



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JULY 25, 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: July 15, 2019
Case No.: **2018-009355DRP**
Project Address: **63 LAUSSAT STREET**
Permit Application: 2018.0611.1543
Zoning: RTO [Residential, Transit-Oriented]
40-X Height and Bulk District
Block/Lot: 0858 / 069
Project Sponsor: Leslie Arnold
Leslie Arnold Architecture
63 Verna Street
San Francisco, CA 94127
Staff Contact: Christopher May – (415) 575-9087
Christopher.May@sfgov.org
Recommendation: **Take DR and approve as revised**

PROJECT DESCRIPTION

The project proposes the construction of a new three-story, single-family dwelling on the recently-subdivided vacant lot fronting Laussat Street. The dwelling would measure approximately 2,014 square feet and would contain three bedrooms and three-and-a-half bathrooms. A roof deck measuring approximately 147 square feet is proposed, and would be accessed by a sliding roof hatch.

SITE DESCRIPTION AND PRESENT USE

The subject property is 25 feet in width, is approximately 42.24 feet deep, and has an area of approximately 1,056 square feet. The lot was subdivided from the property fronting Waller Street in June, 2015 (Case No. 2015-012202SUB) and is currently vacant. At the same time, the Zoning Administrator granted a variance for reduced lot area for the subject lot as well as a rear yard variance for the property fronting Waller Street (Case No. 2016.0963V). The subject property slopes downward from Laussat Street, with a grade differential from the front lot line to the rear lot line of approximately 7 feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Western Addition neighborhood and within the Hayes Valley Residential Historic District. The majority of the lots on the subject block and in the immediate vicinity of the project site are developed primarily with one- and two-unit residential buildings, although some multi-unit residential buildings are also present. Laussat Street is a narrow alley, and is flanked on both sides by a roughly equal combination of two-story residential houses and one-story detached garages providing off-street parking for residential buildings fronting Waller Street and Haight Street. Six of the 13 through lots on this block have been subdivided in a similar manner with longer lots fronting on Waller Street and shorter lots fronting on Laussat Street. Lot depths range between 40-76 feet. Immediately adjacent to the subject property and to the west is a three-story, two-unit building with a rear yard of approximately 6 feet.

Immediately adjacent, and to the east, is a two-story, single-family dwelling occupied by the DR Requestor, with a rear yard ranging from of approximately 3 feet to 12 feet.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 26, 2019 – April 25, 2019	April 24, 2019	July 25, 2019	91 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 5, 2019	July 5, 2019	20 days
Mailed Notice	20 days	July 5, 2019	July 5, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	-	1 (neighbor at 61 Laussat Street – DR Requestor)	-
Other neighbors on the block or directly across the street	-	-	-
Neighborhood groups	-	-	-

No other neighborhood comments have been received regarding this project.

DR REQUESTOR

Peter Moody, owner of adjacent property at 61 Laussat Street.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated April 24, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated June 14, 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

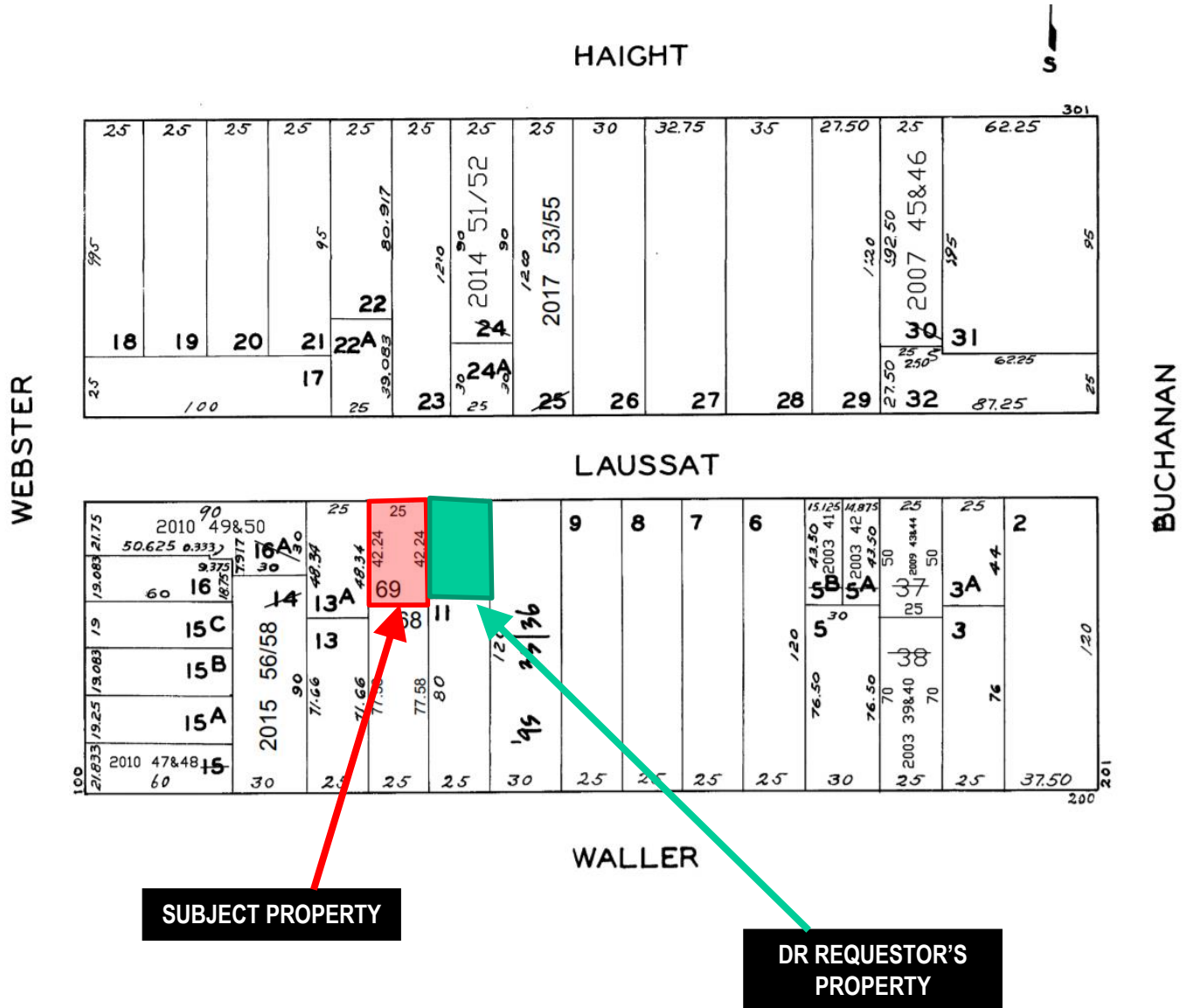
The Residential Design Advisory Team considered the DR Application on May 21, 2019, and recommended that the project sponsor revise the plans to incorporate a raised front stoop, in accordance with the Department's *Guidelines for Ground Floor Residential Design*. RDAT also requested that the project sponsor lower the sill of the ground floor window facing Laussat Street and to introduce additional vertical mullions in the street-facing windows above, to be more in keeping with the vertically-oriented windows on adjacent residential buildings. The project sponsor has made revisions to the plans and has adequately addressed RDAT's concerns. After having reviewed the revised proposal, Planning Department staff has determined that the revised project meets the intent of the RDAT's request and therefore does not contain or create exceptional or extraordinary circumstances. Laussat Street, like most alleys in the city, has been developed with a pattern of small residential buildings with small rear yards and, cumulatively, constrained mid-block open space. RDAT finds that the proposed project is set between two- and three-story houses with a footprint, massing, and rear yard consistent with development pattern of the block. RDAT also finds that the DR Requestor's concerns regarding the loss of light and privacy are neither extraordinary nor exceptional as the height and east side setback of the proposed building are appropriate and maintain access to the midblock open space from the DR requestor's property, and that the proposed new building will maintain a rear yard comparable to those of the adjacent buildings on either side.

RECOMMENDATION: Take DR and approve project as revised
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Attachments:

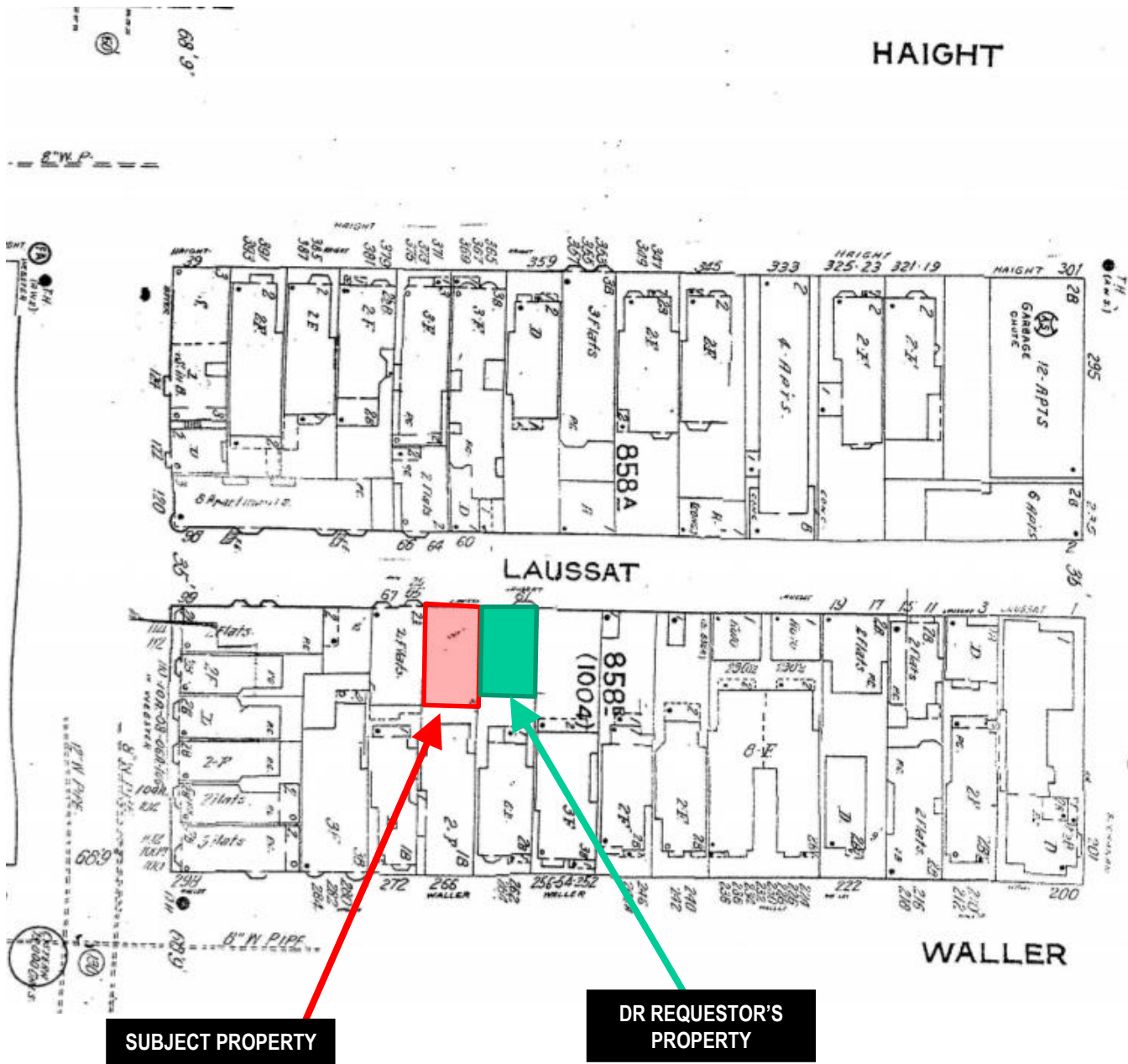
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application dated April 24, 2019
Response to DR Application dated June 14, 2019
Project Sponsor Submittal dated July 12, 2019
Reduced Plans

Parcel Map



Discretionary Review Hearing
Case Number 2018-009355DRP
63 Laussat Street

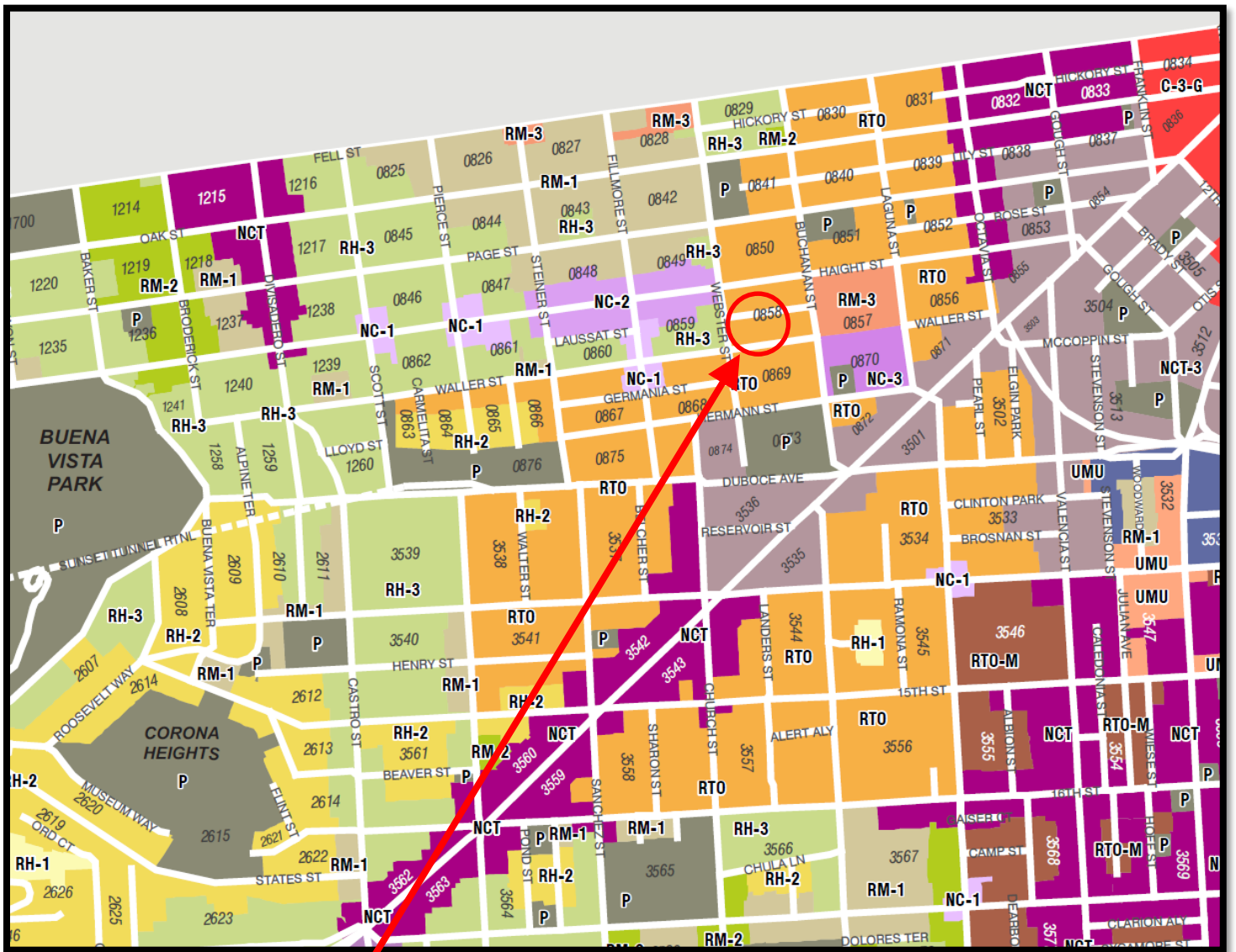
Sanborn Map*



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



Zoning Map

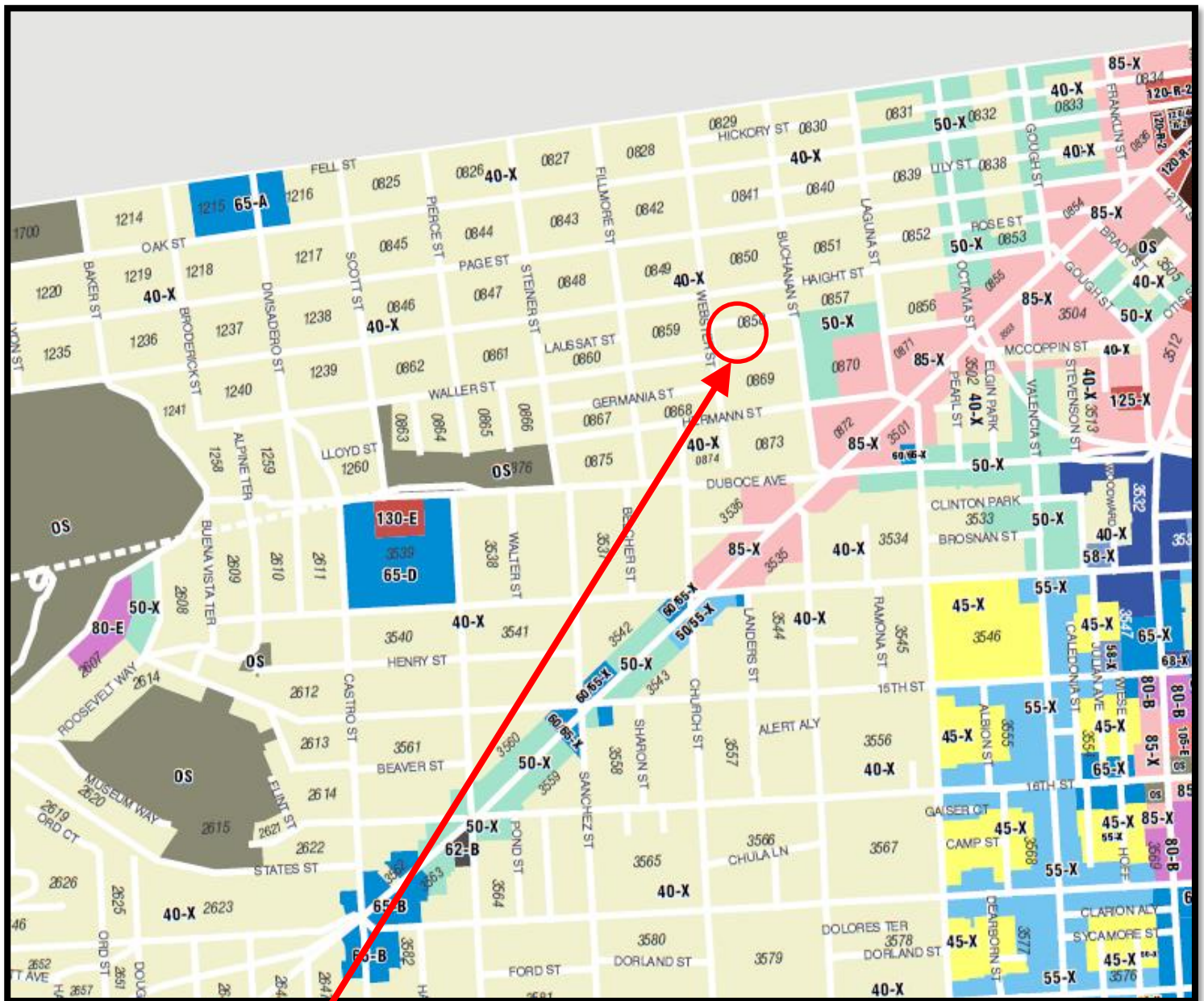


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009355DRP
63 Laussat Street

Height & Bulk Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2018-009355DRP
63 Laussat Street

Aerial Photo (Facing South)



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Aerial Photo (Facing North)

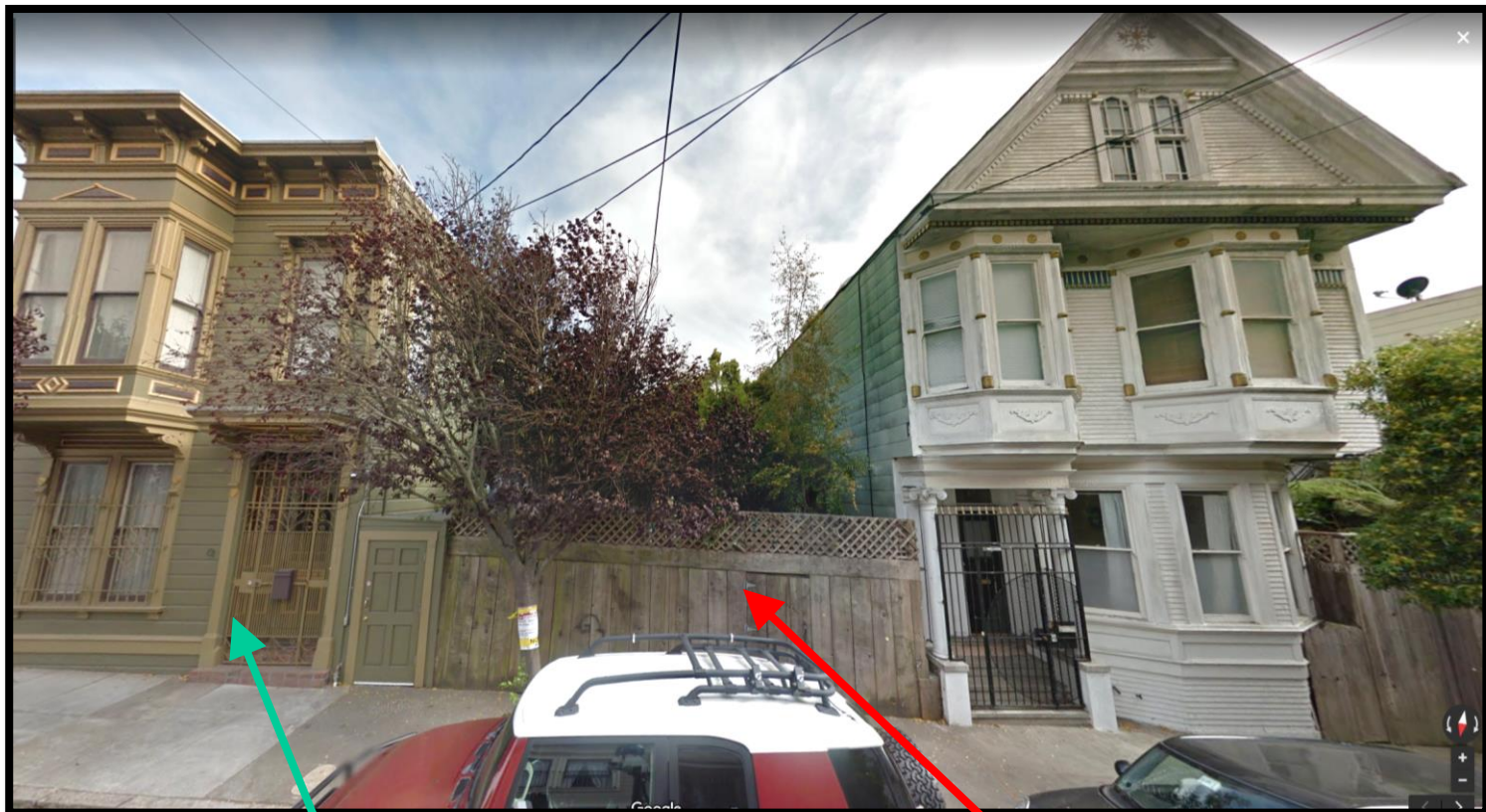


SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Site Photo (Facing South)



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **June 11, 2018**, the Applicant named below filed Building Permit Application No. **2018.0611.1543** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	63 Laussat Street (rear of 266 Waller St)	Applicant:	Leslie Arnold, Leslie Arnold Architecture
Cross Street(s):	Webster Street	Address:	63 Verna Street
Block/Lot No.:	0858 / 069	City, State:	San Francisco, CA 94127
Zoning District(s):	RTO / 40-X	Telephone:	(415) 713-2960
Record No.:	2018-009355PRJ	Email:	lesliearnoldsf@mac.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 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	Vacant lot	Residential
Front Setback	n/a	0 feet
Side Setbacks	n/a	3 feet (east), 0 feet (west)
Building Depth	n/a	42 feet
Rear Yard	n/a	10 feet
Building Height	n/a	31 feet
Number of Stories	n/a	3
Number of Dwelling Units	n/a	1
Number of Parking Spaces	n/a	0
PROJECT DESCRIPTION		
The project proposes the construction of a new three-story, single-family dwelling on the recently-subdivided vacant lot fronting Laussat Street. The dwelling would measure approximately 2,014 square feet and would contain three bedrooms and three-and-a-half bathrooms. A roof deck measuring approximately 147 square feet is proposed, and would be accessed by a sliding roof hatch. 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: Christopher May
Telephone: (415) 575-9087
E-mail: christopher.may@sfgov.org

Notice Date: 3/26/2019
Expiration Date: 4/25/2019

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)
63 LAUSSAT STREET		0858012, 0858069
Case No.		Permit No.
2018-009355PRJ		
<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. New construction of a three-story, single family residence on an empty lot.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<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 ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<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? <i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Christopher May	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 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 checked="" 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 or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Christopher May	

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

<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	Signature: Christopher May
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/24/2019
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 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)
63 LAUSSAT STREET		0858/012
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009355PRJ		
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Peter Moody
Address: 61 Laussat Street
S.F., CA 94102
Email Address: phmoody@att.net
Telephone: _____

Information on the Owner of the Property Being Developed

Name: Marin Tchakarov
Company/Organization: _____
Address: 63 Laussat Street
S.F., CA 94102
Email Address: mtchakarov@yahoo.com
Telephone: 650-996-3811

Property Information and Related Applications

Project Address: 63 Laussat Street
Block/Lot(s): 0858/069
Building Permit Application No(s): 2018-009355VAR

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"/>

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.

We discussed this project two years ago on his property but were unaware of the variance. No changes have been made.

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 cite specific sections of the Residential Design Guidelines.

We live next door at 61 Laussat Street. PER SECTION 134 of the Planning Code the subject is required to maintain a rear yard of approximately 15 feet. The project proposes a rear yard of 10 feet. We object to this variance because the additional 5 feet in the rear of the building will block sunlight on our property. We have a row of palm trees that run along our property next to 63 Laussat Street. We also have windows in the back of our house facing the 63 Laussat Street lot in the kitchen & upstairs bathroom.

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.

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?

We would like the rear of the house to be shortened by 5 feet so that the rear yard is the required 15 feet. We object to the Section 134 variance.

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.

Peter Moody

Signature

Peter Moody

Name (Printed)

Owner 61 Laussat

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

415-640-3481

Phone

phmoody@att.net

Email

For Department Use Only

Application received by Planning Department:

