



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Abbreviated Analysis HEARING DATE: JULY 9, 2020

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

Reception:  
**415.558.6378**

Fax:  
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Planning  
Information:  
**415.558.6377**

*Date:* July 2, 2020  
*Case No.:* 2019-000507DRP  
*Project Address:* 3537 23<sup>rd</sup> Street  
*Permit Applications:* 2019.0107.9729  
*Zoning:* RH-3 [Residential House, Three-Family]  
40-X Height and Bulk District  
*Block/Lot:* 3846 / 023  
*Project Sponsor:* William Pashelinsky Architect  
1937 Hayes Street  
San Francisco, CA 94117  
*Staff Contact:* David Winslow – (415) 575-9159  
[David.Winslow@sfgov.org](mailto:David.Winslow@sfgov.org)  
*Recommendation:* **Do Not Take DR and Approve**

### PROJECT DESCRIPTION

The project proposes a two-story vertical addition and horizontal rear addition to an existing two-story single-family-home to add a dwelling unit. The project also includes alterations to the front façade. A variance for front setback was requested and heard at a separate hearing. This is not a demolition per Planning Code Section 317.

### SITE DESCRIPTION AND PRESENT USE

The site is a 25'-0" wide x 114'-0" deep slightly lateral sloping lot with an existing 2-story, one-family house built in 1900 and is categorized as an 'A' – Historic Resource due to its status as a non-contributor within an historic district.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of 23rd Street are primarily 3- 4 story wood clad multi-unit buildings with, varied front setbacks at the street face. The open space at the rear faces South. This building is set in between buildings that extend deeper into the rear to define an irregular mid-block open space.

### BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	March 20, 2020 – April 21, 2020	4.21.2020	7.9.2020	79 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	June 19, 2020	June 19, 2020	20 days
Mailed Notice	20 days	June 19, 2020	June 19, 2020	20 days
Online Notice	20 days	June 19, 2020	June 19, 2020	20 days

## PUBLIC COMMENT

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

## 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).

## DR REQUESTORS

### DR requestor #1:

Antonio Mezquiriz of 3535 23<sup>rd</sup> Street, adjacent neighbor to the East of the proposed project.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor is concerned that the proposed new massing of the building will block light to his side property line windows.

### Proposed alternatives:

Provide light wells or a setback of 22'-9" at the third floor to preserve function of windows.

See attached *Discretionary Review Applications*, dated April 21, 2020.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project has been reviewed by Planning Department staff and modified per recommendations from Planning staff and found to be compliant to the Planning Code and Residential Design Guidelines. Although the DR requestor's property line windows are not protected, attempts have been to compensate

for their loss by offering to pay for their closure and providing skylights. None of the windows are required for light or ventilation to either of the rooms they serve. There are no exceptional or extraordinary circumstances.

See attached *Response to Discretionary Review Applications*, dated 6.30.20

## **DEPARTMENT REVIEW**

The Department's Residential Design Advisory Team (RDAT) re- reviewed this and confirmed that the proposed project conforms to the Residential Design Guidelines. Furthermore, the proposed blockage or diminishment of light to existing property line windows - a non-complying condition of the adjacent property – are not protected by Planning Code, Policy, or Design Guidelines and are not an exceptional or extraordinary circumstance.

Therefore, staff recommends not taking Discretionary Review.

<b>RECOMMENDATION:</b> <b>Do Not Take DR and Approve</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

