



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: OCTOBER 24, 2019

*Record No.:* 2018-011717CUA  
*Project Address:* 1369-1371 Sanchez Street  
*Zoning:* RH-2 (Residential – House, Two Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 6579/027  
*Project Sponsor:* Patrick Buscovich  
235 Montgomery, Suite 1140  
San Francisco, CA 94104  
*Property Owner:* Luba Troyanosky Trust  
San Francisco, CA 94118  
*Staff Contact:* Stephanie Cisneros – (415) 575-9186  
[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project proposes to document and legalize the tantamount to demolition of a three-story, 2,912 square foot, two-family residence garage and to permit the construction of a three-story, 3,490 square foot, two-unit residence and garage with 2 Class 1 bicycle parking spaces. The proposed project was previously reviewed by the Commission under 2015-007765DRP.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Section 303 and 317 for tantamount to demolition of a residential building.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment.**
  - **Support/Opposition:** The Department has received one (1) letter in opposition to the Project expressing concern over how the project became a tantamount to demolition, the proposed façade alterations, and the lack of an ADU included in the proposal.
- **Background:**
  - **Preservation Review:** The Property is not an “Historical Resource” under CEQA per the previous Environmental Review completed for the project – Case Number 2015-007765ENV.

- **Previous Notification:** The overall project was previously reviewed by the Department in 2015 under Building Permit Application No. 201508194709. Section 311 Neighborhood Notification occurred at this property to “reconfigure the existing two-unit residence by: (1) relocating Unit #1 from the second floor to the ground floor, (2) combining habitable space on the second and third floors into one residential unit, (3) infilling alley space/side yard space at the south front of the building on all floors. The proposal also remodels the front elevation and adds a roof deck.” The noticing period occurred from July 26, 2016 to August 24, 2016. One request for Discretionary Review was received during the noticing period (2015-007765DRP). The Discretionary Review requested was related to the following:
  - Opposition to the original proposed layout of the units, which would substantially reduce the size of one unit and increase the size of the second unit.
  - Opposition to the Project’s design as being incompatible with the surrounding context; specifically, the building’s 1930s remodeled façade should be retained.
  - Opposition to the proposed roof deck.
- **Previous Decision:** The Commission heard the Discretionary Review request on April 20, 2017 and continued the item to June 1, 2017, and requested that the project sponsor revise the project to:
  - Maintain the existing pattern of two stacked, independent third floor and second floor units, and incorporate the proposed square footage below the second-floor unit, behind the garage on the ground level, into the second-floor unit (this unit would become a two-level unit); or
  - Maintain the existing pattern of two stacked, independent third floor and second floor units and create an Accessory Dwelling Unit (ADU) on the ground floor level, behind the garage.
- At the June 1, 2017 hearing, the Commission adopted findings related to taking Discretionary Review of Case No. 2015-007765DRP and approved the project with the following modifications:
  - Maintain the existing pattern of two stacked, independent third floor and second floor units, and incorporate square footage below the second-floor unit, behind the garage on the ground level into the second-floor unit; and
  - A note on the plans indicating that part of the roof is unoccupied; and
  - A roof deck set back four feet from the rear building wall.
- **Enforcement History:**
  - On September 11, 2018, a Planning Complaint was filed stating that the Permit Holder had exceeded the scope of work authorized under the subject permit no. 2015-0819-4709. A Notice of Complaint was sent to the property owner.
  - On September 18, 2018, Planning Department Staff conducted a site visit and verified the violation.
  - On October 3, 2018, Building Permit No. 2015.0819.4709 was suspended by the Department of Building Inspection at the request of the Planning Department to

allow the Permit Holder time to file a building permit to accurately denote the demolition pursuant to Planning Code Section 317 and to address the unpermitted work at the subject property.

- On November 19, 2018, Planning Department Staff met with Department of Building Inspection staff and property owner representatives at the site to review the full scope of work that had been completed beyond the scope of the approved permit.
- On November 26, 2018, Planning Department Staff met with the project team at the Planning Department to discuss the violation.
- On January 24, 2019, property owner's representative emailed Planning Staff and attached an Intake Request Form to request an appointment to submit a Conditional Use Authorization pursuant to Planning Code Section 317.
- Between November to the present, Planning Department Staff met on several occasions with the property owner's representative, Pat Buscovich, and repeatedly discussed that the property owner's intent is to file a Conditional Use Authorization pursuant to Planning Code Section 317.
- On February 27, 2019, property owner's representative, Kelly Sabella, emailed Planning Staff to inquire whether the Conditional Use Authorization (CUA) application could be submitted electronically or in person. Planning staff responded by directing her to work directly with Planning Intake Staff to submit the CUA application.
- On February 27, 2019, the Planning Department issued the Notice of Enforcement informing the property owner about the violation and the abatement process. In that notice, the property owner was advised to take corrective actions and provide evidence of compliance to the Planning Department within fifteen (15) days from February 27, 2019.
- On March 6, 2019, a request for a Conditional Use Authorization was submitted.

The Project has not changed with regard to design, size and features since the previous Discretionary Review Action. The purpose of this Conditional Use Authorization is to document additional demolition that occurred during construction that exceeded the thresholds outlined in Planning Code Section 317.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The exemption was issued under Planning Case No. 2015-007765ENV. No new exemption is required.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is on balance and consistent with the Objectives and Policies of the General Plan. Although the Project exceeds the demolition thresholds as outlined in Planning Code Section 317, the project will continue to provide two units that will be updated and expanded within the buildable

area. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

**ATTACHMENTS:**

- Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit B – Plans and Rendering
- Exhibit C – Discretionary Review Executive Summary
- Exhibit D – Discretionary Review Action DRA 0531
- Exhibit E – Previous Environmental Determination
- Exhibit F – Land Use Data
- Exhibit G – Maps and Context Photos



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE LEGALIZATION OF TANAMOUNT TO DEMOLITION EXISTING TWO-UNIT RESIDENCE AND THE CONSTRUCTION OF A NEW TWO-UNIT RESIDENCE AT 1369 TO 1371 SANCHEZ STREET WITHIN AN RH-2 (RESIDENTIAL – HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On August 6, 2018, the Department of Building Inspection (hereinafter “DBI”) opened Complaint Case No. 201882681 regarding the two-unit residence at 1369 to 1371 Sanchez Street, Assessor’s Block 6579, Lot 027 (hereinafter “Project Site”). The complaint stated that construction on the site exceeded the scope approved under Building Application No. 2018.0819.4709. The referenced permit approved a remodel at the front elevation and horizontal addition at the south to provide three new bedrooms and two bathrooms at the third floor, remodel kitchen and add vanity at second floor, relocate unit one from second floor to first floor, and add a roof deck.

On August 6, 2018, the Planning Department (hereinafter “Department”) opened Code Enforcement Case No. 2018-011345ENF based on a complaint that demolition and excavation had occurred beyond the scope of an approved permit, per DBI Complaint No. 201882681. The Department subsequently confirmed that additional exterior walls and an area of existing floor plate had been demolished without authorization.

On March 6, 2019, Patrick Buscovich (hereinafter “Project Sponsor”) filed Application No. 2018-011717CUA (hereinafter “Application”) with the Department for a Conditional Use Authorization under Planning Code Sections 303 and 317 to legalize tantamount to demolition of a three-story, 2,912square foot, two-family residence foot garage, and to permit the construction of a three-story, 3,490 square foot, two-unit residence and garage (hereinafter “Project”) at the Project Site.

On October 24, 2019 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011717CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-011717CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-011717CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project seeks to legalize the tantamount to demolition of a three-story, 2,912square foot, two-family residence foot garage, and to permit the construction of a three-story, 3,490 square foot, two-unit residence and foot garage within a Residential House – Two Family (RH-2) Zoning District and a 40-X Height and Bulk District.
3. **Site Description and Present Use.** The property at 1369 to 1371 Sanchez Street is located on the east side of Sanchez Street between Cesar Chavez and 27<sup>th</sup> Street, Lot 027 in Assessor's Block 6579 and in the RH-2 (Residential-House, Two Family) Zoning District and with a 40-X Height and Bulk designation. The approximately 2,080 square foot downward sloping lot has 26 feet of frontage and a depth of 80 feet. The lot contains a three-story-over-garage, two-unit residential building constructed ca. 1907 but remodeled in the Art Deco style in 1935.
4. **Surrounding Properties and Neighborhood.** The subject property is located in the Noe Valley neighborhood within District 8. Parcels within the immediate vicinity consist of residential single, two- and multi-family dwellings of varied design and construction dates. The block face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings.
5. **Public Outreach and Comments.** The Department has received one letter in opposition to the Project expressing concern over how the project became a tantamount to demolition, the proposed façade alterations, and the lack of an ADU included in the proposal.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

*The project proposes a building that will be approximately 28'-6" tall.*

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

*The Project will maintain a front setback of approximately 7'-10", based on the average of the adjacent properties.*

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth of 45 percent of the total lot depth on which the building is situated, except to the extent that a reduction is permitted using the average between the depths of the rear building walls of the two adjacent buildings.

*The Project will construct a two-unit residence located entirely within the buildable area of the lot and will remove an existing stair currently located within the required rear yard. The Project does not propose construction within the rear yard such that a Variance from Planning Code Section 134 would be required.*

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

*The Project proposes constructing to both side property lines since no side setbacks are required in the RH-2 District.*

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

*The Residential Design Team previously reviewed the proposal and determined that the Project complied with the Residential Design Guidelines and provided the following comments:*

- *The project and privacy issues are within the tolerances to be expected when living in a dense, urban environment like San Francisco.*
- *The building scale, massing and materials are appropriate as the project is located in a neighborhood of mixed visual character with regard to both scale and architecture.*

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

*The Project complies with Section 132 as it provides approximately 41 square feet of landscaping and approximately 78 square feet of permeable surface in the required 204 square foot front setback area.*

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

*The Project complies with the street frontage requirement as it exceeds the visual relief minimum and adheres to the off-street entrance maximum.*

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

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

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

*The Project provides usable open space that exceeding the minimum amount required.*

- J. **Off-Street Parking.** Planning Code Section 151 does not require off-street parking, and permits 1.5 parking spaces for every dwelling unit provided.

*The Project proposed to maintain the existing off-street parking for one vehicle on site.*

- K. **Bicycle Parking.** Planning Code Section 155.2 requires one weather-protected bicycle parking space per dwelling unit. The requirements apply when constructing a new building.

*The Project proposes a two-unit building. Two bicycle parking spaces are proposed in the garage, meeting the requirement of Planning Code Section 155.2.*



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

*The Project proposes demolition of the existing two-family residence and reconstruction of a two-family residence on the 2,080 square foot parcel.*

7. **Loss of Residential Unit through Demolition.** Planning Code Section 317(g)(5) establishes additional criteria for the Planning Commission to consider when reviewing applications for the loss of a residential unit as the result of a demolition. The Planning Commission shall consider the following:

- A. **Whether the property is free of a history of serious, continuing Code violations.**

*The Project Site has serious, continuing Code violations. In 2018, DBI determined that the subject two-family dwelling exceeded the scope of work approved and required proper documentation and permitting. Following multiple site visits in 2018 and 2019, Planning determined that the Project violated Planning Code Section 174 (Unpermitted Alterations), Section 311 (Permit Review Procedures), and Section 317 (Demolition) without authorization. The proposed Project would abate both violations.*

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

*Planning was unable to verify whether the structure was in decent condition due to the substantial amount of demolition and replacement already performed.*

- C. **Whether the property is an "historical resource" under CEQA.**

*The Planning Department reviewed the Supplemental Information Form submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.*

- D. **Whether the removal of the resource will have a substantial adverse impact under CEQA.**

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

- E. **Whether the project converts rental housing to other forms of tenure or occupancy.**

*The existing two-family residence is subject to rent control and the reconstructed units will continue to be rental units.*

- F. **Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing.**

*The Project proposes to demolish an existing two-family dwelling, which is generally subject to the Residential Rent Stabilization and Arbitration Ordinance. Definitive determinations on the*

*applicability of the Residential Rent Stabilization and Arbitration Ordinance are the purview of the Rent Board. The existing dwelling units are not affordable housing units.*

**G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity.**

*Although the Project proposes the demolition of an existing two-family dwelling building, the units are not habitable and the reconstruction would restore the dwelling units.*

**H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity.**

*The Project would improve cultural and economic diversity by increasing the number of bedrooms, and the Planning Department determined that the replacement building is of appropriate scale and development pattern that would conserve the established neighborhood character.*

**I. Whether the project protects the relative affordability of existing housing.**

*The Project removes older dwelling units and replaces them with a newly constructed dwelling units. Older dwelling units are generally considered to be more affordable than a recently constructed unit. However, the existing dwelling units are not habitable, making the effect reconstruction has on affordability difficult to quantify.*

**J. Whether the project increases the number of permanently affordable units as governed by Section 415.**

*The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than 10 dwelling units.*

**K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods.**

*The Project proposes in-fill housing, reconstructing two dwelling units in the same general area as they were previously, in keeping with the established topography of the site.*

**L. Whether the project increases the number of family-sized units on-site.**

*The Project proposes an opportunity for family-sized housing by constructing a two-bedroom unit and a one-bedroom unit to replace the previous one-bedroom units.*

**M. Whether the project creates new supportive housing.**

*The Project does not create new supportive housing.*

**N. Whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character.**

*The Planning Department determined that the replacement building is in keeping with the overall scale, massing and design of the immediately surrounding development.*

**O. Whether the project increases the number of on-site Dwelling Units.**

*The Project will not increase the number of on-site dwelling units, but it will reconstruct the two-family dwellings and increase their size – one unit will include two bedrooms and one unit will include one bedroom for a total of three bedrooms on site. Both reconstructed units will be of similar sizes.*

**P. Whether the project increases the number of on-site bedrooms.**

*The existing units contain one bedroom each, while the proposed construction proposes one one-bedroom unit and one two-bedroom unit.*

**Q. Whether or not the replacement project would maximize density on the subject lot.**

*The Project does not propose to maximize density at the Project Site.*

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

*The Project proposes to replace the dwelling units subject to the Residential Rent Stabilization and Arbitration Ordinance. The Project proposes a one one-bedroom unit and one two-bedroom unit, both of similar size. The existing units contain one bedroom each.*

**8. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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

*The use and size of the Project is compatible with the surrounding neighborhood, as it seeks to reconstruct a two-unit dwelling at larger scales than was previously existing. The building will be in conformity with the Residential Design Guidelines. Overall, the reconstruction of uninhabitable dwelling units is necessary and desirable for the surrounding community.*

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

**(1)** Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will be reduced during construction and will not alter the existing appearance or character of the project vicinity.*

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

*The Planning Code does not require off-street parking or loading for the proposed Project. The proposal proposes one off-street parking. There will be no increase in maximum occupancy for the Project Site following reconstruction, and therefore no increase in the volume of traffic.*

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

*As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.*

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

*The Project is residential and will be landscaped accordingly.*

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

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

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

*The Project is consistent with the stated purpose of the RH-2 Zoning District, which is characterized by a mixture of dwelling unit types, including apartment buildings, and have a broad range of unit sizes.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

#### **Policy 2.1:**

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

*The proposal, though a demolition, is necessary for the repair and rehabilitation of the subject building. The project will restore two larger units of housing.*

**Policy 2.5:**

Encourage and support the seismic retrofitting of the existing housing stock.

*The proposal includes seismic upgrades that will bring the subject building up to current Building Code standards.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.3**

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

*The proposed replacement building reflects the existing mixed architectural character, varying heights along the block face such that the Project would be in keeping with the neighborhood development pattern.*

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

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

*The proposal is for reconstruction of an existing two-unit building; commercial uses in the neighborhood will not be affected by this project.*

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

*The proposal will restore an existing residential use, consistent with the residential character of the surrounding neighborhood.*

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

*The Project Site does not currently possess affordable housing units. The Project does not propose any units designated as affordable housing. Therefore, the Project will not impact the City's supply of affordable housing.*

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

*The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood.*

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

*The Project is a residential project in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-011717CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 10, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 24, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion**  
**October 24, 2019**

**RECORD NO. 2018-011717CUA**  
**1369-1371 Sanchez Street**

ADOPTED: October 24, 2019



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow legalize a tantamount to demolition of a three-story, 2,912square foot, two-family residence foot garage and to permit the construction of a three-story, 3,490 square foot, two-unit residence and foot garage with 2 Class 1 bicycle parking spaces located at 1369-1371 Sanchez Street, Assessor's Block 6579, Lot 027 pursuant to Planning Code Section(s) **303 and 317** within the **RH-2 Zoning** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **September 10, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-011717CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 24, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 24, 2019** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Bicycle Parking.** The Project shall provide no fewer than **one (1)** Class 1 bicycle parking space as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**GENERAL NOTES:**

**INTENT OF DOCUMENTS:**

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

- San Francisco Building Code 2013 Edition
- San Francisco Fire Code 2013 Edition
- San Francisco Plumbing Code 2013 Edition
- San Francisco Electrical Code 2013 Edition
- San Francisco Mechanical Code 2013 Edition

- Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.
- B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.
- C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.
- D. Unless otherwise shown or noted, all typical details shall used where applicable.
- E. All details shall be constued typical at similar conditions.
- F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.
- G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local builing departments, on these plans shall be done by an independent inspection company.
- H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align.
- I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these Drawings.
- J. The General Contractor shall be reponsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

**DRAWING INDEX:**

- A 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX
- A 1.02 SITE AND ROOF PLANS
- A 1.03 DEMOLITION ANALYSIS
- A 2.01 FLOOR PLANS EXISTING
- A 2.02 FLOOR PLANS PROPOSED
- A 2.03 FLOOR PLANS PROPOSED
- A 3.01 EXTERIOR ELEVATIONS
- A 3.02 EXTERIOR ELEVATIONS
- A 3.03 EXTERIOR ELEVATIONS
- A 3.04 EXTERIOR ELEVATIONS
- A 4.01 BUILDING SECTION
- A 4.02 BUILDING SECTION

**PROJECT INFORMATION:**

ZONING: RH-2  
 OCCUPANCY R-3  
 PROPOSED USE: SINGLE FAMILY RESIDENCE  
 CONSTRUCTION TYPE: 5-B  
 BLOCK 6579 LOT 027

SCOPE OF WORK:  
 REMODEL FRONT ELEVATION.  
 3 STORY HORIZONTAL ADDITION AT SOUTH.  
 PROVIDE NEW HABITABLE SPACE BEHIND THE GARAGE AND CONNECT TO UNIT 1 AT THE 2ND FLOOR WITH NEW STAIR.  
 REMODEL 2ND AND 3RD FLOOR INCLUDING THE KITCHENS AND BATHROOMS  
 NEW ROOF DECK ACCESSED BY SLIDING HATCH.

**ABBREVIATIONS:**

@	AT	HGT./HT.	HEIGHT
∅	CENTERLINE	INSUL.	INSULATION
∅	DIAMETER OR ROUND	MFG.	MANUFACTURING
(E)	EXISTING	MAX.	MAXIMUM
(N)	NEW	MTL.	METAL
(R)	REPLACE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	O.C.	ON CENTER
BM.	BEAM	PR.	PAIR
BLDG.	BUILDING	PKT.	POCKET
CBC	CALIFORNIA BUILDING CODE	P.T.	PRESSURE TREATED
CLR.	CLEAR	REF.	REFRIGERATOR
CLOS.	CLOSET	REQ'D	REQUIRED
CONC.	CONCRETE	REQ'T	REQUIREMENT
DECK'G	DECKING	RTG.	RETAINING
DET.	DETAIL	R & S	ROD AND SHELF
DIA.	DIAMETER	RM.	ROOM
DISP.	DISPOSAL	SIM.	SIMILAR
DW.	DISHWASHER	S.C.	SOLID CORE
DR.	DOOR	SQ. FT.	SQUARE FOOT/FEET
DBL.	DOUBLE	STOR.	STORAGE
DN.	DOWN	STRUCT.	STRUCTURAL
DRWG5.	DRAWINGS	TEMP.	TEMPERED
D	DRYER	TRANS.	TRANSPARENT
EA.	EACH	TYP.	TYPICAL
F	FAHRENHEIT	U.O.N.	UNLESS OTHERWISE NOTED
FIN.	FINISH	V.I.F.	VERIFY IN FIELD
F.R.	FIRE RATED	W	WASHER
FLR.	FLOOR	WH.	WATER HEATER
FT.	FOOT OR FEET	WP	WATERPROOF
FR.	FRENCH	WDO.	WINDOW
FURN.	FURNISH	W/	WITH
FURR.	FURRING	WD.	WOOD
GA.	GAUGE		
GL.	GLAZING		
GYP.	GYPSUM		
GYP.BD.	GYPSUM BOARD		

**DRAWING SYMBOLS**

- DOOR NUMBER
- WINDOW NUMBER
- SKYLIGHT NUMBER
- DRAWING REVISION
- DETAIL NUMBER AND DRAWING REFERENCE
- NOTE/ITEM NUMBER
- GRADE
- PROPERTY LINE
- ELEV. NO. DRAWING REFERENCE

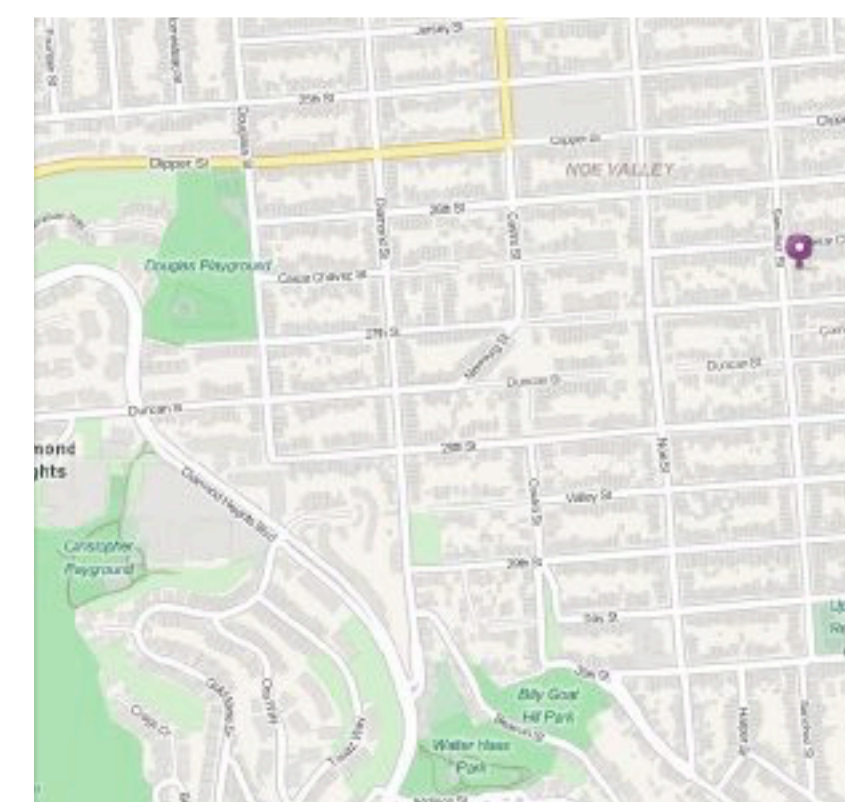
**WILLIAM PASHELINSKY ARCHITECT**  
 1937 HAYES STREET  
 SAN FRANCISCO, CA 94117  
 415 379 3676