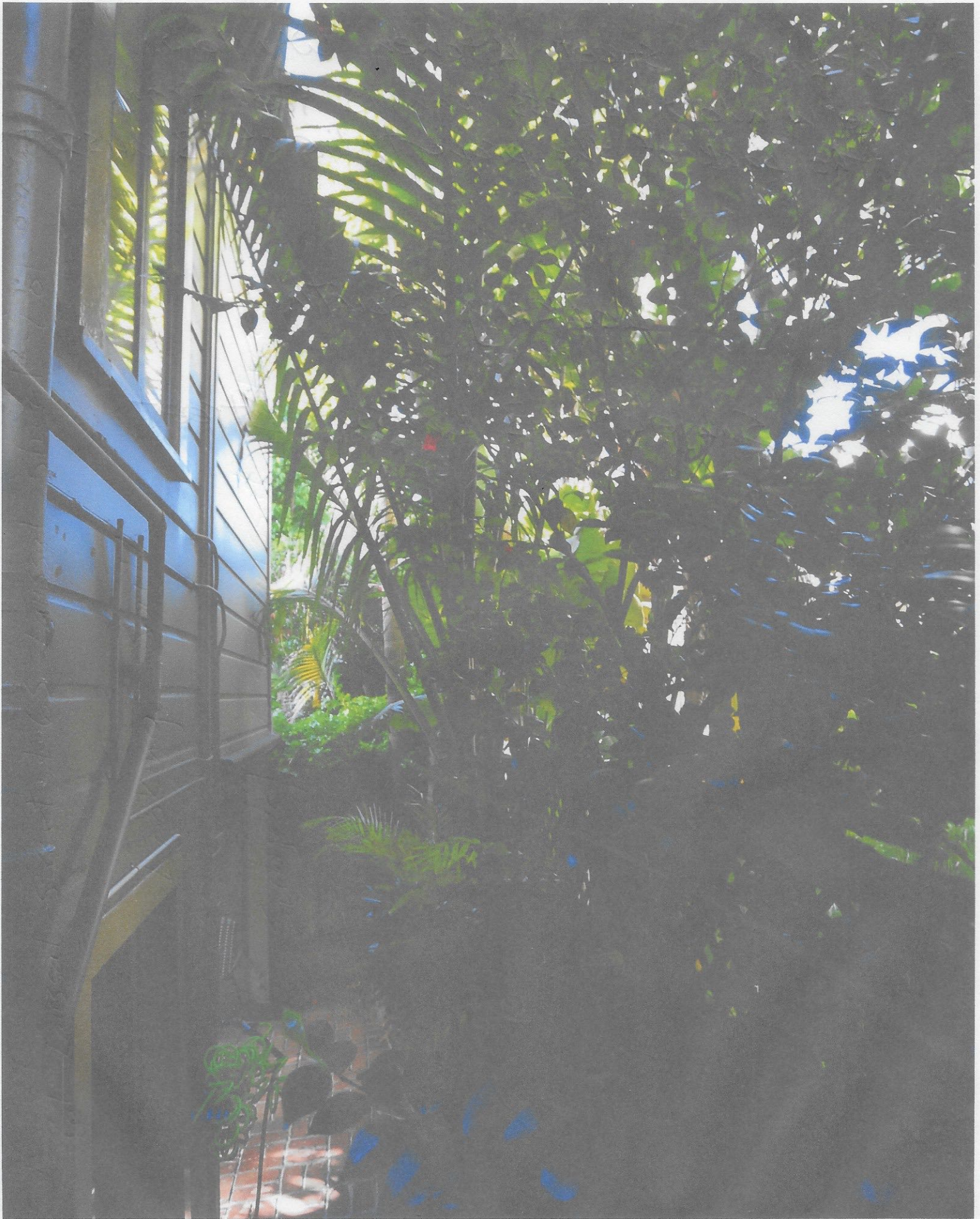
By: _____

Date: _____

61 Laussat Street & 63 Laussat Street Lot

Looking South

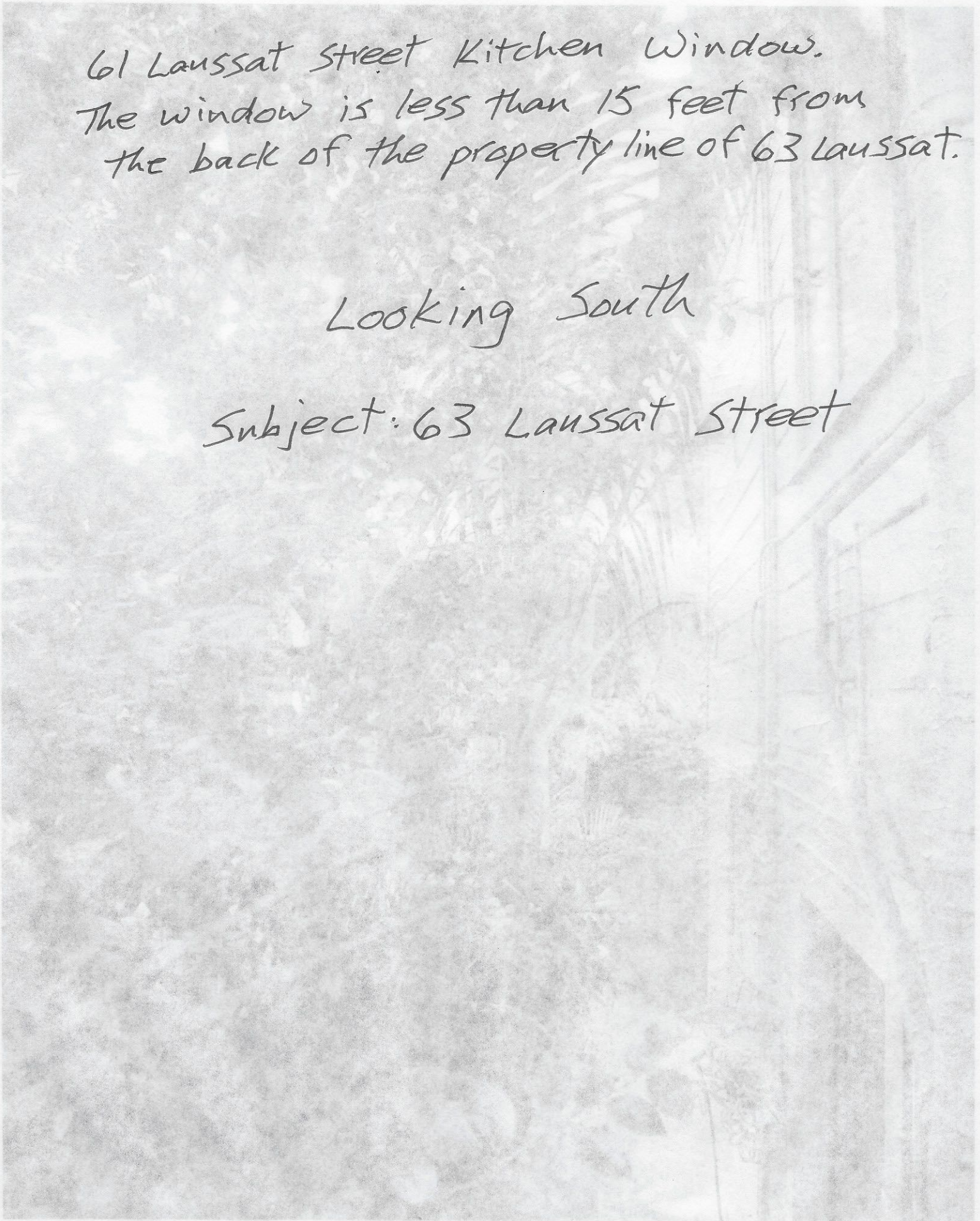
Subject: 63 Laussat Street

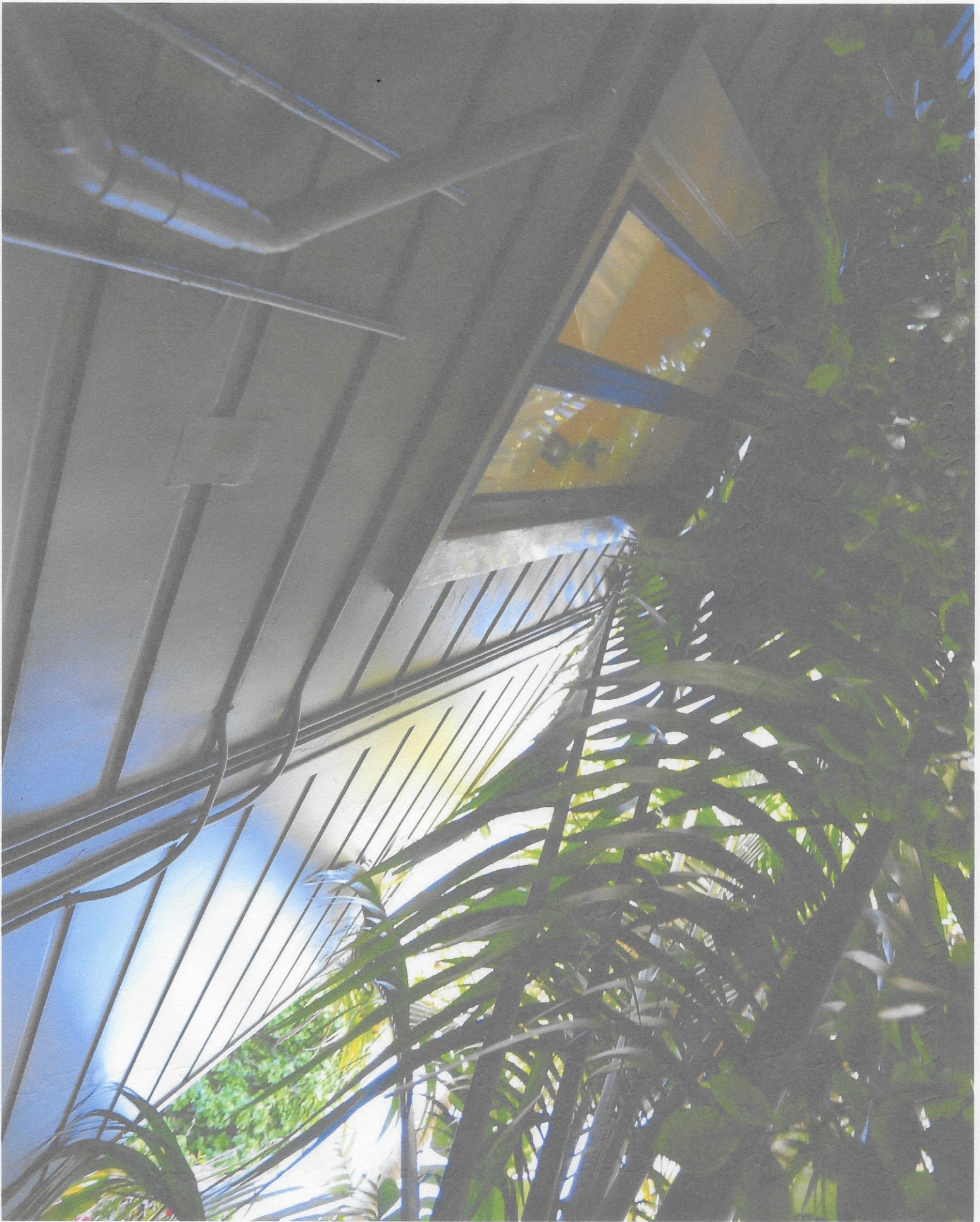


61 Laussat Street Kitchen Window.
The window is less than 15 feet from
the back of the property line of 63 Laussat.

Looking South

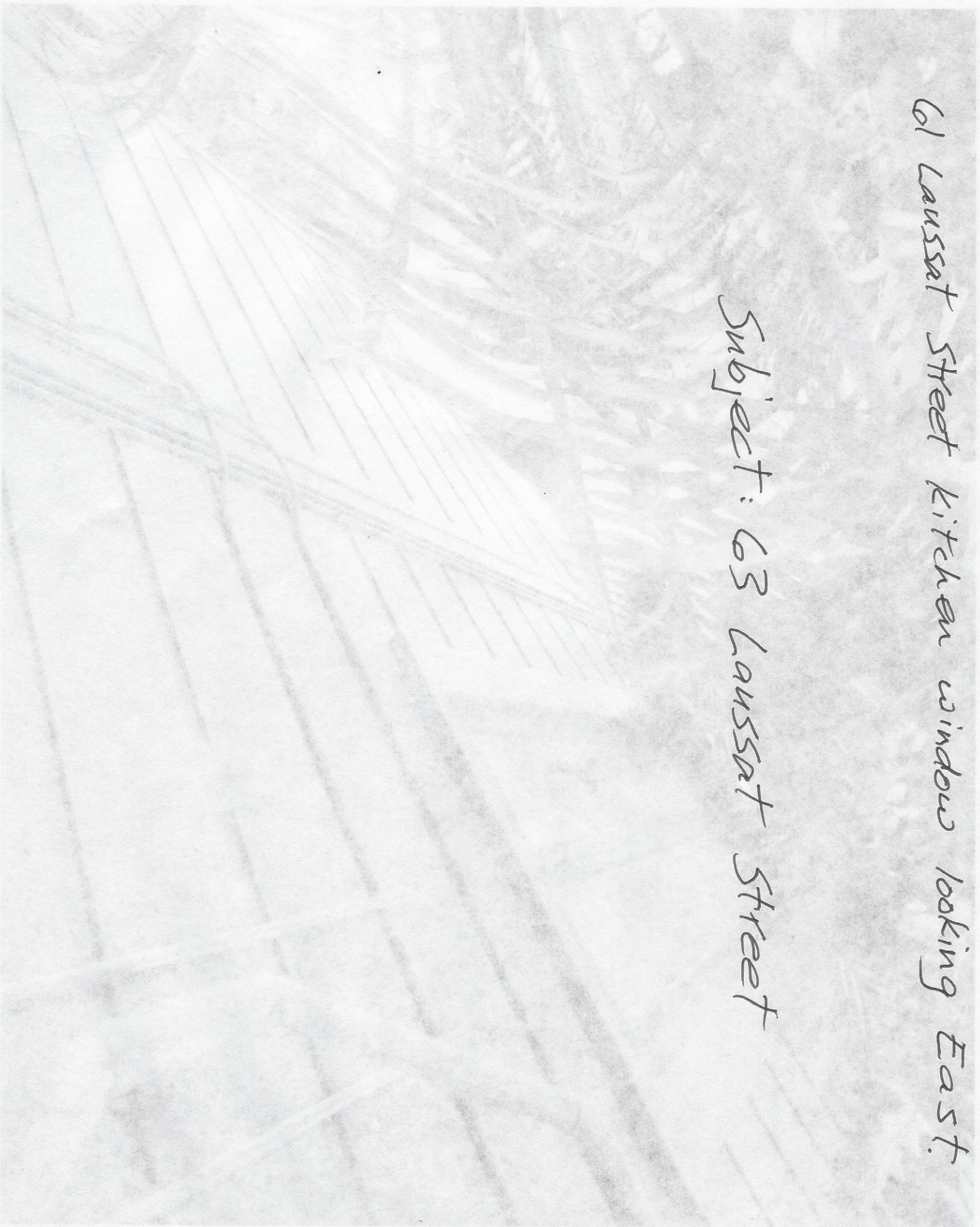
Subject: 63 Laussat Street





61 Laussat Street kitchen window looking East.

Subject: 63 Laussat Street

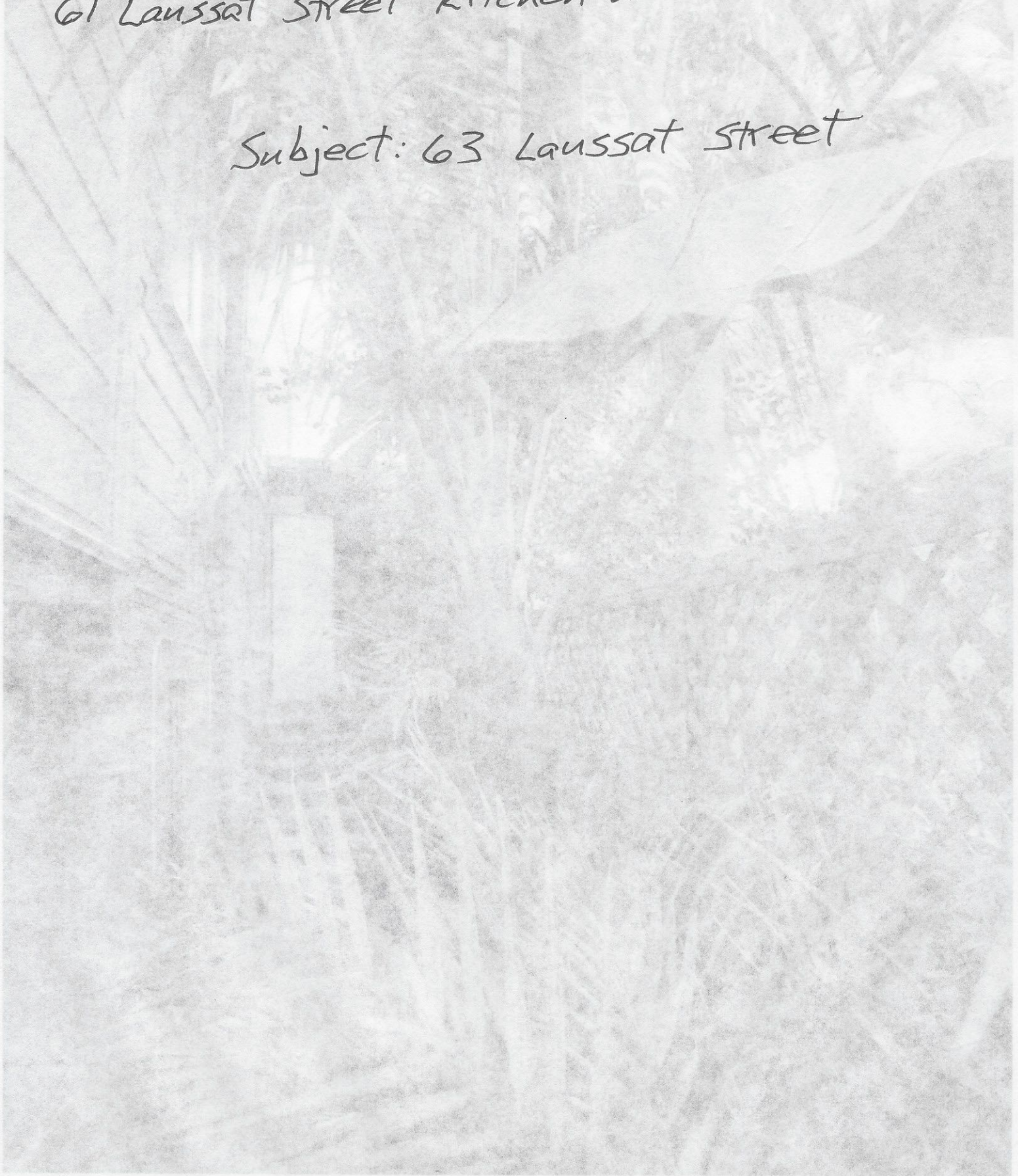


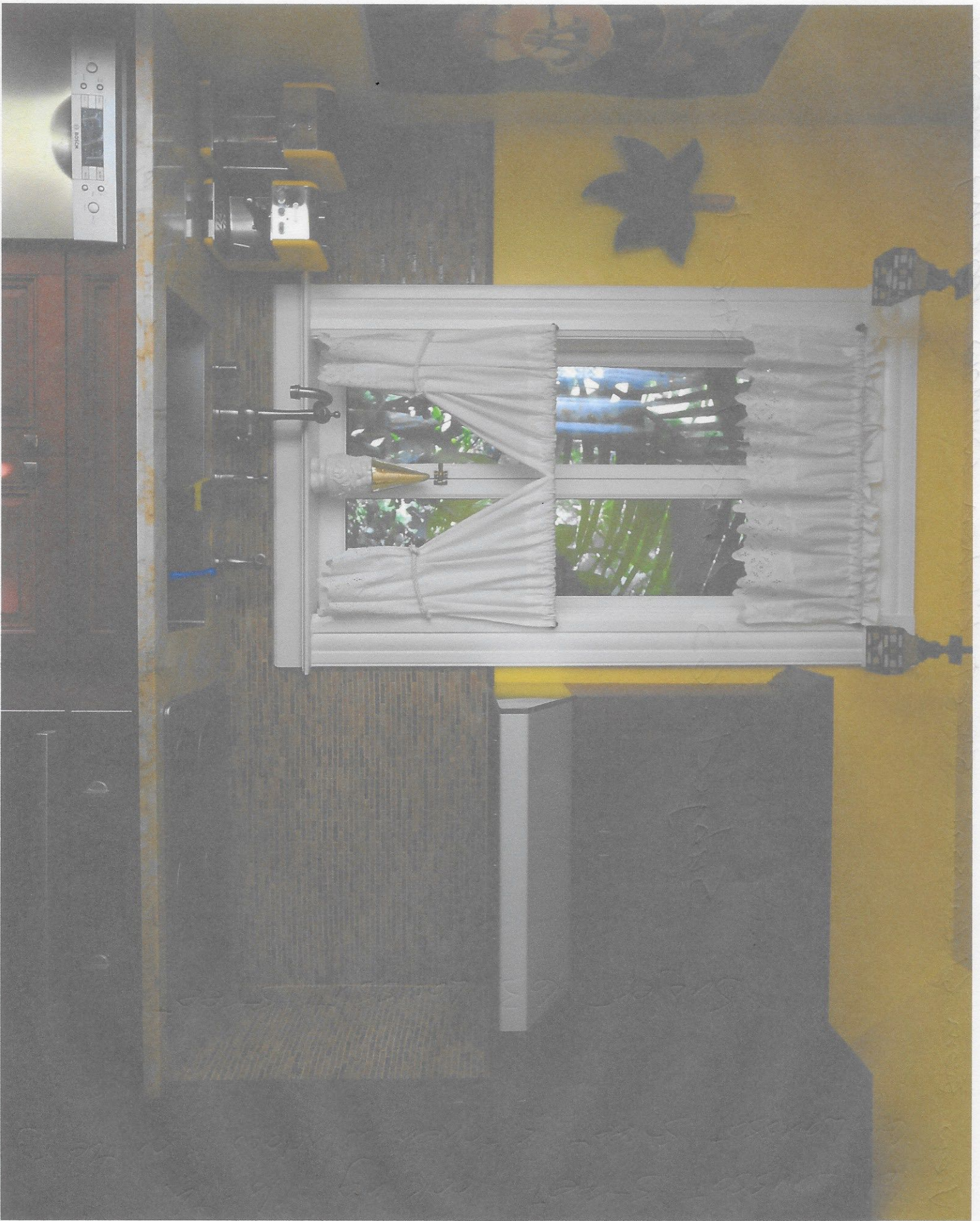


61 Laussat Street looking North.

61 Laussat Street kitchen window is on the right.

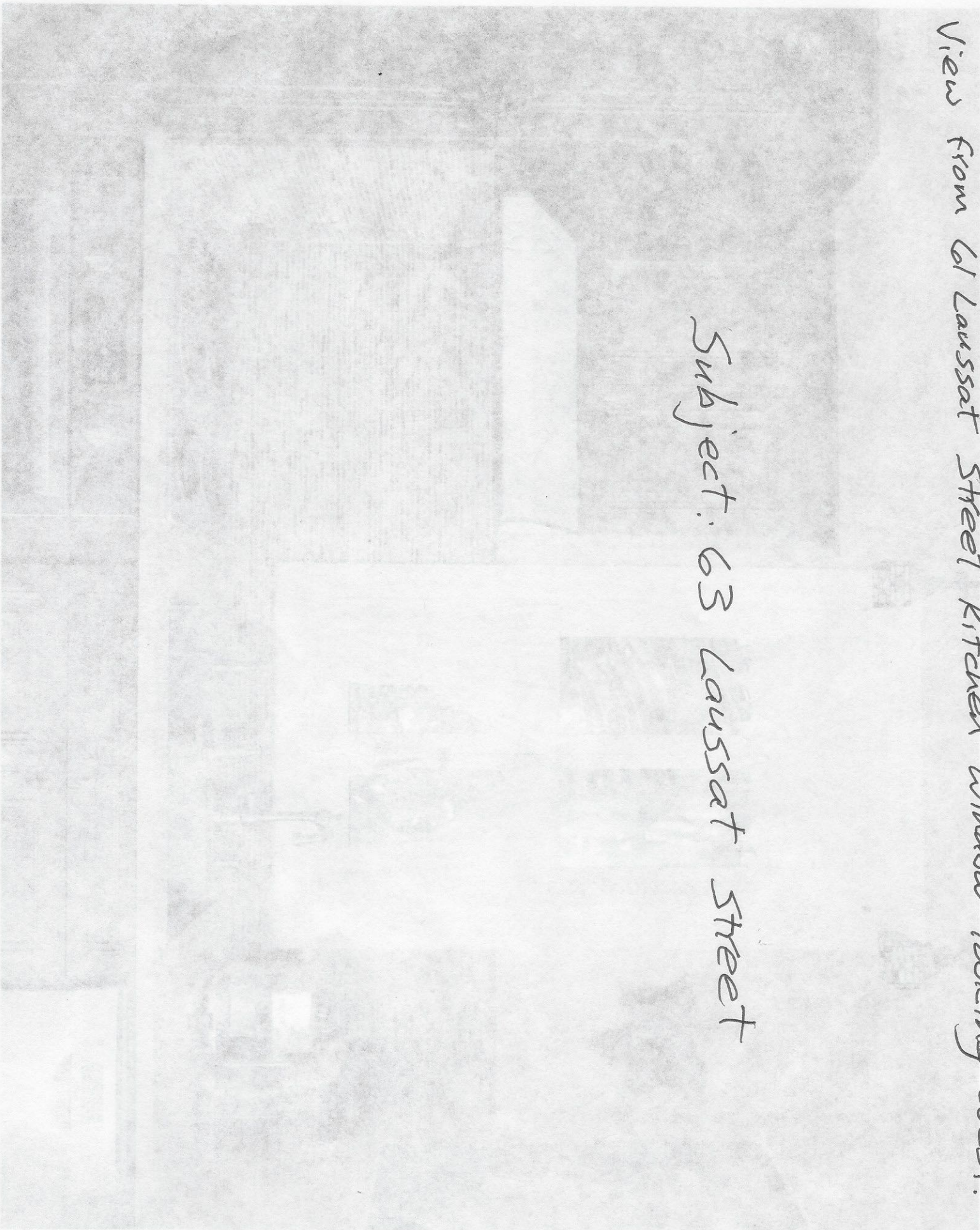
Subject: 63 Laussat Street





View from 61 Laussat Street kitchen window looking West.

Subject: 63 Laussat Street



RESPONSE TO DISCRETIONARY REVIEW (DRP)



San Francisco
Planning

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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

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

Project Features

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

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

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

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

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

63 LAUSSAT STREET
ATTACHMENT “A” TO DISCRETIONARY REVIEW RESPONSE

- 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 in addition to reviewing the attached DR application.)***

The proposed project should be approved because it has been fully reviewed and vetted by Planning Department staff and the Zoning Administrator. Planning Department staff issued 311 notice, thus supporting the project as proposed.

The proposed project is the second step in a two-step process. In 2014, Project Sponsor sought and obtained a lot split of 266 Waller Street – the first step. The lot split created 63 Laussat Street (the “**Property**”). Project Sponsor continues to own 266 Waller Street and the Property. At the time of the lot split, Project Sponsor disclosed his intention to build a home on the Property so there would be two homes overall, with the other at 266 Waller Street. The proposed project should be approved because it will allow creation of a dwelling unit, which is much needed in the current housing crisis.

Concern re Trees:

The Discretionary Review requester (“**DR Requester**”) and his wife attended the Pre-Application Meeting on October 5, 2017.¹ At that meeting, the Project Sponsor discussed the proposed project and distributed plans for a 4-story single-family home with a 10’ rear yard. The DR Requester and his wife identified two concerns both relating to trees on the Property. DR Requester raised concerns pertaining to: (1) preservation of the tree on the shared property line; and (2) not wanting anything built on the Property because they enjoy seeing the trees on the lot. Project Sponsor is willing to preserve the tree on the shared property line provided the Fire Marshall and Department of Building Inspection have no issues with that. Project Sponsor also responded to the DR Requester that he would do all he can to provide as much greenery as possible, including re-planting any suitable trees and other vegetation in the new back yards of both 266 Waller Street and the Property, as well as donating other trees and vegetation deemed suitable to the neighbors adjacent to the Property.

¹ A copy of the Pre-Application Meeting materials is attached as **Exhibit A**.

63 LAUSSAT STREET
ATTACHMENT “A” TO DISCRETIONARY REVIEW RESPONSE

Concern re Sun and Light Exposure:

The DR Requester raised additional concerns pertaining to sun and light exposure. The DR Requester will have sun and light exposure from building separation between the proposed home and the DR Requester’s home. The Property is subject to a 3-foot wide easement that was placed on the eastern property line.² The 3-foot wide easement is adjacent to the shared property line with the DR Requester. Including the easement, a proposed property line fence, and the DR Requester’s approximate 4’-9” side yard, there will be approximately 8’ of open space between the proposed home and the DR Requester’s home.

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

The Property is the result of a lot split that itself required a variance (granted in 2015). As part of the lot split, the Property was required to provide a 3-foot wide ingress and egress easement to the benefit of 266 Waller Street. Project Sponsor consciously placed the 3-foot wide easement on the property line shared with the DR Requester, i.e., the eastern property line. With a property line fence and the 3-foot wide deed restriction, the DR Requester will have at minimum a 3’-3” wide setback the entirety of the Property’s eastern property line to provide sun and light exposure. The Planning Code does not require a side yard setback in the RTO Zoning District. Notwithstanding such, the DR Requester will get the benefit of one because Project Sponsor placed the easement on the eastern property line in order to benefit the DR Requester specifically with respect to that extra space and additional sun and light therefrom.

The DR Requester has expressed concerns about loss of sun and light exposure, including to the window in his kitchen. Photographs of the DR Requester’s kitchen window are attached as **Exhibit C**. As shown, the DR Requester’s kitchen window is currently substantially shaded by trees on his property as well as trees on the Property. Project Sponsor is willing to remove any trees on the Property that the DR Requester would like. Removing trees would further increase the light and air exposure on the DR Requester’s property that would be provided by the approximate 8’ open space between the two homes.

² A copy of the deed restriction imposing a 3-foot wide easement is attached as **Exhibit B**.

63 LAUSSAT STREET
ATTACHMENT “A” TO DISCRETIONARY REVIEW RESPONSE

Additionally, through the design review process and at the direction of Planning Department staff, Project Sponsor agreed to remove the fourth floor of the proposed home.³ This resulted in a reduced height of the home’s roof from 38’-9” to 32’-10” (approx. 15%). The height reduction was implemented in the plans submitted for BPA No. 2018.06.11.1543. This change materially benefits the DR Requester, when compared to the tentative and proposed plans that were reviewed with the DR Requester during the Pre-Application Meeting on October 5, 2017, which included a fourth floor. (See Exhibit A.)

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

The project will not have any adverse effect on the surrounding properties because it conforms to the existing neighborhood, including mid-block pattern (or lack thereof). Six of the thirteen through lots on the block have been subdivided; nineteen of the twenty-three lots on the block are sub-standard. Several properties on the block have been built to their property lines without any rear yard.

Project Sponsor is the owner of 266 Waller Street, which was the original lot subdivided to create the Property. Project Sponsor seeks to provide housing for his parents and his partner’s parents while having an independent family home of their own. A separate family home from 266 Waller Street is desired to provide autonomy and personal space for Project Sponsor and his family. Project Sponsor and his partner desire and hope to have children in the coming future. Reducing the proposed home’s depth by 5’ (approx. 15%) would result in a floor plate size that is not workable to create a functional family-sized home.

Project Sponsor plans to have his aging parents and his in-laws move into the home at 266 Waller Street. He and his partner want to have kids soon and need the space to raise a family. Due to issues regarding mobility and aging in place, it is neither practical nor feasible to have elderly parents live in a 3-story modern home with a such a small areal footprint and resultant steep stairways.

³ A copy of the site permit plans are attached as Exhibit D.

Exhibit A

Pre-Application Meeting Materials

Notice of Pre-Application Meeting

9/20/2017

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 63 LAUSSAT ST., cross street(s) WEBSTER (Block/Lot#: 0858/069; Zoning: RTO), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☒ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: _____

PROPOSAL IS TO BUILD A NEW SINGLE FAMILY HOME ON AN UNDEVELOPED LOT AT 63 LAUSSAT ST.
FOUR LEVELS, STEPPING BACK THE UPPER TWO LEVELS AT THE REAR OF THE PROPERTY AND STEPPING BACK THE
TOP LEVEL AT THE STREET FRONT.

Existing # of dwelling units:	0	Proposed:	1	Permitted:	1
Existing bldg square footage:	0	Proposed:	2,253 GROSS	Permitted:	N/A
Existing # of stories:	0	Proposed:	4	Permitted:	4
Existing bldg height:	0	Proposed:	38'-9"	Permitted:	40'-0"
Existing bldg depth:	0	Proposed:	32'-5"	Permitted:	27'-5"

MEETING INFORMATION:

Property Owner(s) name(s): MARIN TCHAKAROV
 Project Sponsor(s): MARIN TCHAKAROV
 Contact information (email/phone): MITCHAKAROV@GMAIL.COM / 650 990-3811
 Meeting Address*: 63 LAUSSAT ST.
 Date of meeting: THURSDAY OCT. 5
 Time of meeting**: 6:00PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting Sign-in Sheet

Meeting Date: 10.5.17
 Meeting Time: 6:00 PM
 Meeting Address: 63 LAUSSAT ST.
 Project Address: 63 LAUSSAT ST.
 Property Owner Name: MARIN TCHAKAROV
 Project Sponsor/Representative: MARIN TCHAKAROV / LESLIE ARNOLD

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Peter Moody	61 Laussat	415-640-3481	phmoody@att.net	<input checked="" type="checkbox"/>
2. Mara Moody	61 Laussat	415-350-7262	MARAMORSTY@GMAIL.COM	<input checked="" type="checkbox"/>
3. ROBERT Scott	262-64	415 933-2284		<input type="checkbox"/>
4.	WALLER	-	SQUIDZONE@AOL.COM	<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 10.5.2017
 Meeting Time: 6:00 PM
 Meeting Address: 63 Laussat st.
 Project Address: 63 Laussat St.
 Property Owner Name: Marin Tchakarov
 Project Sponsor/Representative: Marin Tchakarov/ Leslie Arnold

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Mara Moody
I am concerned about preserving the existing tree (4" dia.) that is on our shared property line. Can we keep it?

Project Sponsor Response: _____
Marin Tchakarov said he will do whatever he can to preserve the property line tree, but it is along the mandated easement so the ultimate decision will be left to the Building Department.

Question/Concern #2: Mara & Peter Moody and Robert Scott
We do not want anything built on this lot because we enjoy seeing the trees that are currently on the property. We like seeing the trees from our window.

Project Sponsor Response: _____
Marin Tchakarov said he has the right to build on his property and noted that the design steps back at all levels at the rear and will have planting containers at all roof terrace levels. New trees will be planted in the rear yard. He stated that he will do all he can to provide as much greenery as possible.

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, MARIN TCHAKAROV, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 63 LAUSSAT ST. (location/address) on 10/5/17 (date) from 6- (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

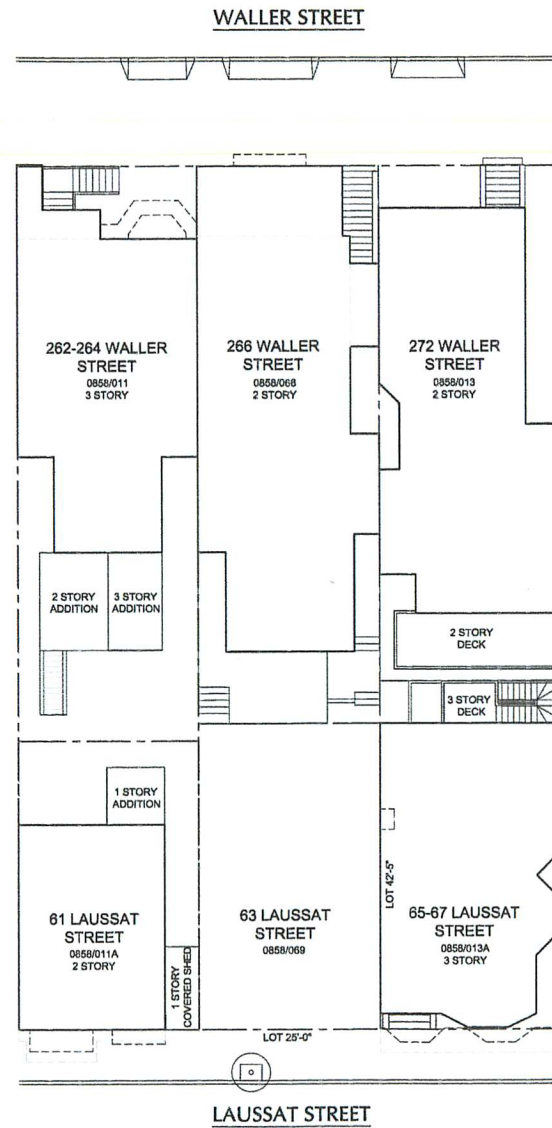
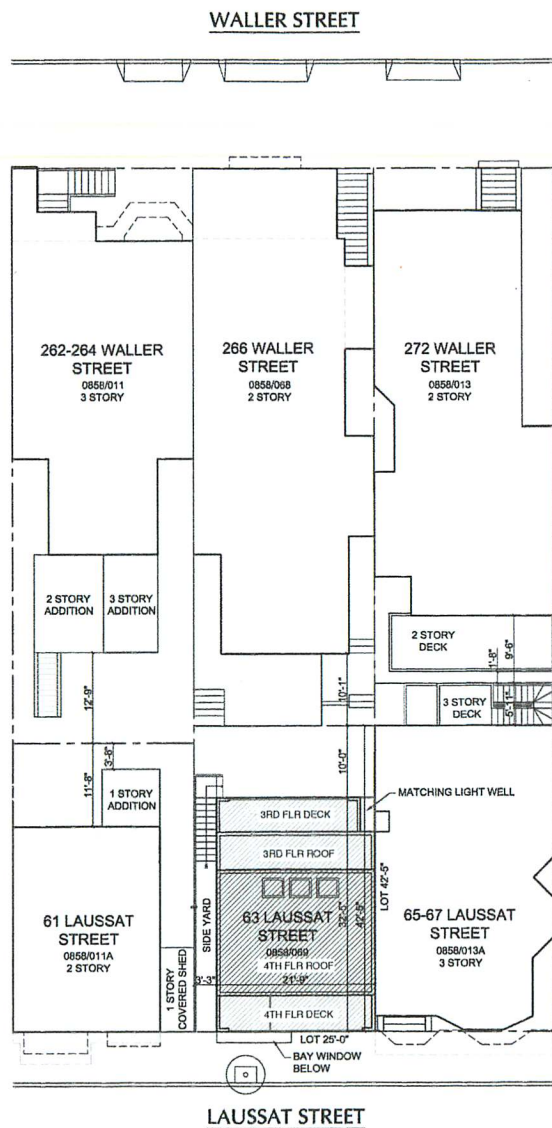
EXECUTED ON THIS DAY, OCTOBER FIFTH, 20 17 IN SAN FRANCISCO.

M. Tchakarov
Signature

MARIN TCHAKAROV
Name (type or print)

OWNER
Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

63 Laussat St. 0858/069
Project Address

[illegible]

LESLIE ARNOLD • ARCHITECT

63 Verna Street San Francisco California 94127
tel 415 713 2960 fax 415 331 3196

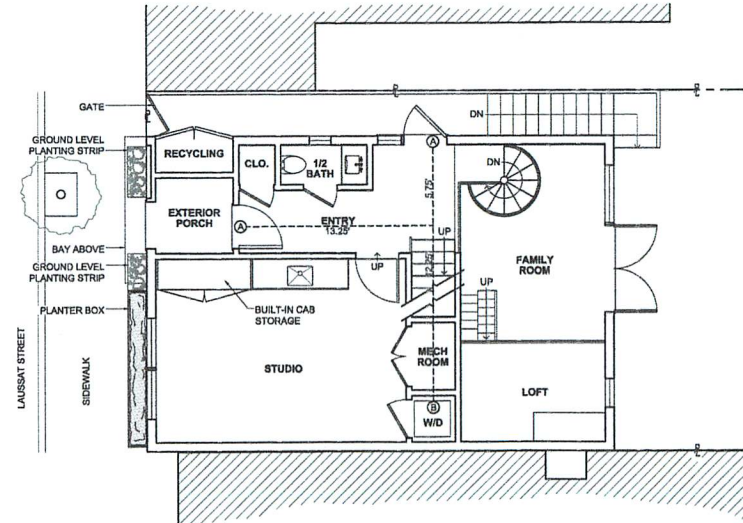
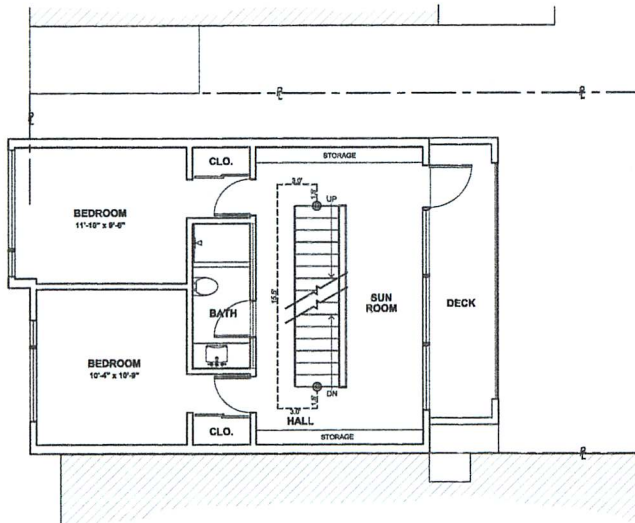
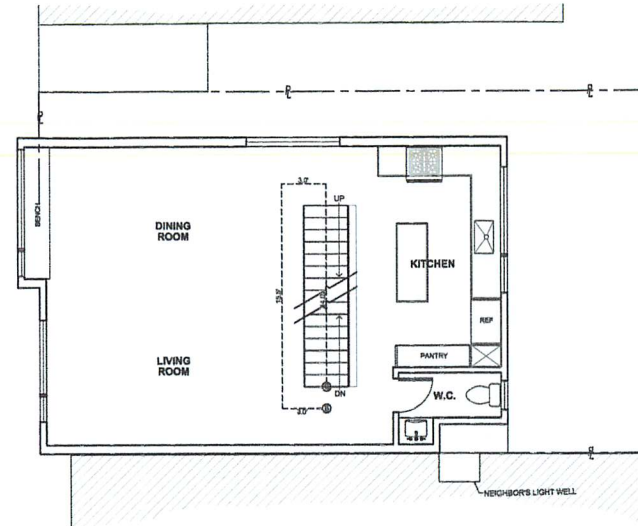
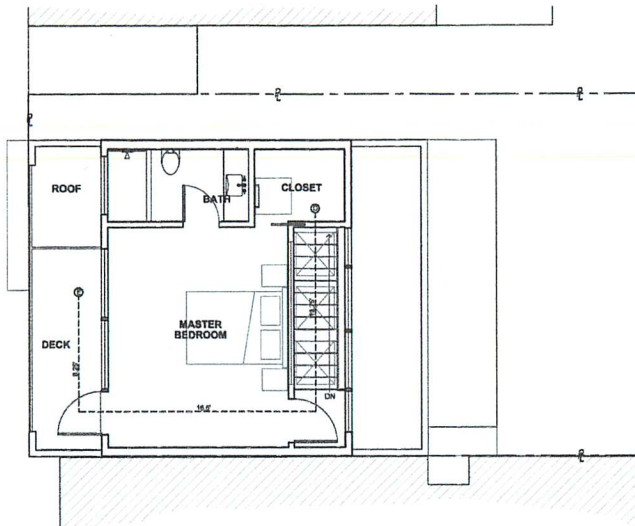


Residential Remodel for:
63 Laussat street
San Francisco, CA 94102

EXISTING & PROPOSED SITE PLANS

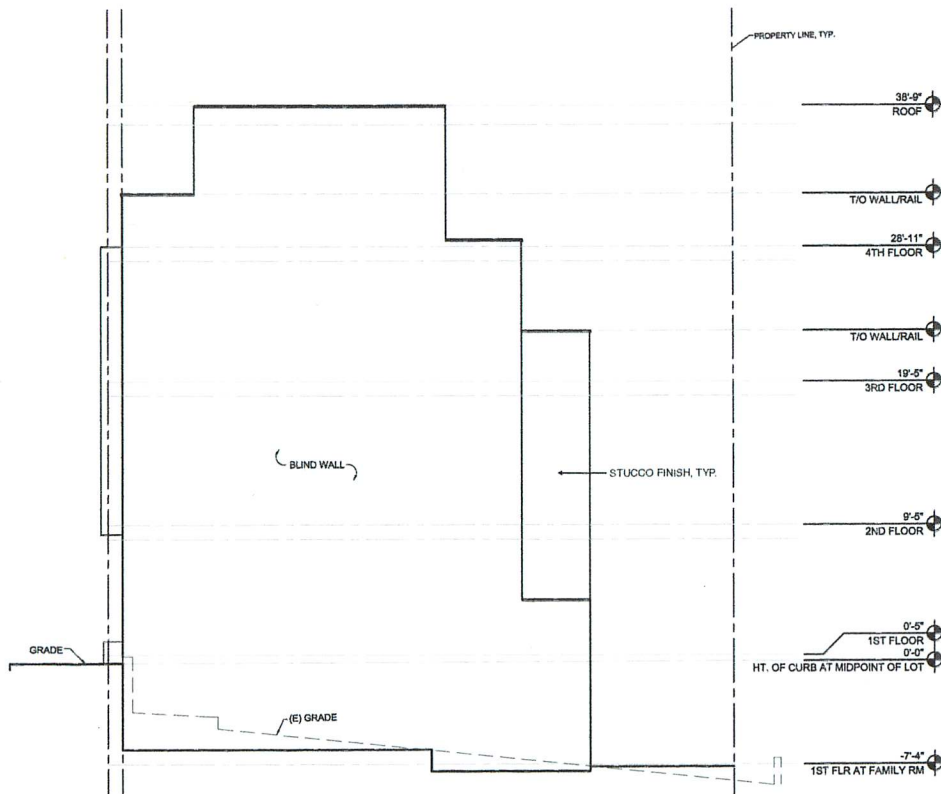
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Booked:	AS NOTED
Drawn:	TS/LA
Job:	63 LAUSSAT

Sheet:
A1.0

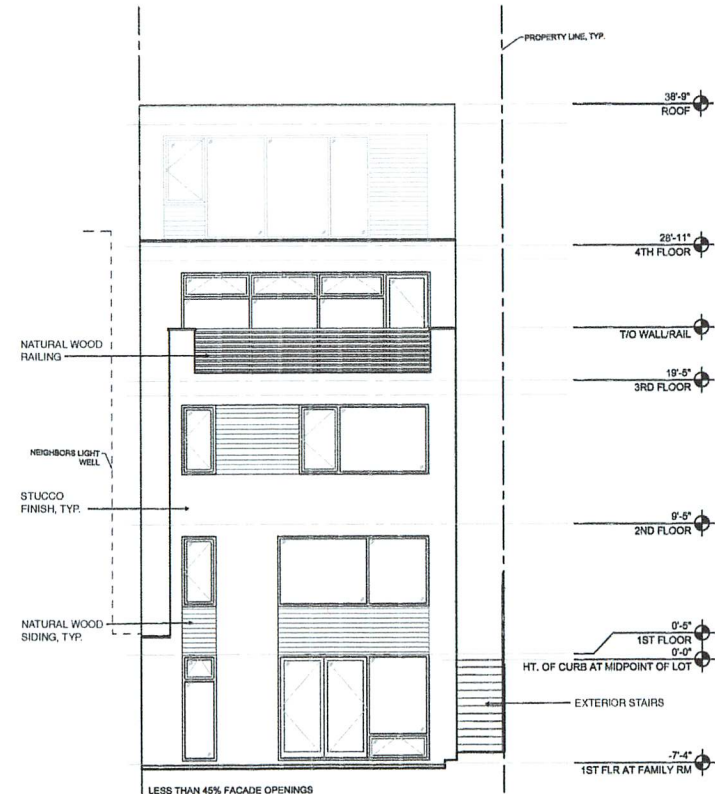


PATH OF EXIT TRAVEL DISTANCE = 25.5' + 24.5' + 35.5' + 38.5' = 124.0'
124.0' < 125.0 FEET IN A SPRINKLERED BUILDING

[illegible]



2 EXTERIOR ELEVATION: WEST
1/4"=1'-0"



1 EXTERIOR ELEVATION: SOUTH
1/4"=1'-0"

REVISIONS	BY

LESLIE ARNOLD * ARCHITECT
63 Vespa Street
San Francisco, California 94127
Tel. 415.713.2660 Fax 415.311.3106



Residential Remodel for
63 Vespa Street
San Francisco, CA 94102

EXTERIOR ELEVATIONS

Date: 03/18/2017
Title: AS NOTED
Drawn: TS/LA
Site: 63 LAUREAT
Sheet:

A3.1
of 3 sheets



2 REAR ELEVATION WITH ADJACENT PROPERTIES
1/8"=1'-0"



1 FRONT ELEVATION WITH ADJACENT PROPERTIES
1/8"=1'-0"

REVISIONS	BY

LESLIE ARNOLD • ARCHITECT
615 Market Street • San Francisco, California 94102
Tel 415 773 2960 Fax 415 331 5196



Residential Remodel for:
63 Laureat street
San Francisco, CA 94102

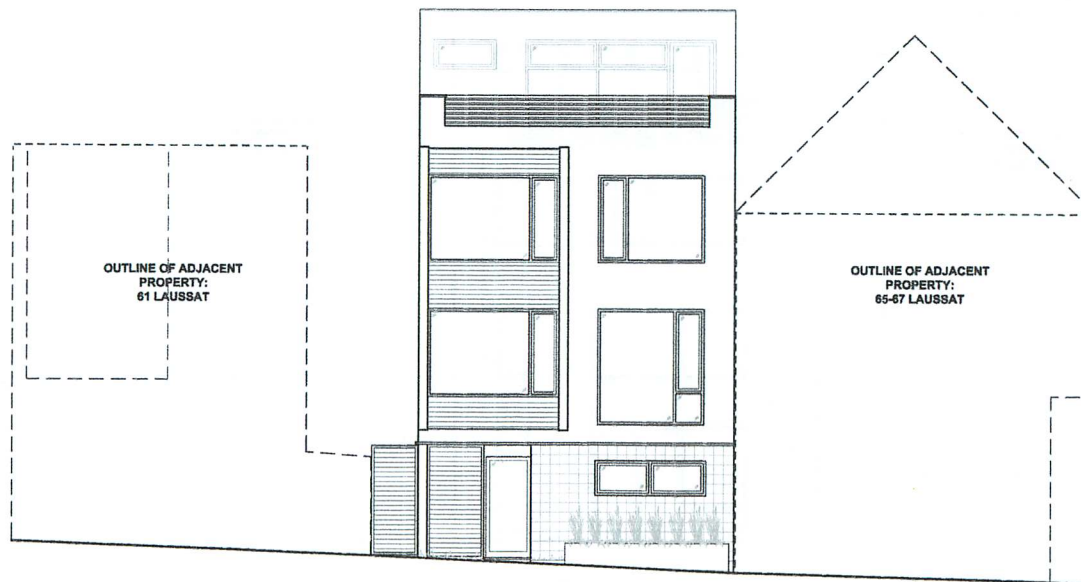
EXTERIOR ELEVATIONS
W/ ADJACENT PROPERTIES

Date: 03/15/2017
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Drawn: TL/AA
Inch: 63 LAUREAT

Sheet

A3.2

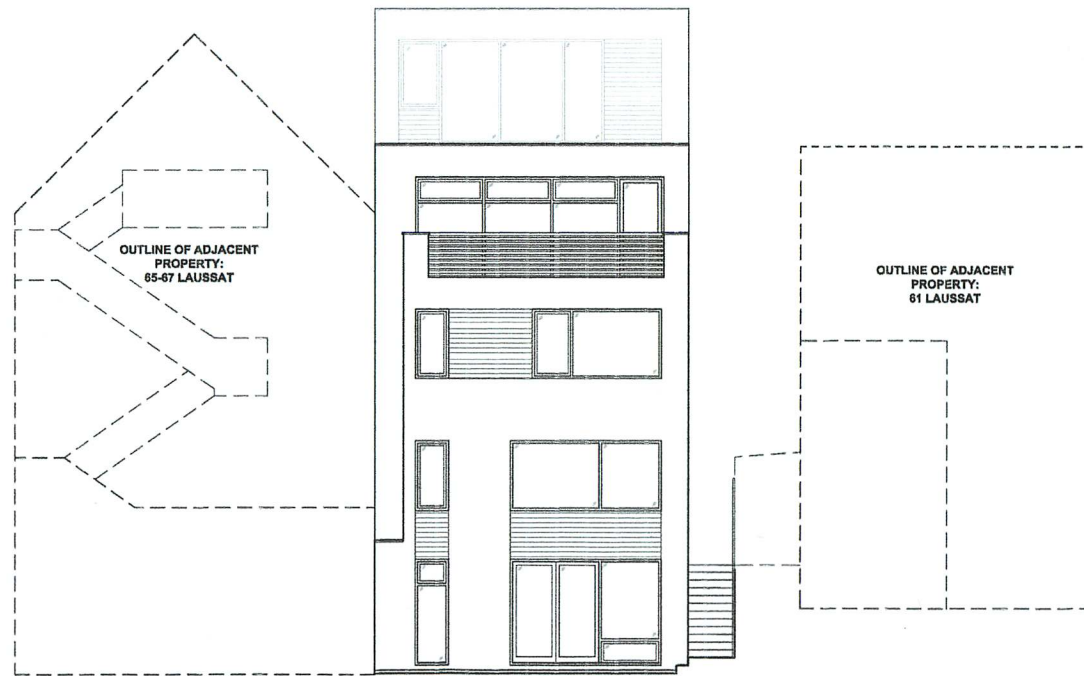
of 10 sheets



① FRONT ELEVATION WITH ADJACENT PROPERTIES
1/8"=1'-0"

REVISIONS	BY

LESLIE ARNOLD • ARCHITECT 63 Verve Street • San Francisco, California 94127 tel 415 713 2969 fax 415 331 5196	
Residential Remodel for: 63 Laussat street San Francisco, CA 94102	
EXTERIOR ELEVATIONS W/ ADJACENT PROPERTIES	
Date:	03/15/2017
Scale:	AS NOTED
Drawn:	TS/LA
Auto:	63 LAUSSAT
Sheet:	A3.3



① REAR ELEVATION WITH ADJACENT PROPERTIES
1/8"=1'-0"

REVISIONS	BY

LESLIE ARNOLD • ARCHITECT
63 Vesey Street San Francisco, California 94127
Tel 415 773 2900 Fax 415 391 5106