CEQA Determination

DR Applications

Response to DR Applications dated 6.30.20

311 Notification plans and dated 1.10.19 (and revised set for clarity, received 6.31.20)

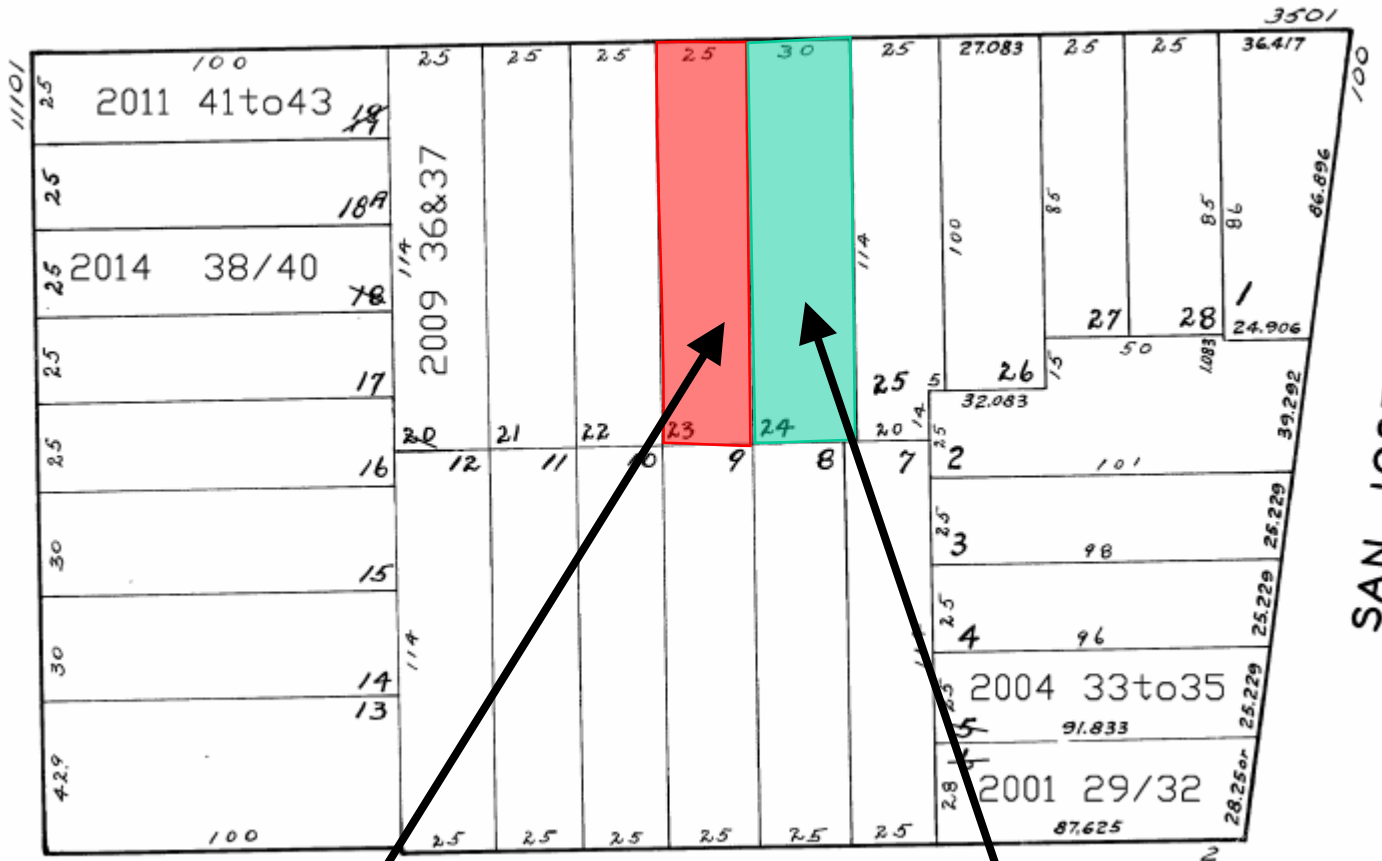
# Exhibits

# Parcel Map

23<sup>RD</sup>

GUERRERO

SAN JOSE AVE.