**ADDITION AND ALTERATIONS**  
 1389 SANCHEZ STREET  
 SAN FRANCISCO, CA.

**BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13-R.  
 WORK TO BE DONE BY SEPERATE PERMIT**

**PROJECT STATISTICS**

EXISTING:	UNIT 1	UNIT 2	STORAGE/GARAGE	TOTAL
1ST FLOOR	0	0	851 SQ FT	851 SQ FT
2ND FLOOR	887 SQ FT	106 SQ FT	33	1,015 SQ FT
3RD FLOOR	0 SQ FT	1,035 SQ FT	0	1,035 SQ FT
TOTAL BUILDING:	887 SQ FT	1,141 SQ FT	884 SQ FT	2,912 SQ FT
NEW:				
1ST FLOOR	760 SQ FT	0	427 SQ FT	1,187 SQ FT
2ND FLOOR	1,008 SQ FT	86 SQ FT	0	1,094 SQ FT
3RD FLOOR	0 SQ FT	1,209 SQ FT	0	1,209 SQ FT
TOTAL BUILDING:	1,768 SQ FT	1,295 SQ FT	427 SQ FT	3,490 SQ FT



VICINITY MAP

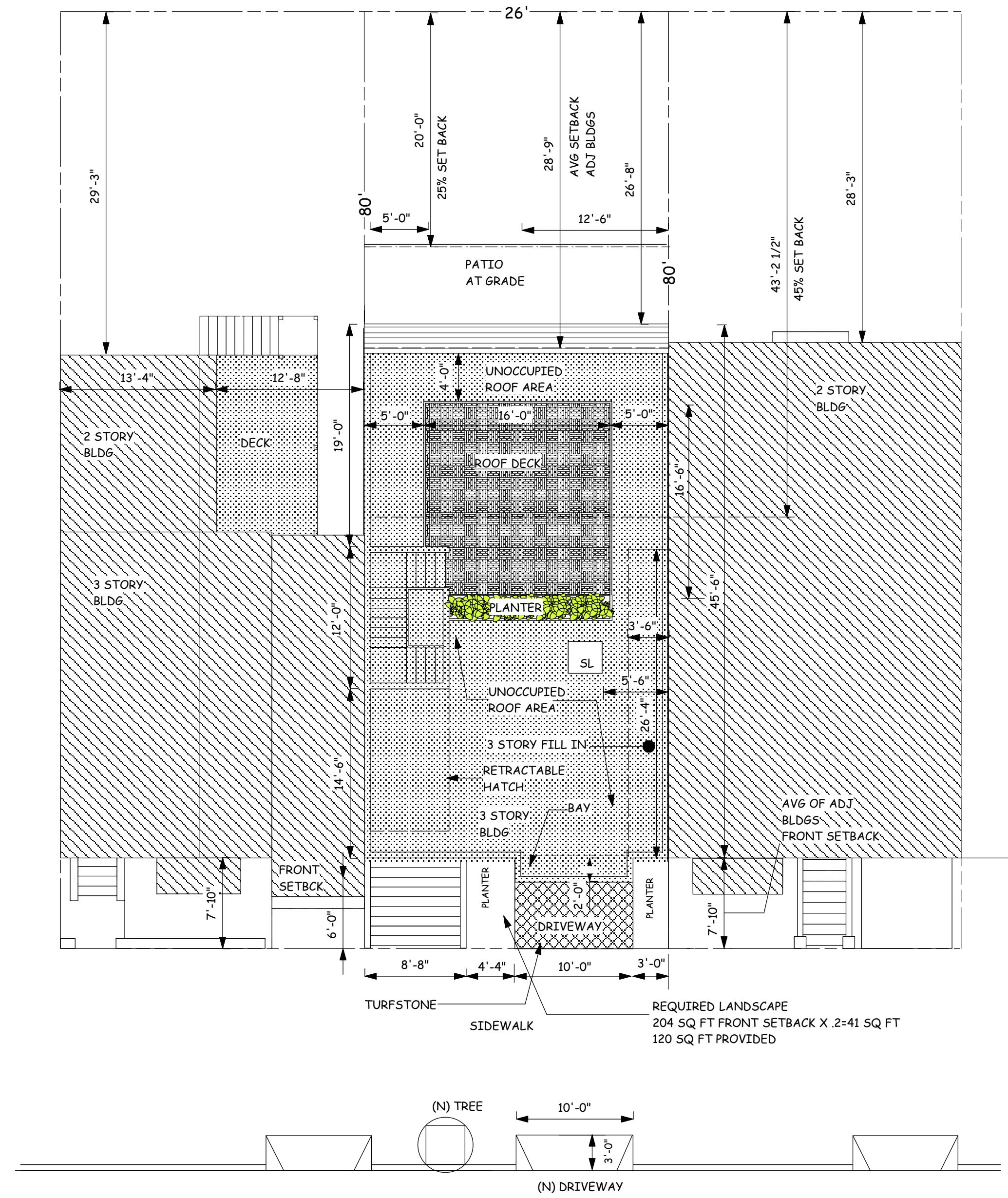
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NO.	DATE	DESCRIPTION
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2	5/1/17	REV
3	9/10/19	REV

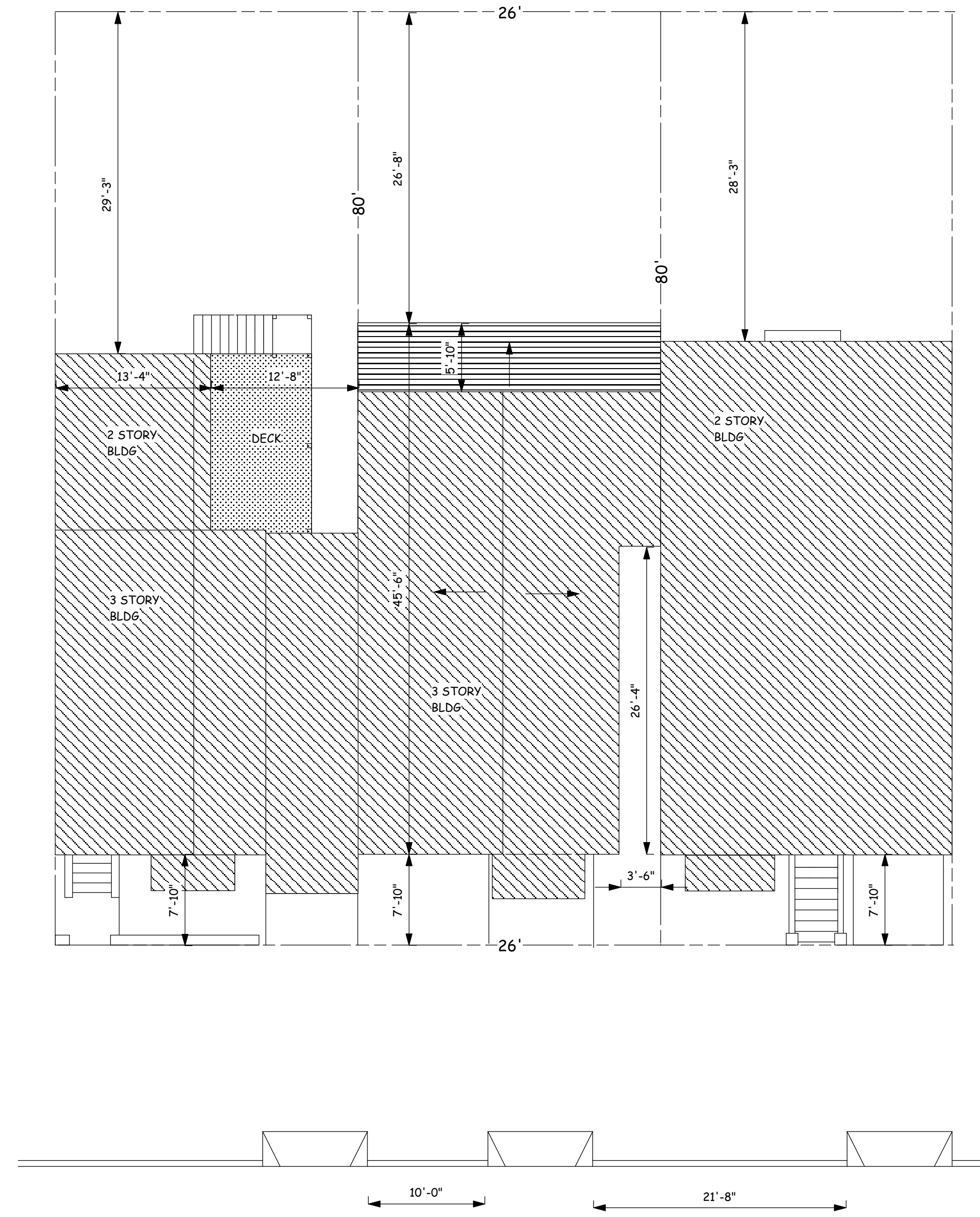
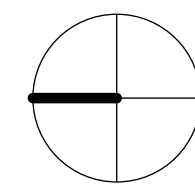
PROJECT NO. 2015.20  
 SHEET

**A-1.01**

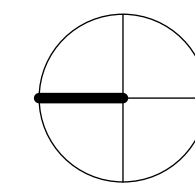
**ADDITION AND ALTERATIONS**  
 1389 SANCHEZ STREET  
 SAN FRANCISCO, CA



**SITE AND ROOF PLAN (N)**  
 1/8"=1'-0"



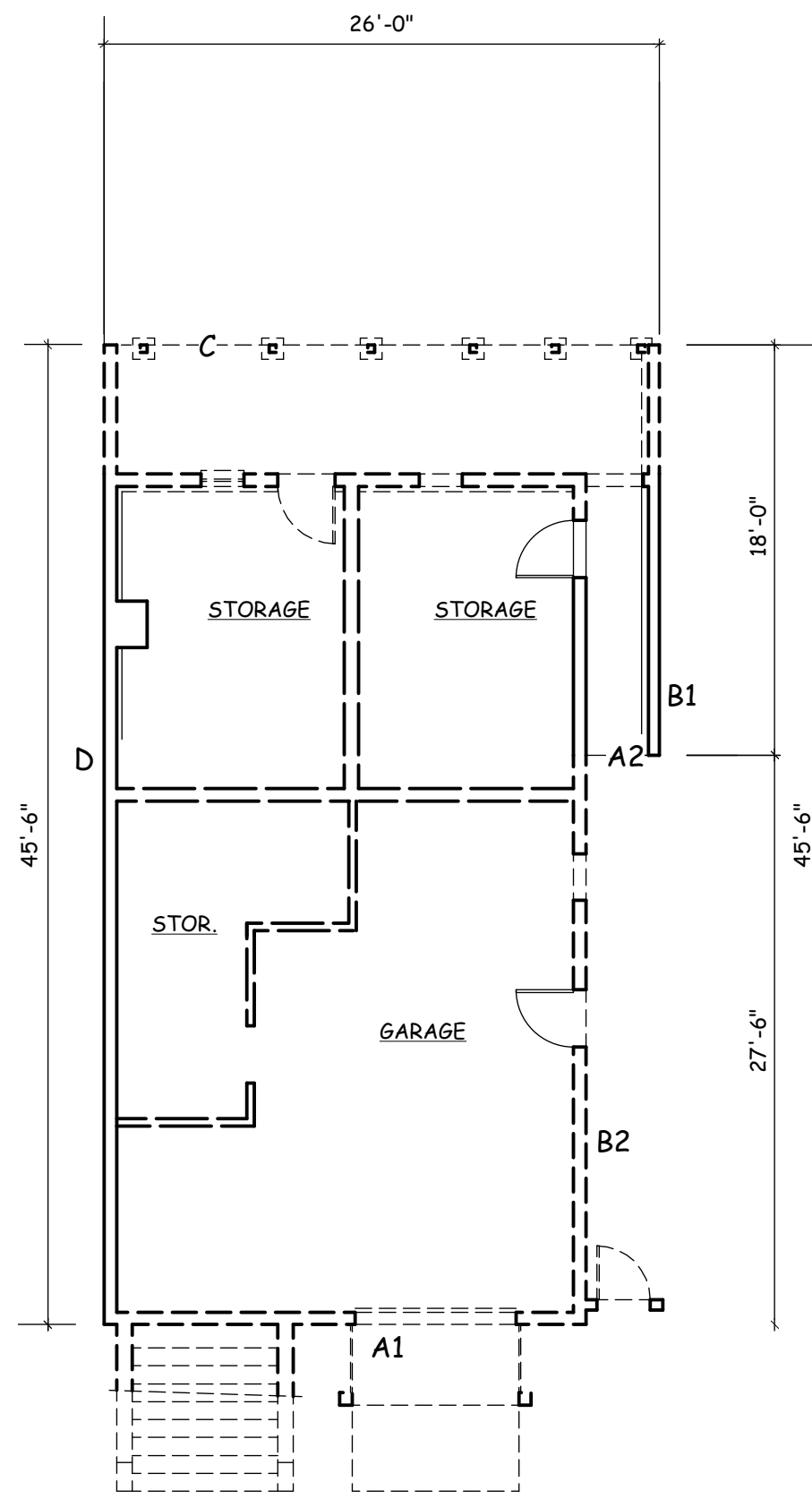
**SITE AND ROOF PLAN (E)**  
 1/8"=1'-0"



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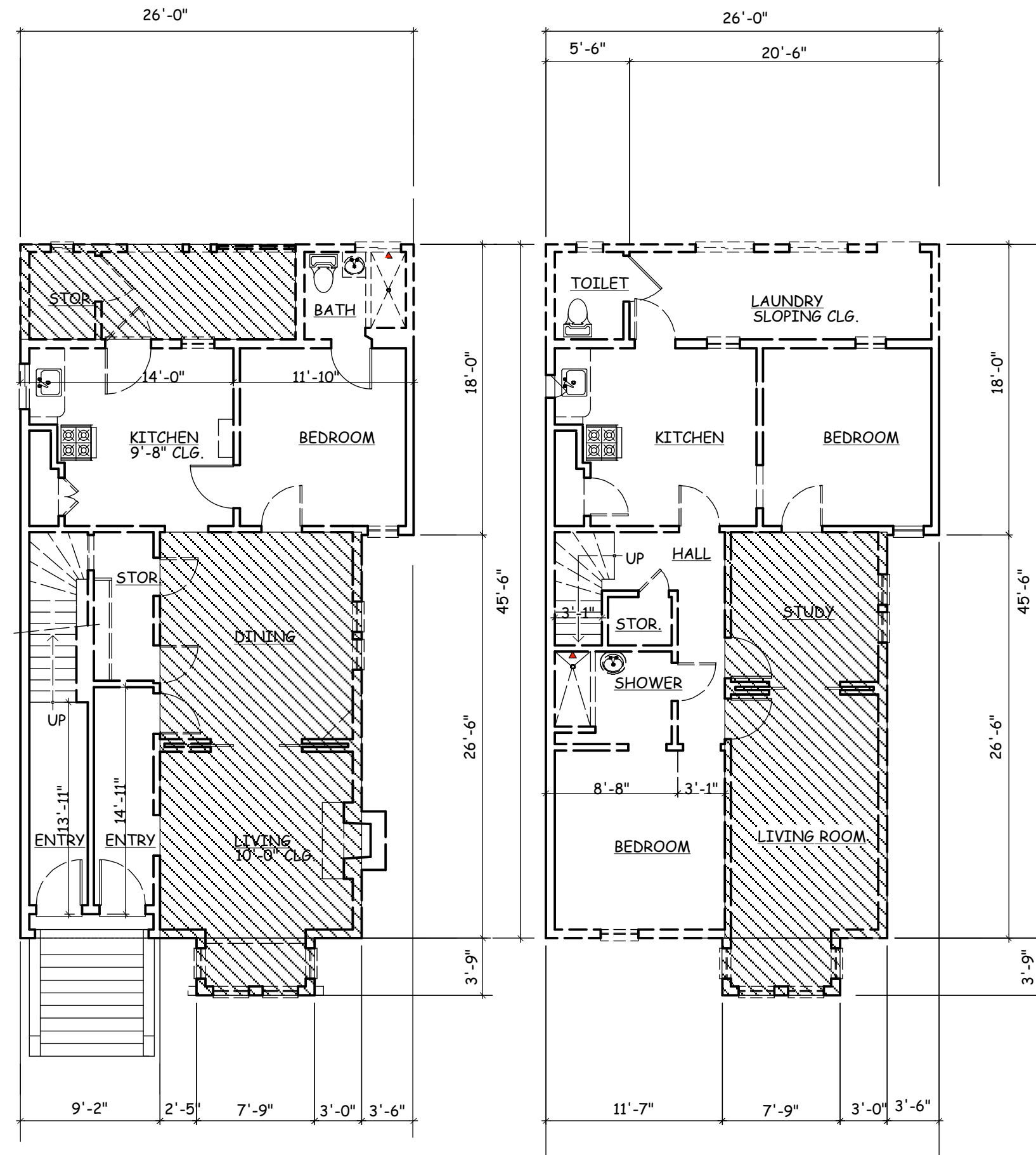
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3	5/3/16	REV
4	12/14/16	REV
5	05/01/17	REV
6	06/02/17	REV

**LINEAR FOOTAGE MEASUREMENT**



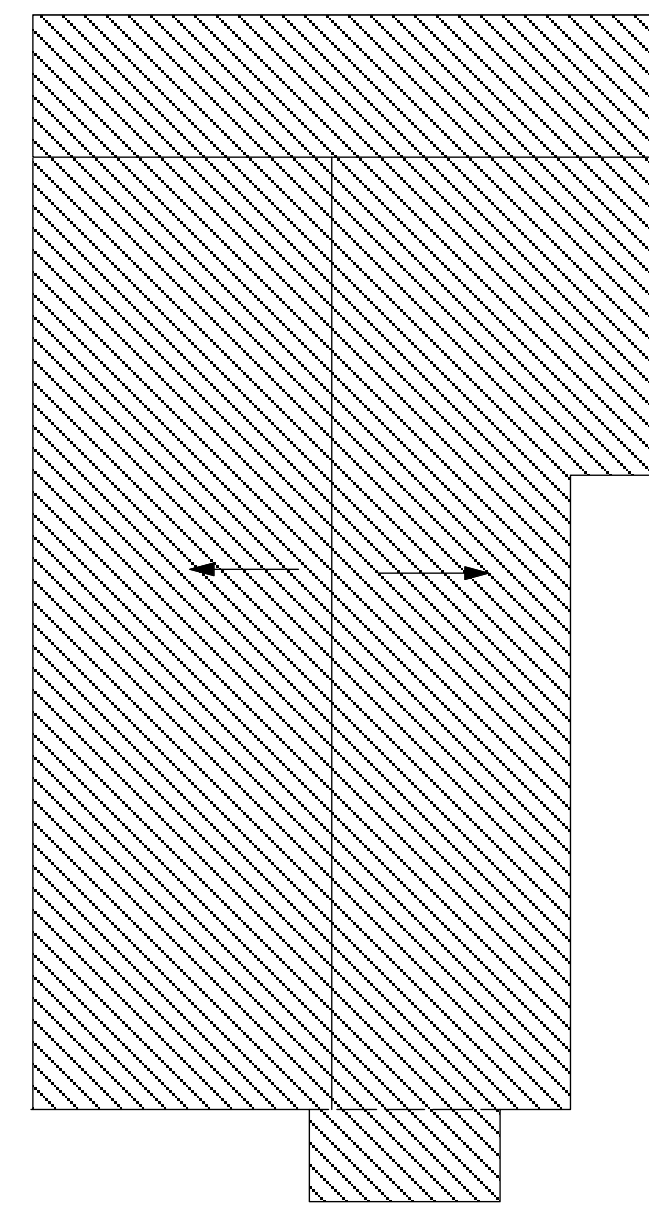
**1ST FLOOR PLAN (E)**  
1/8"=1'-0"

