



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: FEBRUARY 27, 2020

(CONTINUED FROM JANUARY 16, 2019)
(CONTINUED FROM DECEMBER 5, 2019)

Date: Janaury 6, 2020
Case No.: 2017-012887DRP
Project Address: 265 Oak Street
Permit Application: 2019.0618.3782 & 2019.0618.3775
Zoning: Hayes-NCT [Hayes, Neighborhood Commercial Transit]
40-X Height and Bulk District
Block/Lot: 0838 / 024
Project Sponsor: John Kevlin
Rueben, Junius and Rose
1 Bush Street, Suite 600
San Francisco, CA 94127
Staff Contact: David Winslow – (415) 575-9159
david.winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes the demolition of a one-story garage and construction of a three-story, two-family dwelling facing Lily Street on a through lot fronting Oak Street. One dwelling would measure approximately 478 square feet and would contain one bedroom and one bathroom, and the other would measure approximately 1,521 square feet and would contain three bedrooms and three-and-a-half bathrooms. A one-story portion of the existing building at the rear would be demolished to create a mid-lot yard of 17'-6" x 23'. The existing 525 s.f. residential unit would be expanded to 589 s.f. and relocated within the ground floor of the main building, by eliminating two off-street parking spaces in the garage.

SITE DESCRIPTION AND PRESENT USE

The subject property has a three-story, 5-unit building built in 1959 on a 23' wide x 120' deep through-lot. The current 19'-10" deep rear yard fronts Lily, with a one-story parking structure that occupies a portion of the required rear yard.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is in the Hayes Valley neighborhood and within the Hayes Valley Residential Historic District. This block of Lily and Oak (except for the subject property and the adjacent property to the East) has a development pattern of primarily three-story multi-unit residential buildings fronting Lily with almost full lot coverage. Lily Street is a 35' wide alley. Immediately adjacent, and to the west, is a three-story building, occupied by the DR Requestor, with a combined rear yard of approximately 6 feet. Immediately adjacent to the subject property to the east is a three-story building with a one story garage in the rear yard which leaves an open space of approximately 18 feet.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 16, 2019 – August 15, 2019	August 15, 2019	December 5, 2019	112 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	November 16, 2019	November 16, 2019	20 days
Mailed Notice	20 days	November 16, 2019	November 16, 2019	20 days
Online Notice	20 days	November 16, 2019	November 16, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	0	3*	0
Neighborhood groups	0	0	0

*All 3 comments are from neighbors who declined to identify their location.

DR REQUESTOR

Jane Flurry, of 269 Oak Street, adjacent neighbor to the Northwest.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. The project requires a variance to build in the rear yard per Planning Code section 134.
2. Further compromises what is left of the mid-block open space pattern and blocks solar exposure;
3. Demolition of rental unit at 170 Lily unit will displace tenants and create unaffordable housing;
4. The proposed building will limit light and air to adjacent properties;
5. Fails to preserve a historic building and;
6. Fails to limit height along alley.

See attached *Discretionary Review Application*, dated August 15, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated October 18, 2019.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class 3 - New construction or conversion of small structures).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Advisory Team re-reviewed the project in consideration of the DR Application, and confirmed that the project meets the Market Octavia Fundamental Principles for Design and the Residential Design Guidelines. Lily Street, like many alleys in the city, has been developed with a pattern of residential buildings fronting the alley with small mid-lot yards and, cumulatively, constrained mid-block open space. Despite the existing rear yard space of the subject and immediately adjacent property opening to Lily Street, which is open and used primarily for automobile access, RDAT finds that the location, footprint, massing, and open space of the proposed project fits and is consistent with the established development pattern of the other three-story buildings that front this block of Lily and Oak.

RDAT also finds that the project maintains access of light and air to the DR Requestor's property as the proposed building is at least 26' away from the DR requestor which is partially occluded by a closer intervening 3-story building directly to the South of the DR requestor.

The DR requestor's concerns regarding the loss of light and privacy are not extraordinary or exceptional as the proposed new building will maintain a rear yard comparable to those of the adjacent buildings on either side.

The project will remove a curb cut and parking along an alley, a central policy of the Market Octavia Plan. Since the 311 notification the project sponsor has made voluntary revisions to add a second dwelling unit and remove the roof deck which ameliorates potential privacy impacts.

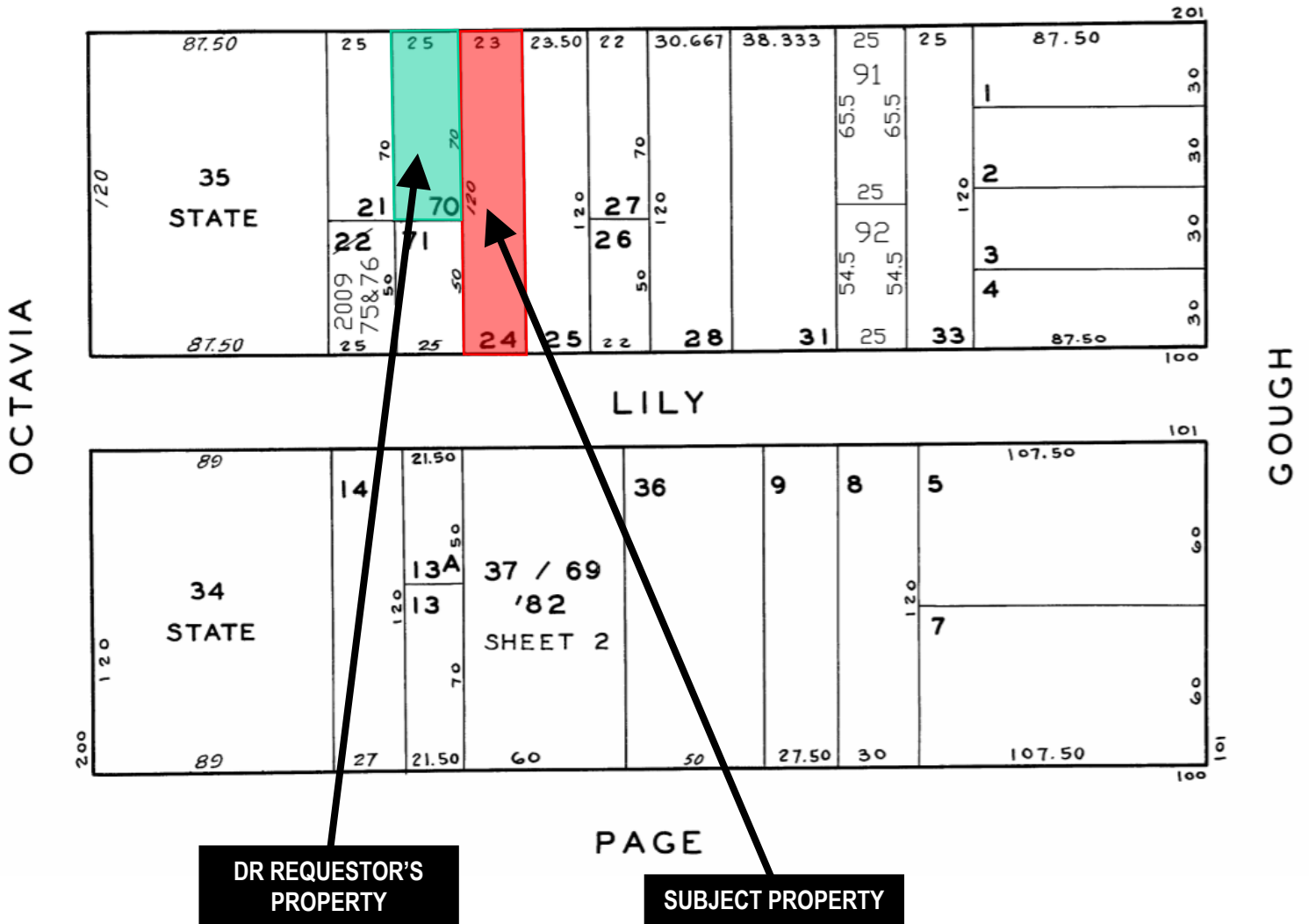
RECOMMENDATION:	Do Not Take DR and Approve
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application dated August 15, 2019
Letters
Response to DR Application dated October 18, 2019
Project Sponsor Submittal dated January 6, 2020
Reduced 311 Plans
Reduced Plans Revised dated January 3, 2020

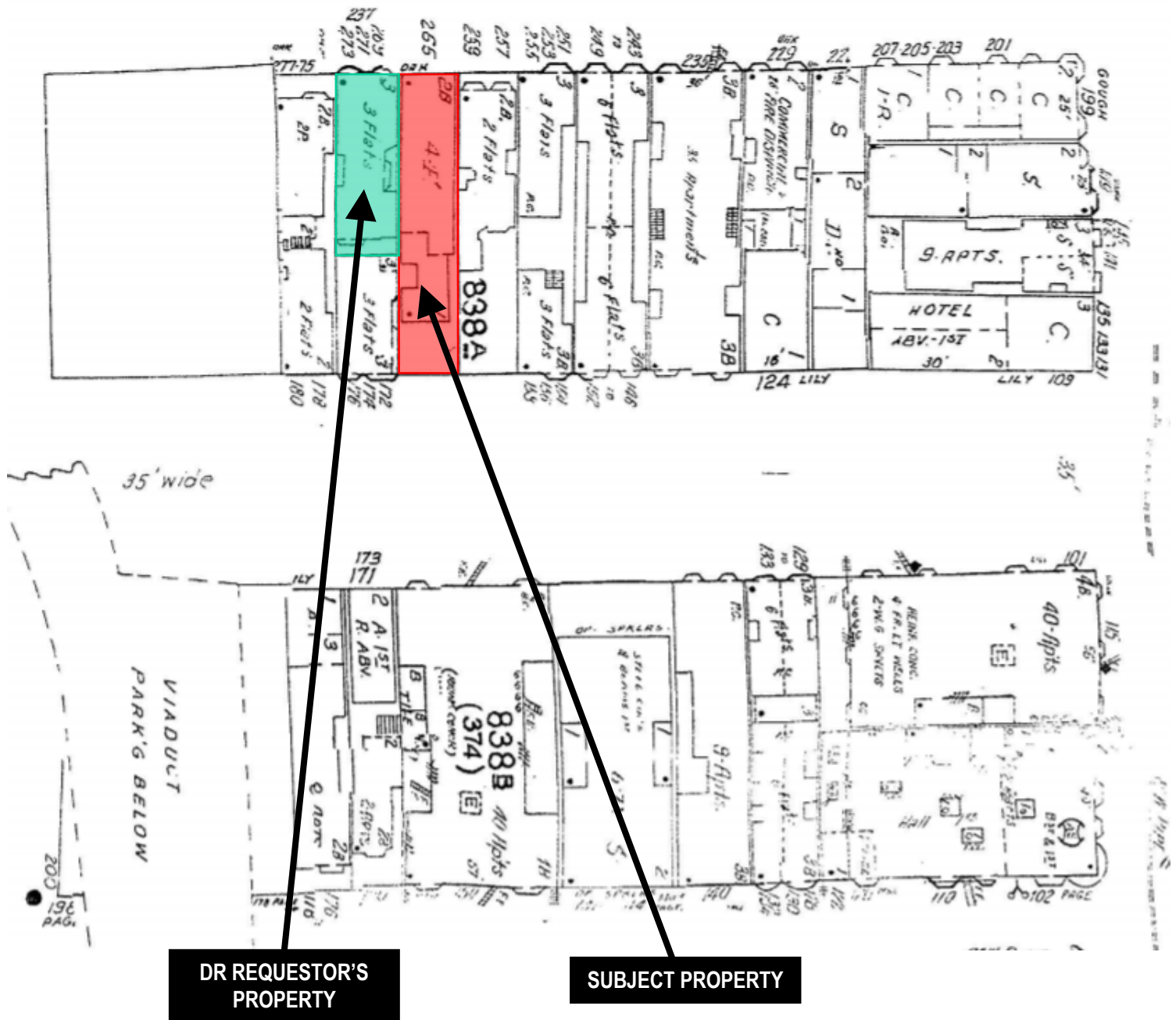
Exhibits

Parcel Map



Discretionary Review Hearing
Case Number 2017-012887DRP
 265 Oak Street

Sanborn Map*

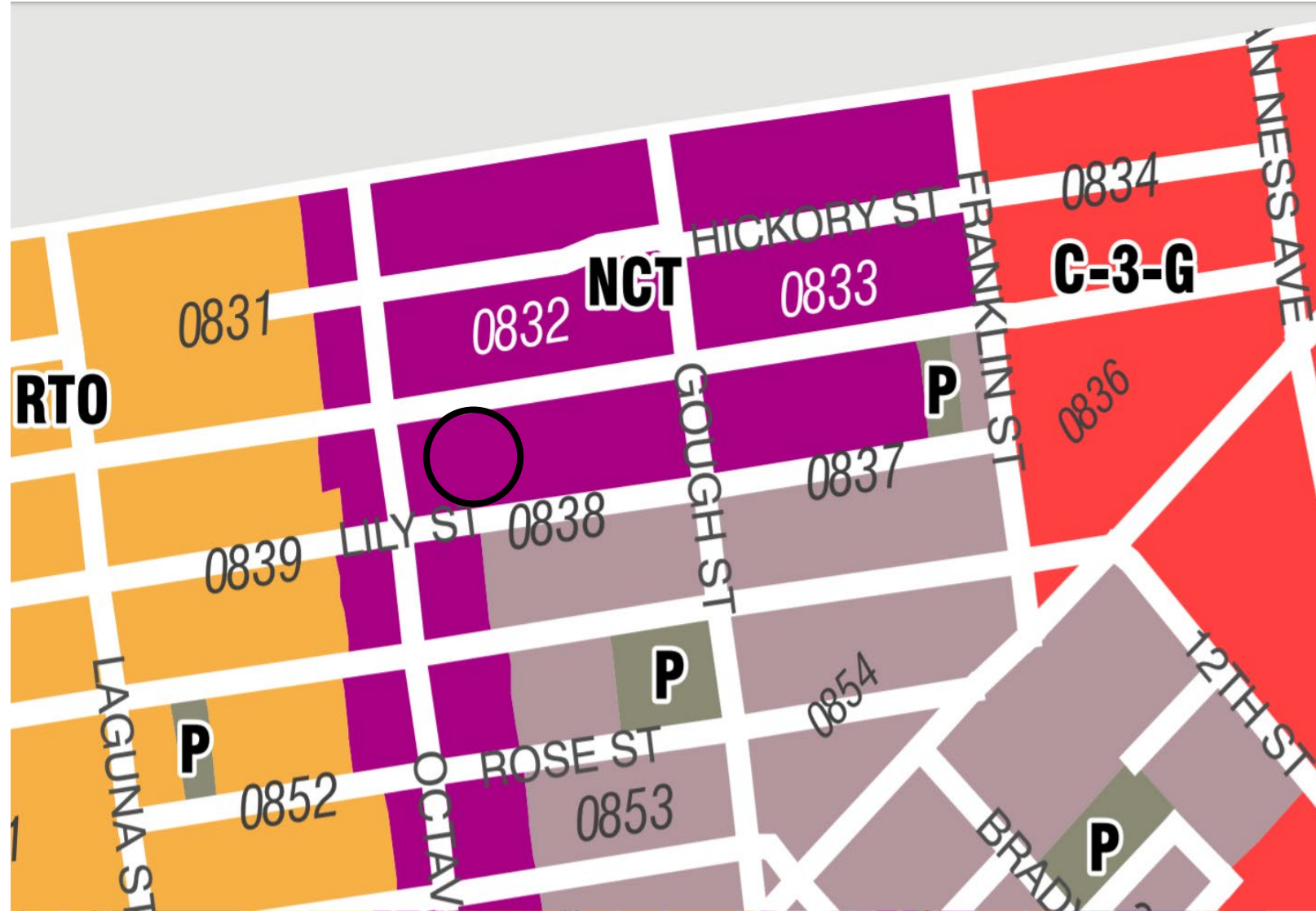


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2017-012887DRP
 265 Oak Street

Zoning Map



Discretionary Review Hearing
Case Number 2017-012887DRP
265 Oak Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2017-012887DRP
265 Oak Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2017-012887DRP
265 Oak Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-012887DRP
265 Oak Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2017-012887DRP
265 Oak Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2017-012887DRP
265 Oak Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 18, 2019**, Building Permit Application Nos. **2019.0618.3782** and **2019.0618.3775** were filed for work at the Project Address below.

Notice Date: 7/16/2019

Expiration Date: 8/15/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	265 OAK ST	Applicant:	John Kevlin
Cross Street(s):	Lily Street	Address:	One Bush Street, Suite 600
Block/Lot No.:	0838 / 024	City, State:	San Francisco, CA
Zoning District(s):	Hayes NCT / 40-X	Telephone:	415-567-9000
Record Number:	2017-012887PRJ	Email:	jkevin@reubenlaw.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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 checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade 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	Residential	No Change
Building Depth	100 feet	75 feet (front), 27 feet – 6 inches (rear)
Rear Yard	19 feet – 10 inches	None
Building Height (front)	27 feet	No Change
Building Height (rear)	Vacant	40 feet
Number of Stories (front)	3	No Change
Number of Stories (rear)	Vacant	4
Number of Dwelling Units	5	6
Number of Parking Spaces	3	2
PROJECT DESCRIPTION		
<p>The project proposes to demolish the garage structure and construct a four-story single family home at the rear of a lot that contains five units at the front. The single family home at the rear will measure 40' in height and will contain a third floor deck and roof deck. The project also includes interior tenant improvements in the front structure, and reconfiguration of the existing ground floor unit.</p> <p>PLANNING CODE SECTION 134 requires the subject property to maintain a rear yard of approximately 30 feet. The proposed building would encroach entirely into the required rear yard, resulting in no rear yard. Therefore, the project requires a rear yard variance.</p> <p>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.</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:

Seema Adina, 415-575-8722, Seema.Adina@sfgov.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
265 OAK ST		0838/024
Case No.		Permit No.
2017-012887ENV		
<input checked="" 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. Variance from the rear yard requirement to permit the demolition of the one story rear portion of the existing structure and new construction of approximately 2,235 square foot, 40-foot tall single family home fronting Lily Street		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<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 ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input checked="" 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): Laura Lynch
Construction equipment attached in PPTS.

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY 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 checked="" 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): Removal of rear addition and alterations to secondary rear façade of existing building will not alter any potential character-defining features.
<input checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): New construction facing Lily Street will be generally compatible with the character of the surrounding historic district and will not result in an impact to the historic district. (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: Pilar Lavalley	

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: Laura Lynch 04/26/2018
	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)
265 OAK ST		0838/024
Case No.	Previous Building Permit No.	New Building Permit No.
2017-012887PRJ		
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:	Signature or Stamp:



San Francisco Planning

RECEIVED

AUG 15 2019

2017-012887 DEP.

