperform any of the neighboring older buildings in terms of sound transmission from interior to exterior.

John Goldman
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San Francisco, CA 94103

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415-713-1931 cell
john@goldmanarchitects.com

ABBREVIATIONS											
A	AN	ENCL	ENCLOSUR	L.H	LEFT	RM	ROOM				
AB	ANCHOR	E	EQUIVALEN	L.L	LIVE.)	R.G	ROUGH				
AC	AC	F	FAC	L.P	LOW	R.W.L	RAIN WATER				
AD	ADJUSTING	FW	FLOOR	LT	LIGHT	S	SOIL				
AE	ALTERNAT	EXP.B	EXPANSION	MAT	MATERIAL	S.A.D	SELF-ADHERING				
AF	APPROX	EXT	EXTERIOR	M.B	MACHINE	S.B.LKG	SOLID				
AG	AGGREGAT	FA	FAC	MED	MECHANICA	S.C.D	SEE CIVIL				
AH	ALUMINUM	F.B	ALARM	MEMB	MEMBRAN	S.D	DRAWINGS				
AI	ALTERNAT	IB	IB	MANUFACTURE	MANHOL	S.E.S.P	SEALANT				
AL	ALTERNAT	IR	IR	MH	METAL	S.E.S	SECT				
AM	APPROX	IS	IS	MIRRO	MISCELLANEOU	S.E.D	SEE				
AN	ANCHOR	IT	IT	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AO	AC	J	J	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AP	APPROX	KB	KB	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AR	ANCHOR	LC	LC	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AS	ANCHOR	LD	LD	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AT	ANCHOR	LE	LE	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AV	ANCHOR	LF	LF	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
AW	ANCHOR	LG	LG	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
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FH	ANCHOR	PV	PV	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FI	ANCHOR	PW	PW	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FJ	ANCHOR	PX	PX	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FK	ANCHOR	PY	PY	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
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FM	ANCHOR	QA	QA	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FN	ANCHOR	QB	QB	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FO	ANCHOR	QC	QC	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FP	ANCHOR	QD	QD	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FQ	ANCHOR	QE	QE	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FR	ANCHOR	QF	QF	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FS	ANCHOR	QG	QG	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FT	ANCHOR	QH	QH	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FU	ANCHOR	QI	QI	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FV	ANCHOR	QJ	QJ	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FW	ANCHOR	QK	QK	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FX	ANCHOR	QL	QL	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FY	ANCHOR	QM	QM	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
FZ	ANCHOR	QN	QN	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
GA	ANCHOR	QO	QO	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
GB	ANCHOR	QP	QP	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
GC	ANCHOR	QQ	QQ	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
GD	ANCHOR	QR	QR	MISCELLANEOU	MISCELLANEOU	S.HR	SHOWE				
GE	ANCHOR	QS	QS	MISCELLANEOU	MISCELLANEOU						

SF PLANNING CODE PRIMARY ISSUES

FRONT SETBACKS: SECTION 132 AVERAGE OF ADJACENT FRONT SETBACKS ACCORDING TO ZONING MAP, NO LEGISLATED SETBACKS

SEC. 132(C): FRONT SETBACK IS THE HORIZONTAL DISTANCE FROM THE FRONT PROPERTY LINE ALONG THE STREET TO THE BUILDING WALL CLOSEST TO SUCH PROPERTY LINE.

SIDE YARD: SECTION 133 (NO SIDE YARD REQUIRED)

REAR YARD: SECTION 134: RH-2, ..., MINIMUM REAR YARD DEPTH TO BE EQUAL TO 25% OF TOTAL DEPTH OF THE LOT ON WHICH BUILDING IS TO BE SITUATED, AND NOT LESS THAN 15'. FOR IRREGULAR LOTS, AREA OF REAR YARD SHOULD BE AT LEAST 25% OF THE AREA OF THE LOT

BIRDS SAFE BUILDING: SECTION 139 RESIDENTIAL LESS THAN 45' IN HEIGHT WITH LESS THAN 50% GLASS FACADE ARE EXEMPT. THIS BUILDING IS EXEMPT

HEIGHTS

SEC. 102 (A) AND (B): HEIGHT OF A BUILDING OR STRUCTURE SHALL BE TAKEN AT THE CENTERLINE OF THE BUILDING AND WHERE A LOT SLOPES DOWN FROM A STREET AT THE CURB LEVEL OF THAT STREET.

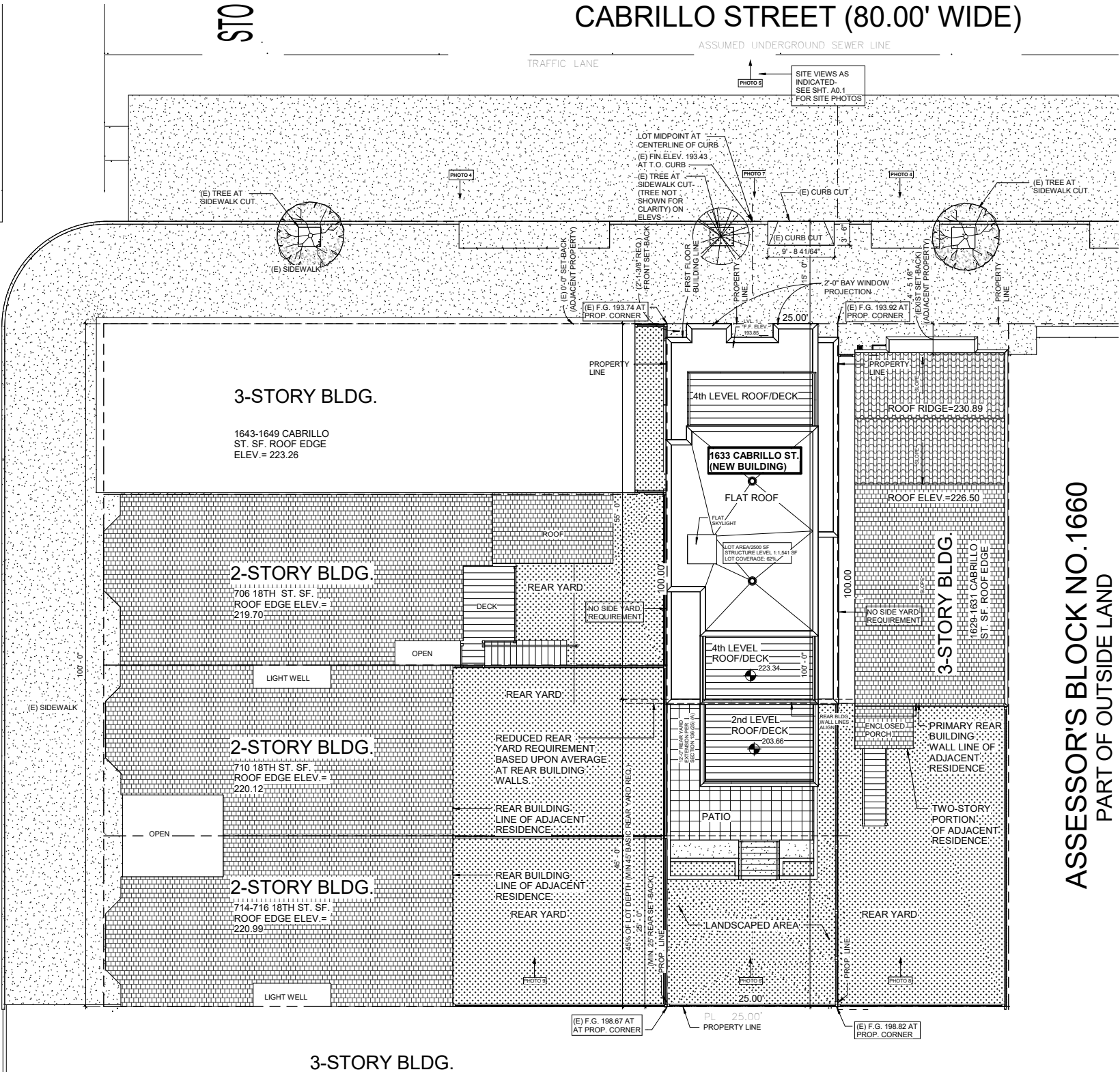
SEC. 261

(1) BASIC REQUIREMENT. THE HEIGHT LIMIT SHALL BE 30 FEET AT THE FRONT LOT LINE OR, WHERE THE LOT IS SUBJECT TO A LEGISLATED SETBACK LINE OR REQUIRED FRONT SETBACK AS DESCRIBED IN SECTION 131 OR SECTION 132 OF THIS CODE, THEN AT SUCH SETBACK; AND SHALL INCREASE AT AN ANGLE OF 45 DEGREES FROM THE HORIZONTAL TOWARD THE REAR OF THE LOT UNTIL THE HEIGHT LIMIT PRESCRIBED BY SUBSECTION (B) ABOVE IS REACHED.



EXISTING FIRE HYDRANT LOCATIONS & DISTANCES TO 1633 CABRILLO STREET

18TH AVENUE (70.00' WIDE)



3-STORY BLDG.

1 Site Plan
1/8" = 1'-0"

ASSESSOR'S BLOCK NO. 1660
PART OF OUTSIDE LAND

ISSUES



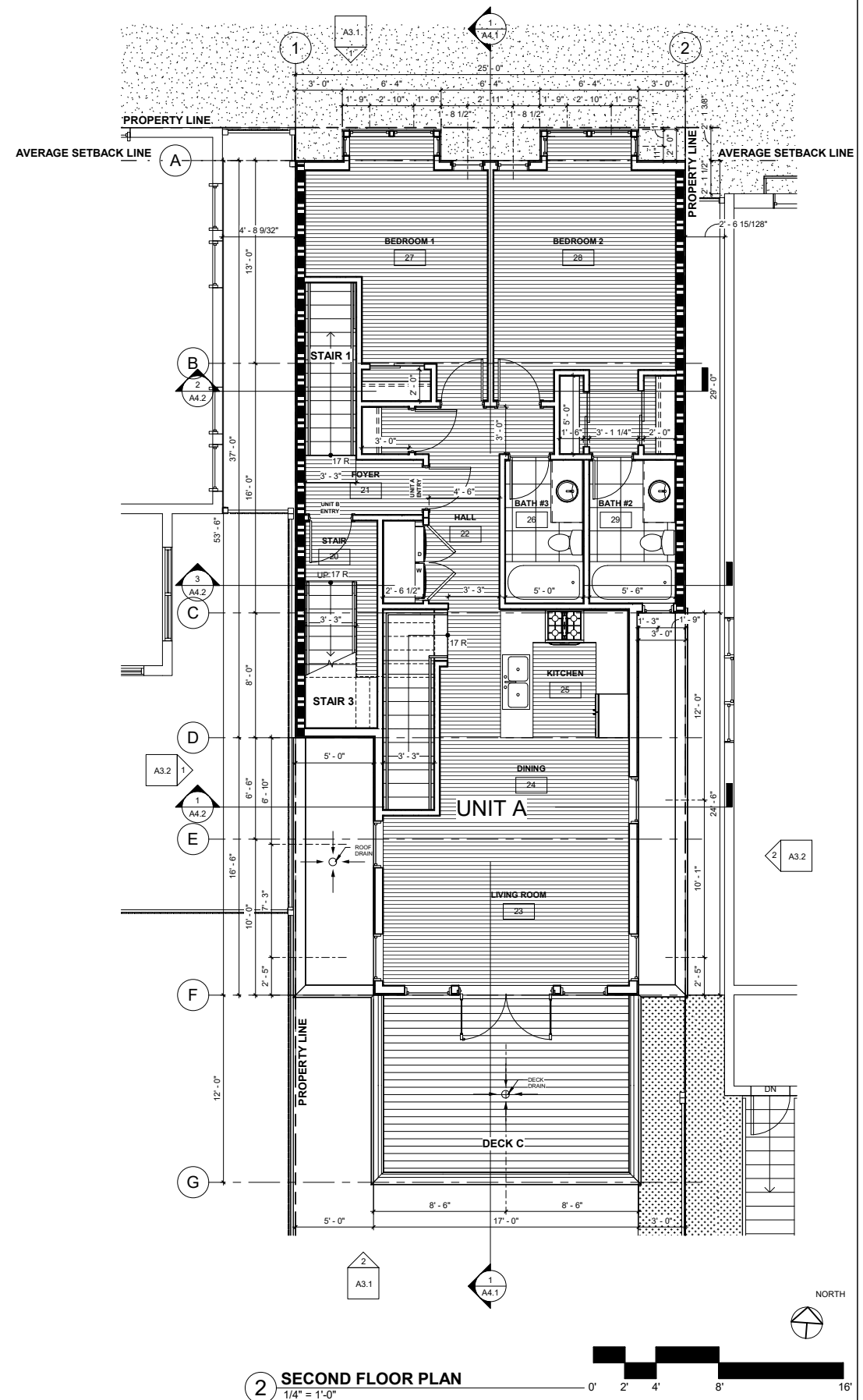
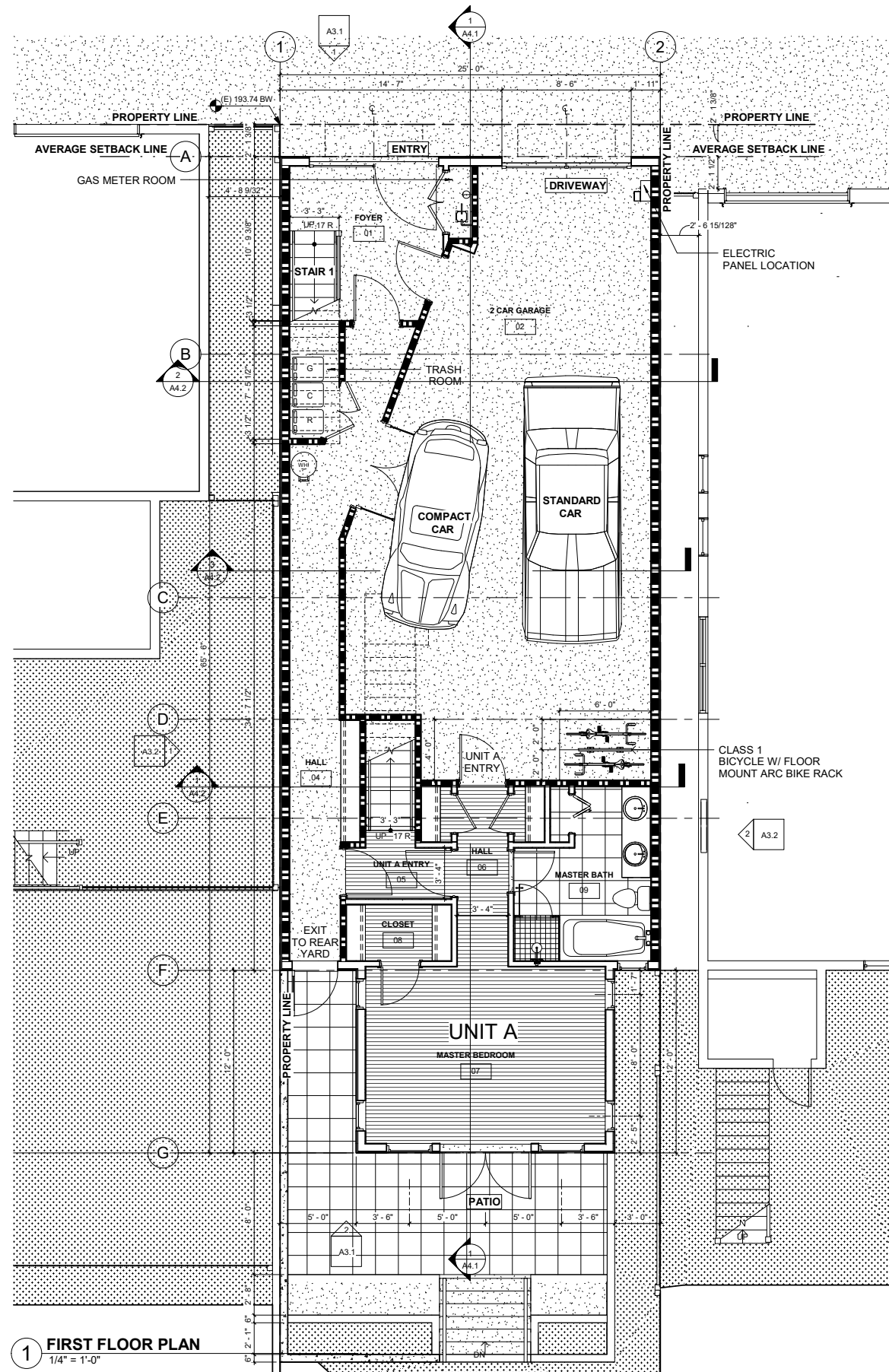
172 RUSS STREET
SAN FRANCISCO
CALIFORNIA 94103
415-391-1339
415-621-3393 f

CABRILLO RESIDENCE
1633 Cabrillo St.
San Francisco CA 94121

SITE PLAN

DATE:	11-9-18
SCALE:	1/8" = 1'-0"
DRAWN:	GDG
JOB:	1612
SHEET:	

A1.0



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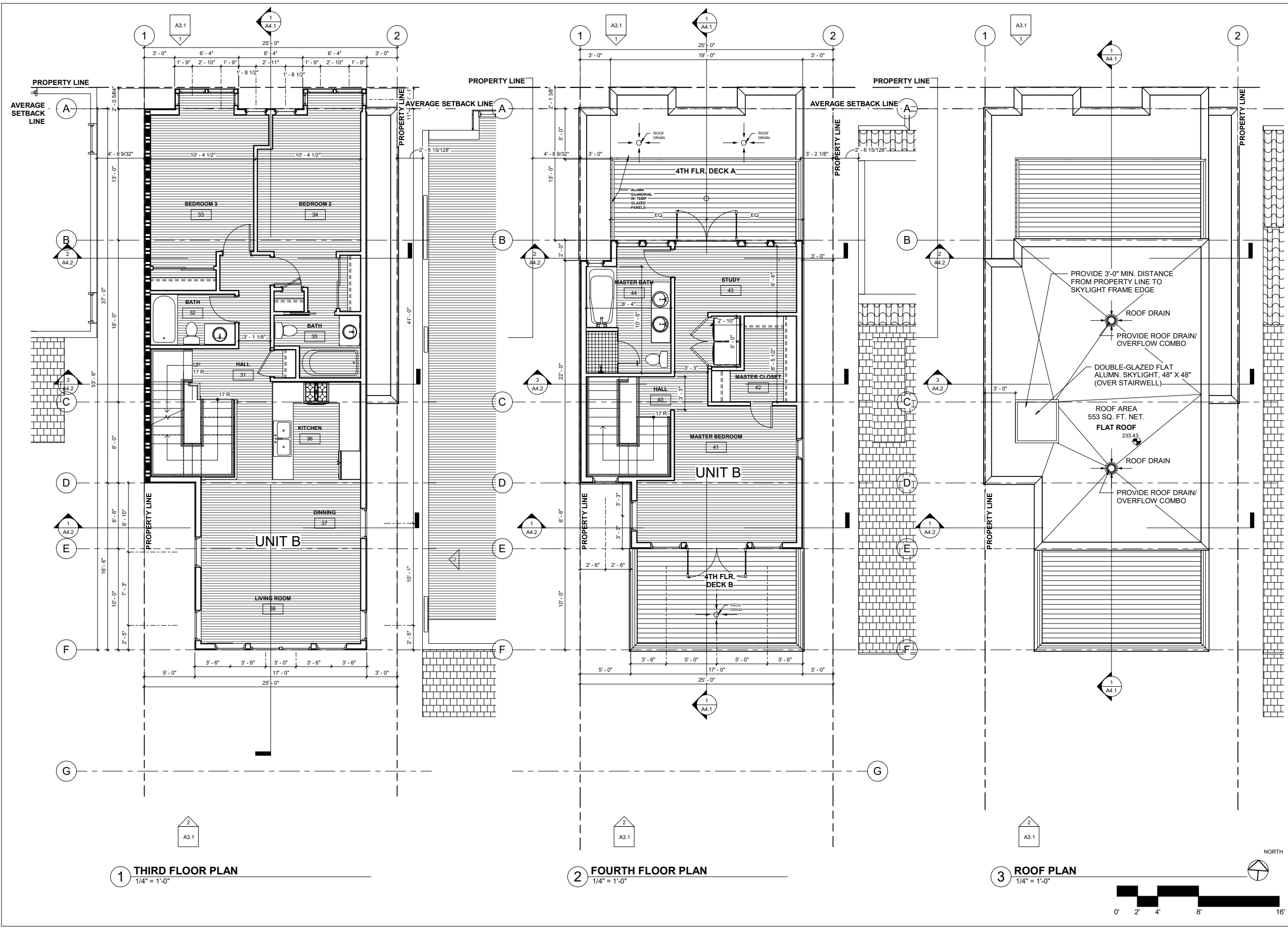
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CALIFORNIA 94103
415-391-1339
415-621-3393 f