**SUBJECT PROPERTY**

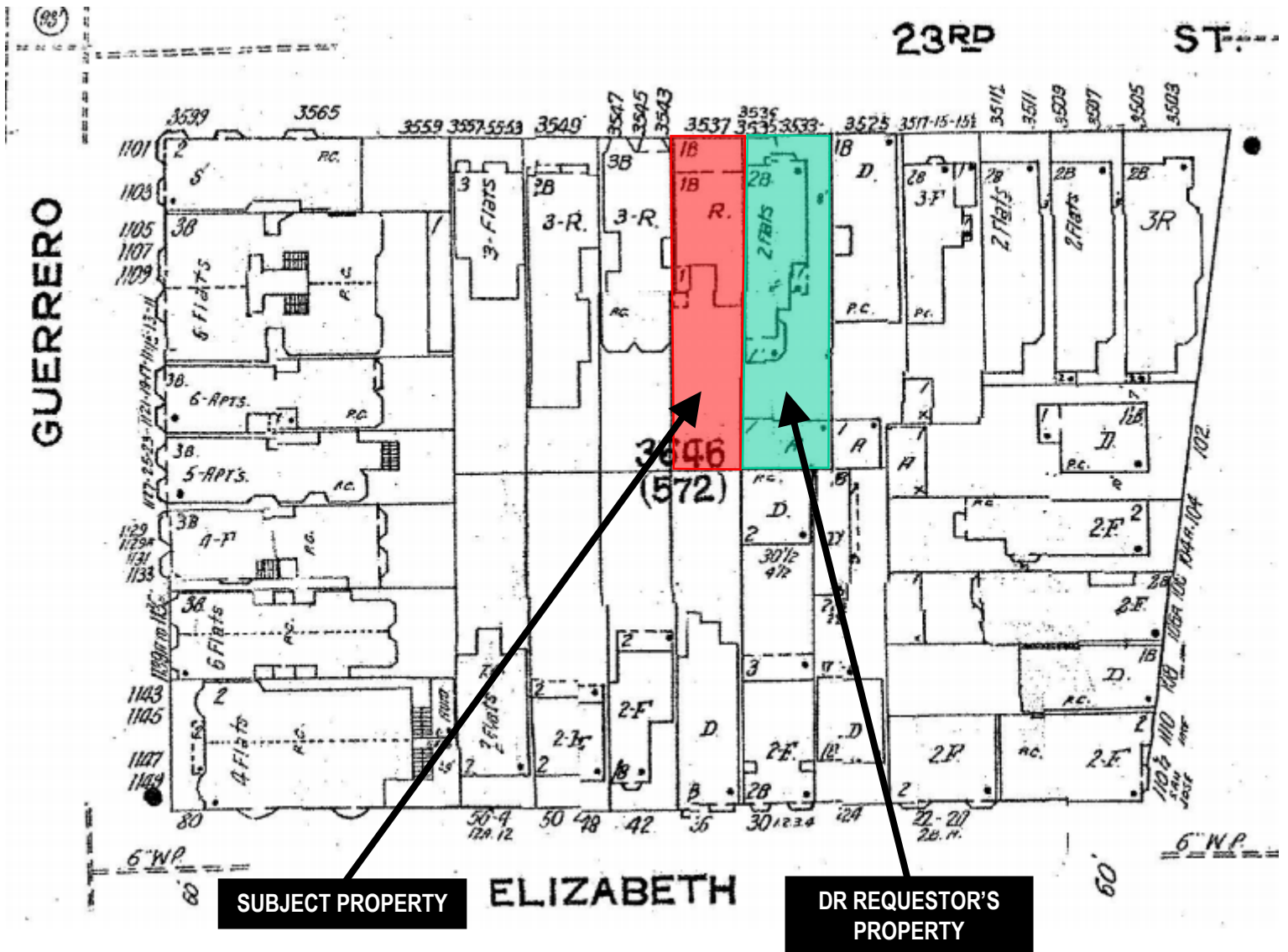
ELIZABETH

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
 Case Number 2019-000507DRP  
 3537 23<sup>rd</sup> Street