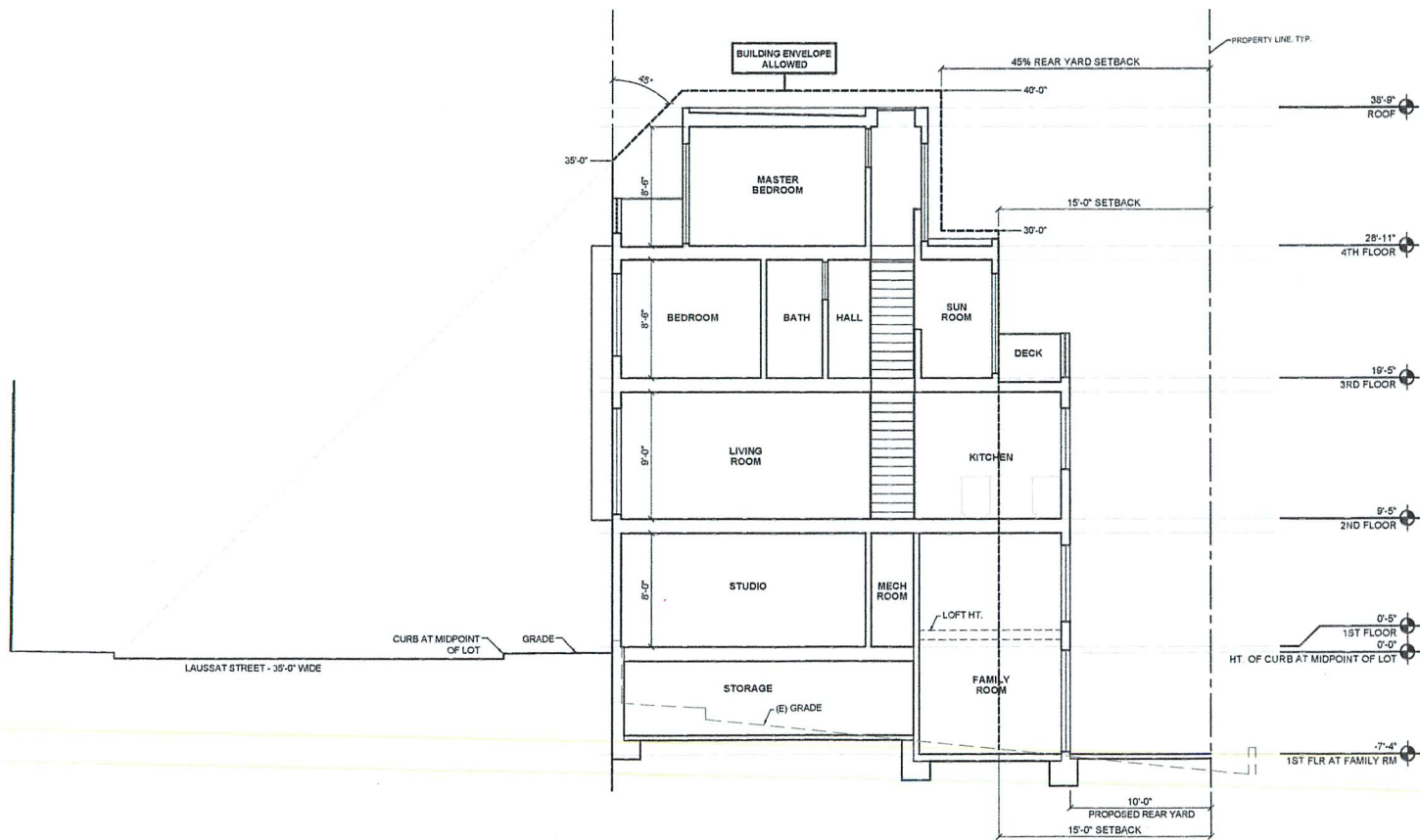


Residential Remodel for:
63 Laussat street
San Francisco, CA 94102

EXTERIOR ELEVATIONS
W/ ADJACENT PROPERTIES

Date: 03/15/2017
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Drawn: TR/LA
Job: 83 LAUSSAT

Sheet:
A3.3
of 2



REVISION	BY

LESLIE ARNOLD • ARCHITECT
 63 Varro Street
 San Francisco, California 94127
 Tel: 415.713.2000 Fax: 415.331.5196



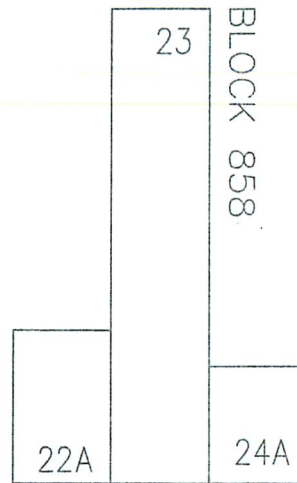
Residential Remodel for:
 63 Laussat Street
 San Francisco, CA 94102

**PROPOSED
CROSS SECTION**

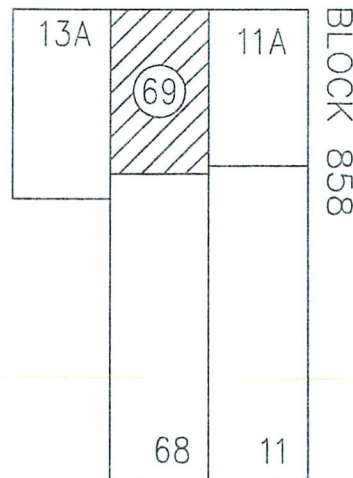
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 John: BJ LAUSSAT

Sheet:
A4.0
 of Sheets

HAIGHT STREET



LAUSSAT STREET



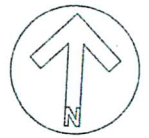
WALLER STREET



1221 Harrison Street, Suite 18
San Francisco, CA 94103-4449
(415) 391-4775

BLOCK 858
LOT 69

San Francisco, CA



JOB NO:	DATE: 170905
0858069T	DRAWN: DC
	CHECKED: DC

PRE-
APPLICATION
AREA MAP

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0858069T	63 LAUSSAT ST	ARNOLD	17	0905
0001	002	.....	.....	.....	.....	.....
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	LESLIE ARNOLD	63 VERNAL ST	SAN FRANCISCO	CA	94127
0001	005	.....	.....	.....	.....	.....
0858	011	MAGDALENE SCOTT	262 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	011	OCCUPANT	264 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	011A	P & M MOODY	61 LAUSSAT ST	SAN FRANCISCO	CA	94102-6132
0858	013A	S & K HOLMES	212 FLORIDA AV NW	WASHINGTON	DC	20001-2096
0858	013A	OCCUPANT	65 LAUSSAT ST	SAN FRANCISCO	CA	94102-6132
0858	013A	OCCUPANT	67 LAUSSAT ST	SAN FRANCISCO	CA	94102-6132
0858	022A	S & K HOLMES	212 FLORIDA AV NW	WASHINGTON	DC	20001-2096
0858	022A	OCCUPANT	64 LAUSSAT ST	SAN FRANCISCO	CA	94102-6133
0858	022A	OCCUPANT	66 LAUSSAT ST	SAN FRANCISCO	CA	94102-6133
0858	023	CHARLES FIGG	714 VAN NESS AV	SAN FRANCISCO	CA	94102-3218
0858	023	OCCUPANT	60 LAUSSAT ST	SAN FRANCISCO	CA	94102-6133
0858	023	OCCUPANT	365 HAIGHT ST	SAN FRANCISCO	CA	94102-6133
0858	023	OCCUPANT	367 HAIGHT ST	SAN FRANCISCO	CA	94102-6133
0858	023	OCCUPANT	369 HAIGHT ST	SAN FRANCISCO	CA	94102-6133
0858	024A	ROBERT BASSINETTE	232 FILLMOE ST	SAN FRANCISCO	CA	94117
0858	068	MARIN TCHAKAROV	266 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	069	MARIN TCHAKAROV	266 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	069	OCCUPANT	63 LAUSSAT ST	SAN FRANCISCO	CA	94102-6135
9999	999	.....	.....	.....	.....	.....

WESTERN ADDITION

Japantown Merchants Association
1581 Webster Street
San Francisco, CA 94115

Adrienne Shiozaki Woo
Nihonmachi Little Friends
1830 Sutter Street
San Francisco, CA 94115

Al Sodini
Anza Vista Civic Improvement Club
140 Terra Vista Avenue
San Francisco, CA 94115

Barry Perkins
2140 Pine Street
San Francisco, CA 94115

Bob Hamaguchi
Japantown Task Force
1765 Sutter Street, 2nd Floor
San Francisco, CA 94115

Gus Hernandez
Alamo Square Neighborhood
530 Divisadero Street #176
San Francisco, CA 94117

Jan Bolaffi
Western Addition Neighborhood Association
2331 Bush Street
San Francisco, CA 94115

Jason Henderson
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Lawrence Li
Lower Haight Merchant & Neighbors Association
498 Waller Street, Apt. 9
San Francisco, CA 94117

Tim Hickey
North of Panhandle Neighborhood Association
(NOPNA)
732 Lyon Street
San Francisco, CA 94115

London Breed
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Mark Farrell
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Marvis Phillips
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-6526

David Troup
Duboce Triangle Neighborhood Association
2261 Market Street PMB #301
San Francisco, CA 94114

Patricia Vaughey
Marina/Cow Hollow Neighbors & Merchants
2742 Baker Street
San Francisco, CA 94123

Peter Cohen
Noe Street Neighbors
33 Noe Street
San Francisco, CA 94114

Richard Rabbitt
Temescal Terrace Association
55 Temescal Terrace
San Francisco, CA 94118

Russell Pritchard
Hayes Valley Merchants Association
568 Hayes Street
San Francisco, CA 94102

Vas Kiniris
Fillmore Merchants & Improvement Association
2443 Fillmore Street, #198
San Francisco, CA 94115

Gail Baugh
Hayes Valley Neighborhood Association
700 Hayes Street
San Francisco, CA 94102

James Fisher
10495 N De Anza Blvd MS 74-2RC
Cupertino, CA 95014

Billy Lee
Oak Grove Group
2505 Oak Street
Napa, CA 94559

Brian Basinger
Q Foundation - AIDS Housing Alliance/SF
350 Golden Gate Ave. Suite A
San Francisco, CA 94102

Adam Mayer
Middle Polk Neighborhood Association
PO Box 640918
San Francisco, CA 94164

Exhibit B

**Declaration of Restrictions
and
Reservation of Easements**

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, California 94104
Attn.: Kevin H. Rose (10169.01)

CONFORMED COPY of document recorded

on 05/04/2016, 2016K240559
~~This document has not been compared with the original~~
SAN FRANCISCO ASSESSOR-RECORDER

266 Waller Street (Block 0858, Lot 012)

Space Above This line for Recorder's Use

DECLARATION OF RESTRICTIONS
AND RESERVATION OF EASEMENTS

March 21, 2016

DECLARATION OF RESTRICTIONS
AND RESERVATION OF EASEMENTS

THIS DECLARATION of Restrictions and Reservation of Easements ("Declaration") is made March 17, 2016 by MARIN TCHAKAROV, an unmarried man ("Declarant").

RECITALS

A. Declarant is the owner of certain real property located on Waller Street between Webster Street and Buchanan Street in the City of San Francisco, County of San Francisco, State of California, and more fully described in Exhibit "A" to this Declaration (hereinafter referred to as the "Property").

B. The Property consists of one (1) parcel. Declarant desires to effect a lot split to reconfigure the boundary lines of the one (1) parcel on the Property (the "Lot Split") to create two (2) parcels.

C. As used herein, the term "Parcel A" shall refer to that portion of the Property that fronts on Waller Street, as identified as "Parcel A" on Exhibit "B" attached hereto, and the term "Parcel B" shall refer to that portion of the Property that fronts on Laussat Street, as identified as "Parcel B" on Exhibit "B" attached hereto. The terms "Parcel A" and "Parcel B" may collectively be referred to herein as a "Parcel". As used herein, the term "Owner" shall mean the owner in fee of any Parcel during the period that it remains a fee owner of such Parcel.

D. In connection with the Lot Split, and in order to satisfy the requirements of the San Francisco Building Code (the "Code") in effect as of the date hereof and obtain the City and County of San Francisco (the "City") approval of the Lot Split, Declarant desires to impose certain restrictions for the benefit of each and every parcel in the Property and to reserve a certain easement as described herein

E. The City is intended to be a third party beneficiary of this Declaration, such that the written consent of the Director of the City's Department of Building Inspection (the "Director") shall be required for the modification, revocation, or termination of the restrictions imposed herein.

NOW, THEREFORE, Declarant hereby declares that all the Property is to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, easements, conditions and covenants, all of which are imposed as equitable servitudes upon the Property. All of the limitations, restrictions, reservations, rights, easements, conditions and covenants in this Declaration shall run with and burden the Property, and shall be binding on and for the benefit of all of the Property, any portion of it and any interest in it, and all persons having or acquiring any rights, title or interest in the Property, any portion of it, and any interest in it, and their successors, heirs and assigns; and, further Declarant hereby declares that the reference to and description of "easements" in this Declaration shall not be affected by a merger of estates, but shall constitute a special restriction as to the affected Property that runs with the land. If a Declarant transfers title to either Parcel to a third party, such that the Parcels are no longer under common ownership, the

access rights specified in this Agreement shall be deemed to constitute a valid and binding easement wherein Parcel A is the dominant tenement and Parcel B is the servient tenement.

1. Ingress/Egress Easement. Declarant expressly reserves for the benefit of Parcel A the following nonexclusive easement:

Over Parcel B on that portion of Parcel B identified on Exhibit "B" attached hereto as the "Ingress/Egress Easement" for purposes of pedestrian ingress and egress, including emergency egress, across Parcel B to Laussat Street.

2. Maintenance and Repair. The cost of maintenance and repair of the areas subject to the easement described herein shall be the responsibility of the Owner of Parcel B, unless otherwise agreed upon in writing by the Owners. The Owner of Parcel B shall at all times maintain the areas subject to the easement described herein in a first-class, safe, clean condition, free and clear of debris, rubbish and trash, and in good operating order and repair, and, except for non-structural architectural features made a part of or otherwise affixed to the exterior of an improvement constructed on Parcel B, including, without limitation, windowsills, vents, lighting features, gables or antennas, unobstructed to the sky in the configuration that exists on the effective date of this Declaration.

3. Subsequent Building Permits. As part of the submission of any building permit applications to the Department of Building Inspection on or after the effective date of this Declaration, each Owner shall submit a copy of this Declaration.

4. Duration. The restrictions contained in and the easement reserved in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to section 5 below.

5. Modification or Revocation. This Declaration has been recorded in order to satisfy the requirements of the Code in effect as of the date hereof and to obtain the approval by the City of the Lot Split. This Declaration may not be modified, revoked or terminated without the written consent of the Owners of the Parcels, and any such modification, revocation or termination shall not be effective unless and until the Director or his or her designee consents thereto in writing after receiving written notice thereof from Declarant, and such modification, revocation or termination, executed by the Owner(s) and the City, is recorded in the Official Records of the City.

6. Easement Appurtenant. The Ingress/Egress Easement shall be appurtenant to, and shall pass with title to, the Parcel benefited thereby. Each and all of the foregoing covenants, conditions and restrictions (i) shall run with the land; (ii) shall be binding upon, and shall inure to the benefit of, Declarant, each Owner and any person having or acquiring any interest in any portion of the Property, and all of their respective successive owners and assigns; and (iii) shall be binding upon, and shall inure to the benefit of, the Property and each Parcel thereof, and every portion thereof and interest therein.

7. Third Party Beneficiary. The City is intended to be a third party beneficiary of this Declaration, with the right to consent to any modification or revocation hereof and the right and authority, at its sole option, to enforce the provisions hereof (including, but not limited to, remedies for violation for a building permit), provided, however, that the City shall have no

liability whatsoever hereunder with respect to the condition of the Property.

8. No Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this document be strictly limited to and for the purposes expressed.

9. Indemnity. Declarant, and each successor Owner of a Parcel with respect to matters arising during or prior to the period that it remains an Owner of a Parcel, on behalf of itself and its successors and assigns ("Indemnitors"), shall indemnify, defend and hold harmless ("Indemnify") the City including, but not limited to, all of its boards, commissions, departments, agencies and other subdivisions, including, without limitation, its Department of Building Inspection, and all of the heirs, legal representatives, successors and assigns (individually and collectively, the "Indemnified Parties"), and each of them, from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses, including, without limitation, direct and vicarious liability of every kind (collectively, "Claims"), incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, or loss of or damage to property, howsoever or by whomsoever caused, occurring in or about the Ingress/Egress Easement from the use contemplated hereunder; (b) any default by such Indemnitors in the observation or performance of any of the terms, covenants or conditions of this Declaration to be observed or performed on such Indemnitors' part; (c) the use or occupancy or manner of use or occupancy of the Ingress/Egress Easement by such Indemnitors or any person or entity claiming through or under such Indemnitors; (d) the condition of the Ingress/Egress Easement; (e) any construction or other work undertaken by such Indemnitors permitted or contemplated by this Declaration; (f) any acts, omissions or negligence of such Indemnitors in, on or about the Ingress/Egress Easement by or on behalf of such Indemnitors; (g) any injuries or damages to real or personal property, goodwill, and persons in, upon or in any way allegedly connected with the use contemplated hereunder from any cause or Claims arising at any time; and (h) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Indemnitors in, under, on or about the Ingress/Egress Easement; all regardless of the active or passive negligence of, and regardless of whether liability without fault is imposed or sought to be imposed on, the Indemnified Parties, except to the extent that such Indemnity is void or otherwise unenforceable under applicable law in effect on or validly retroactive to the date of this Declaration and further except only such Claims as are caused exclusively by the willful misconduct or gross negligence of the Indemnified Parties. The foregoing Indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and the City's costs of investigating any Claim. Declarant on behalf of the Indemnitors specifically acknowledges and agrees that the Indemnitors have an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this Indemnity even if such allegation is or may be groundless, fraudulent or false, which obligation arises at the time such Claim is tendered to such Indemnitors by the City and continues at all times thereafter. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.

10. Authority. The person executing this Declaration on behalf of Declarant does hereby covenant and warrant that Declarant is a duly formed and existing California limited liability

company, that Declarant has full right and authority to enter into this Declaration, and that the person signing on behalf of Declarant is authorized to do so.

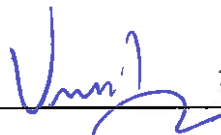
DECLARANT:

**Marin Tchakarov,
an unmarried man**

By: 

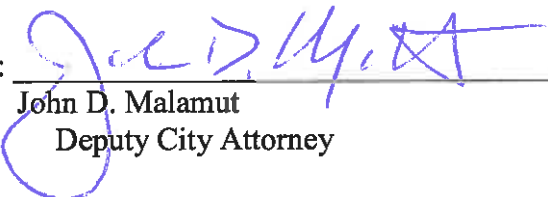
APPROVED:

For **Director of the Department of Building Inspection**

By:  Vernon Hudson, DSI
MAR 28 2013

APPROVED AS TO FORM:

Dennis J. Herrera, City Attorney

By: 
John D. Malamut
Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of this document.

State of California)

County of San Francisco)

On March 21, 2016

before me,

Gillian Allen, Notary Public,
Here Insert Name and Title of the Officer

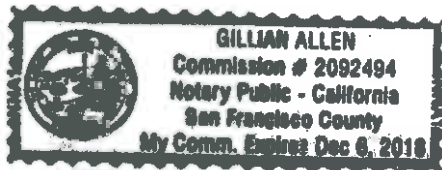
personally appeared

Marin Vassilev Tchakarov

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature

Gillian Allen
Signature of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, described as follows:

Beginning at a point on the Northerly line of Waller Street, distant thereon 115 feet Easterly from the Easterly line of Webster Street; running thence Easterly along said line of Waller Street 25 feet; thence at a right angle Northerly 120 feet to the Southerly line of Laussat Street; thence at a right angle Westerly along said line of Laussat Street 25 feet; thence at a right angle Southerly 120 feet to the point of beginning.

Being part of Western Addition Block No. 290.

Assessor's Lot 012; Block 0858

###

EXHIBIT "B"
INGRESS AND EGRESS EASEMENT AREA

(See attached)

March 17, 2016

EXHIBIT "B"
266 WALLER STREET
EASEMENT LEGAL DESCRIPTION

All that certain real property situate in the City and County of San Francisco, State of California, described as follows:

Beginning at a point on the southerly line of Laussat Street (35 feet wide), distant thereon 140.00 feet easterly from the easterly line of Webster Street (68.75 feet wide); running thence westerly along said line of Laussat Street 3.00 feet; thence at a right angle southerly 42.42 feet; thence at a right angle easterly 3.00 feet; thence at a right angle northerly 42.42 feet to the point of beginning.

Being a part of Western Addition Block No. 290

Also being a portion of Lot 012 in Assessor's Block 0858

Containing 127 square feet, more or less.

This real property description has been prepared by me, or under my supervision, in conformance with the Professional Land Surveyor's Act.

Signature



Frederick T. Seher

Professional Land Surveyor, LS # 6216

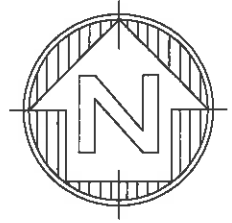


LEGEND

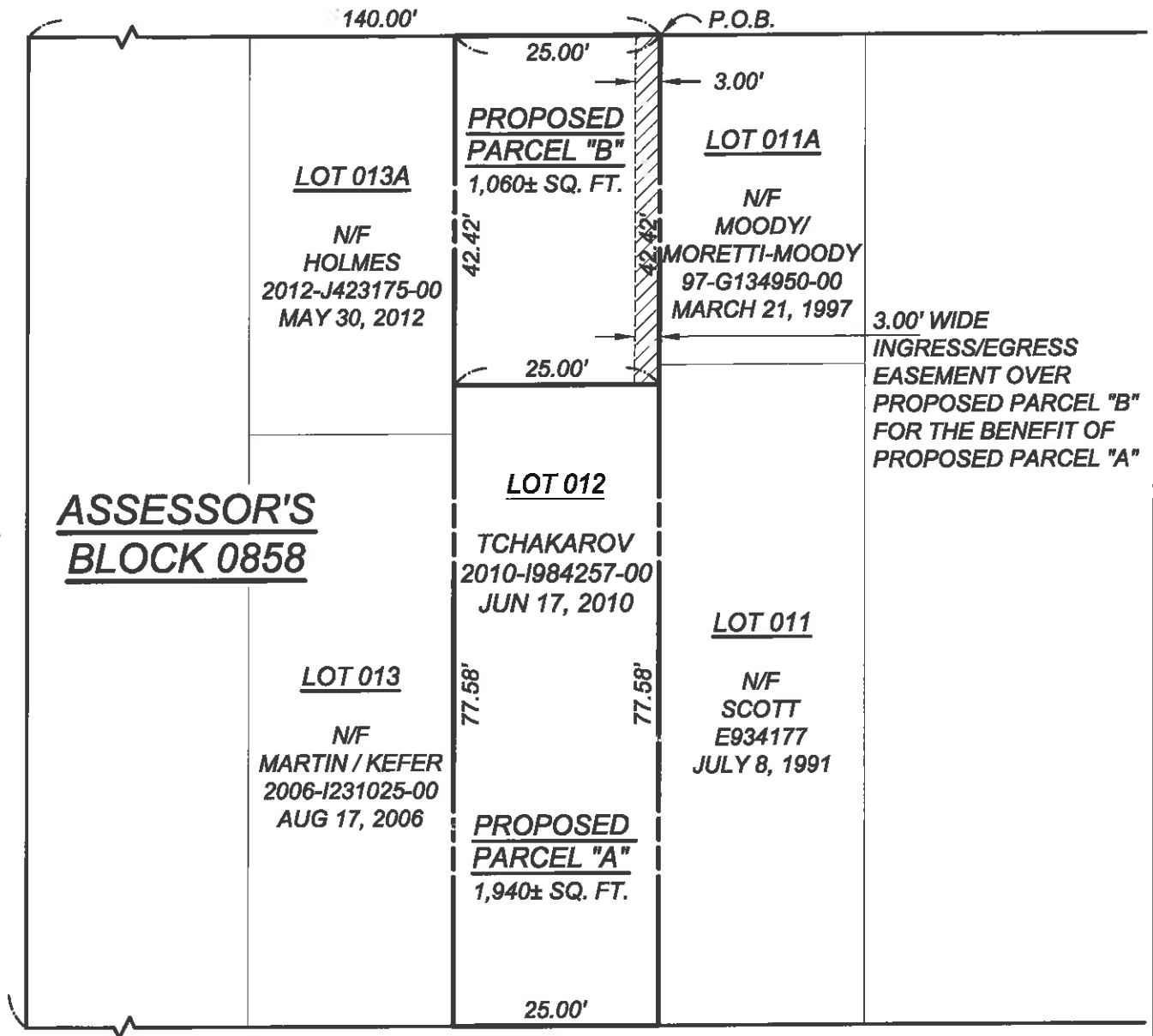
N/F NOW OR FORMERLY
P.O.B. POINT OF BEGINNING

LAUSSAT STREET

35' WIDE



WEBSTER STREET
68.75' WIDE



WALLER STREET

ALL ANGLES ARE 90° UNLESS
OTHERWISE NOTED

68.75' WIDE

20' 0 20'



SCALE: 1" = 20'

ALL DISTANCES ARE MEASURED IN
FEET AND DECIMALS THEREOF

SURVEY:
FTS
DRAWN:
HRF
CHECKED:
EF



Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA
PHONE (415) 921-7690 FAX (415) 921-7655

JOB #: 1758-13

DATE: MARCH, 2016

SCALE: 1" = 20'

SHEET NO.

1 OF 1

266 WALLER STREET
ASSESSOR'S BLOCK 0858, LOT 012
PLAT TO ACCOMPANY LEGAL DESCRIPTION

Exhibit C

Photos of Kitchen Window





Exhibit D

Site Permit Plan Set

SITE PERMIT SET FOR:

63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

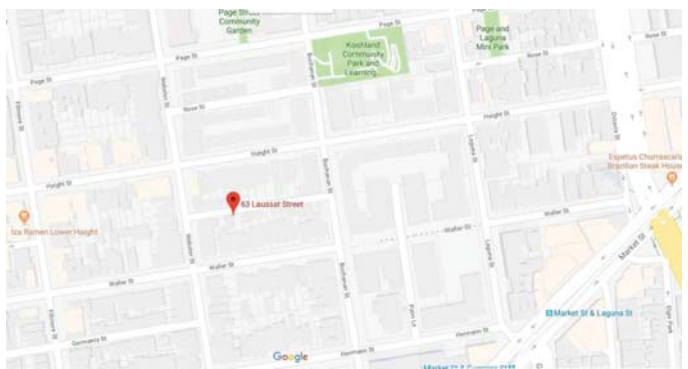
OWNER:
MARIN TCHAKAROV
266 WALLER STREET
SAN FRANCISCO, CA 94102

LAND SURVEYOR:
FREDERICK T. SEHER & ASSOCIATES
841 LOMBARD STREET
SAN FRANCISCO, CA 94133
(415) 921-7690
RICK@SFLANDSURVEYOR.COM

STRUCTURAL ENGINEER:
TBD

CONTRACTOR:
TBD

1 PROJECT DIRECTORY



2 VICINITY MAP

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES
- A0.2 DECLARATION OF RESTRICTIONS
- A0.3 DECLARATION OF RESTRICTIONS
- A0.4 VARIANCE DETERMINATION (TBD)
- A1.0 EXISTING & PROPOSED SITE PLAN
- LS ARCHITECTURAL SITE SURVEY
- A1.1 EXISTING SITE PHOTOS
- A1.2 EXISTING SITE PHOTOS
- A1.3 MID-BLOCK VIEW FROM ABOVE W/ ROOF PLAN
- A1.4 3D RENDERINGS
- A2.0 PROPOSED FLOOR PLANS
- A2.1 PROPOSED ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS W/ ADJACENT PROPERTIES
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS

3 CONTRACT DOCUMENTS

2016 CAL. BUILDING CODE
2016 CAL. RESIDENTIAL CODE
2016 CAL. PLUMBING CODE
2016 CAL. ELECTRICAL CODE
2016 CAL. MECHANICAL CODE
2016 CAL. FIRE CODE
2016 CAL. ENERGY CODE
2016 CAL. GREEN BLDG. CODE
CITY OF SAN FRANCISCO MUNICIPAL CODE, LATEST EDITION
CITY OF SAN FRANCISCO GREEN BUILDING CODE

4 APPLICABLE CODES

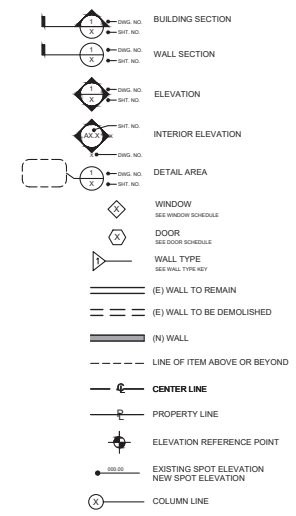
THIS APPLICATION IS BEING SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENTS OF THE CITY OF SAN FRANCISCO FOR PERMIT ISSUANCE.

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A FOUR-STORY, SINGLE FAMILY RESIDENCE ON A 25.00' X 42.42' EMPTY PARCEL. THIS PARCEL CONTAINS AN INGRESS & EGRESS EASEMENT AREA; 3.0' ACCESSIBLE SIDE YARD TO 266 WALLER STREET. A VARIANCE FOR THE PARCEL IS BEING REQUESTED TO ALLOW FOR A 10'-0" REAR YARD, KEEPING IN CONSISTENCY WITH THE REST OF THE MID-BLOCK OPEN SPACE.

BLOCK/LOT: 0858/069
LOT SIZE: 1,062 SF
EXISTING SQUARE FOOTAGE: 0000 SF
PROPOSED SQUARE FOOTAGE:
FIRST FLOOR: 421 SF
SECOND FLOOR: 433 SF
THIRD FLOOR: 584 SF
LOWER FLOOR: 584 SF

ZONING: RTO
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: V-B
HEIGHT LIMIT: 40-X

5 DESCRIPTION OF WORK



6 SYMBOLS

REVISIONS

SITE PERMIT	6/5/2018

LESLIE ARNOLD • ARCHITECT

63 Yuma Street
San Francisco, California 94127
tel 415 731 2960 fax 415 731 3196

ALL SCALE, SECTION, AND ELEVATION DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO OTHER REUSE OR REPRODUCTION OF ANY KIND IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLD ARCHITECTURE.

LESLIE ARNOLD
C23246
STATE OF CALIFORNIA

New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

COVER SHEET

Date: 03/09/2015
Scale: AS NOTED
Drawn: TS/LA
Job: 101 STATES ST
Sheet:
A0.0
of Sheets

(see attached)

March 17, 2016

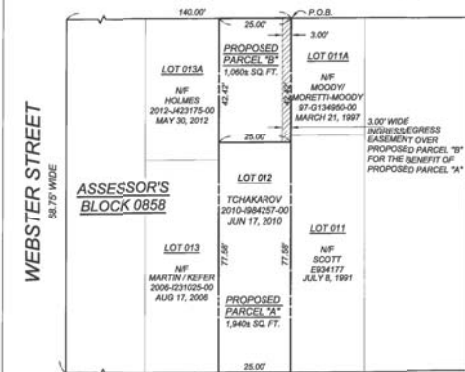
P:\Proj-1311758-13\EASEMENT\U266 Waller_Easement legal description.doc

LEGEND

N.F. NOW OR FORMERLY
P.O.B. POINT OF BEGINNING

LAUSSAT STREET

35" WIDE



WALLER STREET

68.75" WIDE

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF

SURVEY:	FTS
DRAWN:	HRF
CHECKED:	

Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA
PHONE (415) 621-7690 FAX (415) 621-7655

266 WALLER STREET
ASSESSOR'S BLOCK 0858, LOT 012
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB #:	1758-13	DATE:	MARCH, 2018	SCALE:	1" = 20'	SHEET NO.	1 OF 1
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[illegible]

LESLIE ARNOLD • ARCHITECT

63 Verna Street San Francisco California 94127
tel 415 713 2960 fax 815 331 5196



New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

DECLARATION OF RESTRICTIONS

Date: 03/15/2017

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

Sheet:

A0.3

of Theatre

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS OR HIS AGENTS REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR MARIN TOHAKAROV AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT AND LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE. IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENTS OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BOUNDARY NOTES:

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 OCTOBER 16, 2013.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING PARCEL DEED:

① APN 0858-069 "PARCEL MAP NO. 8775, A TWO LOT SUBDIVISION", RECORDED ON JUNE 22, 2016, IN BOOK 129 OF CONDOMINIUM MAPS, AT PAGES 188 THROUGH 189.

UTILITY NOTE:

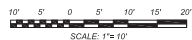
UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT 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:

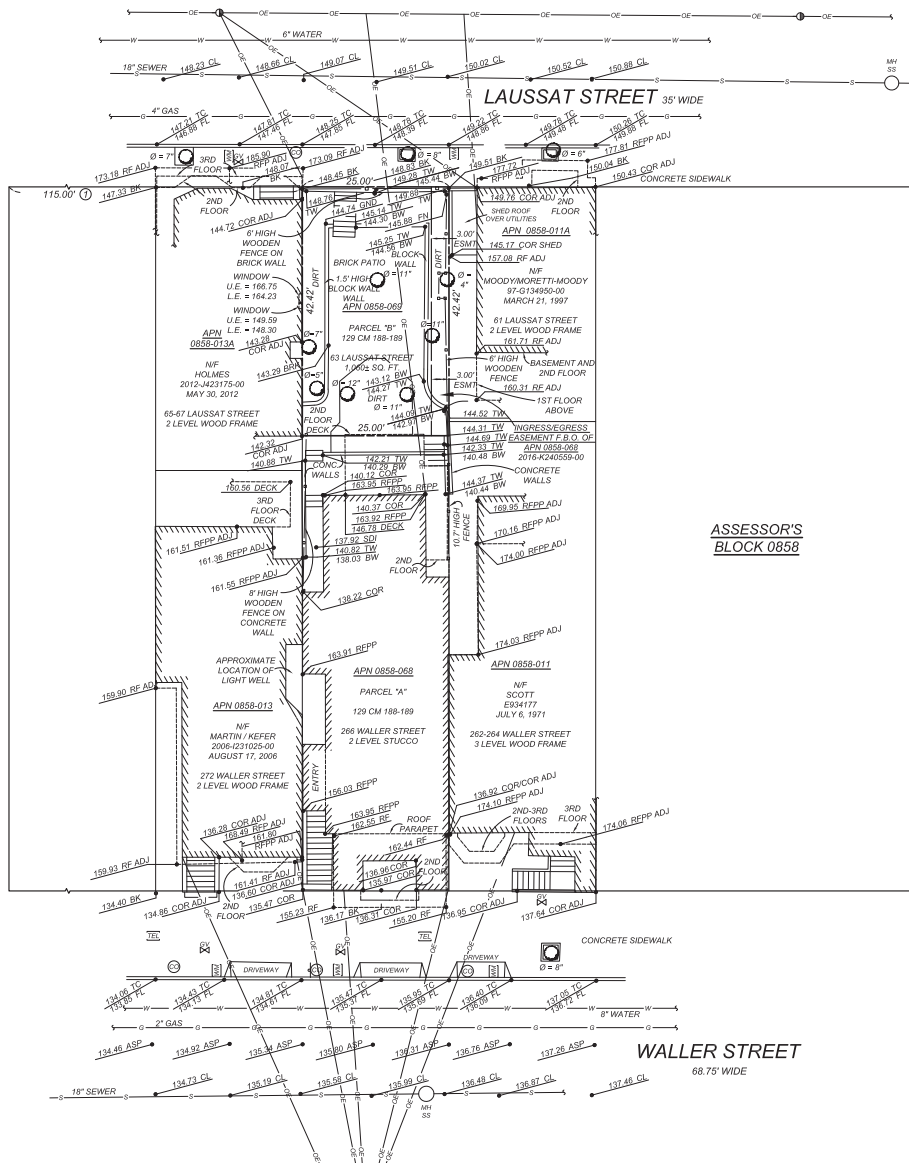
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF WALLER AND WEBSTER STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.E. CORNER 15' N, + CUT S END LOWER CONC STEP. ELEVATION = 133.491'

GENERAL NOTE:

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



WEBSTER STREET
68.75' WIDE



LEGEND

ADJ ADJACENT
BK BACK OF WALK
BW BOTTOM OF WALL
CL CENTER LINE
CM CONDOMINIUM MAPS
CNC CONCRETE
COR CORNER OF BUILDING
DW DRIVEWAY
F.B.O. FOR THE BENEFIT OF
FL FLOW LINE
GND GROUND
LE LOWER ELEVATION
MH MANHOLE
OE OVERHEAD ELECTRIC LINE
RF ROOF
RFL ROOF LINE
RPP ROOF PEAK
RPPF ROOF PARAPET
TC TOP OF CURB
TW TOP OF WALL
UE UPPER ELEVATION
WW WINDOW

— 6 — WOODEN FENCE
— G — GAS LINE
— S — SANITARY SEWER LINE
— OE — OVERHEAD ELECTRIC LINE
— W — WATER LINE

Ø DIAMETER
⊕ GAS VALVE
⊕ POWER POLE
⊕ SANITARY SEWER CLEAN OUT/VENT
⊕ SIGN
ELEV DESC. SPOT ELEVATION
○ TREE
□ TELEPHONE
□ WATER METER

SURVEYOR'S STATEMENT:

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



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

APRIL 27, 2018
DATE:

DATE:	APRIL, 2018	▲		
SCALE:	1" = 10'	▲		
DRAWN BY:	JC	▲		
DRAWING NAME:	1758-03	▲		
SURVEYED BY:	FTS	▲		
CHECKED BY:	EF	▲		
CHECKED BY:	NO	BY	DATE	REVISIONS



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
ASSESSOR'S PARCEL NUMBER 0858-069
63 LAUSSAT STREET, SAN FRANCISCO, CA

SHEET
1
OF 1 SHEETS
JOB NO.
1758-13



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	New Construction: 63 Laussat street San Francisco, CA 94102	C23246 	
EXISTING & PROPOSED SITE PLAN	Date: 03/15/2017		
	Scale: AS NOTED		
	Drawn: TS/LA		
	Job: 63 LAUSSAT		
	Sheet:	A1.0	of Sheets


$$\frac{1}{8}^{\circ}=1'-0''$$


SUBJECT PROPERTY: 63 LAUSSAT ST.



① MID-BLOCK VIEW FROM ABOVE

SUBJECT PROPERTY: 63 LAUSSAT ST.



② VIEW FROM LAUSSAT STREET: FACADE

SUBJECT PROPERTY: 63 LAUSSAT ST.