**AREA MEASUREMENT HORIZONTAL ELEMENTS**

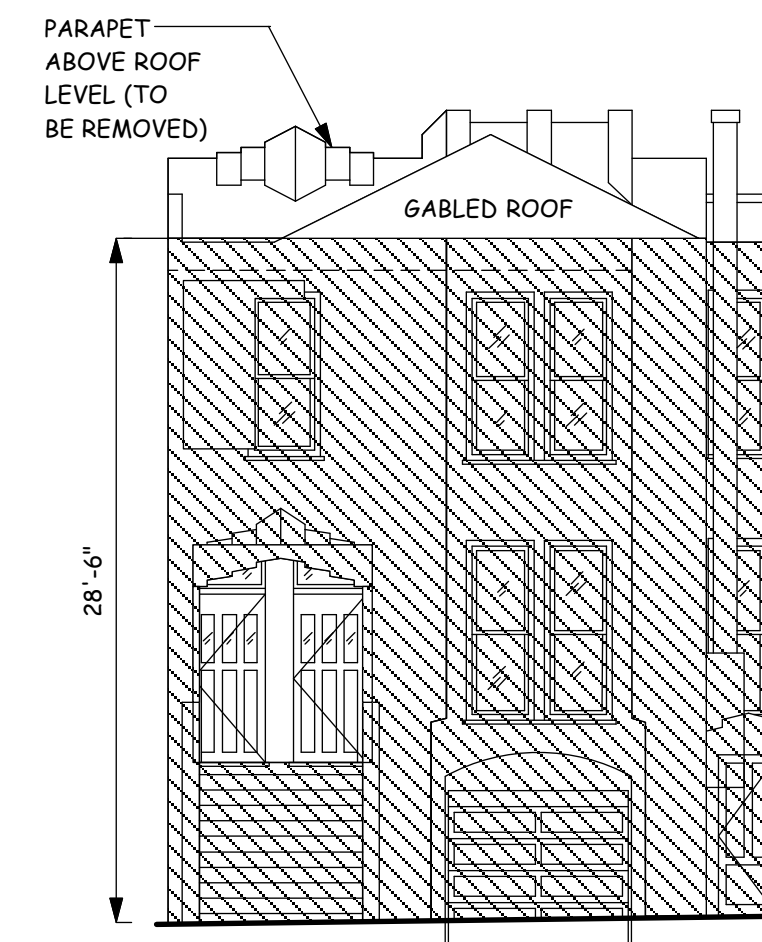


**2ND FLOOR PLAN (E)**  
1/8"=1'-0"

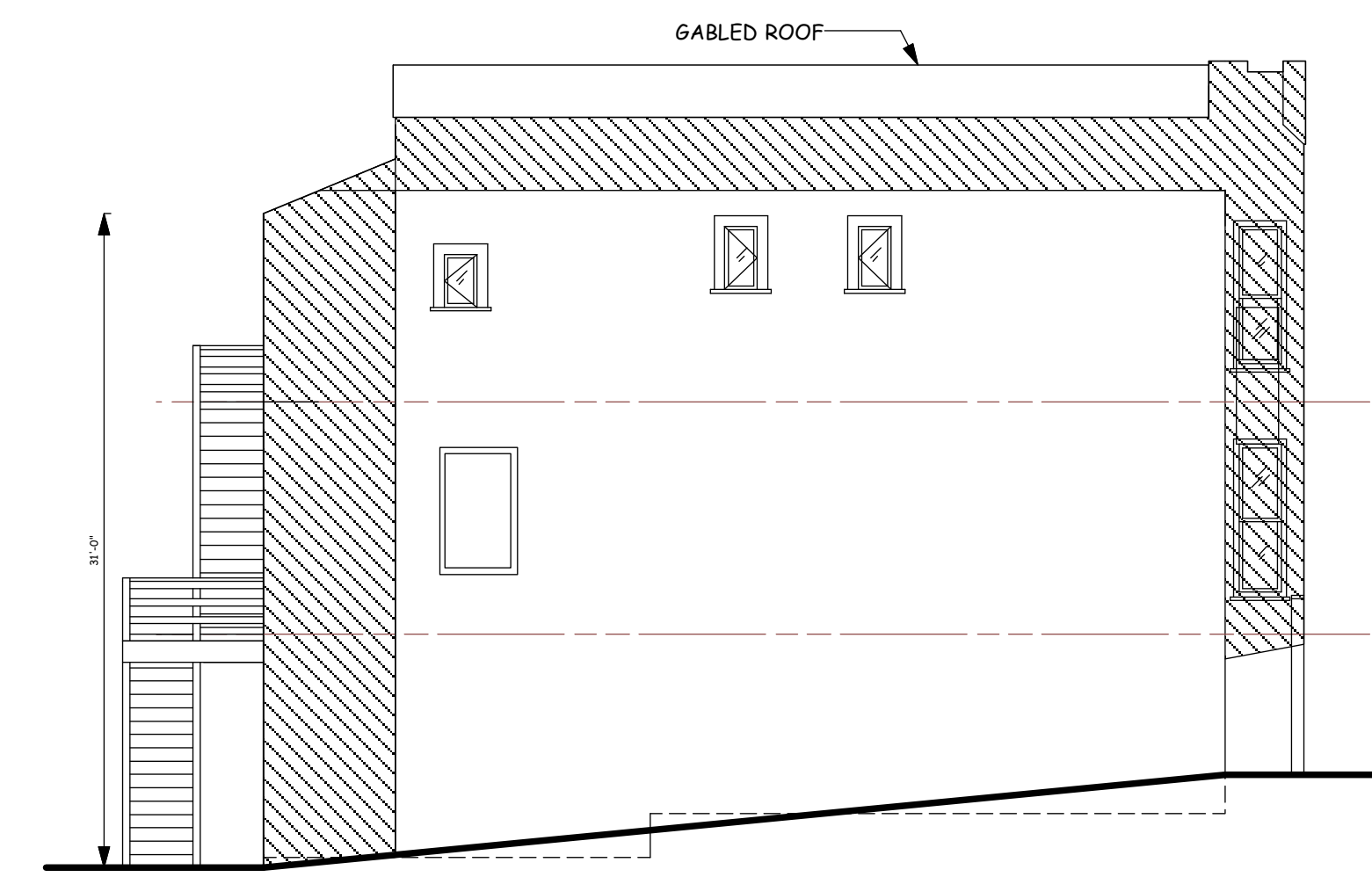
**3RD FLOOR PLAN (E)**  
1/8"=1'-0"



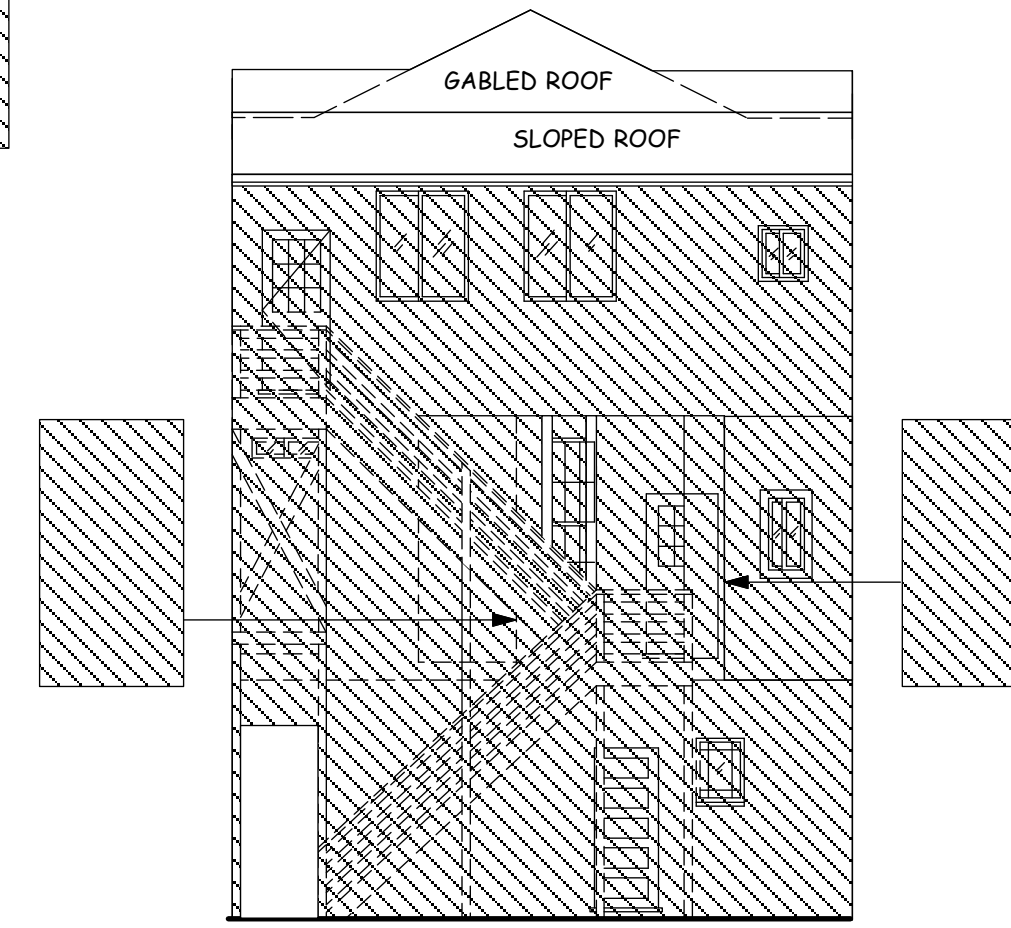
**ROOF PLAN (E)**  
1/8"=1'-0"



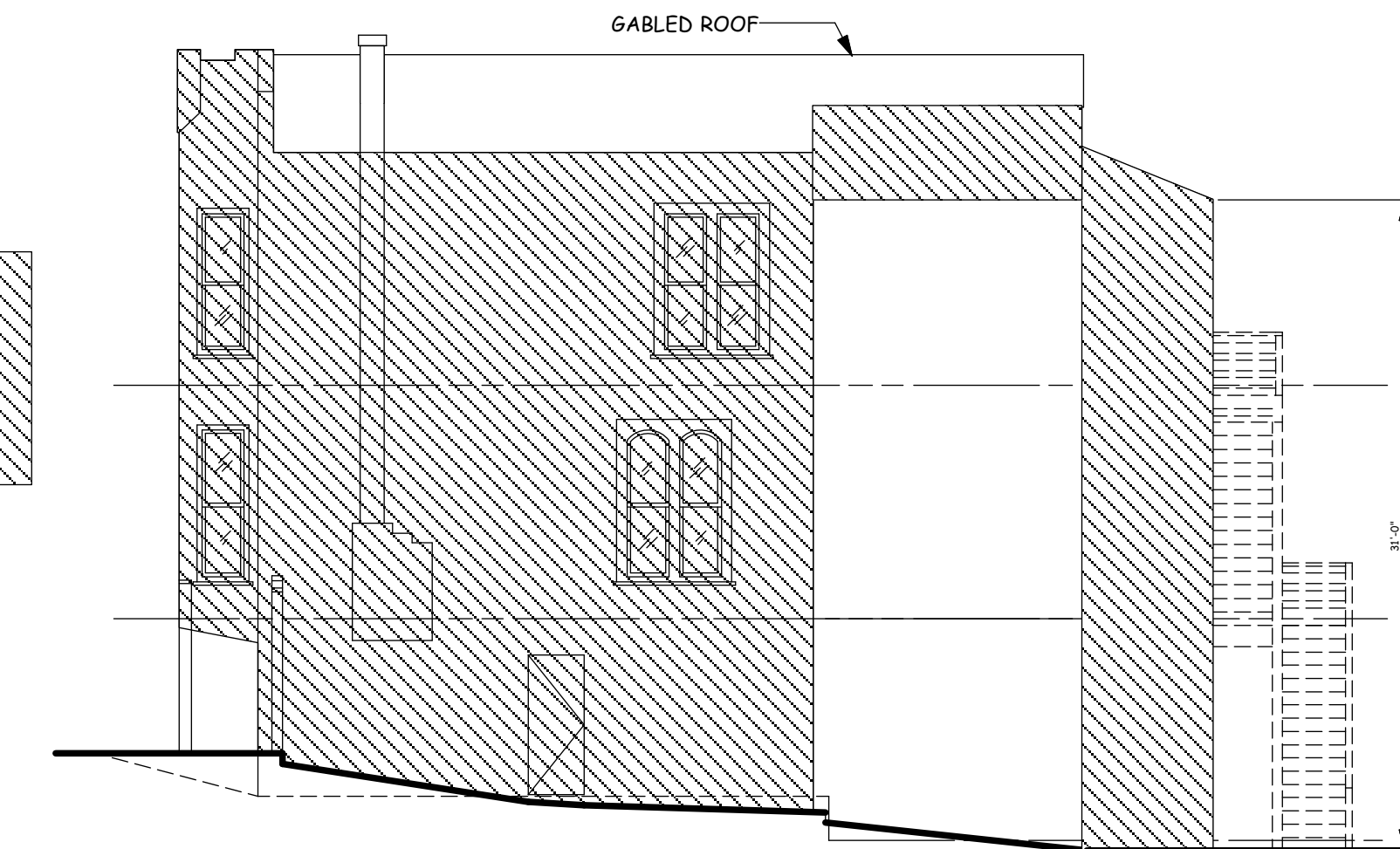
**WEST ELEVATION (E)**  
1/8"=1'-0"



**NORTH ELEVATION (E)**  
1/8"=1'-0"



**EAST ELEVATION (E)**  
1/8"=1'-0"



**SOUTH ELEVATION (E)**  
1/8"=1'-0"

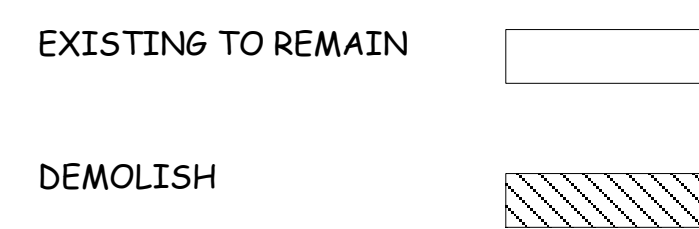
**TABULATION FOR LINEAR FOOTAGE MEASUREMENT**

WALL	REMOVED	LENGTH TO REMAIN
A1	0	22.5'
A2	3.5'	0'
B1	0	18'
B2	27.5'	0'
C	26'	0'
D	0	45.5'
<b>TOTAL</b>	<b>57.0'</b>	<b>86.0'</b>

**LINEAR FOOTAGE MEASUREMENT**

ELEMENT	LENGTH	REMOVED	PERCENT
A FRONT FACADE	26'-0"	3'-6"	14%
C REAR FACADE	26'-0"	26'-0"	100%
<b>TOTAL (B,C)</b>	<b>52'-0"</b>	<b>29'-6"</b>	<b>56%</b>
B SIDE FACADE 1	45'-6"	26'-6"	0%
D SIDE FACADE 2	45'-6"	0	100%
<b>GRAND TOTAL (A,B,C,D)</b>	<b>143'-0"</b>	<b>56'-0"</b>	<b>39% &lt; 65%</b>

**LEGEND**



**AREA MEASUREMENTS**

**VERTICAL ELEMENTS**

ELEVATION	SQ FT	DEMOLISH	PERCENT
FRONT	739 SQ FT	671 SQ FT	
REAR	801 SQ FT	775 SQ FT	
SIDE 1 NORTH	1,606 SQ FT	430 SQ FT	
SIDE 2 SOUTH	1,606 SQ FT	1,248 SQ FT	
<b>VERTICAL TOTAL</b>	<b>4,752 SQ FT</b>	<b>3,124 SQ FT</b>	<b>65% &gt; 50%</b>

**HORIZONTAL ELEMENTS**

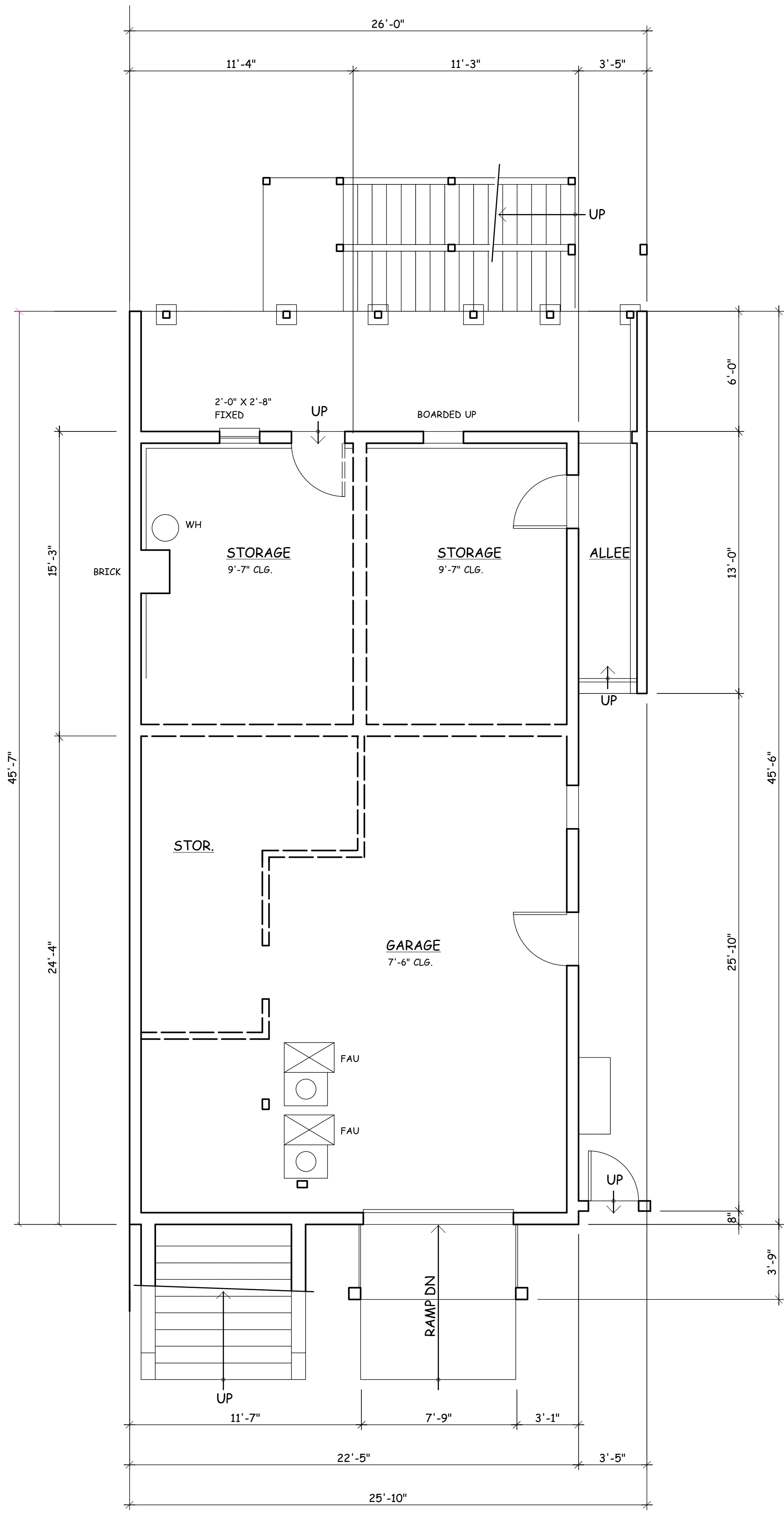
FLOOR	EXISTING	DEMOLISH	PERCENT
2ND FLOOR	1,122 SQ FT	556 SQ FT	
3RD FLOOR	1,122 SQ FT	502 SQ FT	
ROOF	1,122 SQ FT	1,112 SQ FT	
<b>HORIZONTAL TOTAL</b>	<b>3,366 SQ FT</b>	<b>2,170 SQ FT</b>	<b>64% &gt; 50%</b>

**DEMOLITION ANALYSIS**

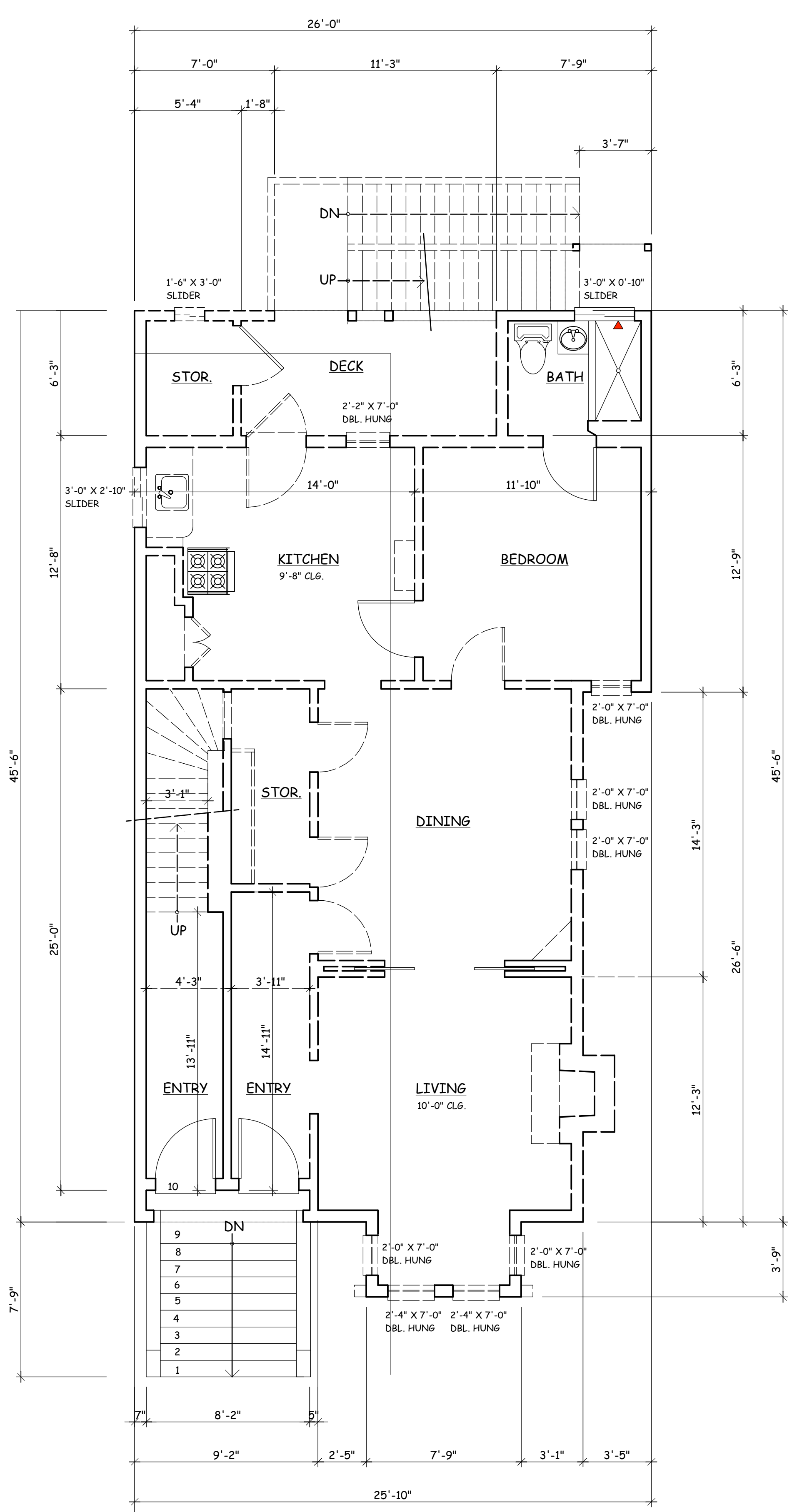
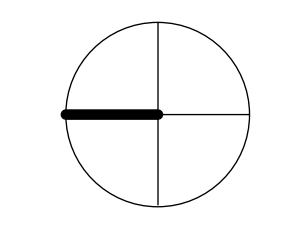
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1369 SANCHEZ STREET  
SAN FRANCISCO, CA