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Requestor's Information

Name: Jane Flurry

Address: 269 Oak St
San Francisco, CA 94102

Email Address: janeflurry@gmail.com

Telephone: 415-255-2909

Information on the Owner of the Property Being Developed

Name: John Kevin

Company/Organization: Reuben, Junius, and Rose LLP

Address: 1 Bush St. Suite 600
San Francisco, CA 94102

Email Address: jkevin@reuben.law.com

Telephone: 415-567-9000

Property Information and Related Applications

Project Address: 265 Oak St, San Francisco, CA 94102

Block/Lot(s): 0838/024

Building Permit Application No(s): 2019.0618.3782 & 2019.0618.3775

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X
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 that were made to the proposed project.		
SEE ATTACHMENTS		

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 Attachment

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 Attachment

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 Attachment

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

[Signature]
Signature

Jane Flurry
Name (Printed)

Self
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-255-2909
Phone

jane.flurry@gmail.com
Email

RECEIVED

AUG 15 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

For Department Use Only

Application received by Planning Department:

By: Kurt Boh

Date: 8/15/19

Prior Actions

I had a brief discussion with Paul Iantorno, who introduced himself as "the owner", following the variance hearing, but reached no agreement. We have been in email correspondence since then and have agreed to continue the discussion after he returns from vacation on August 24.

Part I: Reason for DR request.

Planning Code Section 134 requires a rear yard of at least 30 feet. The needed zoning variance for this project has not yet been granted. At the conclusion of the variance hearing the Zoning Administrator concluded that although he was inclined to grant the variance because the facade of the proposed building was consistent with others facing Lily Street, because there were other buildings occupying their entire lots & because some lots in the same block had been subdivided. But that he would, however, take the matter under advisement because of strong community opposition.

Please consider:

The proposed project is located at the rear of the building at 265 Oak, on Lily Street, an east-west alley, between Oak & Page, crossed by the two heavily trafficked thoroughfares of Octavia and Gough. The block lies within the Hayes Valley Residential Historic District of the Market Octavia Plan. The block pattern shows an irregular mid-block open space pattern with relatively little open space remaining. However the space that remains is well arranged for solar penetration and air circulation.

The project would fully occupy one of 2 adjacent backyard areas which create mid-block open space allowing southeast exposure, the most important exposure for light as well as solar gain, to three buildings. The proposed 40 foot structure will block sun and air to all three buildings. A similar pattern also existed on the east end of Lily where there were two adjacent rear yards until 124 Lily was built ten years ago. The loss of that relatively large rear yard significantly interrupted the rhythm of open space & changed the character of that end of the block. Nevertheless, some open space does still remain on the south side of the east end of the block. The middle of the south side of the block is dominated by two larger apartment buildings which are balanced by the lower height and open rear parking lot of the building housing Nick's Supermarket (facing Page Street) on the north side.

The area immediately surrounding the site of the project is characterized by buildings of two & three flats which are typically occupied by owners with their tenants living in the same building. Around this occupancy pattern there has developed a diverse, stable, & cohesive community in which landlords and tenants are also neighbors, with it's own unique self organizing local culture. The cultural characteristics of the block are strongly supported by the sense of freedom & relative expansiveness afforded by the mid-block open space.

Consider:

Sec. 101.1(b) of the Planning Code, which was added by Proposition M, November 4, 1986, provides as follows:

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

As well as:

Residential Design Guidelines (excerpted page 7)

In evaluating a project's compatibility with neighborhood character, the buildings on the same block face are analyzed. However, depending on the issues relevant to a particular project, it may be appropriate to consider a larger context.

Neighborhood patterns that are important to the character of the neighborhood include: The block pattern: Most buildings are one piece of a larger block where buildings define the main streets, leaving the center of the block open for rear yards and open space. Some blocks are bisected by mid-block alleys where service functions that detract from the public pedestrian environment, such as garage entries, trash collection, and utilities, are located.

And:

Market Octavia Area General Plan:

*POLICY 1.2.10**Preserve mid-block open spaces in residential districts.*

The existing rear structure, variously referred to by the sponsor(s) as a "garage structure" or "unit # 5", although attached to the front building on Oak Street, actually has it's own separate address of 170 Lily Street. It receives light from three sides, is one story high & is currently occupied. The project requires the demolition of this structure.

However:

POLICY 2.3.1

The City's General Plan discourages residential demolitions, except where it would result in replacement housing equal to or exceeding that which is to be demolished. This policy will be applied in the Market & Octavia area in such a way that new housing would at least offset the loss of existing units, and the City's affordable housing, and historic resources would be protected. The plan maintains a strong prejudice against the demolition of sound housing, particularly affordable housing.

Consider:

Although not officially designated "affordable housing", the 265 Oak/ 170 Lily property is subject to rent control and for it's long term tenants, is more affordable than current market rate. The proposed replacement unit, though of slightly greater square footage is less desirable, being below grade level & having only window(s) facing the 40' wall opposite at 17.5' . Please note that the structure slated for demolition fully meets the residential design guidelines for a building extension into rear yard, cited below. It is of approximately the same height as the garage at the rear of the adjacent lot, extending only a few feet above the fence in each case.

*Residential Design Guidelines**Building Scale at the Mid-Block Open Space*

GUIDELINE: Design the height and depth of the building to be compatible

with the existing building scale at the mid-block open space. Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling "boxed-in" and cut-off from the mid-block open space.

The two adjacent buildings to the west of the project site, 172-176 Lily Street and 269-273 Oak are both historic buildings built in 1906. (Please note that 269-273 Oak is erroneously labeled 243-249 in the project plans) Homes built prior to 1930 typically were designed to maximize natural light, solar gain, cooling & natural ventilation. Retaining these energy saving features by preserving adequate access to light and air circulation would simultaneously enhance the buildings' authentic historical function. The proposed 40 foot structure would significantly limit light and air to both of these buildings, degrading their quality, usefulness and value as living spaces. The building at 150 Page, built ca. 1928-29, is handsome even from the rear, with a fine array of windows facing Lily Street, directly opposite the two adjacent back yard. The proposed 40' structure would stand directly opposite this building, creating the sort of "boxed-in" feeling mentioned above, thereby degrading the quality and environment of these historic and still highly functional art deco condominiums.

And:

POLICY 3.2.1

Preserve landmark and other buildings of historic value as invaluable neighborhood assets. Many resources within the Market & Octavia area are of architectural merit or provide important contextual links to the history of

the area. Where possible these resources should be preserved in place and not degraded in quality.

Furthermore, please note that although the proposed project is 40' high. Lily Street is 35' 4" wide.

And that:

POLICY 1.2.3

Limit heights along the alleys in order to provide ample sunlight and air in accordance with the plan principles that relate building heights to street widths. Heights in alleys are lowered on the southern side of east/west residential alleys to preserve a 50 degree sun angle from the north sidewalk to the building corner in order to provide adequate sunlight to the public right-of-way. For a 35-foot wide alley, this gives a maximum street wall height of 35-feet.

Conclusion:

The proposed project is not in keeping with the priorities of the general plan:

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

That landmarks and historic buildings be preserved.

Supporting the general goals:

Protection, preservation, and enhancement of the economic, social, cultural, and esthetic values that establish the desirable quality and unique character of the city.

Improvement of the city as a place for living, by aiding in making it more healthful, safe, pleasant, and satisfying, with housing representing good standards for all residents and by providing adequate open spaces and appropriate community facilities.

Therefore I am asking that the Planning Commission advise the Zoning Administrator to deny the variance application for 265 Oak Street.

Part II Unreasonable Impacts

I live at 269 Oak Street immediately west of 265 Oak. Mine is the street level flat. I am quadriplegic. My only independent access to my home is via the service entrance on Lily Street. I also suffer from PTSD which is exacerbated by loud or sudden noise. When deprived of adequate natural light I can fall into profound depression. The proposed 49' structure would block all direct sunlight from my south and east facing windows & greatly diminish indirect light during the times when the sun was not shining on them directly. (see diagram & photos showing window placement) The light in my flat is only barely adequate. When I first moved into this flat in 2003 I had full spectrum incandescent bulbs in every light socket and kept them on all day to supplement the windows: expensive & not quite the same as daylight, but they got me through. Those lightbulbs are no longer available. I now use LEDs & I am totally dependent on windows for any real light. The last two winters have been very difficult. I treasure every moment of sunlight

My neighbors, as mentioned in Part I, will also suffer light deprivation. If this project were to be completed, they would lose more light than I would because they have more light to begin with. I would be left in perpetual twilight gloom. I am therefore asking that the building permit be denied.

Below my flat is a full basement with a seven foot ceiling. Over the past four weeks I have endured a similar basement excavation on the west side of my building which escaped 311 notification requirements by virtue of being "entirely within the building envelope". The experience has been harrowing. My basement acts as an amplifier & my entire flat shakes from the jackhammers. Dust and fumes from the bobcat seep up through the walls & floor. I absolutely cannot endure another round of this. I have suffered headaches dizziness nausea from the dust & fumes & sleep disruption from trying to work at night & sleep in the daytime with pillows over my head. If this project were to go forward, the jackhammers would be directly under my bedroom window. Therefore I ask for the sake of my life & my sanity that the

demolition permit be denied.

Please be aware that I need to be in San Francisco to be near my family. I have what may be the only unit of its kind in the city: an affordable, accessible flat in a rent control building, protected tenant status & a gracious landlord: a stable living situation in a central location where I can get by with a high degree of independence. If I am forced out of my flat (and I will be if there is basement excavation at 265 Oak) my entire family will suffer irreparable harm.

Part III Changes & Alternatives

I wish I could be more helpful here. In my opinion the project was poorly thought out, the timing unfortunate and it best be scrapped. I'm not an architect but there are certainly other ways to handle this property on a slower timeline that would make more sense to me. Just being a good landlord & taking care of deferred maintenance would be a start. I imagine the sponsor would prefer a quick turnover at a good profit. Perhaps when we've had a chance to talk at leisure something will emerge.

List of attachments

prior actions	p 1
reason for DR request	pp 2-7
unreasonable impacts	pp 8-9
changes & alternatives	pp 10

PHOTOS:

view facing south from Oak	11
overview from rear of 150	Page 12
satellite view of block with open spaces shaded red	13
site plan w/ corrections & windows added	14
window E facing light well	15
all four windows of main living area facing north from outside	16
window D facing east from bedroom	17
pair of windows B facing south from main living area	18



PROJECT:

265 OAK

WEST

10:AM JULY 23rd

Z69 OAK 12

EAST

(10 Blocked Windows)