CABRILLO RESIDENCE
1633 Cabrillo St.
San Francisco CA 94121

FIRST & SECOND FLOOR
PLAN

DATE: 11-9-18
SCALE: 1/4" = 1'-0"
DRAWN: GDG
JOB: 1612
SHEET:

A2.0



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GOLD MAN ARCHITECTS

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415-391-1339
415-621-3393 f

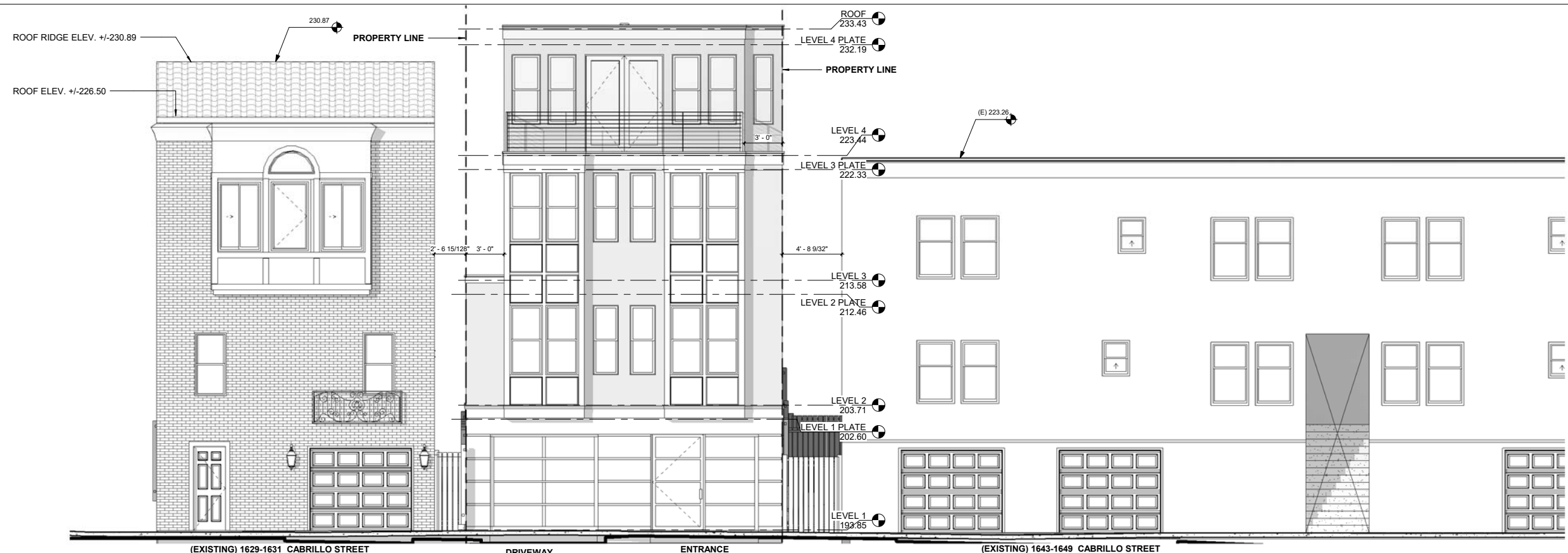
CABRILLO RESIDENCE

1633 Cabrillo St.
San Francisco CA 94121

THIRD & FOURTH FLOOR & ROOF PLAN

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SCALE:	1/4" = 1'-0"
DRAWN:	GDG
JOB:	1612
SHEET:	

A2.1



1
CONTEXT ELEVATION NORTH_CABRILLO STREET
1/4" = 1'-0"



2
CONTEXT ELEVATION SOUTH_REAR YARD
1/4" = 1'-0"

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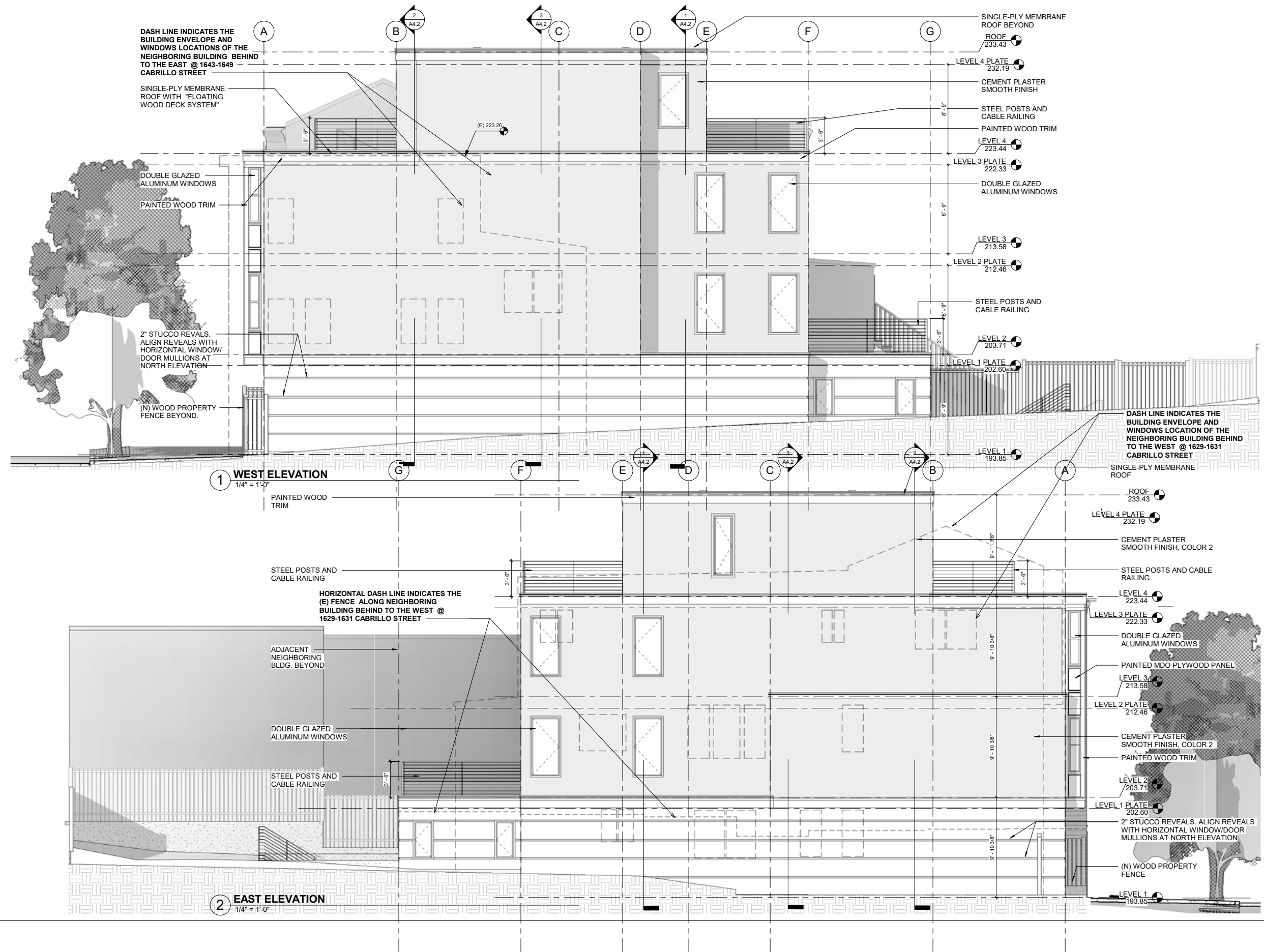
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CABRILLO RESIDENCE
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San Francisco CA 94121

CONTEXT
ELEVATIONS_CABRILLO
STREET & REAR YARD

DATE: 11-9-18
SCALE: 1/4" = 1'-0"
DRAWN: GDG
JOB: 1612
SHEET:

A3.1



	ISSUES
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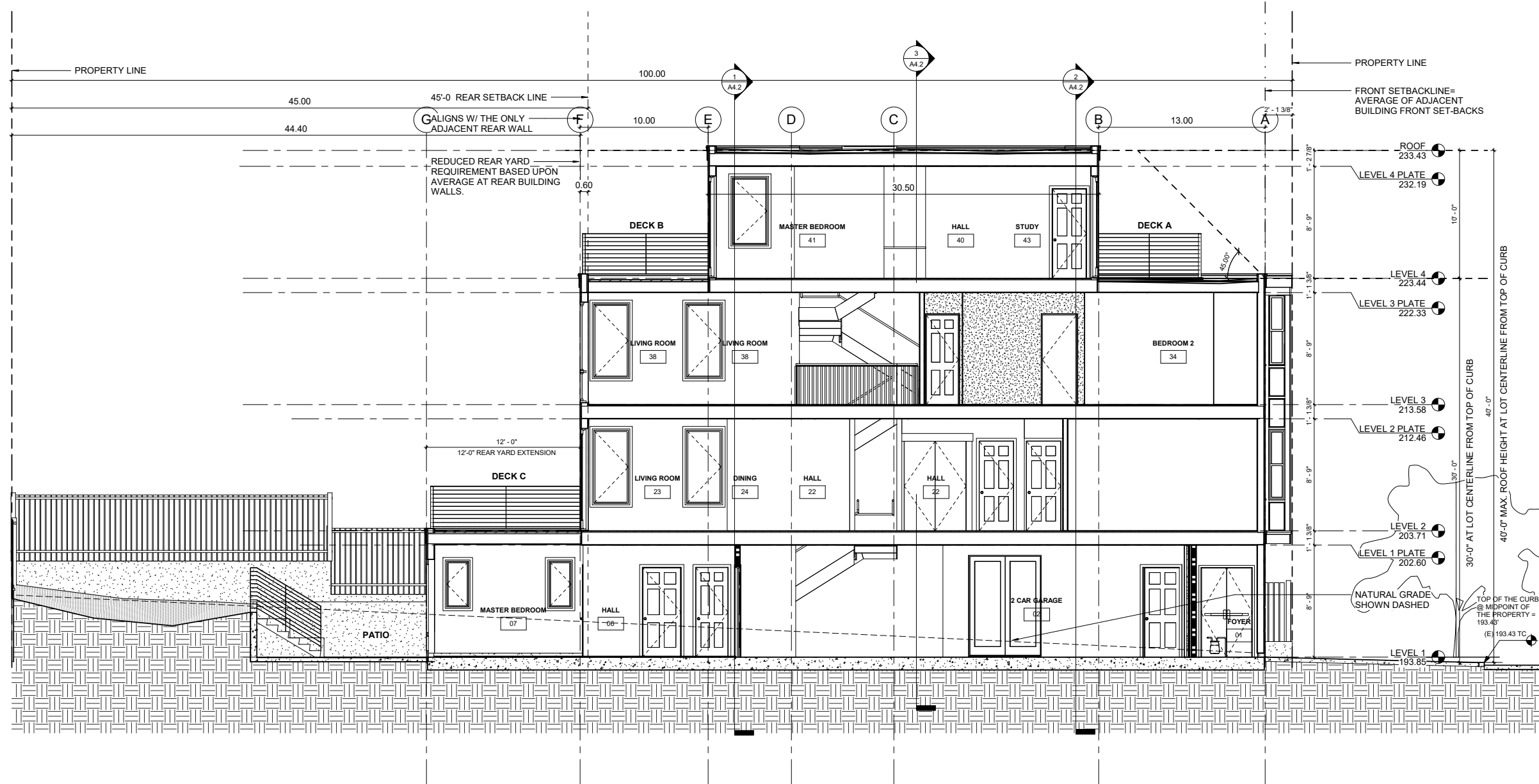
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CABRILLO RESIDENCE
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San Francisco CA 94121

SIDE ELEVATIONS_WEST & EAST

DATE:	11-9-18
SCALE:	1/4" = 1'-0"
DRAWN:	GDG
JOB:	1612
SHEET:	

A3.2



1 LONGITUDINAL SECTION 1-1
1/4" = 1'-0"



ISSUES	
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GOLD
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ARCHITECTS

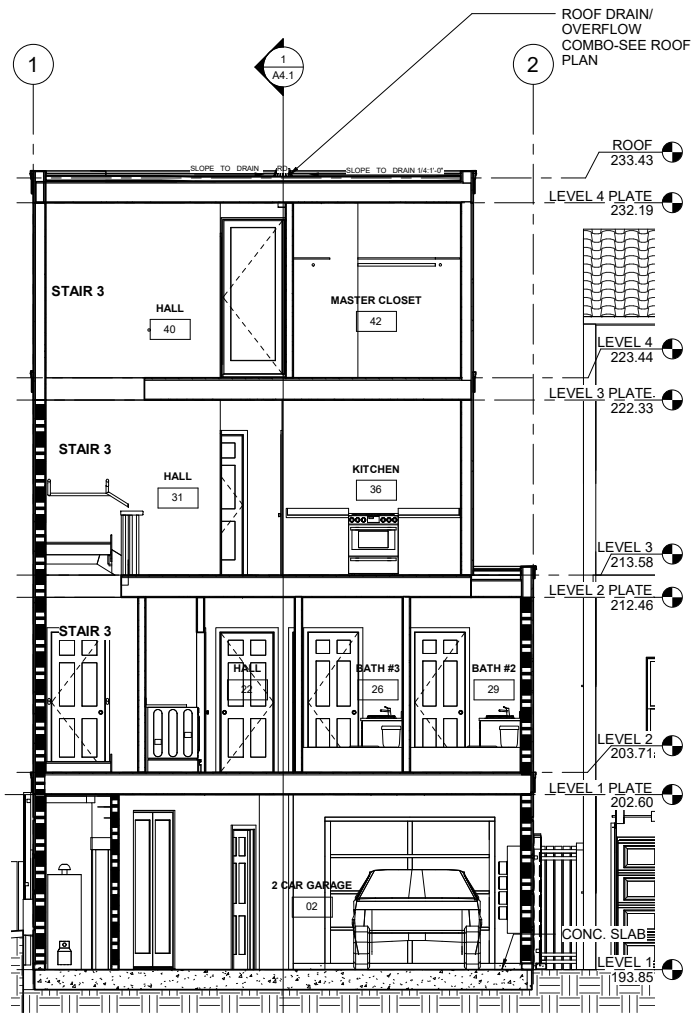
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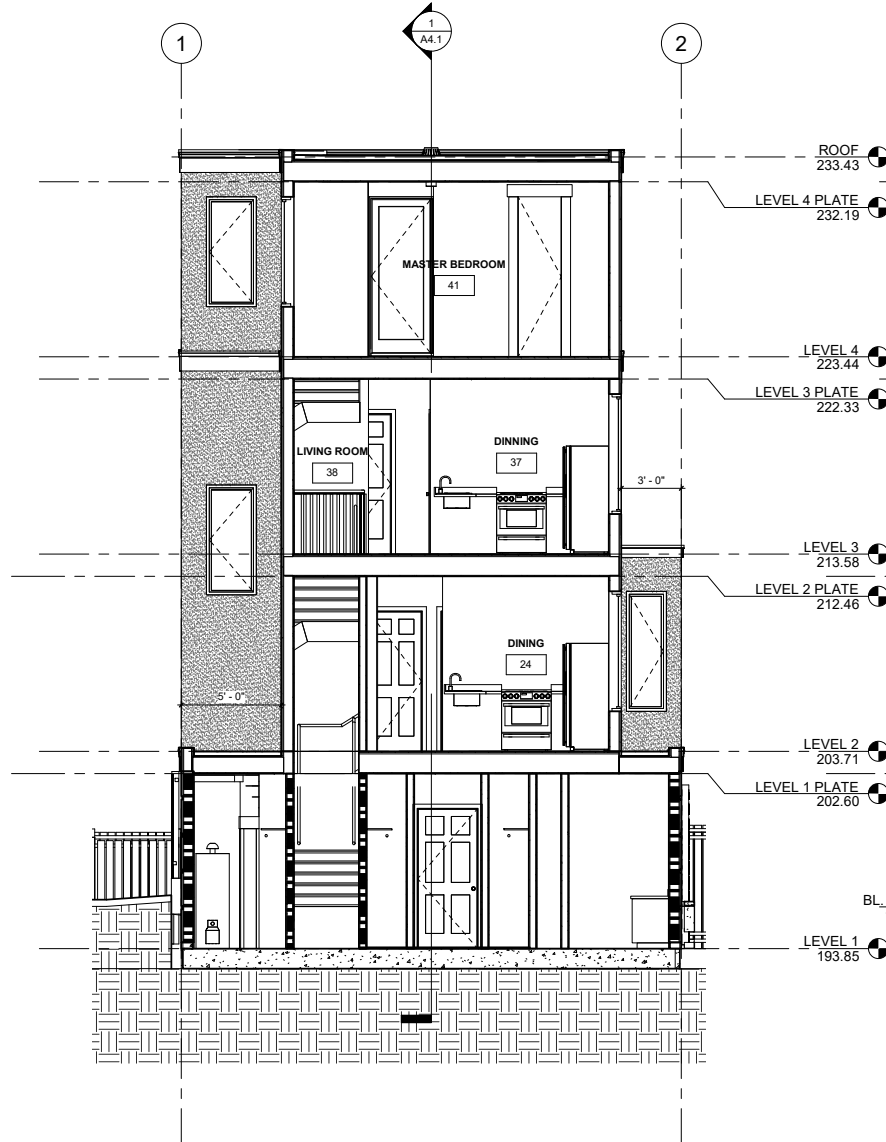
BUILDING SECTION

DATE:	11-9-18
SCALE:	1/4" = 1'-0"
DRAWN:	GDG
JOB:	1612
SHEET:	

A4.1



3 SECTION 1
1/4" = 1'-0"



1 SECTION 5
1/4" = 1'-0"



2 SECTION 6
1/4" = 1'-0"



ISSUES	
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CABRILLO RESIDENCE
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BUILDING SECTIONS

DATE: 11-9-18
SCALE: 1/4" = 1'-0"
DRAWN: GDG
JOB: 1612
SHEET:

A4.2

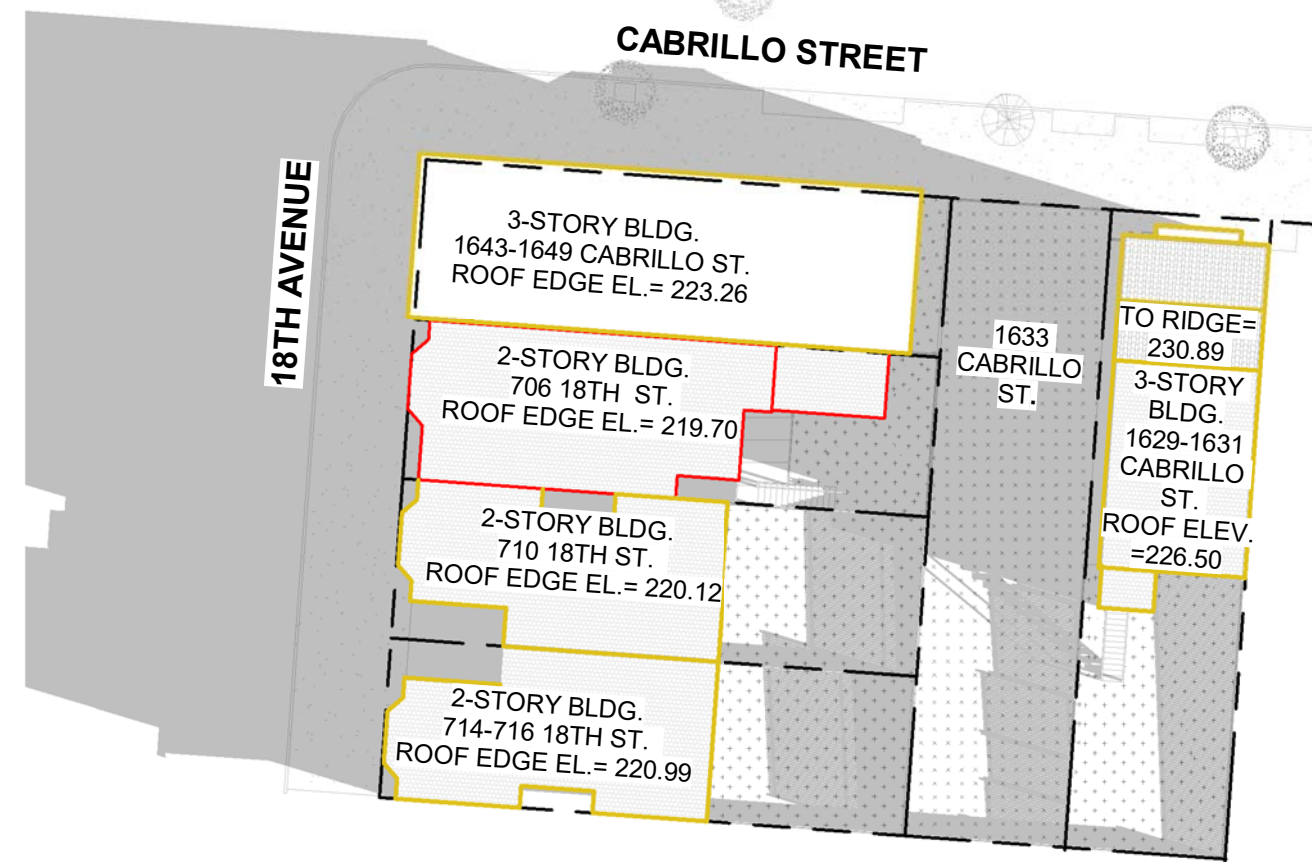


CABRILLO STREET VIEWS

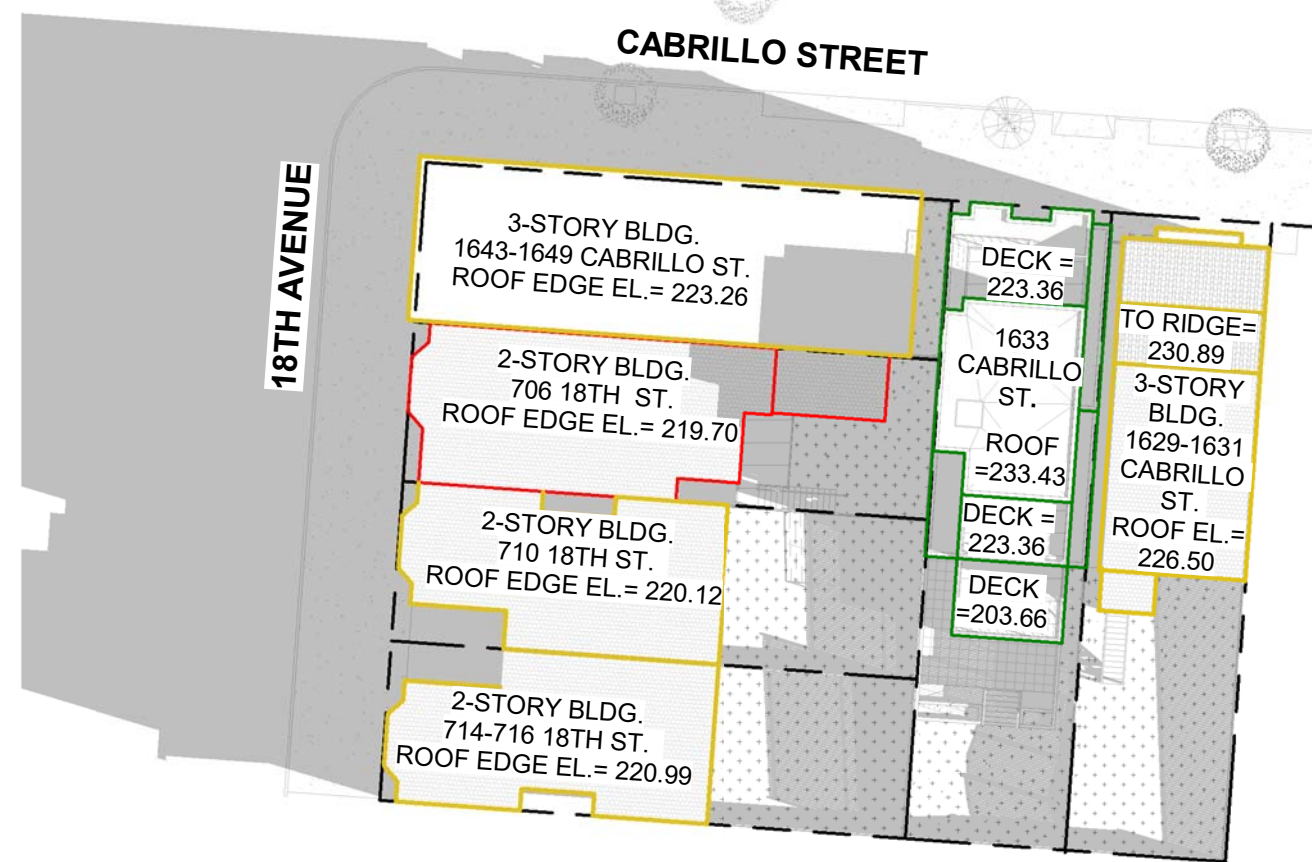


REAR YARD VIEWS

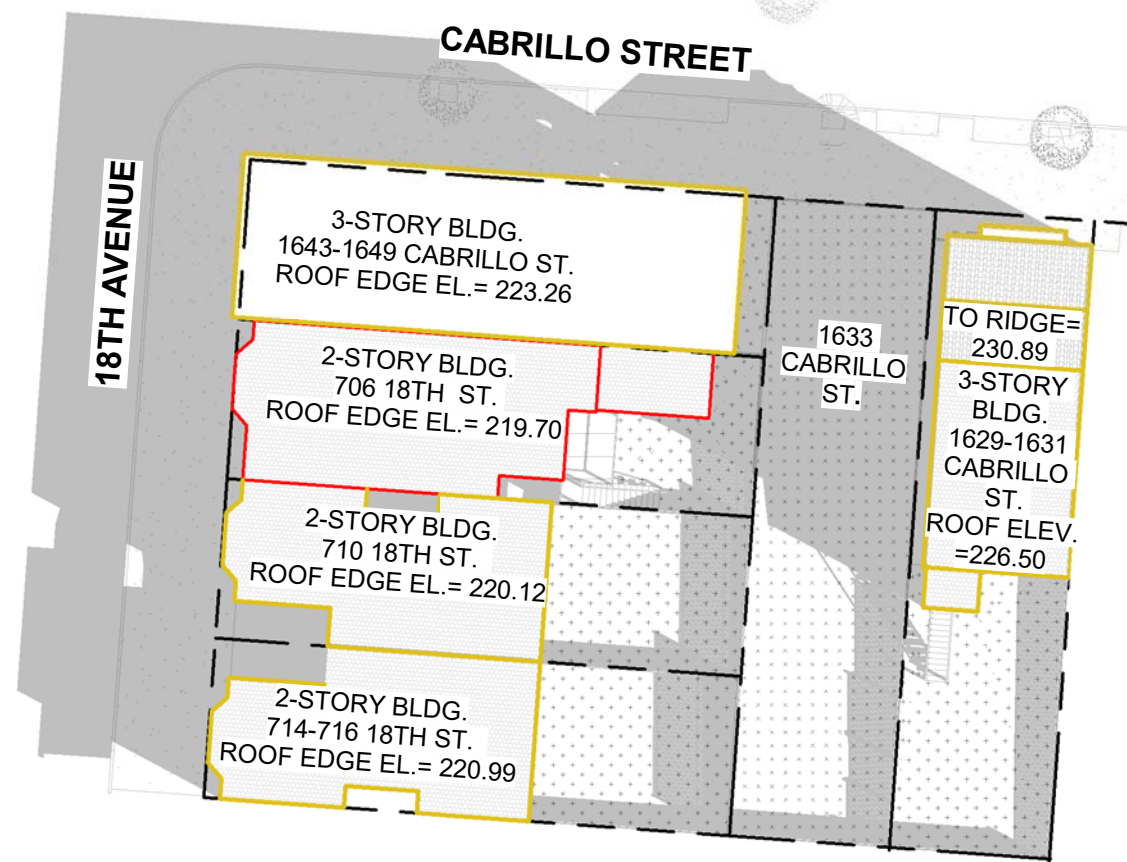
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• • •	
172 RUSS STREET	
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415-391-1339	
415-621-3393 f	
CABRILLO RESIDENCE	
1633 Cabrillo St.	
San Francisco CA 94121	
PERSPECTIVE VIEWS	
DATE:	11-9-18
SCALE:	
DRAWN:	GDG
JOB:	1612
SHEET:	
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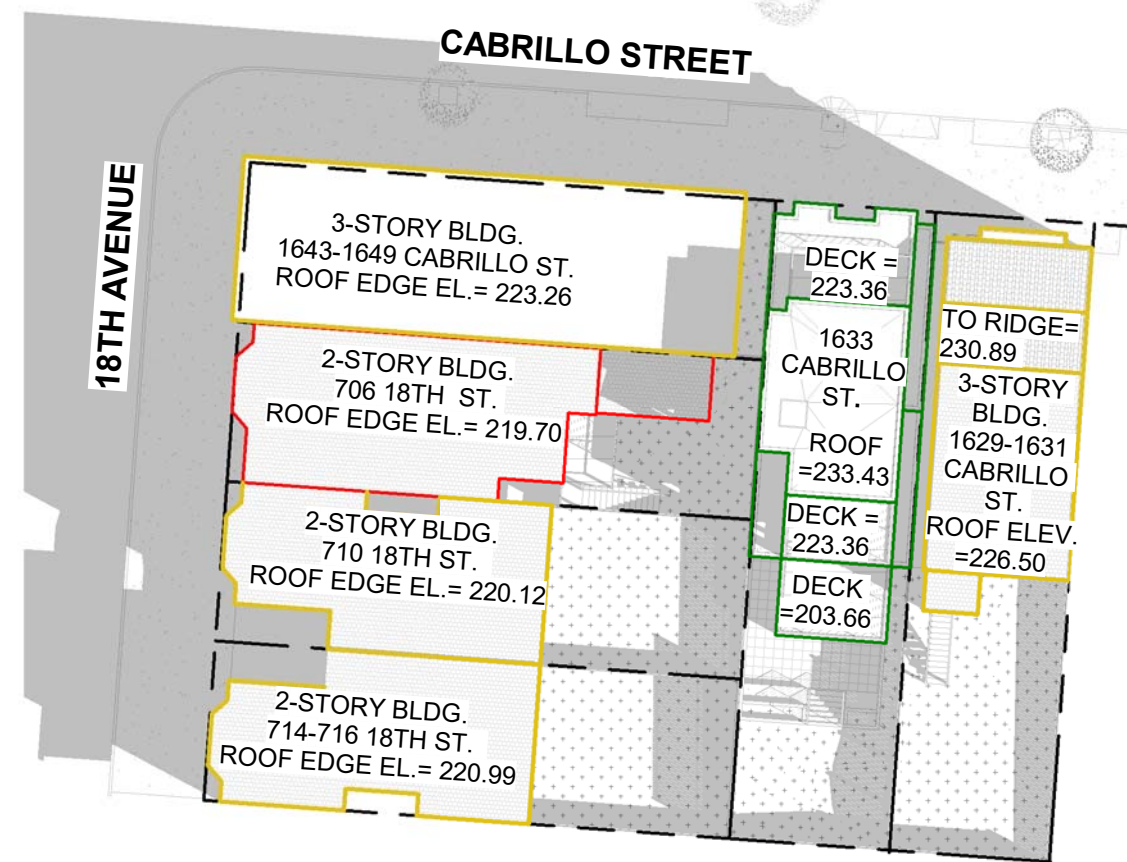
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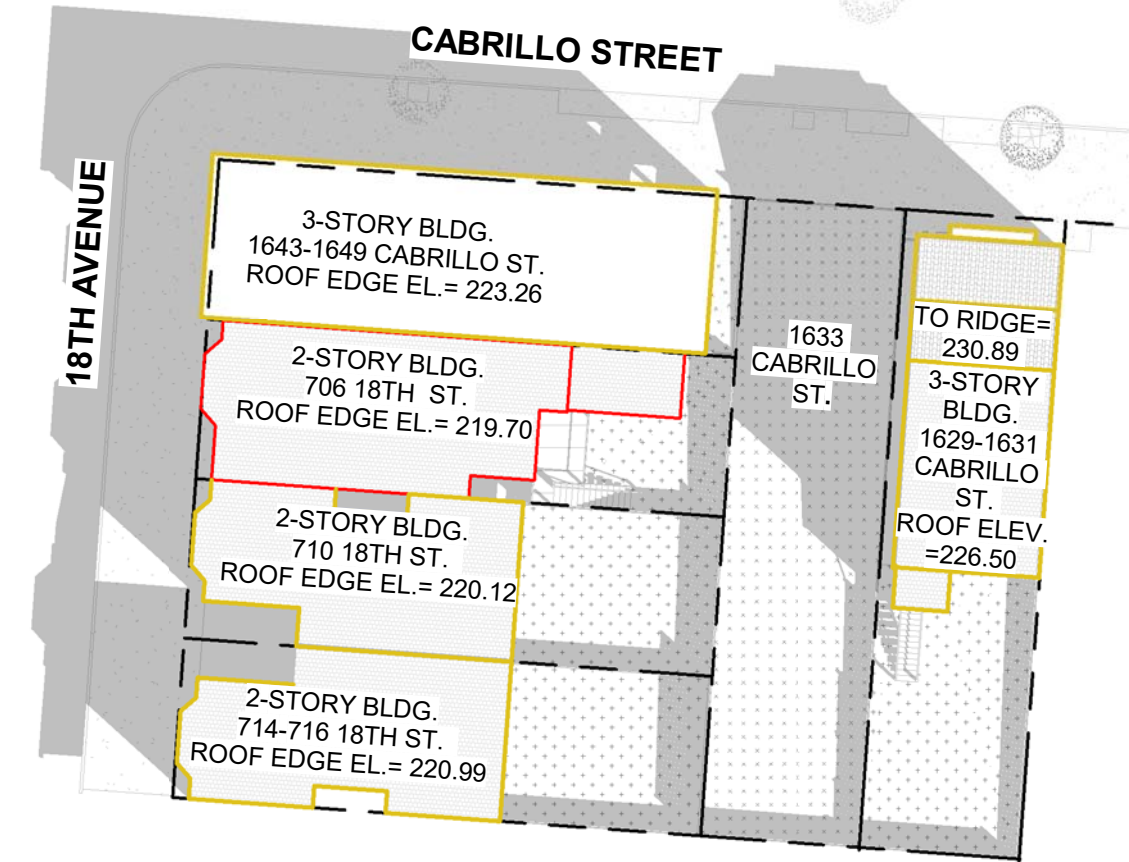
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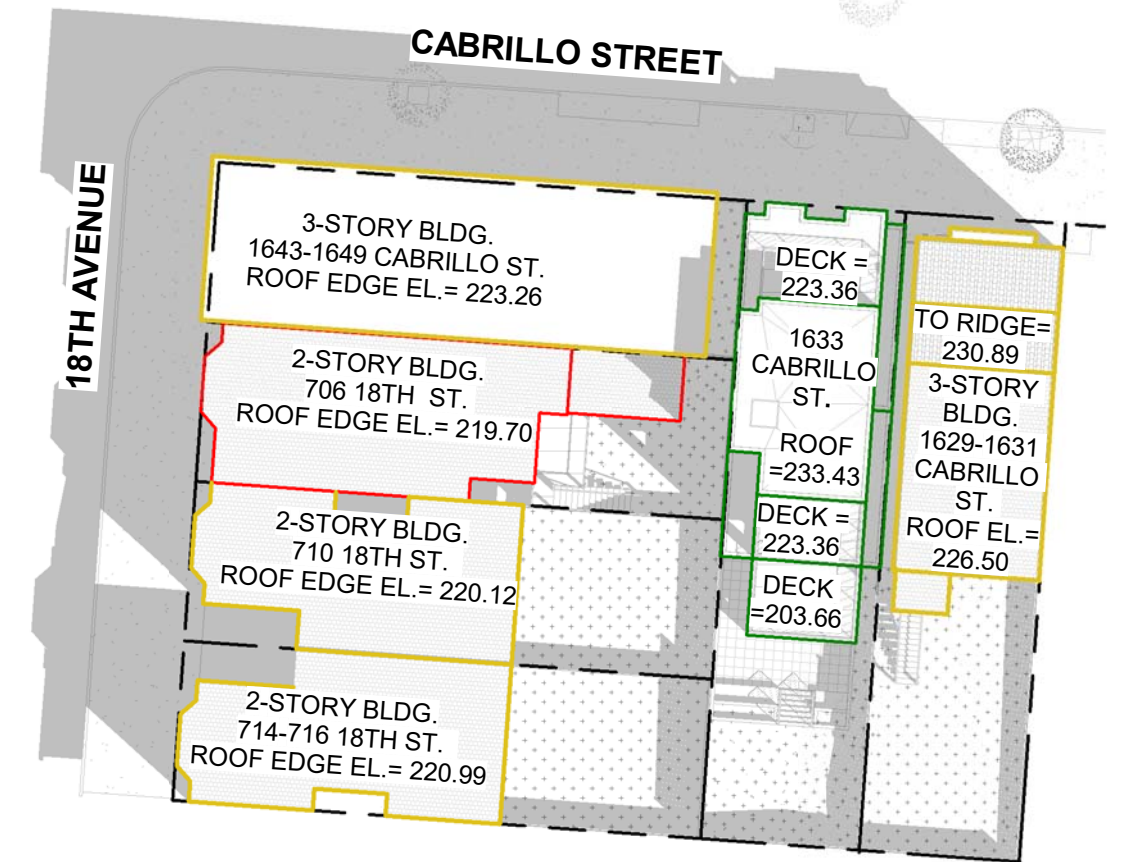
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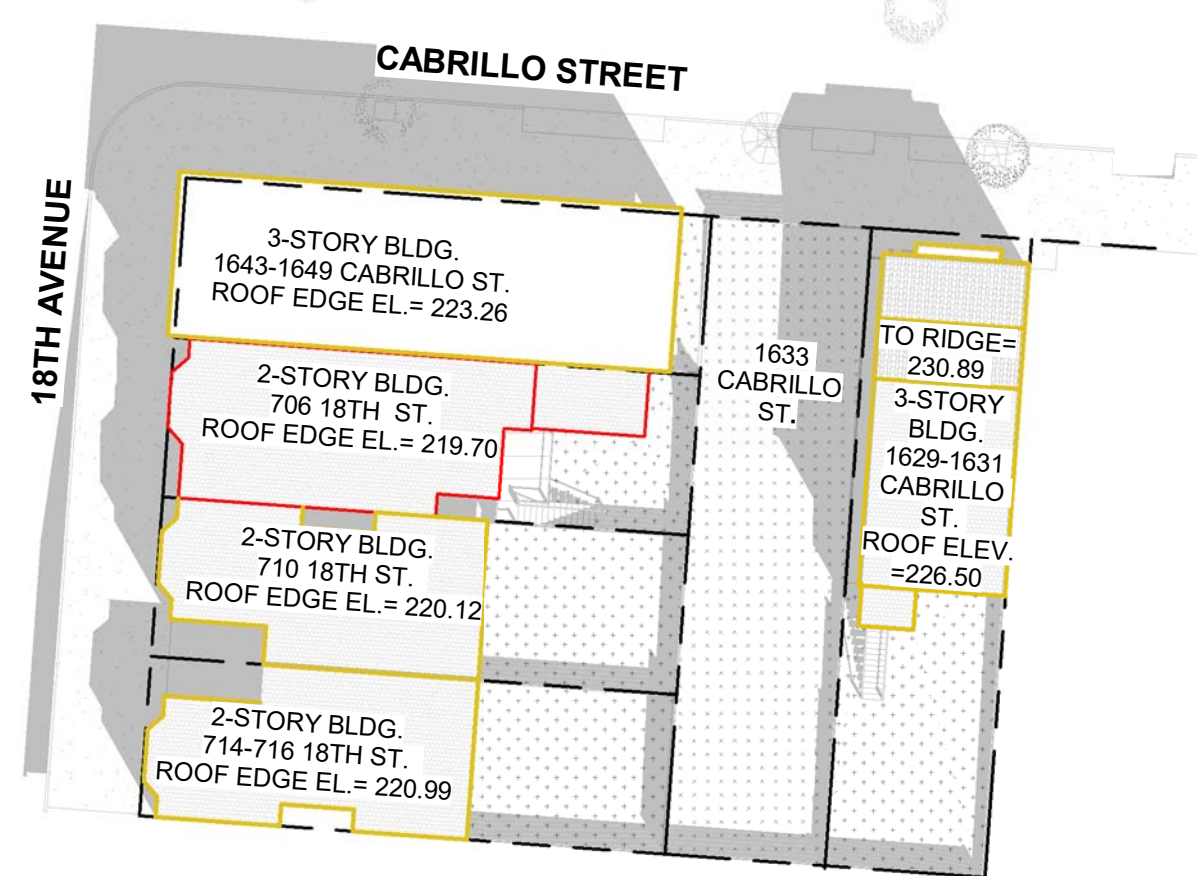