# Sanborn Map\*

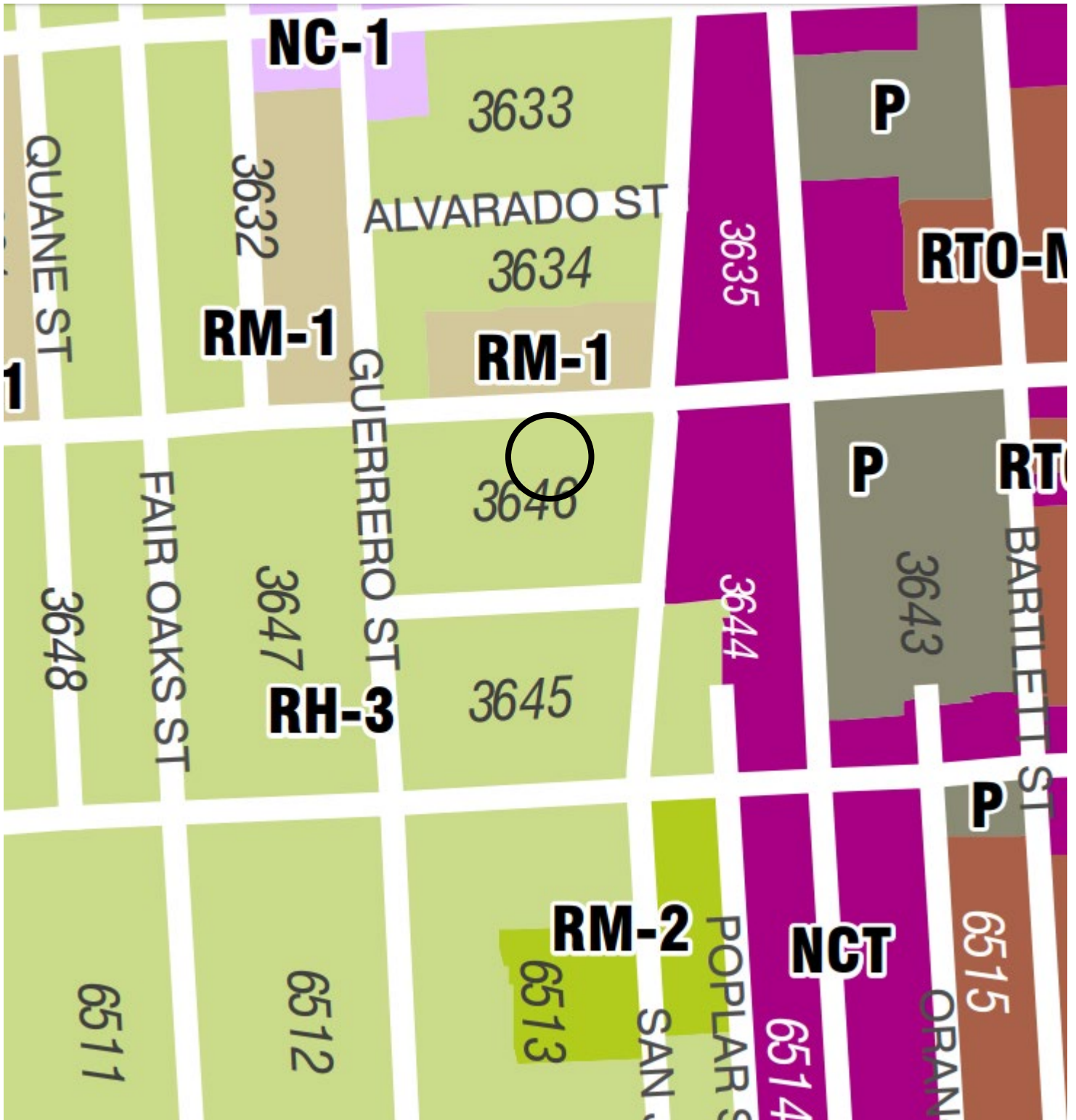


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23rd Street

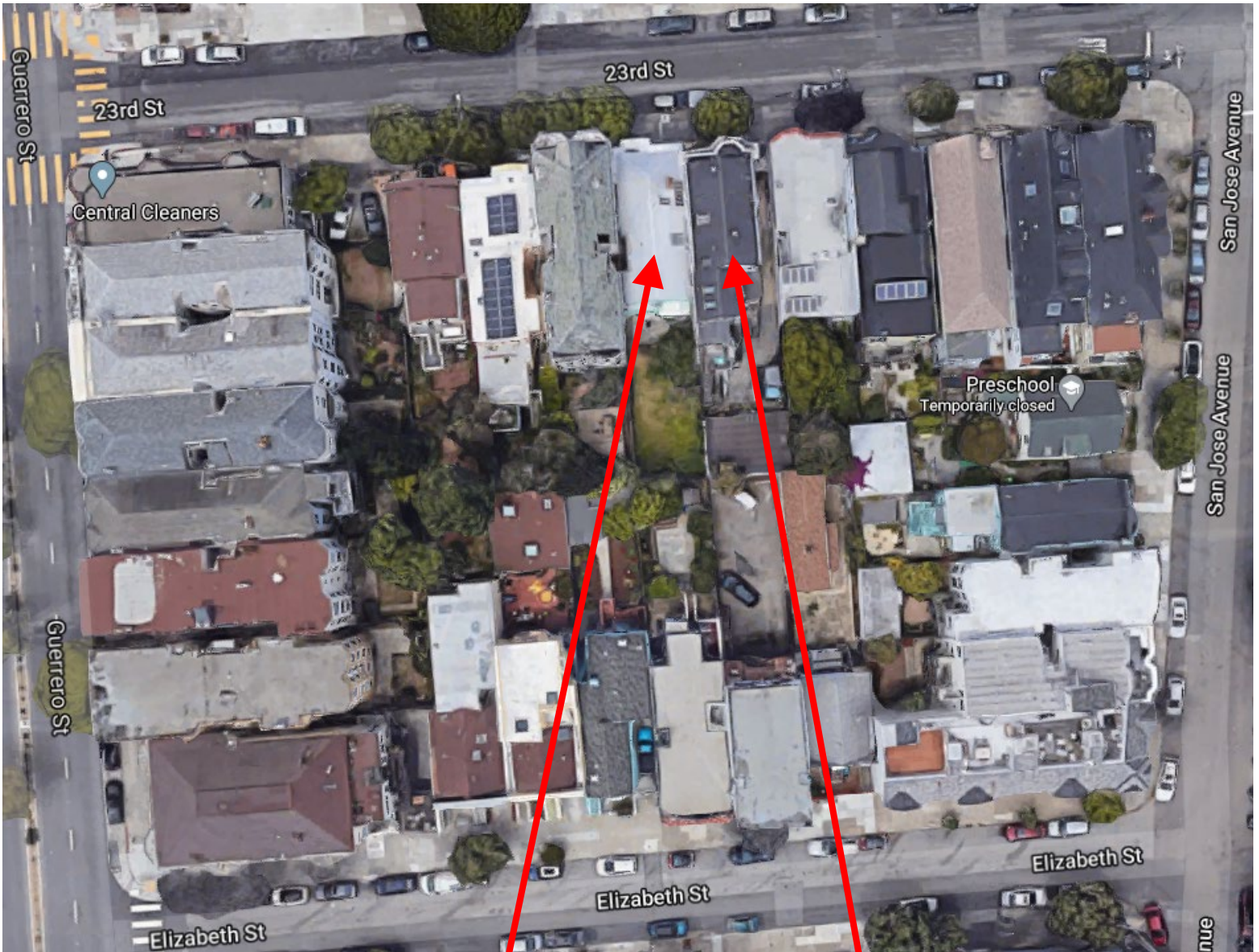
# Zoning Map



Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23<sup>rd</sup> Street



# Aerial Photo



**SUBJECT PROPERTY**

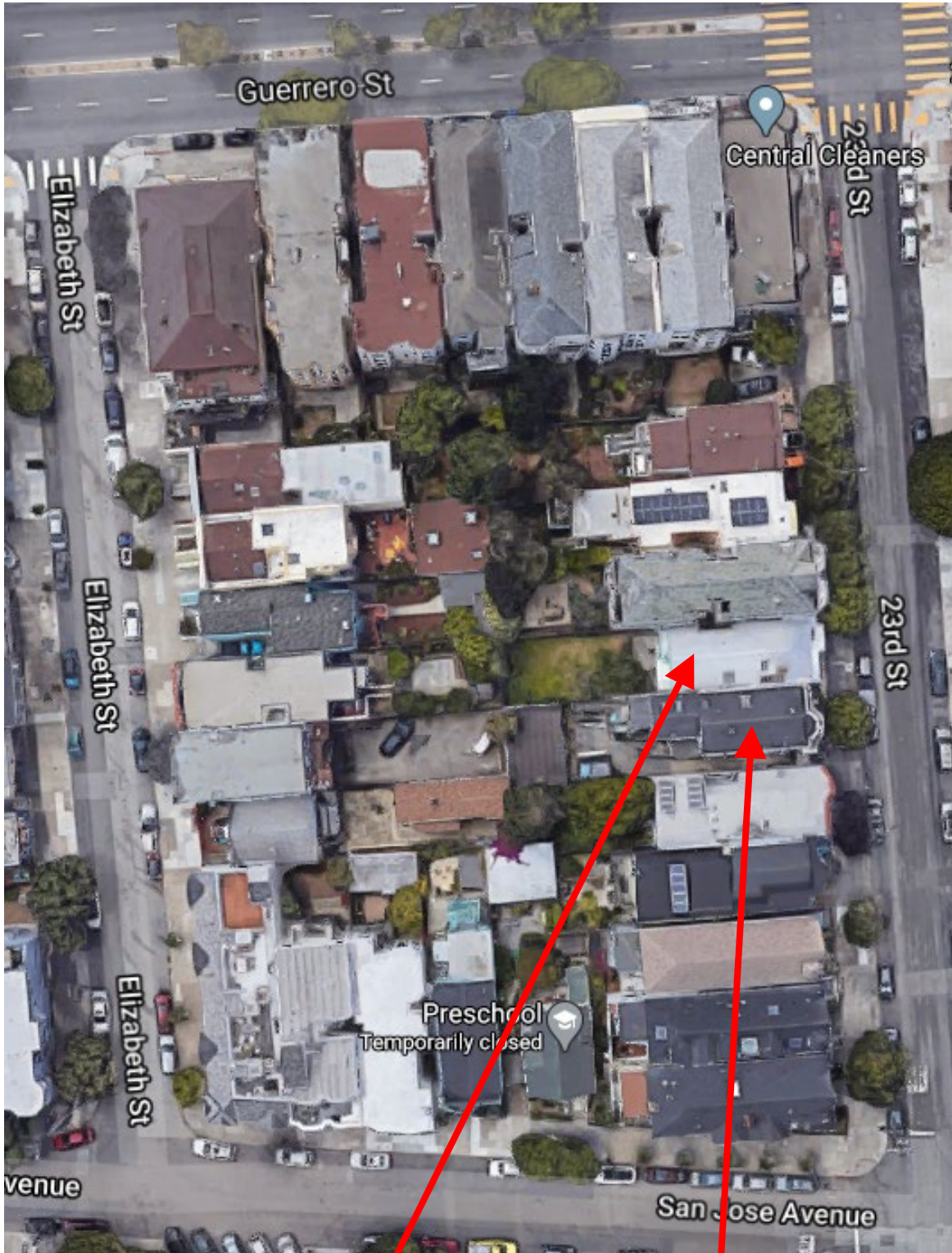
**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23<sup>rd</sup> Street