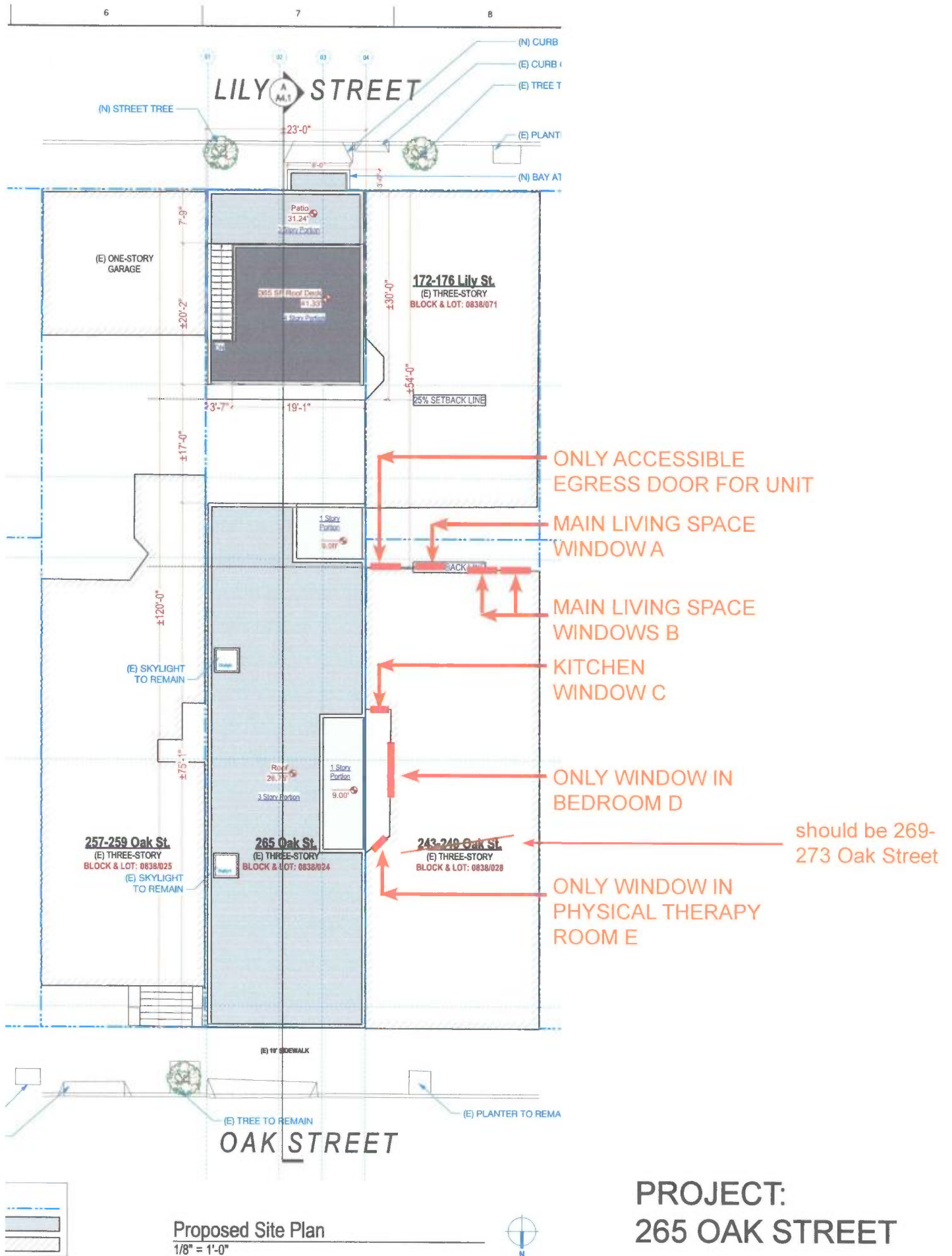


MIDBLOCK OPEN
SPACES SHOWN
SHADED

265 OAK STREET

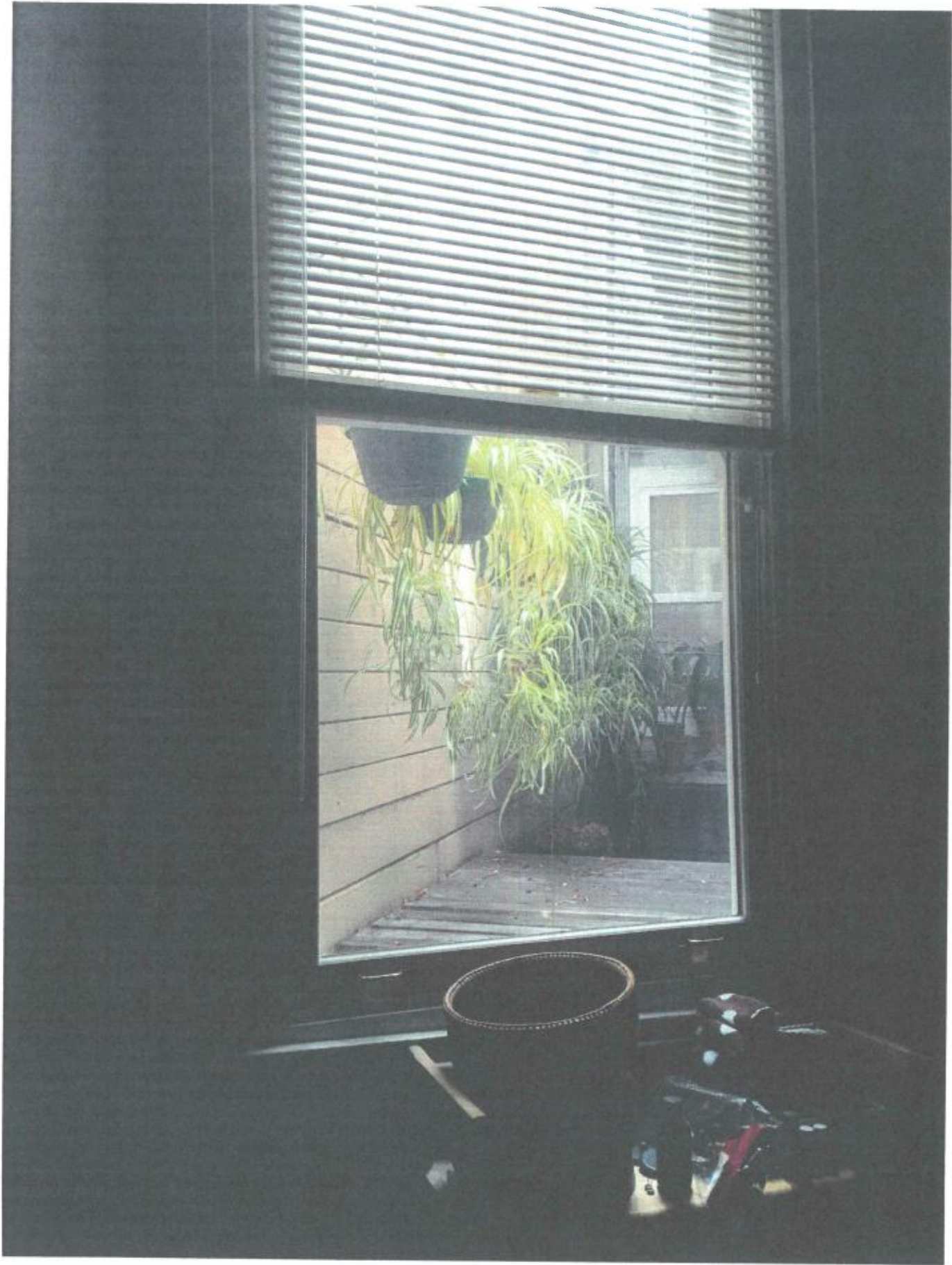


PROJECT:
265 OAK STREET

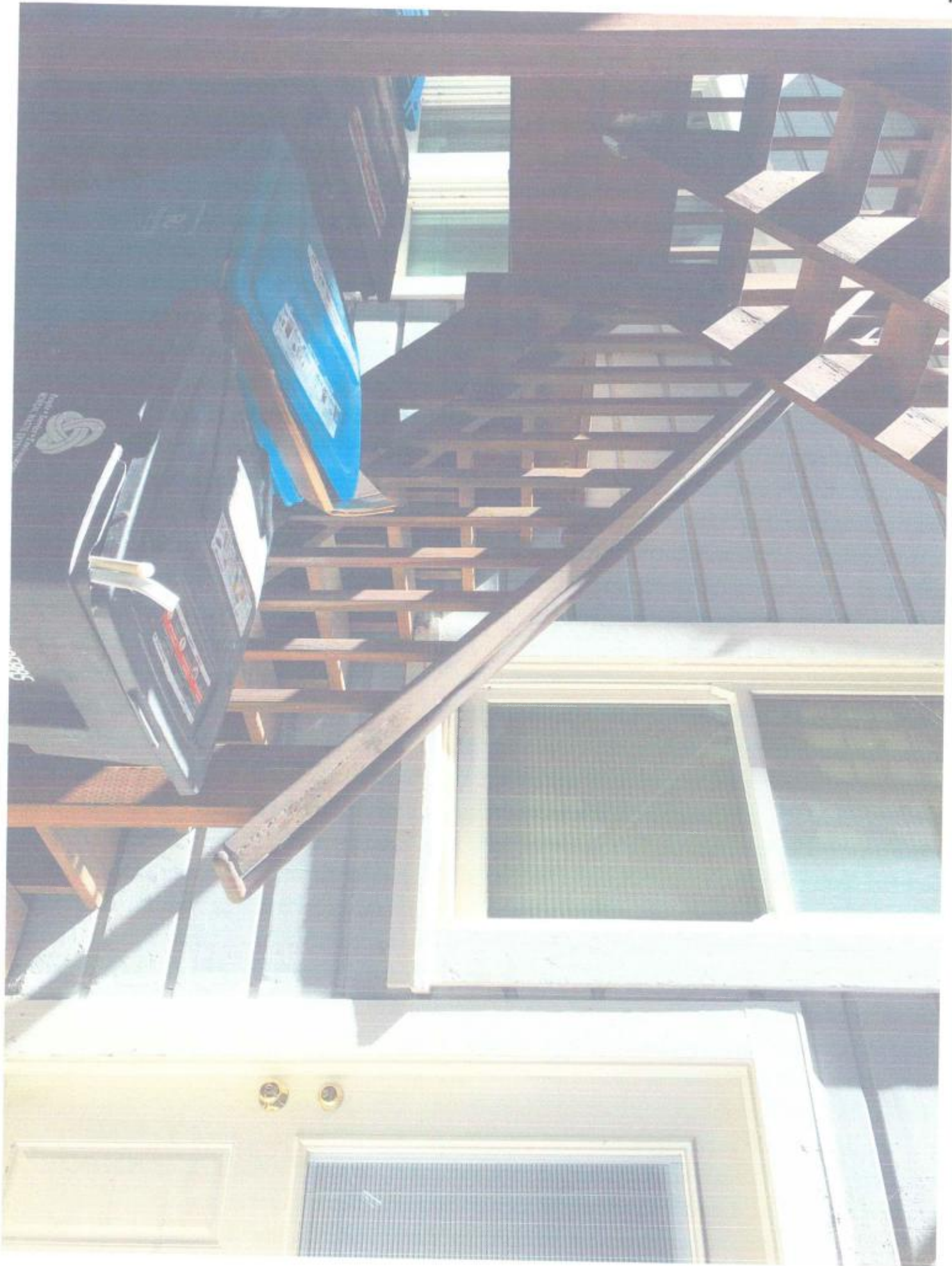


PROJECT:
265 OAK STREET

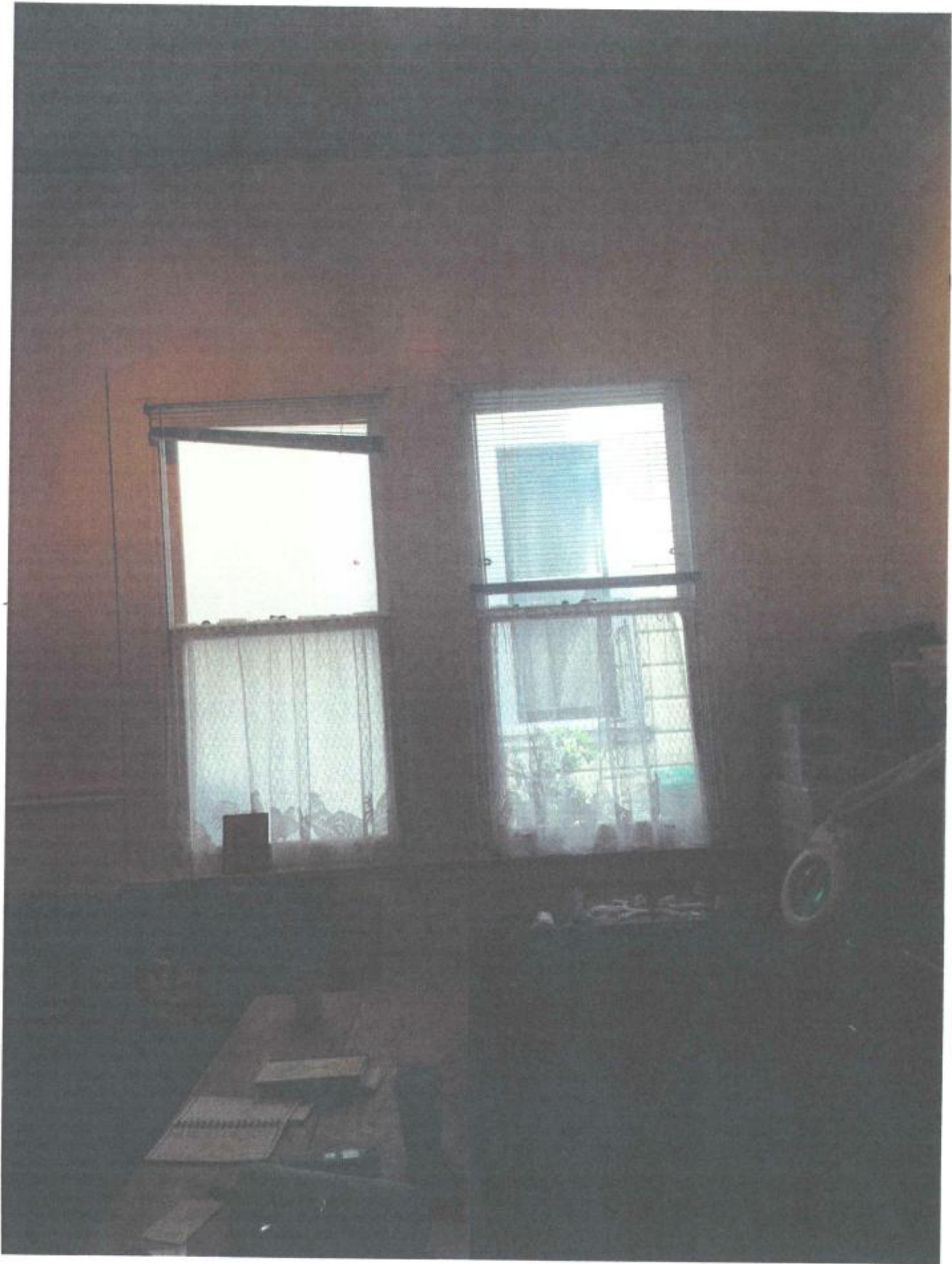
PROJECT
265 OAK



Project 265 OK







December 4, 2019

Regarding: Building Permit Application Nos. 2019.0618.3782 and 2019.0618.3775

Dear SF Planning Department and Zoning Administrator,

My wife and I write to you in objection to the variance requested by the proposed construction project at 265 Oak St. As outlined in the Notice of Public Hearing, the project would violate Planning Code Section 134 by removing the existing rear yard and associated parking spots in favor of a 4-story single family house. We object to this variance and urge the Planning Department and the Zoning Administrator to **REJECT** the requested permit. My wife and I both work full-time, so we are not able to attend the announced Public Hearing on Wednesday, December 5th. Please accept these comments for consideration in place of our attendance at the hearing.

Our objection to this project stems primarily from the impact that the proposed structure would have on neighboring homes. The current single-story structure, which sits back from the sidewalk on Lily St at least ~20 feet, does not obstruct views or block natural light. It also allows for a substantially-sized front yard that creates open space for parking and other activities.

In its proposed position, the proposed structure would impede on the natural light that flows freely into our home and would block our view to the sky. By placing the structure right up against the sidewalk, the proposed structure would not only violate Planning Code Section 134; it would also negatively impact our quality of life. This could cause a significant negative impact on our property value.

In addition to the above, we are also concerned about the impact that the reduction of parking spaces associated with this project. Parking is already very scarce in Hayes Valley, and this project would reduce available off-street parking by multiple spots – 1 in the garage, and at least 1 in the existing yard that faces Lily St, where we regularly see cars parked.

As long-term residents and homeowners in Hayes Valley, we are primarily concerned about the negative impact of this proposed project when the only benefit is a single-family home.

Thank you for considering these comments.

12/4/2019

Re: Building Permit Application Nos. 2019.0618.3782 and 2019.0618.3775

To Whom It May Concern:

I am a nearby homeowner writing to register my opposition to the proposed plans. I opposed them the first time they came up for review in July, and I continue to believe that the proposal would negatively impact myself and my neighbors for the following reasons:

1. As one of the tallest structures on the block, the new rear building would cast shadow on nearby homes and significantly reduce the amount of natural light that they receive. In addition to making my home less comfortable, less natural light translates to higher utility bills and decreased property values.
2. I regularly work remotely and at shifted hours, so a major construction project like this one would impact my sleep schedule and make it difficult to take meetings at home.
3. The plans call to remove one parking space in a neighborhood where parking is already severely constrained.

Accordingly, I urge the Planning Department **not** to grant the rear yard variance.

Thank you for your consideration.

Dec 3rd, 2019

Regarding: **Building Permit Application 2019.0618.3782 and 2019.0618.3775**

To Whom It May Concern:

I want to reiterate my strong opposition to these permits. Please, stop the proposed plans to build a house in the place of a garage and a back yard!

I own a neighboring home and I'm very worried about this proposal for multiple reasons:

1- A project of this magnitude will bring **noise, dust and dirt** for a considerable amount of time (maybe a year!). Since I work from home, this will **severely impact my ability to do my job**. I run my own business and I need stay productive to pay my bills!

2- One of the main reasons why I bought my home is because I fell in love with how luminous it was. If the proposed building is constructed, it **will cast a big shadow** over my place, making it dark and dreary.

3- The lack of natural light caused by the proposed building will mean that **the value of my home will decrease considerably**. People choose the neighborhood of Hayes Valley because it's one of the few in San Francisco where the sun shines!

4- With the new building I will need to turn the light on more often and that **will increase my energy consumption and my electric bills**.

5- There are many new apartment buildings in the area available for sale or rent... What we need in the neighborhood is more parking and open spaces. Both things make the area more desirable for new residents. **Parking is a nightmare** here, and demolishing a garage will only make it worse.

I have spent a lot money and put a lot of effort to make my home a sweet, cozy, comfortable place where I can work and rest. I have lived here happily for almost 7 years. Please, I beg you to protect this for me by rejecting this proposal.

SAY NO TO THE REAR YARD VARIANCE!

Thank you,
D.

Richard Bargetto
174 Lily Street
San Francisco CA 94102
Phone 415.290.1792
email: richardbargetto@sbcglobal.net

December 5, 2019

Myrna Melgar
Commission President
S.F. Planning Dept. 1660 Mission Street, Suite 400
San Francisco, CA 94103

RE: 265 Oak Street
2017-012887DRP

Dear President Melgar and Commissioners:

My name is Richard Bargetto and I own and reside at 174 Lily Street, the adjacent property to a proposed project situated at 265 Oak St. Said project will be before the Planning Commission on January 16, 2020, which proposes a new two-unit structure on Lily and replacement unit at the bottom floor of the 265 Oak St building. It will be built on the northern side of Lily St, an east-west alley. I have reviewed the plans and I have also met with the project sponsor and the project sponsor's architects.

I approve the plans and I am in support of said project.

This project, in my view, adds desperately needed housing stock to the existing supply, and helps alleviate a dire situation in San Francisco. In addition, it helps keep the existing rent-controlled units intact. In my opinion, the new structure is consistent with the neighborhood esthetics and will be a good addition to the block.

I strongly feel that a continuous line of building fronts in the alley will add safety for pedestrians and alleviate blight and darkness caused by the presence of empty lots. It will also ameliorate the problem caused by transients by reducing hidden spots. The contiguous buildings will add an increased welcoming walking path and will be consistent to the planning vision of San Francisco.

Sincerely,



Richard Bargetto

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: 265 Oak St

Zip Code: 94102

Building Permit Application(s): 201906183782 & 201906183775

Record Number: 2017-012887

Assigned Planner: David Winslow

Project Sponsor

Name: Paul Iantorno

Phone: (415) 533-7455

Email: paolo@realtywestsf.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.)

See Attached

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.

See Attached

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.

See Attached

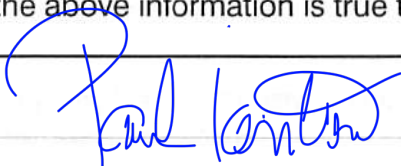
Project Features

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)	5	6
Occupied Stories (all levels with habitable rooms)	3	4
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	2	2
Bedrooms	5	9
Height	30	40
Building Depth	NA	NA
Rental Value (monthly)	5K	10K
Property Value	2M	3M

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

Signature:



Date:

Printed Name: Paul Iantorno

- ☒ Property Owner
☐ 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.

In response to the DR filed we are providing the following answer for the project at 265 Oak St.

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

We feel that the project meets the Standards of the Planning Code and the Residential Design Guidelines. In response to the DR and its allegations, we would like to point to several key issues that were erroneously stated, confirming that the complaints in the DR have not shown or proved any exceptional or extraordinary circumstances.

The proposed project is located at the rear of 265 Oak St on a developed east-west mid-block alley, Lily Street. Lily street is fully developed with only three garages spaces facing the street. The proposed project will only partially fill the backside of the lot, with open spaces remaining between 265 Oak street and the proposed building. Please note that the address of 170 Lily Street as noted on the complaint is actually a non-existing address at this time.

The alleged RDG policy 1.2.10 and the referenced Building Scale at Mid-Block Open Space do not apply here as the proposed structure is to be built on a mid-block alley and not mid-block open space.

A reference was also made to Policy 2.3.1. To clarify our position, the existing unit to be replaced satisfies the City General Plan requirements. A new in-kind unit will be built of greater square footage. Furthermore, it will be rent controlled at the same rate as the existing unit, and the same tenant will be moving in the new unit, thus keeping the unit a controlled unit under the rent board qualifications. Further, it will be constructed fully on grade.

The 265 Oak street units will not suffer any changes to the existing housing structure or the current rent status.

In response to the allegations regarding Policy 1.2.3. "... heights in alleys are lowered on the Southern side of East - West residential alley...." This would not apply to the proposed project as the new building will be erected on the Northern side of the East-West alley.

The other allegation of noise and basement construction and transfer of noise and dust to the other building as she is currently experiencing will also not apply to this proposed project. 265 Oak does not have a basement and the new unit will be within the envelope with no excavation needed. The new proposed project is about 20 feet south of the DR requesters unit and the replacement unit will be built 8 feet east of her unit without a basement, thus it is unlikely to cause any disturbance to her unit.

(2) We have been in contact with various neighbors and met in person with several of them. We also have had a lengthy discussion the Jane Flurry about the proposed project and her personal needs to better understand her concerns and to try to find the best way to ameliorate them.

We have been open for discussion and suggestions and would be willing to address them again in the future.

We have had some very constructive and productive meeting with other neighbors of 265 Oak and we have agreed to provide some new windows for 172 Lily Street and possibly some skylights for 265 Oak street tenants as a goodwill gesture towards our neighbors.

(3) We do not feel the project will have any adverse effect on the surrounding properties. To the contrary, it would enhance the quality and safety of the neighborhood and its citizens, by infilling space to create a friendlier and safer walkable street typical of San Francisco.

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

January 6, 2020

Delivered by Email (david.winslow@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: 265 Oak Street
Planning Case Number: 2017-012887
Hearing Date: January 16, 2020

Dear President Melgar and Commissioners:

This office represents the sponsor of the project at 265 Oak Street, which seeks to construct two new dwelling units in a new building on the rear of the through-lot (the “**Project**”). The Project would result in a 4-story residential building with two dwelling units, including an affordable-by-design studio on the ground floor. The Project creates new open space at the middle of the lot that will serve both the existing and new dwelling units. The Project will be compatible in scale with the overall district character and the buildings on the block.

A. Existing Site and Project Description

The Project site is a 2,757 square foot, 23-foot-wide, through-lot currently improved with a three-story, five-unit residential building that occupies roughly 85% of the site depth. The rear of the building consists of a single-story, occupied by one of the units. The undeveloped portion of the Project site is currently used for vehicle parking. The Property is located within the Hayes-Gough Neighborhood Commercial Transit zoning district and the 40-X height and bulk district.

The Project proposes to demolish the single story portion of the existing building, relocate the existing dwelling unit into the garage space on the ground floor at Oak Street, and construct a two-unit, four-story building along the Lily Street frontage. The buildings along this block of Lily Street are generally three and four stories tall. The Project’s new structure along Lily Street will be three-stories, where an 8-foot setback is provided before the building rises the final story. The two new units created will be modest-sized at 478 and 1,609 square feet.