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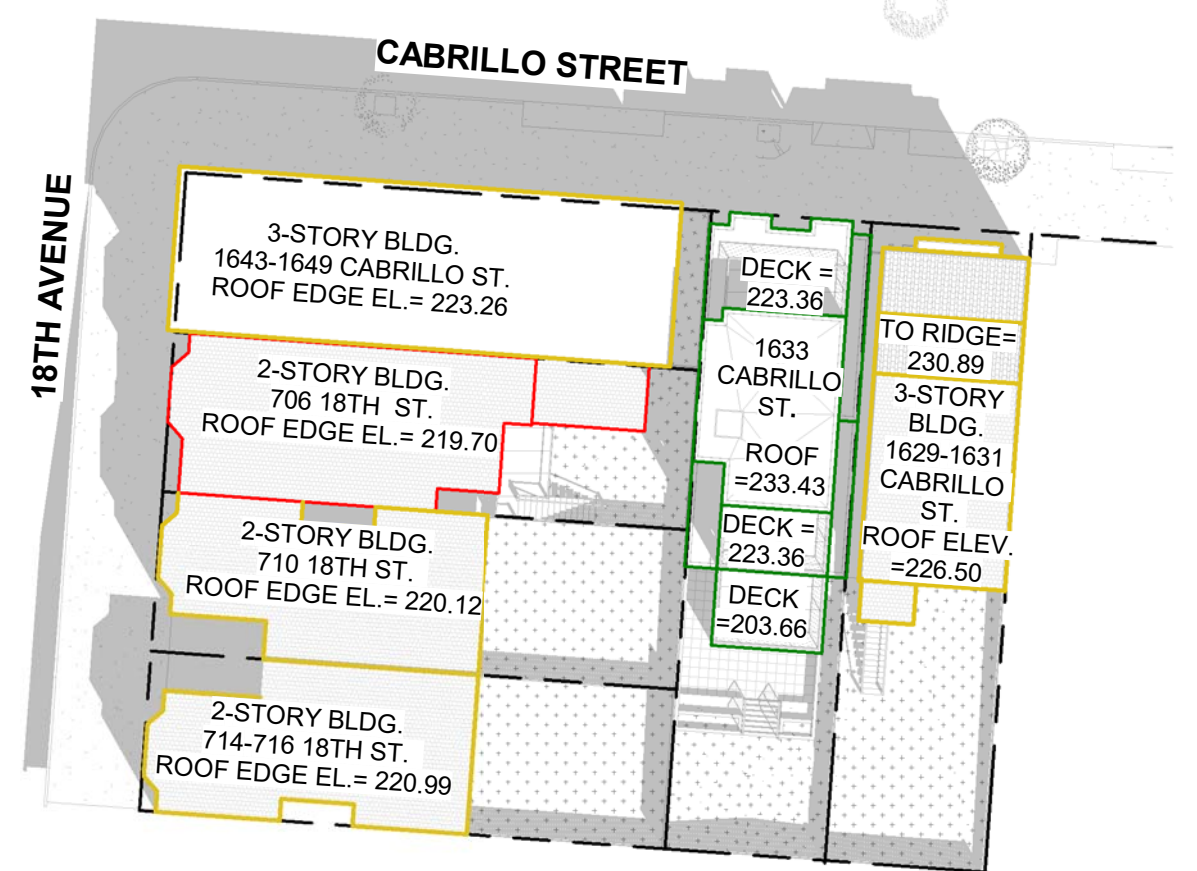
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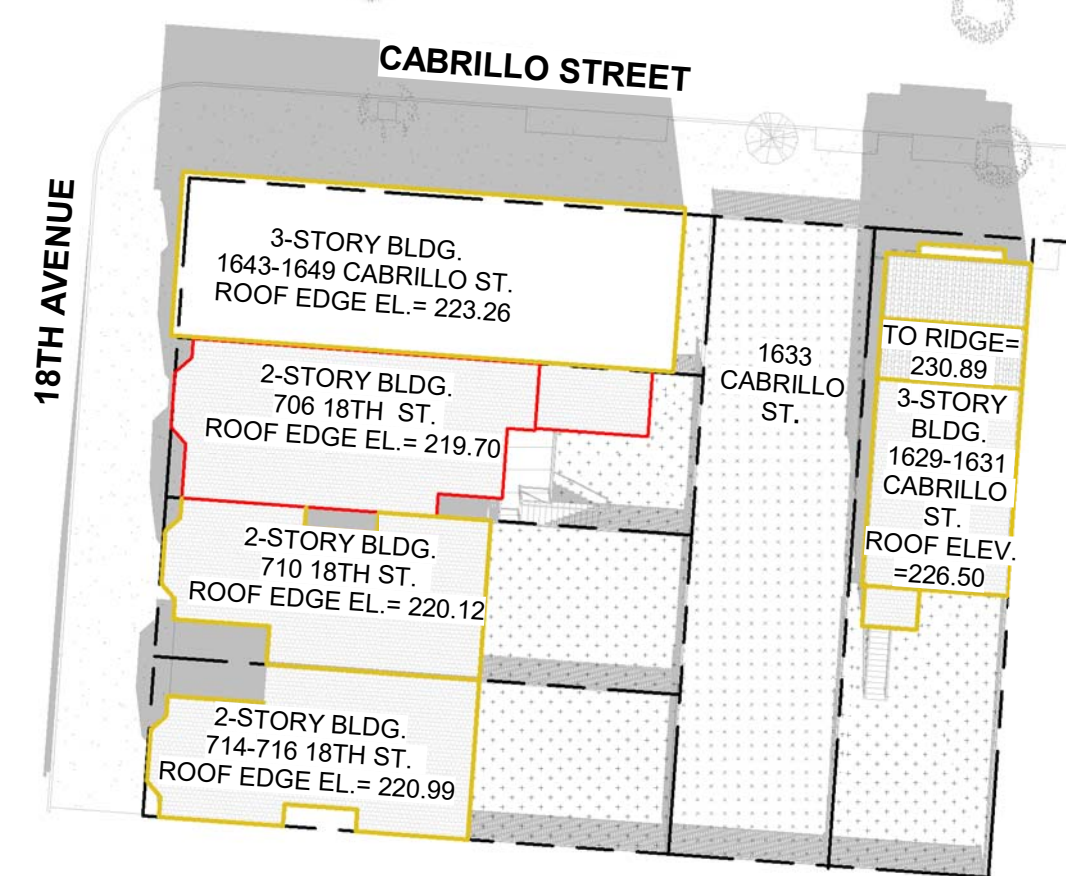
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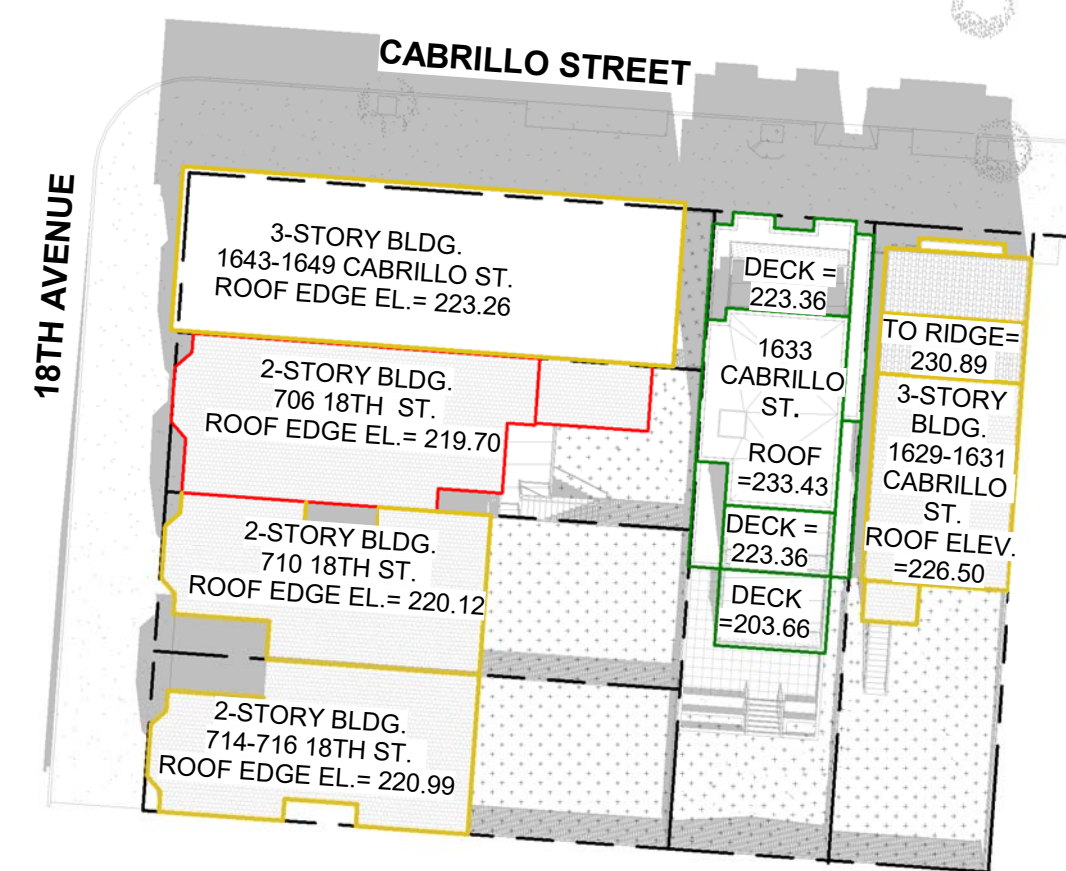
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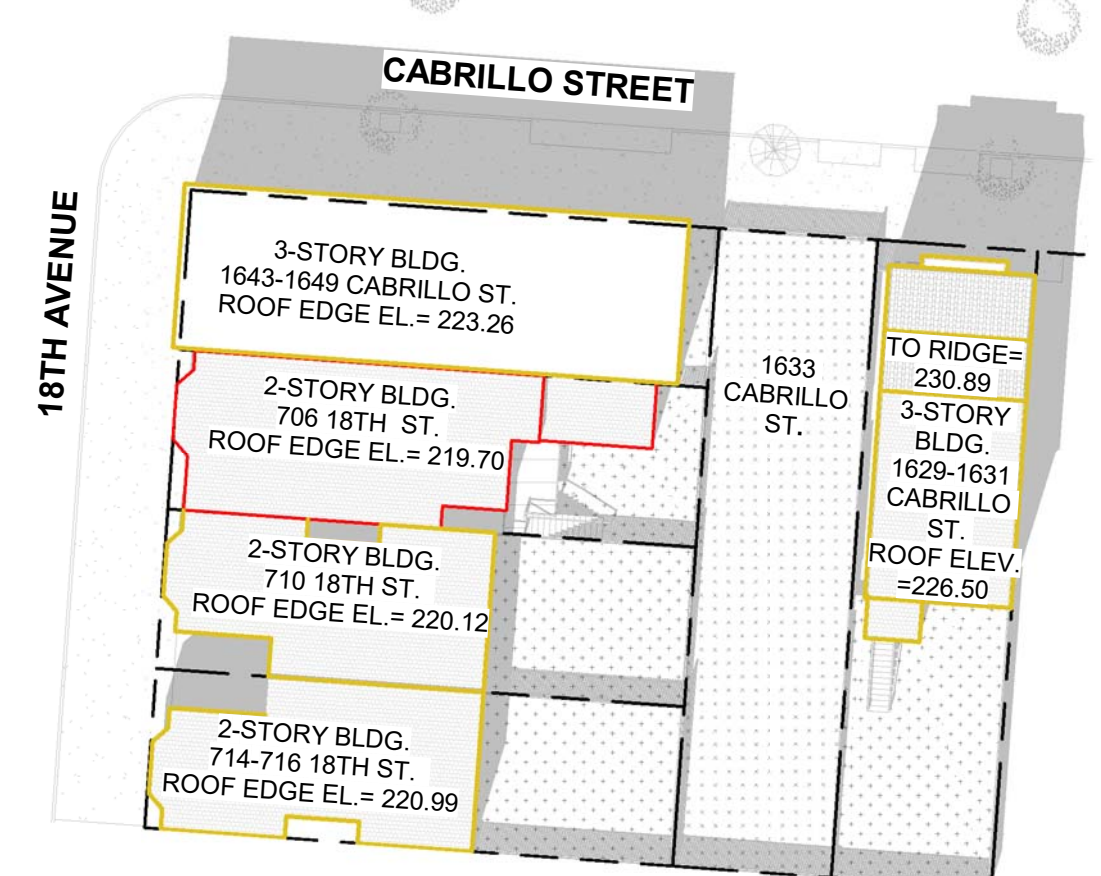
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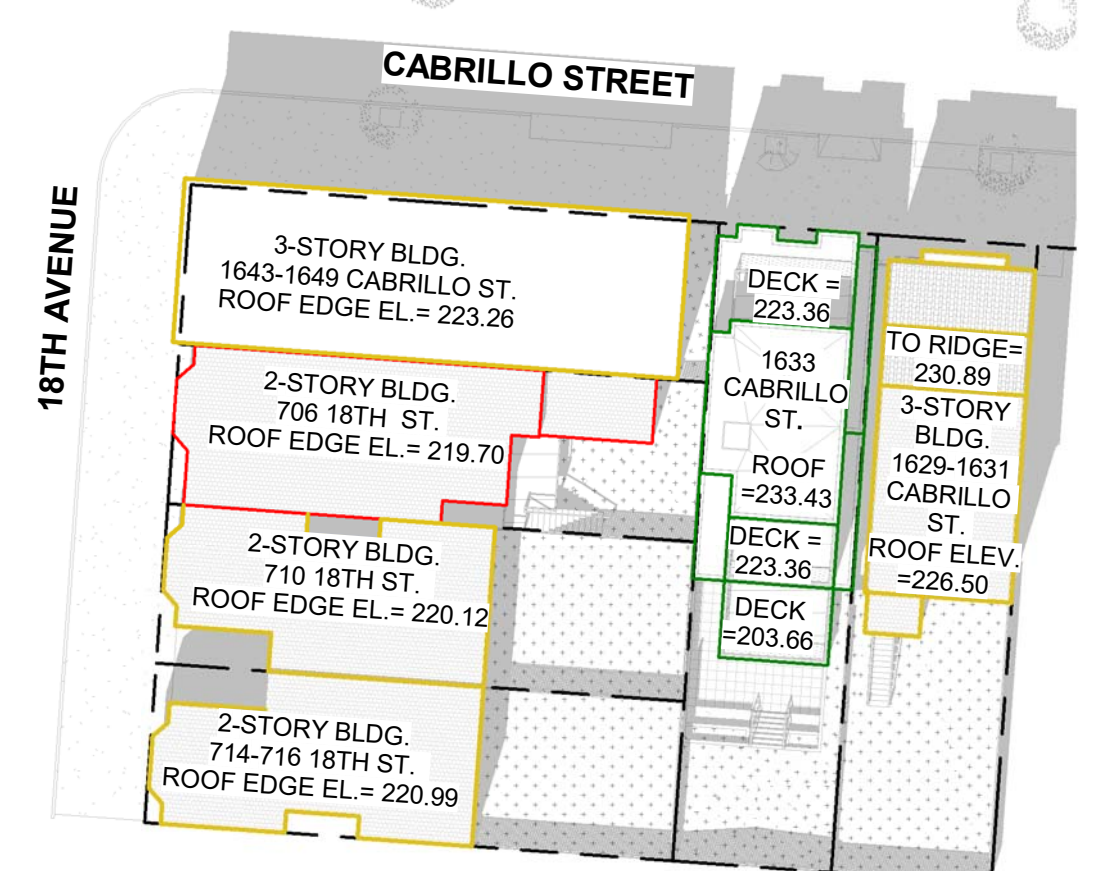
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SHADOW STUDY 3&9/21/19 12PM



EXISTING SHADOW STUDY 3&9/21/19 1PM



SHADOW STUDY 3&9/21/19 1PM

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CABRILLO RESIDENCE

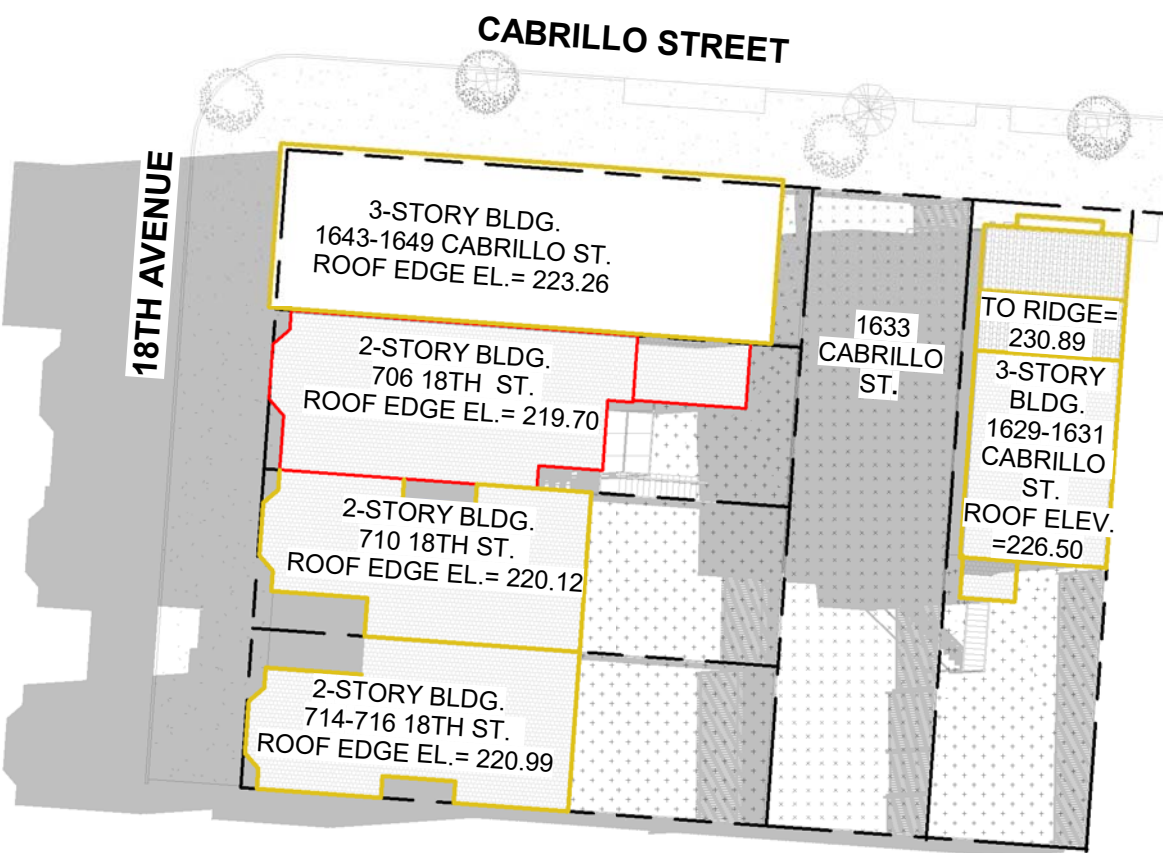
1633 Cabrillo St.
San Francisco CA 94121