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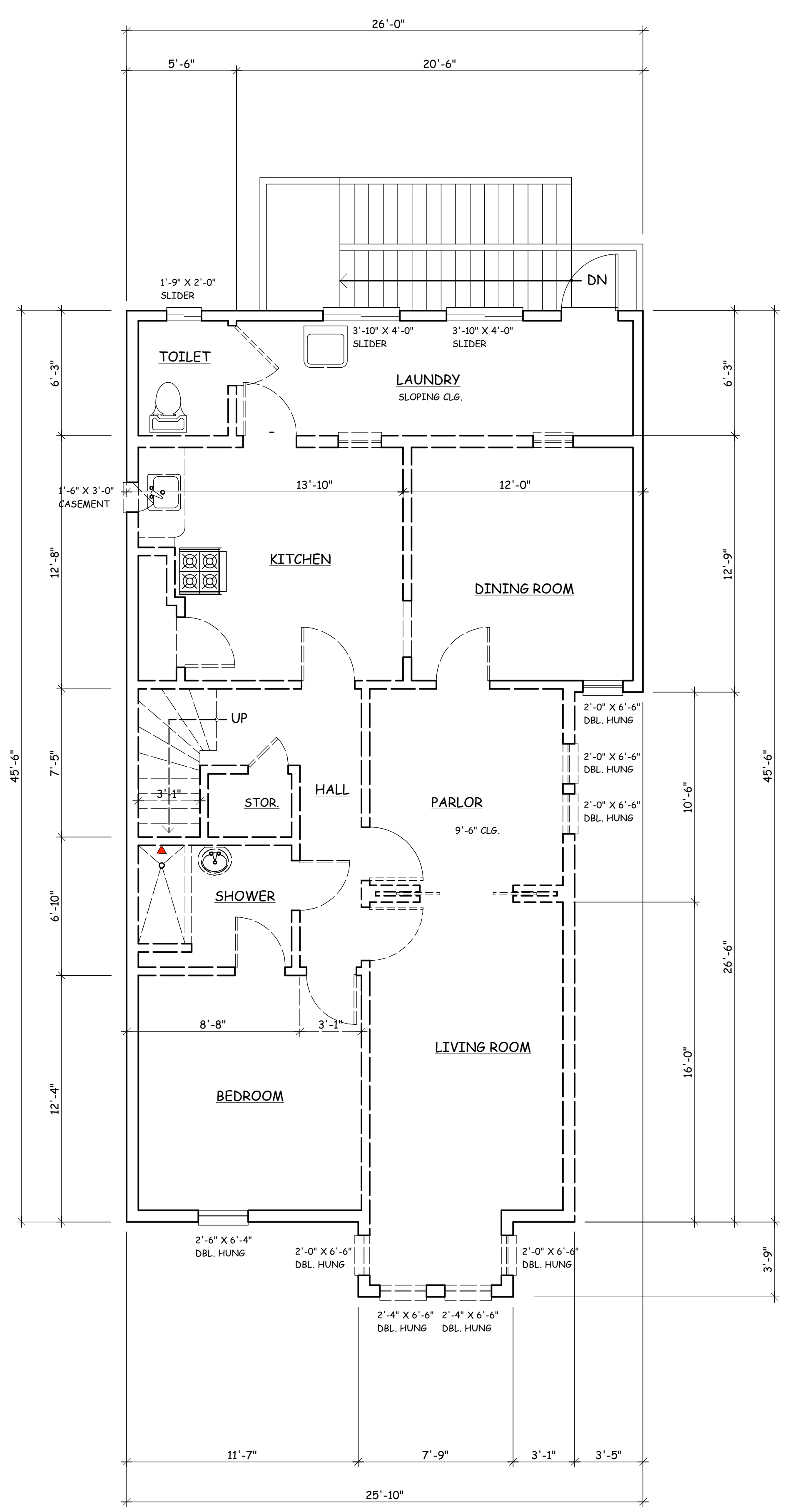
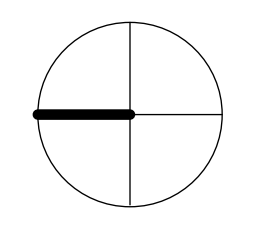
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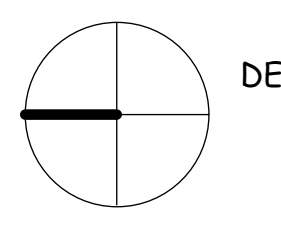
**1ST FLOOR PLAN (E)**  
 1/4"=1'-0"



**2ND FLOOR PLAN (E)**  
 1/4"=1'-0"



**3RD FLOOR PLAN (E)**  
 1/4"=1'-0"



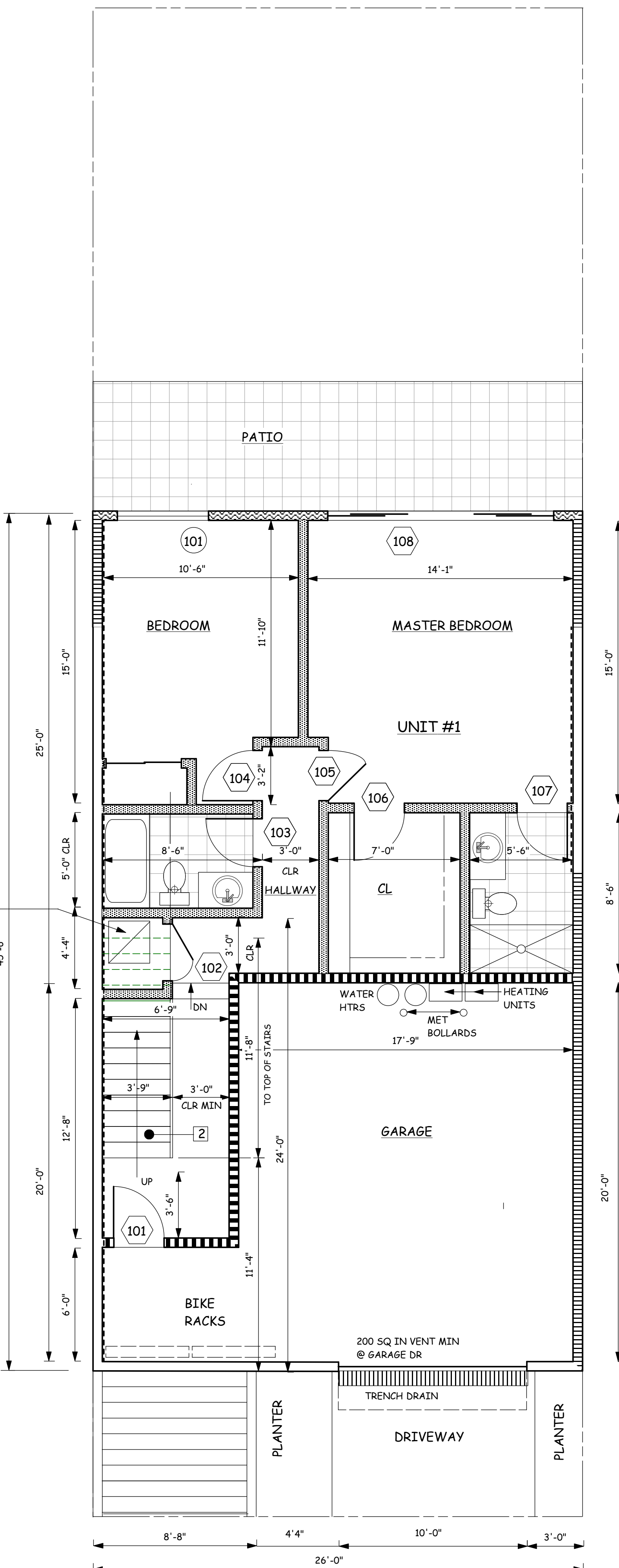
**WALL LEGEND**

- EXISTING WALL:
- DEMOLISH:

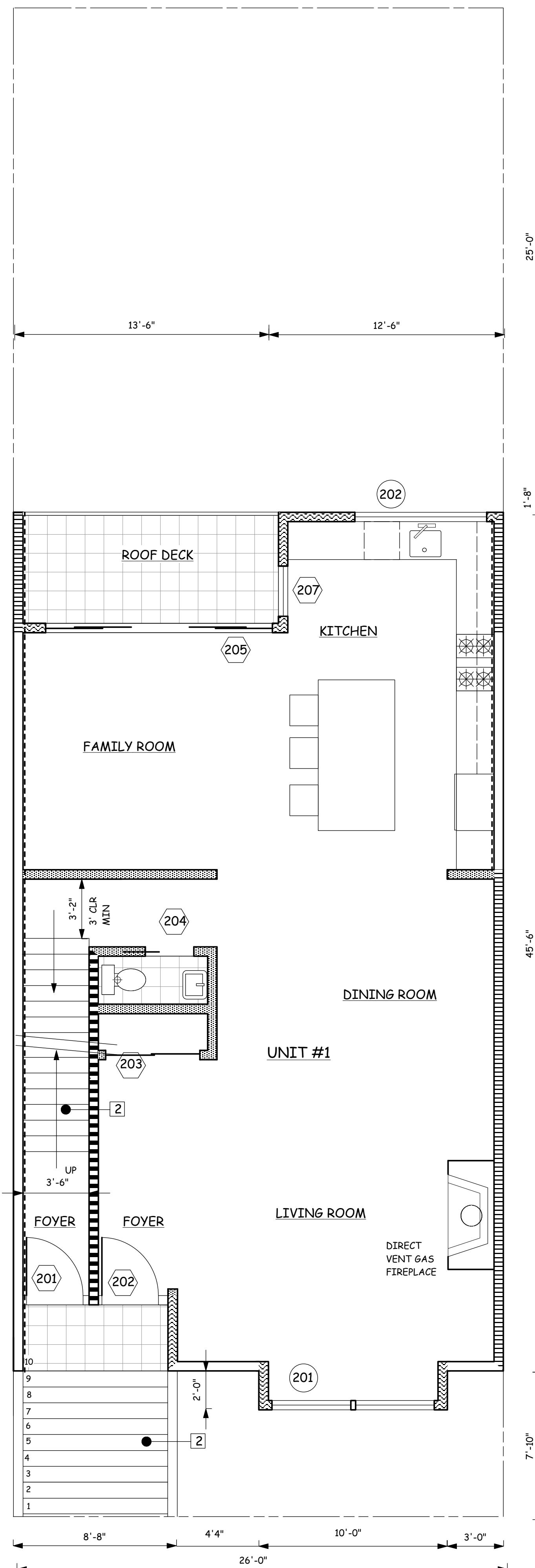
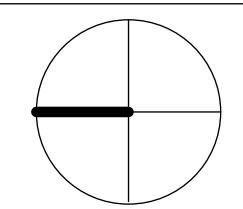
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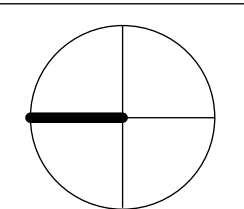




**1ST FLOOR PLAN (N)**  
 1/4"=1'-0"



**2ND FLOOR PLAN (N)**  
 1/4"=1'-0"



**WALL LEGEND**

- NEW INTERIOR 2 HR WALL:  
 FIRE RATED 2 LAYERS  
 5/8 TYPE X GYP BD  
 EA SIDE 2 X4 WOOD STUDS @  
 16" O.C. U.O.N. (SEE STRUCT)  
 UL DES U301
- NEW INTERIOR 1 HR WALL:  
 FIRE RATED 5/8 TYPE X GYP BD  
 EA SIDE OVER 2 X4 WOOD STUDS @  
 16" O.C. U.O.N. (SEE STRUCT)  
 UL DES U305,U314
- NEW INTERIOR WALL:  
 GYP BD EA SIDE OVER  
 2 X4 WOOD STUDS @  
 16" O.C. U.O.N. (SEE STRUCT)
- NEW EXTERIOR 1 HR WALL:  
 WD SIDING OVER BLDG PAPER  
 OVER FIRE RATED 5/8 TYPE X GYP BD  
 OVER PLYWD SHEATHING  
 2 X6 WOOD STUDS @ 16" O.C. U.O.N.  
 INT 5/8" TYPE X GYP BD  
 UL DES U305,U314
- NEW EXTERIOR 1 HR BLIND WALL:  
 P.T. PLYWOOD WD OVER BLDG PAPER  
 OVER FIRE RATED 5/8 TYPE X GYP BD  
 2 X6 WOOD STUDS @ 16" O.C. U.O.N.  
 SEE STRUCT. 5/8" TYPE X GYP BD @ INT.  
 UL DES U305,U314
- NEW EXTERIOR NON RATED WALL:  
 WD SIDING OVER BLDG PAPER  
 OVER PLYWD SHEATHING  
 EA SIDE 2 X6 WOOD STUDS @  
 16" O.C. GYP BD @ INT
- NEW EXTERIOR NON RATED WALL:  
 CEMENTITIOUS PANELS  
 OVER BLDG PAPER (RAIN SCREEN)  
 OVER PLYWD SHEATHING  
 2 X6 WOOD STUDS @16" O.C. GYP BD @ INT

**PLUMBING/HEATING NOTES**

1. ALL NEW DRAINS, WAISTES, AND VENTS TO BE CAST IRON.
2. DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES F. AT A POINT 3 FEET ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
3. ALL NEW WATER CLOSETS SHALL USE A 1.28 GALLONS/FLUSH MAX. PER STATE HEALTH AND SAFETY CODE.
4. AT TUB AND SHOWER PROVIDE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MFG. INSTRUCTIONS TO DELIVER A MAX. MIXED WATER SETTING OF 120 DEGREE F. THE WATER HEATER THERMOSTAT SHALL NOT BE A SUITABLE CONTROL FOR THIS PROVISION.
5. PRIOR TO COMENCEMENT OF CONSTRUCTION VERIFY FLUE LOCATION FOR WH & FURN TO PROVIDE VENT AS REQ'D BY CBC
6. PROVIDE PLATFORM FOR W.H. MIN. 18" A.F.F. (IF REQUIRED) SEISMIC STRAPPING OF W.H. (REQUIRED)  
 STRAP W.H. WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIM.  
 STRAP AT THE LOWER POINT SHALL BE INSTALLED 4" ABOVE W.H. CONTROLS
7. ALL BATHROOMS TO HAVE EXHAUST FANS CAPABLE OF PROVIDING A MINIMUM OF 5 AIR CHANGES PER HOUR. FANS TO EXHAUST TO EXTERIOR.
8. BATHROOM AND KITCHEN EXHAST FANS IF RUN VERTICALLY TO BE 3'-0" MIN FROM PROPERTY LINE.
9. NEW DUCTWORK IN GARAGE TO BE 26 GA SHEET METAL OR PROVIDE FIRE DAMPERS.
10. FURNACE AND WATER HEATER FLUES TO BE A MIN OF 4'-0" FROM PROPERTY LINE.
11. GAS VENT TERMINATION SHALL MEET REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2
12. COMBUSTION AIR SHALL MEET REQUIREMENTS OF CMC CHAPTER 7
13. DOMESTIC RANGE HOOD SHALL MEET REQUIRMENTS OF CMC 504.2 AND COMPLY W/ CMC 403.7
14. UPPER CABINETS SHALL BE MIN 30" ABOVE COOKING TOP PER CMC 916.1.2
15. PROVIDE THE COOKING APPLIANCES MIN CLEARANCE TO COMBUSTIBLE MATERIALS PER CMC 916.1.1.
16. CLOTHES DRYER EXHAUST SHALL BE MIN 4". TERMINATE TO THE OUTSIDE OF THE BUILDING SHALL BE EQUIPEED W/ BACK DRAFT DAMPER, AND MEET THE REQUIRMENTS OF CMC 504.3. PROVIDE 100 SQ IN MIN MAKEUP AIR OPENING FOR DOMESTIC DRYERS.
17. DIRECT VENT APPLIANCES PER CMC 802.2.4 (PER MFG INSTALLATION INSTRUCTIONS) AND SFMC 802.6.2
18. PROVIDE 200 SQ IN VENT OUTLET AT GARAGE DOOR OF AT GARAGE WALLS PER SFBC 406.3.3

**INSULATION NOTES**

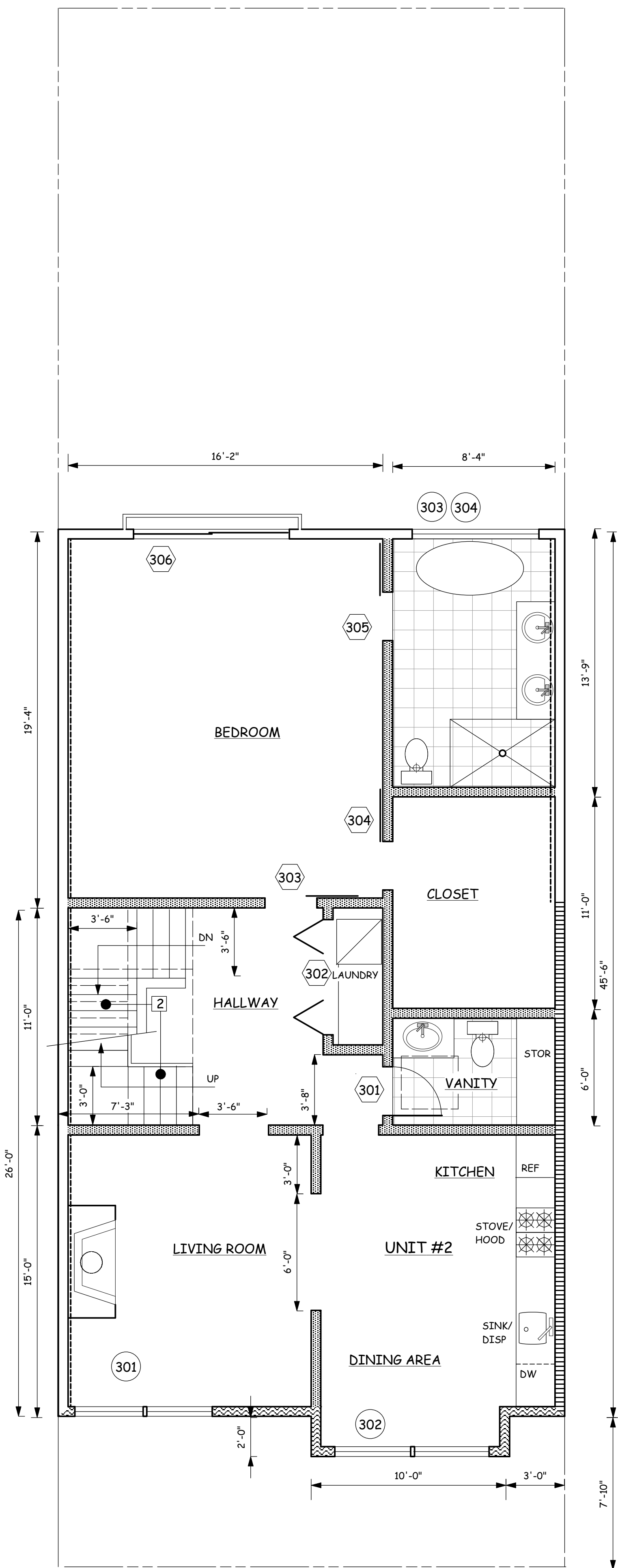
AT (N) OR OPENED WALLS BETWEEN HEATED AND UNHEATED AREA PROVIDE INSULATION AS FOLLOWS:  
 AT 2 X 6 WALLS: PROVIDE R 19  
 AT ALL 2 X 4 WALLS: PROVIDE R 13  
 AT SOFFITS/CEILING: PROVIDE R 19  
 AT ROOF: PROVIDE R 30

**DRAWING NOTES:**

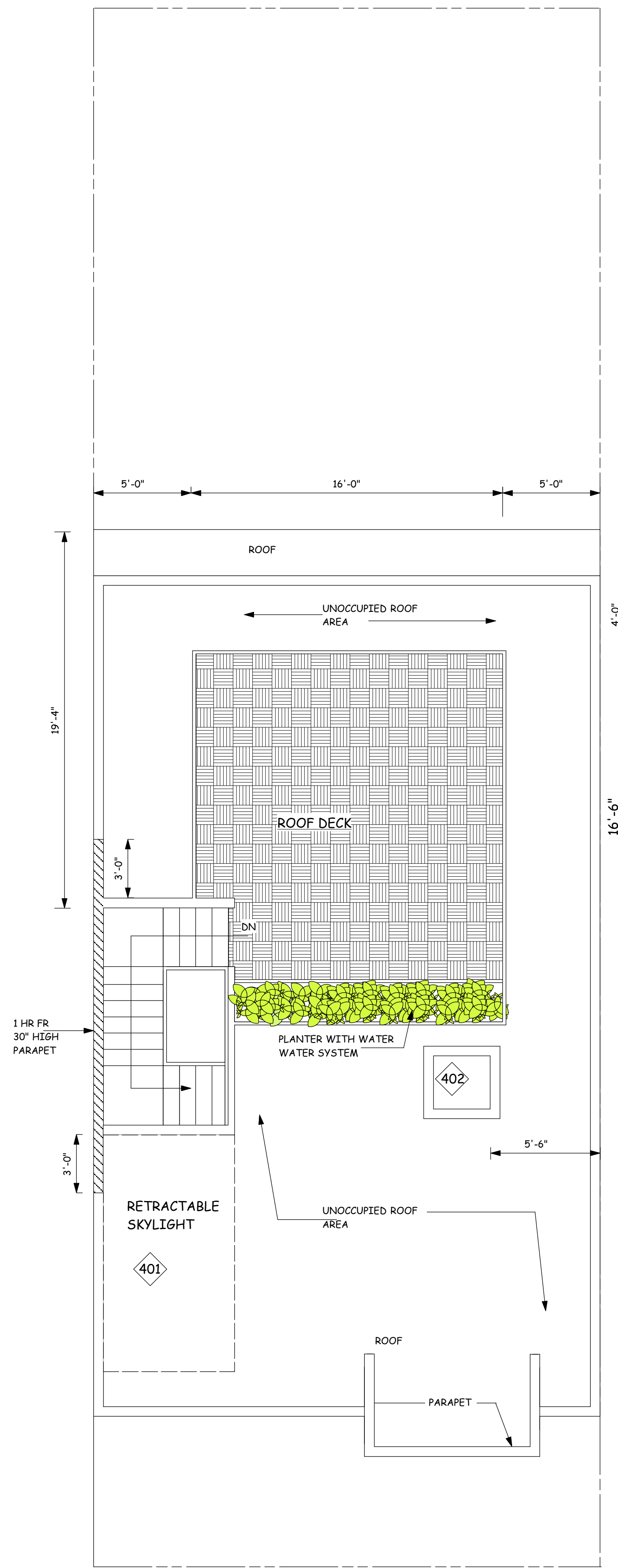
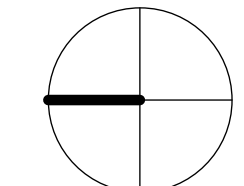
1. PROVIDE EMERGENCY RESCUE WINDOW:  
 5.7 SQ FT MIN  
 20" NET WIDTH  
 24" NET HGT
2. SEE STAIR DETAILS A 4.01 FOR STAIR AND RAILING REQ'TS
3. PROVIDE 1 HR F.R. ASSEMBLY @ STEEL COL.  
 2 LAYERS 5/8" TYPE X GYP BD ON MET CHANNEL

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT 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 WILLIAM PASHELINSKY ARCHITECT