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

Oakland Office
456 8th Street, 2nd Floor, Oakland, CA 94607
tel: 510-257-5589

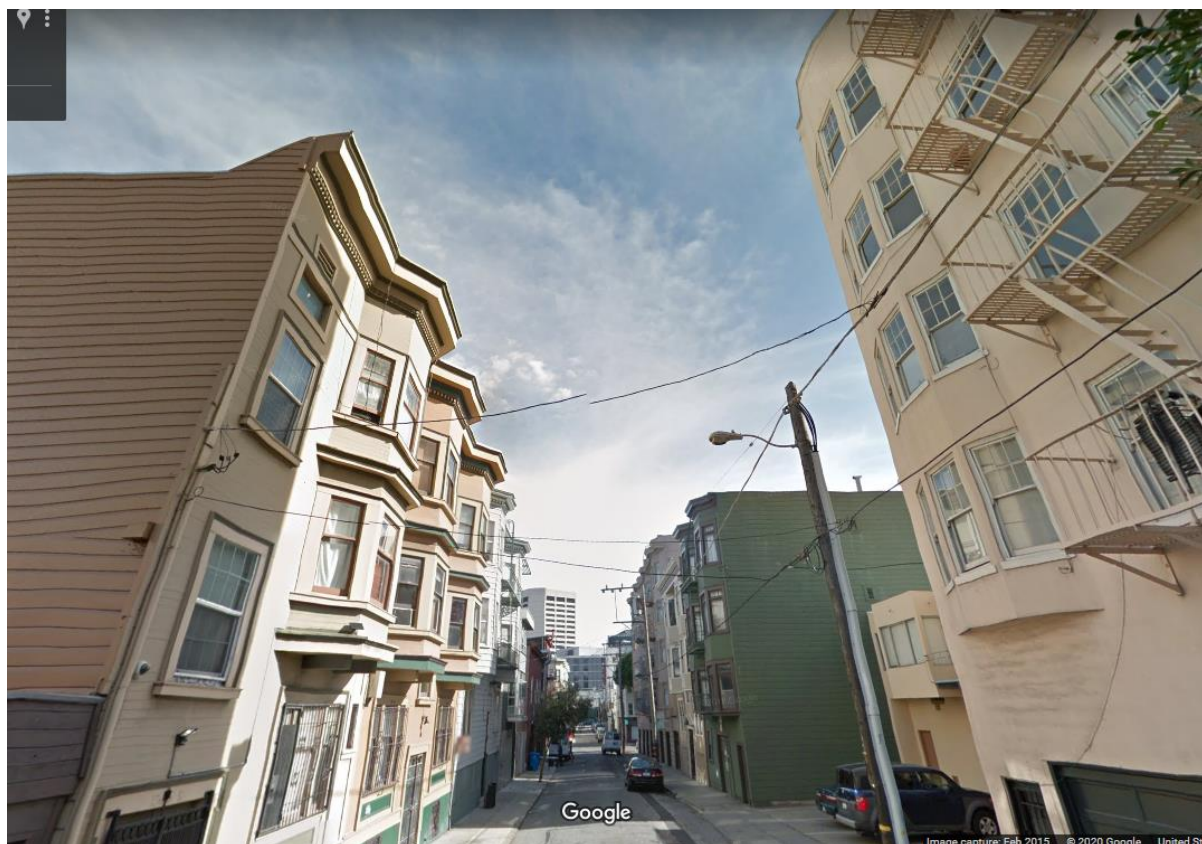
www.reubenlaw.com

The Project will create a 17.5 foot deep open space at the center of the lot, to be accessed by both existing and proposed dwelling units. A new private deck serving the rear second floor unit of the existing building will be created on the remaining single story portion of the building. The front setback at the fourth floor of the new building will provide private open space for that unit. The resulting Project will significantly improve the open space provided to the units on-site.

B. DR Requestor's Concerns

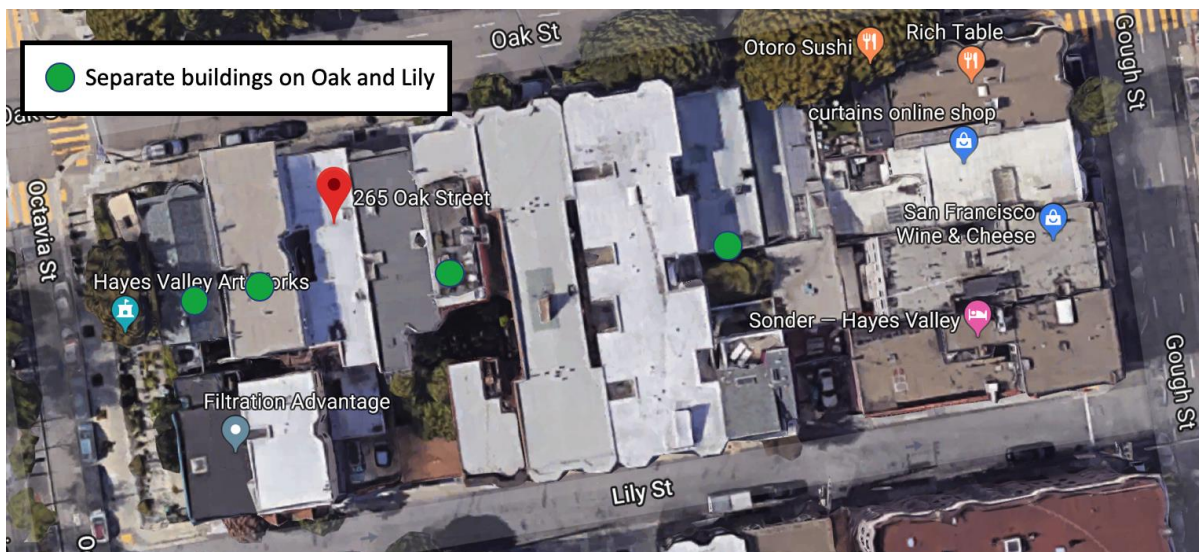
The DR requestor raises the following concerns, which are unfounded for the reasons described below:

- Project not in scale with neighborhood. The DR requestor cites the Project is out of scale and inconsistent with the existing neighborhood, in particular its height and its location at the rear of the through lot on Lily Street. In fact, the Project is fully consistent with the existing built environment. First, as mentioned above, the new four-story building will front on Lily Street, and will have a front setback at 30 feet in height, creating a three-story structure at the street. As shown below, the buildings along this block of Lily Street consist of three or four stories (with the exception of the one-story garage adjacent to the east of the Project site).





Second, the proposed new building at the rear of the through lot is consistent with the existing mid-block pattern, as illustrated below. This is also consistent with standard planning practice to ensure uniform development along street frontages on through lots. In fact, the Project results in a property that provides more mid-block open area than virtually all other lots on this block.



- DR requestor's personal concerns. The DR requestor raises several concerns specific to her dwelling unit, at the ground floor of the building adjacent to the west on Oak Street. The project sponsor has been very sensitive to the DR requestor's situation, and has been in discussions with her since last summer seeking to minimize the Project's impact on her. Fortunately, her unit is adjacent to the existing building at 265 Oak Street, and the Project only calls for the relocation of the existing rear unit in the current ground floor garage, significantly reducing the length of construction and noise and vibration adjacent to her unit. The project sponsor has offered to improve the path of travel from her unit to Lily Street, which is where she currently accesses her unit from. Finally, her unit's access to sunlight across the Project site is through a small separation between the building at 265 Oak Street and the building to the west of the site on Lily Street, meaning the Project's impact on her sunlight will be limited, if any.



D. East Neighbor Support

The Project has support from arguably its most impacted neighbor, the owner of 174 Lily Street, immediately adjacent to the east of the Project site. See letter attached as **Exhibit A.**

E. Conclusion

The Project will improve the existing conditions on the site, creating significantly more open space to be enjoyed by the existing and new dwelling units. The Project includes a small

President Myrna Melgar and Commissioners
San Francisco Planning Commission
January 6, 2020
Page 5

studio unit that will be affordable by design. The new building on Lily Street will in no way stand out compared to the existing built environment. And two new dwelling units will be added to the city's housing stock. We respectfully request your support for the Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in blue ink, appearing to read 'John Kevlin', with a large loop at the end of the first name.

John Kevlin

cc: Joel Koppel, Commission Vice-President
Susan Diamond, Commissioner
Frank Fong, Commissioner
Milicent A. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner

PROJECT SCOPE

-REMODEL EXISTING UNIT AT THE FIRST FLOOR OF FRONT BUILDING TO ACCOMMODATE A 17'-6" COURTYARD
-NEW FOUR STORY DETACHED UNIT AT THE REAR
-NO WORK TO THIRD FLOOR ON FRONT BUILDING

PROJECT DATA

PLANNING DATA:

ADDRESS: 265 OAK STREET
BLOCK / LOT: 0838/024
LOT AREA: ±2,757 S.F.
ZONING: NCT
OF UNITS:
EXISTING: 5
PROPOSED: 6
ALLOWABLE HEIGHT: 40X
BUILDING HEIGHT: ±27'-3" AT FRONT PROPERTY LINE (OAK ST)
(NO CHANGE)
33'-6" AT REAR PROPERTY LINE (LILY ST)

BUILDING DATA:

NUMBER OF STORIES: (E) 3 AT OAK ST, (N) 4 STORY AT LILY ST
CONSTRUCTION TYPE: TYPE "V-B"
OCCUPANCY GROUP: R-2
APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS
W/ SAN FRANCISCO AMENDMENTS

FRONT UNIT SQUARE FOOTAGE

(E) GROSS FLOOR AREA:

FIRST FLOOR (NOT INCL. GAR) ± 819 S.F.
SECOND FLOOR: ± 1,222 S.F.
THIRD FLOOR: ± 1,222 S.F.
TOTAL EXISTING GROSS AREA (NOT INC. GAR): ± 3,263 S.F.
GARAGE ± 1,229 S.F.

(N) GROSS FLOOR AREA:

FIRST FLOOR (NOT INCL. GAR) ± 1,021 S.F.
SECOND FLOOR: ± 1,222 S.F. NO CHANGE
THIRD FLOOR: ± 1,222 S.F. NO CHANGE
TOTAL NEW GROSS AREA (NOT INC. GAR): ± 3,465 S.F.
GARAGE ± 605 S.F.

REAR UNIT SQUARE FOOTAGE

(N) GROSS FLOOR AREA:

FIRST FLOOR: ± 567 S.F.
SECOND FLOOR: ± 560 S.F.
THIRD FLOOR: ± 620 S.F.
FOURTH FLOOR: ± 390 S.F.
TOTAL NEW GROSS AREA: ± 2,137 S.F.

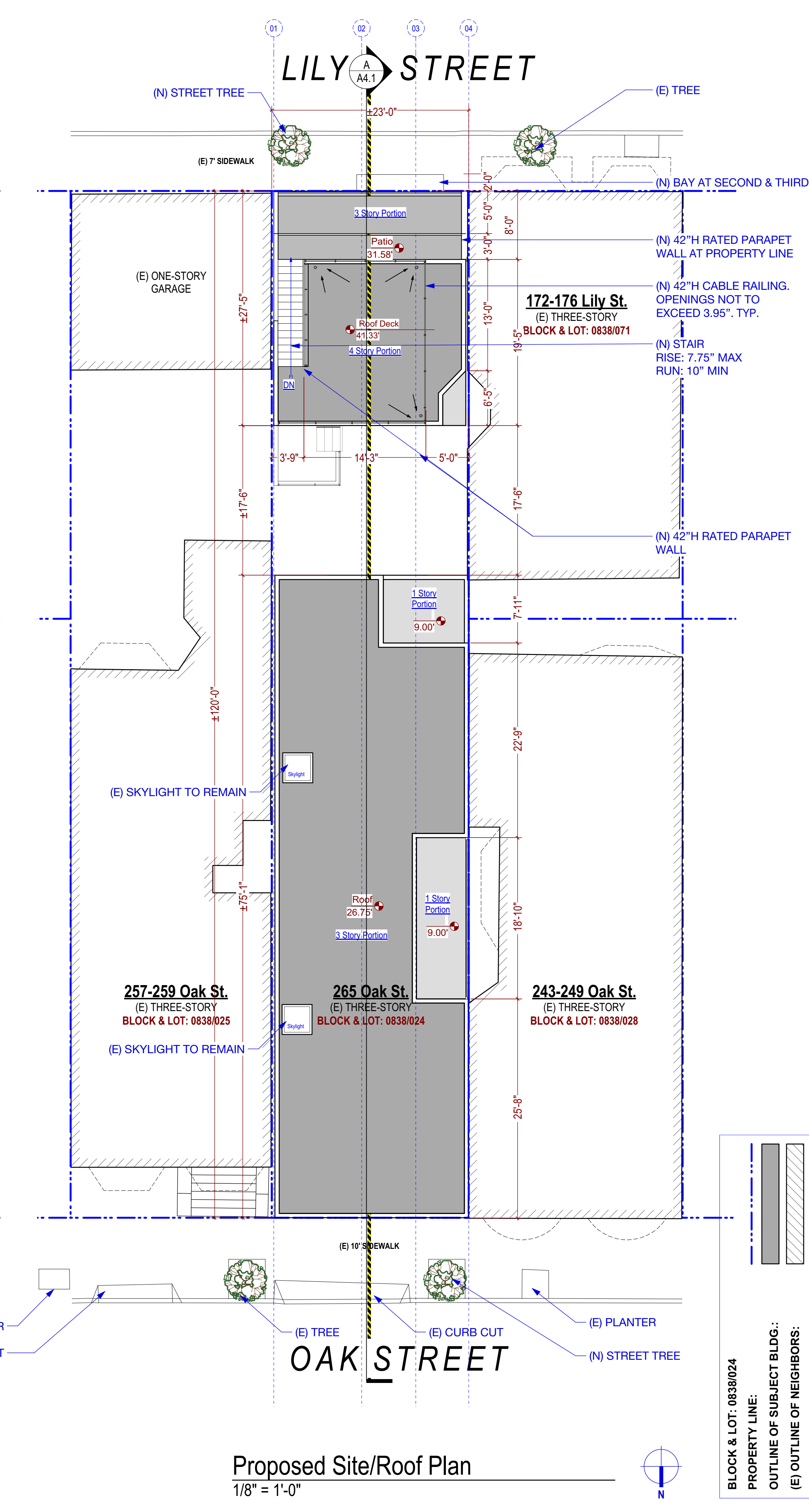
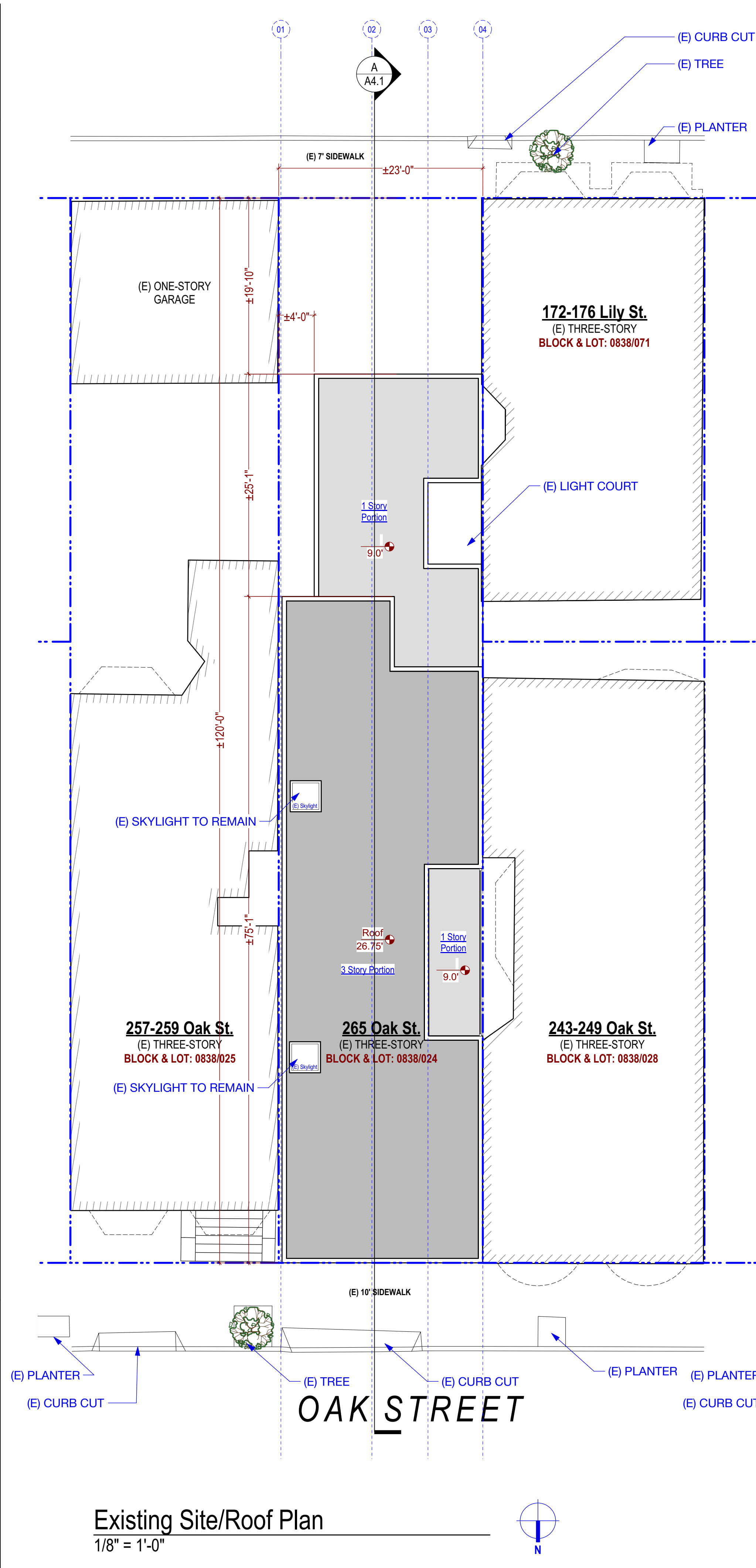
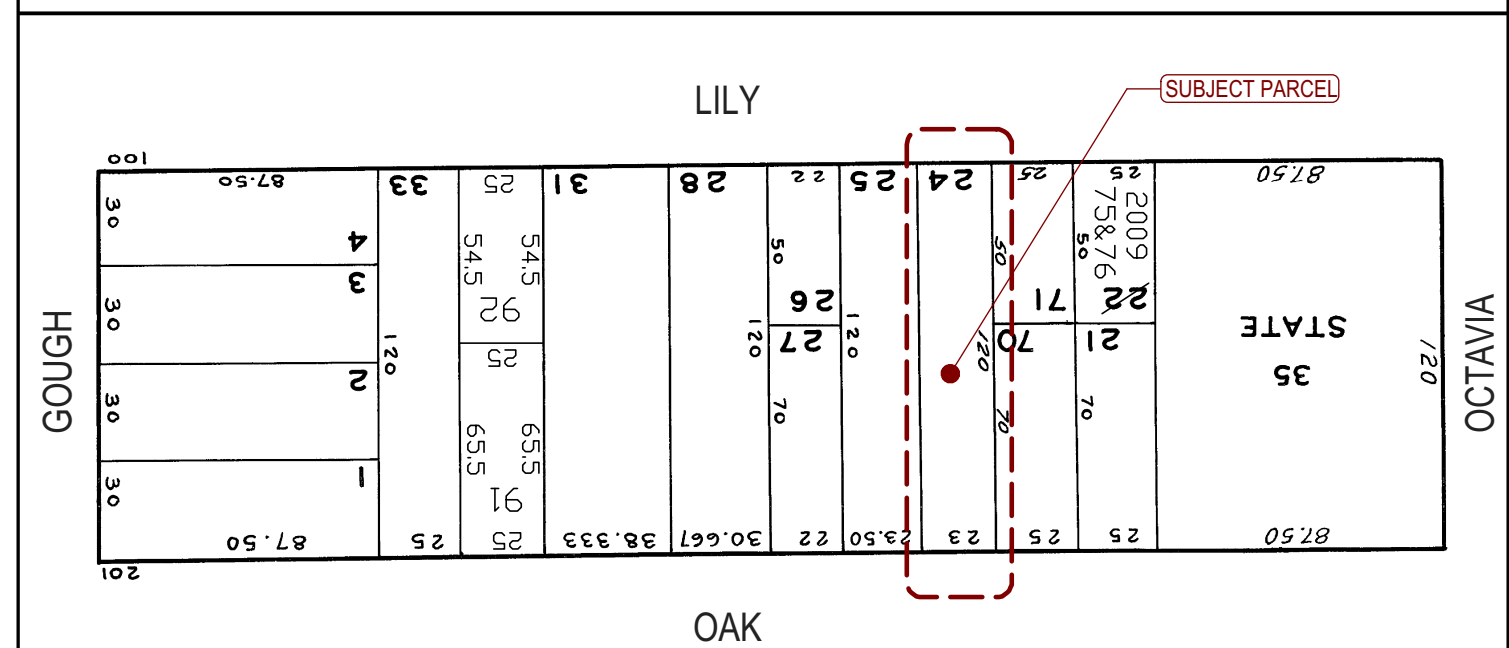
(E) TOTAL GROSS AREA (NOT INCL. GAR) ± 3,263 S.F.
(N) TOTAL GROSS AREA (NOT INCL. GAR) ± 5,602 S.F.