SHADOW STUDY - EXISTING & NEW - MARCH & SEPTEMBER 21, 2019

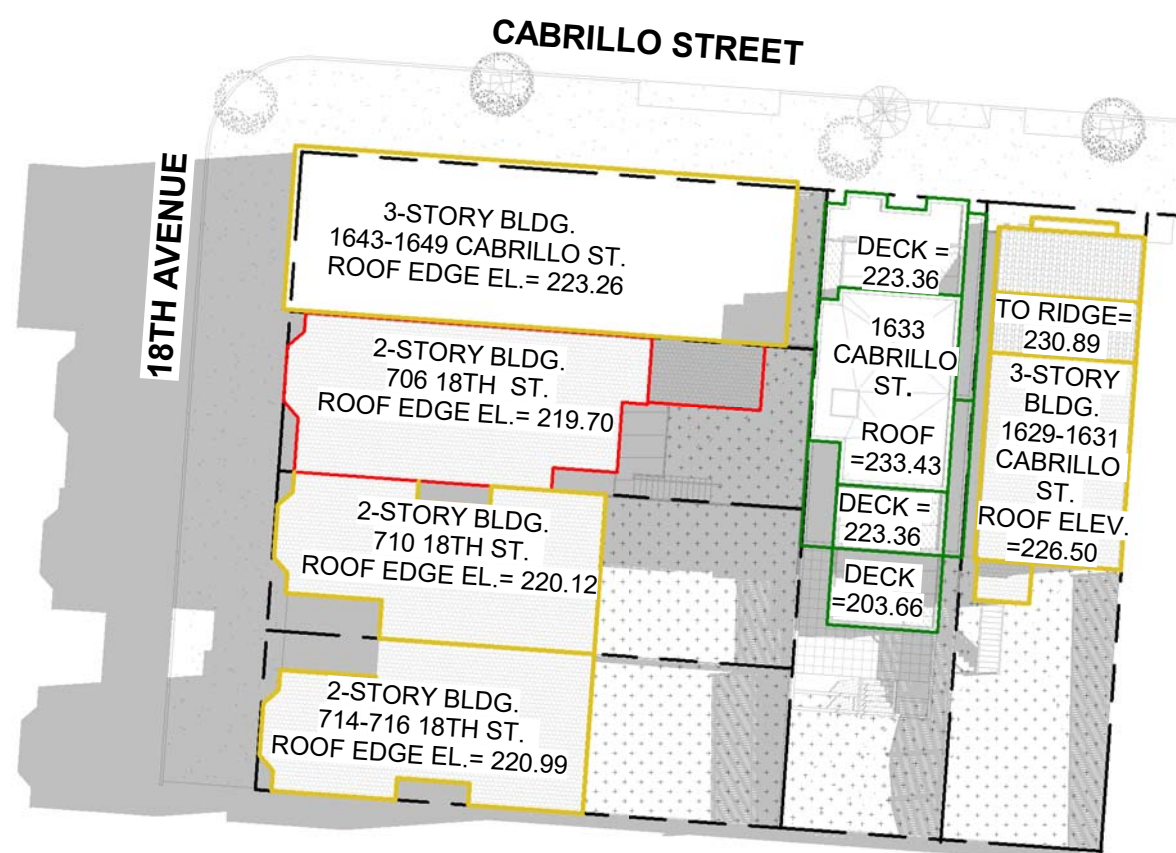
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JOB:	1612
SHEET:	

A9.5

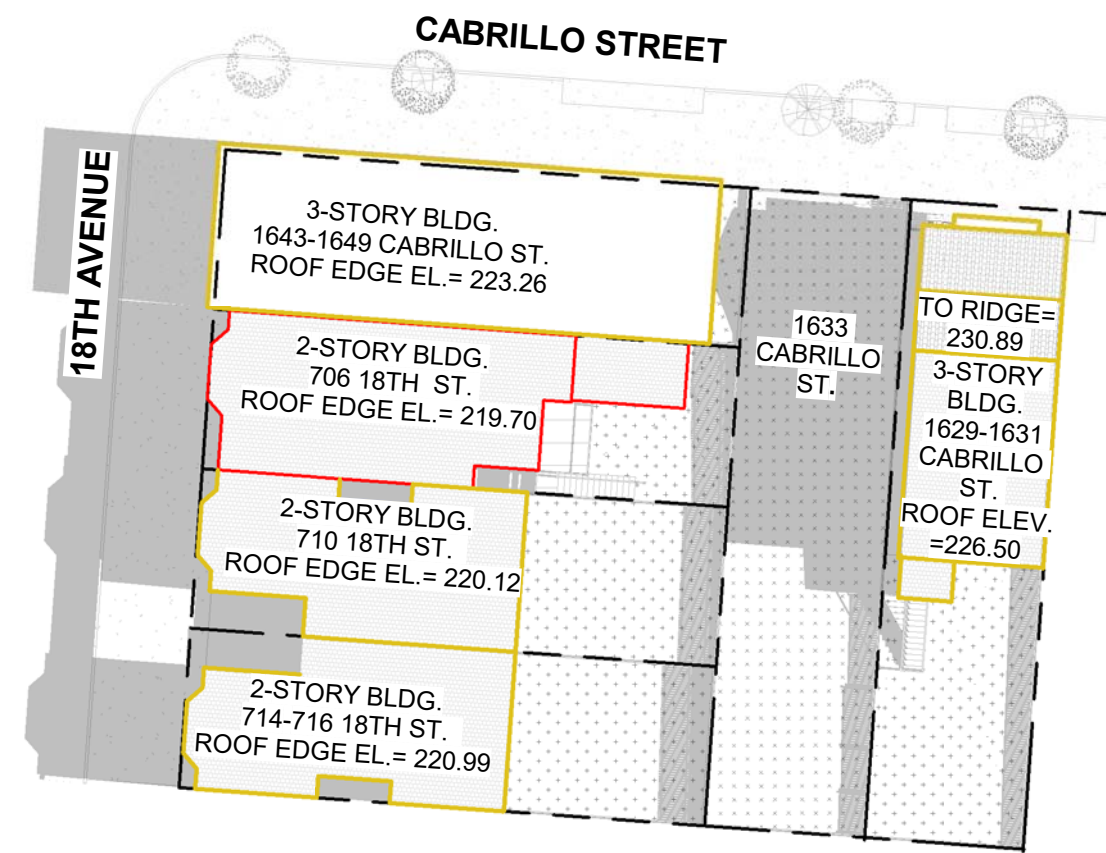
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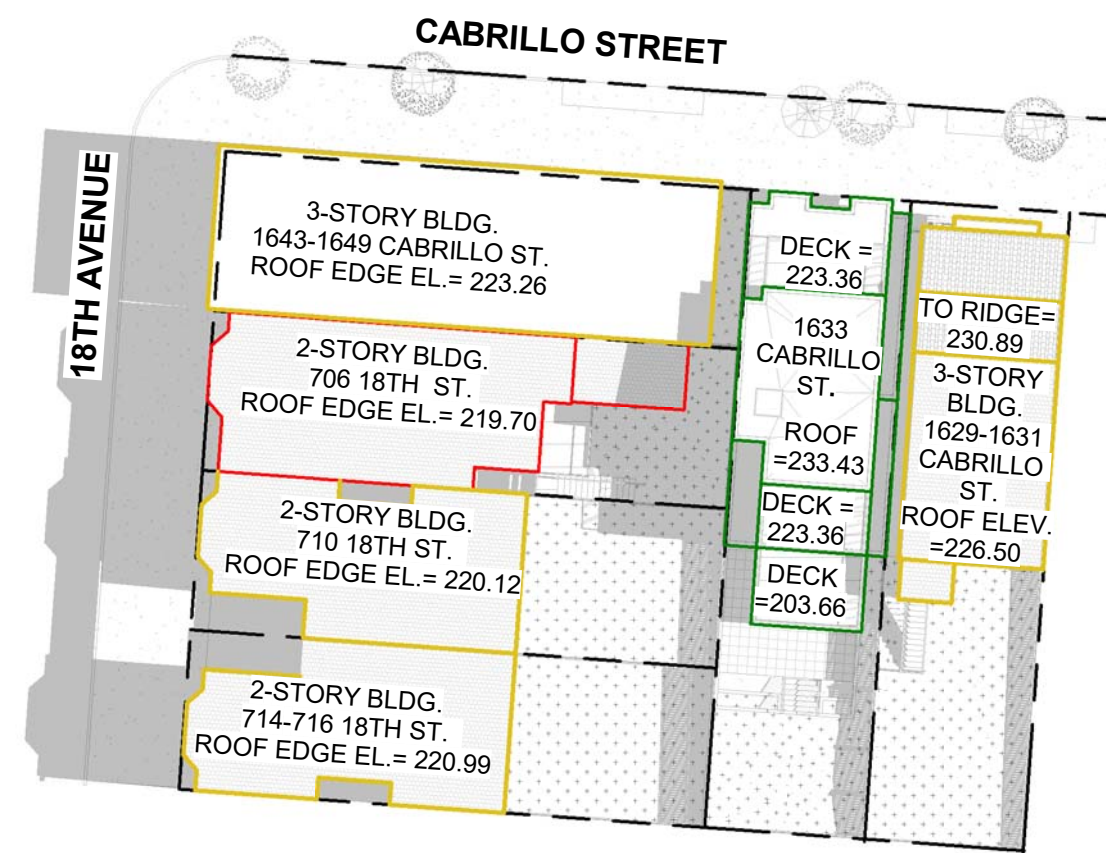
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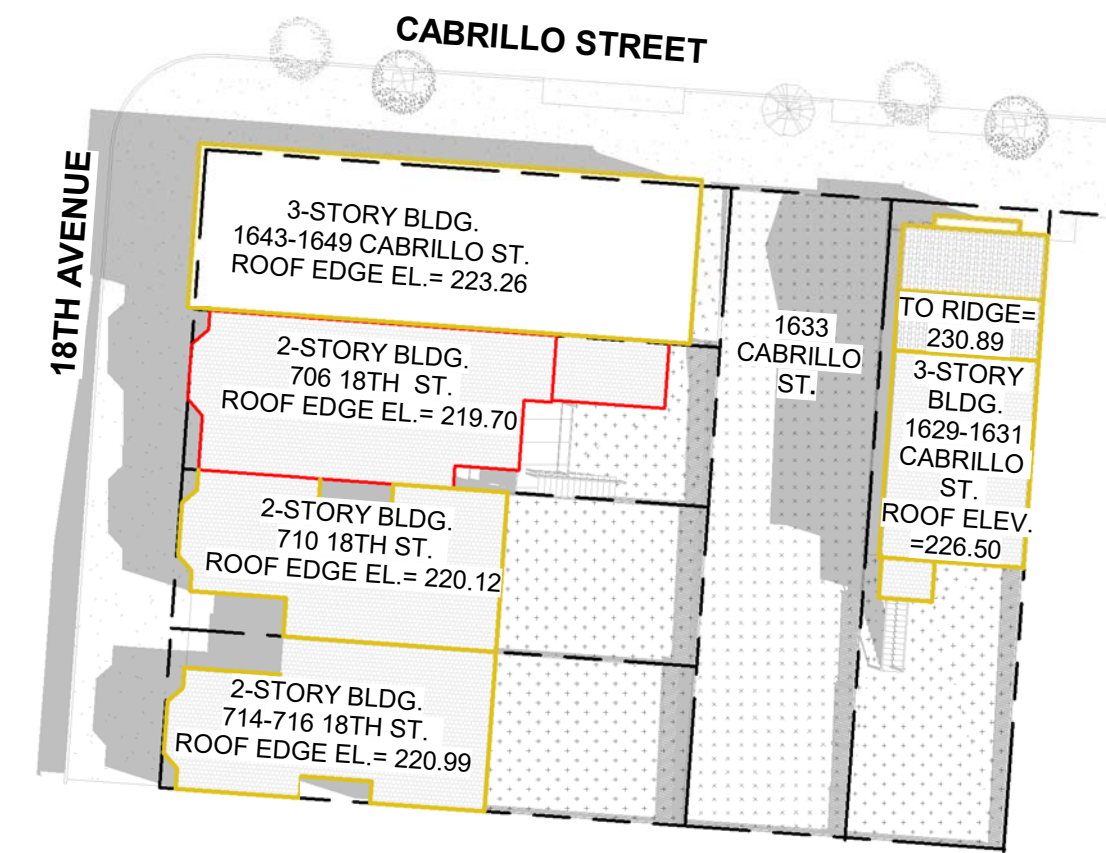
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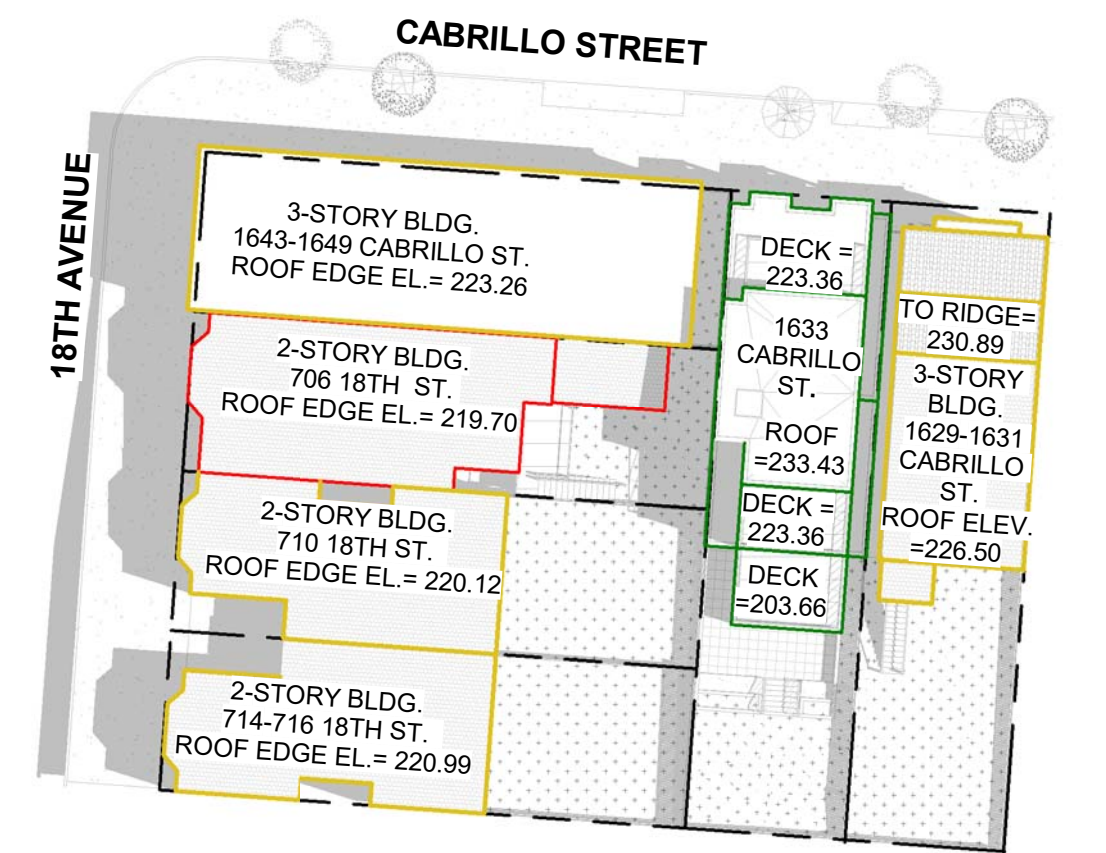
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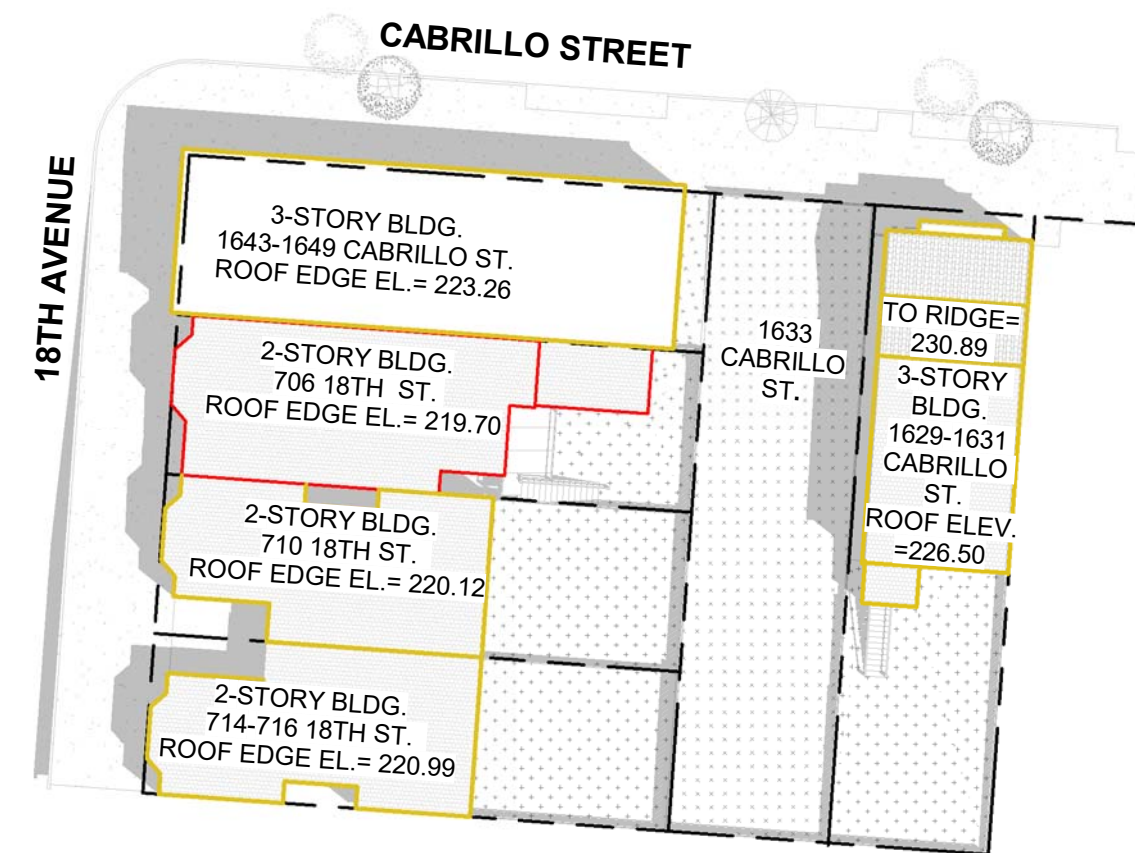
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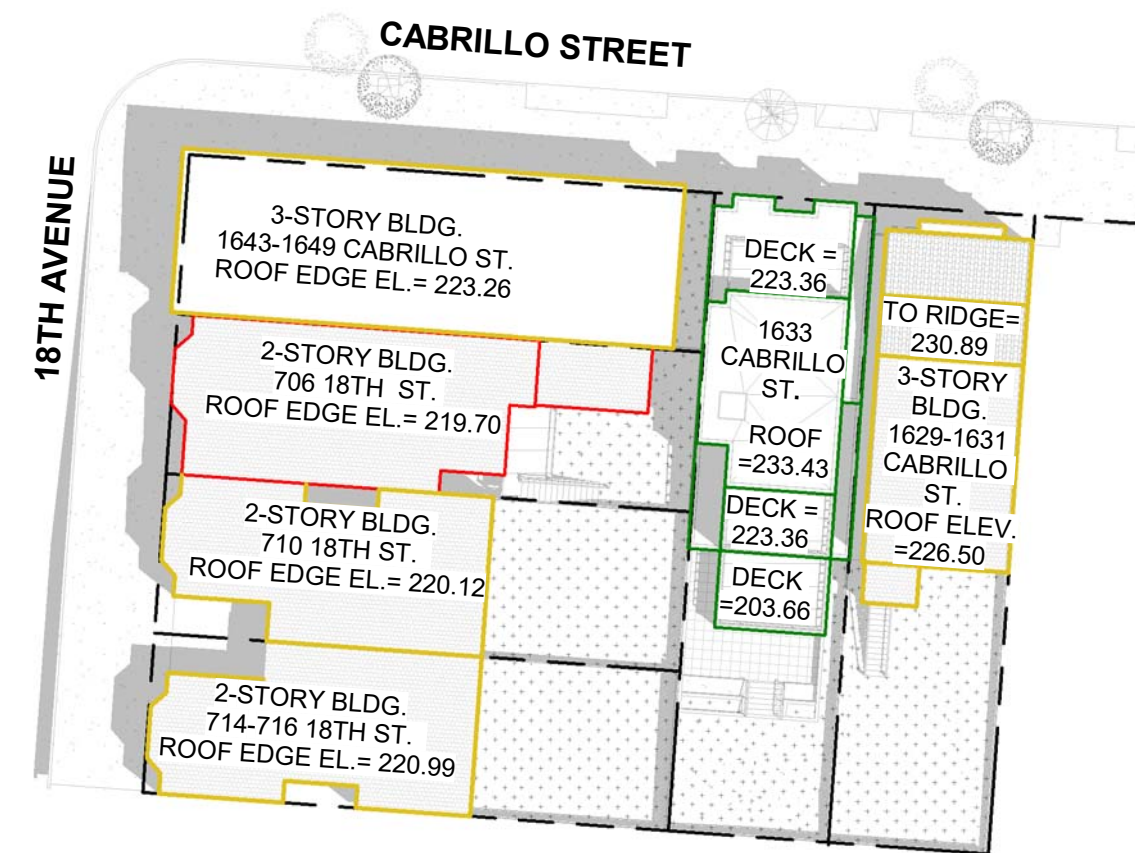
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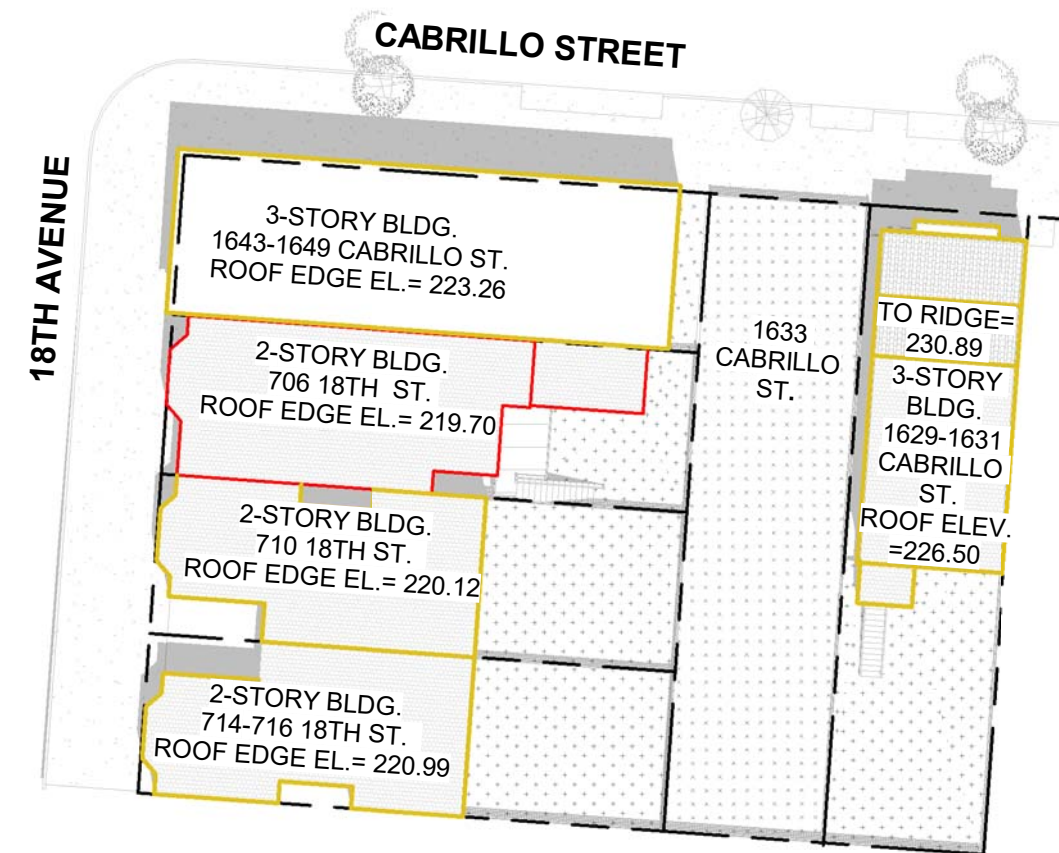
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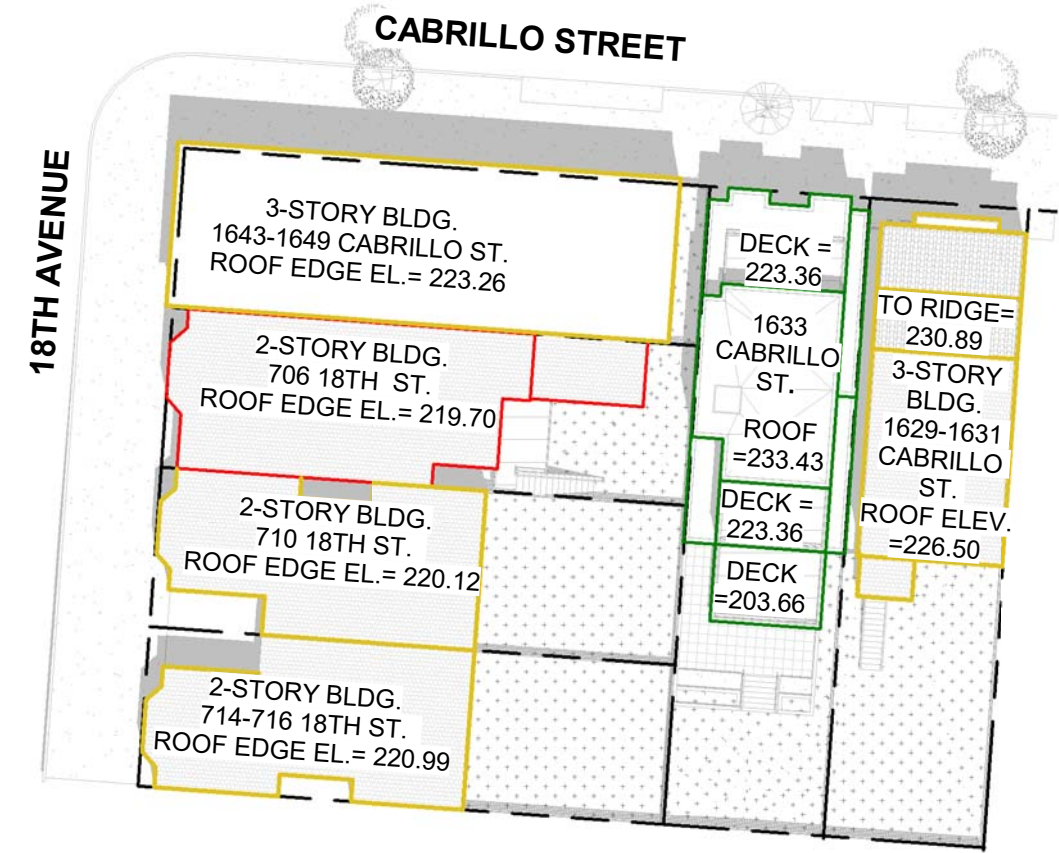
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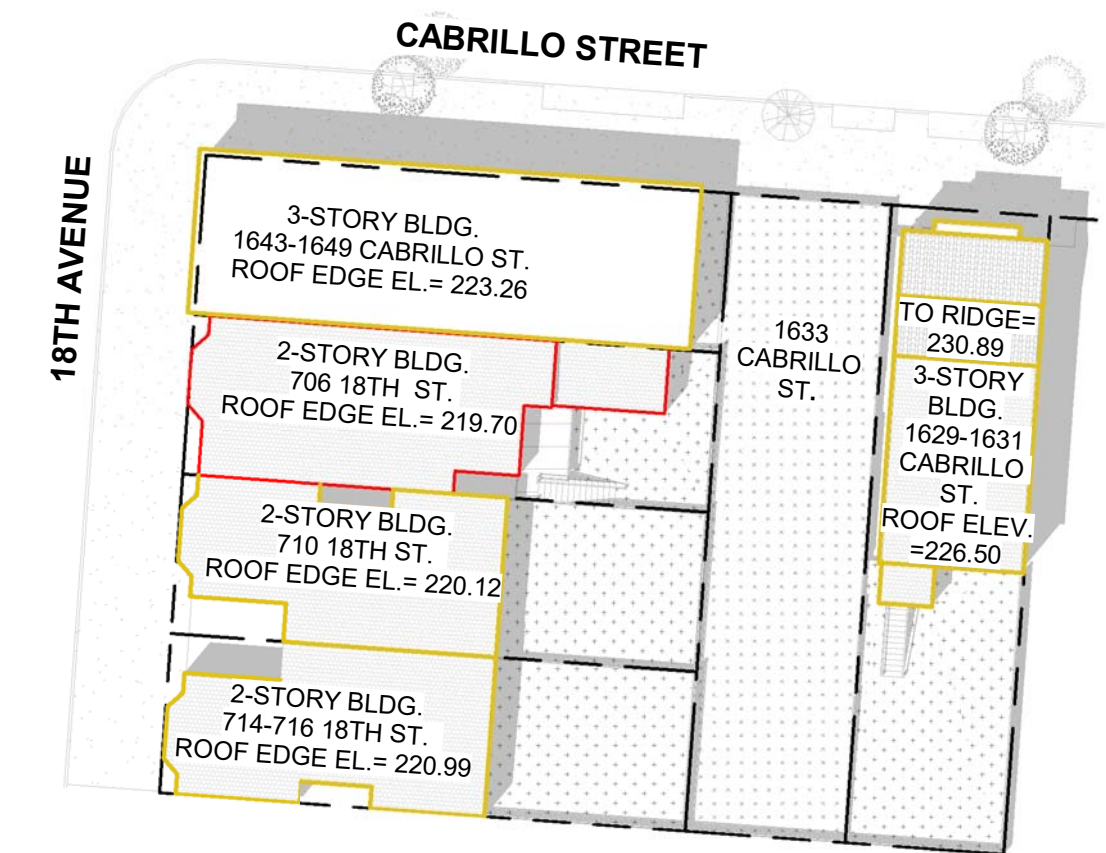
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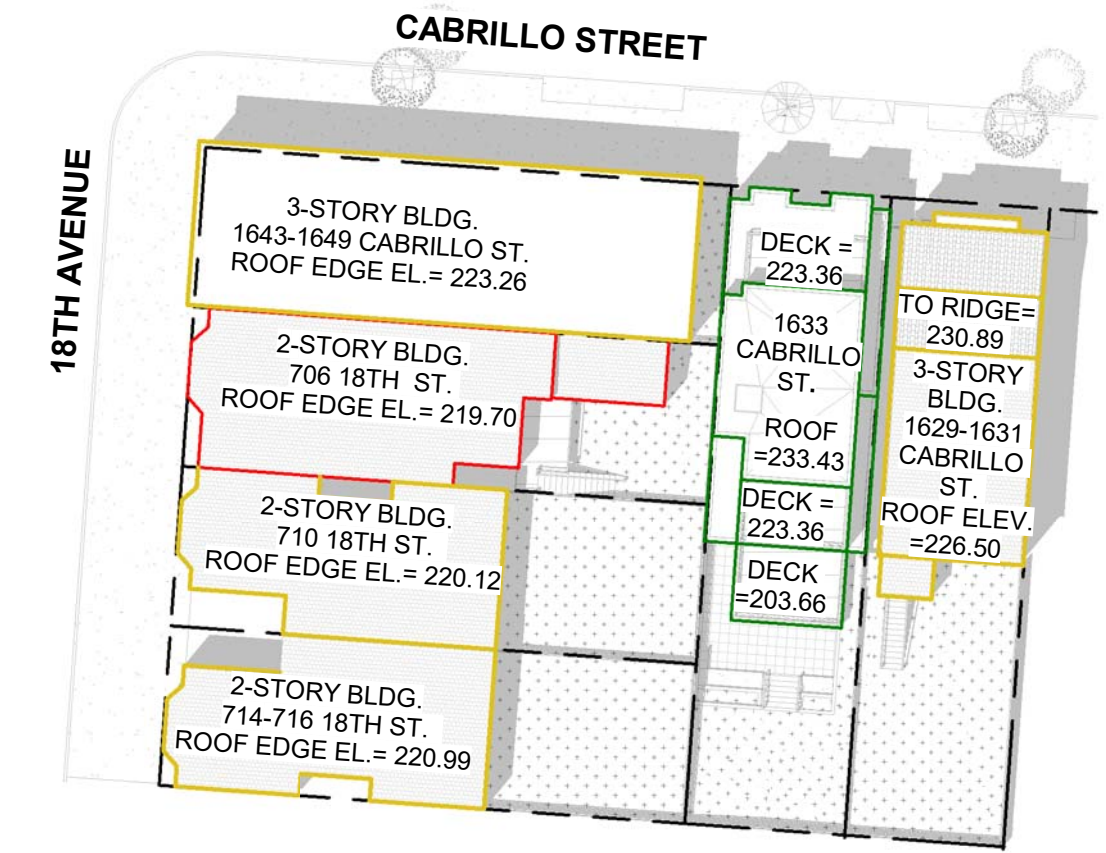
EXISTING SHADOW STUDY 6/21/19 12PM