# Aerial Photo



**SUBJECT PROPERTY**

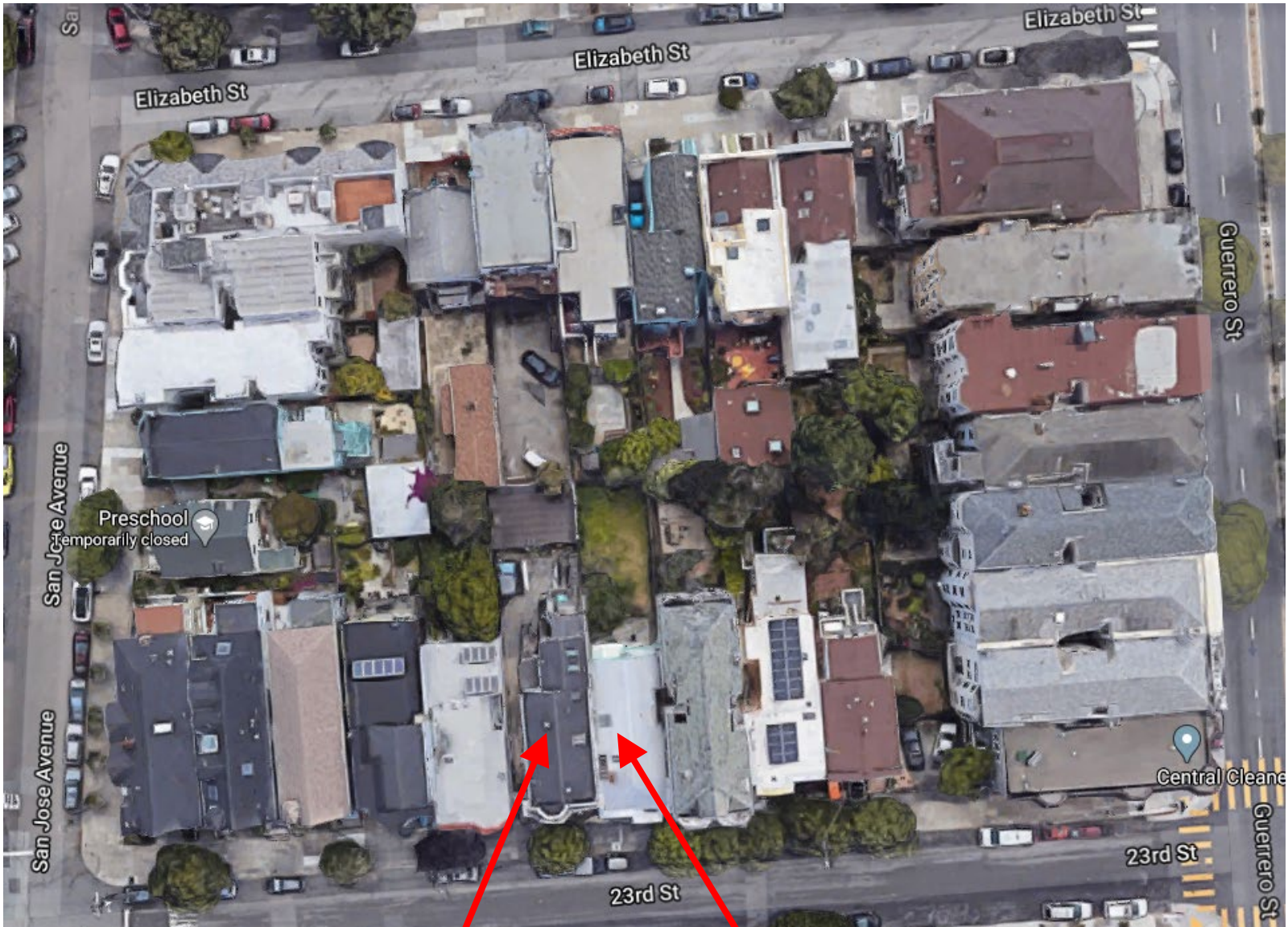
**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23rd Street