OPEN SPACE CALCULATION

PER UNIT #	COMMON		PRIVATE		PER LEVEL	COMMON		PRIVATE	
	EXISTING	PROPOSED	EXISTING	PROPOSED		EXISTING	PROPOSED	EXISTING	PROPOSED
UNIT #1	91.2	57.5	-	44	LEVEL 1	456	345	-	44
UNIT #2	91.2	57.5	-	-	LEVEL 2	-	-	-	-
UNIT #3	91.2	57.5	-	-	LEVEL 3	-	-	-	-
UNIT #4	91.2	57.5	-	-	LEVEL 4	-	-	-	-
UNIT #5	91.2	57.5	-	-	ROOF	-	-	-	268
UNIT #6	-	57.5	-	268	TOTAL	456	345	-	356
TOTAL	456	345	-	356					

CALCULATION OF COMMON SPACE FOR EACH UNIT IS TOTAL AREA DIVIDED BY # OF UNITS.
(E) COMMON OPEN SPACE PER UNIT = 456 SF/5 UNITS = 91.2 SF PER UNIT
(N) COMMON SPACE PER UNIT = 345 SF/6 UNITS = 57.5 SF

ASSESSOR'S MAP



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA

SIA consulting

SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Site Plan/
Roof Plan

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

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CHECKED R.K.

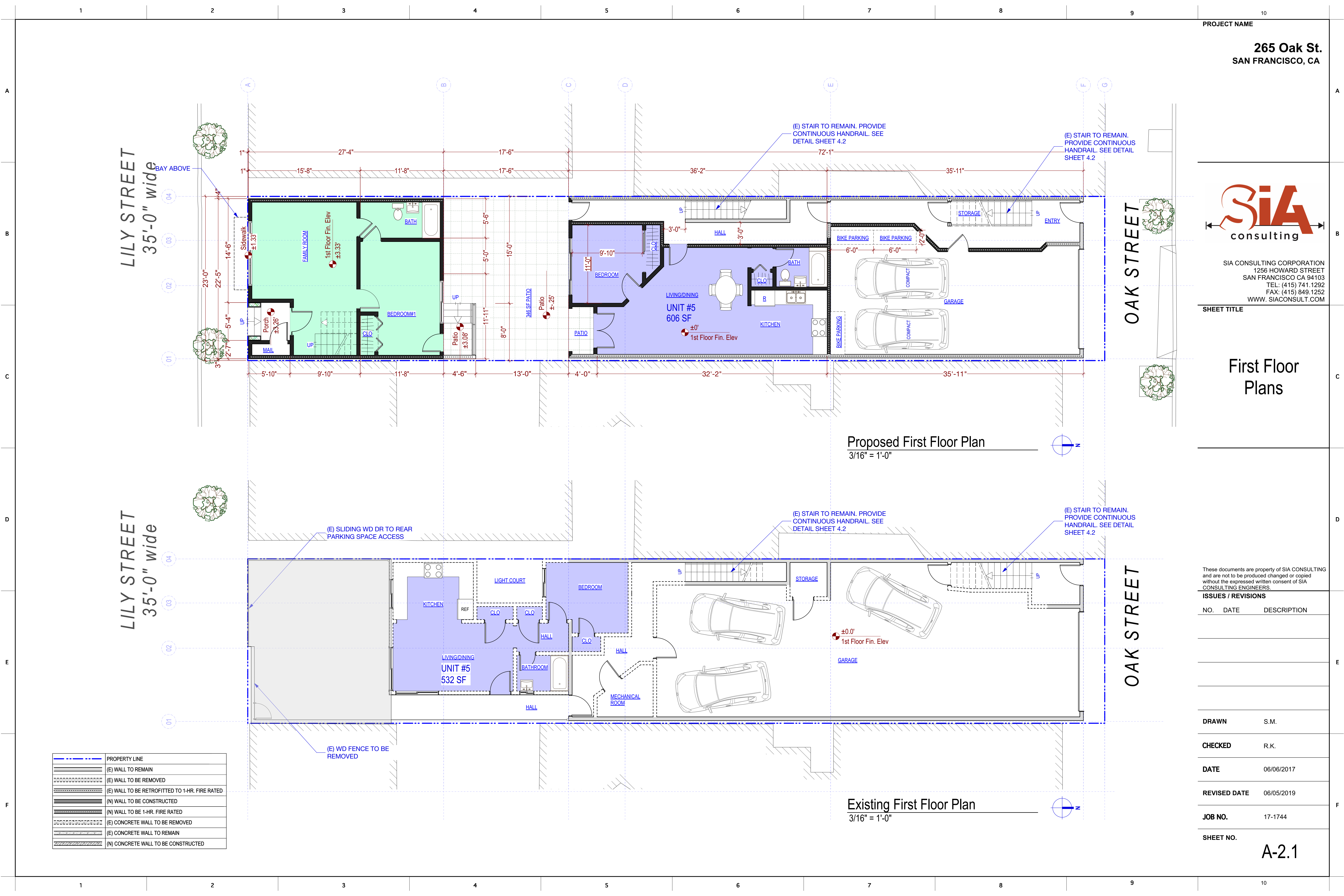
DATE 06/06/2017

REVISED DATE 06/05/2019

JOB NO. 17-1744

SHEET NO.

A-1.1



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

First Floor
Plans

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DATE	06/06/2017
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REVISED DATE	06/05/2019
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JOB NO.	17-1744
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SHEET NO.

A-2.1

265 Oak St.
SAN FRANCISCO, CA



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SHEET TITLE

Second Floor Plans

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ISSUES / REVISIONS

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DATE	06/06/2017
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REVISED DATE	06/05/2019
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JOB NO.	17-1744
---------	---------

SHEET NO.	
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A-2.2

LILY STREET
35'-0" wide

LILY STREET
35'-0" wide

OAK STREET

OAK STREET

Proposed Second Floor Plan
3/16" = 1'-0"

Existing Second Floor Plan
3/16" = 1'-0"

	PROPERTY LINE
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(E) CONCRETE WALL TO BE REMOVED
	(E) CONCRETE WALL TO REMAIN
	(N) CONCRETE WALL TO BE CONSTRUCTED

265 Oak St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

Third Floor Plans

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DATE	06/06/2017
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REVISED DATE	06/05/2019
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JOB NO.	17-1744
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SHEET NO.

A-2.3

LILY STREET
35'-0" wide

LILY STREET
35'-0" wide

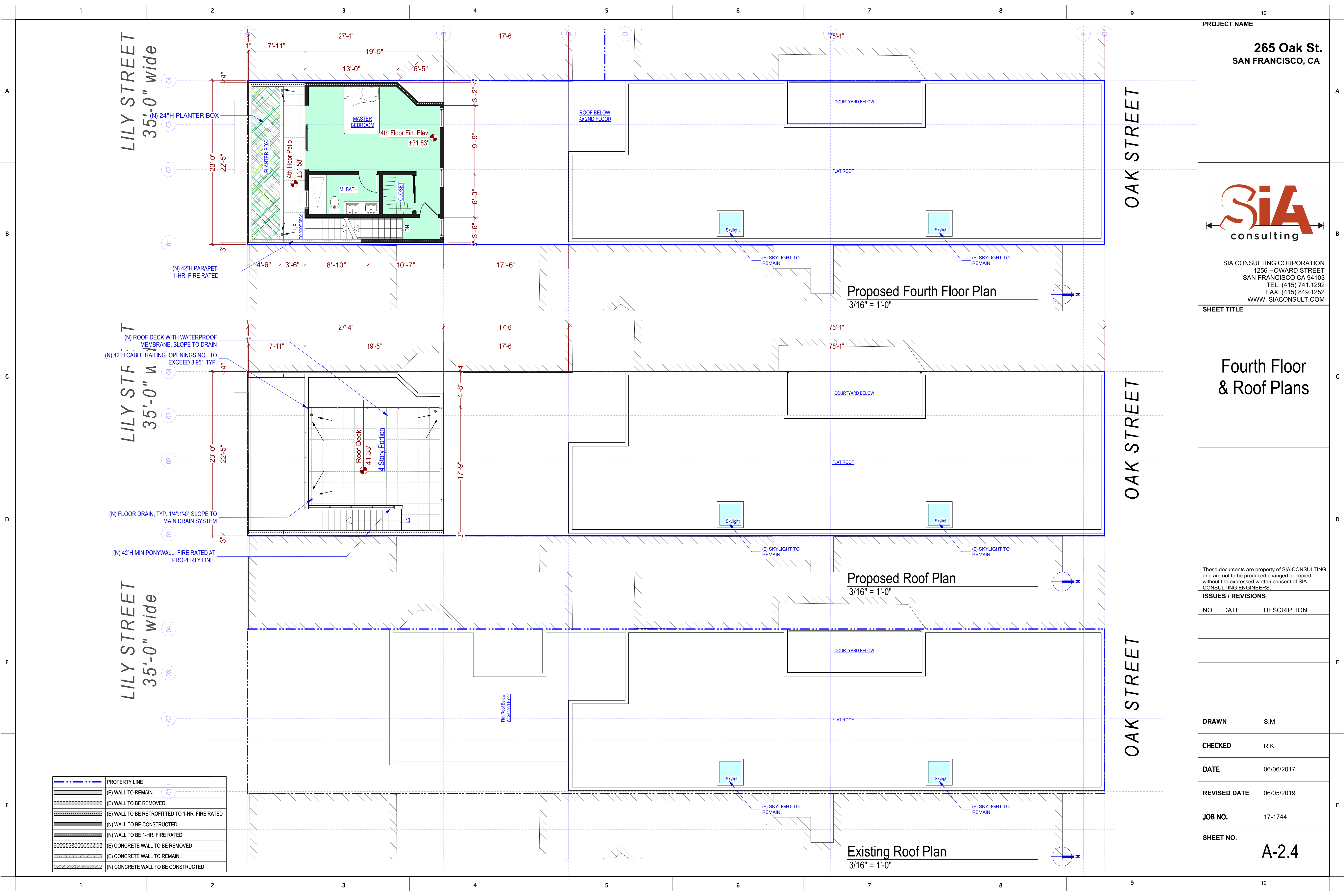
OAK STREET

OAK STREET

Proposed Third Floor Plan
3/16" = 1'-0"

Existing Third Floor Plan
3/16" = 1'-0"

	PROPERTY LINE
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(E) CONCRETE WALL TO BE REMOVED
	(E) CONCRETE WALL TO REMAIN
	(N) CONCRETE WALL TO BE CONSTRUCTED



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



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1256 HOWARD STREET
SAN FRANCISCO CA 94103
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SHEET TITLE

Fourth Floor
& Roof Plans

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DATE	06/06/2017
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REVISED DATE	06/05/2019
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JOB NO.	17-1744
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SHEET NO.	
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A-2.4



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
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SHEET TITLE

Front &
Rear Elevations

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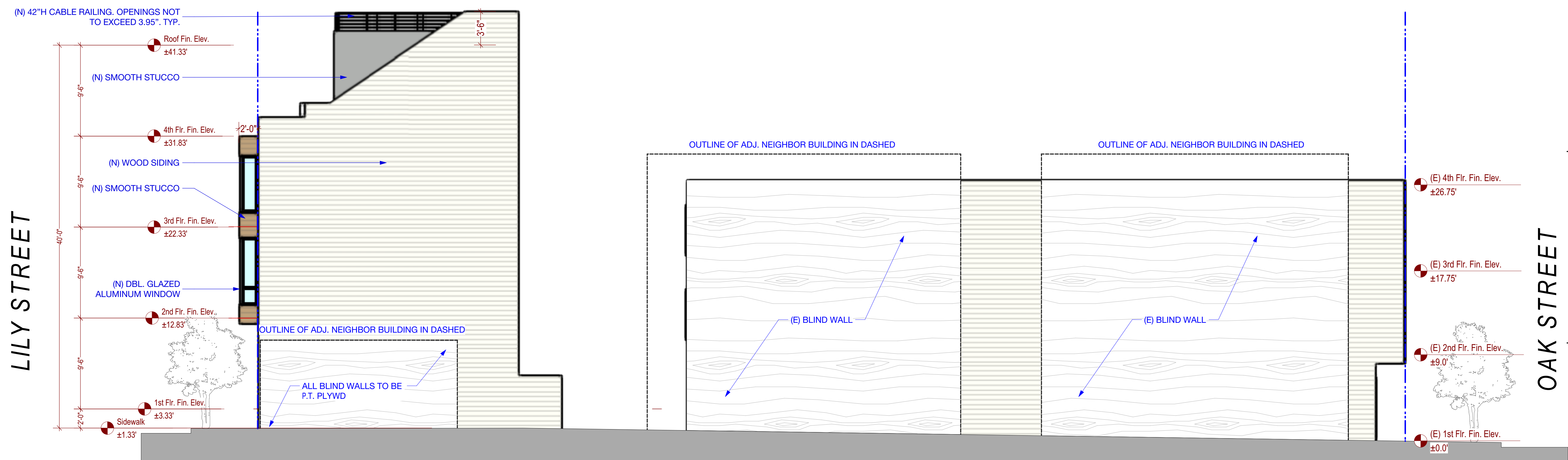
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REVISED DATE	06/05/2019
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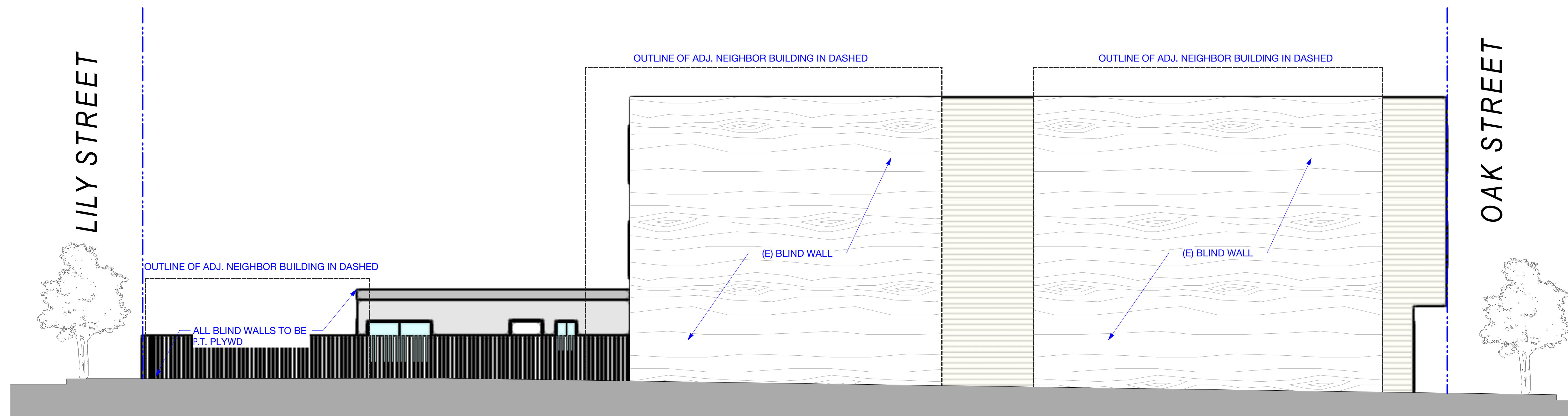
JOB NO.	17-1744
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SHEET NO.

A-3.1



Proposed Left Elevation
3/16" = 1'-0"



Existing Left Elevation
3/16" = 1'-0"

PROPERTY LINE

PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
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SHEET TITLE

Left (East)
Elevations

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DATE 06/06/2017

REVISÉ DATE 06/05/2019

JOB NO. 17-1744

SHEET NO.