③ VIEW FROM LAUSSAT FACING WEST



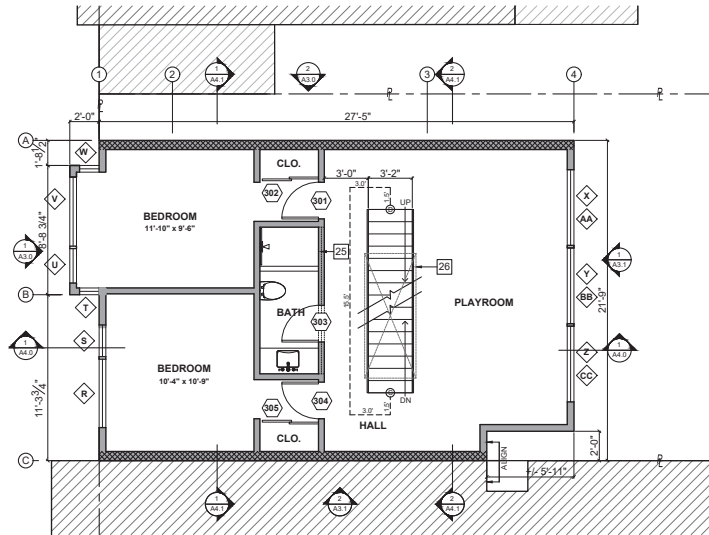
④ VIEW FROM LAUSSAT FACING EAST

REVISIONS	
SITE PERMIT	6/5/2018
LESLIE ARNOLD	ARCHITECT
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tel 415 731 2960	fax 415 731 3196
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3D RENDERINGS	
Date:	03/15/2017
Scale:	AS NOTED
Drawn:	TS/LA
Job:	63 LAUSSAT
Sheet:	A1.4
of	Sheets

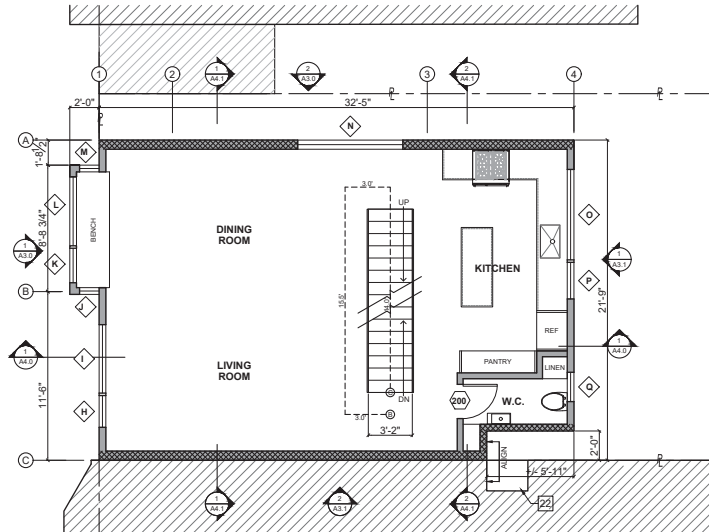
KEY NOTES - (E) FLOOR PLANS:

- 1 FIRE-RATED CLASS "B" ROOF ASSEMBLY
- 2 1 HOUR FIRE-RATED ROOF/DECK ASSEMBLY
- 3 1 HOUR FIRE-RATED PROPERTY LINE FENCE
- 4 3'-0" WIDE INGRESS/EGRESS EASEMENT
- 5 PLANTER BOX AND GROUND LEVEL PLANTING STRIP PER SF OF PUBLIC WORKS LANDSCAPE REQUIREMENTS
- 6 PLANTER BOXES
- 7 SOLAR PANELS: EXACT SIZE, NUMBER & LOCATION TBD.
- 8 SKYLIGHT
- 9 METAL & WOOD GATE
- 10 METAL & WOOD GREEN WALL
- 11 CEMENT TILE FLOOR
- 12 3" HORIZONTAL WOOD SIDING W/ 3/8" REVEAL
- 13 HORIZONTAL WOOD RAILING SUPPORTED ON METAL FRAME
- 14 ALUMINUM WINDOW
- 15 ALUMINUM DOOR
- 16 METAL FLASHING, PAINTED
- 17 WOOD CAP ON 42" HIGH GUARD RAIL
- 18 6"x12" CONCRETE TILES
- 19 EXTERIOR CEMENT PLASTER
- 20 PAINTED HARDIE PANEL SIDING W/ CONCEALED FASTENERS
- 21 ROOF CURB, FIRE-RATED, TYP.
- 22 ADJACENT LIGHTWELL AT 65-67 LAUSSAT
- 23 BAY ABOVE
- 24 OPEN ABOVE
- 25 CLERESTORY WINDOWS ABOVE
- 26 GLASS ROOF ACCESS HATCH
- 27 BAY WINDOW PER SFGPC SECTION 136
- 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING
- 29 CRAWL SPACE ACCESS DOOR

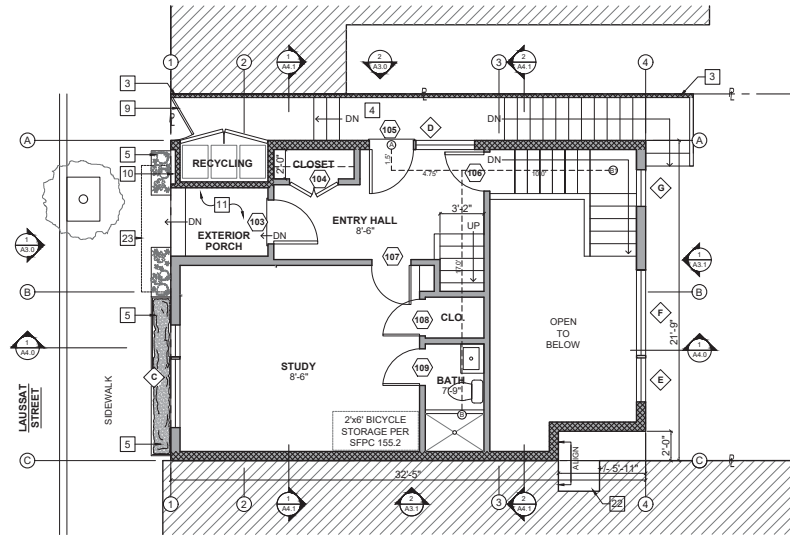
TOTAL SQUARE FEET: 2,014



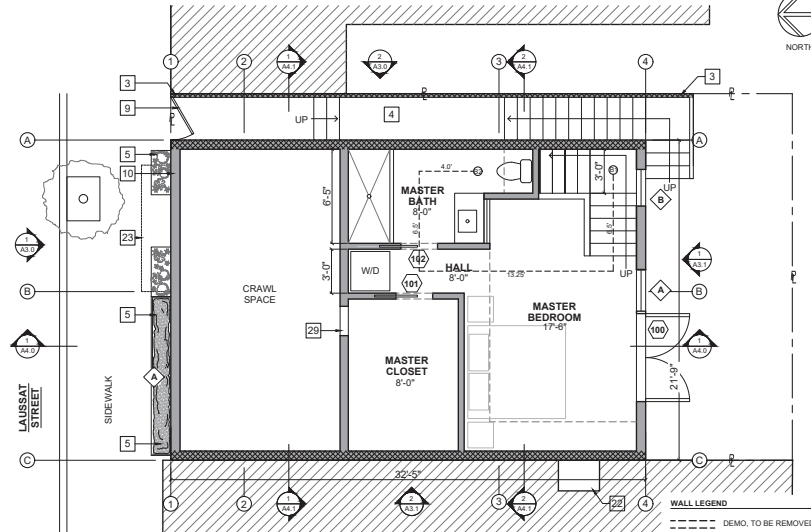
4 FLOOR PLAN: 3RD FLOOR 584SF
1/4"=1'-0"



3 FLOOR PLAN: 2ND FLOOR 433SF
1/4"=1'-0"



2 FLOOR PLAN: 1ST FLOOR 421SF
1/4"=1'-0"



1 FLOOR PLAN: LOWER FLOOR 584SF
1/4"=1'-0"

WALL LEGEND
 --- DEMO, TO BE REMOVED
 --- EXISTING, TO REMAIN
 --- NEW WALL
 --- NEW WALL, FIRE-RATED
 --- PATH OF EXIT TRAVEL

0' 2' 4' 8' 16'

LONGEST PATH OF EXIT TRAVEL DISTANCE = 23.25' + 35.5' + 24.5' + 36' = 119.25'
 124.0' < 125.0 FEET IN A SPRINKLERED BUILDING

REVISIONS

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ARCHITECT
 LESLIE ARNOLD
 63 Yuma Street
 San Francisco, California 94127
 Tel: 415.731.2660 Fax: 415.731.3196

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New Construction:
 63 LAUSSAT STREET
 SAN FRANCISCO, CA 94102

PROPOSED
 FLOOR PLANS

Date: 03/15/2017

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

Sheet:

A2.0

of Sheets

- 1 FIRE-RATED CLASS "B" ROOF ASSEMBLY
- 2 1 HOUR FIRE-RATED ROOF/DECK
- 3 1 HOUR FIRE-RATED PROPERTY LINE FENCE
- 4 3'-0" WIDE INGRESS/EGRESS EASEMENT
- 5 PLANTER BOX AND GROUND LEVEL PLANTING STRIP PER SF PUBLIC WORKS LANDSCAPE REQUIREMENTS
- 6 PLANTER BOXES
- 7 SOLAR PANELS, EXACT SIZE, NUMBER & LOCATION TBD.
- 8 SKYLIGHT
- 9 METAL & WOOD GATE
- 10 METAL & WOOD GREEN WALL
- 11 CEMENT TILE FLOOR
- 12 3" HORIZONTAL WOOD SIDING W/ 3/8" REVEAL
- 13 HORIZONTAL WOOD RAILING SUPPORTED ON METAL FRAME
- 14 ALUMINUM WINDOW
- 15 ALUMINUM DOOR
- 16 METAL FLASHING, PAINTED
- 17 WOOD CAP ON 42" HIGH GUARD RAIL
- 18 8"x12" CONCRETE TILES
- 19 EXTERIOR CEMENT PLASTER
- 20 PAINTED HARDIE PANEL SIDING W/ CONCEALED FASTENERS
- 21 ROOF CURB, FIRE-RATED, TYP.
- 22 ADJACENT LIGHTWELL AT 65-67 LAUSANT
- 23 BAY ABOVE
- 24 OPEN ABOVE
- 25 GLASSORY WINDOW ABOVE
- 26 GLASS ROOF ACCESS HATCH
- 27 BAY WINDOW PER SFPC SECTION 136
- 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING
- 29 CRAWL SPACE ACCESS DOOR
- 30 42" HIGH GLASS RAILING SYSTEM
- 31 3" PARAPET WALL WITH 12" GLASS RAIL ABOVE



LESLIE ARNOLD • ARCHITECT 33 Verma Street San Francisco California 94127 tel 415 713 2960 fax 815 331 3196	REVISIONS SITE PERMIT 6/5/2018
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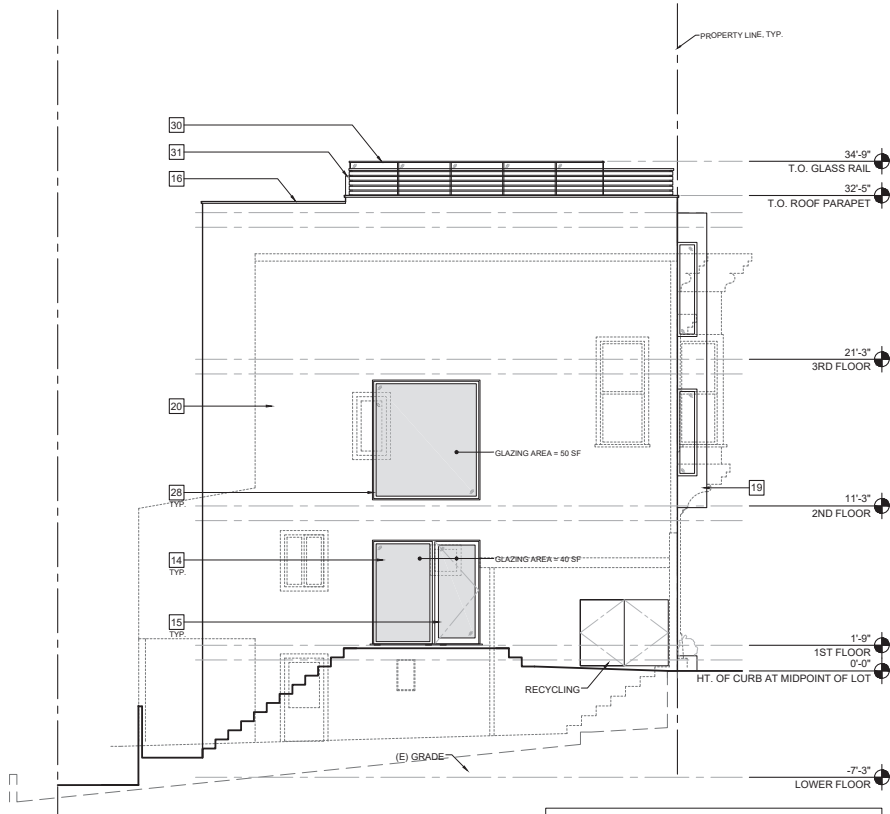
PROPOSED
ROOF PLAN

Date:	03/15/2017
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Drawn:	TS/LA
Job:	63 LAUSSAT

Sheet:
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of Sheets

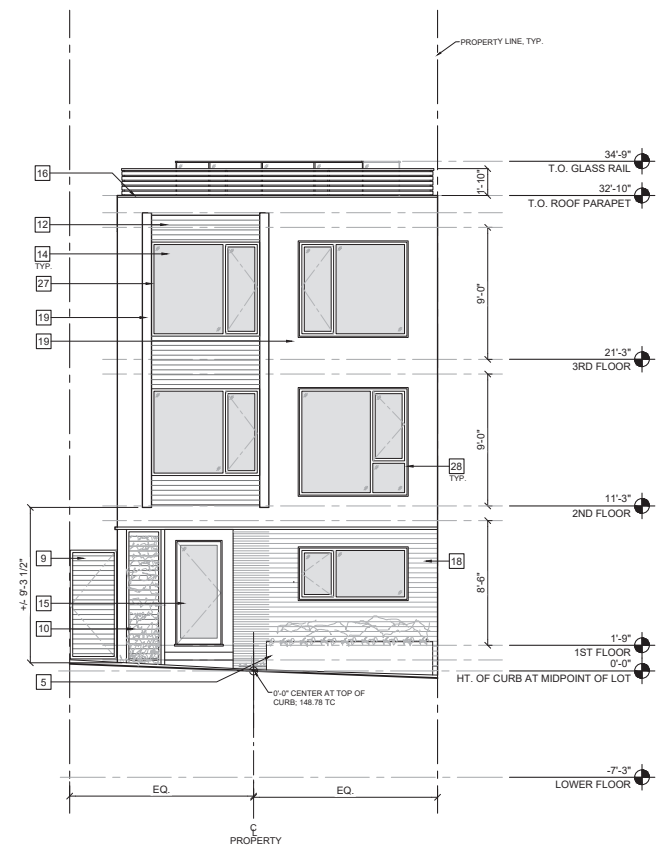
KEY NOTES - (E) FLOOR PLANS:

- | | | |
|--|---|---|
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| 9 METAL & WOOD GATE | 19 EXTERIOR CEMENT PLASTER | 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING |
| 10 METAL & WOOD GREEN WALL | | |



2 EXTERIOR ELEVATION: EAST
1/4"=1'-0"

WINDOW OPENING CALCULATION:
3'-3" FROM PROPERTY LINE
FIRST FLOOR FACADE AREA = 301 SF / GLAZED AREA = 40 SF < 15%
SECOND FLOOR FACADE AREA = 340 SF / GLAZED AREA = 50 SF < 15%



1 EXTERIOR ELEVATION: NORTH
1/4"=1'-0"

0' 2' 4' 8' 16'

REVISIONS

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New Construction:
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SAN FRANCISCO, CA 94102

EXTERIOR ELEVATIONS

Date: 03/15/2017

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

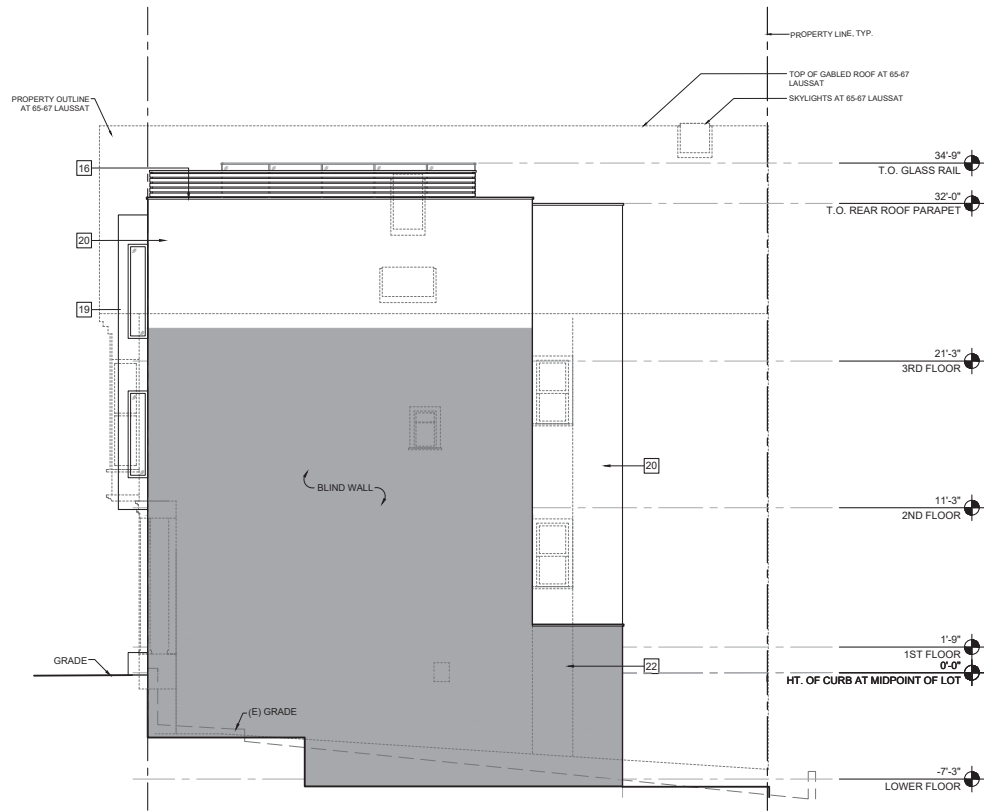
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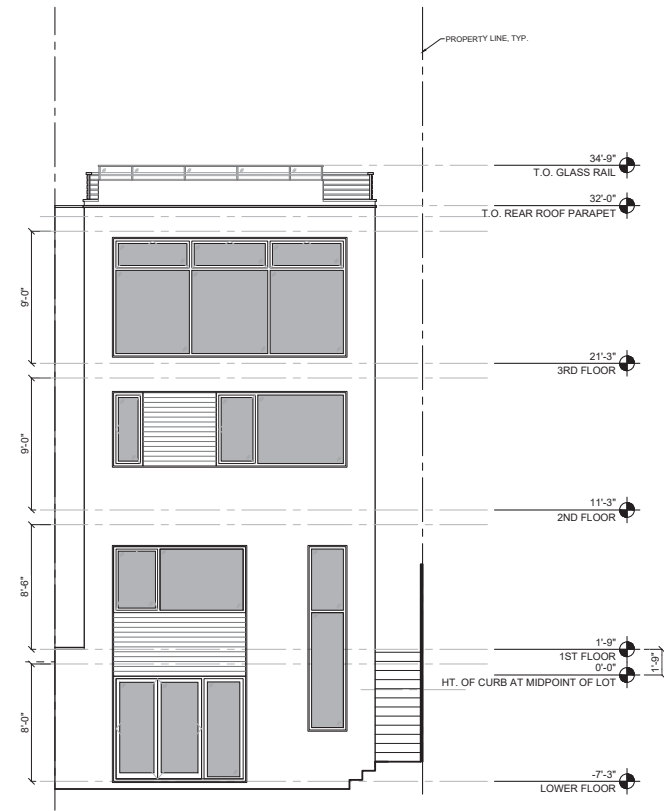
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KEY NOTES - (E) FLOOR PLANS:

- | | | |
|--|---|---|
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| 3 1 HOUR FIRE-RATED PROPERTY LINE FENCE | 13 HORIZONTAL WOOD RAILING SUPPORTED ON METAL FRAME | 22 ADJACENT LIGHTWELL AT 65-67 LAUSSAT |
| 4 3'-0" WIDE INGRESS/EGRESS EASEMENT | 14 ALUMINUM WINDOW | 23 BAY ABOVE |
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| 9 METAL & WOOD GATE | 19 EXTERIOR CEMENT PLASTER | 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING |
| 10 METAL & WOOD GREEN WALL | | |



2 EXTERIOR ELEVATION: WEST
3/8"=1'-0"



1 EXTERIOR ELEVATION: SOUTH
1/8"=1'-0"

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1 REAR ELEVATION WITH ADJACENT PROPERTIES
1/4"=1'-0"

REVISIONS BY

SITE PERMIT 6/5/2018

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San Francisco, California 94127
tel 415.731.2900 fax 415.531.1906



New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

EXTERIOR ELEVATIONS
W/ ADJACENT PROPERTIES

Date: 03/15/2017

Scale: AS NOTED

Drawn: TS/LA

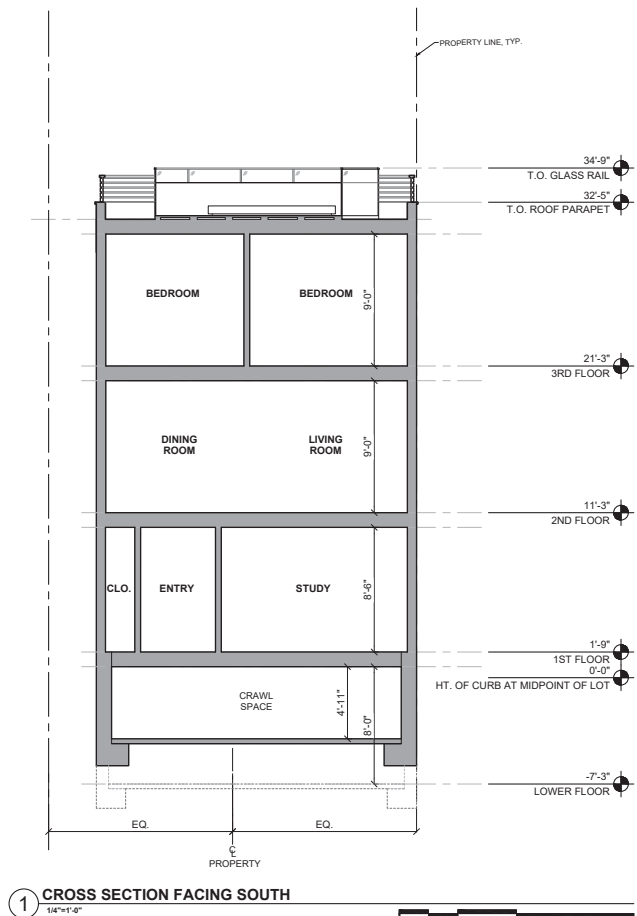
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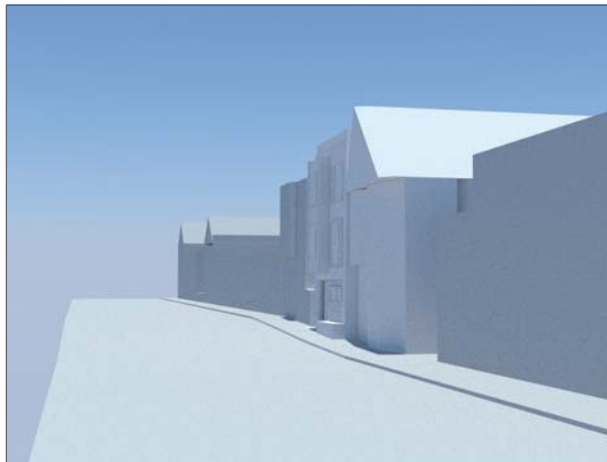


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<p>New Contractor: 63 LAUSSAT STREET SAN FRANCISCO, CA 94102</p>	
<p>PROPOSED CROSS SECTION</p>	
<p>Date: 03/15/2017</p> <p>Scale: AS NOTED</p> <p>Drawn: TS/LA</p> <p>Job: 63 LAUSSAT</p>	<p>Sheet:</p> <p>A4.0</p> <p>of Sheets</p>

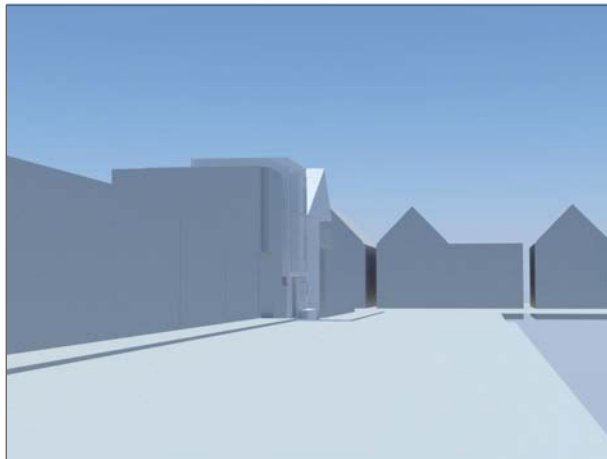
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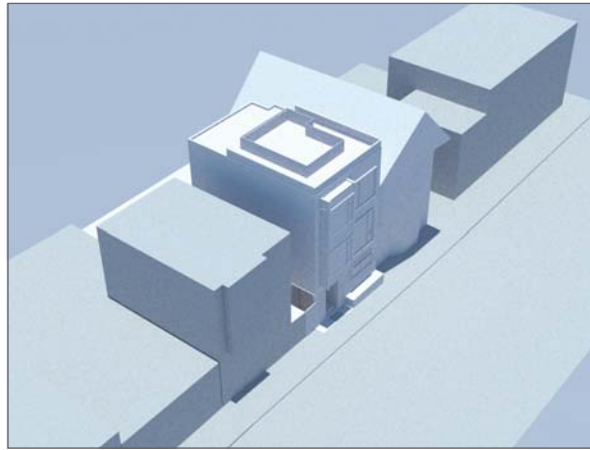
FRONT STREET VIEW



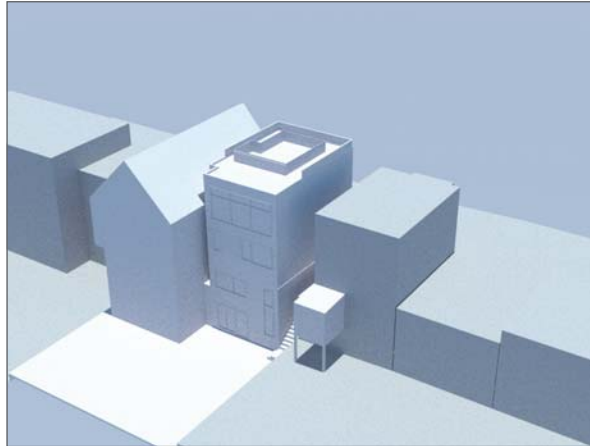
STREET VIEW LOOKING EAST



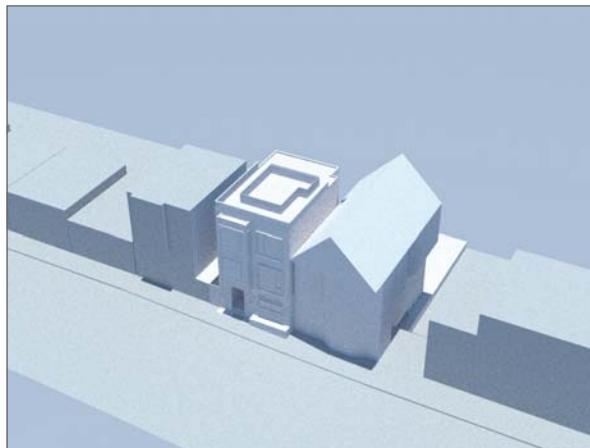
STREET VIEW LOOKING WEST



AERIAL VIEW OF FRONT FACADE



AERIAL VIEW OF REAR FACADE



AERIAL VIEW OF FRONT FACADE

REUBEN, JUNIUS & ROSE, LLP

Justin A. Zucker
jzucker@reubenlaw.com

July 12, 2019

Delivered Via Email (christopher.may@sfgov.org)

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: 63 Laussat Street – Building Permit Application No. 2018.06.11.1543
Planning Department Case. No. 2018-009355DRP
Brief in Support of Project
Hearing Date: July 25, 2019
Our File No.: 10169.02**

Dear President Melgar and Commissioners:

Our office represents Marin Tchakarov, the owner (“**Project Sponsor**”) of 63 Laussat Street, Assessor’s Block 0858, Lot 069 (the “**Property**”). The Property is a substandard lot that is currently vacant in an RTO Zoning District. Project Sponsor proposes constructing a modest, 3-story single-family home (the “**Project**”). Revised Project plans are enclosed as **Exhibit A**. We respectfully request the Planning Commission approve the Project as revised.

The Discretionary Review (“**DR**”) requester owns the adjacent home to the east of the Property at 61 Laussat Street. The DR requester’s opposition to the Project is based on fears pertaining to loss of trees, sun, and light. Those fears have been addressed by the Project Sponsor. Project Sponsor has attempted to communicate with the DR requester to address his concerns, including an in-person meeting. But the DR requester has not responded to meeting requests.

For these reasons, we submit that no exceptional or extraordinary circumstances have been established that would justify not approving this Project as revised. Staff recommends taking DR and approving the Project’s as revised. The revised plans implement changes at RDAT’s request.

A. PROJECT BACKGROUND

1. The Proposed Project

The Project is the second step in a two-step process. In 2014, Project Sponsor sought and obtained a lot split of 266 Waller Street through a separate variance. That lot split created the Property, which was the first step. At the time of the lot split, Project Sponsor disclosed his

intention to build a home on the Property. So, there would be one home on the Property and another on 266 Waller Street.

Project Sponsor continues to own 266 Waller Street. Project Sponsor plans to have his aging parents and in-laws move into the home at 266 Waller Street. And Project Sponsor will move in the Project's proposed home to raise a future family with his partner.

As part of the lot split of 266 Waller Street, Project Sponsor consciously encumbered a 3-foot wide portion of the Property along the eastern boundary with the DR requester's home with an easement for "ingress and egress, including emergency egress."¹ The easement ensures that the DR requester will have an open space buffer between his property and the Project.

Contrary to DR requester's assertion that the design of the proposed home has not changed since it was first introduced at a Pre-Application Meeting on October 5, 2017, it has. At the Pre-Application Meeting, Project Sponsor proposed construction of a 4-story home.² Through the design review process and at the direction of Planning Department staff, Project Sponsor agreed to remove the fourth floor, which resulted in an approximate 15% reduction of the home's height. The Project before you is a 3-story home.

The Project as revised is an attractive, appropriate, and neighborhood-compatible single-family home, including with respect to the limited mid-block pattern. Six of the thirteen through lots on the block have been sub-divided in a similar manner with longer lots fronting on Waller Street and shorter lots fronting on Laussat Street. Nineteen of the twenty-six lots on the block are sub-standard. And several properties on the block have been built to their property lines without any rear yard.

2. Rear Yard Variance

The Project seeks a variance from Section 134 because the proposed rear yard is 10 feet, not 15 feet. The Zoning Administrator considered the rear yard variance at a public hearing on April 24, 2019, and took the matter under submission.

B. RESPONSES TO DR REQUESTER'S CONCERNS

The DR requester raised two concerns about the Project, both of which are discussed below.

¹ A true and correct copy of the Declaration of Restrictions and Reservation of Easements is enclosed as **Exhibit B.**

² A true and correct copy of the Pre-Application Meeting materials, including plans, are enclosed as **Exhibit C.**

1. Preservation of Trees

At the Pre-Application Meeting on October 5, 2017, the DR Requester and his wife identified two concerns both relating to trees on the Property. The DR Requester raised concerns pertaining to: (1) preservation of the tree on the shared property line; and (2) not wanting anything built on the Property because they enjoy seeing the trees on the lot. The DR requester's moving papers continue to raise concerns regarding loss of trees due to the Project, including a tree on the shared property line. Project Sponsor is willing to preserve the tree on the shared property line provided the Fire Marshall and Department of Building Inspection have no issues with that.

In addition, Project Sponsor has responded to the DR requester that he would do all he could to provide as much greenery as possible. Project Sponsor has offered re-planting any suitable trees and other vegetation in the new back yards of both 266 Waller Street and the Property, as well as donating other trees and vegetation deemed suitable to the neighbors adjacent to the Property.

2. Loss of Sun and Light

Project Sponsor has strived to design a Project that provides a livable, modern single-family home on a substandard lot while also protecting the sun and light of adjacent neighbors. Though the RTO Zoning District does not impose side setback requirements, the DR requester will have the benefit of one. As part of the first step of this two-step process, i.e., the lot split of 266 Waller Street, Project Sponsor consciously encumbered a 3-foot wide easement along the Property's eastern boundary with the DR requester's home. With a property line fence and the 3-foot wide easement, the DR requester will have a 3'-3" setback the entirety of the Property's eastern boundary to provide sun and light.

The DR requestor has an approximate 4'-9" side yard. Including the easement, proposed property line fence, and the DR requester's side yard, there will be approximately 8' of open space for sun and light exposure between the proposed home and the DR requester's home.

Project Sponsor has also reduced the height of the Project from 38'-9" to 32'-10" (32'-5" at the rear), an approximate 15% reduction. The reduction in height increases sun and light exposure to the Property's adjacent neighbors, including the DR requester.

The DR requester has also expressed concerns regarding sun and light exposure to his kitchen window on this home's west façade. As shown in the photographs submitted by the DR requester (enclosed as **Exhibit D**) and Project Sponsor (enclosed as **Exhibit E**), the west façade of the DR requester's home, including the kitchen window, is substantially shaded by trees. Those trees are on the DR requester's property and the Property. Project Sponsor is willing to remove any trees on the Property that DR requester would like. Removing trees from the Property would increase sun and light exposure to DR requester's home.

C. CONCLUSION

We submit that no exceptional or extraordinary circumstances have been identified by the DR requester justifying the Planning Commission's denial of this Project. In an urban environment, any new development on a vacant lot will have certain impacts on neighbors. And Project Sponsor has been careful to minimize such impacts. The Project is compatible with the surrounding neighborhood's pattern and density. Project Sponsor proposes a Project that will create a modern, usable single-family home where he can stay and raise his future family with his partner. The Project brings much-needed housing with desirable floor area and bedroom count, in a thoughtfully designed building that takes into consideration the substandard lot size.

For these reasons, and those in our opposing papers, we respectfully request the Planning Commission to take the DR request and approve the Project as revised. Thank you for your consideration. We look forward to presenting this Project to you on July 25, 2019.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Justin A. Zucker

Enclosures:

- Exhibit A: Revised Plans
- Exhibit B: Declaration of Restrictions and Reservation of Easement
- Exhibit C: Pre-Application Meeting materials, including plans
- Exhibit D: DR requester's photos of area between two homes
- Exhibit E: Project Sponsor's photos of DR requester's western façade

cc:

Vice President Joel Koppel
Commissioner Frank S. Fung
Commissioner Rich Hillis
Commissioner Milicent A. Johnson
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas P. Ionin, Commission Secretary
Leslie Arnold (lesliarnoldsf@mac.com)
Client (mtchakarov@gmail.com)

Exhibit A

63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

FREDERICK T. SEHER & ASSOCIATES
841 LOMBARD STREET
SAN FRANCISCO, CA 94133
(415) 921-7690
RICK@SFLANDSURVEYOR.COM

1



(3)

4

EXISTING SPOT
NEW SPOT ELE

9

5

4

2

Abstract

2

New Construction:

0.017

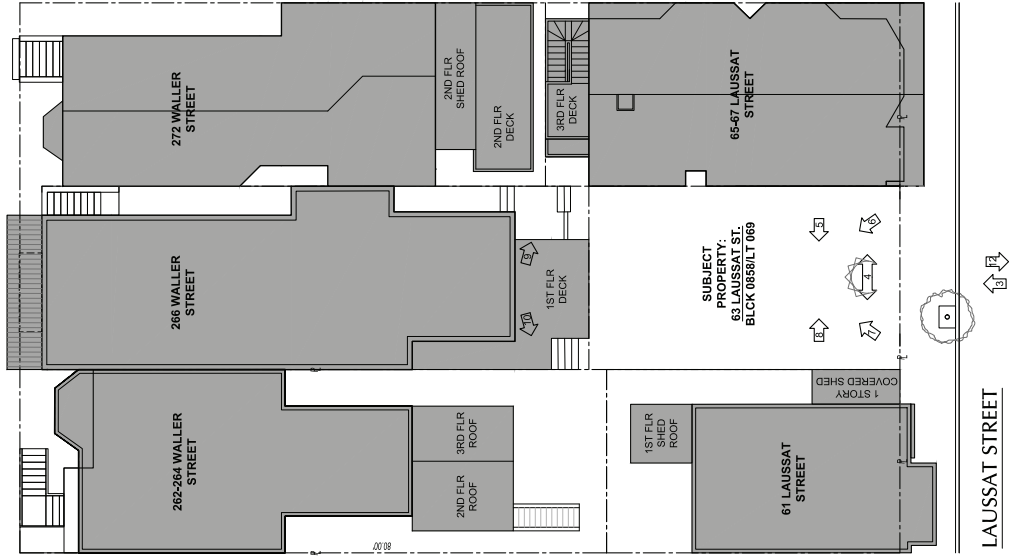
of
Sheet

P:\P\13\1758-13\EASEMENT\266 Waller Easement\legal\description.doc

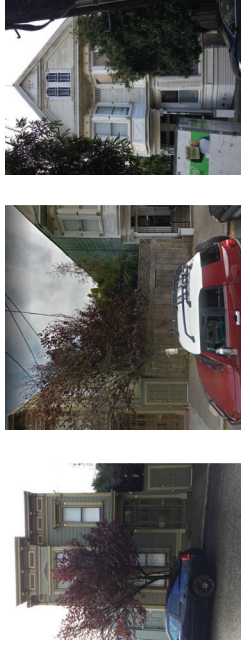
Sheet: **A0.3**



WALLER STREET



1 PHOTO KEY
1/8"=1'-0"



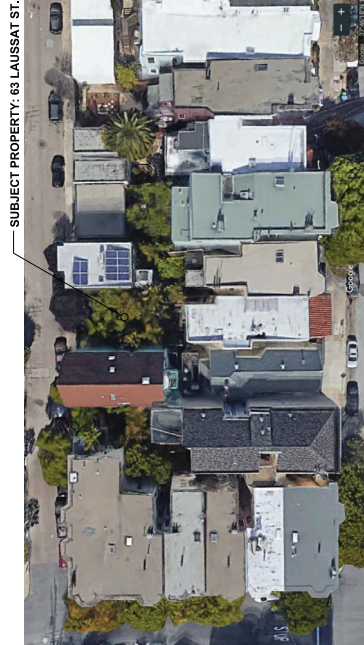
61 LAUSSAT STREET
0858011A

SUBJECT PROPERTY:
63 LAUSSAT ST.
BLOCK 085801T 069

65-67 LAUSSAT STREET
0858013A



3 SUBJECT PROPERTY & SAME SIDE OF LAUSSAT STREET



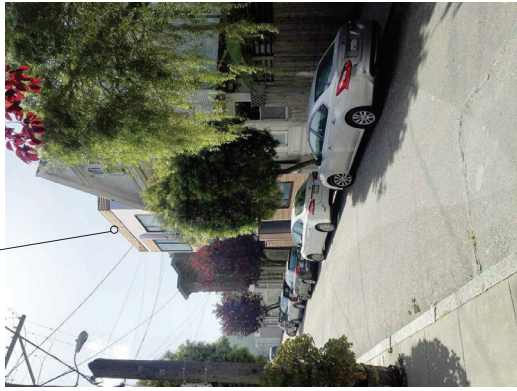
2 OVERHEAD VIEW



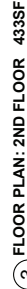
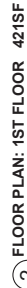
— SUBJECT PROPERTY: 63 LAUSSAT ST.