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

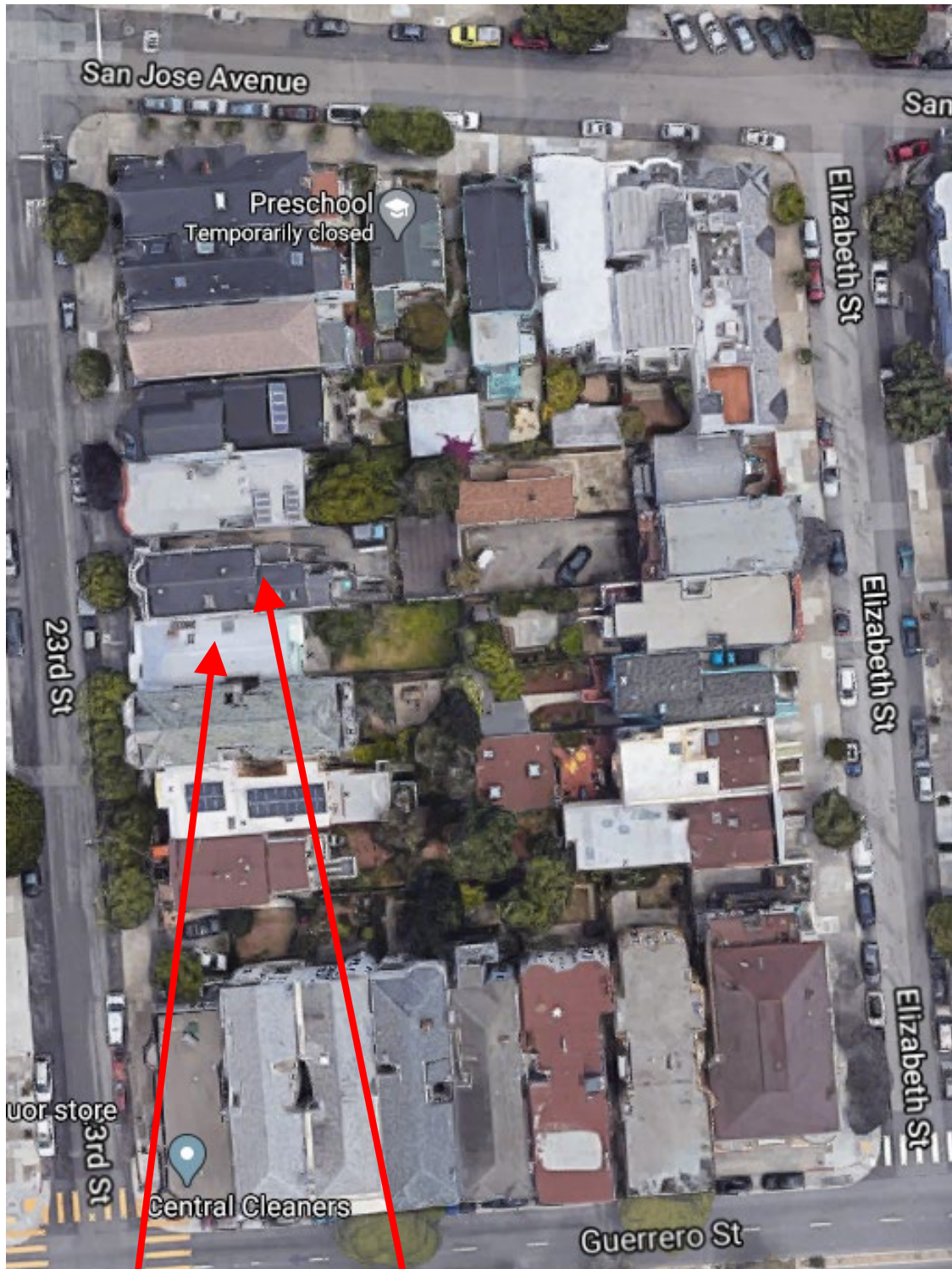
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23rd Street



# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23<sup>rd</sup> Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-000507DRP  
3537 23<sup>rd</sup> Street





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 7, 2019**, Building Permit Application No. **201901079729** was filed for work at the Project Address below.