A-3.3



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



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SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Right (West)
Elevations

Proposed Right Elevation
3/16" = 1'-0"

Existing Right Elevation
3/16" = 1'-0"

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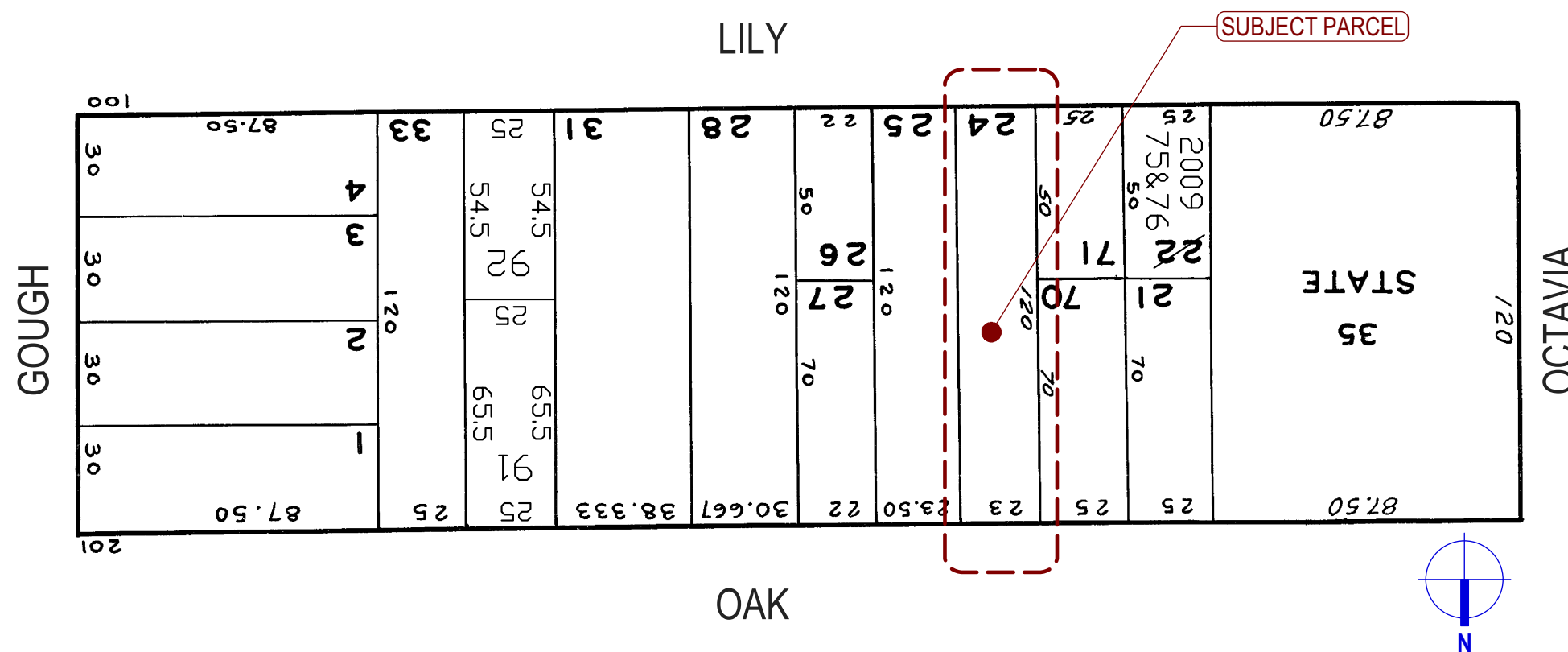

DATE	06/06/2017
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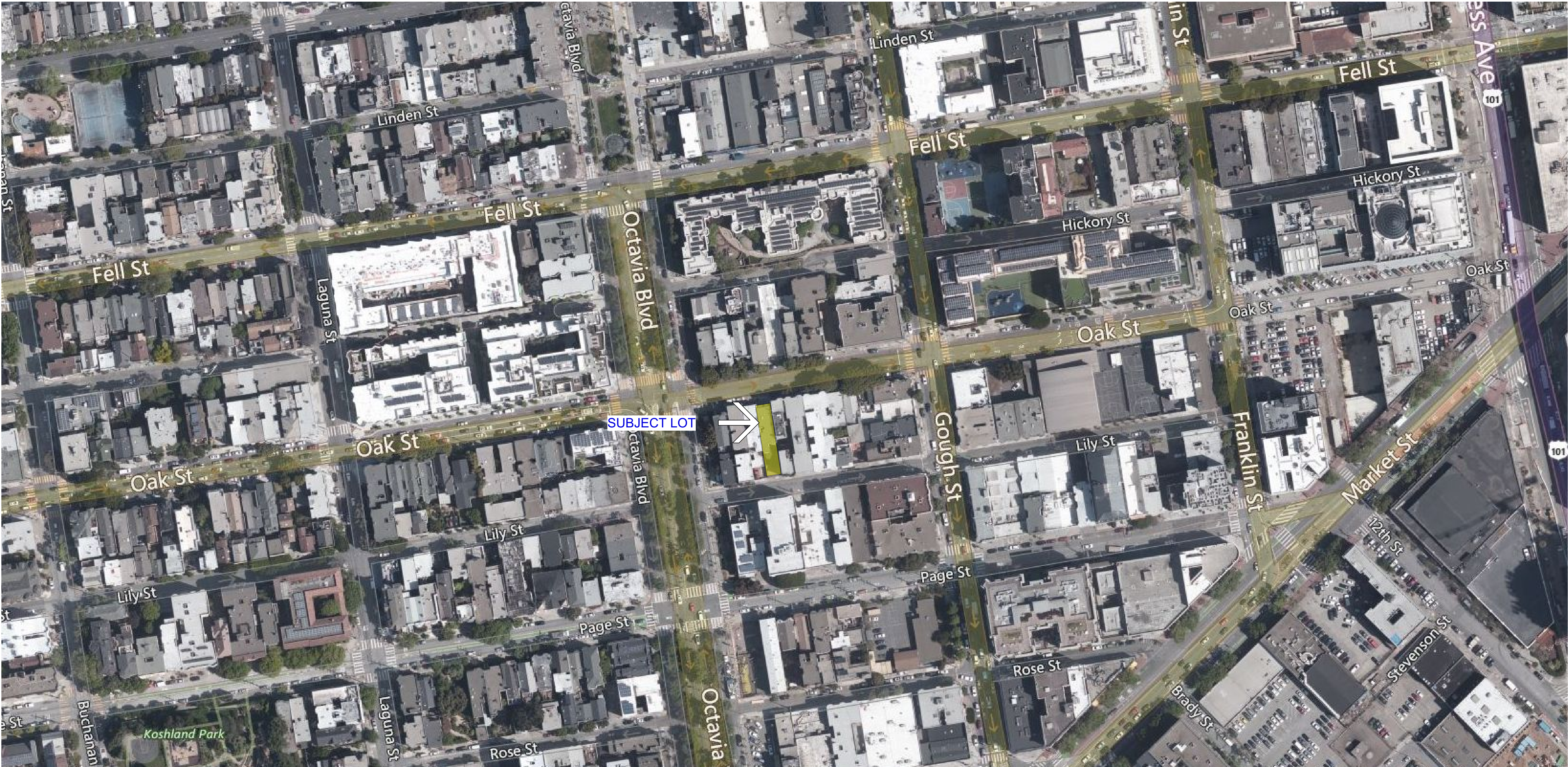
REVISED DATE	06/05/2019
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JOB NO.	17-1744
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SHEET NO.	
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A-3.4

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PROJECT SCOPE			ASSESSOR'S MAP			PROJECT DATA			PROJECT NAME																																																																																																																		
A	<div>-REMODEL EXISTING UNIT AT THE FIRST FLOOR OF FRONT BUILDING TO ACCOMODATE A 17'-6" COURTYARD</div> <div>-NEW FOUR STORY DETACHED TWO-UNIT BUILDING AT THE REAR</div> <div>-NO WORK TO THIRD FLOOR ON FRONT BUILDING</div>					<div>PLANNING DATA:</div> <div>ADDRESS: 265 OAK STREET</div> <div>BLOCK / LOT: 0838/024</div> <div>LOT AREA: ±2,757 S.F.</div> <div>ZONING: NCT</div> <div># OF UNITS: 5 (FRONT) 5 (FRONT) + 2 (REAR)</div> <div>ALLOWABLE HEIGHT: 40X</div> <div>BUILDING HEIGHT: ±26'-9" AT FRONT PROPERTY LINE (OAK ST) (NO CHANGE) 40'-0" AT REAR PROPERTY LINE (LILY ST)</div>			265 Oak St. SAN FRANCISCO, CA																																																																																																																		
			DRAWING INDEX																																																																																																																								
B			<div>ARCHITECTURAL</div> <div>A-0.1 COVER SHEET</div> <div>A-0.2 VICINITY MAP</div> <div>C-1 SITE SURVEY</div> <div>A-1.1 SITE/ROOF PLAN</div> <div>A-1.2 PHOTOGRAPHS; OAK STREET FRONTAGE</div> <div>A-1.3 PHOTOGRAPHS; LILY STREET FRONTAGE</div> <div>A-1.4 3-D MODEL</div> <div>A-2.1 FIRST FLOOR PLANS</div> <div>A-2.2 SECOND FLOOR PLANS</div> <div>A-2.3 THIRD FLOOR PLANS</div> <div>A-2.4 FOURTH FLOOR AND ROOF PLANS</div> <div>A-3.1 FRONT AND REAR ELEVATIONS; MAIN HOUSE</div> <div>A-3.2 FRONT AND REAR ELEVATIONS; REAR ADDITION</div> <div>A-3.3 LEFT (EAST) ELEVATION</div> <div>A-3.4 RIGHT (WEST) ELEVATION</div> <div>A-4.1 SECTIONS</div> <div>A-5.0 DEMO CALCULATIONS(1)</div> <div>A-5.1 DEMO CALCULATIONS(1)</div>			<div>FRONT UNIT SQUARE FOOTAGE</div> <div>(E) GROSS FLOOR AREA:</div> <div>FIRST FLOOR (NOT INCL. GAR) ± 888 S.F.</div> <div>SECOND FLOOR: ± 1,253 S.F. (NO CHANGE)</div> <div>THIRD FLOOR: ± 1,253 S.F. (NO CHANGE)</div> <div>TOTAL EXISTING GROSS AREA (NOT INC. GAR): ± 3,394 S.F.</div> <div>GARAGE ± 1,163 S.F.</div> <div>(N) GROSS FLOOR AREA:</div> <div>FIRST FLOOR (NOT INCL. GAR) ± 1,015 S.F.</div> <div>SECOND FLOOR: ± 1,253 S.F. (NO CHANGE)</div> <div>THIRD FLOOR: ± 1,253 S.F. (NO CHANGE)</div> <div>TOTAL NEW GROSS AREA (NOT INC. GAR): ± 3,521 S.F.</div> <div>GARAGE ± 592 S.F.</div> <div>REAR UNIT SQUARE FOOTAGE</div> <div>(N) GROSS FLOOR AREA:</div> <div>FIRST FLOOR: ± 582 S.F.</div> <div>SECOND FLOOR: ± 561 S.F.</div> <div>THIRD FLOOR: ± 584 S.F.</div> <div>FOURTH FLOOR: ± 422 S.F.</div> <div>TOTAL NEW GROSS AREA: ± 2,149 S.F.</div>			 <div>SIA CONSULTING CORPORATION 4742 MISSION STREET SAN FRANCISCO CA 94112 TEL: (415) 741.1292 FAX: (415) 849.1252 WWW.SIACONSULT.COM</div>																																																																																																																		
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F	<div>NOTES:</div> <div>- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS</div> <div>-IF REMOVAL & REPLACEMENT OF ADDITIONAL BUILDING ELEMENTS CONSIDERED BEYOND REPAIR IS REQUIRED DURING CONSTRUCTION, CONTACT THE PLANNING DEPARTMENT IMMEDIATELY FOR REVIEW & APPROVAL. THIS INCLUDES FLOOR FRAMING, SIDEWALLS & OTHER STRUCTURAL MEMBERS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. REMOVAL OF ELEMENTS BEYOND PERCENTAGES SUBMITTED ABOVE IS CONSIDERED A VIOLATION.</div>		<div>UNIT MATRIX</div> <table><thead><tr><th>UNIT #</th><th>GROSS AREA</th><th># OF BEDROOMS</th><th> </th></tr></thead><tbody><tr><td>UNIT #1</td><td>610 ±S.F.</td><td>1</td><td rowspan="4">(E) NO CHANGE</td></tr><tr><td>UNIT #2</td><td>618 ±S.F.</td><td>1</td></tr><tr><td>UNIT #3</td><td>610 ±S.F.</td><td>1</td></tr><tr><td>UNIT #4</td><td>618 ±S.F.</td><td>1</td></tr><tr><td>UNIT #5</td><td>589 ±S.F.</td><td>1</td><td rowspan="3">NEW</td></tr><tr><td>UNIT #6</td><td>478 ±S.F.</td><td>1</td></tr><tr><td>UNIT #7</td><td>1,609 ± S.F.</td><td>3</td></tr></tbody></table> <div>NOTE: AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.</div>			UNIT #	GROSS AREA	# OF BEDROOMS		UNIT #1	610 ±S.F.	1	(E) NO CHANGE	UNIT #2	618 ±S.F.	1	UNIT #3	610 ±S.F.	1	UNIT #4	618 ±S.F.	1	UNIT #5	589 ±S.F.	1	NEW	UNIT #6	478 ±S.F.	1	UNIT #7	1,609 ± S.F.	3	<div>OPEN SPACE CALCULATION</div> <table><thead><tr><th rowspan="2">PER UNIT #</th><th colspan="2">COMMON</th><th colspan="2">PRIVATE</th><th rowspan="2">PER LEVEL</th><th colspan="2">COMMON</th><th colspan="2">PRIVATE</th></tr><tr><th>EXISTING</th><th>PROPOSED</th><th>EXISTING</th><th>PROPOSED</th><th>EXISTING</th><th>PROPOSED</th><th>EXISTING</th><th>PROPOSED</th></tr></thead><tbody><tr><td>UNIT #1</td><td>91.2</td><td>80</td><td>-</td><td>-</td><td>LEVEL 1</td><td>456</td><td>400</td><td>-</td><td>-</td></tr><tr><td>UNIT #2</td><td>91.2</td><td>-</td><td>-</td><td>70</td><td>LEVEL 2</td><td>-</td><td>-</td><td>-</td><td>70</td></tr><tr><td>UNIT #3</td><td>91.2</td><td>80</td><td>-</td><td>-</td><td>LEVEL 3</td><td>-</td><td>-</td><td>-</td><td>75</td></tr><tr><td>UNIT #4</td><td>91.2</td><td>80</td><td>-</td><td>-</td><td>LEVEL 4</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>UNIT #5</td><td>91.2</td><td>80</td><td>-</td><td>-</td><td>ROOF</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>UNIT #6</td><td>-</td><td>80</td><td>-</td><td>-</td><td rowspan="3">TOTAL</td><td rowspan="3">± 456</td><td rowspan="3">400</td><td rowspan="3">-</td><td rowspan="3">145</td></tr><tr><td>UNIT #7</td><td>-</td><td>-</td><td>-</td><td>75</td></tr><tr><td>TOTAL</td><td>± 456</td><td>400</td><td>-</td><td>145</td></tr></tbody></table> <div>CALCULATION OF COMMON SPACE FOR EACH UNIT IS TOTAL AREA DIVIDED BY # OF UNITS. (E) COMMON OPEN SPACE PER UNIT = 456 SF/5 UNITS = 91.2 SF PER UNIT (N) COMMON OPEN SPACE PER UNIT = 400 SF/5 UNITS = 80 SF</div>			PER UNIT #	COMMON		PRIVATE		PER LEVEL	COMMON		PRIVATE		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	UNIT #1	91.2	80	-	-	LEVEL 1	456	400	-	-	UNIT #2	91.2	-	-	70	LEVEL 2	-	-	-	70	UNIT #3	91.2	80	-	-	LEVEL 3	-	-	-	75	UNIT #4	91.2	80	-	-	LEVEL 4	-	-	-	-	UNIT #5	91.2	80	-	-	ROOF	-	-	-	-	UNIT #6	-	80	-	-	TOTAL	± 456	400	-	145	UNIT #7	-	-	-	75	TOTAL	± 456	400	-	145
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PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Vicinity Map

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	S.M.
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CHECKED	R.K.
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DATE	06/06/2017
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REVISED DATE	01/03/2020
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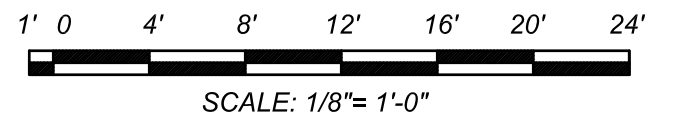
JOB NO.	17-1744
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SHEET NO.

A-0.2

68.75' WIDE

120.00'



ASSESSOR'S
BLOCK 0838



PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY
FREDERICK T. SEHER & ASSOCIATES INC. ON MAY 18, 2017.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
APN 0838-024; RECORDED MARCH 24, 2017, DOCUMENT NUMBER 2017-K425860-00.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF HAIGHT AND LAGUNA STREETS, ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. 15' E, + CUT W END LOWER TERRAZO STEP.
ELEVATION = 119.221'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.











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6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.
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LEGEND

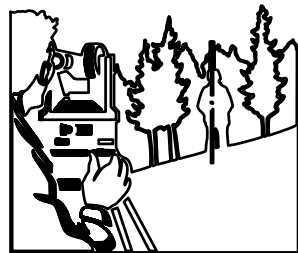
ADJ	ADJACENT BUILDING
ASP	ASPHALT
BK	BACK OF WALK
BW	BOTTOM OF WALL
CNC	CONCRETE
COR	CORNER
ELB	ELECTRIC BOX
EC	EDGE OF CONCRETE
FF	FINISHED FLOOR
FL	FLOW LINE
GB	GRADE BREAK
GM	GAZ METER
GND	GROUND
GV	GAS VALVE
L	LOWERMOST ELEVATION
PACB	PACIFIC BELL
RDP	ROOF PARAPET
SFPI	STORM DRAIN INLET
SCO	SANITARY SEWER CLEAN OUT/VENT
TC	TOP OF CURB
TOP	TOP OF WALL
U.E	UPPERMOST ELEVATION
WM	WATER METER

	GAS LINE
	SEWER LINE
	OVERHEAD ELECTRIC LINE
	WATER LINE
	DIAMETER
	PAINT STRIPE
	SIGN
	SPOT ELEVATION
	TREE
	TREE STUMP

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

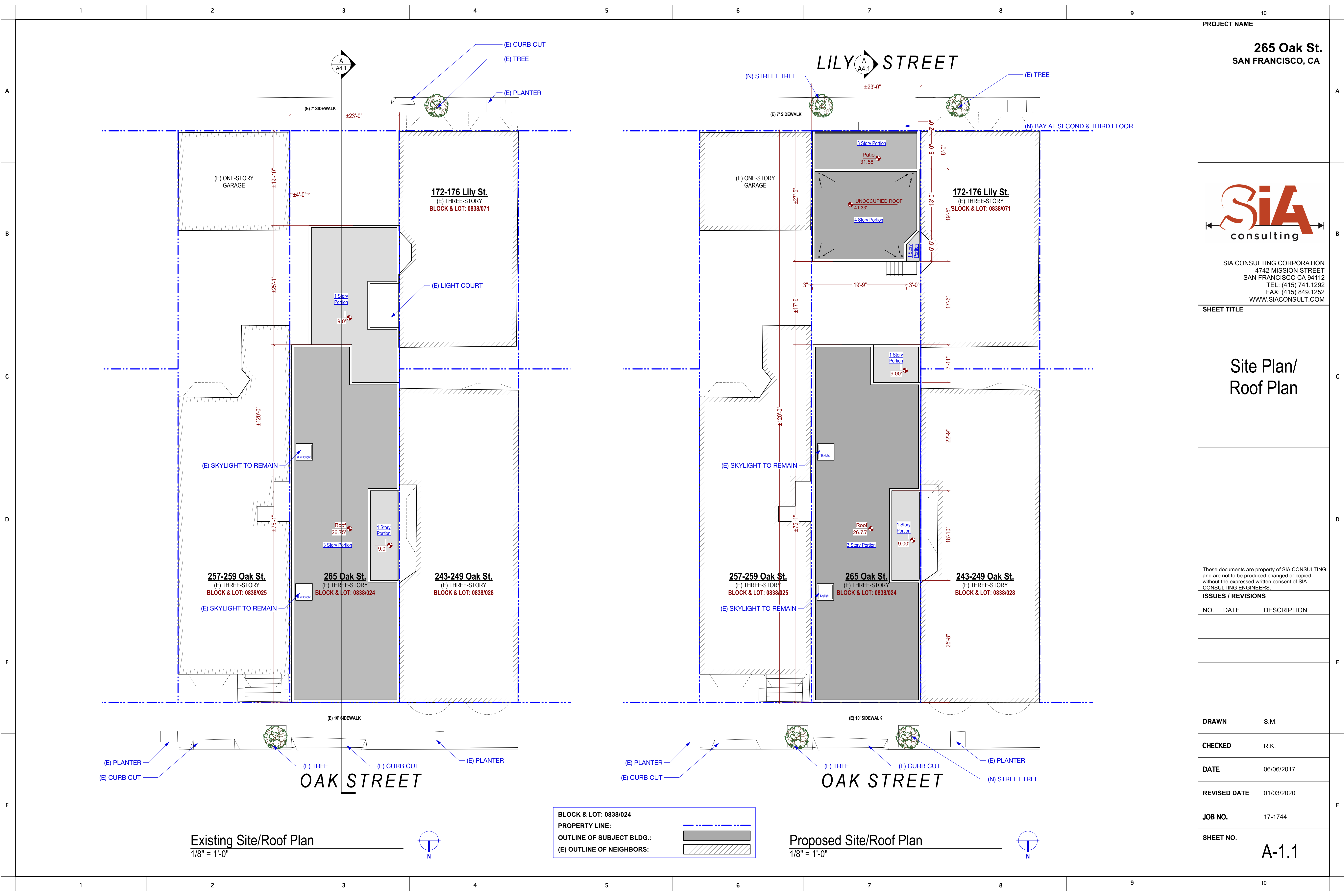
DATE
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