VIEW FROM LAUSSAT FACING WEST



VIEW FROM LAUSSAT FACING EAST



- | KEY NOTES - (B) FLOOR PLANS | |
|-----------------------------|---|
| 1 | 1 HOUR RATED GLASS ROOF ASSEMBLY |
| 2 | 1 HOUR RATED ROOF DECK ASSEMBLY |
| 3 | 2 HOUR RATED PROPERTY LINE FENCE |
| 4 | 3" X 7" WOOD INGRESS/EGRESS ASSEMBLY |
| 5 | LANDSCAPE STRIPING FOR PUBLIC WORKS |
| 6 | LANDSCAPE REQUIREMENTS |
| 7 | PLANER BOXES, EXACT SIZE, NUMBER & LOCATION TEL. |
| 8 | SKYLIGHT |
| 9 | METAL A WOOD GATE |
| 10 | METAL & WOOD GREEN WALL |
| 11 | CEMENT TILE FLOOR |
| 12 | 1" HORIZONTAL WOOD SING W/ 3" REVEAL |
| 13 | HORIZONTAL WOOD RAILING SUPPORTED ON METAL FRAME |
| 14 | ALUMINUM WINDOW |
| 15 | ALUMINUM DOOR |
| 16 | METAL FLASHING, PAINTED |
| 17 | WOOD OP ONLY, 4" HIGH GUARD RAIL |
| 18 | 6" X 6" CONCRETE TILES |
| 19 | EXTERIOR CEMENT PLASTER |
| 20 | PAINTED HARD PANELED W/ CORRUGATED FIBER GLASS TYP. |
| 21 | ROOF CURB - FINE MESH TYP. |
| 22 | ADJUSTED LIGHT WELL AT 6' 6" |
| 23 | DAY ABOVE |
| 24 | OPEN ABOVE |
| 25 | CLEARSTORY WINDOWS ABOVE |
| 26 | GLASS ROOF ACCESS HATCH |
| 27 | 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HURDLES |
| 28 | CHWAL SPACE, ACCESS DOOR |

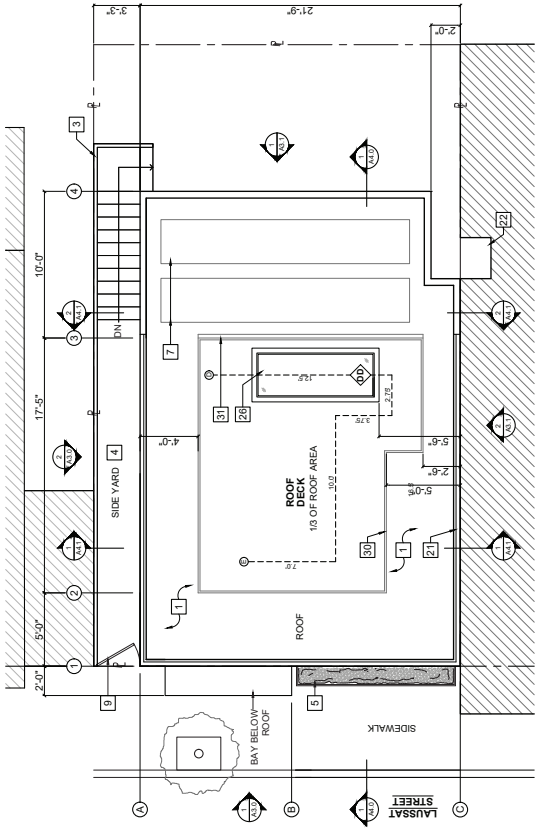
TOTAL SQUARE FEET: 2,014

KEY NOTES - (B) FLOOR PLANS:

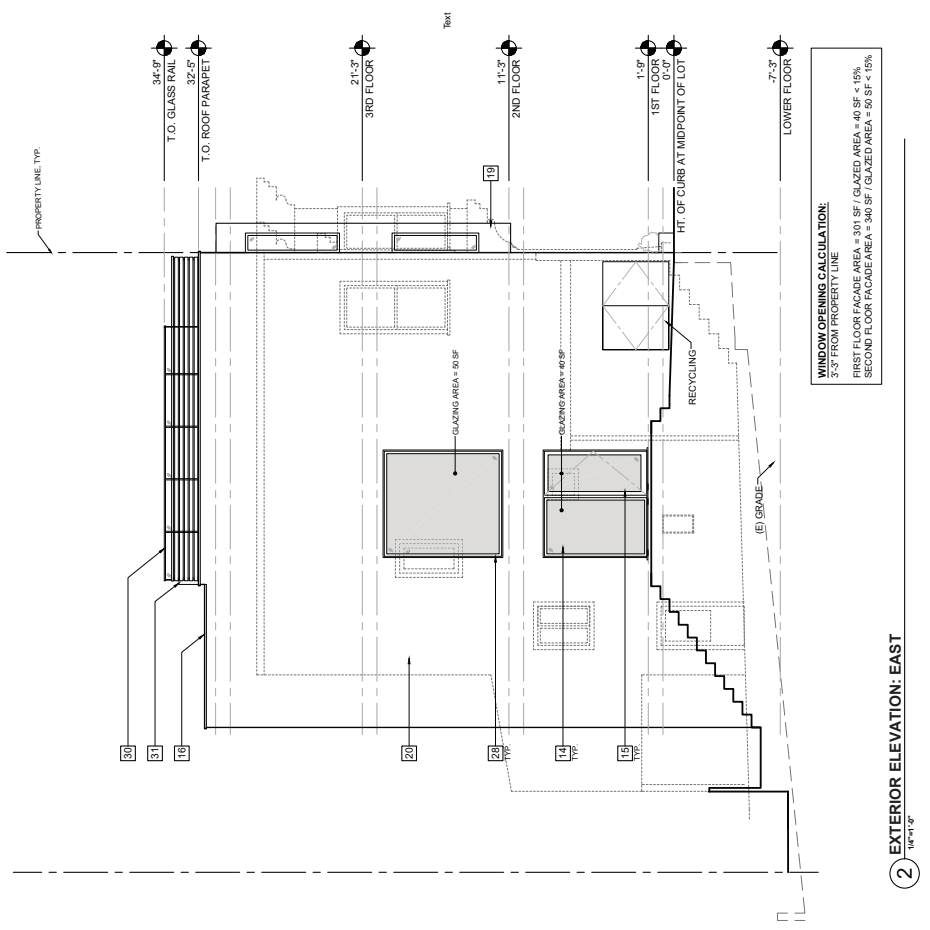
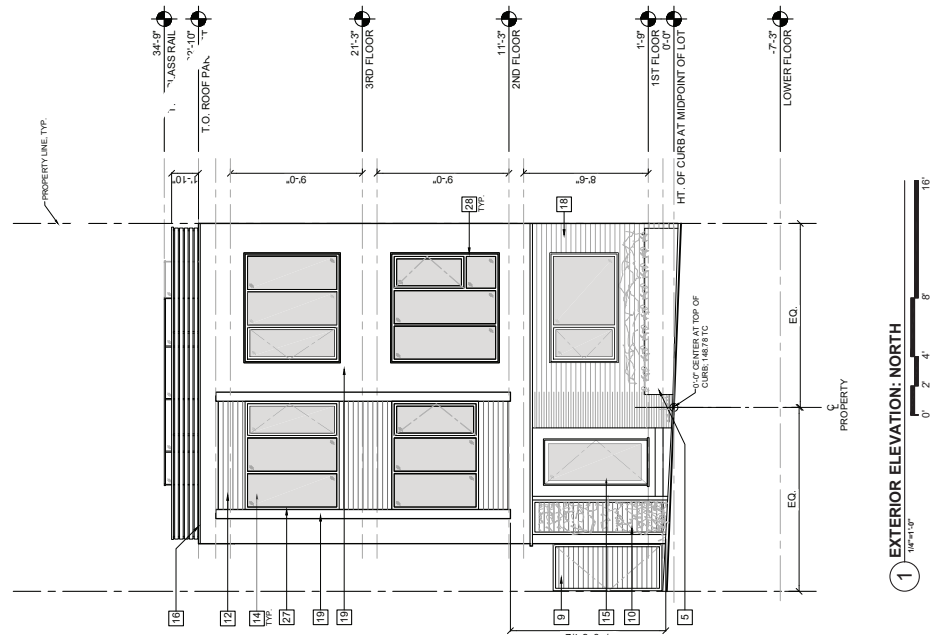
- 1 PREPARED CLASS 9" ROOF ASSEMBLY
- 2 1 HOUR PREPARED ROOF DECK
- 3 1 HOUR PREPARED PROPERTY LINE FENCE
- 4 3/4" WIDE INGRESS/EGRESS EASEMENT
- 5 PLANTER BOX AND GROUND LEVEL
- 6 PLANTER BOXES
- 7 SOLAR PANELS EXACT SIZE, NUMBER & LOCATION TBD.
- 8 SKYLIGHT
- 9 METAL & WOOD GATE
- 10 METAL & WOOD GREEN WALL
- 11 CEMENT TILE FLOOR
- 12 2" HORIZONTAL WOOD SING W 3/8" REINFOR
- 13 HORIZONTAL WOOD SING W 3/8" REINFOR, SUPPORTED ON METAL FRAME
- 14 ALUMINUM WINDOW
- 15 ALUMINUM DOOR
- 16 METAL FLASHING, PAINTED
- 17 WOOD CAP ON 4 1/2" HIGH GUARD RAIL
- 18 6X12 CONCRETE TILES
- 19 EXTERIOR CEMENT PLASTER
- 20 PAINTED HARDIE PANEL SING W/ CONCEALED FASTENERS
- 21 ROOF CURB, 1/2" PRE-PAINTED, TYP.
- 22 ADJACENT LIGHTWELL AT 66-67 LAUSSAT
- 23 BAY ABOVE
- 24 OPEN ABOVE
- 25 CLOSETORY WINDOWS ABOVE
- 26 GLASS ROOF ACCESS HATCH
- 27 BAY WINDOW PER SFGPC SECTION 198
- 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SING
- 29 CEILING SPACE ACCESS DOOR
- 30 42" HIGH GLASS RAILING BY STEM
- 31 30" PARAPET WALL WITH 12" GLASS RAIL ABOVE

1 FLOOR PLAN: ROOF DECK

1/8"=1'-0"



THIS SET OF ARCHITECTURAL DRAWINGS AND ANY SUPPLEMENTAL SHEETS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.



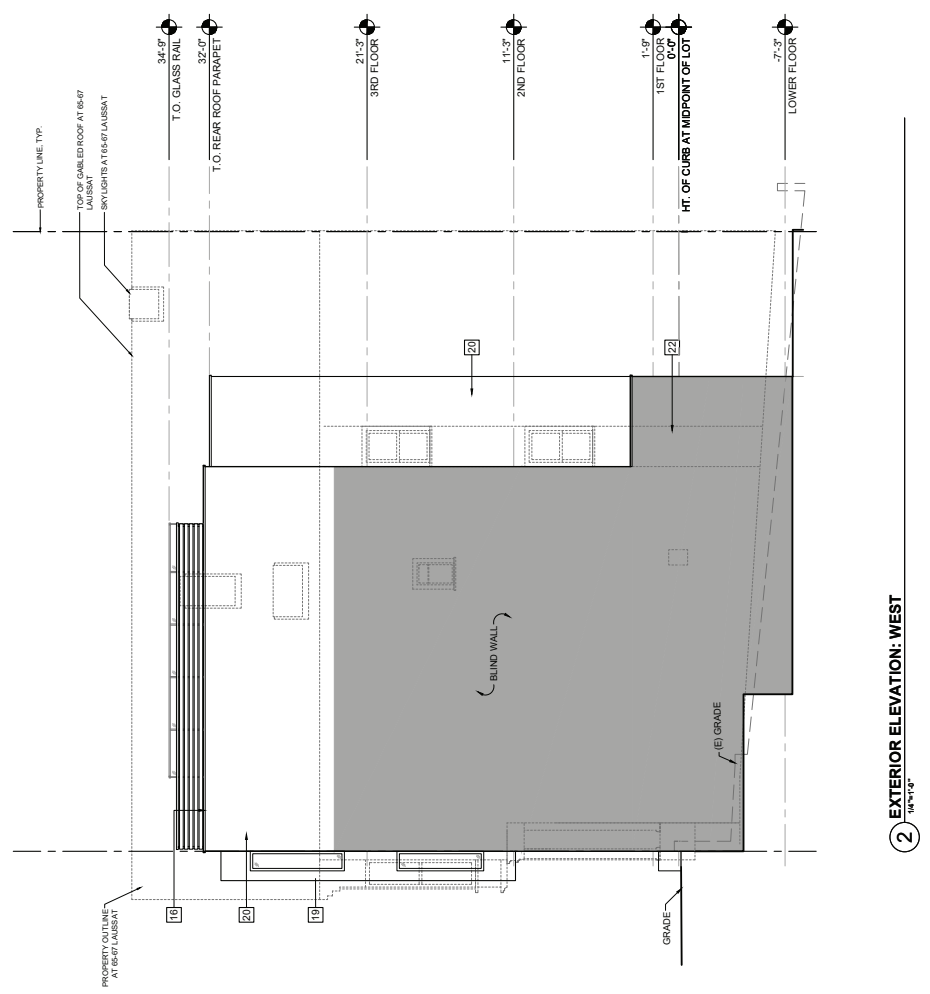
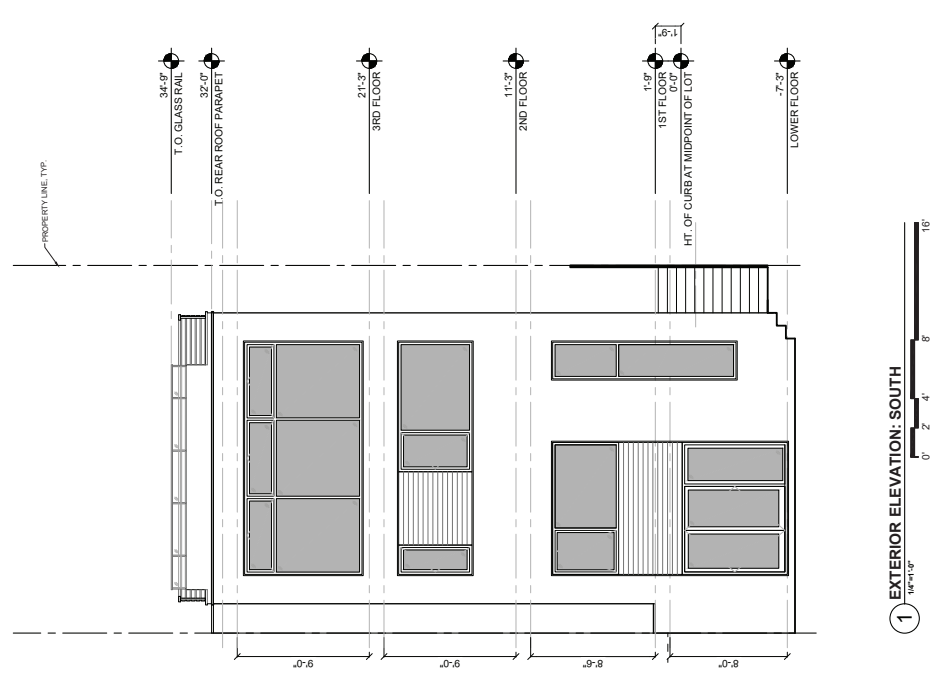
- | NOTES: (E) FLOOR PLANS | |
|------------------------|--|
| 1 | 1 PRECAST CLASS 3 ROOF ASSEMBLY |
| 2 | 2 1 HOUR PRECAST ROOF/CEILING ASSEMBLY |
| 3 | 3 1 HOUR PRECAST PROPERTY LINE FENCE |
| 4 | 4 3/4" WIDE INGRESS/EGRESS RASMENT |
| 5 | 5 PLANTER BOX AND GROUND LEVEL |
| 6 | 6 PLANTER BOXES |
| 7 | 7 PLANTER BOXES |
| 8 | 8 SKYLIGHT |
| 9 | 9 METAL & WOOD GATE |
| 10 | 10 METAL & WOOD GREEN WALL |
| 11 | 11 CEMENT FILL FLOOR |
| 12 | 12 HORIZONTAL WOOD SIDING W/ 3/8" REVEAL |
| 13 | 13 HORIZONTAL WOOD RAILING |
| 14 | 14 SUPPORTED ON METAL FINALE |
| 15 | 15 ALUMINUM WINDOW |
| 16 | 16 ALUMINUM DOOR |
| 17 | 17 METAL FLASHING PAINTED |
| 18 | 18 1/4" PAINT ON 1/4" GUMD WALL |
| 19 | 19 EXTERIOR CEMENT PLASTER |
| 20 | 20 PRECAST HARDE PANEL SIDING W/ CONCEALED FASTENERS |
| 21 | 21 ROOF CURB, TYP |
| 22 | 22 ADJACENT LIGHTWELL AT 66.47' LAUSAT |
| 23 | 23 BAY ABOVE |
| 24 | 24 OPEN ABOVE |
| 25 | 25 CLEISTORY WINDOWS ABOVE |
| 26 | 26 DUTCH STAIRS |
| 27 | 27 BAY WINDOW PER SPC. SECTION 36 |
| 28 | 28 WOOD TRIM AROUND DOORS, WINDOWS, AND FLOOR SIDING |

WINDOW OPENING CALCULATION:
3'-3" FROM PROPERTY LINE

FIRST FLOOR FAÇADE AREA = 301 SF / GLAZED AREA = 40 SF \leq 15%
SECOND FLOOR FAÇADE AREA = 340 SF / GLAZED AREA = 50 SF \leq 15%

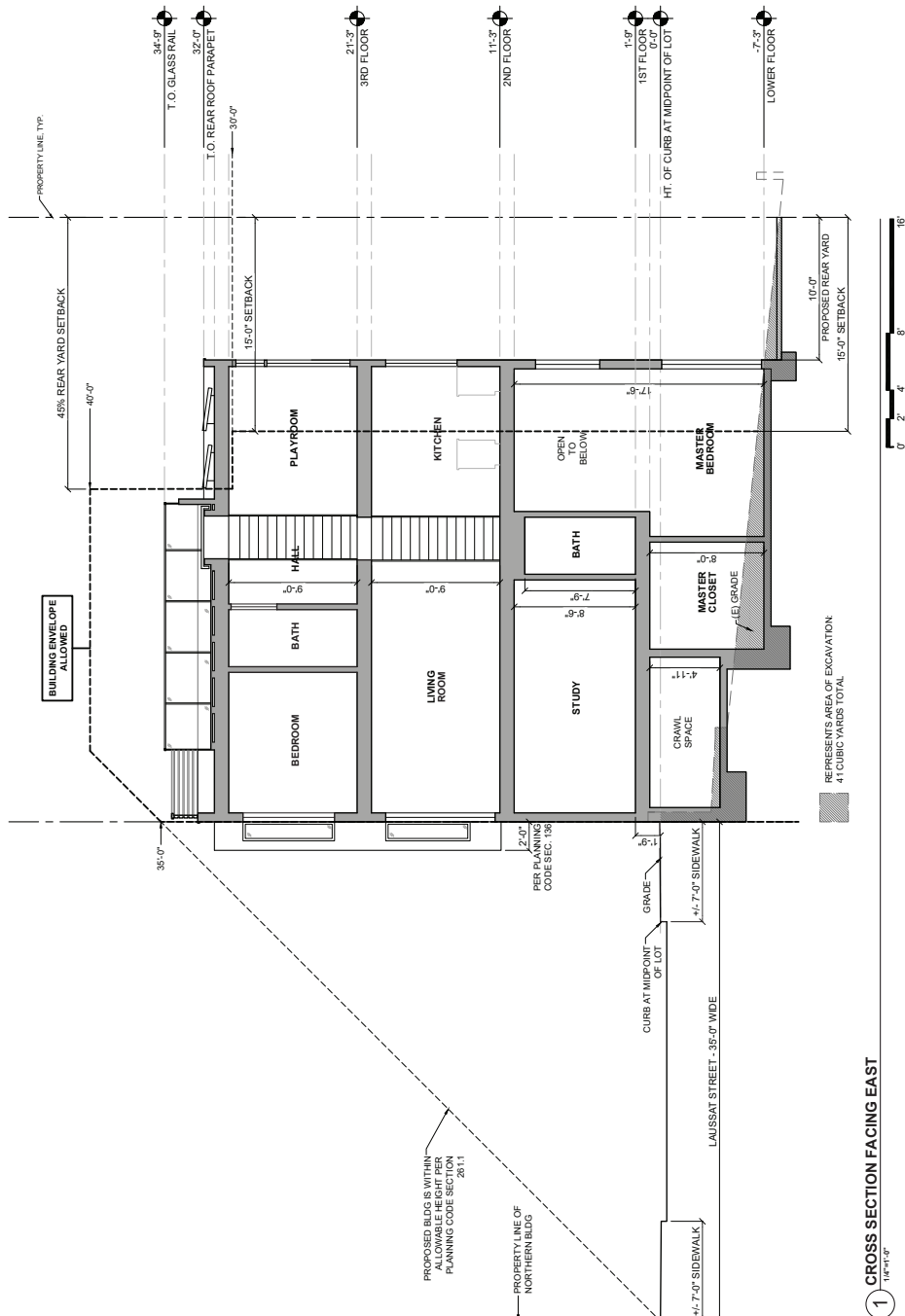
1 EXTERIOR ELEVATION: NORTH

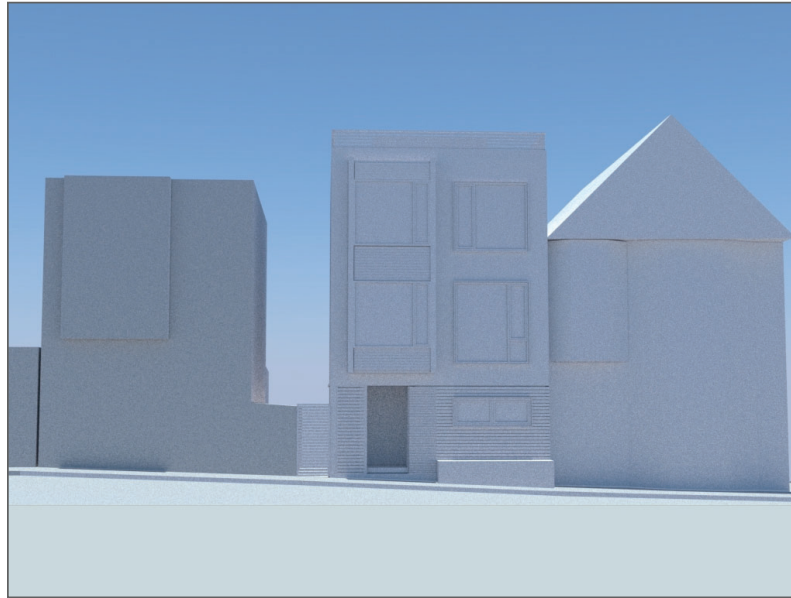
2 EXTERIOR ELEVATION: EAST
1/4"=1'-0"



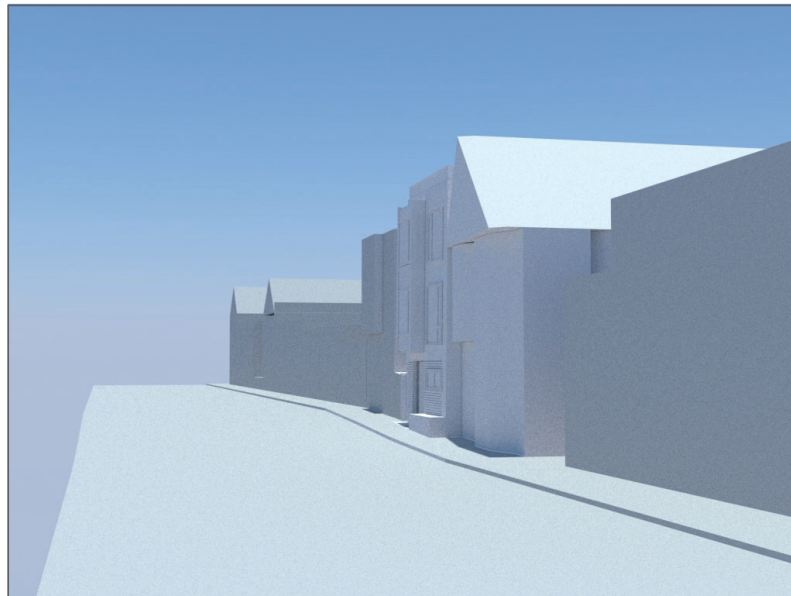
- | | | | | | |
|----|--|----|--|----|--|
| 1 | PREPARED GLASS ROOF ASSEMBLY | 11 | EMMENTLE FLOOR | 21 | PAINTED INSIDE PANEL SILING W/ CONCEALED FASTENERS |
| 2 | WOOD-CLAD ROOF DECK ASSEMBLY | 12 | 1" X 4" METAL WOOD SILING W/ 3/4" REINFL | 22 | ROOF CURB TYP |
| 3 | WOOD-CLAD ROOF DECK ASSEMBLY | 13 | HORIZONTAL WOOD RAILING | 23 | ADJACENT LIGHTWELL AT 66.47 LAUSAT |
| 4 | 3" WIDE INGRESS/EGRESS FASIMENT | 14 | SUPPLIED ON METAL FRAME | 24 | BAY ABOVE |
| 5 | PLANTER BOX AND GROUND LEVEL | 15 | ALUMINUM WINDOW | 25 | GREEN ABOVE |
| 6 | CONCRETE SLAB WITH 4" THICK CONCRETE PAVING | 16 | ALUMINUM DOOR | 26 | CLOSET/STORY WINDOWS ABOVE |
| 7 | SCAR PANELS, EXACT SIZE, NUMBER & LOCATION TBD | 17 | METAL FLASHING, PAINTED | 27 | DUTCH STAIRS |
| 8 | SKYLIGHT | 18 | WOOD CAP ON 4" HIGH GROUND RAIL | 28 | BAY WINDOW PER SPEC SECTION 18 |
| 9 | METAL & WOOD GATE | 19 | 5/8" X 2" CONCRETE TILES | 29 | 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SILING |
| 10 | METAL & WOOD GREEN WALL | | EXTERIOR GEMENT PLASTER | | |



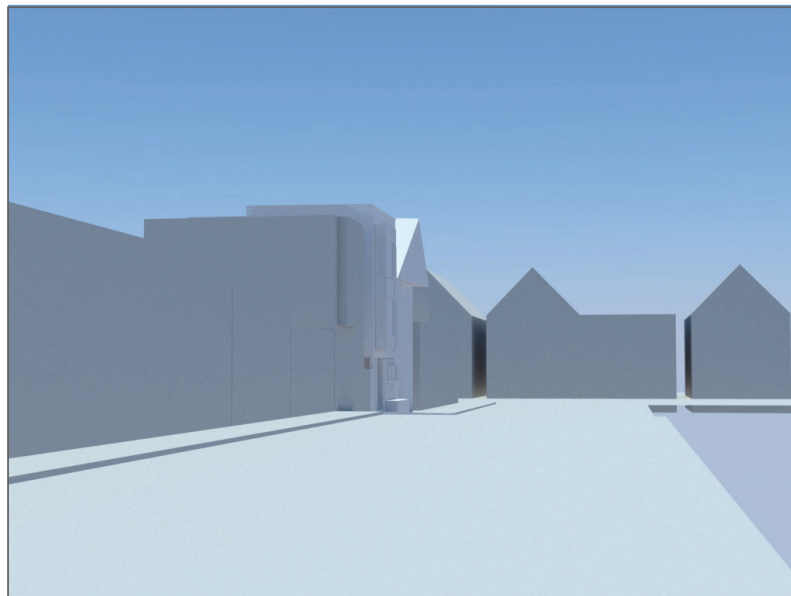




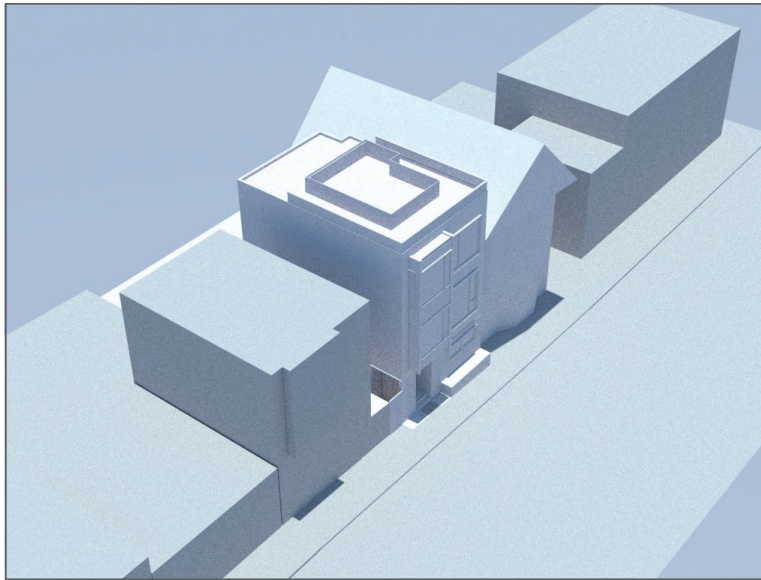
FRONT STREET VIEW



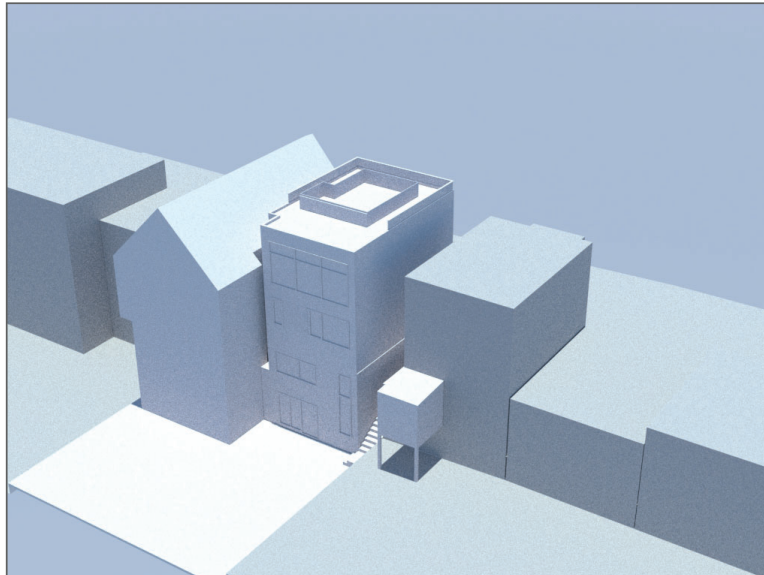
STREET VIEW LOOKING EAST



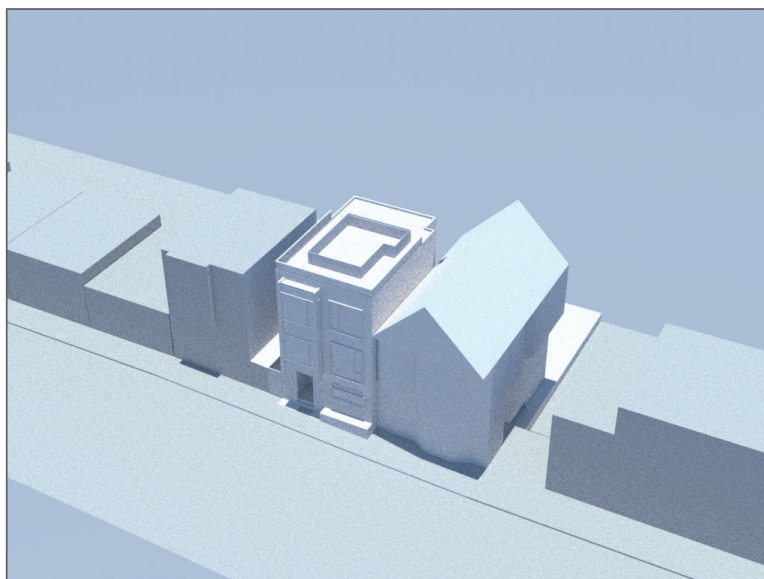
STREET VIEW LOOKING WEST



AERIAL VIEW OF FRONT FACADE



AERIAL VIEW OF REAR FACADE



AERIAL VIEW OF FRONT FACADE

Exhibit B

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, California 94104
Attn.: Kevin H. Rose (10169.01)

CONFORMED COPY of document recorded

on 05/04/2016, 2016K240559
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

266 Waller Street (Block 0858, Lot 012)

Space Above This line for Recorder's Use

DECLARATION OF RESTRICTIONS
AND RESERVATION OF EASEMENTS

March 21, 2016

DECLARATION OF RESTRICTIONS
AND RESERVATION OF EASEMENTS

THIS DECLARATION of Restrictions and Reservation of Easements ("Declaration") is made March 17, 2016 by MARIN TCHAKAROV, an unmarried man ("Declarant").

RECITALS

A. Declarant is the owner of certain real property located on Waller Street between Webster Street and Buchanan Street in the City of San Francisco, County of San Francisco, State of California, and more fully described in Exhibit "A" to this Declaration (hereinafter referred to as the "Property").

B. The Property consists of one (1) parcel. Declarant desires to effect a lot split to reconfigure the boundary lines of the one (1) parcel on the Property (the "Lot Split") to create two (2) parcels.

C. As used herein, the term "Parcel A" shall refer to that portion of the Property that fronts on Waller Street, as identified as "Parcel A" on Exhibit "B" attached hereto, and the term "Parcel B" shall refer to that portion of the Property that fronts on Laussat Street, as identified as "Parcel B" on Exhibit "B" attached hereto. The terms "Parcel A" and "Parcel B" may collectively be referred to herein as a "Parcel". As used herein, the term "Owner" shall mean the owner in fee of any Parcel during the period that it remains a fee owner of such Parcel.

D. In connection with the Lot Split, and in order to satisfy the requirements of the San Francisco Building Code (the "Code") in effect as of the date hereof and obtain the City and County of San Francisco (the "City") approval of the Lot Split, Declarant desires to impose certain restrictions for the benefit of each and every parcel in the Property and to reserve a certain easement as described herein

E. The City is intended to be a third party beneficiary of this Declaration, such that the written consent of the Director of the City's Department of Building Inspection (the "Director") shall be required for the modification, revocation, or termination of the restrictions imposed herein.

NOW, THEREFORE, Declarant hereby declares that all the Property is to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, easements, conditions and covenants, all of which are imposed as equitable servitudes upon the Property. All of the limitations, restrictions, reservations, rights, easements, conditions and covenants in this Declaration shall run with and burden the Property, and shall be binding on and for the benefit of all of the Property, any portion of it and any interest in it, and all persons having or acquiring any rights, title or interest in the Property, any portion of it, and any interest in it, and their successors, heirs and assigns; and, further Declarant hereby declares that the reference to and description of "easements" in this Declaration shall not be affected by a merger of estates, but shall constitute a special restriction as to the affected Property that runs with the land. If a Declarant transfers title to either Parcel to a third party, such that the Parcels are no longer under common ownership, the

access rights specified in this Agreement shall be deemed to constitute a valid and binding easement wherein Parcel A is the dominant tenement and Parcel B is the servient tenement.

1. Ingress/Egress Easement. Declarant expressly reserves for the benefit of Parcel A the following nonexclusive easement:

Over Parcel B on that portion of Parcel B identified on Exhibit "B" attached hereto as the "Ingress/Egress Easement" for purposes of pedestrian ingress and egress, including emergency egress, across Parcel B to Laussat Street.

2. Maintenance and Repair. The cost of maintenance and repair of the areas subject to the easement described herein shall be the responsibility of the Owner of Parcel B, unless otherwise agreed upon in writing by the Owners. The Owner of Parcel B shall at all times maintain the areas subject to the easement described herein in a first-class, safe, clean condition, free and clear of debris, rubbish and trash, and in good operating order and repair, and, except for non-structural architectural features made a part of or otherwise affixed to the exterior of an improvement constructed on Parcel B, including, without limitation, windowsills, vents, lighting features, gables or antennas, unobstructed to the sky in the configuration that exists on the effective date of this Declaration.

3. Subsequent Building Permits. As part of the submission of any building permit applications to the Department of Building Inspection on or after the effective date of this Declaration, each Owner shall submit a copy of this Declaration.

4. Duration. The restrictions contained in and the easement reserved in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to section 5 below.

5. Modification or Revocation. This Declaration has been recorded in order to satisfy the requirements of the Code in effect as of the date hereof and to obtain the approval by the City of the Lot Split. This Declaration may not be modified, revoked or terminated without the written consent of the Owners of the Parcels, and any such modification, revocation or termination shall not be effective unless and until the Director or his or her designee consents thereto in writing after receiving written notice thereof from Declarant, and such modification, revocation or termination, executed by the Owner(s) and the City, is recorded in the Official Records of the City.

6. Easement Appurtenant. The Ingress/Egress Easement shall be appurtenant to, and shall pass with title to, the Parcel benefited thereby. Each and all of the foregoing covenants, conditions and restrictions (i) shall run with the land; (ii) shall be binding upon, and shall inure to the benefit of, Declarant, each Owner and any person having or acquiring any interest in any portion of the Property, and all of their respective successive owners and assigns; and (iii) shall be binding upon, and shall inure to the benefit of, the Property and each Parcel thereof, and every portion thereof and interest therein.

7. Third Party Beneficiary. The City is intended to be a third party beneficiary of this Declaration, with the right to consent to any modification or revocation hereof and the right and authority, at its sole option, to enforce the provisions hereof (including, but not limited to, remedies for violation for a building permit), provided, however, that the City shall have no

liability whatsoever hereunder with respect to the condition of the Property.

8. No Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this document be strictly limited to and for the purposes expressed.

9. Indemnity. Declarant, and each successor Owner of a Parcel with respect to matters arising during or prior to the period that it remains an Owner of a Parcel, on behalf of itself and its successors and assigns ("Indemnitors"), shall indemnify, defend and hold harmless ("Indemnify") the City including, but not limited to, all of its boards, commissions, departments, agencies and other subdivisions, including, without limitation, its Department of Building Inspection, and all of the heirs, legal representatives, successors and assigns (individually and collectively, the "Indemnified Parties"), and each of them, from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses, including, without limitation, direct and vicarious liability of every kind (collectively, "Claims"), incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, or loss of or damage to property, howsoever or by whomsoever caused, occurring in or about the Ingress/Egress Easement from the use contemplated hereunder; (b) any default by such Indemnitors in the observation or performance of any of the terms, covenants or conditions of this Declaration to be observed or performed on such Indemnitors' part; (c) the use or occupancy or manner of use or occupancy of the Ingress/Egress Easement by such Indemnitors or any person or entity claiming through or under such Indemnitors; (d) the condition of the Ingress/Egress Easement; (e) any construction or other work undertaken by such Indemnitors permitted or contemplated by this Declaration; (f) any acts, omissions or negligence of such Indemnitors in, on or about the Ingress/Egress Easement by or on behalf of such Indemnitors; (g) any injuries or damages to real or personal property, goodwill, and persons in, upon or in any way allegedly connected with the use contemplated hereunder from any cause or Claims arising at any time; and (h) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Indemnitors in, under, on or about the Ingress/Egress Easement; all regardless of the active or passive negligence of, and regardless of whether liability without fault is imposed or sought to be imposed on, the Indemnified Parties, except to the extent that such Indemnity is void or otherwise unenforceable under applicable law in effect on or validly retroactive to the date of this Declaration and further except only such Claims as are caused exclusively by the willful misconduct or gross negligence of the Indemnified Parties. The foregoing Indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and the City's costs of investigating any Claim. Declarant on behalf of the Indemnitors specifically acknowledges and agrees that the Indemnitors have an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this Indemnity even if such allegation is or may be groundless, fraudulent or false, which obligation arises at the time such Claim is tendered to such Indemnitors by the City and continues at all times thereafter. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.

10. Authority. The person executing this Declaration on behalf of Declarant does hereby covenant and warrant that Declarant is a duly formed and existing California limited liability

company, that Declarant has full right and authority to enter into this Declaration, and that the person signing on behalf of Declarant is authorized to do so.

DECLARANT:

**Marin Tchakarov,
an unmarried man**

By: 

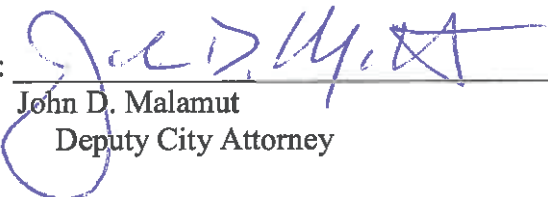
APPROVED:

For **Director of the Department of Building Inspection**

By:  Vernon Hudson, DBI
MAR 28 2013

APPROVED AS TO FORM:

Dennis J. Herrera, City Attorney

By: 
John D. Malamut
Deputy City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

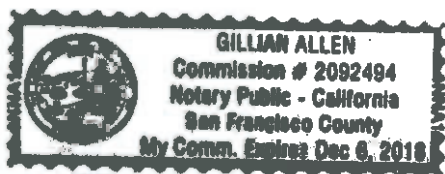
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of this document.

State of California)
 County of San Francisco)
 On March 21, 2016 before me, Gillian Allen, Notary Public,
Here Insert Name and Title of the Officer

personally appeared Marin Vassilev Tchavlarov
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature
Signature of Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, described as follows:

Beginning at a point on the Northerly line of Waller Street, distant thereon 115 feet Easterly from the Easterly line of Webster Street; running thence Easterly along said line of Waller Street 25 feet; thence at a right angle Northerly 120 feet to the Southerly line of Laussat Street; thence at a right angle Westerly along said line of Laussat Street 25 feet; thence at a right angle Southerly 120 feet to the point of beginning.

Being part of Western Addition Block No. 290.

Assessor's Lot 012; Block 0858

###

EXHIBIT "B"
INGRESS AND EGRESS EASEMENT AREA

(See attached)

March 17, 2016

EXHIBIT "B"
266 WALLER STREET
EASEMENT LEGAL DESCRIPTION

All that certain real property situate in the City and County of San Francisco, State of California, described as follows:


Beginning at a point on the southerly line of Laussat Street (35 feet wide), distant thereon 140.00 feet easterly from the easterly line of Webster Street (68.75 feet wide); running thence westerly along said line of Laussat Street 3.00 feet; thence at a right angle southerly 42.42 feet; thence at a right angle easterly 3.00 feet; thence at a right angle northerly 42.42 feet to the point of beginning.

Being a part of Western Addition Block No. 290

Also being a portion of Lot 012 in Assessor's Block 0858

Containing 127 square feet, more or less.

This real property description has been prepared by me, or under my supervision, in conformance with the Professional Land Surveyor's Act.

Signature 
Frederick T. Seher
Professional Land Surveyor, LS # 6216



1 OF 1

Exhibit C

Notice of Pre-Application Meeting

9/20/2017

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 63 LAUSSAT ST., cross street(s) WEBSTER (Block/Lot#: 0858/069; Zoning: RTO), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☒ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to:

PROPOSAL IS TO BUILD A NEW SINGLE FAMILY HOME ON AN UNDEVELOPED LOT AT 63 LAUSSAT ST.
FOUR LEVELS, STEPPING BACK THE UPPER TWO LEVELS AT THE REAR OF THE PROPERTY AND STEPPING BACK THE
TOP LEVEL AT THE STREET FRONT.

Existing # of dwelling units:	0	Proposed:	1	Permitted:	1
Existing bldg square footage:	0	Proposed:	2,253 GROSS	Permitted:	N/A
Existing # of stories:	0	Proposed:	4	Permitted:	4
Existing bldg height:	0	Proposed:	38'-9"	Permitted:	40'-0"
Existing bldg depth:	0	Proposed:	32'-5"	Permitted:	27'-5"

MEETING INFORMATION:

Property Owner(s) name(s): MARIIN TCHAKAROV
 Project Sponsor(s): MARIIN TCHAKAROV
 Contact information (email/phone): M.TCHAKAROV@GMAIL.COM / 650 996-3811
 Meeting Address*: 63 LAUSSAT ST.
 Date of meeting: THURSDAY OCT. 5
 Time of meeting**: 6:00PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Pre-Application Meeting Sign-in Sheet

Meeting Date: 10.5.17
 Meeting Time: 6:00 PM
 Meeting Address: 63 LAUSSAT ST.
 Project Address: 63 LAUSSAT ST.
 Property Owner Name: MARIN TCHAKAROV
 Project Sponsor/Representative: MARIN TCHAKAROV / LESLIE ARNOLD

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Peter Moody	61 Laussat	415-640-3481	phmoody@att.net	<input checked="" type="checkbox"/>
2.	Hara Moody	61 Laussat	415-350-7262	HARAMORST@ATT.NET	<input checked="" type="checkbox"/>
3.	ROBERT SCOTT	262-64	415-933-2284		<input type="checkbox"/>
4.		WALLER		SQUIDZONE@AOL.COM	<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: 10.5.2017
 Meeting Time: 6:00 PM
 Meeting Address: 63 Laussat st.
 Project Address: 63 Laussat St.
 Property Owner Name: Marin Tchakarov
 Project Sponsor/Representative: Marin Tchakarov/ Leslie Arnold

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Mara Moody
I am concerned about preserving the existing tree (4" dia.) that is on our shared property line. Can we keep it?

Project Sponsor Response: _____
Marin Tchakarov said he will do whatever he can to preserve the property line tree, but it is along the mandated easement so the ultimate decision will be left to the Building Department.

Question/Concern #2: Mara & Peter Moody and Robert Scott
We do not want anything built on this lot because we enjoy seeing the trees that are currently on the property. We like seeing the trees from our window.

Project Sponsor Response: _____
Marin Tchakarov said he has the right to build on his property and noted that the design steps back at all levels at the rear and will have planting containers at all roof terrace levels. New trees will be planted in the rear yard. He stated that he will do all he can to provide as much greenery as possible.

Question/Concern #3: _____

Project Sponsor Response: _____

Question/Concern #4: _____

Project Sponsor Response: _____

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, MARIN TCHAKAROV, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 63 LAUSSAT ST. (location/address) on 10/5/17 (date) from 6- (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, OCTOBER FIFTH, 20 17 IN SAN FRANCISCO.