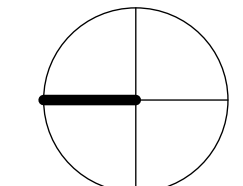
NO.	DATE	DESCRIPTION
1	4/1/16	REV
2	5/1/17	REV
6	9/10/19	REV



**3RD FLOOR PLAN (N)**  
 1/4"=1'-0"



**ROOF PLAN (N)**  
 1/4"=1'-0"



**WALL LEGEND**

- NEW INTERIOR 2 HR WALL:  
 FIRE RATED 2 LAYERS  
 5/8 TYPE X GYP BD  
 EA SIDE 2 X4 WOOD STUDS @  
 16" O.C. U.O.N. (SEE STRUCT)  
 UL DES U301
- NEW INTERIOR 1 HR WALL:  
 FIRE RATED 5/8 TYPE X GYP BD  
 EA SIDE OVER 2 X4 WOOD STUDS @  
 16" O.C. U.O.N. (SEE STRUCT)  
 UL DES U305,U314
- NEW INTERIOR WALL:  
 GYP BD EA SIDE OVER  
 2 X4 WOOD STUDS @  
 16" O.C. U.O.N. (SEE STRUCT)
- NEW EXTERIOR 1 HR WALL:  
 WD SIDING OVER BLDG PAPER  
 OVER FIRE RATED 5/8 TYPE X GYP BD  
 OVER PLYWD SHEATHING  
 2 X6 WOOD STUDS @ 16" O.C. U.O.N.  
 INT 5/8" TYPE X GYP BD  
 UL DES U305,U314
- NEW EXTERIOR 1 HR BLIND WALL:  
 P.T. PLYWOOD WD OVER BLDG PAPER  
 OVER FIRE RATED 5/8 TYPE X GYP BD  
 2 X6 WOOD STUDS @ 16" O.C. U.O.N.  
 SEE STRUCT. 5/8" TYPE X GYP BD @ INT.  
 UL DES U305,U314
- NEW EXTERIOR NON RATED WALL:  
 WD SIDING OVER BLDG PAPER  
 OVER PLYWD SHEATHING  
 EA SIDE 2 X6 WOOD STUDS @  
 16" O.C. GYP BD @ INT
- NEW EXTERIOR NON RATED WALL:  
 CEMENTITIOUS PANELS  
 OVER BLDG PAPER (RAIN SCREEN)  
 OVER PLYWD SHEATHING  
 2 X6 WOOD STUDS @16" O.C. GYP BD @ INT
- EXISTING WALL TO REMAIN:
- DEMOLISH:
- 5/8 EXISTING WALL TO BE  
 1 HR FIRE RATED:  
 5/8" TYPE X GYP BD  
 OVER WOOD STUDS

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 AT 2 X 6 WALLS: PROVIDE R 19  
 AT ALL 2 X 4 WALLS: PROVIDE R 13  
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 AT ROOF: PROVIDE R 30

**DRAWING NOTES:**

1. PROVIDE EMERGENCY RESCUE WINDOW:  
 5.7 SQ FT MIN  
 20" NET WIDTH  
 24" NET HGT
2. SEE STAIR DETAILS A 4.01 FOR STAIR AND RAILING REQ'TS
3. PROVIDE 1 HR F.R. ASSEMBLY @ STEEL COL.  
 2 LAYERS 5/8" TYPE X GYP BD ON MET CHANNEL

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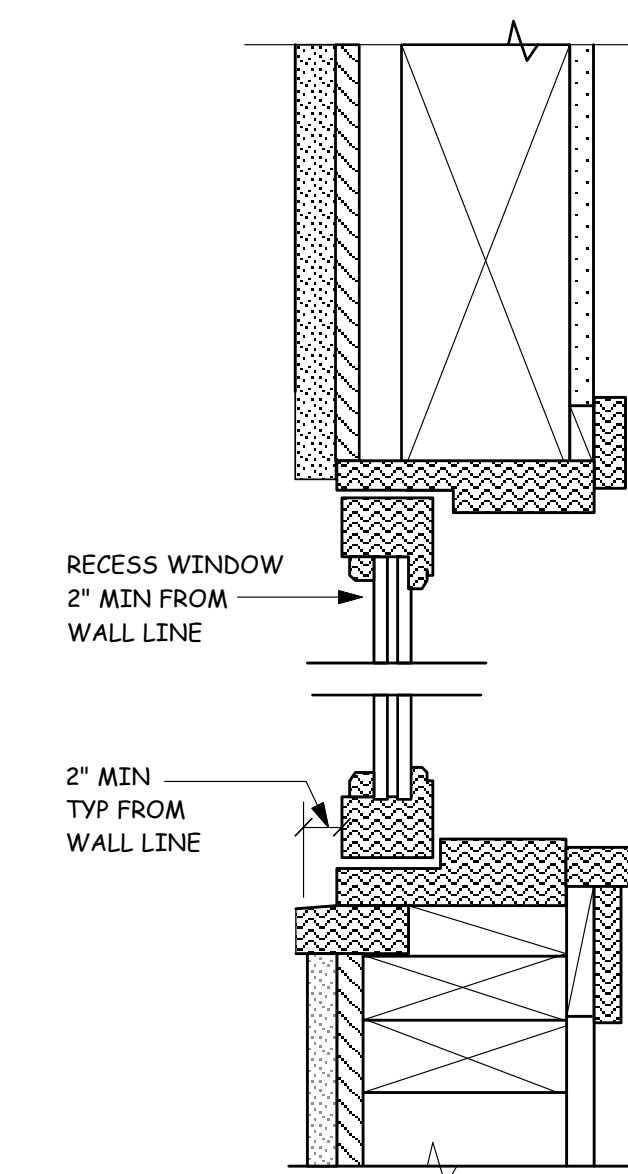
NO.	DATE	DESCRIPTION
1	4/1/16	REV
5	5/1/17	REV
6	9/10/19	REV



**WEST ELEVATION (E)**  
 1/4"=1'-0"



**WEST ELEVATION (N)**  
 1/4"=1'-0"



**1 TYP WINDOW DETAIL**

**WINDOW SCHEDULE**

- DH DOUBLE HUNG
- F FIXED
- C CASEMENT

ALL WINDOWS TO BE  
 ALUM CLAD WOOD WINDOWS

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT 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 WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION

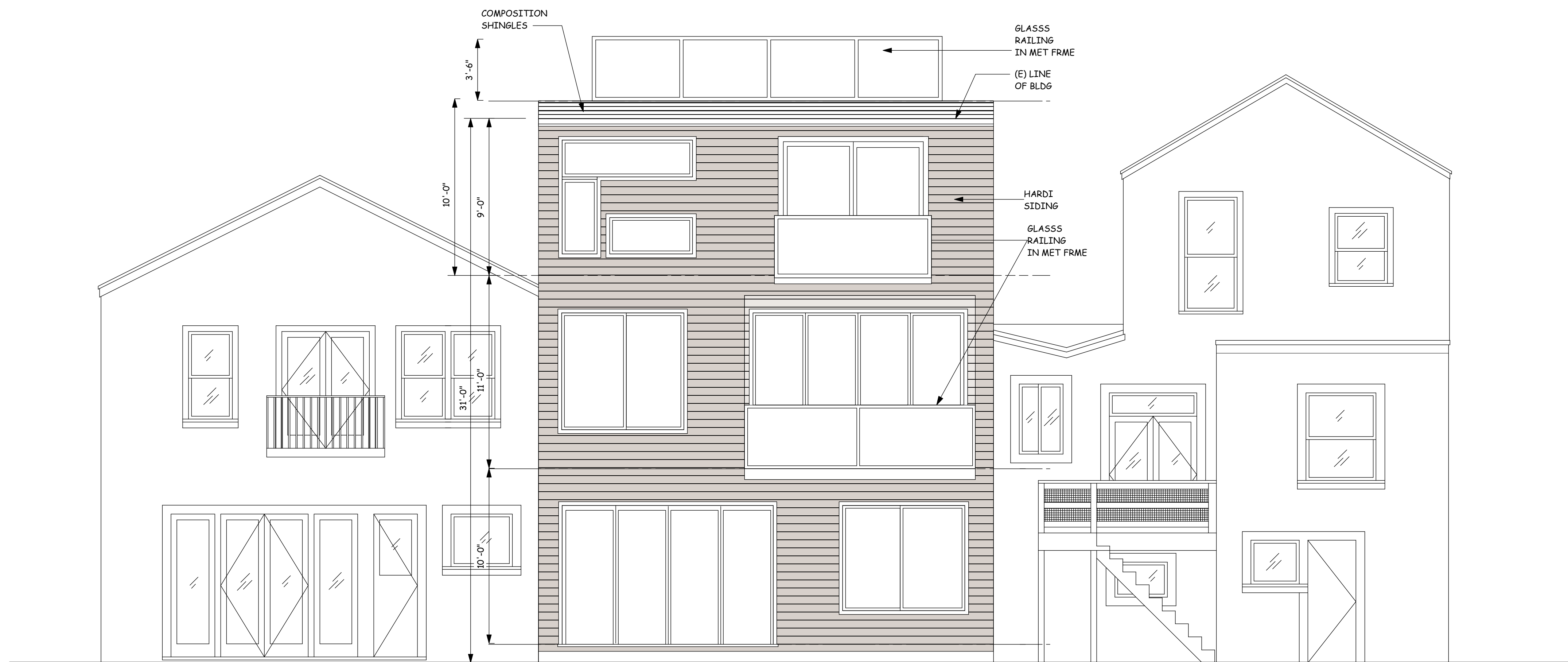
**ADDITION AND ALTERATIONS**  
 1369 SANCHEZ STREET  
 SAN FRANCISCO, CA



ADJ BLDG SOUTH

**EAST ELEVATION (E)**  
 1/4"=1'-0"

ADJ BLDG NORTH



ADJ BLDG SOUTH

**EAST ELEVATION (N)**  
 1/4"=1'-0"

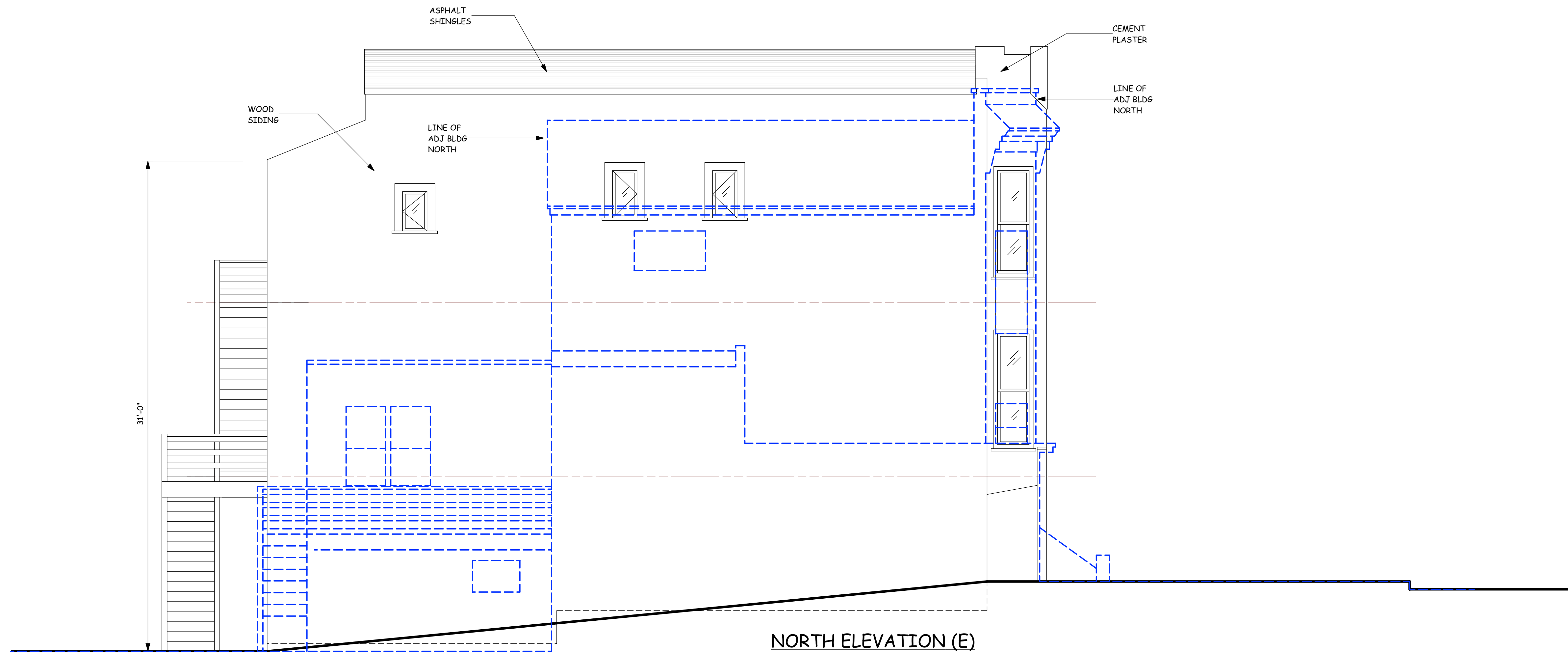
ADJ BLDG NORTH

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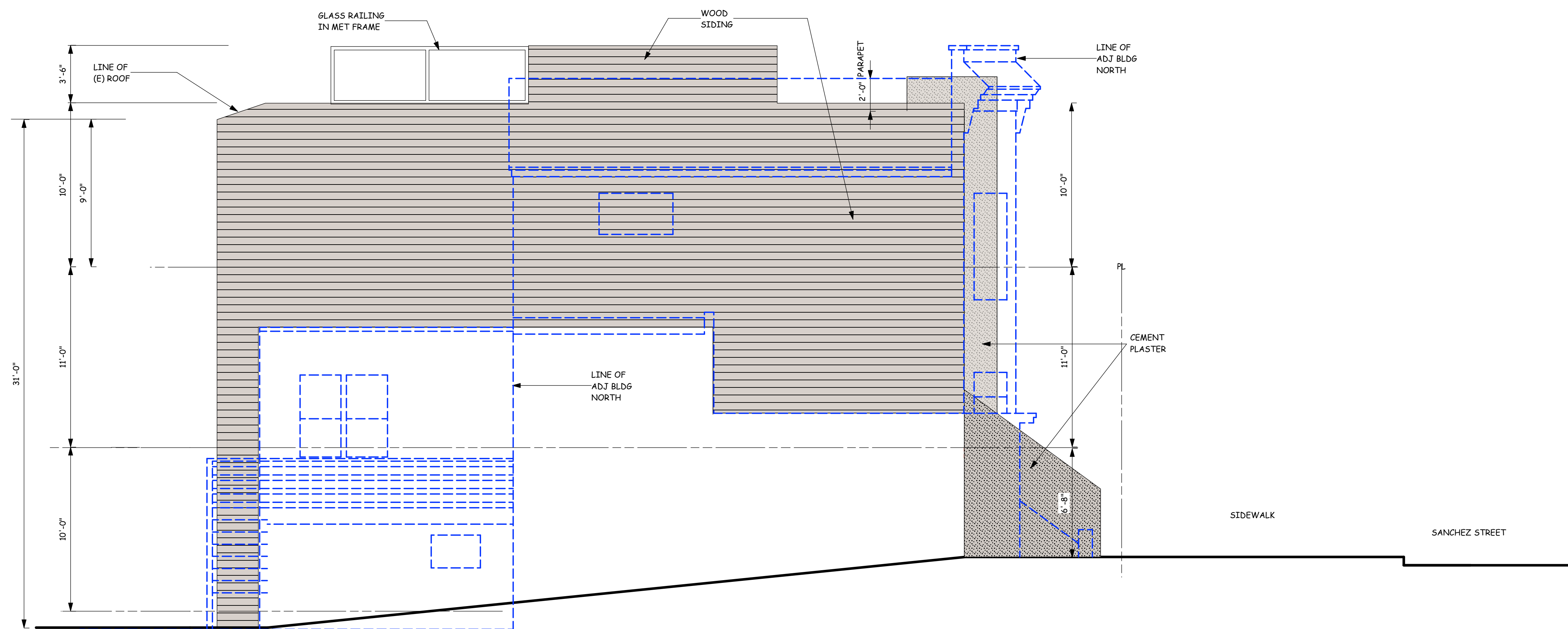
NO.	DATE	DESCRIPTION

PROJECT NO. 2015.20  
 SHEET

**ADDITION AND ALTERATIONS**  
 1369 SANCHEZ STREET  
 SAN FRANCISCO, CA



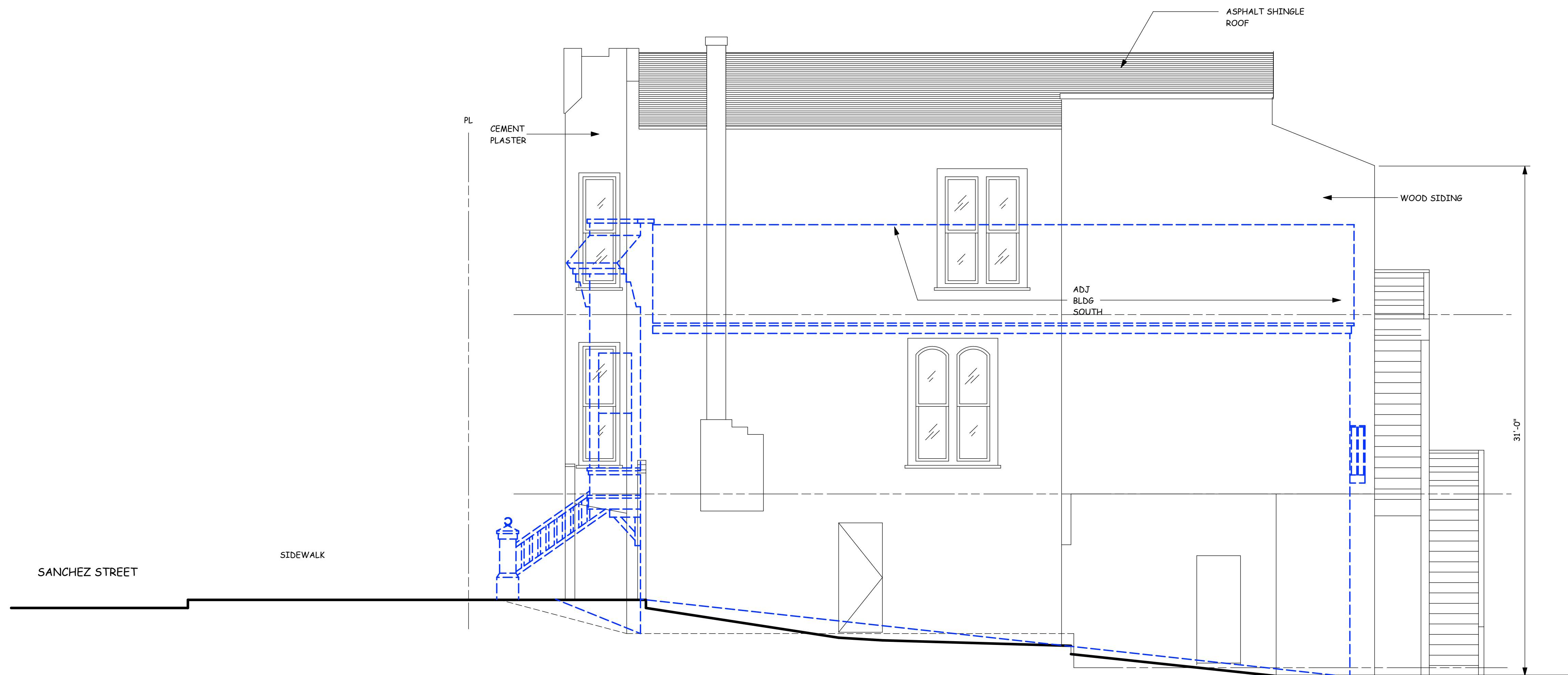
**NORTH ELEVATION (E)**  
 1/4"=1'-0"



**NORTH ELEVATION (N)**  
 1/4"=1'-0"

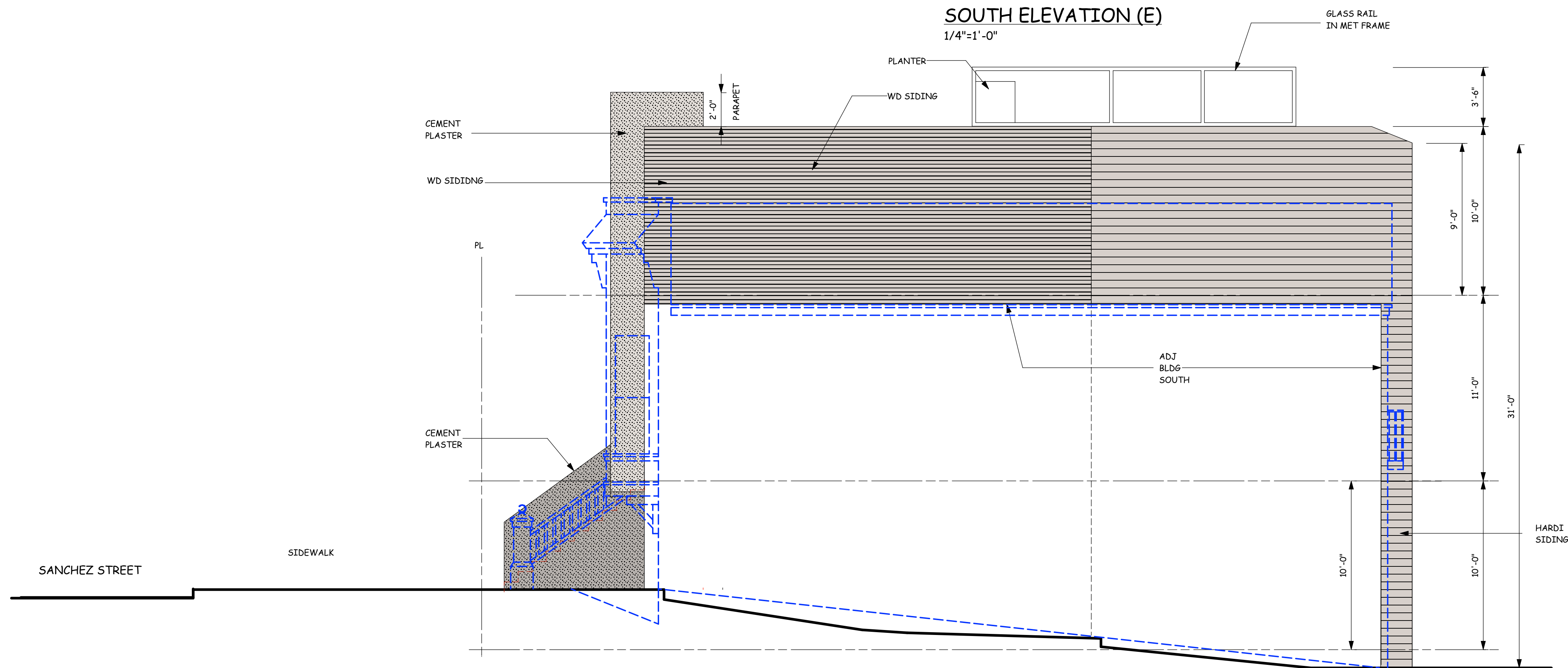
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NO.	DATE	DESCRIPTION
6	6/1/17	REV