[illegible]

FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
APN: 0838-024
265 OAK STREET, SAN FRANCISCO, CA

SHEET
1
F 1 SHEETS
JOB NO. :
2056-17



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
4742 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Site Plan/
Roof Plan

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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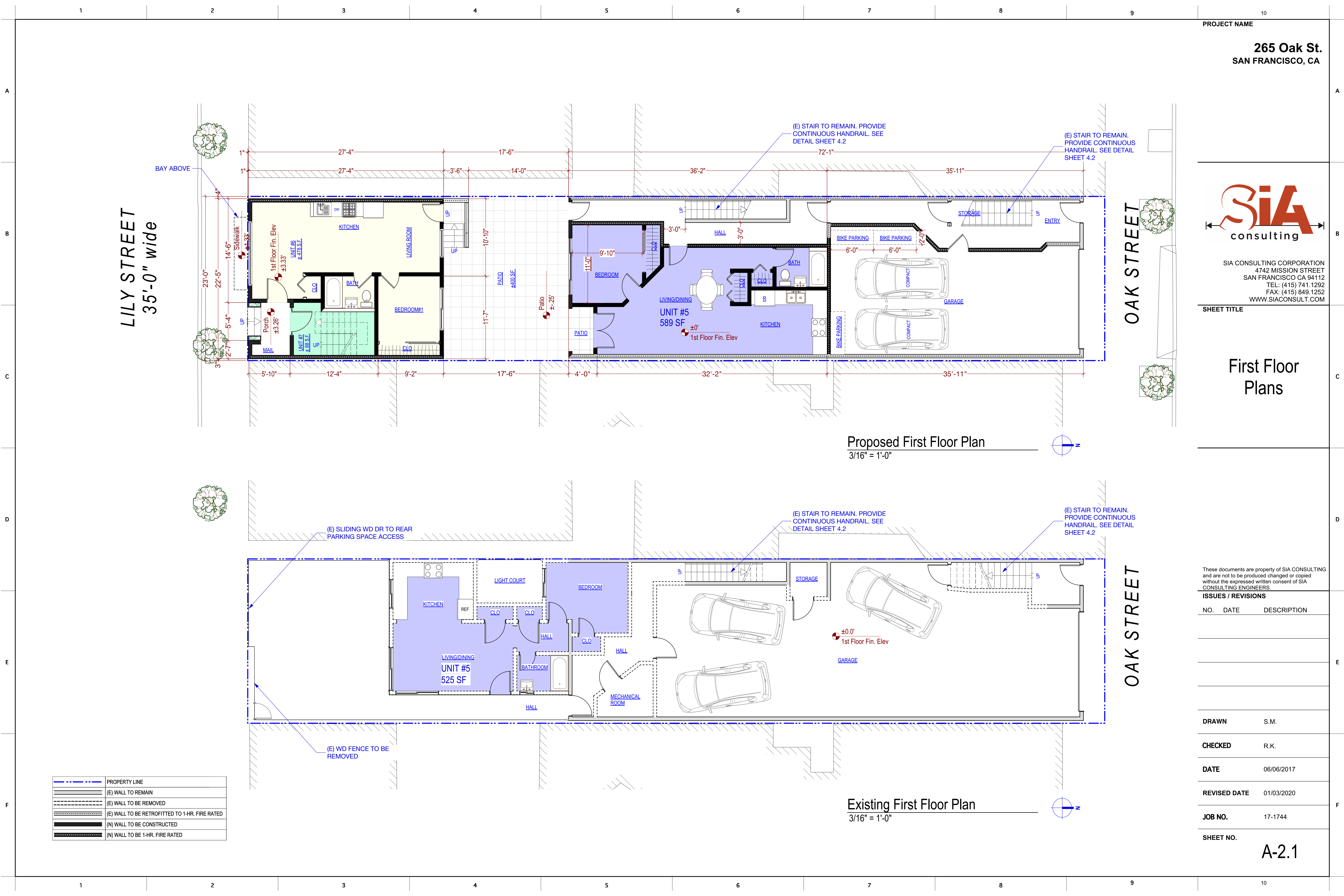
DATE	06/06/2017
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REVISED DATE	01/03/2020
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JOB NO.	17-1744
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SHEET NO.	
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A-1.1



PROJECT NAME

265 Oak St.
SAN FRANCISCO, CA



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SHEET TITLE

First Floor
Plans

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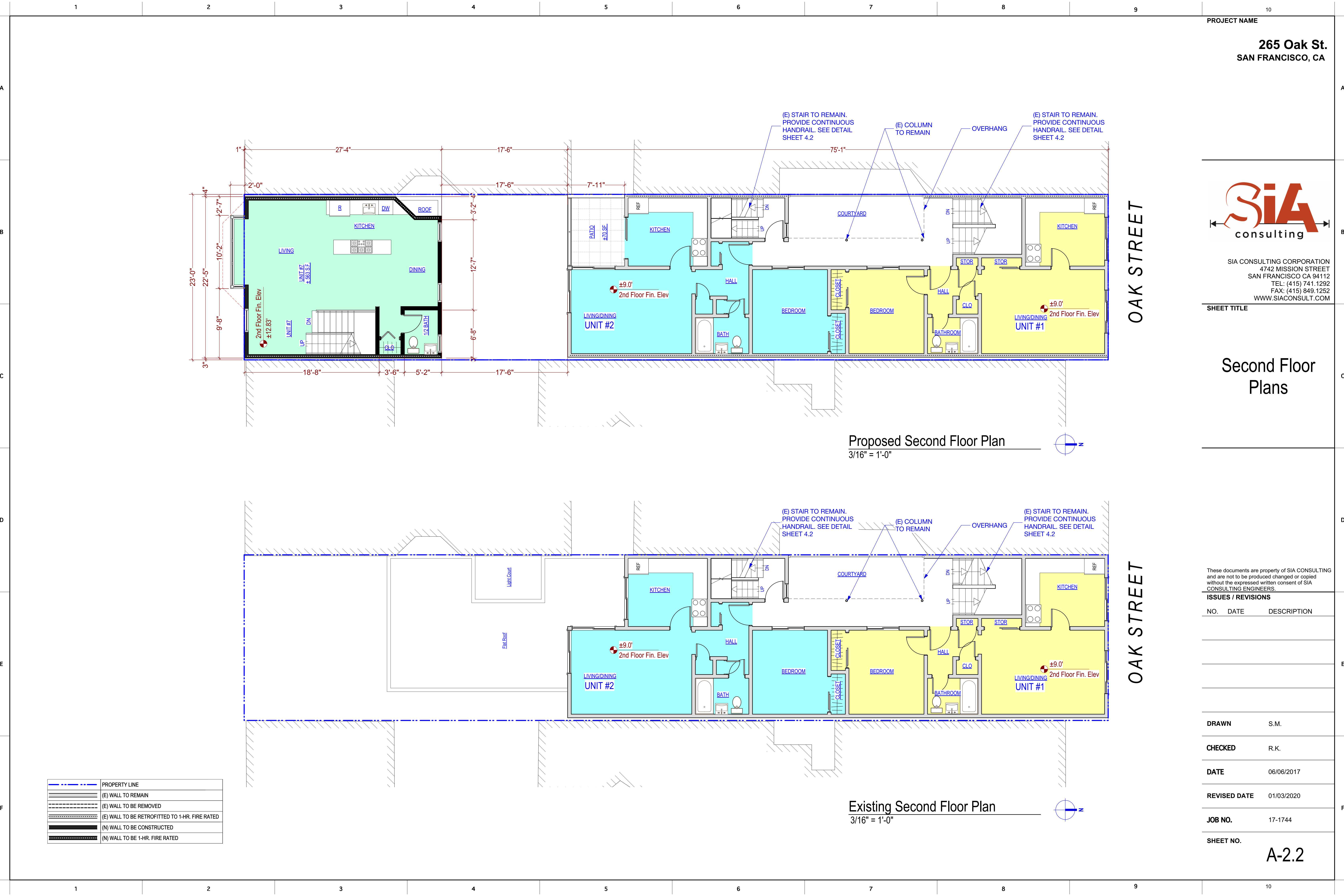
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SHEET NO.

A-2.1



PROJECT NAME

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SHEET TITLE

Second Floor
Plans

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SHEET NO.	
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A-2.2



PROJECT NAME

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SHEET TITLE

Third Floor
Plans

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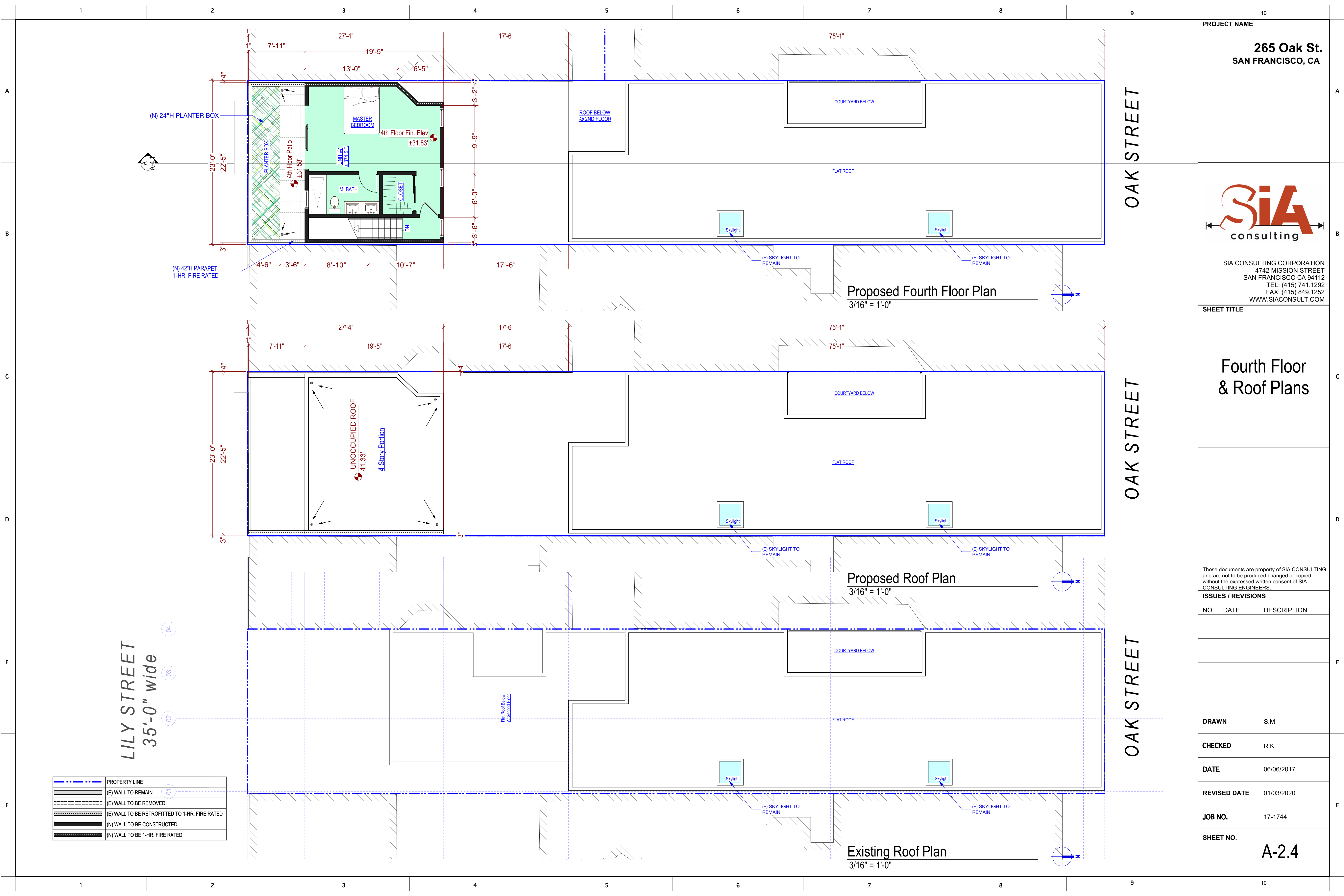
DATE 06/06/2017

REVISED DATE 01/03/2020

JOB NO. 17-1744

SHEET NO.

A-2.3



PROJECT NAME

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SHEET TITLE

Fourth Floor
& Roof Plans

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DATE	06/06/2017
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REVISED DATE	01/03/2020
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JOB NO.	17-1744
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SHEET NO.

A-2.4



PROJECT NAME

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SHEET TITLE

Front &
Rear Elevations
Front Bldg.

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SHEET NO.

A-3.1



PROJECT NAME

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SHEET TITLE

Front &
Rear Elevations
Rear Bldg.

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SHEET NO.

A-3.2



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SHEET TITLE

Left (East) Elevations

Proposed Left Elevation

$$3/16'' = 1'-0''$$

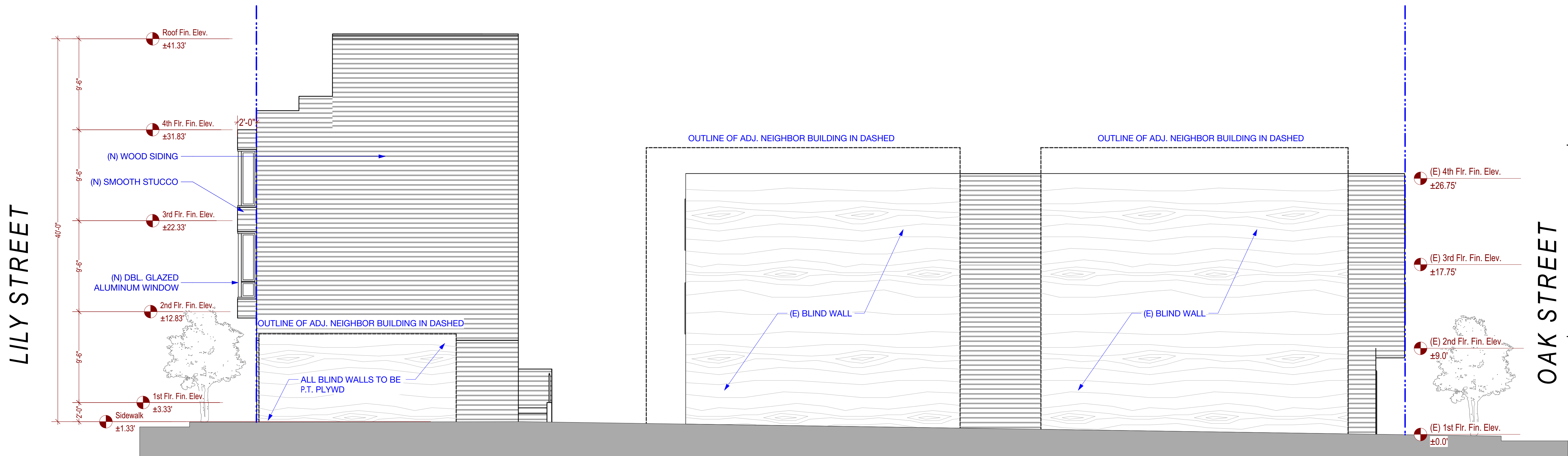
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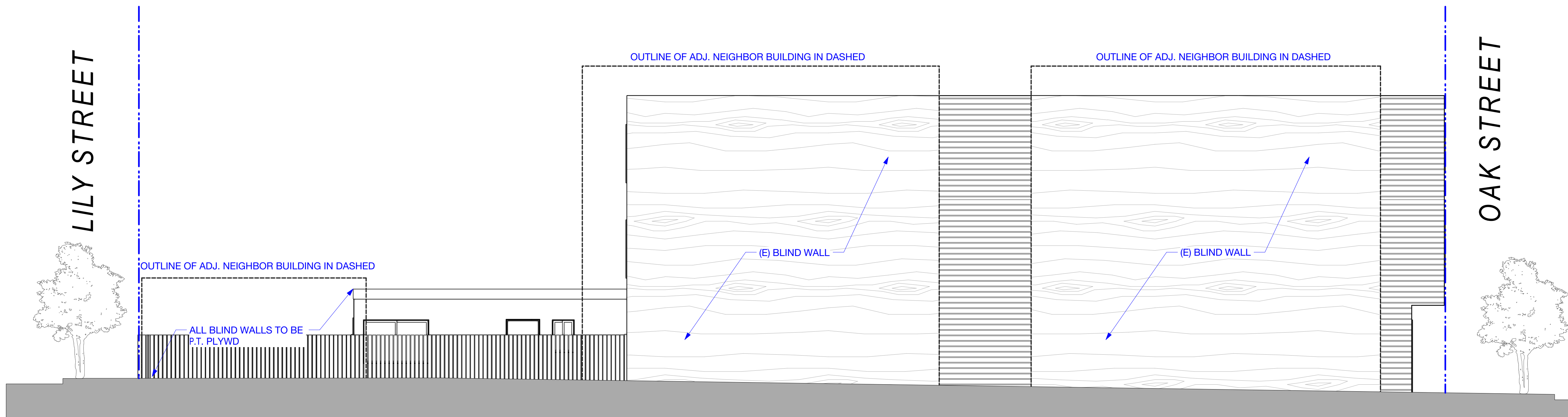
NO.	DATE	DESCRIPTION
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DATE		06/06/2017
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JOB NO.		17-1744

SHEET NO.