SHADOW STUDY 6/21/19 12PM



EXISTING SHADOW STUDY 6/21/19 1PM



SHADOW STUDY 6/21/19 1PM

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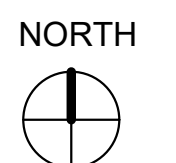
CABRILLO RESIDENCE

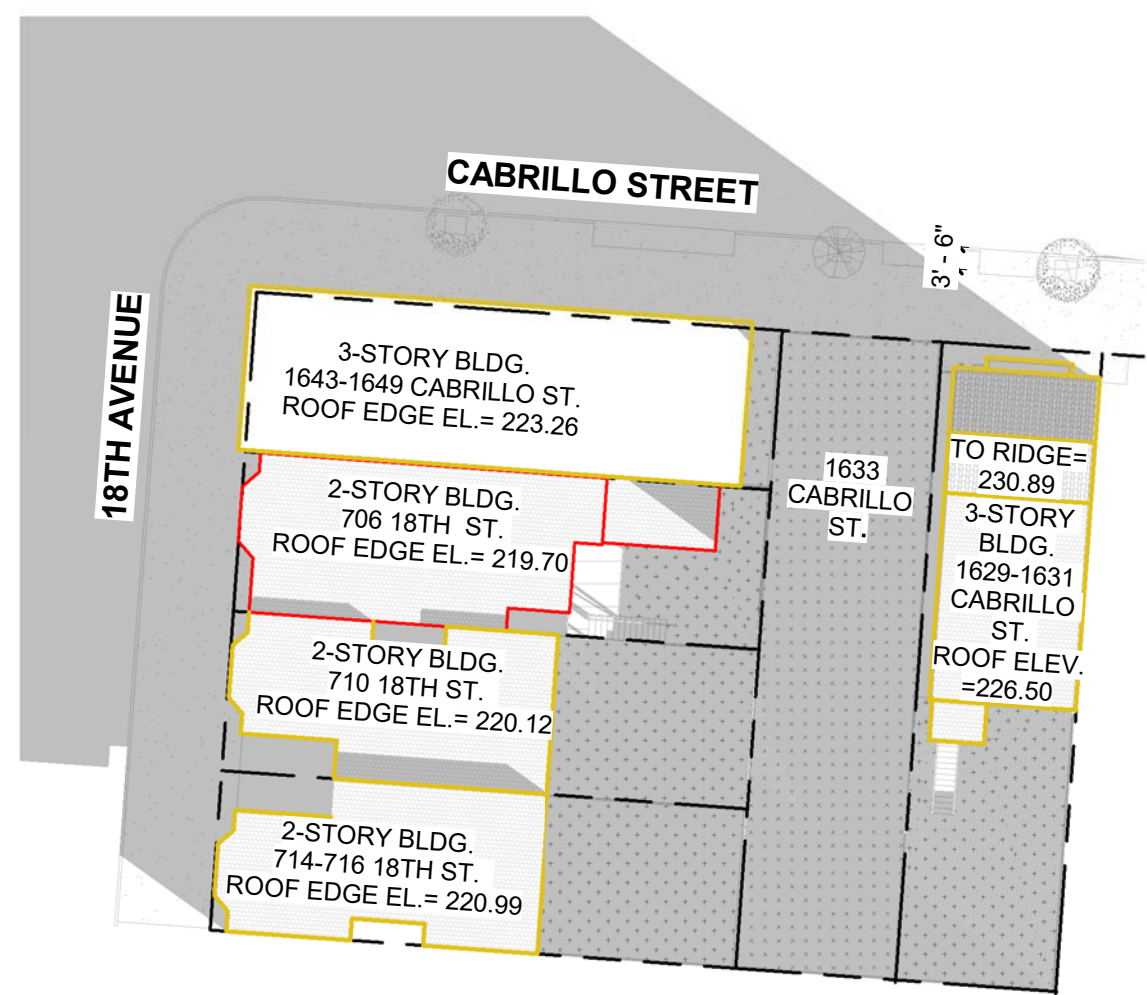
1633 Cabrillo St.
San Francisco CA 94121