M. Tchakarov
Signature

MARIN TCHAKAROV
Name (type or print)

OWNER
Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

63 Laussat St. 0858/069
Project Address

Marin Tchakarov
266 Waller St.
San Francisco, CA
94102



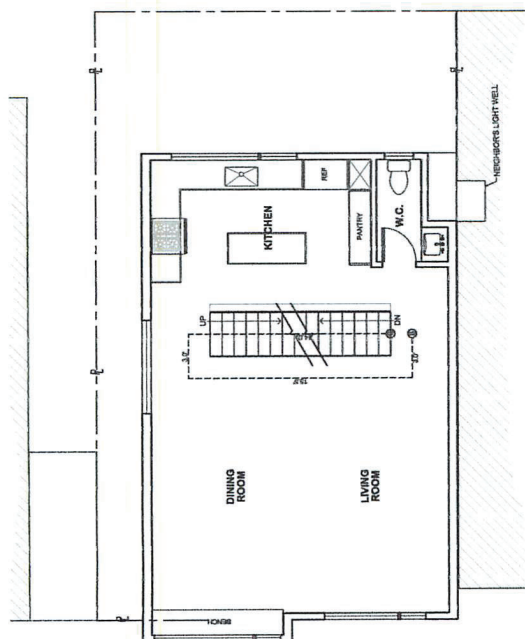
SAN FRANCISCO CA 940

20 SEP 2017 PM 4 L

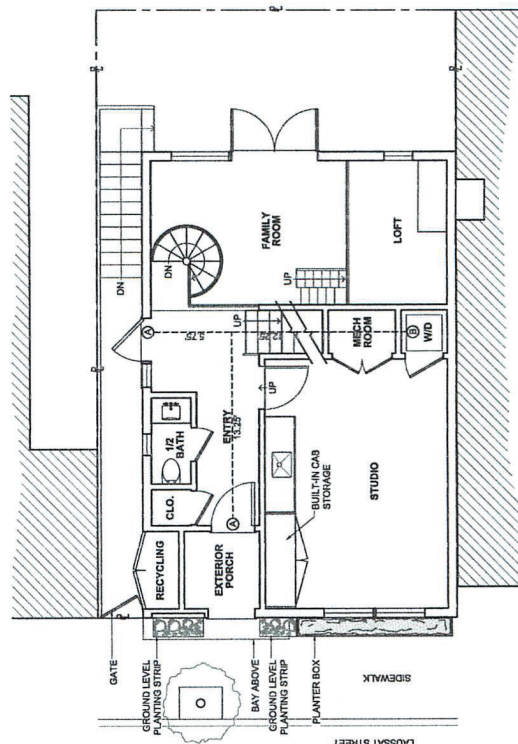
0001/004
LESLIE ARNOLD
63 VERNA ST
SAN FRANCISCO CA 94127

94127-232663



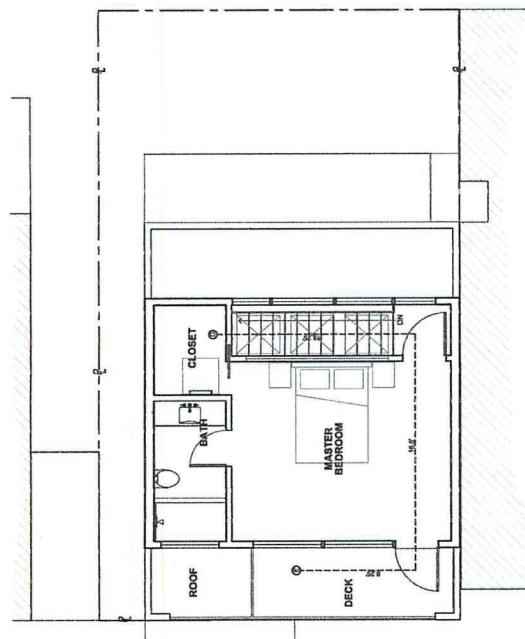


2 FLOOR PLAN: 2ND FLOOR
1/4"=1'-0"

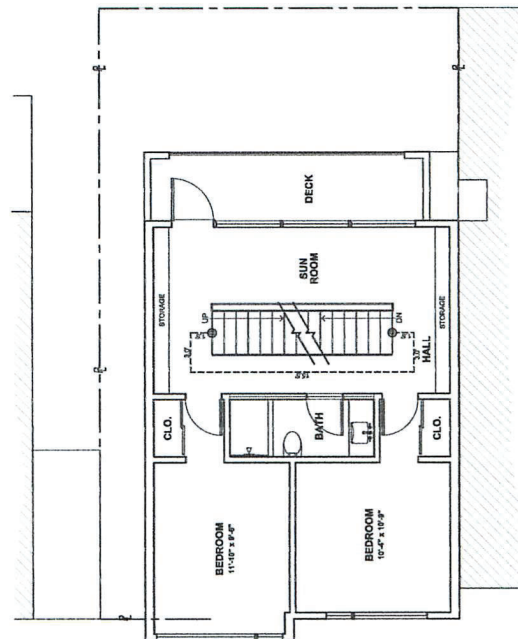


1 FLOOR PLAN: 1ST FLOOR

PATH OF EXIT TRAVEL DISTANCE = $25.5' + 24.5' + 35.5' + 30.0' = 124.0'$
 $124.0' < 126.0'$ FEET IN A SPRINKLERED BUILDING



4 FLOOR PLAN: 4TH FLOOR
1/4"=1'-0"



3 FLOOR PLAN: 3RD FLOOR
1/4"=1'-0"

REVISIONS	REV

LESLEIGH ARNOLD + ARCHITECT
 63 Vespa Street San Francisco, California 94127
 Tel: 415 713 2090 Fax: 415 331 3198

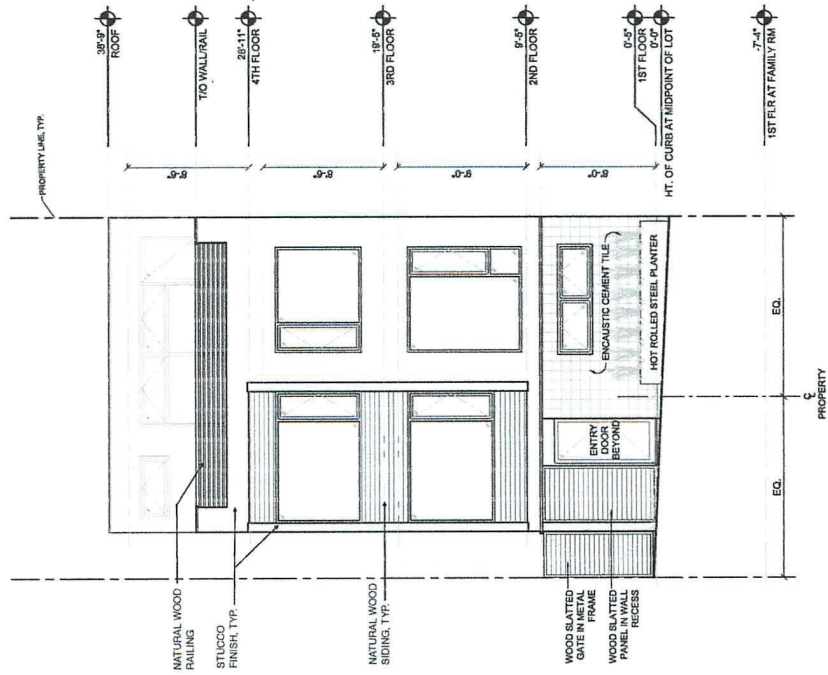


Residential Remedial For:
 63 Lombard Street
 San Francisco, CA 94102

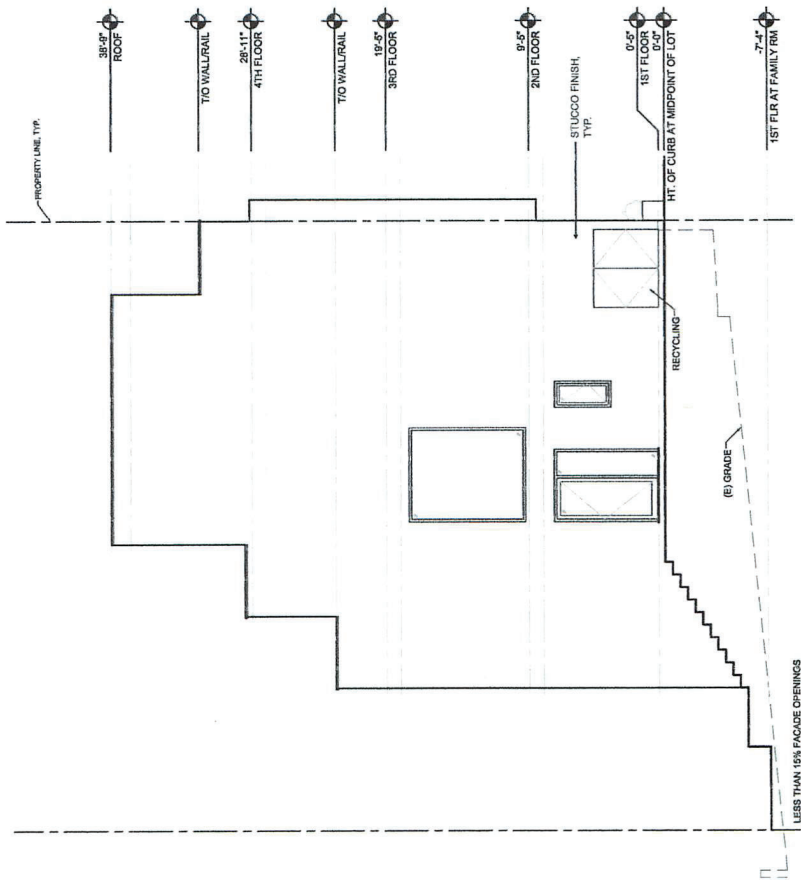
EXTERIOR ELEVATIONS

Date:	03/14/2017
Scale:	AS NOTED
Drawn:	TEJA
Check:	DAVID HART

Sheet
A3.0
 of 35



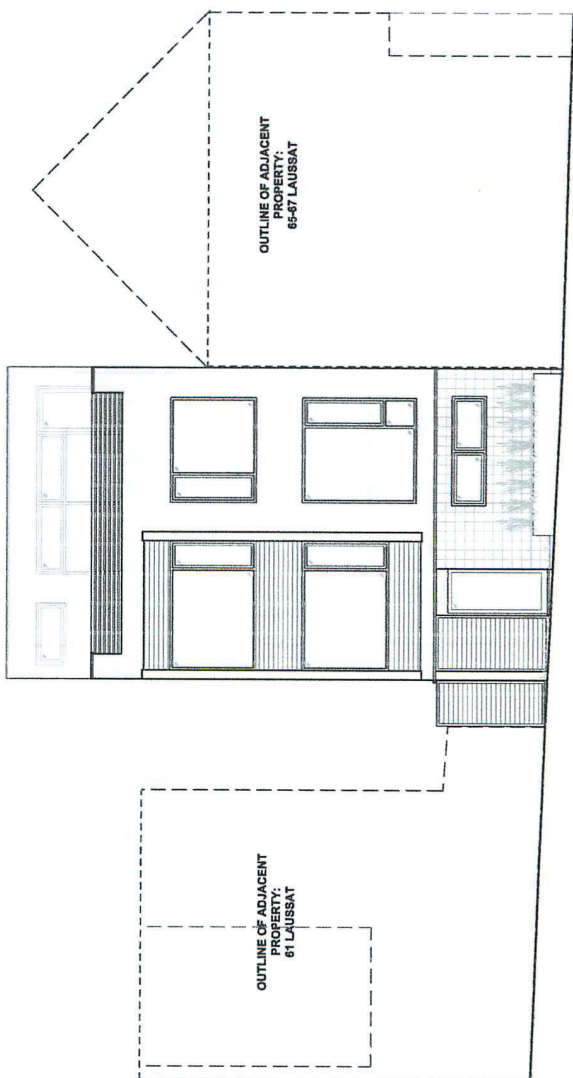
1 EXTERIOR ELEVATION: NORTH
 1/8"=1'-0"



2 EXTERIOR ELEVATION: EAST
 1/8"=1'-0"



3



A3.3

Sheet

Job: 63 LAUSSAT

Drawn: TJA/A

Scale: AS NOTED

Date: 03/14/2007

**EXTERIOR ELEVATIONS
W/ ADJACENT PROPERTIES**

Residential Renovation for:
63 Laussat Street
San Francisco, CA 94102

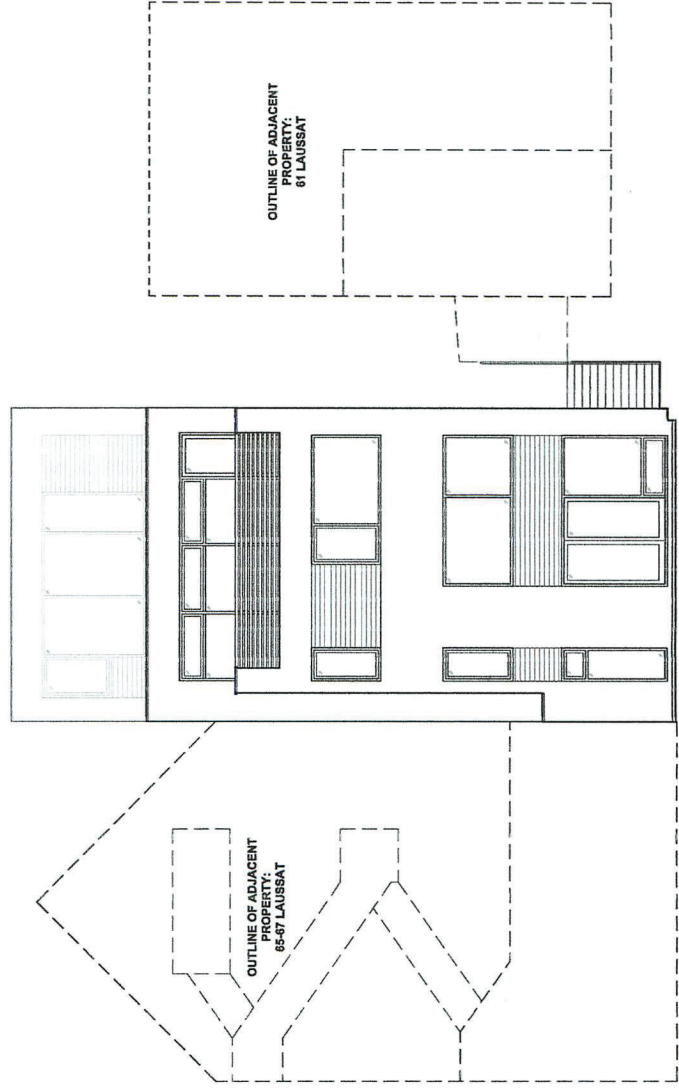


LESLIE ARNOLD * ARCHITECT

63 Verna Street San Francisco California 94127
Tel: 415 713 2560 Fax: 415 331 3196

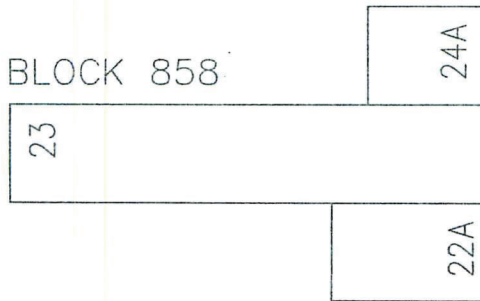
NO.	DATE	DESCRIPTION

1 REAR ELEVATION WITH ADJACENT PROPERTIES
1/8"=1'-0"



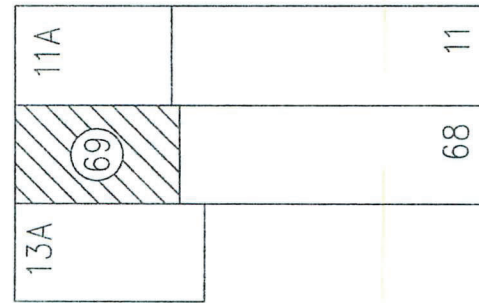
HAIGHT STREET

BLOCK 858



LAUSSAT STREET

BLOCK 858



WALLER STREET

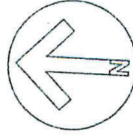
The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.



1221 Harrison Street, Suite 18
San Francisco, CA 94103-4449
(415) 391-4775

BLOCK 858
LOT 69

San Francisco, CA



JOB NO:	DATE: 170905
0858069T	DRAWN: DC
	CHECKED: DC

PRE-
APPLICATION
AREA MAP

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0858069T	63 LAUSSAT ST	ARNOLD	17	0905
0001	002	.....	.....	.....	..	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	LESLIE ARNOLD	63 VERNAL ST	SAN FRANCISCO	CA	94127
0001	005	.....	.....	.....	..	..
0858	011	MAGDALENE SCOTT	262 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	011	OCCUPANT	264 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	011A	P & M MOODY	61 LAUSSAT ST	SAN FRANCISCO	CA	94102-6132
0858	013A	S & K HOLMES	212 FLORIDA AV NW	WASHINGTON	DC	20001-2096
0858	013A	OCCUPANT	65 LAUSSAT ST	SAN FRANCISCO	CA	94102-6132
0858	013A	OCCUPANT	67 LAUSSAT ST	SAN FRANCISCO	CA	94102-6132
0858	022A	S & K HOLMES	212 FLORIDA AV NW	WASHINGTON	DC	20001-2096
0858	022A	OCCUPANT	64 LAUSSAT ST	SAN FRANCISCO	CA	94102-6133
0858	022A	OCCUPANT	66 LAUSSAT ST	SAN FRANCISCO	CA	94102-6133
0858	023	CHARLES FIGG	714 VAN NESS AV	SAN FRANCISCO	CA	94102-3218
0858	023	OCCUPANT	60 LAUSSAT ST	SAN FRANCISCO	CA	94102-6133
0858	023	OCCUPANT	365 HAIGHT ST	SAN FRANCISCO	CA	94102-6133
0858	023	OCCUPANT	367 HAIGHT ST	SAN FRANCISCO	CA	94102-6133
0858	023	OCCUPANT	369 HAIGHT ST	SAN FRANCISCO	CA	94102-6133
0858	024A	ROBERT BASSINETTE	232 FILLMOE ST	SAN FRANCISCO	CA	94117
0858	068	MARIN TCHAKAROV	266 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	069	MARIN TCHAKAROV	266 WALLER ST	SAN FRANCISCO	CA	94102-6135
0858	069	OCCUPANT	63 LAUSSAT ST	SAN FRANCISCO	CA	94102-6135
9999	999	.....	.....	.....	..	..

WESTERN ADDITION

Japantown Merchants Association
1581 Webster Street
San Francisco, CA 94115

Adrienne Shiozaki Woo
Nihonmachi Little Friends
1830 Sutter Street
San Francisco, CA 94115

Al Sodini
Anza Vista Civic Improvement Club
140 Terra Vista Avenue
San Francisco, CA 94115

Barry Perkins
2140 Pine Street
San Francisco, CA 94115

Bob Hamaguchi
Japantown Task Force
1765 Sutter Street, 2nd Floor
San Francisco, CA 94115

Gus Hernandez
Alamo Square Neighborhood
530 Divisadero Street #176
San Francisco, CA 94117

Jan Bolaffi
Western Addition Neighborhood Association
2331 Bush Street
San Francisco, CA 94115

Jason Henderson
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Lawrence Li
Lower Haight Merchant & Neighbors Association
498 Waller Street, Apt. 9
San Francisco, CA 94117

Tim Hickey
North of Panhandle Neighborhood Association
(NOPNA)
732 Lyon Street
San Francisco, CA 94115

London Breed
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Mark Farrell
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Marvis Phillips
Alliance for a Better District 6
230 Eddy Street #1206
San Francisco, CA 94102-6526

David Troup
Duboce Triangle Neighborhood Association
2261 Market Street PMB #301
San Francisco, CA 94114

Patricia Vaughey
Marina/Cow Hollow Neighbors & Merchants
2742 Baker Street
San Francisco, CA 94123

Peter Cohen
Noe Street Neighbors
33 Noe Street
San Francisco, CA 94114

Richard Rabbitt
Temescal Terrace Association
55 Temescal Terrace
San Francisco, CA 94118

Russell Pritchard
Hayes Valley Merchants Association
568 Hayes Street
San Francisco, CA 94102

Vas Kiniris
Fillmore Merchants & Improvement Association
2443 Fillmore Street, #198
San Francisco, CA 94115

Gail Baugh
Hayes Valley Neighborhood Association
700 Hayes Street
San Francisco, CA 94102

James Fisher
10495 N De Anza Blvd MS 74-2RC
Cupertino, CA 95014

Billy Lee
Oak Grove Group
2505 Oak Street
Napa, CA 94559

Brian Basinger
Q Foundation - AIDS Housing Alliance/SF
350 Golden Gate Ave. Suite A
San Francisco, CA 94102

Adam Mayer
Middle Polk Neighborhood Association
PO Box 640918
San Francisco, CA 94164

Exhibit D



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: Peter Moody
Address: 61 Laussat Street
S.F., CA 94102
Email Address: phmoody@att.net
Telephone: _____

Information on the Owner of the Property Being Developed

Name: Marin Tchakarov
Company/Organization: _____
Address: 63 Laussat Street
S.F., CA 94102
Email Address: mtchakarov@yahoo.com
Telephone: 650-996-3811

Property Information and Related Applications

Project Address: 63 Laussat Street
Block/Lot(s): 0858/069
Building Permit Application No(s): 2018-009355VAR

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

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.

We discussed this project two years ago on his property but were unaware of the variance. No changes have been made.

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.

We live next door at 61 Laussat Street. PER SECTION 134 of the Planning Code the subject is required to maintain a rear yard of approximately 15 feet. The project proposes a rear yard of 10 feet. We object to this variance because the additional 5 feet in the rear of the building will block sunlight on our property. We have a row of palm trees that run along our property next to 63 Laussat Street. We also have windows in the back of our house facing the 63 Laussat Street lot in the kitchen & upstairs bathroom affected.

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.

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?

We would like the rear of the house to be shortened by 5 feet so that the rear yard is the required 15 feet. We object to the Section 134 variance.

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.

Peter Moody
Signature

Peter Moody
Name (Printed)

Owner Gil Laussat
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-640-3481
Phone

phmoody@att.net
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



1000

1000

1000

1000

1000

1000

61 Laussat Street & 63 Laussat Street Lot

Looking South

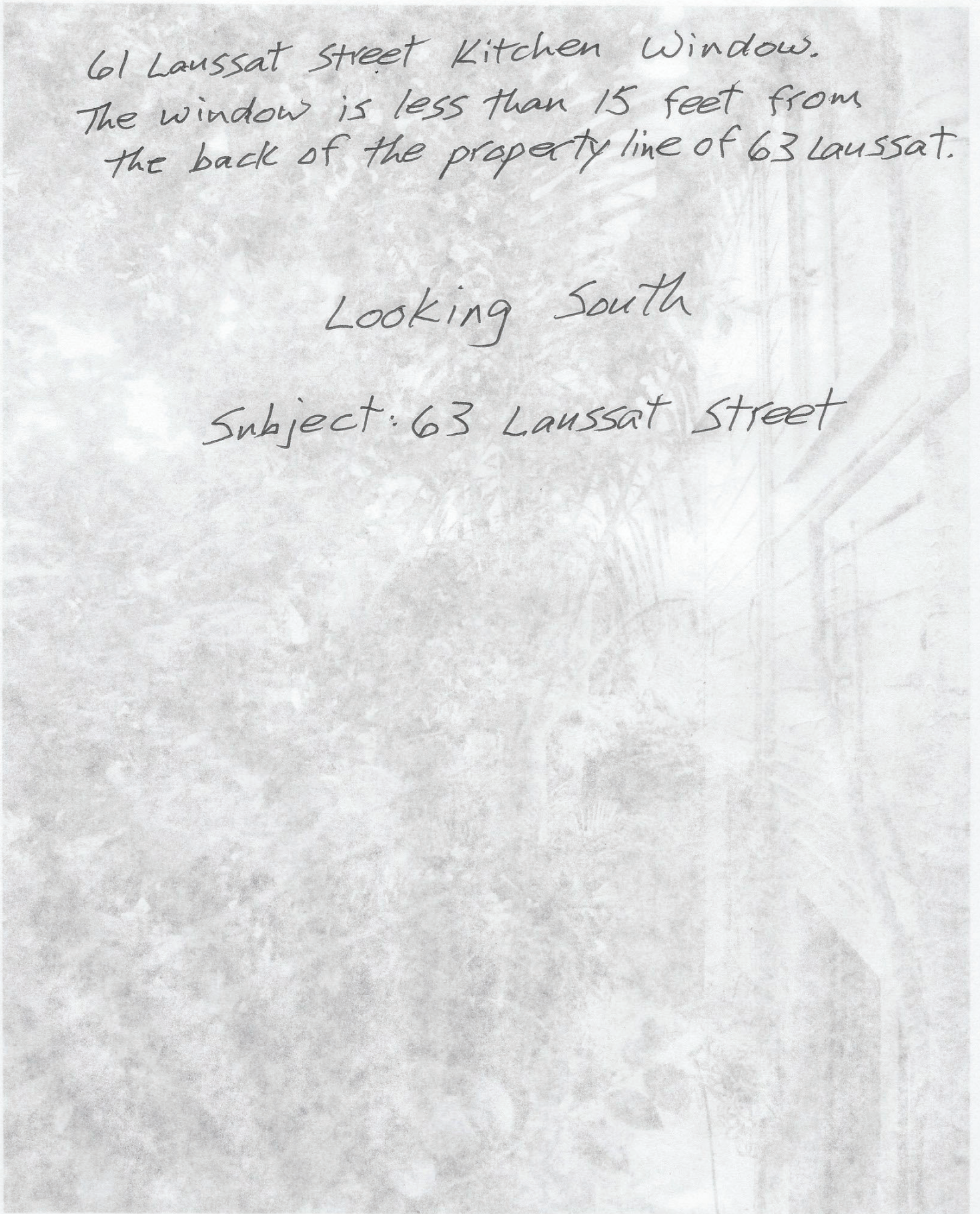
Subject: 63 Laussat Street

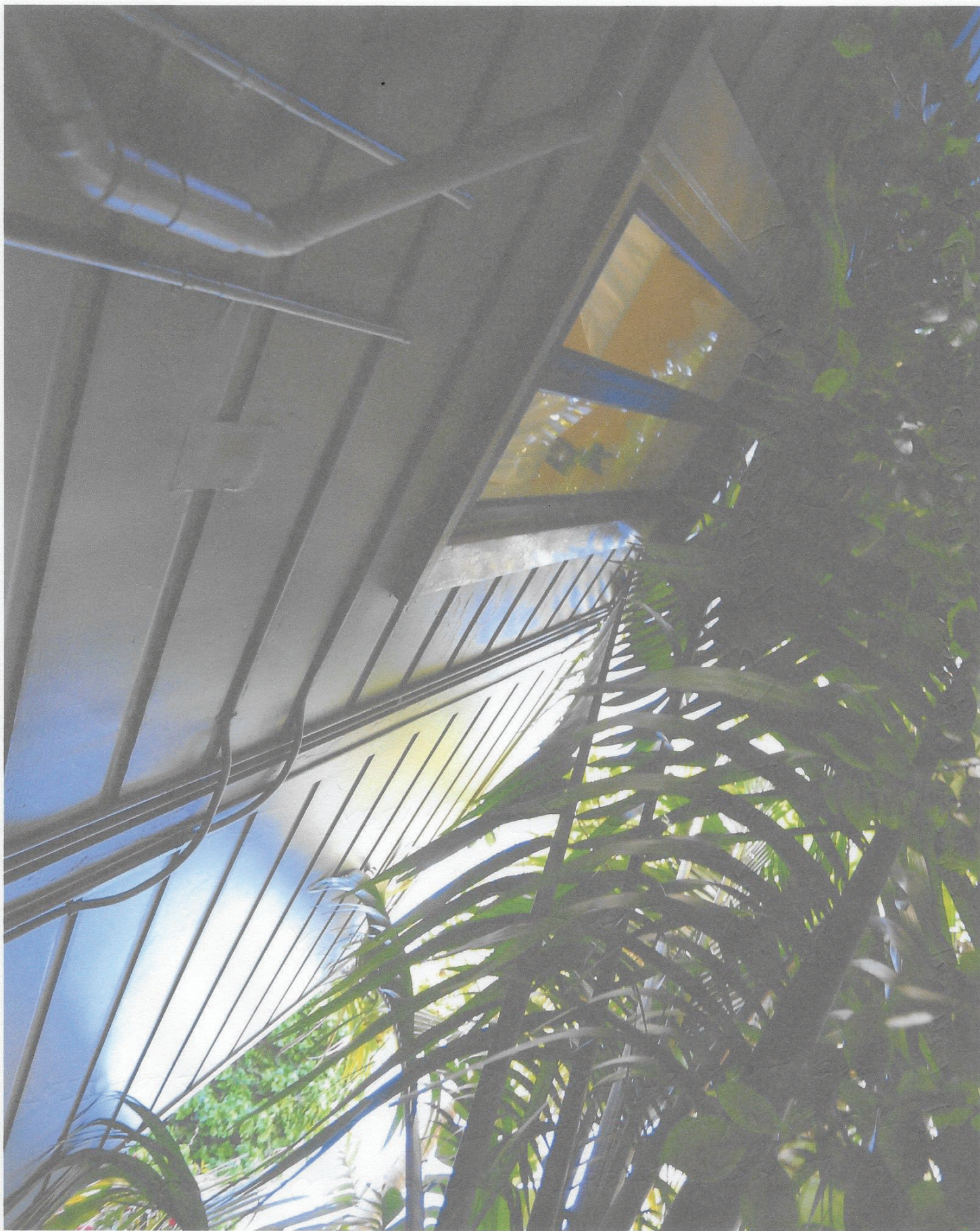


61 Laussat Street Kitchen Window.
The window is less than 15 feet from
the back of the property line of 63 Laussat.

Looking South

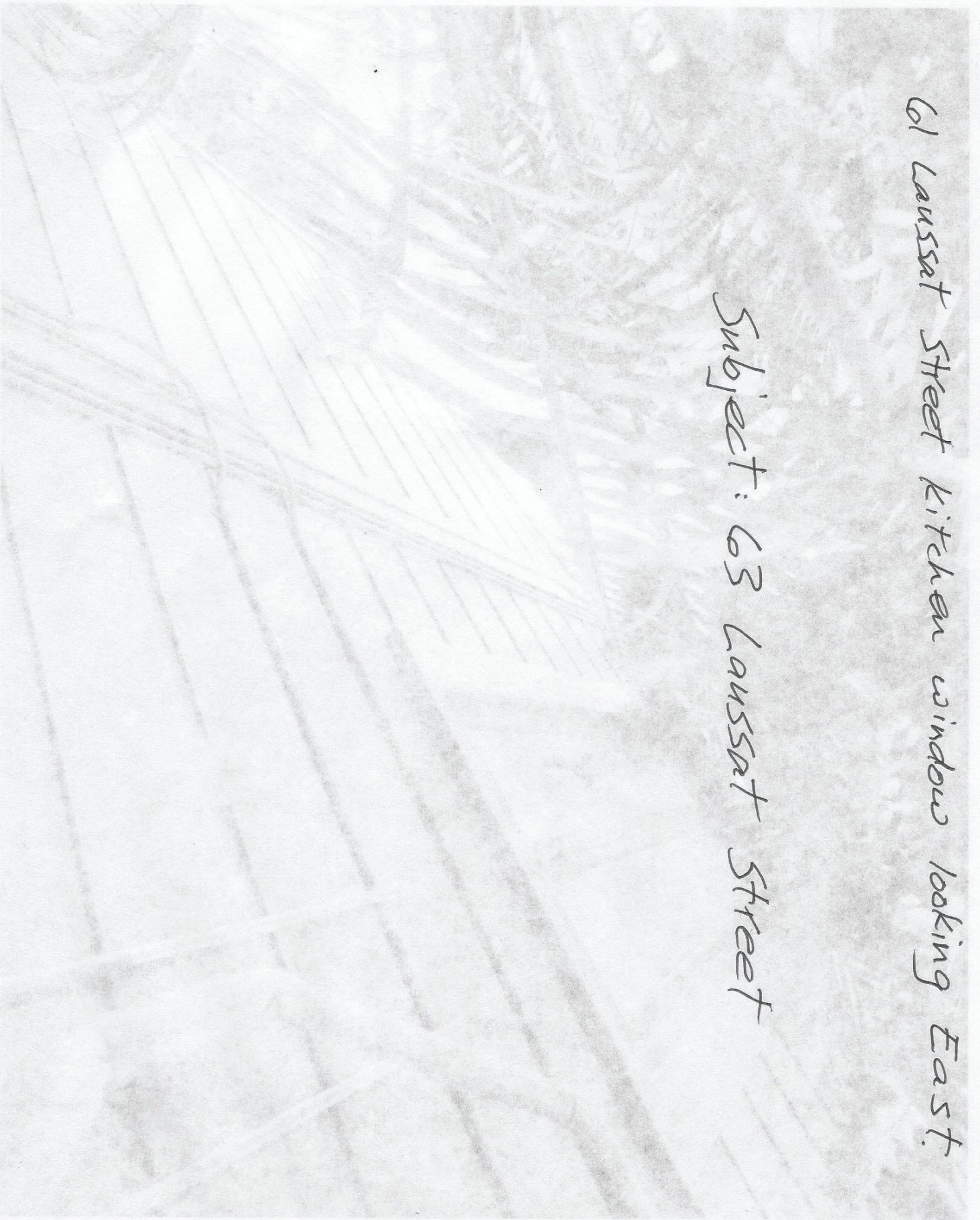
Subject: 63 Laussat Street





61 Laussat Street kitchen window looking East.

Subject: 63 Laussat Street

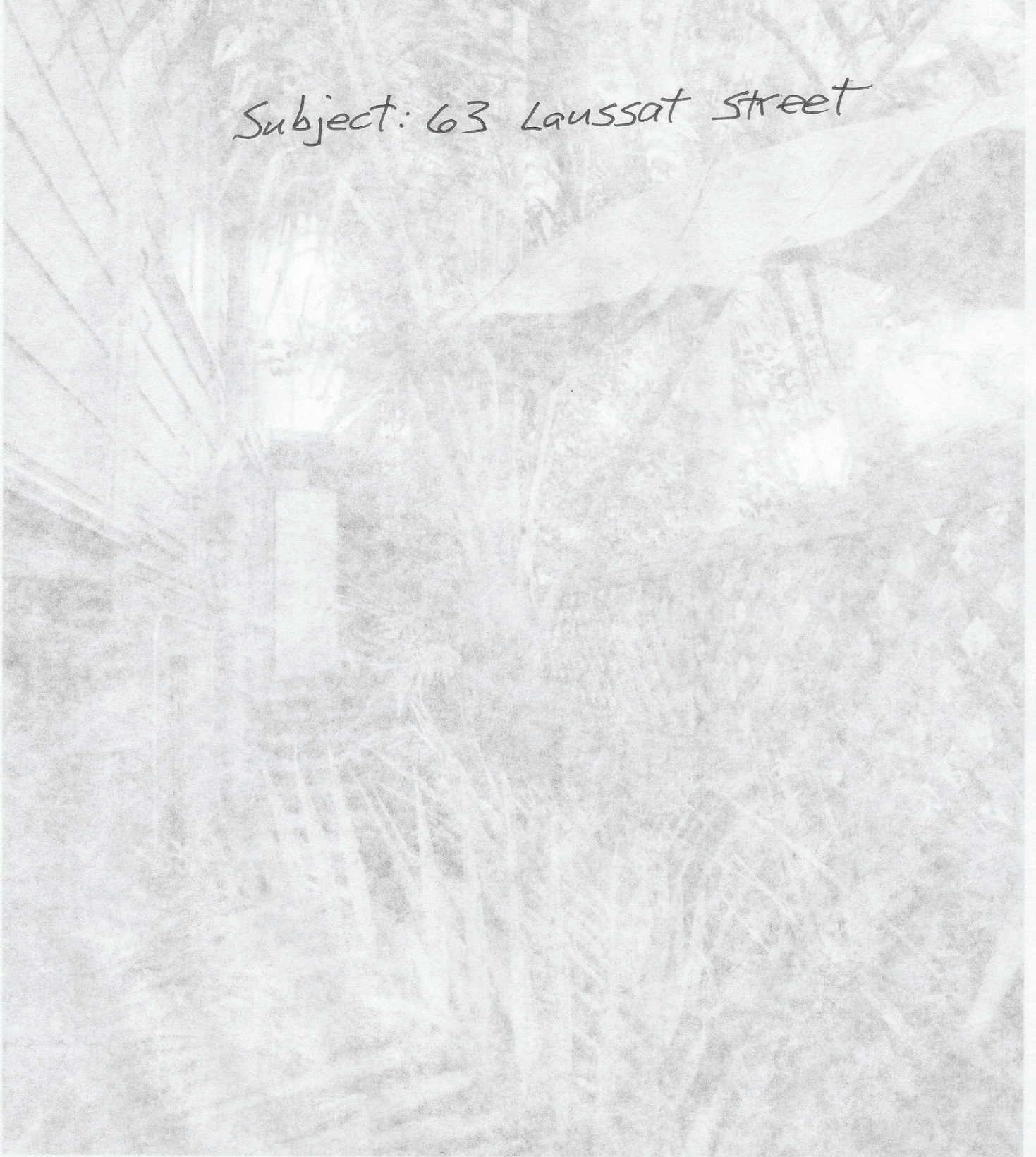


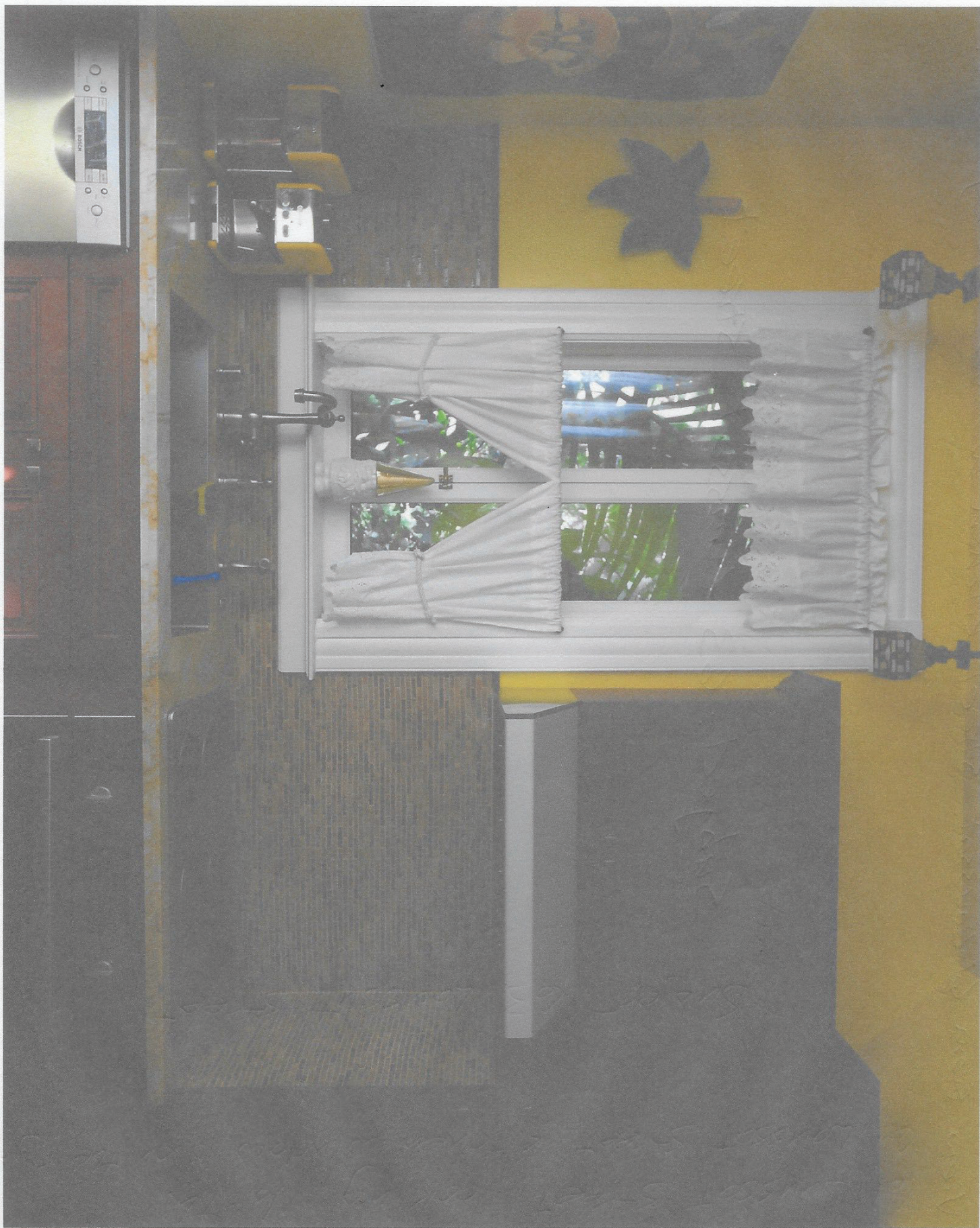


61 Laussat Street looking North.

61 Laussat Street kitchen window is on the right.

Subject: 63 Laussat Street





View from 61 Laussat Street kitchen window looking West.