A-3.3



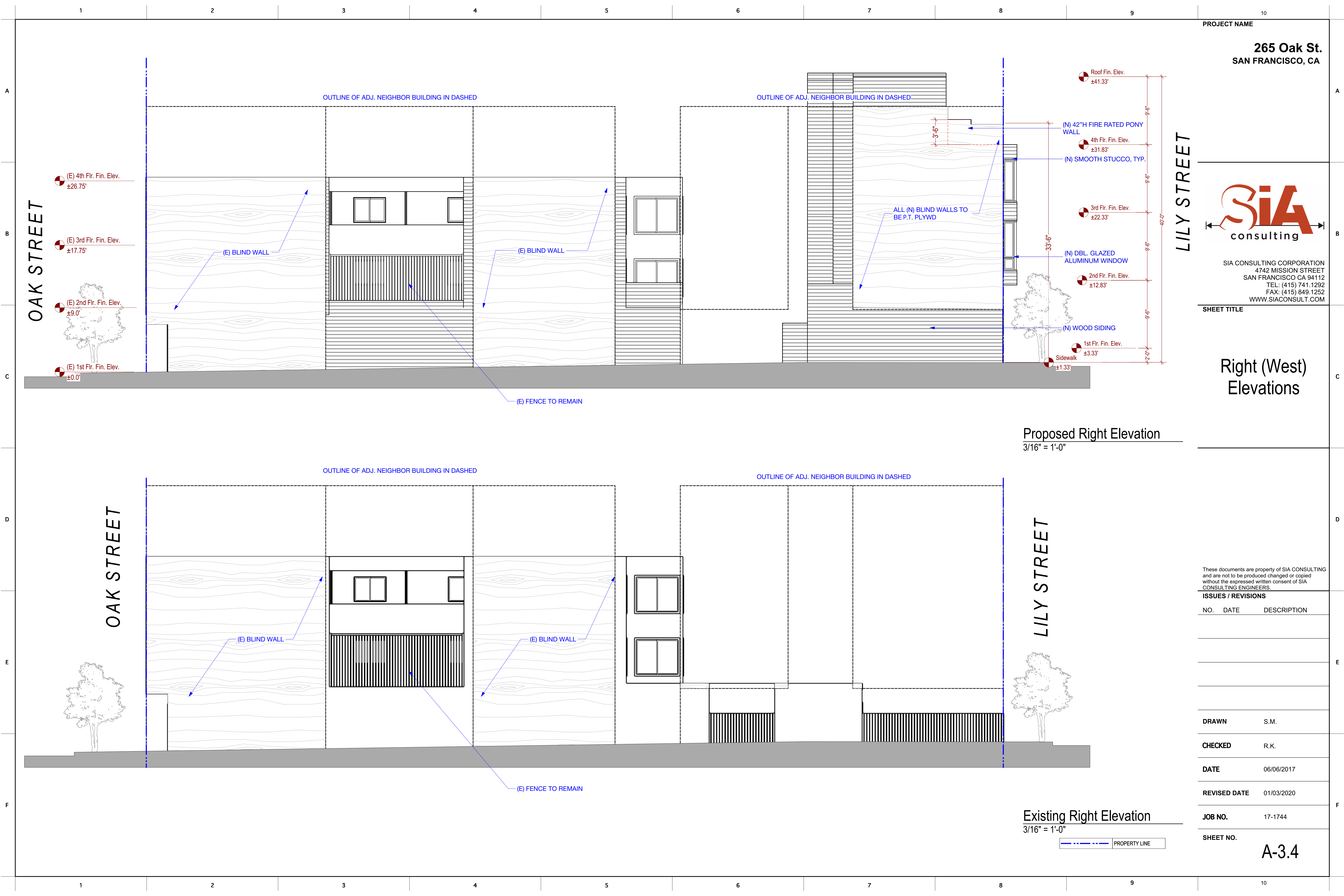
Proposed Left Elevation

$$3/16'' = 1'-0''$$


Existing Left Elevation

$$3/16'' = 1'-0''$$

PROPERTY LINE



PROJECT NAME

265 Oak St.
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SHEET TITLE

Right (West)
Elevations

Proposed Right Elevation
3/16" = 1'-0"

Existing Right Elevation
3/16" = 1'-0"

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ISSUES / REVISIONS

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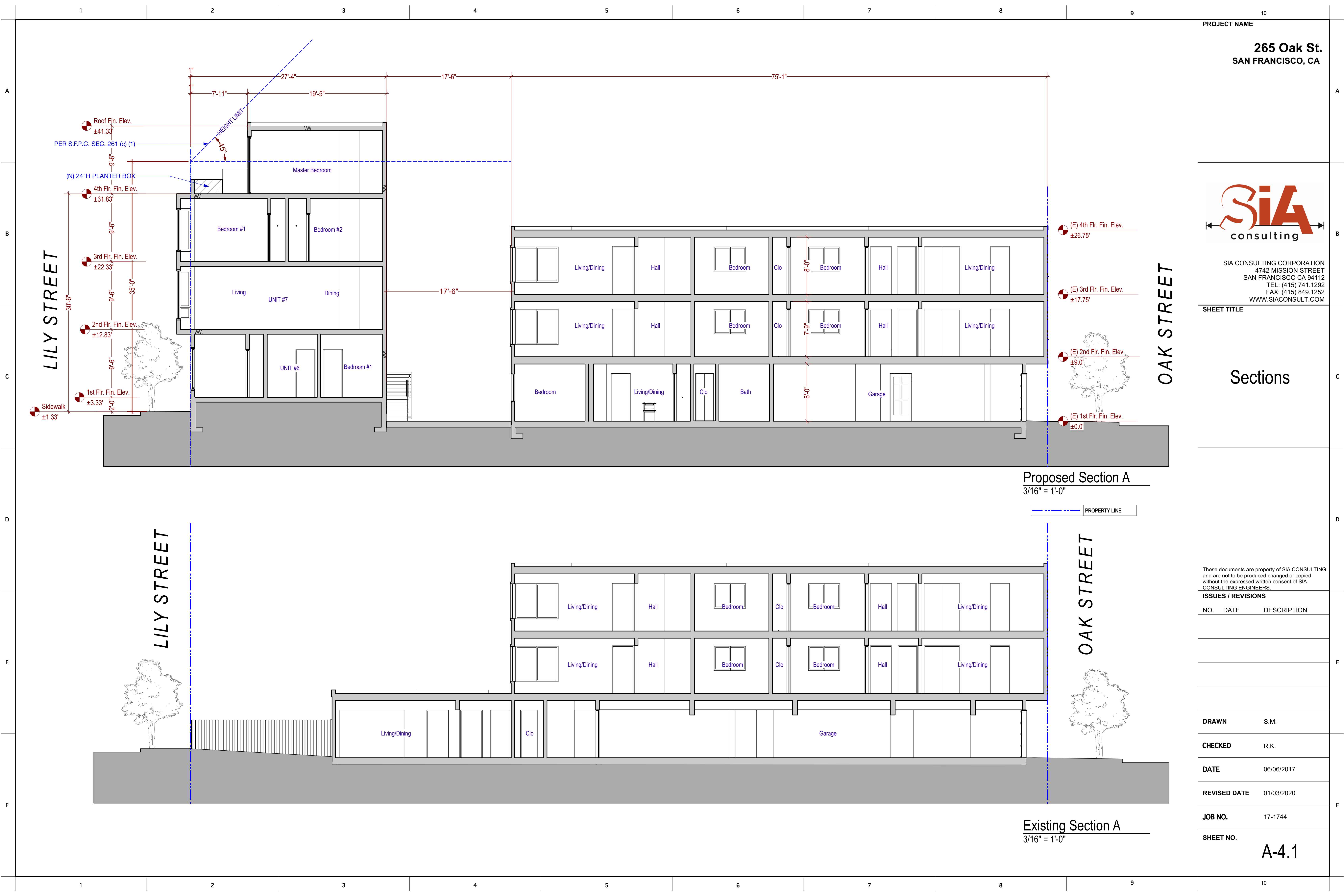
DATE	06/06/2017
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SHEET NO.

A-3.4



PROJECT NAME

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SHEET TITLE

Sections

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SHEET NO.

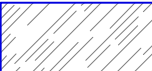


A-4.1



DEMOLITION JUSTIFICATION PER SFPC 317(b)(2)(C) - PART 1 (VERTICAL ENVELOPE)				
ELEVATION	(E) AREA Sq.Ft.	REMOVED	% REMOVED	
FRONT	611.79	0	0 %	
LEFT	2203.01	213.0	9.7 %	
RIGHT	2203.01	213.0	9.7 %	
REAR	585.43	154.66	26.4 %	
TOTAL:	5603.24± S.F.	580.66 ± S.F.	10.4 %	< 50 %

DEMOLITION JUSTIFICATION PER SFPC 317(B)(2)(C) - PART 2 (HORIZONTAL ELEMENTS)				
LEVEL	(E) AREA Sq.Ft.	REMOVED	% REMOVED	
FIRST FLOOR	2047.11	420.84	20.56 %	
SECOND FLOOR	2047.11	420.84	20.56 %	
TOTAL:	4094.22 ± S.F.	841.68 ± S.F.	20.56 %	< 50 %

NOTE:
If removal & replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review & approval. This includes floor framing, sidewalls & other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation.
If removal is beyond percentages outlined in Planning Code Sec. 1005, further environmental review by the Planning Department is required.

	EXISTING HORIZONTAL SURFACE TO BE REMOVED
	EXISTING EXTERIOR WALL TO BE DEMOLISHED
	EXISTING EXTERIOR WALL TO BE REMAIN

PROJECT NAME

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SAN FRANCISCO, CA



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SHEET TITLE

Demo Calcs (1)

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SHEET NO.

A-5.0



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SHEET TITLE

Demo Calcs (2)

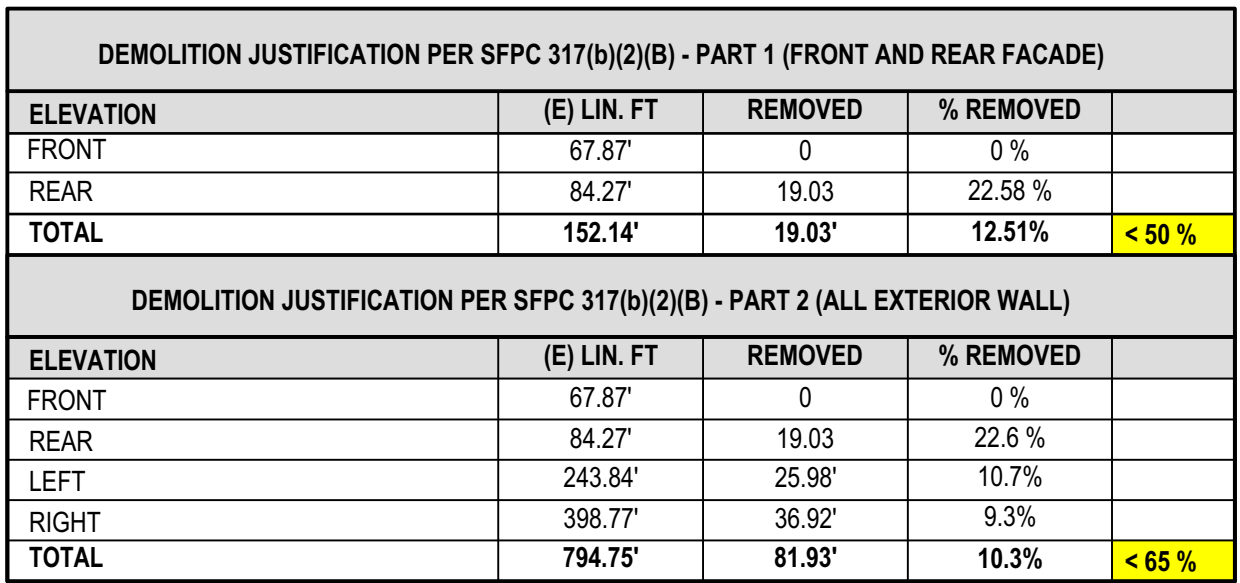
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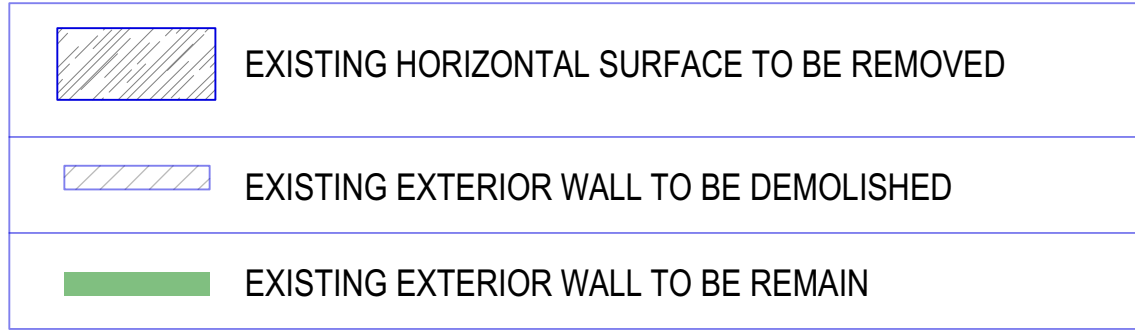
A-5.1



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If removal & replacement of additional building elements considered beyond repair is required during construction, contact the Planning Department immediately for review & approval. This includes floor framing, sidewalls & other structural members not visible from the public right-of-way. Removal of elements beyond percentages submitted above is considered a violation.

If removal is beyond percentages outlined in Planning Code Sec. 1005, further environmental review by the Planning Department is required.



1st Floor Fin. Entry 440.0'

Garage

Storage

Up

Mechanical Room

Hall

Bedroom

Bath

Light Court

Kitchen

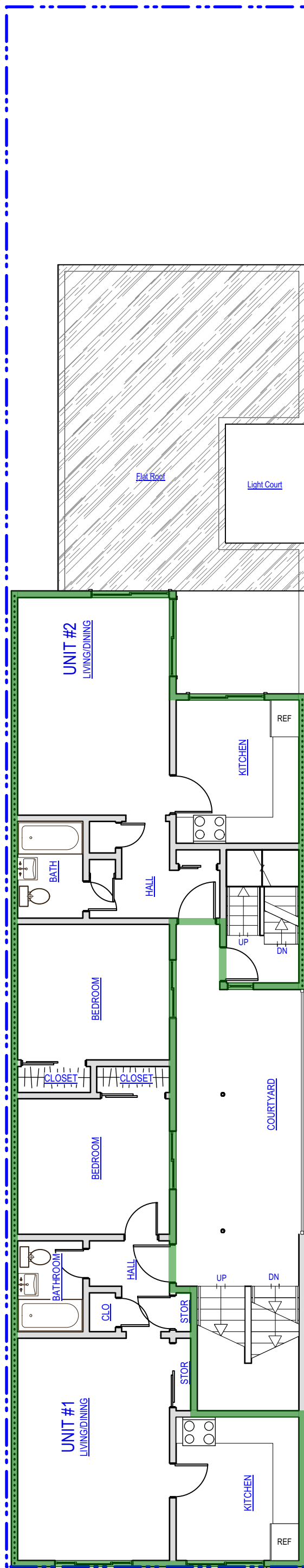
Unit #5 Living Room

Unit #5

525 SF

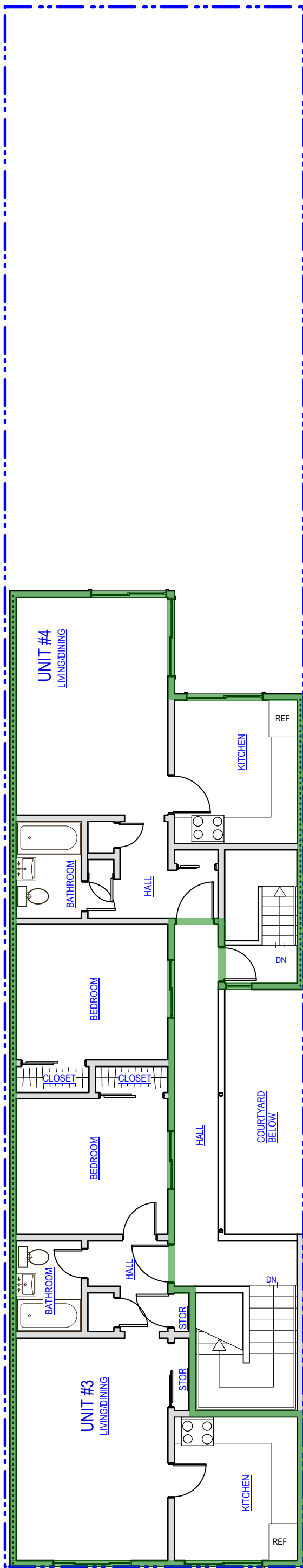
OAK STREET

Existing First Floor Plan



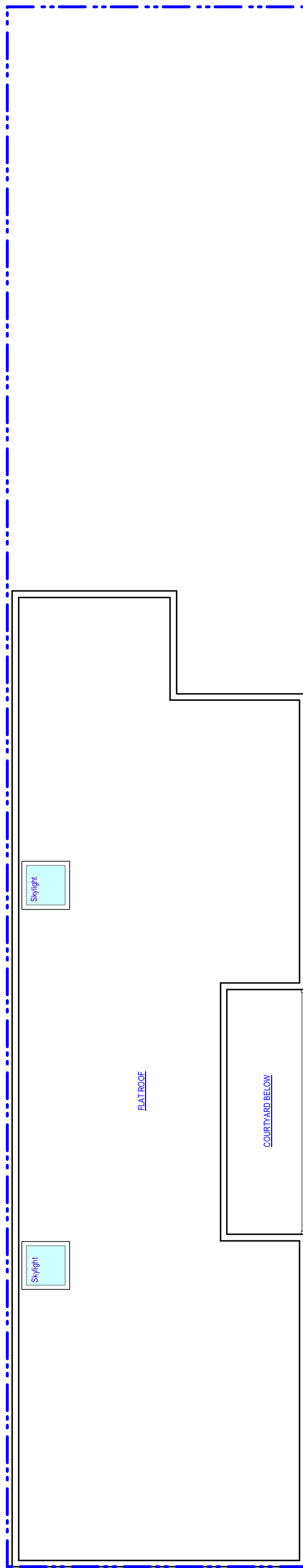
OAK STREET

Existing Second Floor Plan



OAK STREET

Existing Third Floor Plan



OAK STREET

Existing Roof Plan