SHADOW STUDY - EXISTING & NEW - JUNE 21, 2019

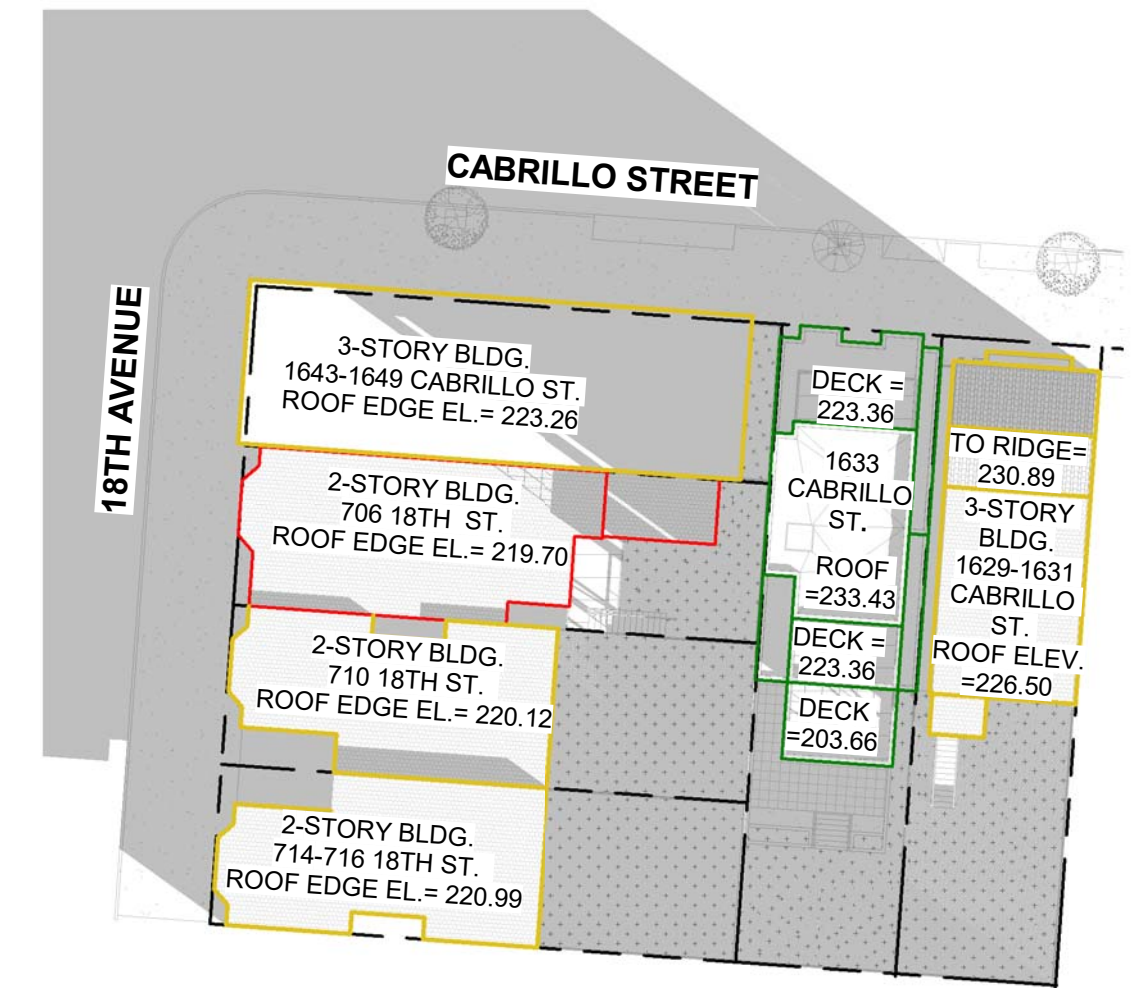
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A9.6