**SOUTH ELEVATION (E)**

1/4"=1'-0"

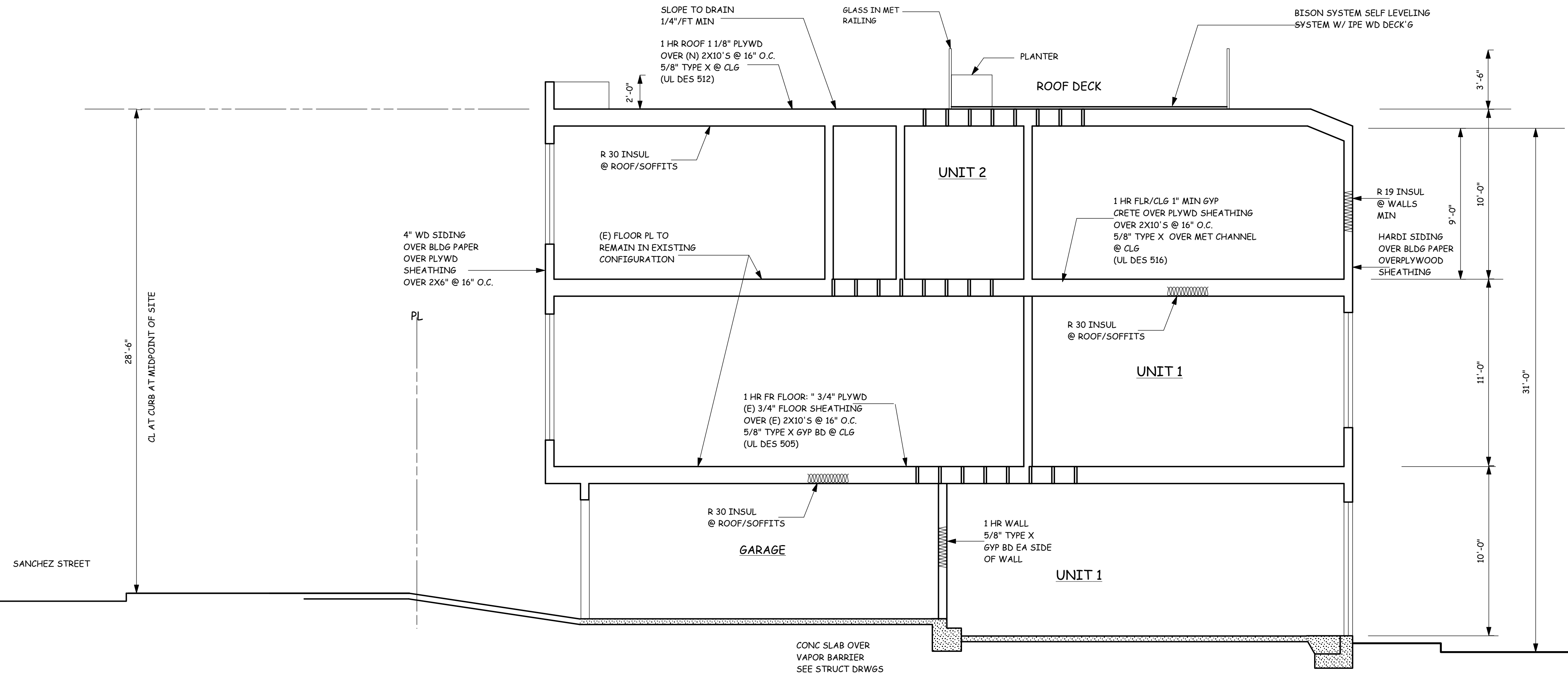


**SOUTH ELEVATION (N)**

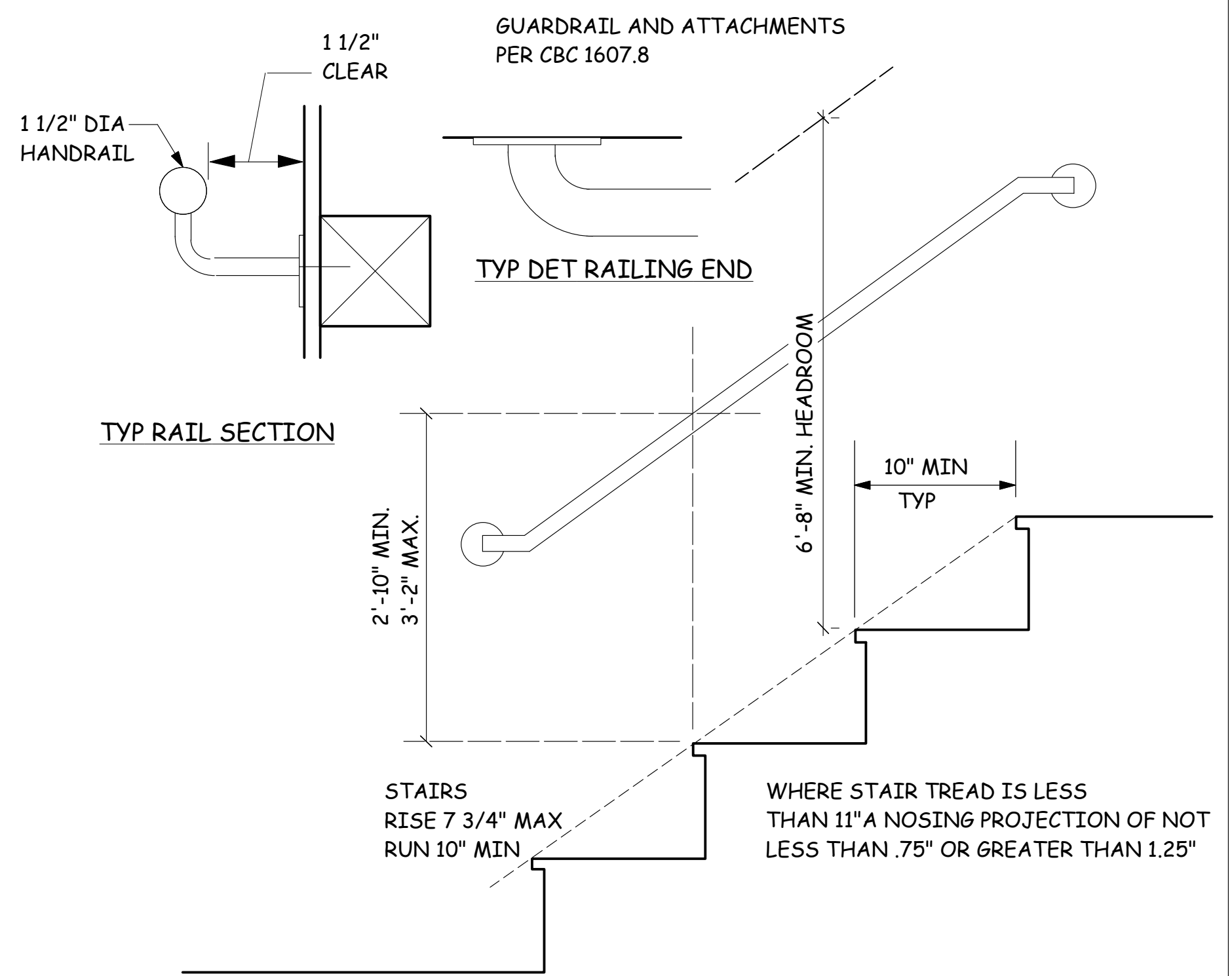
1/4"=1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT 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 WILLIAM PASHELINSKY ARCHITECT

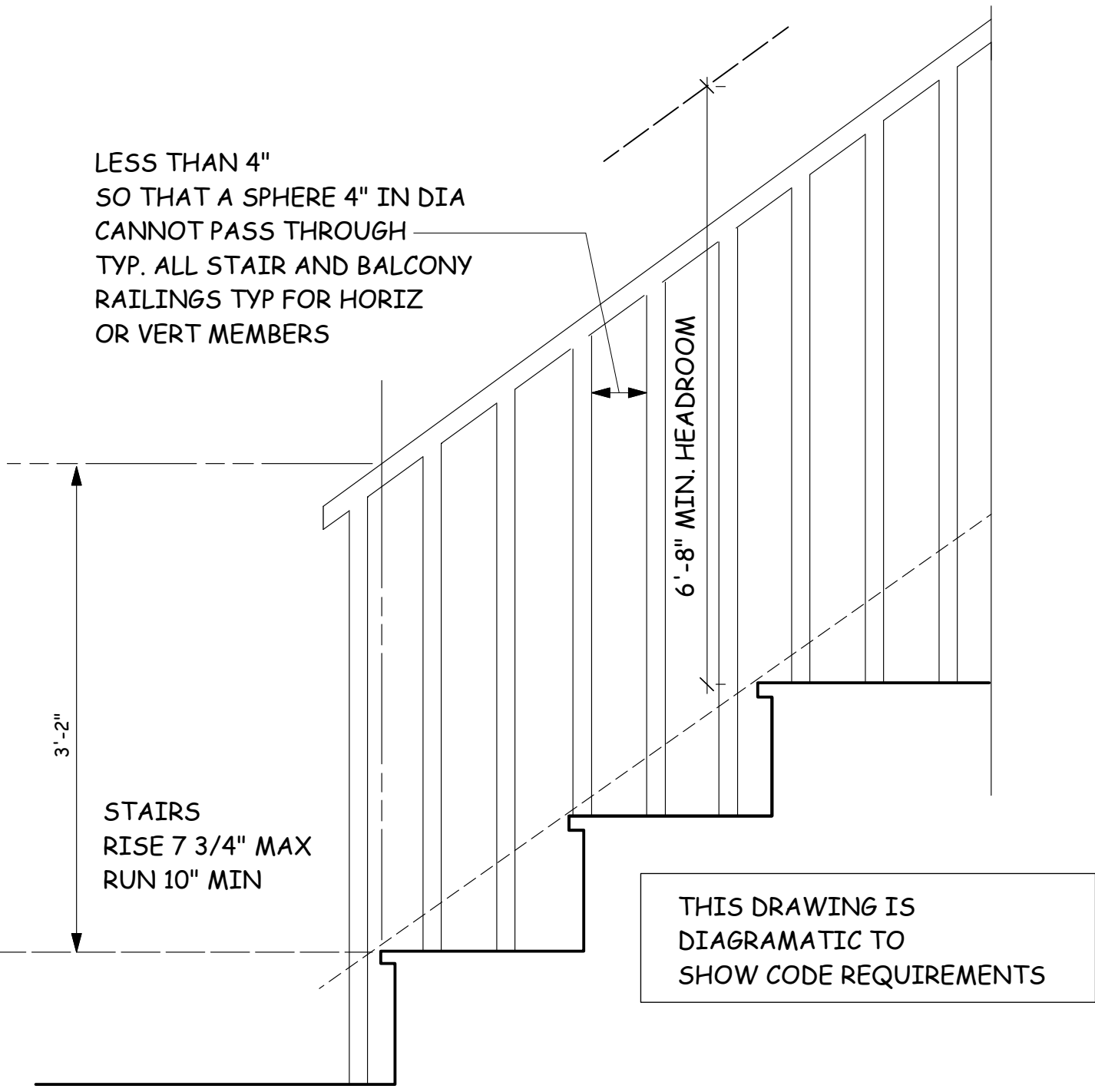
NO.	DATE	DESCRIPTION
6	6/1/17	REV



**SECTION A-A (N)**  
 1/4"=1'-0"  
 SECTION TAKE AT MIDPOINT OF SITE



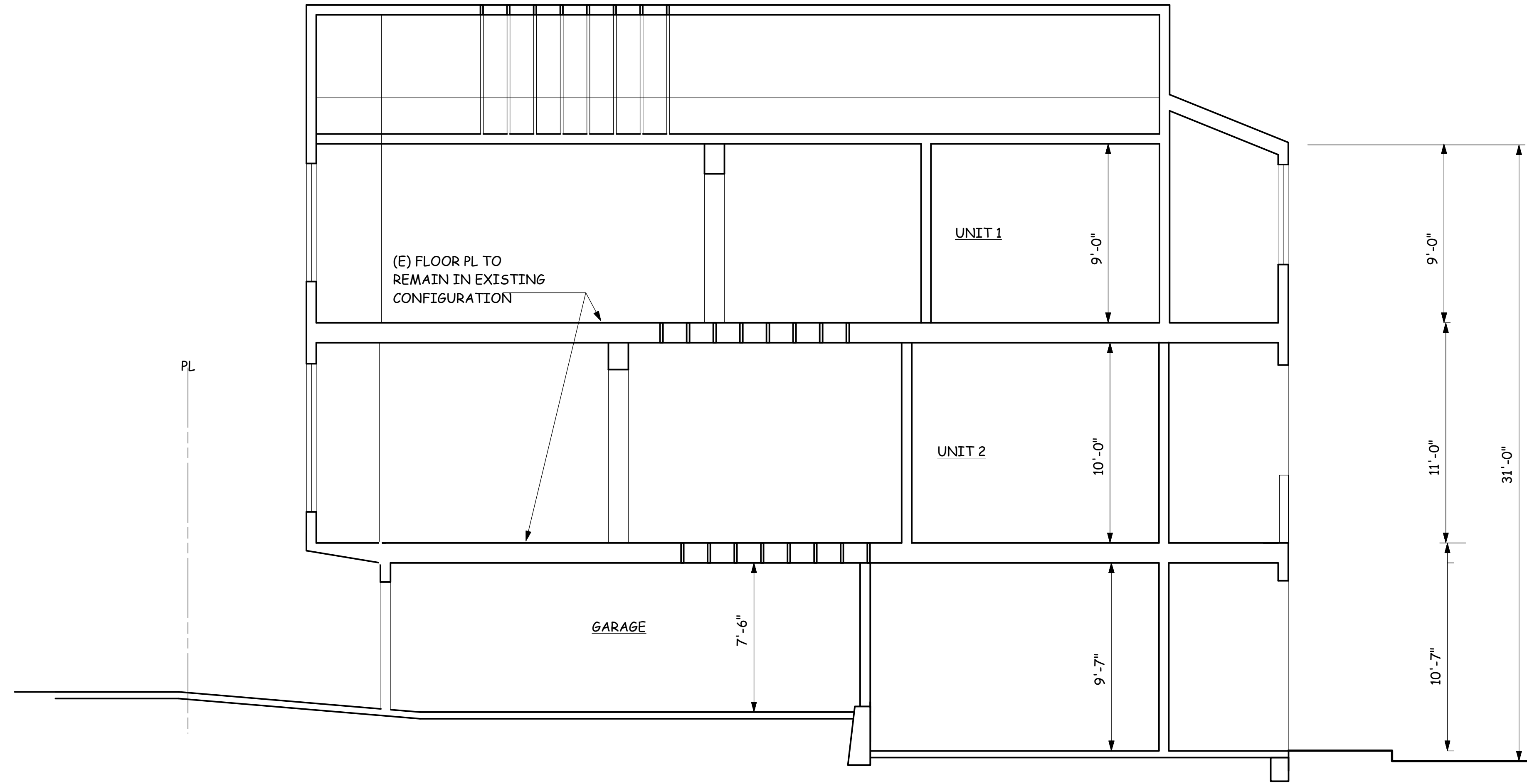
**1 TYPICAL STAIR AND RAIL REQUIREMENTS**



**2 TYPICAL STAIR AND RAIL REQUIREMENTS**  
 NO SCALE

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT 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 WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION
5	5/1/17	REV
6	6/1/17	REV



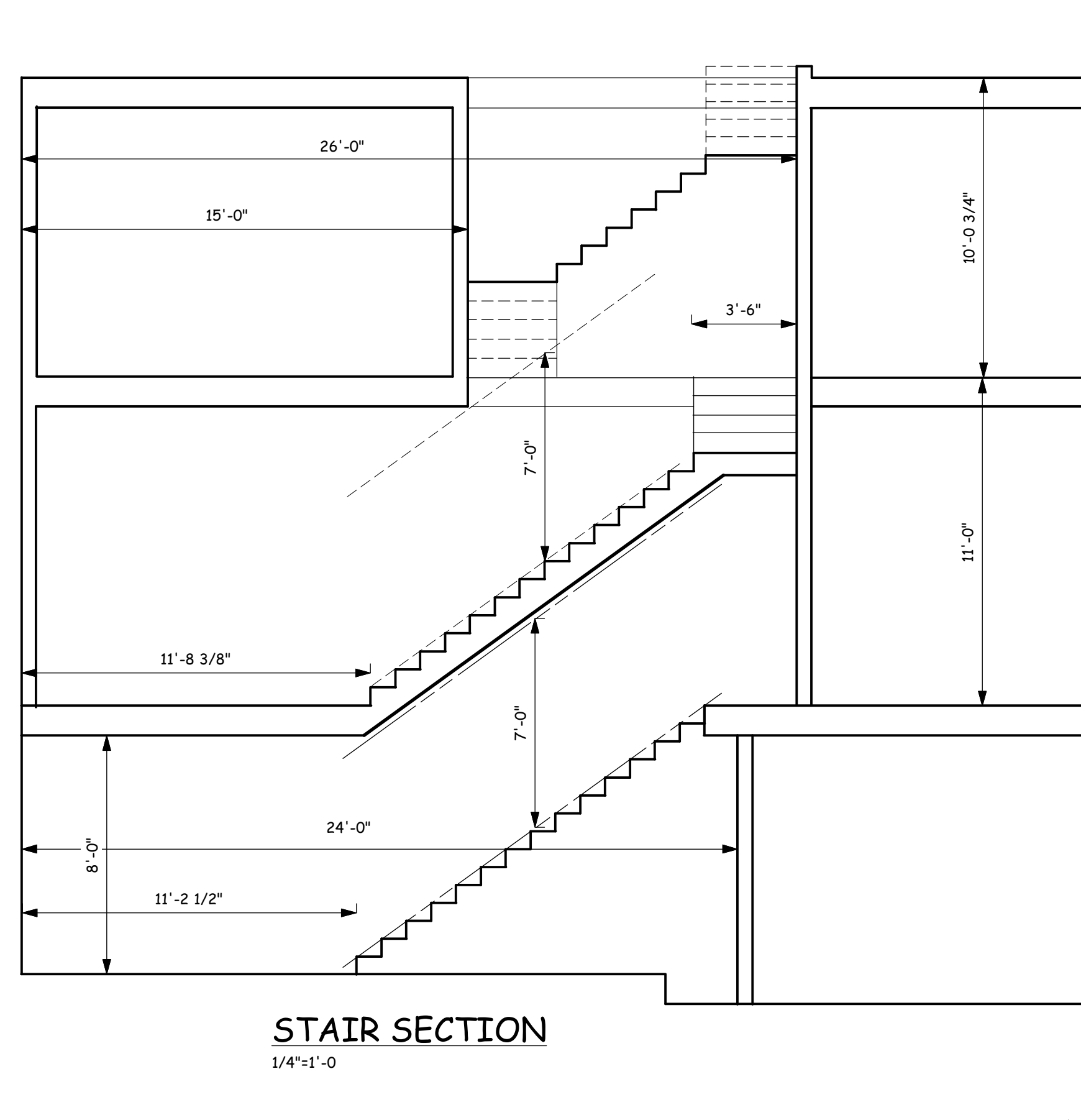
**SECTION A-A (E)**

1/4"=1'-0"  
 SECTION TAKE AT MIDPOINT  
 OF SITE

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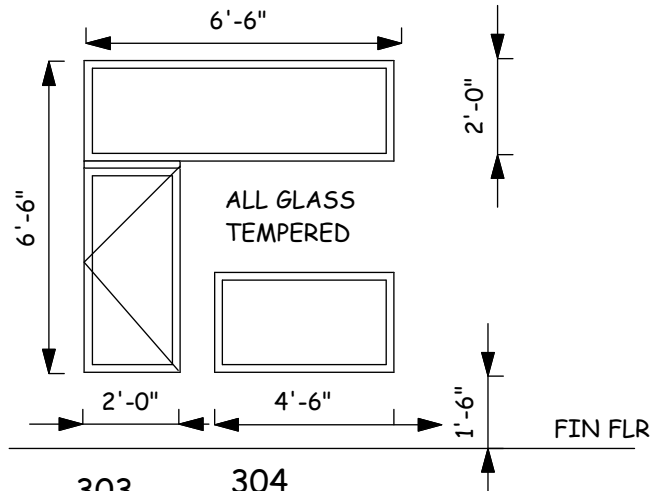
NO.	DATE	DESCRIPTION