Subject: 63 Laussat Street

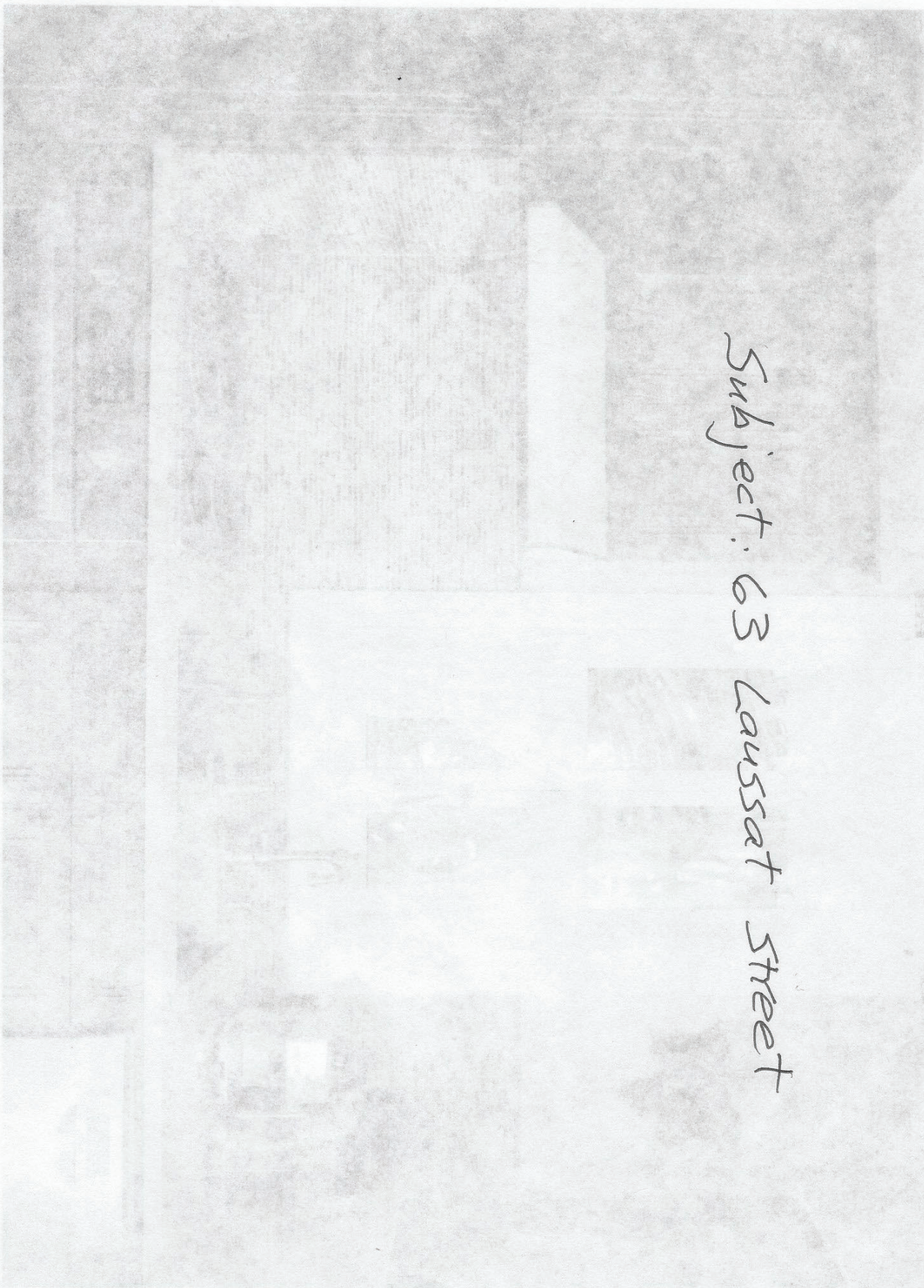


Exhibit E





SITE PERMIT SET FOR:

63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

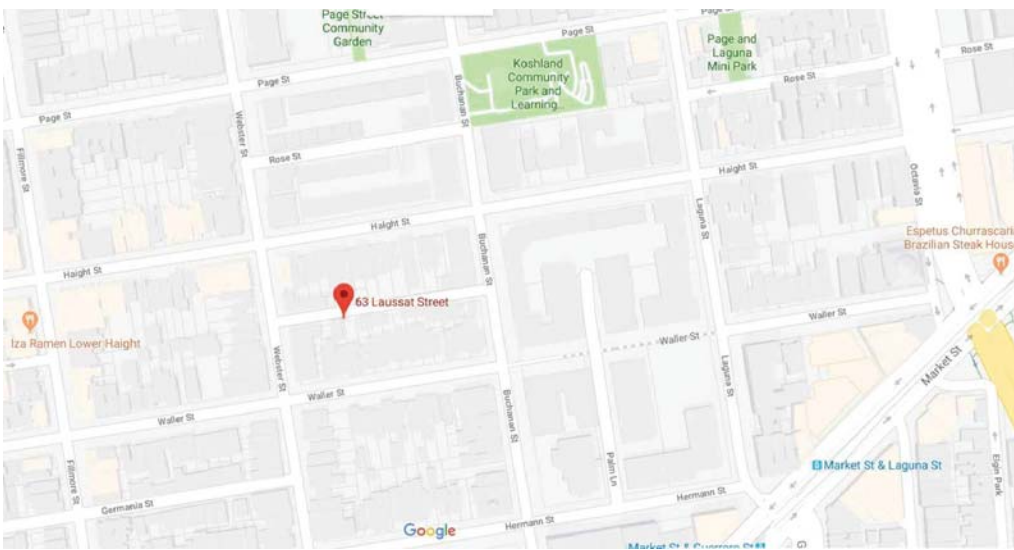
OWNER:
MARIN TCHAKAROV
266 WALLER STREET
SAN FRANCISCO, CA 94102

LAND SURVEYOR:
FREDERICK T. SEHER & ASSOCIATES
841 LOMBARD STREET
SAN FRANCISCO, CA 94133
(415) 921-7690
RICK@SFLANDSURVEYOR.COM

STRUCTURAL ENGINEER:
TBD

CONTRACTOR:
TBD

1 PROJECT DIRECTORY



2 VICINITY MAP

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES
- A0.2 DECLARATION OF RESTRICTIONS
- A0.3 DECLARATION OF RESTRICTIONS
- A0.4 VARIANCE DETERMINATION (TBD)
- LS ARCHITECTURAL SITE SURVEY
- A1.0 EXISTING & PROPOSED SITE PLAN
- A1.1 EXISTING SITE PHOTOS
- A1.2 EXISTING SITE PHOTOS
- A1.3 MID-BLOCK VIEW FROM ABOVE W/ ROOF PLAN
- A1.4 3D RENDERINGS
- A2.0 PROPOSED FLOOR PLANS
- A2.1 PROPOSED ROOF PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELVATIONS W/ ADJACENT PROPERTIES
- A3.3 EXTERIOR ELEVATIONS W/ ADJACENT PROPERTIES
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS

3 CONTRACT DOCUMENTS

2016 CAL. BUILDING CODE
2016 CAL. RESIDENTIAL CODE
2016 CAL. PLUMBING CODE
2016 CAL. ELECTRICAL CODE
2016 CAL. MECHANICAL CODE
2016 CAL. FIRE CODE
2016 CAL. ENERGY CODE
2016 CAL. GREEN BLDG. CODE
CITY OF SAN FRANCISCO MUNICIPAL CODE, LATEST EDITION
CITY OF SAN FRANCISCO GREEN BUILDING CODE

4 APPLICABLE CODES

THIS APPLICATION IS BEING SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENTS OF THE CITY OF SAN FRANCISCO FOR PERMIT ISSUANCE.

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A FOUR-STORY, SINGLE FAMILY RESIDENCE ON A 25.00' X 42.42' EMPTY PARCEL. THIS PARCEL CONTAINS AN INGRESS & EGRESS EASEMENT AREA; 3.0' ACCESSIBLE SIDE YARD TO 266 WALLER STREET. A VARIANCE FOR THE PARCEL IS BEING REQUESTED TO ALLOW FOR A 10'-0" REAR YARD, KEEPING IN CONSISTENCY WITH THE REST OF THE MID-BLOCK OPEN SPACE.

BLOCK/LOT: 0858/069

LOT SIZE: 1,062 SF

EXISTING SQUARE FOOTAGE: 0000 SF

PROPOSED SQUARE FOOTAGE:
FIRST FLOOR: 421 SF
SECOND FLOOR: 433 SF
THIRD FLOOR: 584 SF
LOWER FLOOR: 584 SF



















ZONING: RTO

OCCUPANCY: R-3

TYPE OF CONSTRUCTION: V-B

HEIGHT LIMIT: 40-X

5 DESCRIPTION OF WORK

-  DWG. NO. 1, SHIT. NO. X BUILDING SECTION
-  DWG. NO. 1, SHIT. NO. X WALL SECTION
-  DWG. NO. 1, SHIT. NO. X ELEVATION
-  DWG. NO. 1, SHIT. NO. X INTERIOR ELEVATION
-  DWG. NO. 1, SHIT. NO. X DETAIL AREA
-  WINDOW SEE WINDOW SCHEDULE
-  DOOR SEE DOOR SCHEDULE
-  WALL TYPE SEE WALL TYPE KEY
-  (E) WALL TO REMAIN
-  (E) WALL TO BE DEMOLISHED
-  (N) WALL
-  LINE OF ITEM ABOVE OR BEYOND
-  CENTER LINE
-  PROPERTY LINE
-  ELEVATION REFERENCE POINT
-  EXISTING SPOT ELEVATION
-  NEW SPOT ELEVATION
-  COLUMN LINE

6 SYMBOLS

REVISIONS

SITE PERMIT 6/5/2018

ARCHITECT

LESLIE ARNOLD

63 Vampa Street
San Francisco, California 94127
tel 415 713 2960 fax 815 331 5196

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LESLIE ARNOLD ARCHITECTURE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLD ARCHITECTURE.

C23246

1-319

STATE OF CALIFORNIA

New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

COVER SHEET

Date: 7/11/2019

Scale: AS NOTED

Drawn: TS/LA

Job: 63 Laussat St.

Sheet:

A0.0

of Sheets

1. THE STANDARD A.I.A. CONDITIONS ARE HEREBY
MADE A PART OF THESE DRAWINGS.
2.THE WORK PERFORMED SHALL COMPLY WITH
THE FOLLOWING:

3. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL BELIEVED TO BE ASBESTOS, POLYCHLORINATE BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.

5. THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS AND VERIFY ALL DIMENSIONS ON SITE **PRIOR TO COMMENCING THE WORK.** IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTION OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ON HIS/HER OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS FOR SUCH PORTIONS OF THE WORK.

7. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT DO NOT INTEND TO BE ALL-INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES.

9. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED (U.O.N.). **DO NOT SCALE DRAWINGS.** IF REQUIRED DIMENSIONS ARE MISSING FROM THE DRAWINGS, CONTACT THE ARCHITECT PRIOR TO COMMENCING WITH WORK.

11. CONTRACTOR SHALL CHECK WITH ALL EQUIPMENT AND PRODUCT MANUFACTURERS TO VERIFY DIMENSIONS AND DETAILS PRIOR TO THE COMMENCEMENT OF WORK.

13. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS OR PRODUCTS FOR APPROVAL BY THE ARCHITECT.

15. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

17. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED (U.O.N.).

- STAIRWAYS SHALL HAVE MINIMUM HEADROOM CLEARANCE OF 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING.

SITE PERMIT 6/5/2018

ARCHITECT

LESLIE ARNOLD

LESLIE

LD • ARCHITE

ARCHITE

ARCHITE

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LESLIE ARNOLD ARCHITECTURE, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLD ARCHITECTURE.



New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

GENERAL NOTES

Date: 5/30/2018

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

Sheets:

A0.1

of Sheets

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, California 94104
Attn.: Kevin H. Rose (10169.01)

266 Waller Street (Block 0858, Lot 012)

Space Above This line for Recorder's Use

DECLARATION OF RESTRICTIONS
AND RESERVATION OF EASEMENTS

March 21, 2016

DECLARATION OF RESTRICTIONS
AND RESERVATION OF EASEMENTS

THIS DECLARATION of Restrictions and Reservation of Easements ("Declaration") is made March 17, 2016 by MARIN TCHAKAROV, an unmarried man ("Declarant").

RECTALS

A. Declarant is the owner of certain real property located on Waller Street between Webster Street and Buchanan Street in the City of San Francisco, County of San Francisco, State of California, and more fully described in Exhibit "A" to this Declaration (hereinafter referred to as the "Property").

B. The Property consists of one (1) parcel. Declarant desires to effect a lot split to reconfigure the boundary lines of the one (1) parcel on the Property (the "Lot Split") to create two (2) parcels.

C. As used herein, the term "Parcel A" shall refer to that portion of the Property that fronts on Waller Street, as identified as "Parcel A" on Exhibit "B" attached hereto, and the term "Parcel B" shall refer to that portion of the Property that fronts on Laussat Street, as identified as "Parcel B" on Exhibit "B" attached hereto. The terms "Parcel A" and "Parcel B" may collectively be referred to herein as a "Parcel". As used herein, the term "Owner" shall mean the owner in fee of any Parcel during the period that it remains a fee owner of such Parcel.

D. In connection with the Lot Split, and in order to satisfy the requirements of the San Francisco Building Code (the "Code") in effect as of the date hereof and obtain the City and County of San Francisco (the "City") approval of the Lot Split, Declarant desires to impose certain restrictions for the benefit of each and every parcel in the Property and to reserve a certain easement as described herein

E. The City is intended to be a third party beneficiary of this Declaration, such that the written consent of the Director of the City's Department of Building Inspection (the "Director") shall be required for the modification, revocation, or termination of the restrictions imposed herein.

NOW, THEREFORE, Declarant hereby declares that all the Property is to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the following limitations, restrictions, reservations, rights, easements, conditions and covenants, all of which are imposed as equitable servitudes upon the Property. All of the limitations, restrictions, reservations, rights, easements, conditions and covenants in this Declaration shall run with and burden the Property, and shall be binding on and for the benefit of all of the Property, any portion of it and any interest in it, and all persons having or acquiring any rights, title or interest in the Property, any portion of it, and any interest in it, and their successors, heirs and assigns; and, further Declarant hereby declares that the reference to and description of "easements" in this Declaration shall not be affected by a merger of estates, but shall constitute a special restriction as to the affected Property that runs with the land. If a Declarant transfers title to either Parcel to a third party, such that the Parcels are no longer under common ownership, the

2

liability whatsoever hereunder with respect to the condition of the Property.

8. No Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication to the general public or for any public purposes whatsoever, it being the intention that this document be strictly limited to and for the purposes expressed.

9. Indemnity. Declarant, and each successor Owner of a Parcel with respect to matters arising during or prior to the period that it remains an Owner of a Parcel, on behalf of itself and its successors and assigns ("Indemnitors"), shall indemnify, defend and hold harmless ("Indemnify") the City including, but not limited to, all of its boards, commissions, departments, agencies and other subdivisions, including, without limitation, its Department of Building Inspection, and all of the heirs, legal representatives, successors and assigns (individually and collectively, the "Indemnified Parties"), and each of them, from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses, including, without limitation, direct and vicarious liability of every kind (collectively, "Claims"), incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, or loss of or damage to property, howsoever or by whomsoever caused, occurring in or about the Ingress/Egress Easement from the use contemplated hereunder; (b) any default by such Indemnitors in the observation or performance of any of the terms, covenants or conditions of this Declaration to be observed or performed on such Indemnitors' part; (c) the use or occupancy or manner of use or occupancy of the Ingress/Egress Easement by such Indemnitors or any person or entity claiming through or under such Indemnitors; (d) the condition of the Ingress/Egress Easement; (e) any construction or other work undertaken by such Indemnitors permitted or contemplated by this Declaration; (f) any acts, omissions or negligence of such Indemnitors in, on or about the Ingress/Egress Easement by or on behalf of such Indemnitors; (g) any injuries or damages to real or personal property, goodwill, and persons in, upon or in any way allegedly connected with the use contemplated hereunder from any cause or Claims arising at any time; and (h) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Indemnitors in, under, on or about the Ingress/Egress Easement; all regardless of the active or passive negligence of, and regardless of whether liability without fault is imposed or sought to be imposed on, the Indemnified Parties, except to the extent that such Indemnity is void or otherwise unenforceable under applicable law in effect on or validly retroactive to the date of this Declaration and further except only such Claims as are caused exclusively by the willful misconduct or gross negligence of the Indemnified Parties. The foregoing Indemnity shall include, without limitation, reasonable fees of attorneys, consultants and experts and related costs and the City's costs of investigating any Claim. Declarant on behalf of the Indemnitors specifically acknowledges and agrees that the Indemnitors have an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this Indemnity even if such allegation is or may be groundless, fraudulent or false, which obligation arises at the time such Claim is tendered to such Indemnitors by the City and continues at all times thereafter. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.

10. Authority. The person executing this Declaration on behalf of Declarant does hereby covenant and warrant that Declarant is a duly formed and existing California limited liability

4

company, that Declarant has full right and authority to enter into this Declaration, and that the person signing on behalf of Declarant is authorized to do so.

DECLARANT:

Marin Tchakarov,
an unmarried man

By: M. Tchakarov

APPROVED:

For Director of the Department of Building Inspection

By: [Signature]

APPROVED AS TO FORM:

Dennis J. Herrera, City Attorney

By: [Signature]

John D. Malamut
Deputy City Attorney

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access rights specified in this Agreement shall be deemed to constitute a valid and binding easement wherein Parcel A is the dominant tenement and Parcel B is the servient tenement.

1. Ingress/Egress Easement. Declarant expressly reserves for the benefit of Parcel A the following nonexclusive easement:

Over Parcel B on that portion of Parcel B identified on Exhibit "B" attached hereto as the "Ingress/Egress Easement" for purposes of pedestrian ingress and egress, including emergency egress, across Parcel B to Laussat Street.

2. Maintenance and Repair. The cost of maintenance and repair of the areas subject to the easement described herein shall be the responsibility of the Owner of Parcel B, unless otherwise agreed upon in writing by the Owners. The Owner of Parcel B shall at all times maintain the areas subject to the easement described herein in a first-class, safe, clean condition, free and clear of debris, rubbish and trash, and in good operating order and repair, and, except for non-structural architectural features made a part of or otherwise affixed to the exterior of an improvement constructed on Parcel B, including, without limitation, windowsills, vents, lighting features, gables or antennas, unobstructed to the sky in the configuration that exists on the effective date of this Declaration.

3. Subsequent Building Permits. As part of the submission of any building permit applications to the Department of Building Inspection on or after the effective date of this Declaration, each Owner shall submit a copy of this Declaration.

4. Duration. The restrictions contained in and the easement reserved in this Declaration shall be perpetual, unless modified, revoked or terminated pursuant to section 5 below.

5. Modification or Revocation. This Declaration has been recorded in order to satisfy the requirements of the Code in effect as of the date hereof and to obtain the approval by the City of the Lot Split. This Declaration may not be modified, revoked or terminated without the written consent of the Owners of the Parcels, and any such modification, revocation or termination shall not be effective unless and until the Director or his or her designee consents thereto in writing after receiving written notice thereof from Declarant, and such modification, revocation or termination, executed by the Owner(s) and the City, is recorded in the Official Records of the City.

6. Easement Appurtenant. The Ingress/Egress Easement shall be appurtenant to, and shall pass with title to, the Parcel benefited thereby. Each and all of the foregoing covenants, conditions and restrictions (i) shall run with the land; (ii) shall be binding upon, and shall inure to the benefit of, Declarant, each Owner and any person having or acquiring any interest in any portion of the Property, and all of their respective successive owners and assigns; and (iii) shall be binding upon, and shall inure to the benefit of, the Property and each Parcel thereof, and every portion thereof and interest therein.

7. Third Party Beneficiary. The City is intended to be a third party beneficiary of this Declaration, with the right to consent to any modification or revocation hereof and the right and authority, at its sole option, to enforce the provisions hereof (including, but not limited to, remedies for violation for a building permit), provided, however, that the City shall have no

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of this document.

State of California

County of San Francisco

On March 21, 2016

before me, Gillian Allen, Notary Public

Here Insert Name and Title of the Officer

personally appeared Marin Vassilev Tchakarov

Name(s) of Signer(s)

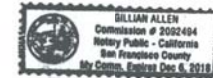
who proved to me on the basis of satisfactory evidence to be the person(s)-whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies); and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

Signature of Notary Public



REVISIONS

SITE PERMIT 6/5/2018

ARCHITECT

LESLIE ARNOLD

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LESLIE ARNOLD ARCHITECTURE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DECEASED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLD ARCHITECTURE.



New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

DECLARATION OF
RESTRICTIONS

Date: 5/30/2018

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

Sheet:

A0.2

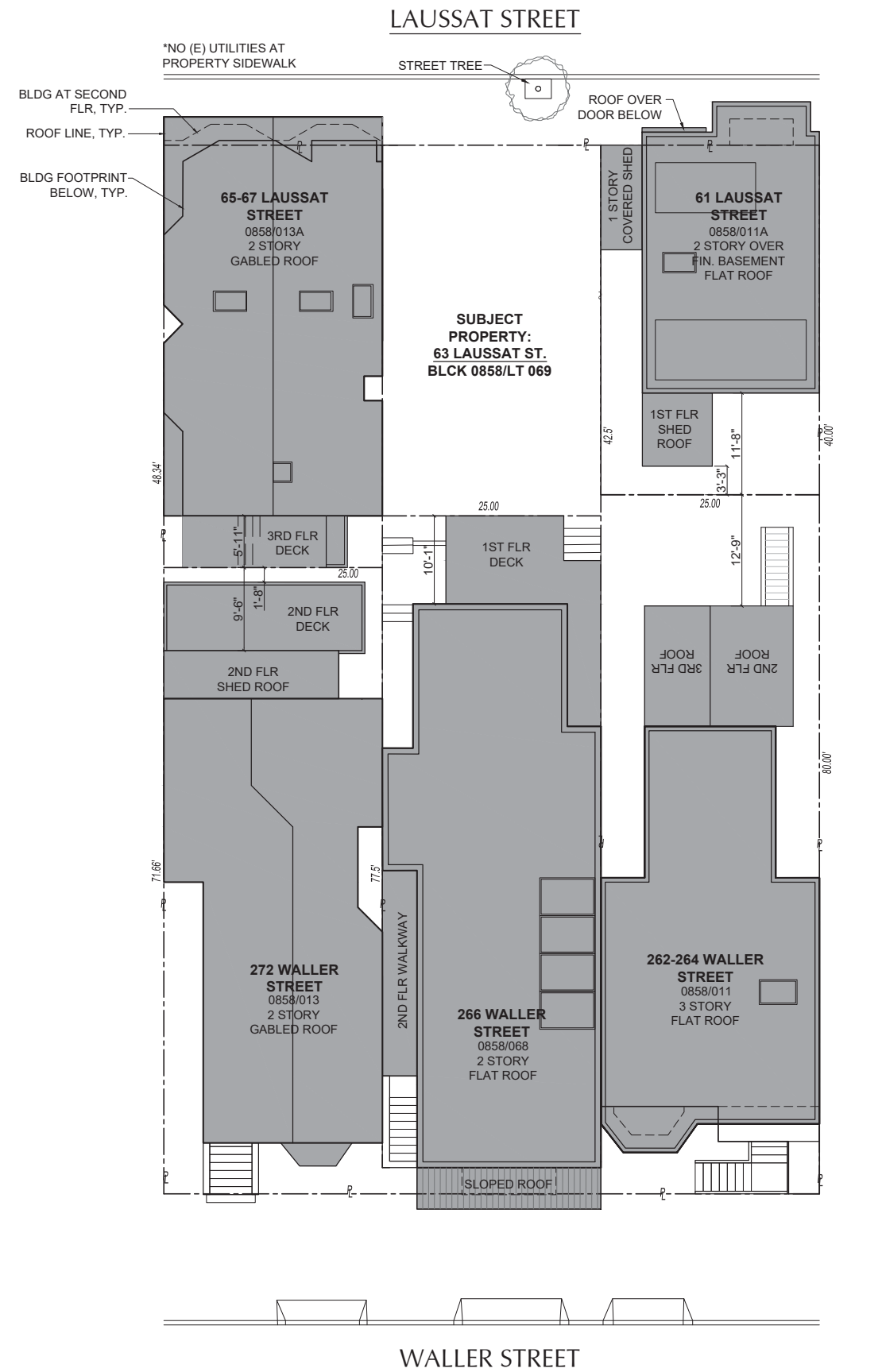
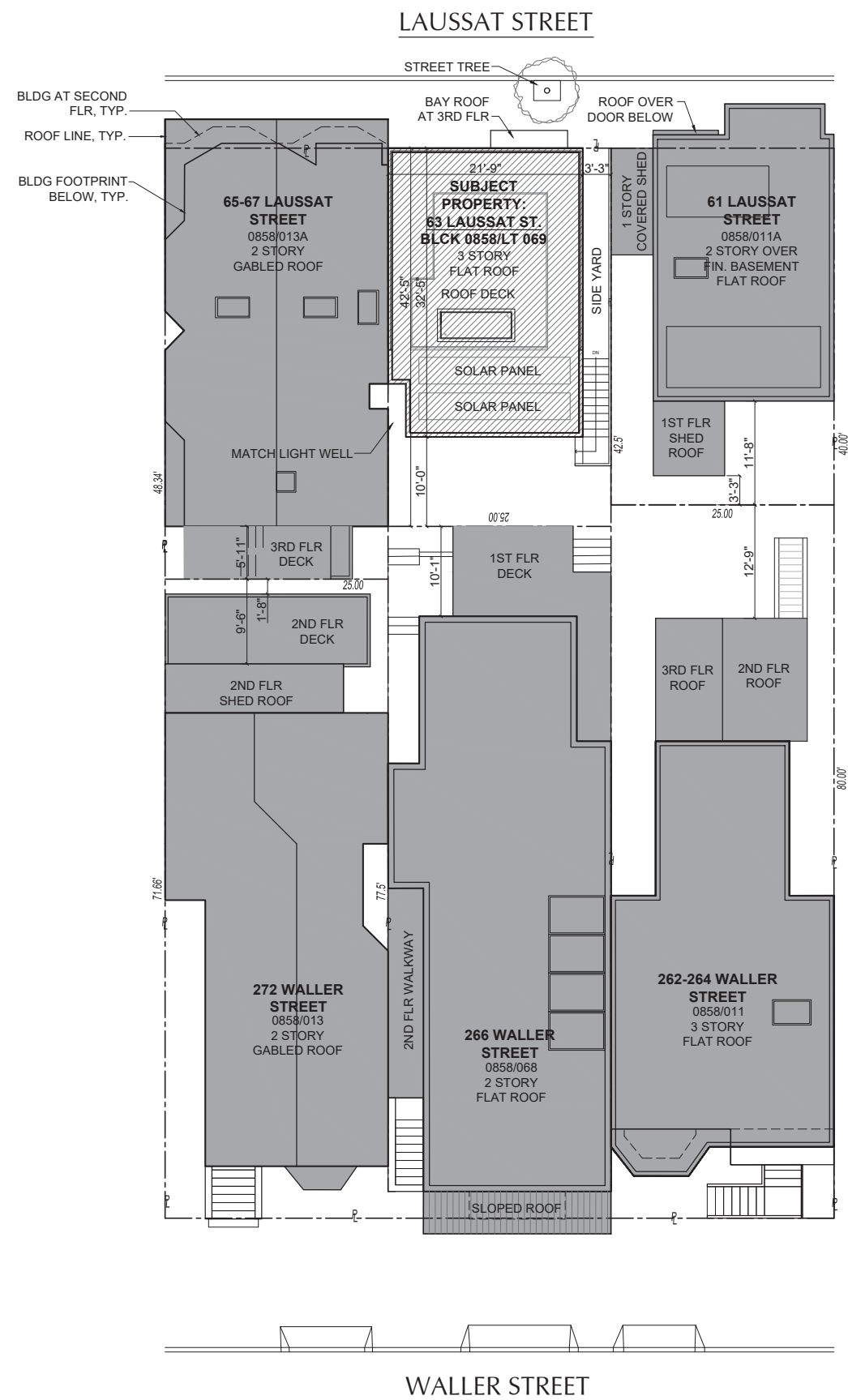
of Sheets

1 OF 1


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of Sheets

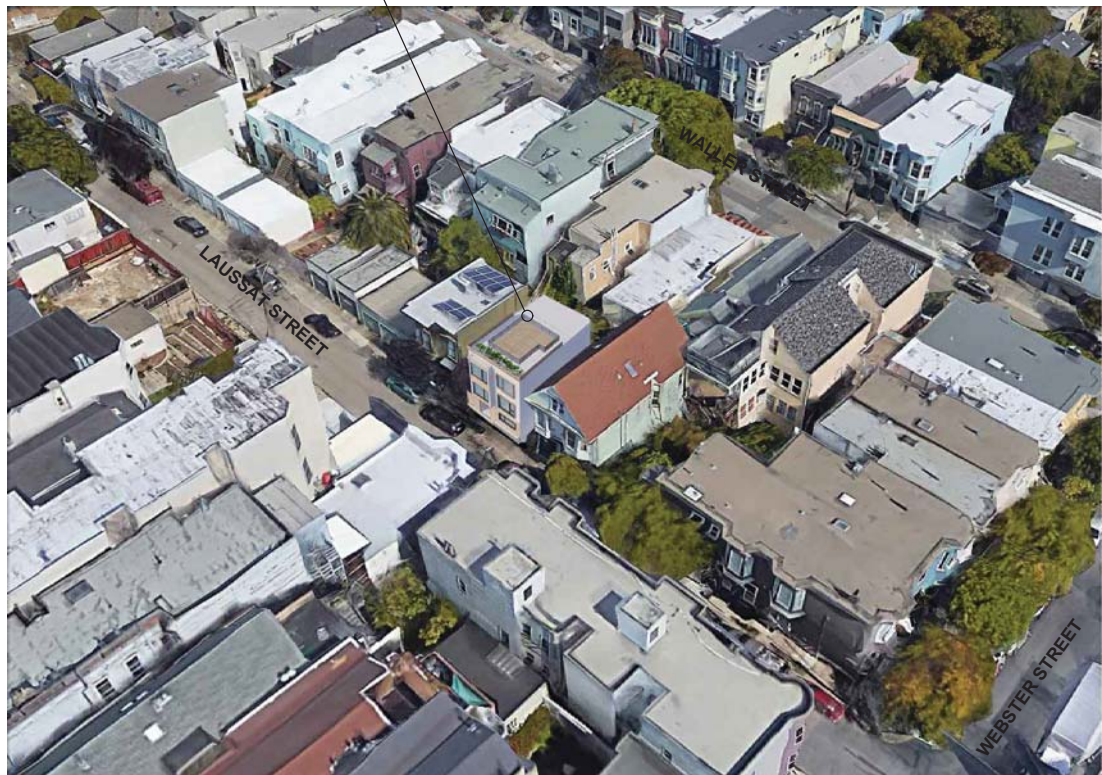
SHEET
1
OF 1 SHEETS
JOB NO.
1758-13

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SITE PERMIT	6/5/2018
ARCHITECT	
L E S L I E A R N O L D	
•	
63 Verma Street San Francisco California 94127 tel 415 713 2960 fax 815 331 5196	
ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LESLIE ARNOLO ARCHITECTURE, INC. THESE IDEAS, DESIGN AND IN CONNECTION WITH THIS SPECIFIC PROJECT, NONE OF THESE IDEAS, DESIGN, ARRANGEMENTS IF ANY SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLO ARCHITECTURE.	
	
New Construction: 63 LAUSSAT STREET SAN FRANCISCO, CA 94102	
EXISTING SITE PHOTOS	
Date:	5/30/2018
Scale:	AS NOTED
Drawn:	TS/LA
Job#:	63 LAUSSAT
Sheet:	A1.1

SUBJECT PROPERTY: 63 LAUSSAT ST.



1 MID-BLOCK VIEW FROM ABOVE



2 VIEW FROM LAUSSAT STREET: FACADE

SUBJECT PROPERTY: 63 LAUSSAT ST.



3 VIEW FROM LAUSSAT FACING WEST



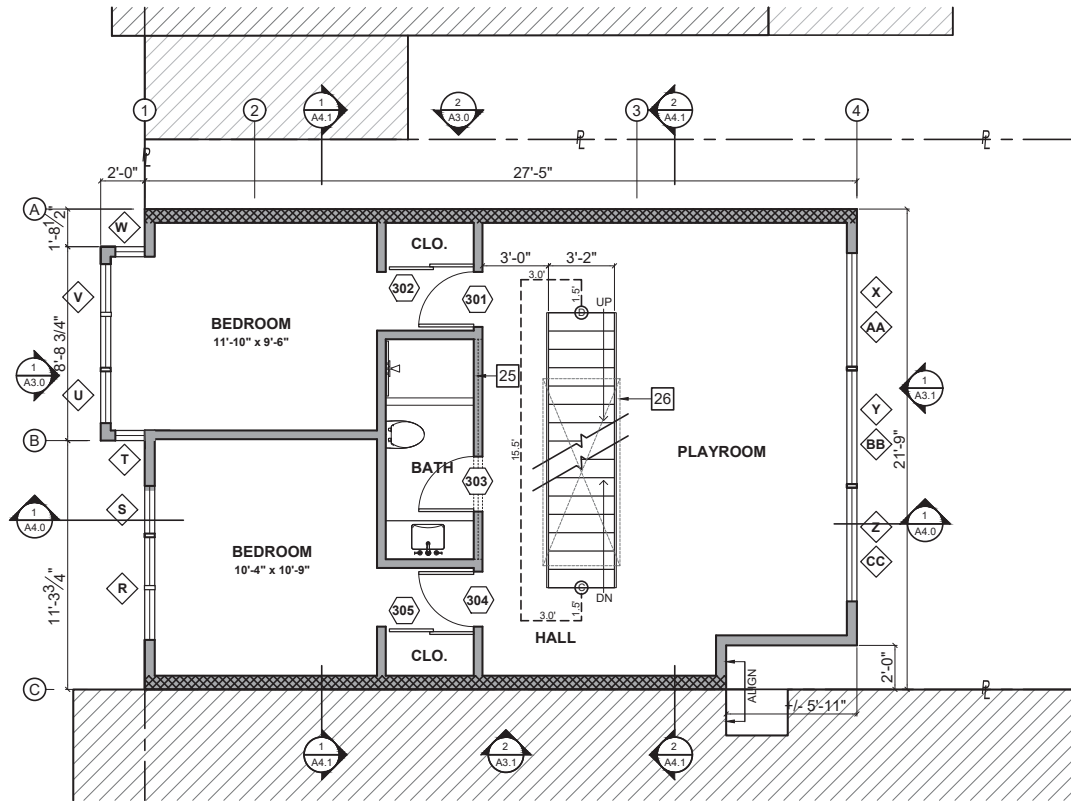
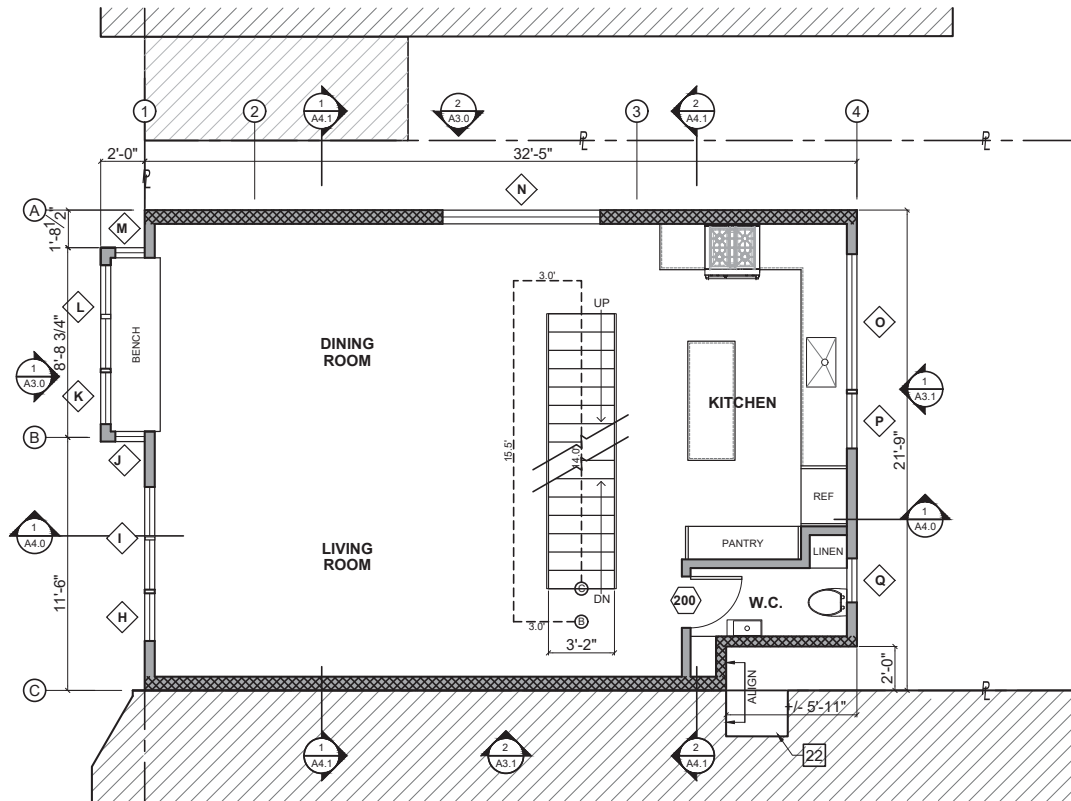
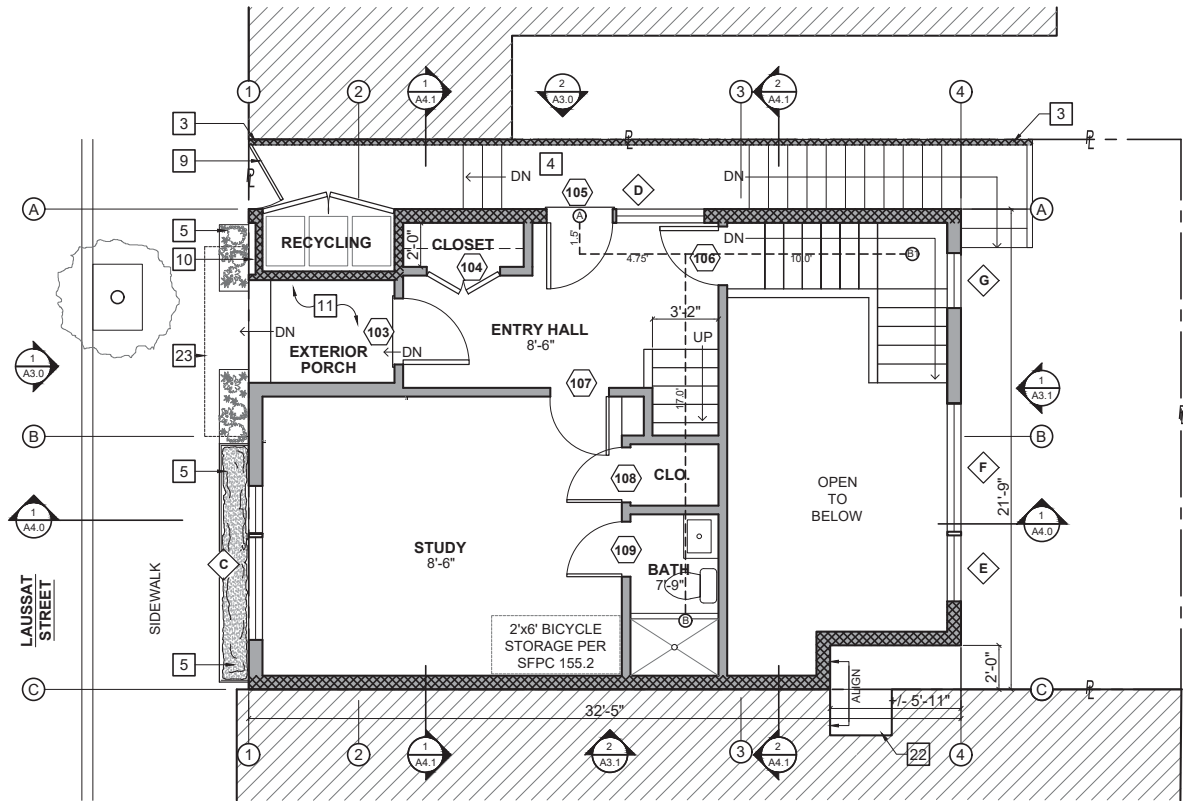
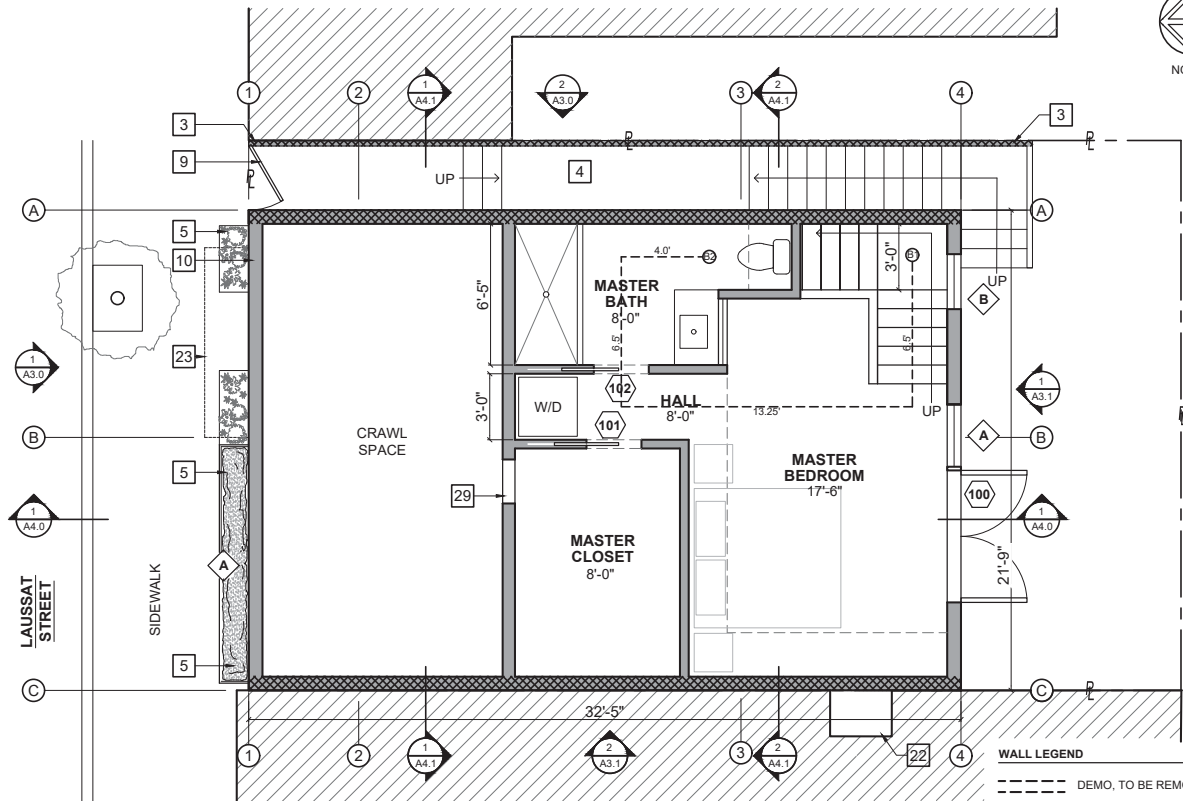
4 VIEW FROM LAUSSAT FACING EAST