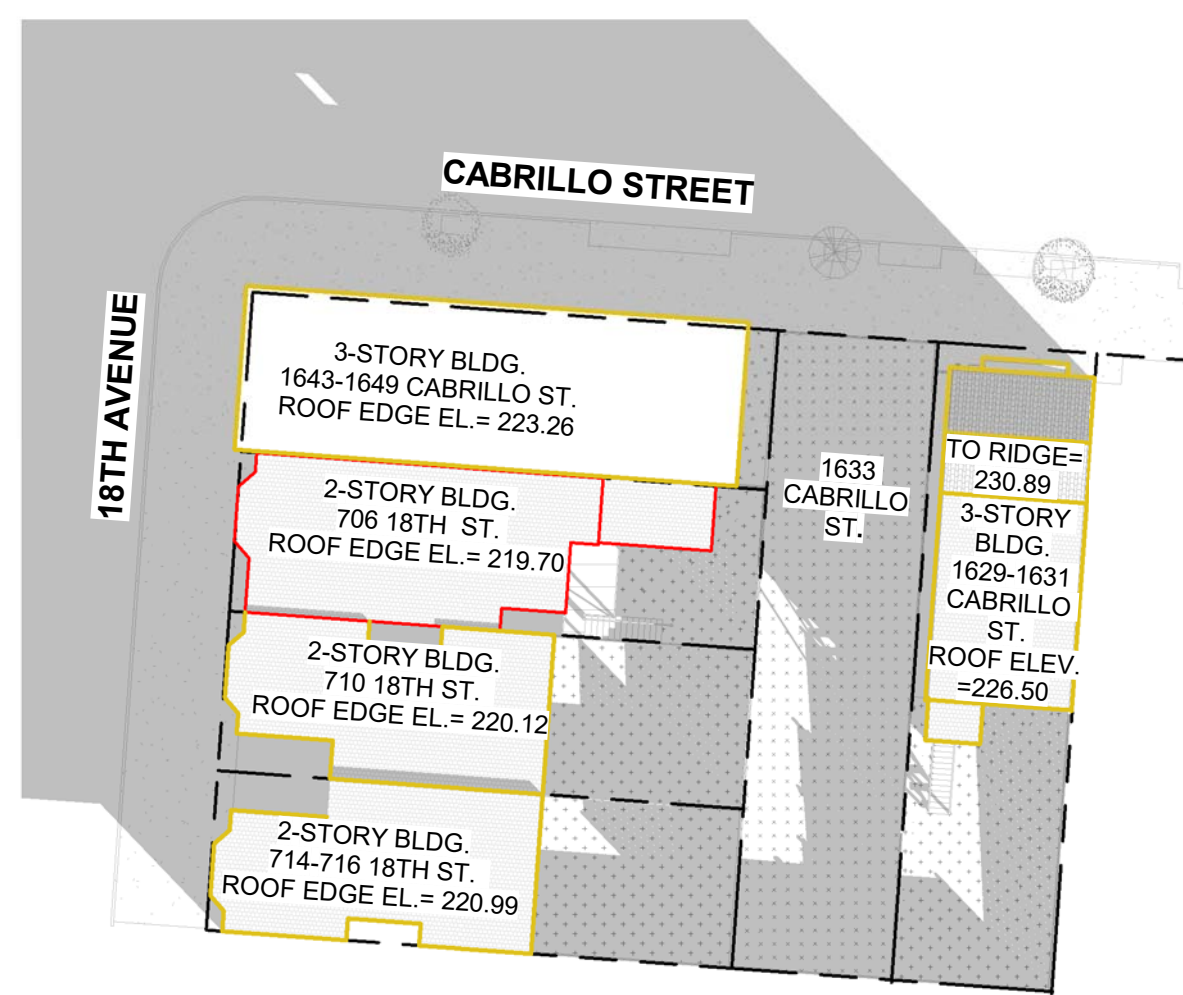




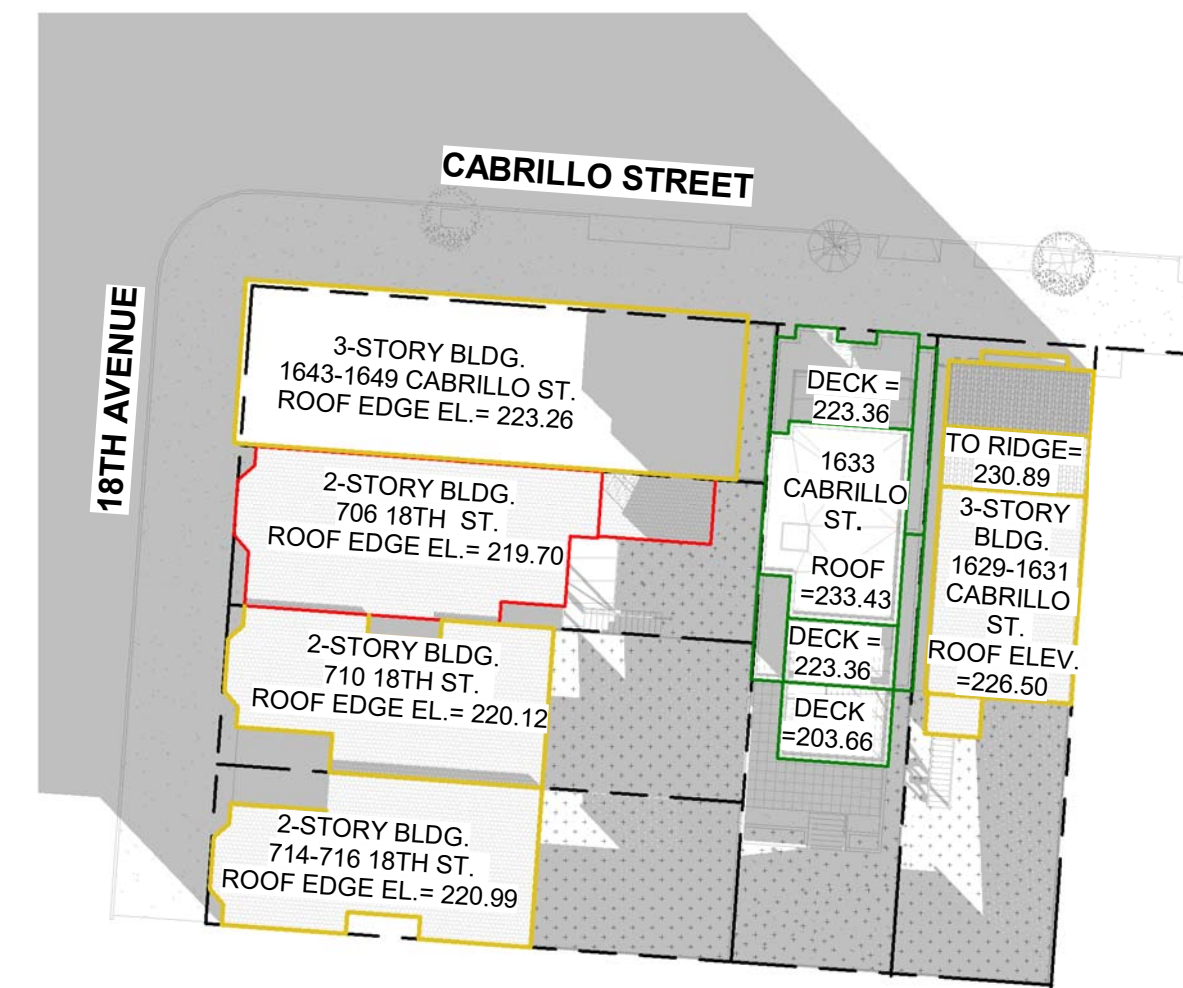
EXISTING SHADOW STUDY 12/21/19 8AM



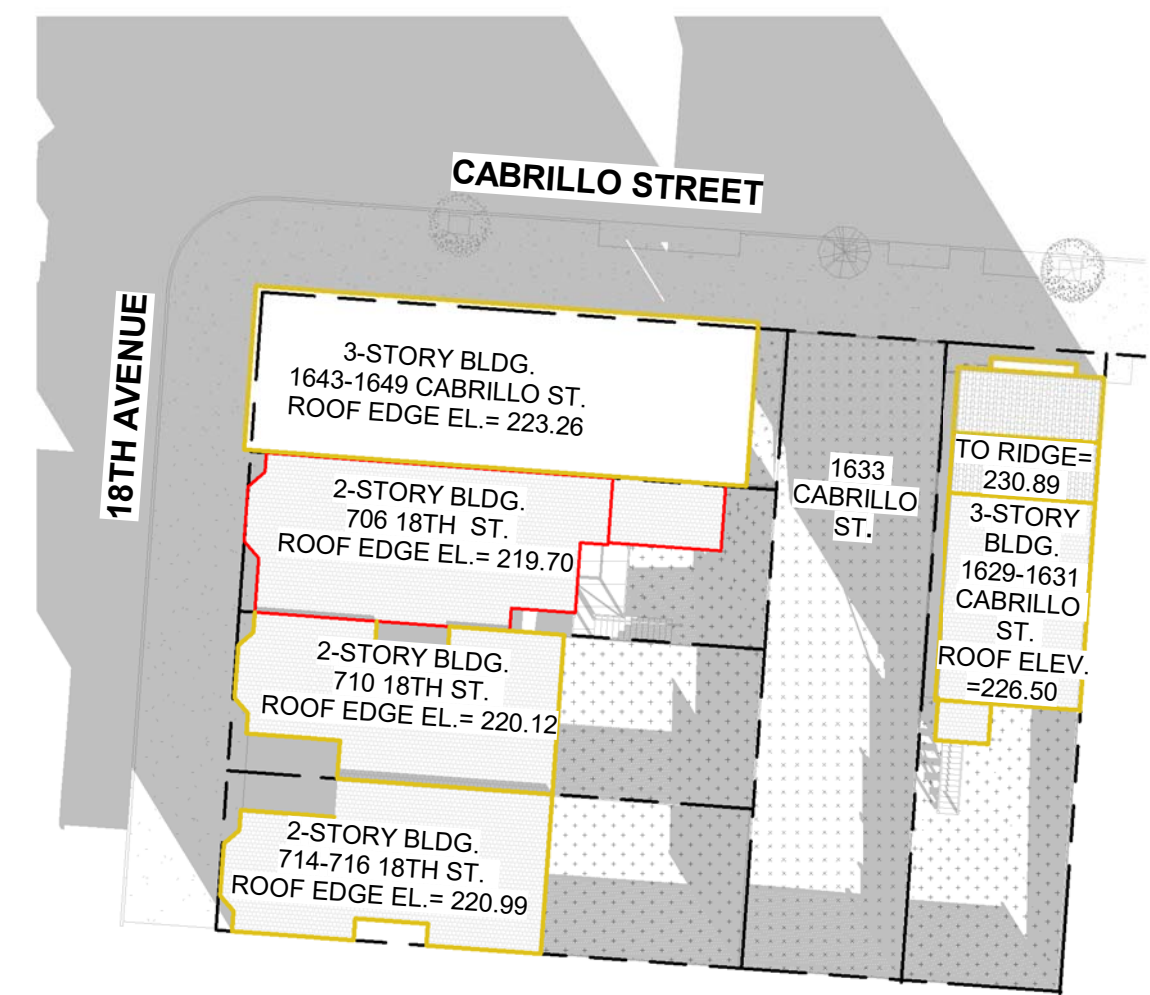
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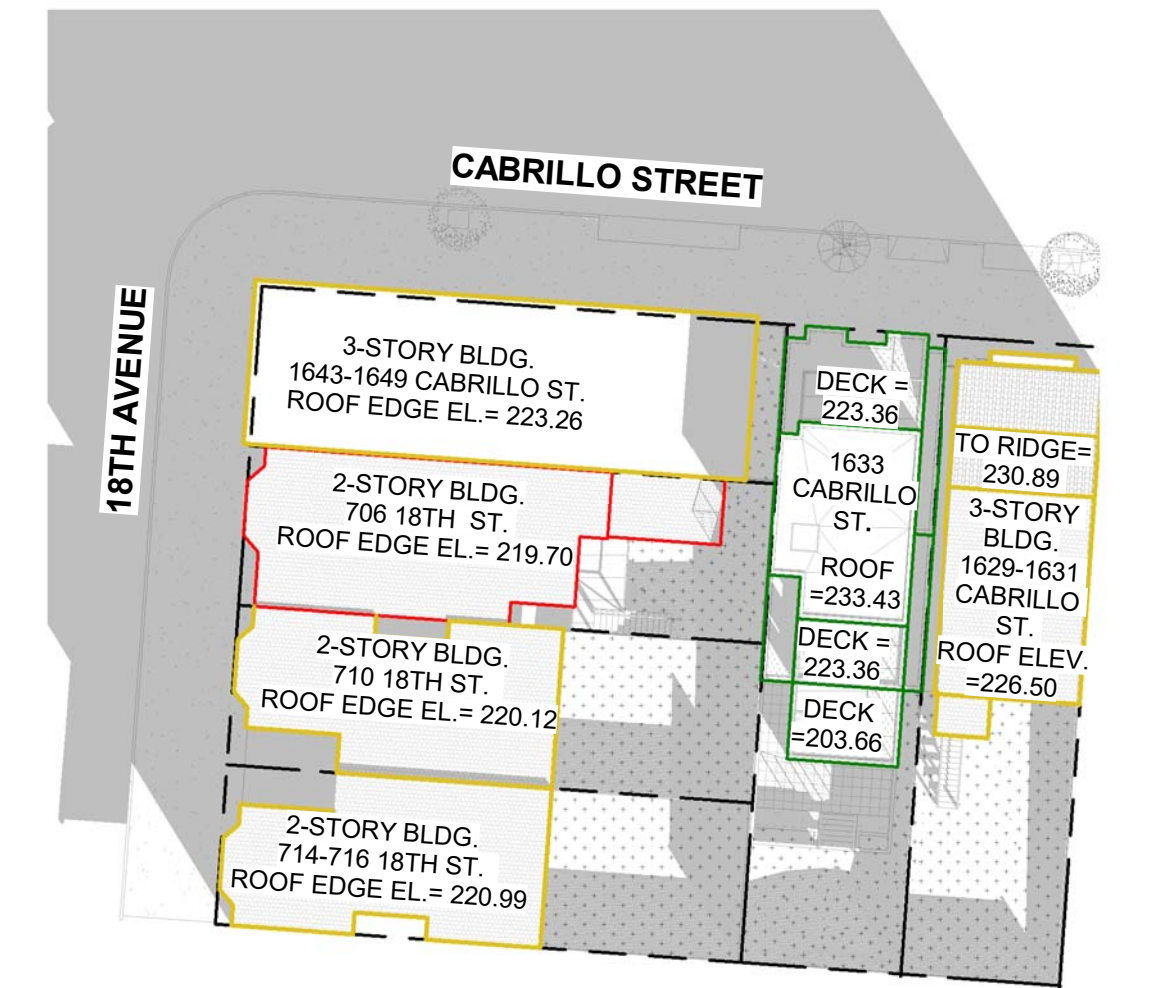
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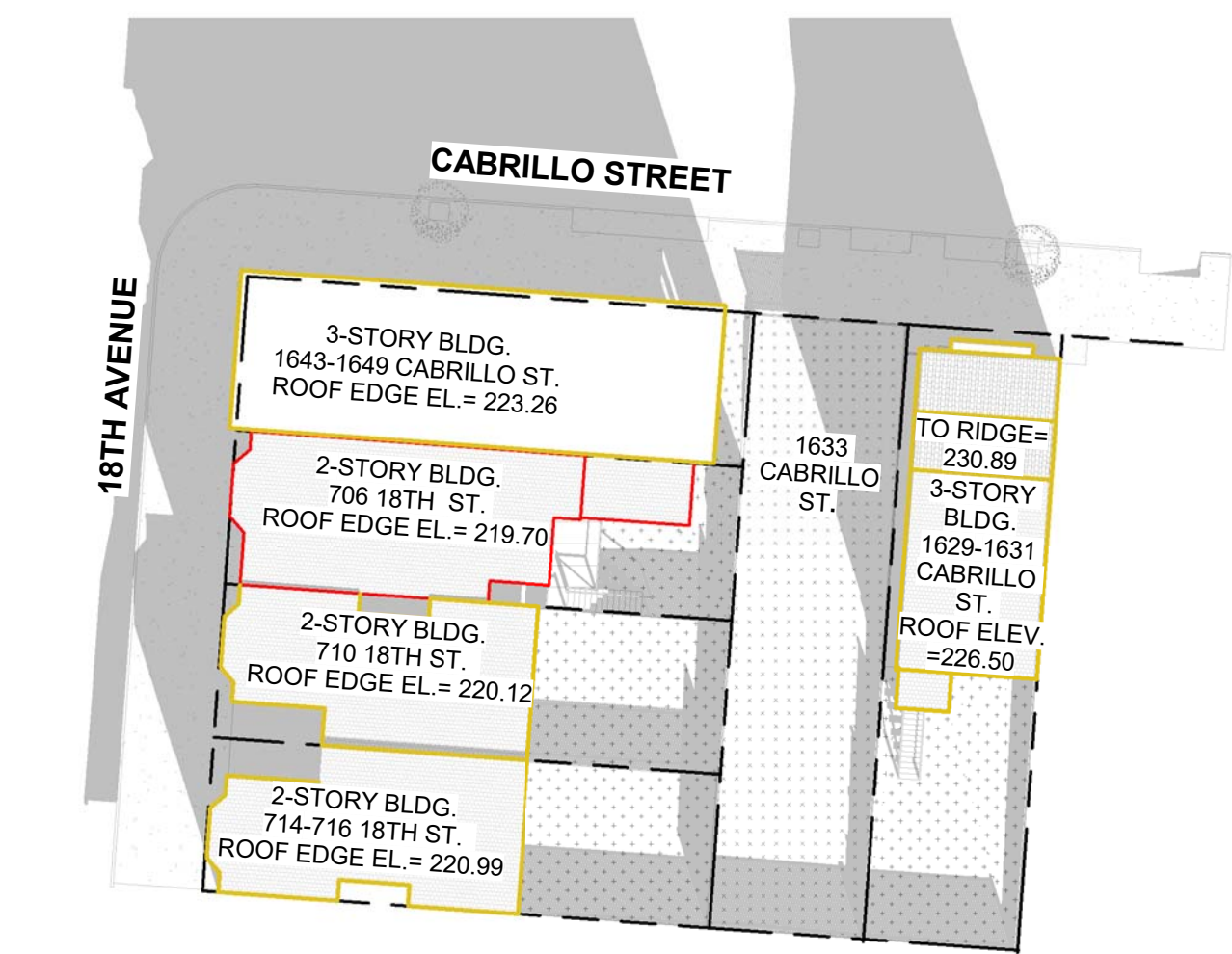
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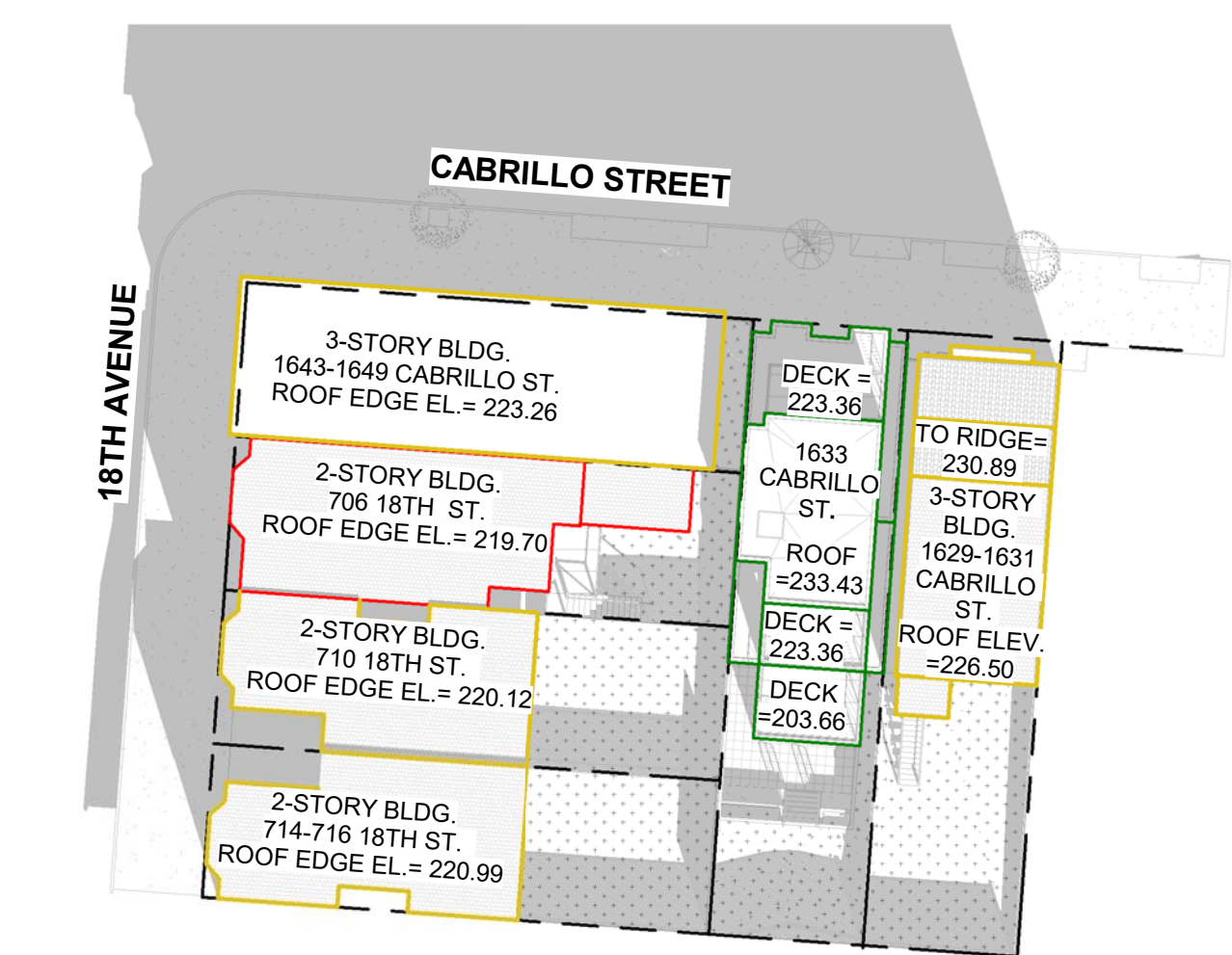
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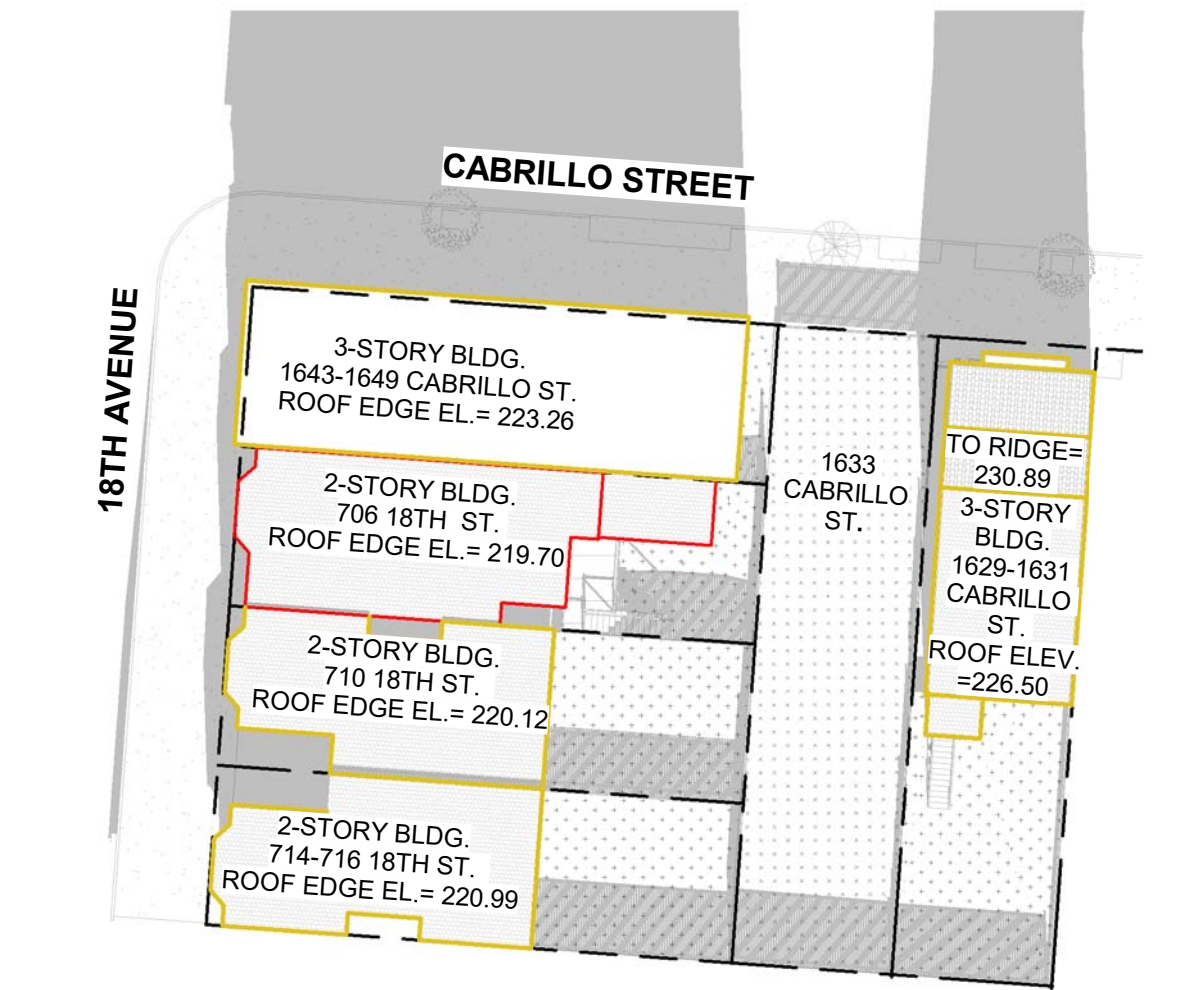
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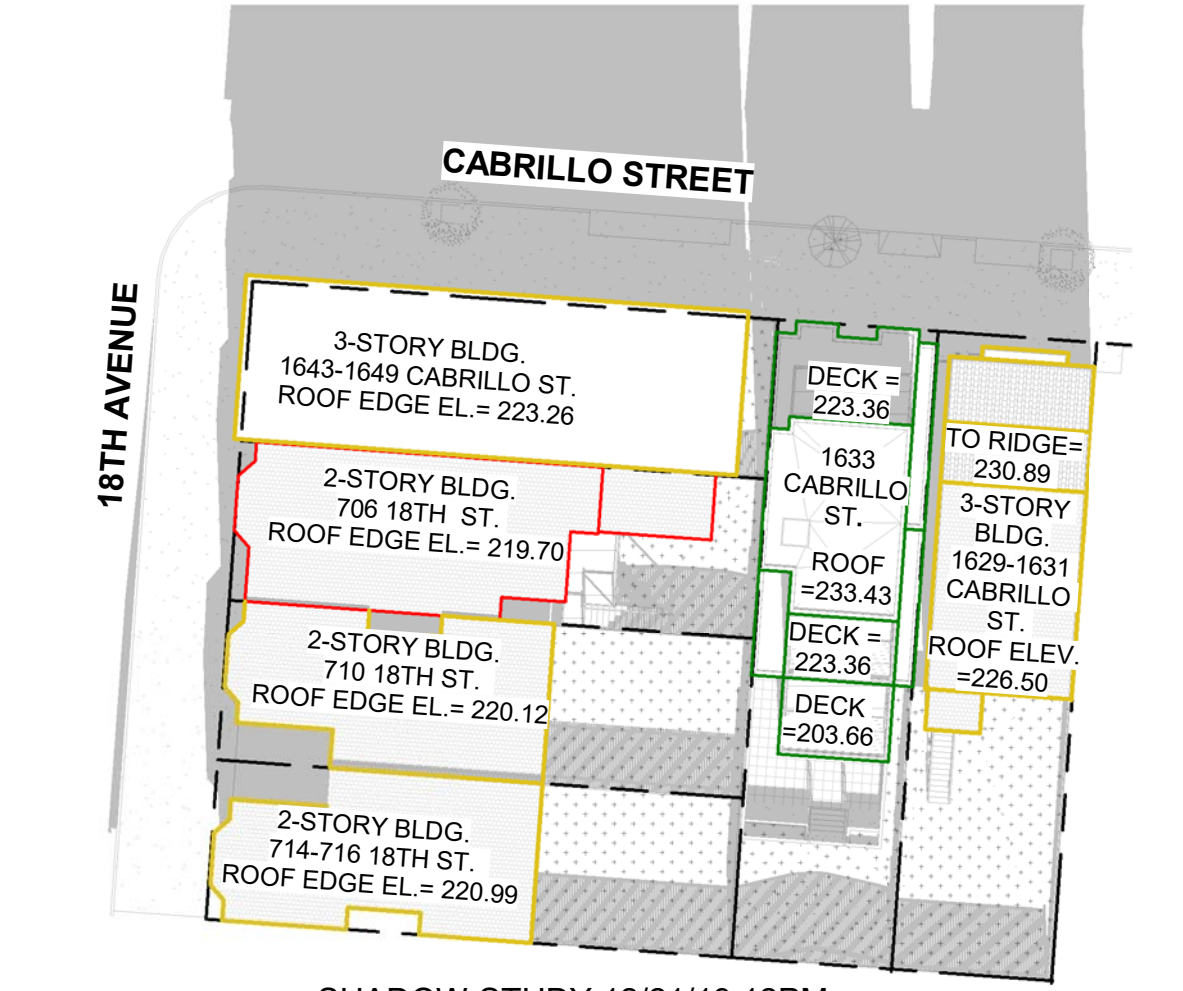
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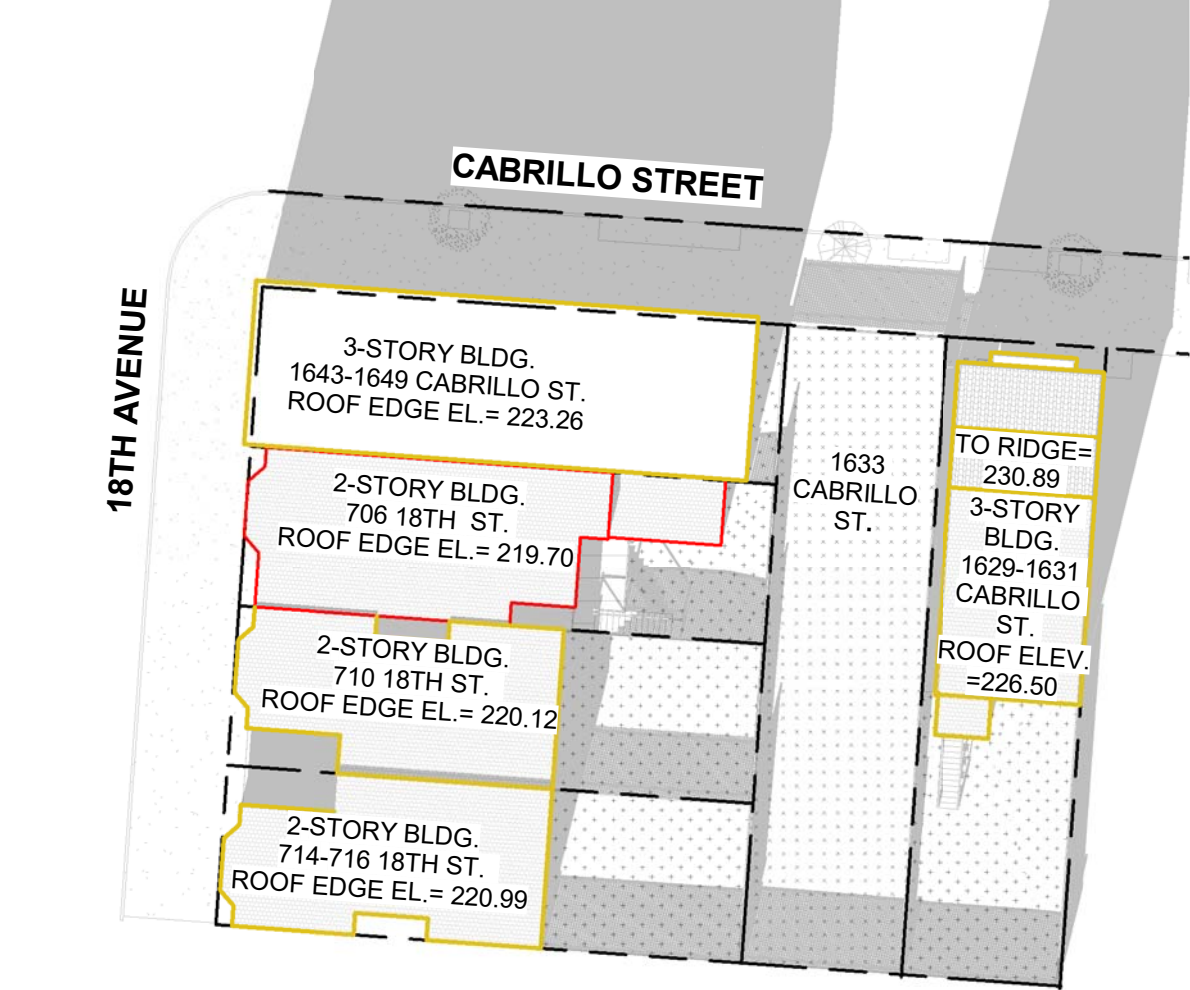
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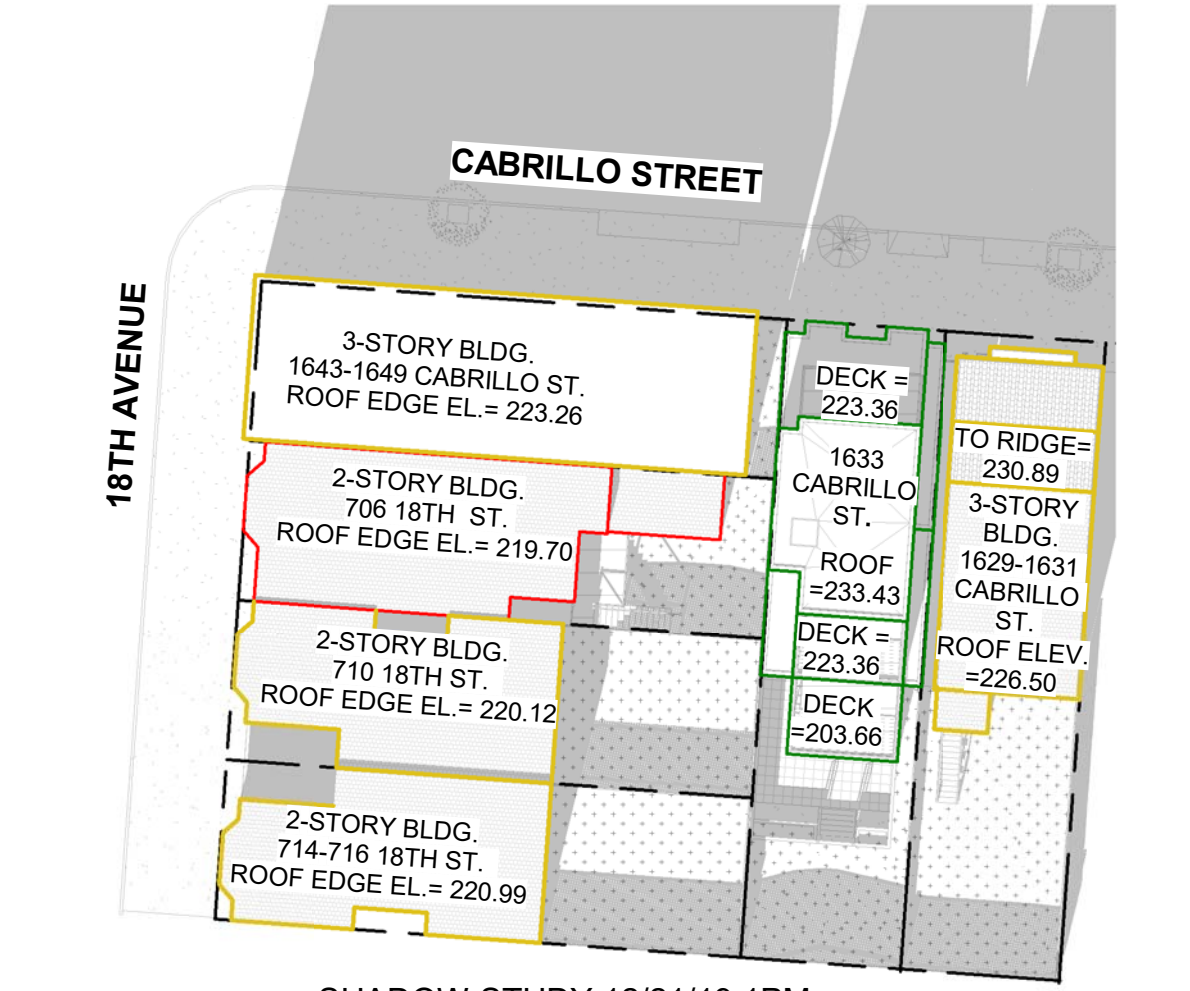
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SHADOW STUDY 12/21/19 12PM



EXISTING SHADOW STUDY 12/21/19 1PM



SHADOW STUDY 12/21/19 1PM

ISSUES

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**GOLD
MAN**
ARCHITECTS

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San Francisco CA 94121

**SHADOW STUDY -
EXISTING & NEW -
DECEMBER 21, 2019**

DATE: 11-14-18

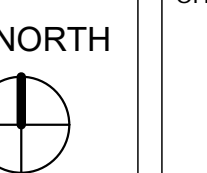
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DRAWN: Author

JOB: 1612

SHEET:

A9.7



2/4/2019 12:55:01 PM