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NO.	DATE	DESCRIPTION

DOOR SCHEDULE	WINDOW SCHEDULE			FINISH SCHEDULE	FINISH SCHEDULE	NOTES	
<p><b>UNIT 1</b></p> <p><b>1ST FLOOR</b></p> <p>101 3'X7' WD 20 MIN F.R. DR W/ CLOSER            102 2'6"X8' LOUV WD DR            103 2'6"X8' SC WD DR            104 2'X8' SC WD DR            105 2'8"X8' SC WD DR            106 2'6"X8' SC WD DR            107 2'6"X8' SC WD DR            108 12'X8' SLD'G GL MET DRS            4 PANEL BI-PART'G</p> <p><b>2ND FLOOR</b></p> <p>201 3'X8' GL WD ENTRY DR            202 3'X8' GL WD ENTRY DR            203 PR 2'6"X8' SLD'G SC WD DRS            204 2'4"X8' SC WD PKT DR            205 12'X8' SLD'G GL MET DRS            4 PANEL BI-PART'G            207 2'6"X8' FIXED MET DR</p> <p><b>UNIT 2</b></p> <p><b>3RD FLOOR</b></p> <p>301 2'6"X8' SC WD DR            302 PR 3'X8' LOUV BI-FOLD WD DRS            303 3'X8' SLD'G SC WD BARN DR            304 2'6"X8' SC WD BARN DR            305 2'6"X8' SC WD BARN DR            306 6'X8'BI SLD'G MET GL DR</p> <p><b>NOTES:</b>            ALL EXTERIOR GLAZED DOORS:            1). DBL GLAZING ALL DRS            2). GLAZING AT ALL DOORS TO BE TEMPERED/SAFETY GLAZED</p>	<p><b>UNIT 1</b></p> <p><b>1ST FLOOR</b></p> <p>101 5'X5'6" SLD'G MET WINDOW</p> <p><b>2ND FLOOR</b></p> <p>201 PR 4'X7' WD DH WINDOWS            202 7'X5'6"MET SLD'G , SAFETY GL WINDOW</p> <p><b>UNIT 2</b></p> <p><b>3RD FLOOR</b></p> <p>301 PR 3'6"X6' WD DH WINDOWS            302 PR 4'X6' WD DH WINDOWS            303 MET WINDOWS SEE ELEVATIONS</p> <p><b>NOTES:</b>            ALL WINDOWS LESS THAN 18 INCHES FROM FIN FLR TO BE TEMPERED GLASS(TEMP)            ALL WINDOWS ADJACENT TO TUBS OR SHOWERS TO HAVE SAFETY GLASS</p> <p><b>EMERGENCY ESCAPE WINDOW:</b>            5.7 SQ FT MIN            20 NET WITH MIN            24 NET HGT MIN            SILL TO BE LESS THAN 42" FROM FIN FLOOR</p>			<p><b>1ST FLOOR</b></p> <p>GUESTROOM            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: GYP. BD.</p> <p>HALLWAY            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p>MEDIA ROOM            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p>BATHROOM            FLOOR: TILE            BASE: TILE            WALLS: W.R. GYP. BD.            CEILING: W.R. GYP. BD.</p> <p>STUDY            FLOOR: TILE            BASE: TILE            WALLS: W.R. GYP. BD.            CEILING: W.R. GYP. BD.</p> <p>GARAGE            FLOOR: CONC            BASE: NONE            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p><b>2ND FLOOR</b></p> <p>LIVING AREA/KITCHEN            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: GYP. BD.</p> <p>ENTRY            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p>VANITY            FLOOR: TILE            BASE: TILE            WALLS: W.R. GYP. BD.            CEILING: W.R. GYP. BD.</p> <p>STAIR            TREADS: HDWD            RISER: HDWD            BASE: WD</p>	<p><b>3RD FLOOR</b></p> <p>MASTER BEDROOM            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p>MASTER BATHROOM            FLOOR: TILE MORTAR SET            BASE: TILE            DRAWINGS            WALLS: W.R. GYP. BD.            CEILING: W.R. GYP. BD.</p> <p>BEDROOM #1            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p>BEDROOM #2            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p>BATHROOM            FLOOR: TILE MORTAR SET            BASE: TILE            DRAWINGS            WALLS: W.R. GYP. BD.            CEILING: W.R. GYP. BD.</p> <p>HALLWAY            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: 5/8" TYPE X GYP. BD.</p> <p><b>4TH FLOOR</b></p> <p>SUNROOM            FLOOR: HDWD            BASE: WD            WALLS: 5/8" TYPE X GYP. BD.            CEILING: GYP. BD.</p> <p>VANITY            FLOOR: TILE            BASE: TILE            WALLS: W.R. GYP. BD.            CEILING: W.R. GYP. BD.</p> <p>STAIR            TREADS: HDWD            RISER: HDWD            BASE: WD</p>	<p>ALL GYP. BD. FINISH SMOOTH</p> <p>ALL WD TRIM AND DOORS TO BE SEMI-GLOSS</p> <p>WOOD CASING; PROVIDE WD APRON ALL WINDOWS AND WD TRIM AT ALL DRS AND WINDOW HEAD AND JAMB TYP</p> <p>AT BATHROOMS PROVIDE TILE TO CEILING AT ALLSHOWERS. TILE TO BE MORTAR SET AT ALL SHOWER ENCLOSURES</p>	
		<p><b>SKYLIGHT SCHEDULE</b></p> <p>401 6'6"X12-6" RETRACTABLE HATCH 3'6"X10' IN MET FRAME</p> <p>402 2'6"X2'6" MET SKYL T</p>					

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT 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 WILLIAM PASHELINSKY ARCHITECT

NO.	DATE	DESCRIPTION





# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: JUNE 1, 2017

Continued from the April 27, 2017 Hearing

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* May 25, 2017  
*Case No.:* **2015-007765DRP**  
*Project Address:* **1369-71 Sanchez Street**  
*Zoning:* RH-2 [Residential – House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6579/027  
*Project Sponsor:* William Pashelinsky  
1937 Hayes Street  
San Francisco, CA, 94117  
*Staff Contact:* Elizabeth Jonckheer – (415) 575-8728  
[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)  
*Recommendation:* **Take DR and approve as proposed**

### BACKGROUND

On April 27, 2017, the Planning Commission continued the proposed project at 1369-71 Sanchez Street, Case No. 2015-007765DRP, which included a remodel of the front elevation, a horizontal addition and the reconfiguration of the existing two-unit residence at the subject property by: (1) relocating Unit 1 from the second floor to the ground floor behind the garage, and (2) combining habitable space on second and third floors into one residential unit. The project also proposed to fill in alley space/side yard at the south front of the building on all floors.

The Planning Commission continued the item to the public hearing of June 1, 2017, and requested that the project sponsor revise the project to:

- Maintain the existing pattern of two stacked, independent third floor and second floor units, and incorporate the proposed square footage below the second floor unit, behind the garage on the ground level, into the second floor unit (this unit would become a two-level unit); or
- Maintain the existing pattern of two stacked, independent third floor and second floor units and create an accessory dwelling unit (ADU) on the ground floor level, behind the garage.

### CURRENT PROPOSAL

The project sponsor has revised the scope of the proposal to reflect the tie-in of the lower two levels by providing new habitable space behind the garage connected to the second floor unit by a new stairway. The revised project also remodels the second and third floor levels and alters the bedroom locations within each unit and within the building - see table below:

Unit	Existing Square Footage	Proposed Square Footage	Existing Layout	Proposed Layout	Existing # of Bedrooms/location	Proposed # of Bedrooms/location
Unit 1	887 SQ FT	1,768 SQ FT	2 <sup>nd</sup> floor	1 <sup>st</sup> and 2 <sup>nd</sup> floors	1 bedroom on the 2 <sup>nd</sup> floor	2 bedrooms on the 1 <sup>st</sup> floor level/behind the garage
Unit 2	1,141 SQ FT	1,295 SQ FT	3 <sup>rd</sup> floor	3 <sup>rd</sup> floor	2 bedrooms on the 3 <sup>rd</sup> floor	1 bedroom on the 3 <sup>rd</sup> floor

The project provides rear yard open space for the lower level unit and a roof deck for the third floor unit accessed by a sliding hatch. The project continues to propose a façade alteration and the addition (fill-in) of alley space/side yard on all floors. Demolition calculations for the project are slightly lower than previously proposed as maintaining the entry (two entry doors) will have less impact than before.

**PUBLIC COMMENT**

As of the date of this memorandum, the DR Requestor has not provided comments on the revised proposal. Noe Valley resident Georgia Schuttish supported the DR requestor’s application at the Planning Commission hearing of April 27, 2017. Ms. Schuttish has reviewed the revised plan set and would still prefer the ADU option due to the current layout of the building. She also indicated that the proposed revised layout provides an inefficient use of floor space. The Department has received three additional letters from neighbors in opposition to the project (attached). In general, the letters oppose the architectural design of the project and discuss incompatibility with the neighborhood character.

**RECOMMENDED COMMISSION ACTION**

The Department recommends that the Planning Commission take Discretionary Review as requested in Application No. 2015-007765DRP and approve Building Permit Application No. 2015.0819.47.09 as revised.

**BASIS FOR RECOMMENDATION**

- Overall the project is consistent with the intent of the Planning Commission’s direction to the Project Sponsor at the April 27, 2017 hearing.
- The existing unit pattern of two stacked, independent units will be maintained.
- The proposed addition to the second floor unit would be constructed in an existing underutilized space.
- The remodeled units provide for adequate open space, exposure and natural light.
- The project meets applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> Take DR and approve as proposed
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**Attachments:**

April packet and attachments  
Public Comment received to date  
Revised reduced-sized plan set



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis

HEARING DATE: APRIL 27, 2017

*Date:* April 20, 2017  
*Case No.:* 2015-007765DRP  
*Project Address:* 1369 Sanchez Street  
*Zoning:* RH-2 [Residential – House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6579/027  
*Project Sponsor:* William Pashelinsky  
1937 Hayes Street  
San Francisco, CA, 94117  
*Staff Contact:* Elizabeth Jonckheer – (415) 575-8728  
[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

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San Francisco,  
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Planning  
Information:  
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### PROJECT DESCRIPTION

The proposal includes the remodel of the front elevation, a horizontal addition and the reconfiguration of the existing two-unit residence by relocating Unit 1 from the second floor to the ground floor behind the garage and combining habitable space on second and third floors into one residential unit. The project fills in alley space/ side yard at the south front of the building on all floors.

### SITE DESCRIPTION AND PRESENT USE

The project is located on east side of Sanchez Street, between 27<sup>th</sup> and Cesar Chavez Streets. Block 6579, Lot 027. The subject property is located within the RH-2 (Residential – House, Two Family) and the 40-X Height and Bulk District. The property is developed with a three-story building with two flats above the garage. The subject property has a front setback of 7 feet 10 inches and a rear yard of 26 feet and 8 inches.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The adjacent properties are single-family and two-unit structures, also located within the RH-2 Zoning District. There are three clusters of NC-1 (Neighborhood Commercial Cluster) zoned parcels near the subject property at the following intersections: Cesar Chavez and Church Streets, Sanchez and 26th Streets, and Church and 27th Streets.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	July 26, 2016 – August 24, 2016	August 22, 2016	April 27, 2017	248

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 17, 2017	April 17, 2017	10 days
Mailed Notice	10 days	April 17, 2017	April 17, 2017	10 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent Neighbor			X
Other neighbors on the block or directly across the street		1	X
Neighborhood groups			X

During the 311-neighborhood notification period a neighbor across Sanchez Street voiced concerns regarding the roof deck. The Department has received correspondence from Noe Valley resident Georgia Schuttish supporting the DR requestor’s application. The Department has not received any other public comment pertaining to the requested Discretionary Review of the proposed project (as of the publication date of this packet).

**DR REQUESTOR**

Sue C. Hestor, 870 Market Street, San Francisco, CA 94102.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

See attached *Discretionary Review Application*, dated August 22, 2016.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

See attached *Response to Discretionary Review*, dated April 5, 2017.

**ENVIRONMENTAL REVIEW**

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e)). Additions to existing structures provided that the addition will not result in an increase of more than



10,000 square feet).

## **PRESERVATION REVIEW**

As outlined in the Planning Department's Preservation Team Review Form (signed December 21, 2015), according to the information provided in the Supplemental Information Form prepared by William Pashelinsky (dated October 10, 2015), research by Tim Kelley Consulting (dated April 2015), and additional research by Planning Department staff, the subject property at 1369 Sanchez Street was determined not to be eligible for listing in the California Register under any criteria individually or as part of a historic district. The Preservation Team Review (PTR) Form states that 1369 Sanchez Street was originally constructed in 1883 by an unknown architect. The building was likely originally constructed as a flat-front Italianate residence and was remodeled in the Art Deco style in 1935. Permit records and visual inspection indicate that the subject property underwent the following alterations: stucco front façade (1935), repair stairs and landings (1984). No known historic events occurred at the property and none of the owners or occupants were identified as important to history (California Register Criteria 1 & 2). The subject building is a mostly intact example of a Victorian-era residence modified with an Art Deco façade and is not architecturally distinct such that it would qualify individually for listing in the California Register. The Preservation Team Review Form incorrectly notes that the subject property is located at the southern edge of the Diamond Heights neighborhood, where it should indicate that the property is located at the southern edge of the Noe Valley neighborhood. Nevertheless, the determination correctly notes the block exhibits some conformity, but several of the buildings, including the subject building, have been heavily modified from their original appearance, and therefore, the area does not appear to qualify as a historic district under California Register Criterion 3 (Design)<sup>1</sup>. The property was reclassified to Category C - No Historic Resource Present.

## **RESIDENTIAL DESIGN TEAM REVIEW**

The Residential Design Team (RDT) reviewed the project and found that the proposed project meets the standards of the Residential Design Guidelines (RDGs) and that the project does not present any exceptional or extraordinary circumstances for the following reasons:

1. The project and privacy issues are within the tolerances to be expected when living in a dense, urban environment like San Francisco.
2. The building scale, massing and materials are appropriate as the project is located in a neighborhood of mixed visual character with regard to both scale and architecture.

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<sup>1</sup> The closest potential historic district is the 27th and Noe St. Victorian Row Historic District, located on the south side of 27th Street and bounded by Noe Street to the west and Sanchez Street to the east. Per Case No. 2013.1590E, the 27th and Noe St. Victorian Row Historic District appears to be eligible for listing in the California Register under Criterion 3 (Architecture) as a collection of nine Queen Anne cottages that embody the distinctive characteristics of a type and period of design, containing a high concentration of architecturally cohesive intact buildings that were constructed between 1890 and 1913.

## **DEPARTMENT REVIEW**

Prior to going out for neighborhood notification, the Department reviewed the proposal for the proposed unit relocation. At that time, the proposal included reducing the existing unit's square footage by 18%. The original unit was 881 square feet, and new unit was proposed to be 735 square feet. Planning Code Section 317(b)(7) requires that a new unit not be reduced by more than 25% of the original floor area. After the Discretionary Review was filed, on October 17, 2016, the project was discussed at the Department's Project Coordination Lite meeting. At that meeting, it was noted that the subject property's existing rear yard was not Code-complying, therefore the Department recommended modifications to the project to reconfigure the lower unit to meet exposure requirements. Other building and dwelling unit reconfiguration options were discussed and conveyed to the Project Sponsor. The Project Sponsor revised the project with street facing exposure and expanded the size of the relocated unit to 836 square feet – 95% of the original unit. On January 23, 2017, the proposal was again discussed at the Department's Project Coordination Lite meeting. At the meeting, the Department was supportive of the revised larger unit size and reallocation of space, and recommended front façade modifications to center the garage door and bay. These changes have been incorporated into the current plan set. Finally, on April 11, 2017, the proposal was reviewed at a Project Coordination meeting with the Planning Director. There was no change to the Department's recommendation.

The ground floor unit includes separate and distinct street access and dwelling unit exposure, as well as access to usable open space. As comparable to the existing unit, the new ground floor unit also includes a kitchen and full bath, as well as one bedroom. The Department also reviewed the proposal to ensure that the project is not tantamount to demolition. The proposal includes removing 39% of all exterior walls measured in lineal feet at the foundation level; and therefore does not meet the "and" clause for 317(b)(2)(B). Additionally, the proposal includes removing 37% of all vertical elements; and therefore does not meet the "and" clause for 317(b)(2)(C).

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

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

**Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Site Photographs

Link to interior photographs: <http://www.daleandalla.com/sold-1369-1371-sanchez-street/>

Zoning District Map

Section 311 Notice

CEQA Determination, including:

- Planning Department Preservation Team Review (PTR) Form signed December 21, 2015
- Supplemental Information Form for Historic Resource Determination by William Pashelinsky dated October 10, 2015 with research by Tim Kelley Consulting dated April 2015

DR Application dated August 22, 2016

Response to DR Application dated April 7, 2017

**Executive Summary**  
**April 20, 2017**

**CASE NO. 2015-007765DRP**  
**1369 Sanchez Street**

Public Correspondence  
Reduced Plans  
Rendering



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Action DRA-0531

HEARING DATE: JUNE 1, 2017

*Case No.:* 2015-007765DRP  
*Project Address:* 1369-71 Sanchez Street  
*Building Permit:* 2015.0819.4709  
*Zoning:* RH-2 [Residential – House, Two-Family]  
40-X Height and Bulk District  
*Block/Lot:* 6579/027  
*Project Sponsor:* William Pashelinsky  
1937 Hayes Street  
San Francisco, CA, 94117  
*DR Requestor:* Sue Hestor  
870 Market Street  
San Francisco, CA 94102  
*Staff Contact:* Elizabeth Jonckheer – (415) 575-8728  
[elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@sfgov.org)

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**ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF CASE NO. 2015-007765DRP AND THE APPROVAL WITH MODIFICATIONS OF BUILDING PERMIT 2015.0819.4709 RESULTING IN THE CONSTRUCTION OF A HORIZONTAL ADDITION WITHIN THE SIDE YARD OF THE BUILDING ON ALL FLOORS, NEW HABITABLE SPACE BEHIND THE GARAGE CONNECTED TO THE SECOND FLOOR UNIT, AND A REMODEL OF THE FRONT ELEVATION TO AN EXISTING THREE-STORY TWO-FAMILY DWELLING WITHIN THE RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On August 15, 2015, William Pashelinsky filed Building Permit Application No. 2015.0819.4709 proposing to reconfigure the existing two-unit residence by relocating Unit #1 from the second floor to the ground floor, combine habitable space on the second and third floors into one residential unit, infill side yard space at the south front of the building on all floors, remodel the front elevation and add a roof deck to an existing, three-story, two-family dwelling within the RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

On August 22, 2016, Sue Hestor (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2015-007765DRP) of Building Permit Application No. 2015.0819.4709.

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

On April 27, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2015-007765DRP. After hearing public comment, the Commission voted +5-0 (Fong, Johnson absent) to continue the Discretionary Review item to June 1, 2017.

On June 1, 2017, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2015-007765DRP.

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

### **ACTION**

The Commission hereby takes Discretionary Review as requested in Application No. 2015-007765DRP and approves Building Permit Application 2015.0819.4709 subject to the following conditions:

1. Modification of the plans, consistent with the revised plans that appeared in the staff report, and are dated May 1, 2017, that maintain the existing pattern of two stacked, independent third floor and second floor units, and incorporate square footage below the second floor unit, behind the garage on the ground level into the second floor unit; and
2. A note on the plans indicating that part of the roof is unoccupied; and
3. A roof deck setback of four feet from the rear building wall.

The reasons that the Commission took the action described above include:

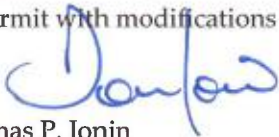
1. There are exceptional or extraordinary circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines; however, the Commission wants to ensure that the proposed Project maintains the existing pattern of two stacked, independent units and their density equity.
2. The Commission determined that with changes to the proposed plan as identified through the revision dated May 1, 2017 which appeared in the staff report for Case No. 2015-007765DRP, the project is appropriate, and instructed staff to approve the project with modifications specified based on plans marked Exhibit A on file with the Planning Department.

**APPEAL AND EFFECTIVE DATE OF ACTION:** Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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

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

I hereby certify that the Planning Commission takes Discretionary Review and approved the building permit with modifications as reference in this action memo on June 1, 2017.



Jonas P. Ionin  
Commission Secretary

AYES: Hillis, Richards, Fong, Koppel, Melgar, Moore

NAYS: None

ABSENT: Johnson

ADOPTED: June 1, 2017



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1369-1371 Sanchez Street		6579/027	
Case No.	Permit No.	Plans Dated	
2015-007765ENV		05/12/2015	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Reconfigure existing two-unit residence. Relocate unit 1 from second floor to ground floor. Combine habitable space on second and third floors into one residential unit. Fill in alley space/ side yard at south front of building on all floors. Add roof deck.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature ( <i>optional</i> ): Jean Poling <small>Digitally signed by Jean Poling DN: cn=Jean Poling, o=San Francisco Planning Department, ou=San Francisco Planning Department, email=jean.poling@sfdph.org, c=US</small>	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>



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

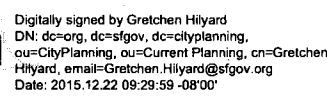
<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <b>per PTR form dated 12/21/2015</b>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Gretchen A. Hilyard	<b>Signature:</b>  
	<b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<small>Digitally signed by Gretchen Hilyard          DN: dc=org, dc=sfgov, dc=cityplanning,          ou=CityPlanning, ou=Current Planning, cn=Gretchen          Hilyard, email=Gretchen.Hilyard@sfgov.org          Date: 2015.12.22 09:29:59 -08'00'</small>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required</b>	
<b>CATEX FORM</b>	

**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.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	12/8/2015
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Gretchen Hilyard	1369 Sanchez Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
6579/027	Cesar Chavez and 27th Streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	n/a	2015-007765ENV

PURPOSE OF REVIEW:		PROJECT DESCRIPTION:		
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	Received 6/22/2015
------------------------------------	--------------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Supplemental Information Form for Historic Resource Determination by William Pashelinsky (dated 10/10/15) and research by Tim Kelley Consulting (dated 4/15)	
Proposed project: REMODEL FRONT ELEVATION/HORIZ. ADDITION AT SOUTH. PROVIDE 3 NEW BEDRMS & 2 NEW BATHRMS AT 3/F; REMODEL KITCHEN & ADD VANITY AT 2/F; RELOCATE UNIT #1 FROM FROM 2ND TO 1ST FLOOR; NEW ROOF DECK.	

PRESERVATION TEAM REVIEW:			
<b>Historic Resource Present</b>		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the information provided in the Supplemental Information Form prepared by William Pashelinsky (dated October 10, 2015), research by Tim Kelley Consulting (dated April 2015), and additional research by staff, the subject property at 1369 Sanchez is not an eligible historic resource.</p> <p>1369 Sanchez Street contains a two-story over garage, wood frame, multi-family residence originally constructed in 1883 by an unknown architect. The building was likely originally constructed as a flat-front Italianate residence and was remodeled in the Art Deco style in 1935. Permit records and visual inspection indicate that the subject property underwent the following alterations: stucco front façade (1935), repair stairs and landings (1984).</p> <p>No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a mostly intact example of a Victorian-era residence modified with an Art Deco façade in 1935. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic districts. The subject property is located at the southern edge of the Diamond Heights neighborhood on a block contains buildings primarily constructed in the bay-front and flat front Italianate architectural styles from 1900 to 1947. According to Tim Kelley Consulting, the block exhibits some conformity, but several of the building, including the subject building, have been heavily modified from their original appearance. The area does not appear to qualify as a historic district under Criterion 3 (Design).</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-21-2015

ns of Subject Property



Primary façade, 1369-1371 Sanchez Street.