REVISIONS		
SITE PERMIT	6/5/2018	
LESLIE ARNOLD • ARCHITECT		
63 Verna Street	San Francisco, California 94127	tel 415 713 2960 fax 815 331 5196
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LESLIE ARNOLD ARCHITECTURE, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LESLIE ARNOLD ARCHITECTURE.		
New Construction: 63 LAUSSAT STREET SAN FRANCISCO, CA 94102		
3D RENDERINGS		
Date:	7/ 9/ 2019	
Scale:	AS NOTED	
Drawn:	TS/LA	
Job:	63 LAUSSAT	
Sheet:	A1.4	
of	Sheets	

KEY NOTES - (E) FLOOR PLANS:

- 1 FIRE-RATED CLASS 'B' ROOF ASSEMBLY
- 2 1 HOUR FIRE-RATED ROOF/DECK ASSEMBLY
- 3 1 HOUR FIRE-RATED PROPERTY LINE FENCE
- 4 3'-0" WIDE INGRESS/EGRESS EASEMENT
- 5 PLANTER BOX AND GROUND LEVEL PLANTING STRIP PER SF PUBLIC WORKS LANDSCAPE REQUIREMENTS
- 6 PLANTER BOXES
- 7 SOLAR PANELS; EXACT SIZE, NUMBER & LOCATION TBD.
- 8 SKYLIGHT
- 9 METAL & WOOD GATE
- 10 METAL & WOOD GREEN WALL
- 11 CEMENT TILE FLOOR
- 12 3" HORIZONTAL WOOD SIDING W/ 3/8" REVEAL
- 13 HORIZONTAL WOOD RAILING SUPPORTED ON METAL FRAME
- 14 ALUMINUM WINDOW
- 15 ALUMINUM DOOR
- 16 METAL FLASHING, PAINTED
- 17 WOOD CAP ON 42" HIGH GUARD RAIL
- 18 8"x12" CONCRETE TILES
- 19 EXTERIOR CEMENT PLASTER
- 20 PAINTED HARDIE PANEL SIDING W/ CONCEALED FASTENERS
- 21 ROOF CURB, , FIRE-RATED, TYP.
- 22 ADJACENT LIGHTWELL AT 65-67 LAUSSAT
- 23 BAY ABOVE
- 24 OPEN ABOVE
- 25 CLERESTORY WINDOWS ABOVE
- 26 GLASS ROOF ACCESS HATCH
- 27 BAY WINDOW PER SFPC SECTION 136
- 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING
- 29 CRAWL SPACE ACCESS DOOR

TOTAL SQUARE FEET: 2,014

4 FLOOR PLAN: 3RD FLOOR 584SF
1/4"=1'-0"3 FLOOR PLAN: 2ND FLOOR 433SF
1/4"=1'-0"2 FLOOR PLAN: 1ST FLOOR 421SF
1/4"=1'-0"1 FLOOR PLAN: LOWER FLOOR 584SF
1/4"=1'-0"

WALL LEGEND

- DEMO, TO BE REMOVED
- EXISTING, TO REMAIN
- NEW WALL
- NEW WALL, FIRE-RATED
- PATH OF EXIT TRAVEL

0' 2' 4' 8' 16'

LONGEST PATH OF EXIT TRAVEL DISTANCE = 23.25' + 35.5' + 24.5' + 36' = 119.25'
124.0' < 125.0 FEET IN A SPRINKLERED BUILDING

REVISIONS

SITE PERMIT 6/5/2018

ARCHITECT

•

LESLIE ARNOLD

San Francisco California 94127
63 Verna Street tel 415 713 2960 fax 815 331 5196

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New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102PROPOSED
FLOOR PLANS

Date: 7/9/2019

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

Sheet:

A2.0

of Sheets

- 1 FIRE-RATED CLASS 'B' ROOF ASSEMBLY
- 2 1 HOUR FIRE-RATED ROOF/DECK ASSEMBLY
- 3 1 HOUR FIRE-RATED PROPERTY LINE FENCE
- 4 3'-0" WIDE INGRESS/EGRESS EASEMENT
- 5 PLANTER BOX AND GROUND LEVEL PLANTING STRIP PER SF PUBLIC WORKS LANDSCAPE REQUIREMENTS
- 6 PLANTER BOXES
- 7 SOLAR PANELS; EXACT SIZE, NUMBER & LOCATION TBD.
- 8 SKYLIGHT
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- 12 3" HORIZONTAL WOOD SIDING W/ 3/8" REVEAL
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- 23 BAY ABOVE
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- 26 GLASS ROOF ACCESS HATCH
- 27 BAY WINDOW PER SFPC SECTION 136
- 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING
- 29 CRAWL SPACE ACCESS DOOR
- 30 42" HIGH GLASS RAILING SYSTEM
- 31 30" PARAPET WALL WITH 12" GLASS RAIL ABOVE



New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

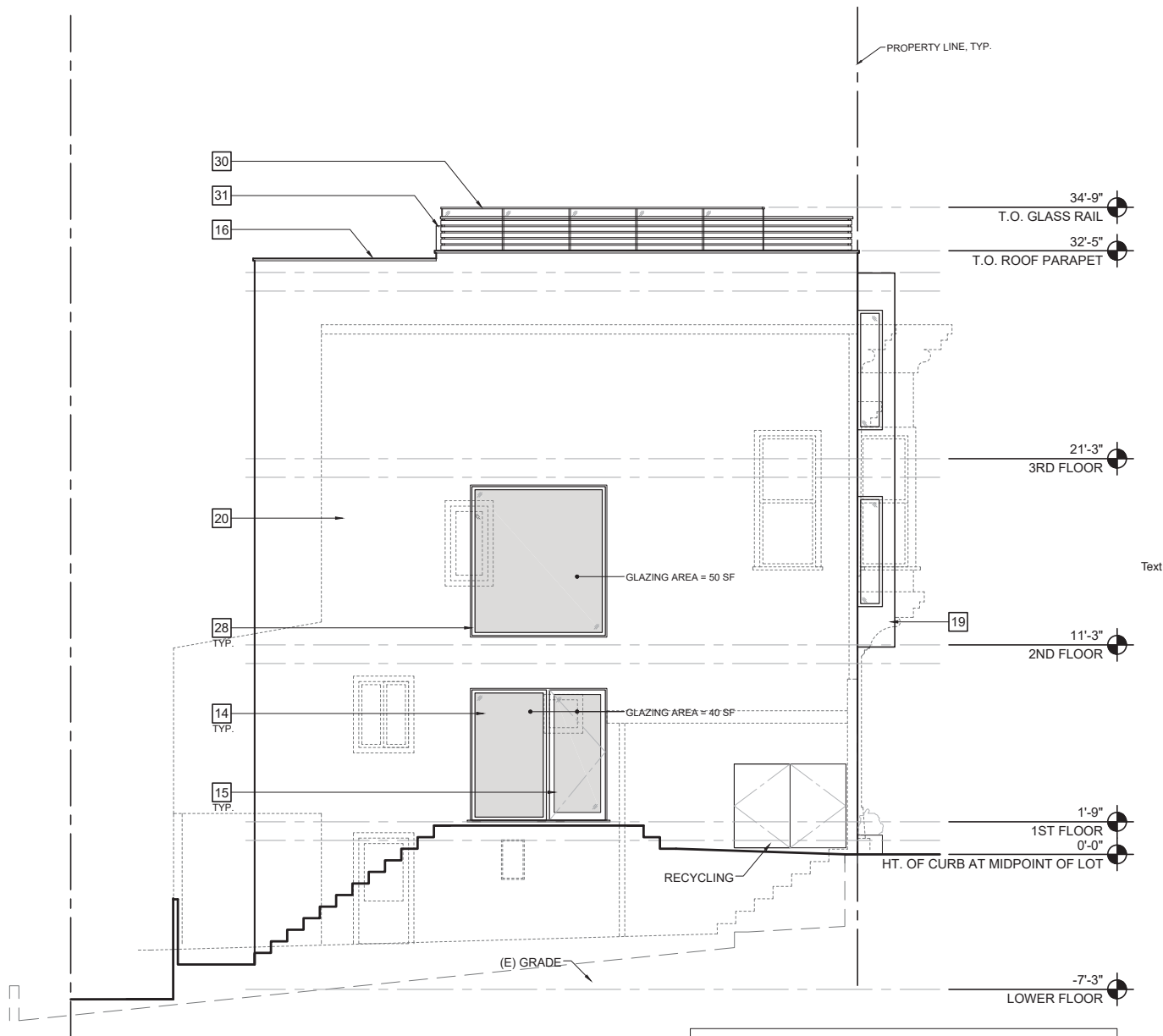
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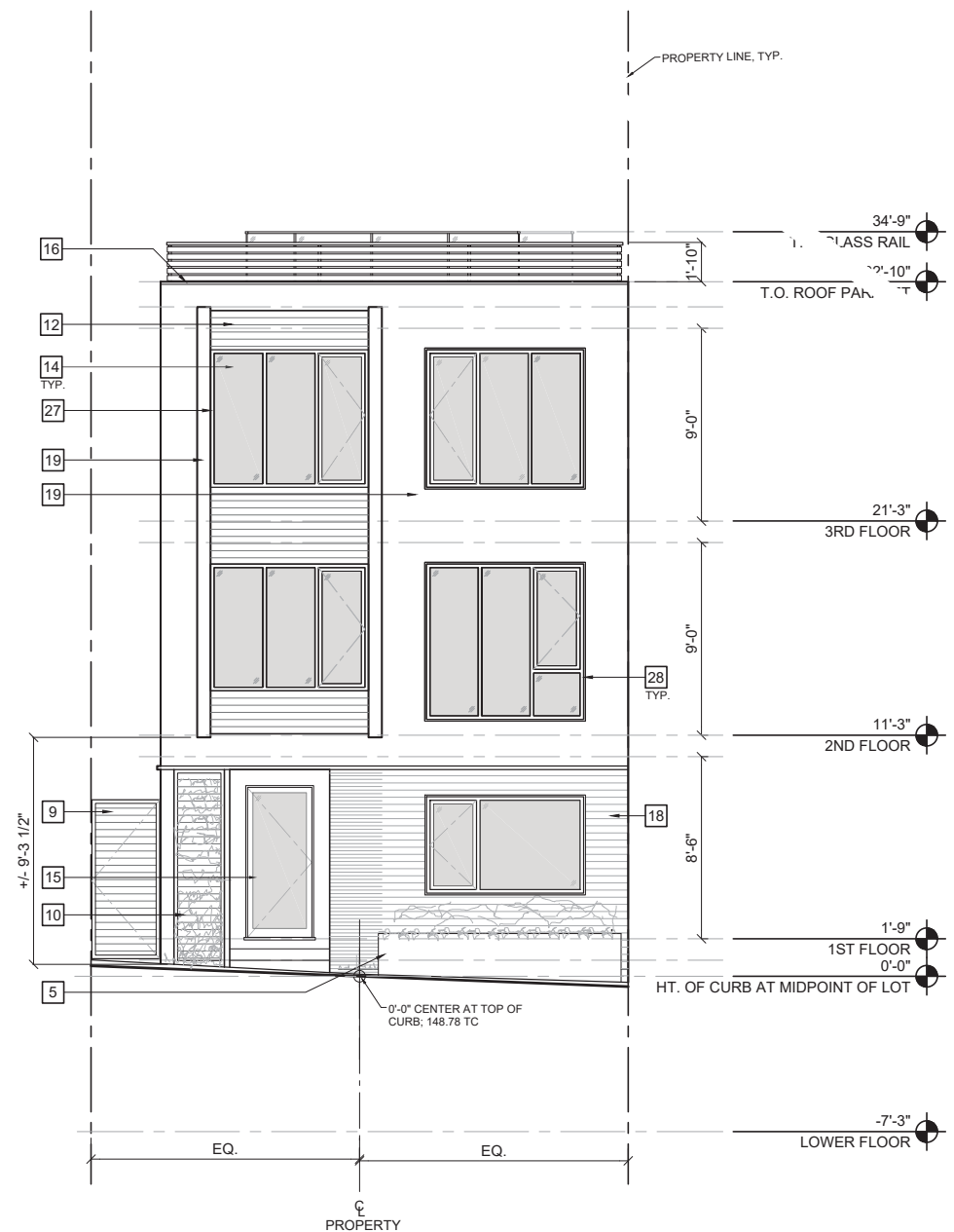
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KEY NOTES - (E) FLOOR PLANS:

- | | | |
|--|---|---|
| 1 FIRE-RATED CLASS 'B' ROOF ASSEMBLY | 11 CEMENT TILE FLOOR | 20 PAINTED HARDIE PANEL SIDING W/ CONCEALED FASTENERS |
| 2 1 HOUR FIRE-RATED ROOF/DECK ASSEMBLY | 12 3" HORIZONTAL WOOD SIDING W/ 3/8" REVEAL | 21 ROOF CURB, TYP. |
| 3 1 HOUR FIRE-RATED PROPERTY LINE FENCE | 13 HORIZONTAL WOOD RAILING SUPPORTED ON METAL FRAME | 22 ADJACENT LIGHTWELL AT 65-67 LAUSSAT |
| 4 3'-0" WIDE INGRESS/EGRESS EASEMENT | 14 ALUMINUM WINDOW | 23 BAY ABOVE |
| 5 PLANTER BOX AND GROUND LEVEL PLANTING STRIP PER SF PUBLIC WORKS LANDSCAPE REQUIREMENTS | 15 ALUMINUM DOOR | 24 OPEN ABOVE |
| 6 PLANTER BOXES | 16 METAL FLASHING, PAINTED | 25 CLERESTORY WINDOWS ABOVE |
| 7 SOLAR PANELS; EXACT SIZE, NUMBER & LOCATION TBD. | 17 WOOD CAP ON 42" HIGH GUARD RAIL | 26 DUTCH STAIRS |
| 8 SKYLIGHT | 18 1X4 PAINTED V-GROOVE CEDAR SIDING | 27 BAY WINDOW PER SFPC SECTION 136 |
| 9 METAL & WOOD GATE | 19 EXTERIOR CEMENT PLASTER | 28 1" WOOD TRIM AROUND DOORS, WINDOWS, AND HORIZ. WOOD SIDING |
| 10 METAL & WOOD GREEN WALL | | |



2 EXTERIOR ELEVATION: EAST
1/4"=1'-0"



1 EXTERIOR ELEVATION: NORTH
1/4"=1'-0"

0' 2' 4' 8' 16'

REVISIONS

SITE PERMIT 6/5/2018

ARCHITECT

LESLIE ARNOLD

•

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New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

EXTERIOR ELEVATIONS

Date: 7/9/2019

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

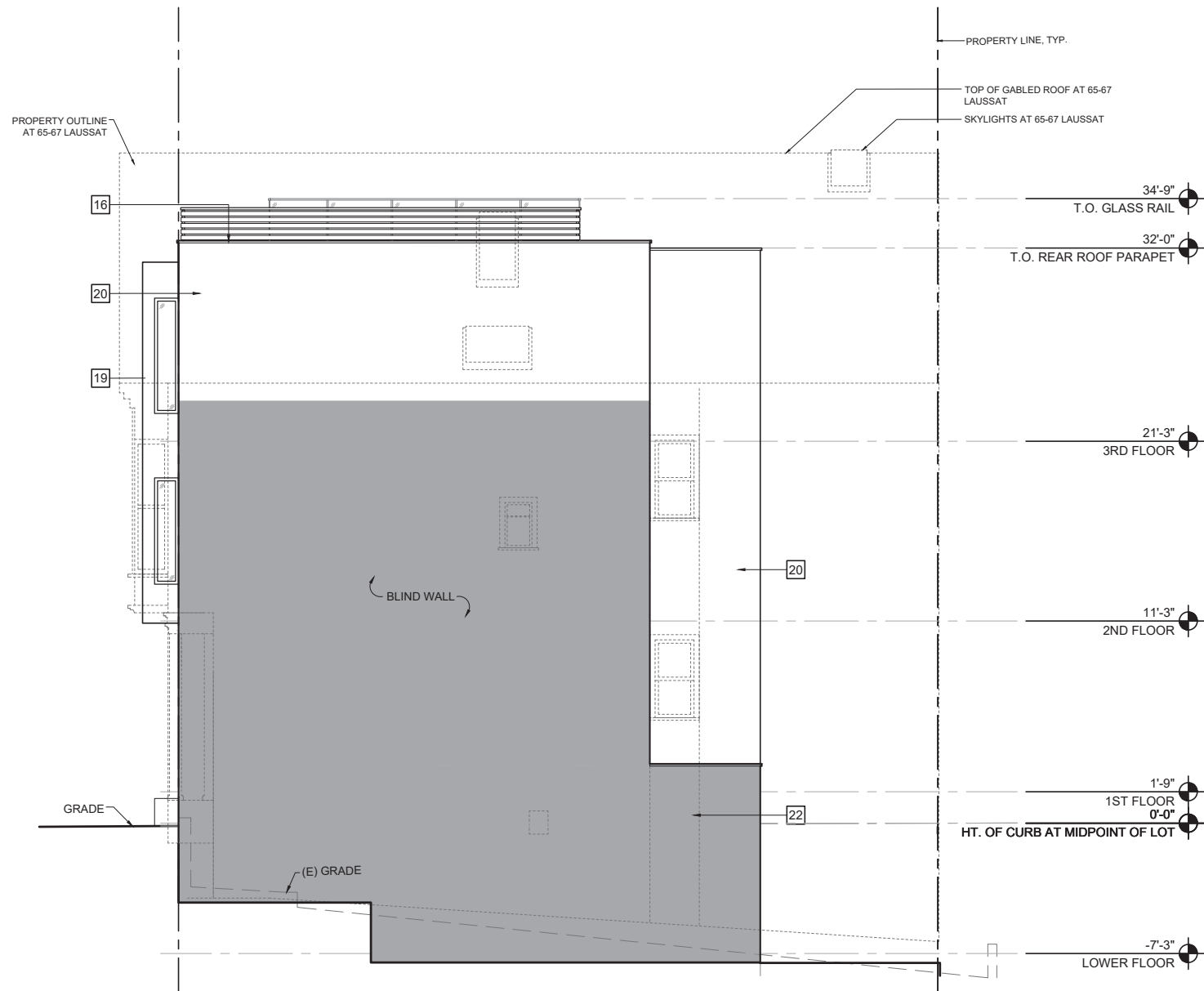
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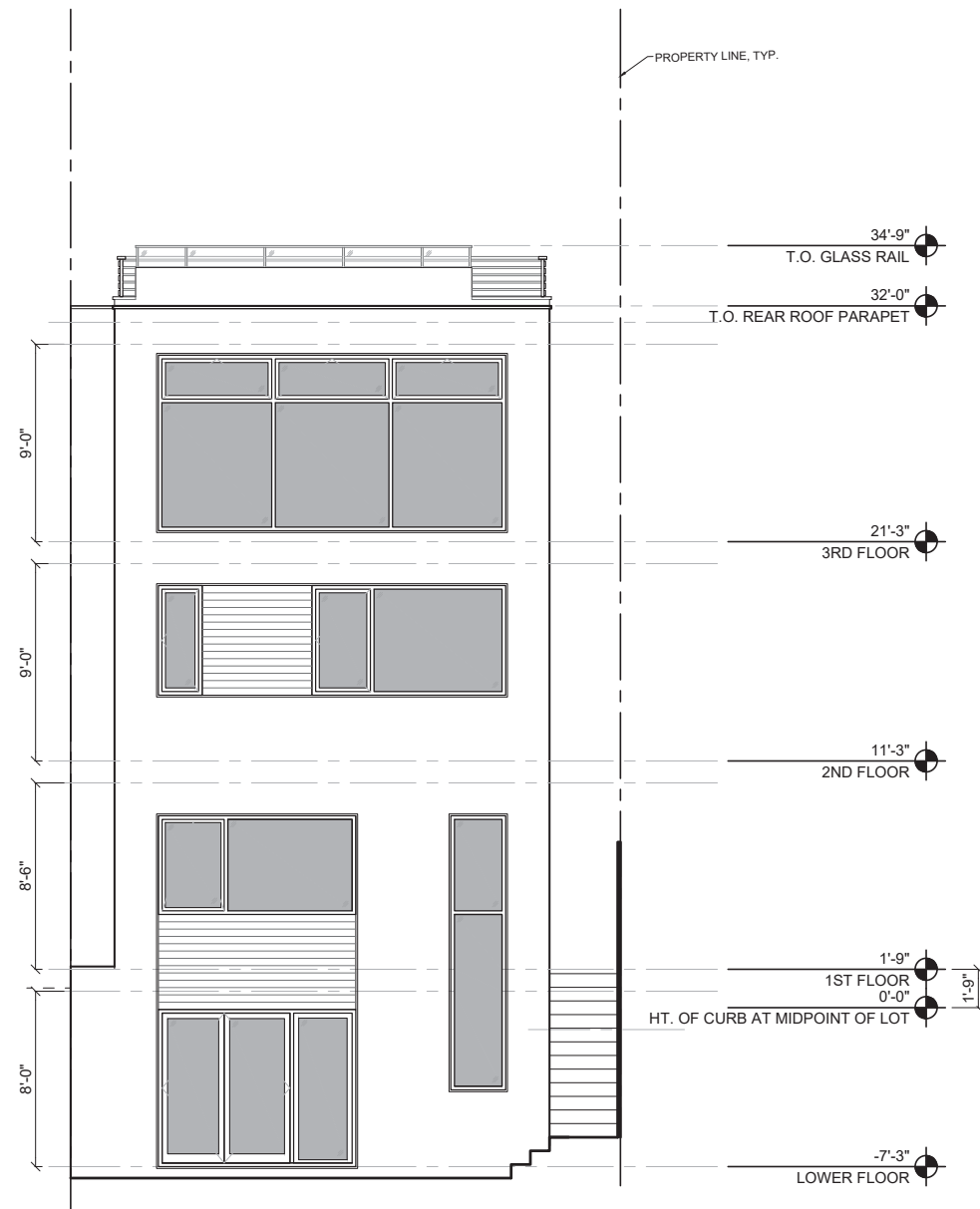
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KEY NOTES - (E) FLOOR PLANS:

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| 10 METAL & WOOD GREEN WALL | | |



2 EXTERIOR ELEVATION: WEST
1/4"=1'-0"



1 EXTERIOR ELEVATION: SOUTH
1/4"=1'-0"

0' 2' 4' 8' 16'

REVISIONS

SITE PERMIT 6/5/2018

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New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

EXTERIOR ELEVATIONS

Date: 5/30/2018

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

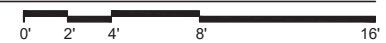
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FRONT ELEVATION WITH ADJACENT PROPERTIES
1/4"=1'-0"

$$\frac{1}{4}'' = 1'-0''$$


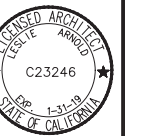
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100	100.00	

LESLIE ARNOLD • ARCHITECT

63 Verna Street San Francisco California 94127
tel 415 713 2960 fax 815 331 5196

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New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

EXTERIOR ELEVATIONS
W/ ADJACENT PROPERTIES

te: 7/9/2019

AS NOTED

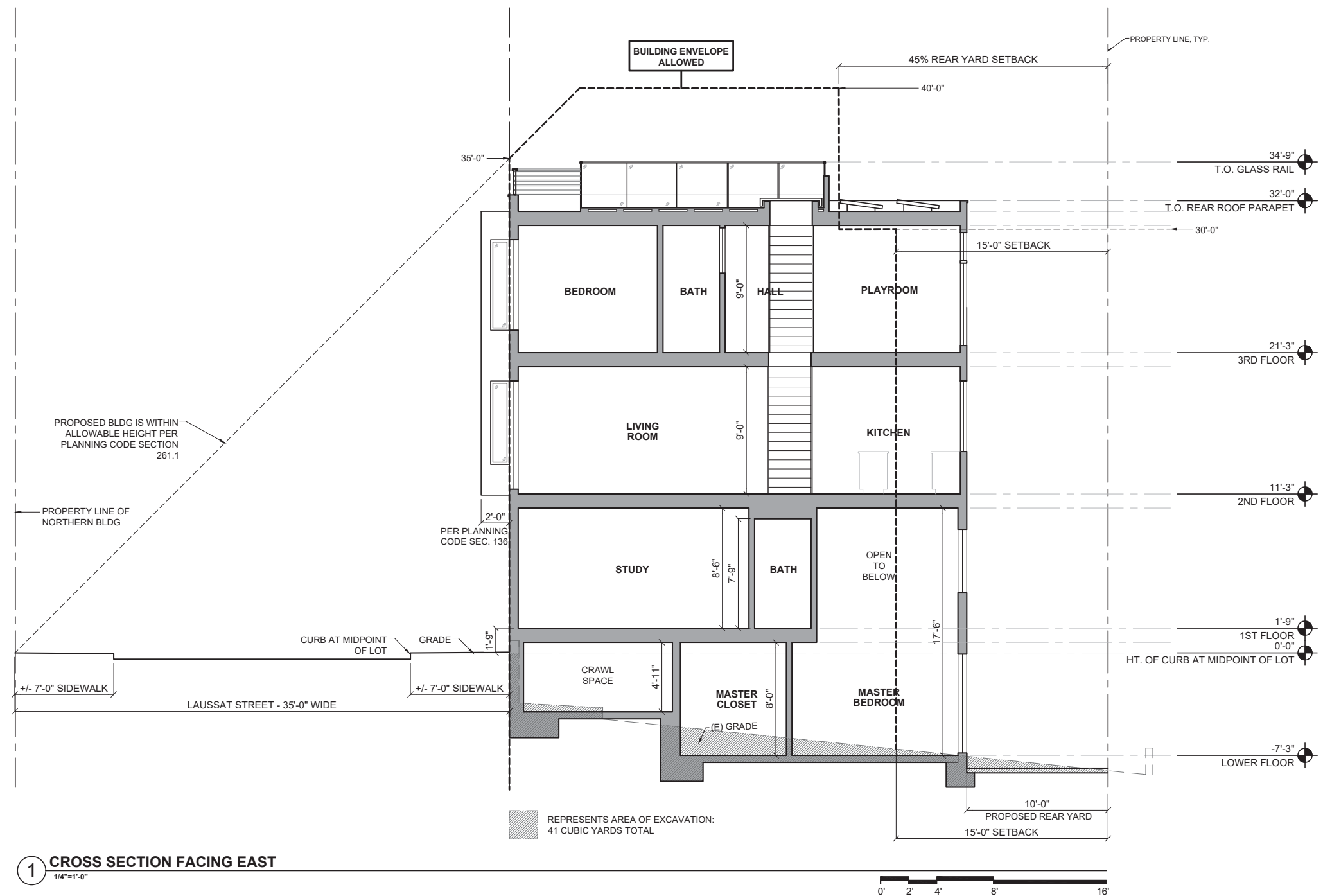
Drawn: TS/LA

63 LAUSSAT

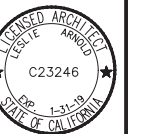
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New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

PROPOSED CROSS SECTION

Date: 5/30/2018

Scale: AS NOTED

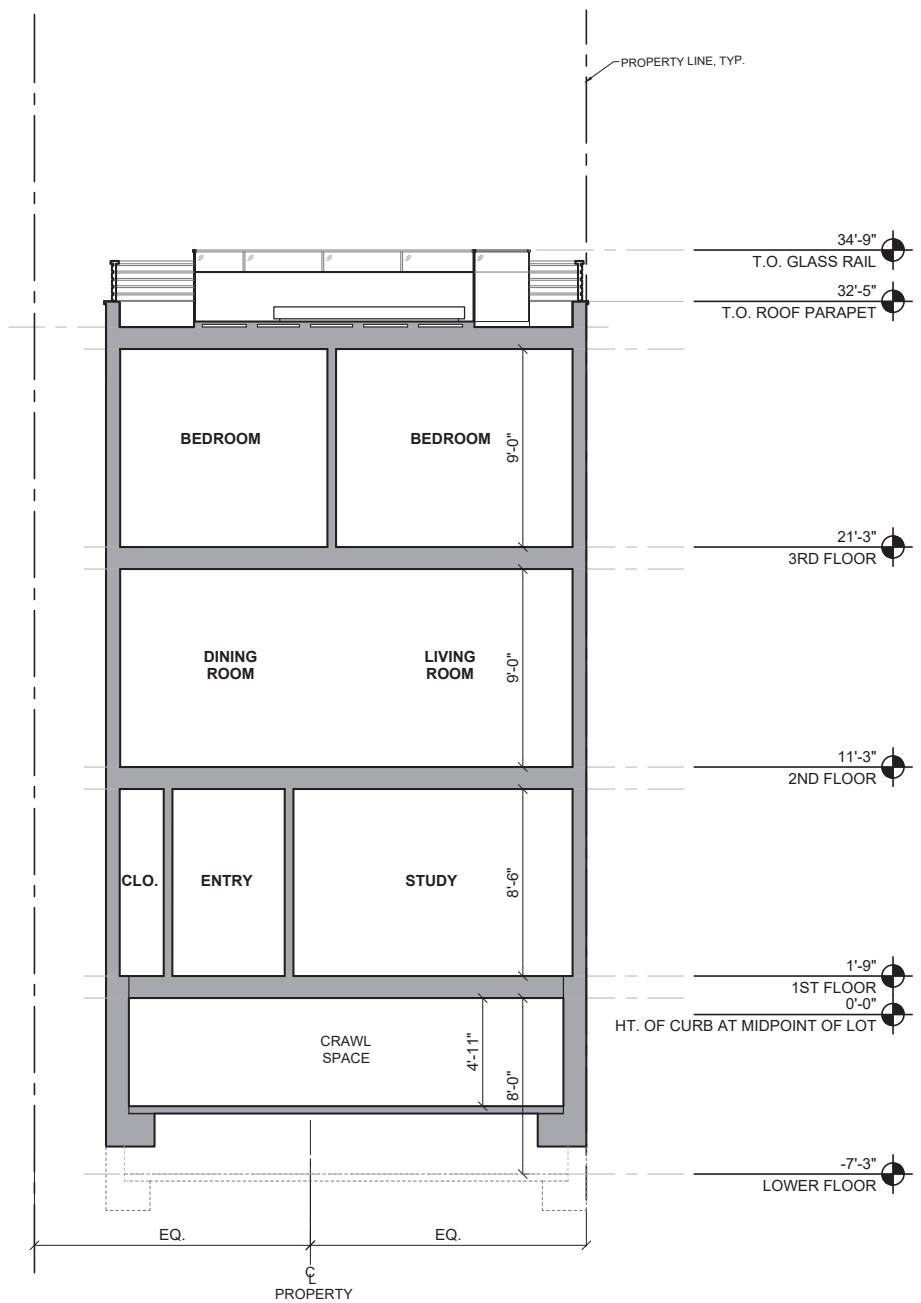
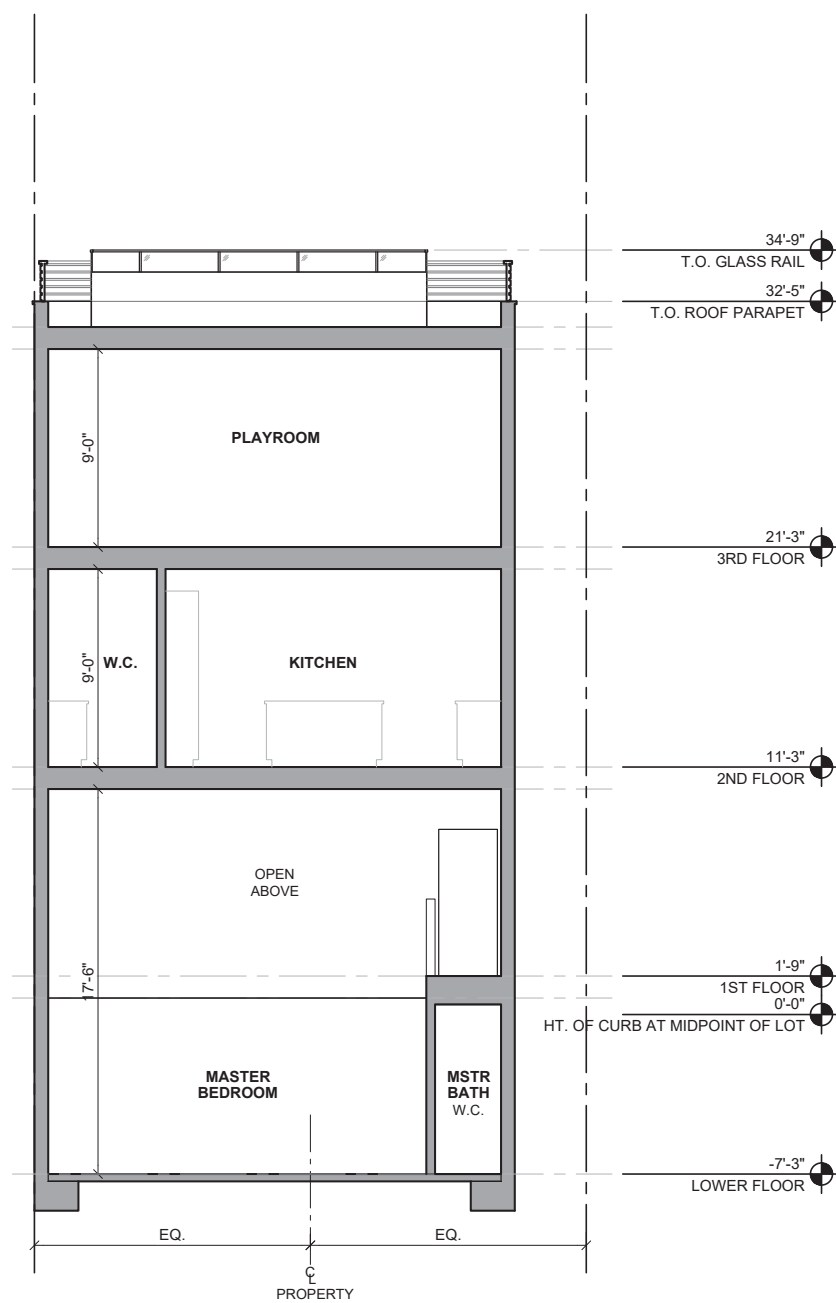
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Job: 63 LAUSSAT

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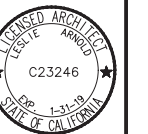
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Sheets



REVISIONS
 LESLIE ARNOLD • ARCHITECT
 63 Verna Street San Francisco California 94127
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New Construction:
63 LAUSSAT STREET
SAN FRANCISCO, CA 94102

CROSS SECTION

Date: 5/30/2018

Scale: AS NOTED

Drawn: TS/LA

Job: 63 LAUSSAT

Sheet:

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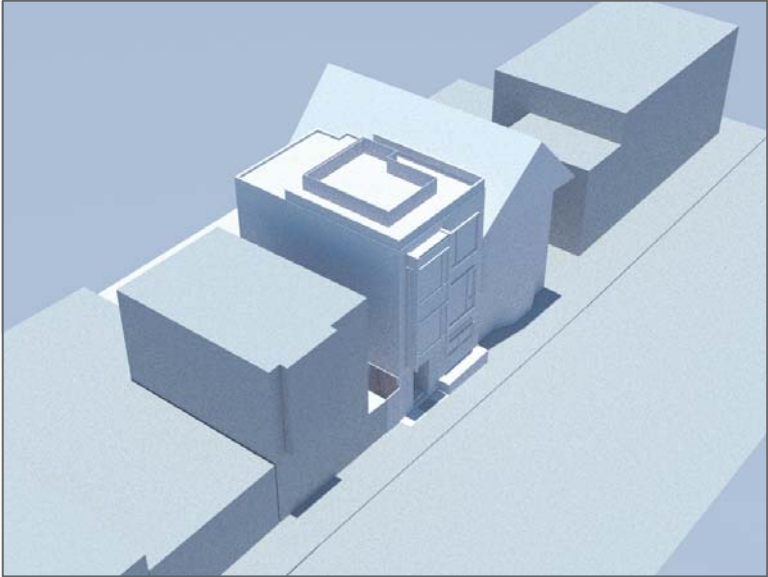
FRONT STREET VIEW



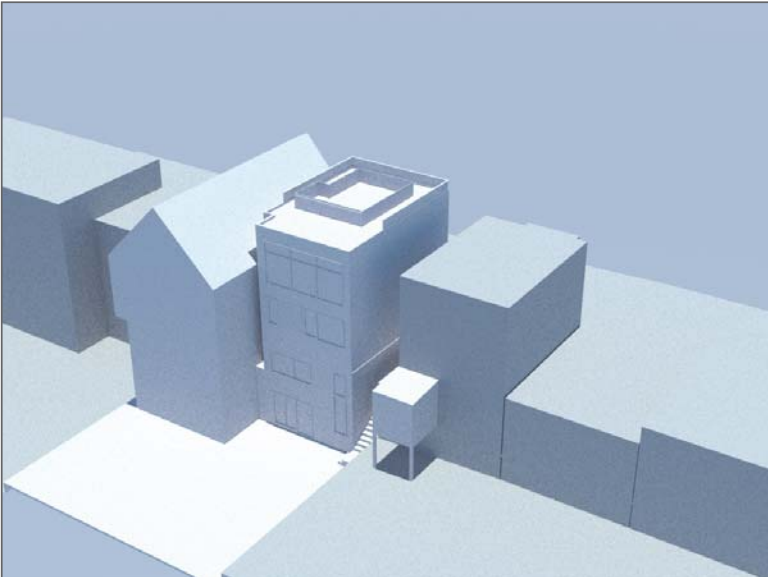
STREET VIEW LOOKING EAST



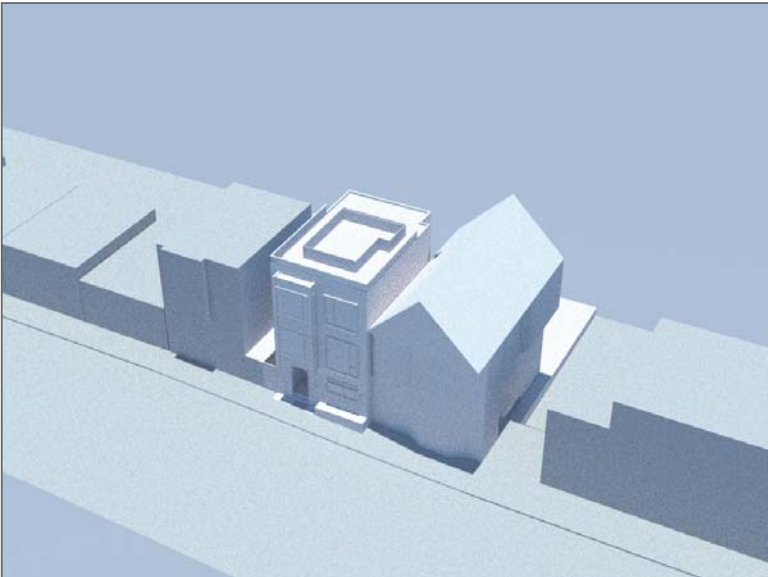
STREET VIEW LOOKING WEST



AERIAL VIEW OF FRONT FACADE



AERIAL VIEW OF REAR FACADE



AERIAL VIEW OF FRONT FACADE