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1369 SANCHEZ ST  
RECORD NO.: 2018-011717CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	851	427	-424
Residential GSF	2,028	3,063	1,035
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	676	1,010	334
Public Open Space	0	0	0
Other ( )	0	0	0
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	2	0	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	1	1	2
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
Other ( )	0	0	0

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	2	1	-1
Two Bedroom Units	0	1	1
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0



# Parcel Map

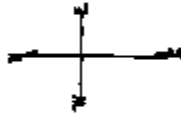
© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSessor 1998

lot43 into lots46&47 for 1998 roll  
lot36 into lots64&65 for 2013 roll  
lot21 into lots61/63 for 2013 roll  
Lot 19 into lots 66 & 67 for 2015 roll

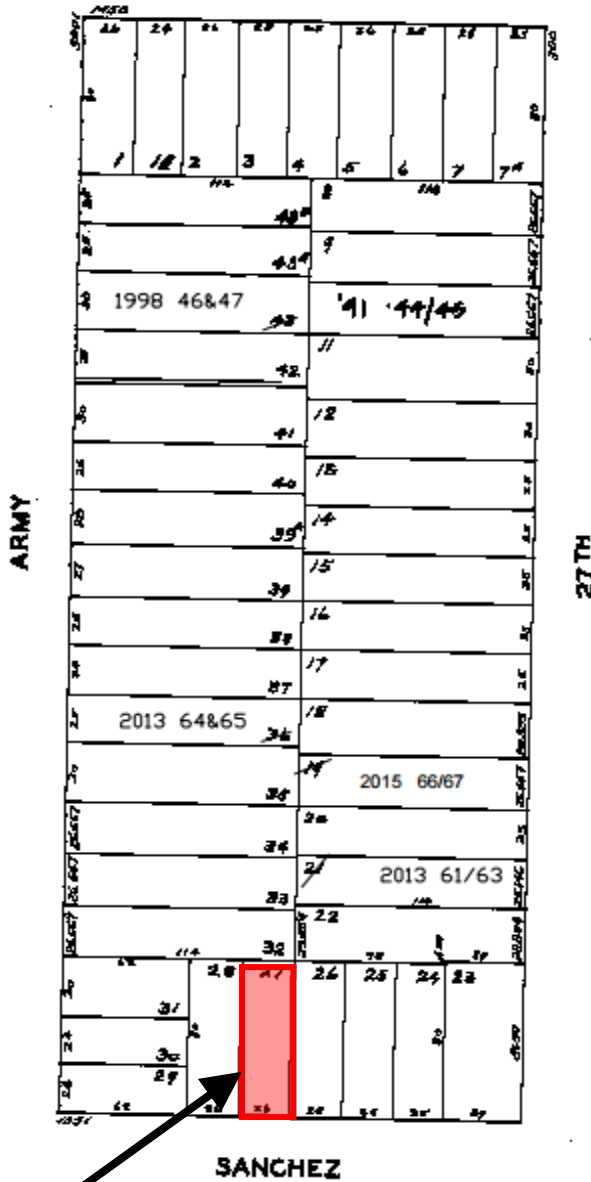
6579

CORNER'S ADD.  
BLK 93

REVISED 1991  
Revised 1998  
Revised 2013  
REVISED 2015



CHURCH



3925-3927 ARMY ST.  
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
46	3927	50
47	3925	50

322-324 27TH ST.  
A CONDOMINIUM

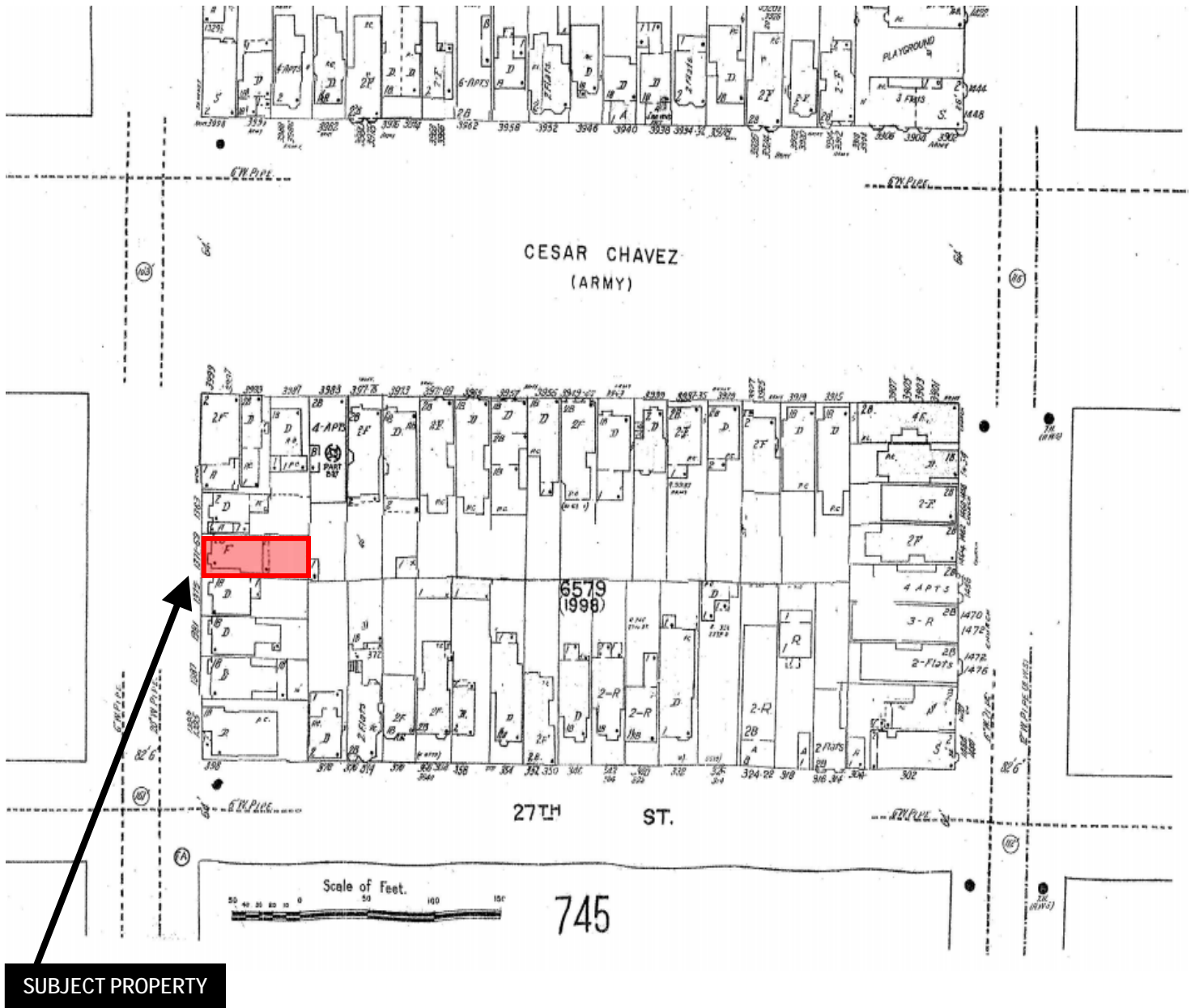
LOT	UNIT	% COMM. AREA
44	101	49.60
45	102	50.40

SUBJECT PROPERTY



Discretionary Review Hearing  
April 27, 2017  
Case Number 2015-007765DRP  
1369 Sanchez Street  
Block 6579 Lot 027

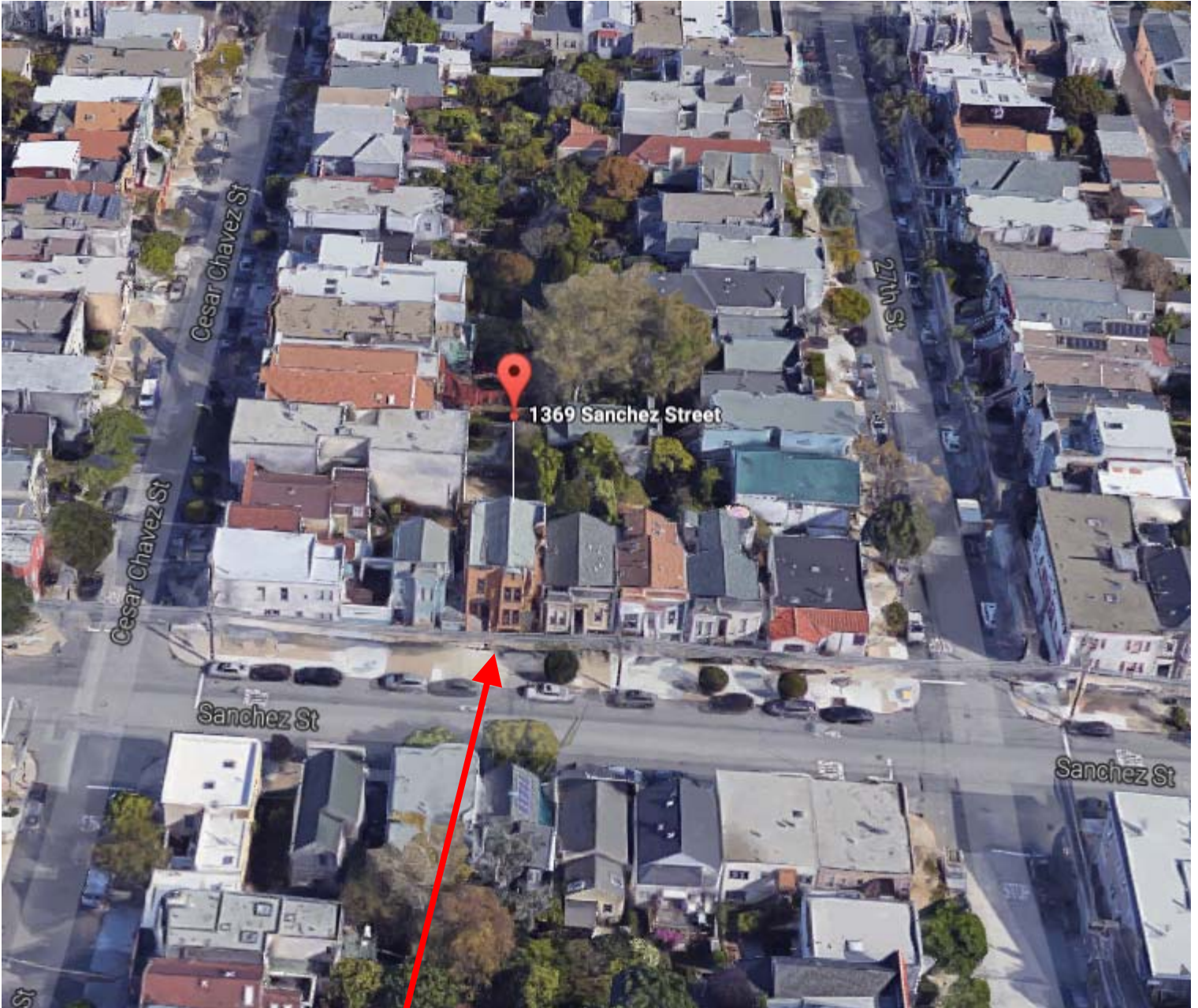
# Sanborn Map\*



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



# Aerial Photo

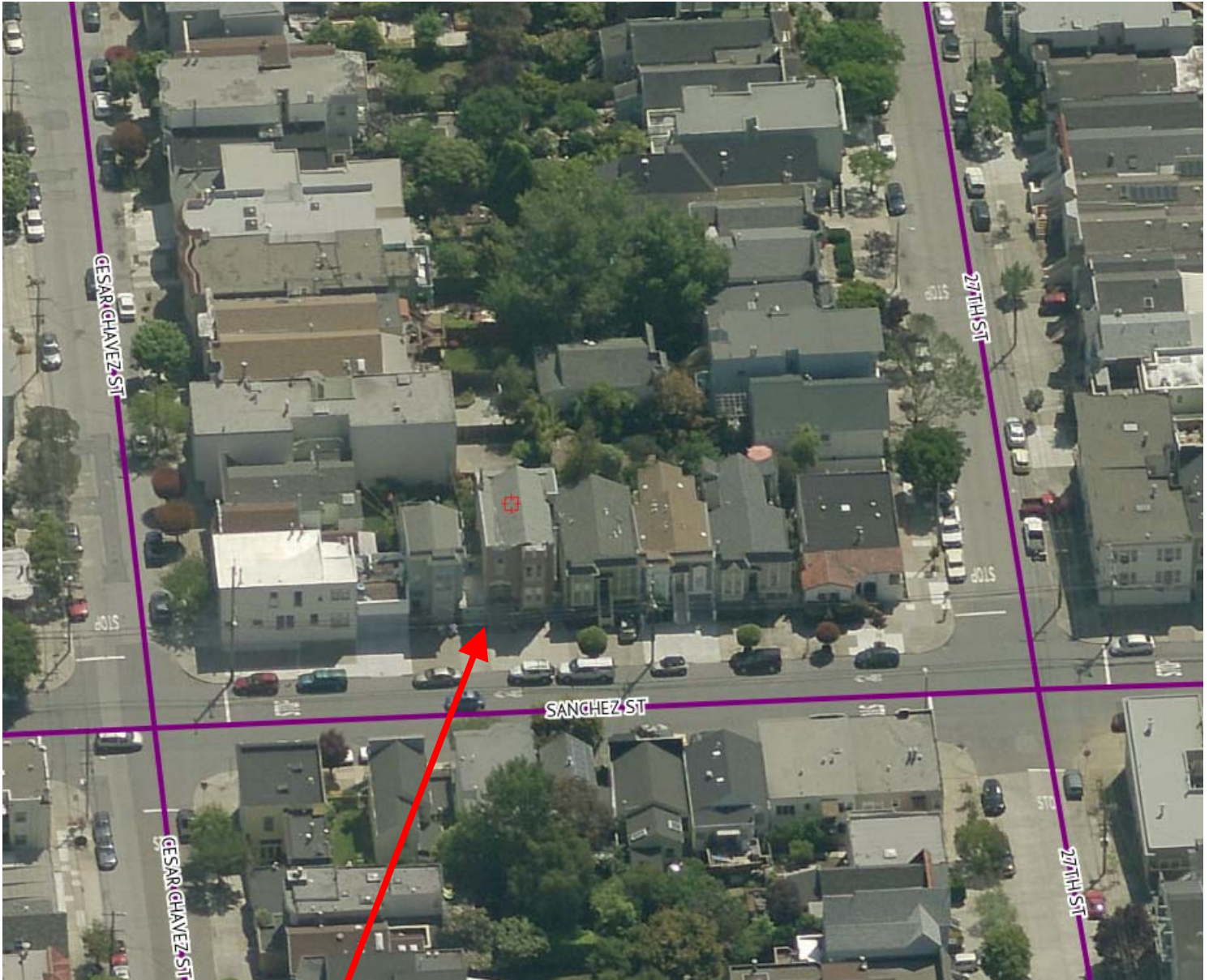


**SUBJECT PROPERTY**



Discretionary Review Hearing  
April 27, 2017  
Case Number 2015-007765DRP  
1369 Sanchez Street  
Block 6579 Lot 027

# Aerial Photo



SUBJECT PROPERTY



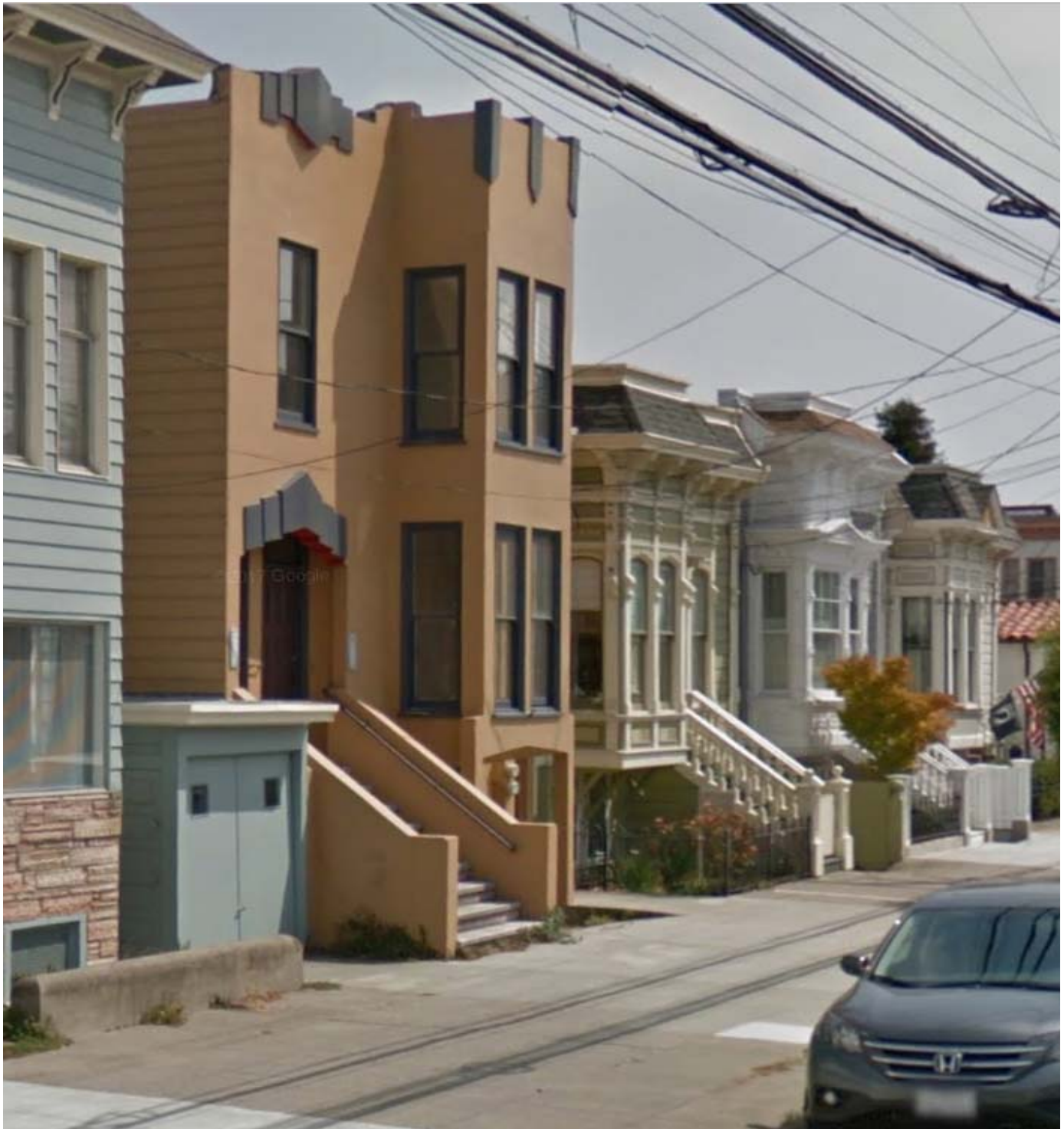
Discretionary Review Hearing  
April 27, 2017  
Case Number 2015-007765DRP  
1369 Sanchez Street  
Block 6579 Lot 027

# Site Photo



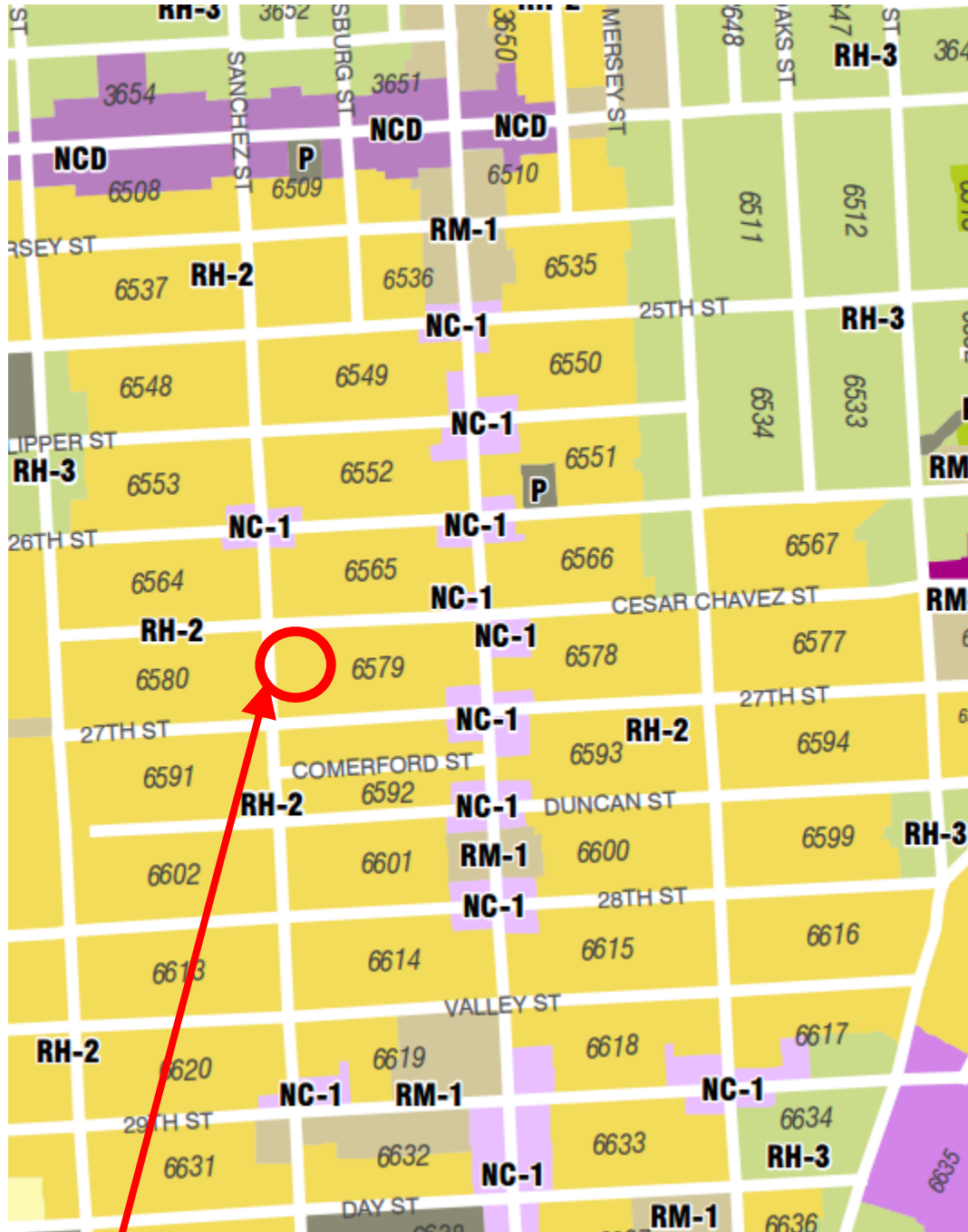
Discretionary Review Hearing  
April 27, 2017  
**Case Number 2015-007765DRP**  
1369 Sanchez Street  
Block 6579 Lot 027

# Site Photo



Discretionary Review Hearing  
April 27, 2017  
**Case Number 2015-007765DRP**  
1369 Sanchez Street  
Block 6579 Lot 027

# Zoning Map



**SUBJECT PROPERTY**



Discretionary Review Hearing  
April 27, 2017  
Case Number 2015-007765DRP  
1369 Sanchez Street  
Block 6579 Lot 027