**Notice Date: March 20, 2020**

**Expiration Date: April 21, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>3537 23<sup>rd</sup> Street</b>	Applicant:	<b>William Pashelinsky</b>
Cross Street(s):	<b>Guerrero Street &amp; San Jose Avenue</b>	Address:	<b>1937 Hayes Street</b>
Block/Lot No.:	<b>3646/023</b>	City, State:	<b>San Francisco CA 94117</b>
Zoning District(s):	<b>RH-3 / 40-X</b>	Telephone:	<b>415-379-3676</b>
Record Number:	<b>2019-000507PRJ</b>	Email:	<b>billpash@gmail.com</b>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	1 foot	No Change
Side Setbacks	None	No Change
Building Depth	56 feet	78 feet
Rear Yard	57 feet	34 feet
Building Height	22 feet	40 feet
Number of Stories	2	4
Number of Dwelling Units	1	2
Number of Parking Spaces	2	No Change

PROJECT DESCRIPTION
The project includes a two story vertical and horizontal additions of approximately 3463 square feet, and the addition of a dwelling unit to a single family dwelling.
The proposal requires a Variance from the required front yard, which will be noticed separately. A public hearing on the Variance is scheduled on March 25, 2020.
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code

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

**For more information, please contact Planning Department staff:**

Ella Samonsky, 415-575-9112, [ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)



# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) in person at 1660 Mission Street, via phone at (415) 558-6377, or via email at [pic@sfgov.org](mailto:pic@sfgov.org). If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, or online at [www.sfplanning.org](http://www.sfplanning.org). **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

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

## ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3537 23RD ST		3646023
<b>Case No.</b>		<b>Permit No.</b>
2019-000507ENV		201901079729
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          2 story vertical addition &amp; roof decks. Horizontal rear yard addition. Provide new unit. 1ST UNIT at 1st floor and 2nd floor. 2nd unit @ 3rd &amp; 4th floor. remodel front facade.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</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.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><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, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><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?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><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? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><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? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Laura Lynch</p>	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> 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 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 PROJECT 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 checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments): See HRER Part II signed 3/9/20 (2019-000507ENV). Property is a non-contributor to the Horner's Addition East Historic District and proposed project will not impact the historic district.  (Requires approval by Senior Preservation Planner/Preservation Coordinator)						
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Reclassify to Category A</td> <td><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td>a. Per HRER or PTR dated</td> <td>(attach HRER or PTR)</td> </tr> <tr> <td>b. Other (specify):</td> <td></td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	(attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	(attach HRER or PTR)						
b. Other (specify):							
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</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>						
<b>Comments (optional):</b>							
<b>Preservation Planner Signature:</b> Allison Vanderslice							

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Ella Samonsky
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/30/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

### HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Fifth Floor  
San Francisco, CA 94103-2479

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION

### Discretionary Review Requestor's Information

Name: Antonio Mezquiriz

Address: 3535 23rd Street

Email Address: antoniomezquiriz@yahoo.com

Telephone: 4159710997

### Information on the Owner of the Property Being Developed

Name: William Pashelinsky

Company/Organization:

Address: 1937 Hayes Street

Email Address: billpash@gmail.com

Telephone: 4153793676

### Property Information and Related Applications

Project Address: 3537 23rd Street

Block/Lot(s): 3046/023

Building Permit Application No(s): 201901079729

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?		✓
Did you participate in outside mediation on this case? (including Community Boards)		✓
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

## DISCRETIONARY REVIEW REQUEST

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

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

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

The construction of this building will completely cover the windows to the bathrooms on the second and third floor. There are two different views on the plans provided of the new build for the facade. Page A-3.04 shows a 3rd floor setback at 22.70' and a 4th floor setback at 30.00 feet, page A-4.01 shows a single setback at the 4th floor at 30.00'. If there is only a 4th floor setback at 30.00' it would box us in and deprive us of natural daylight.

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

We need clarification on the setback. We're okay if the setback starts at 22.70'.

The construction of light wells at our bathroom windows would reduce the impact of this new build.

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

\_\_\_\_\_  
Signature

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

415.971.0997

\_\_\_\_\_  
Phone

Antonio Mezquiriz

\_\_\_\_\_  
Name (Printed)

antoniomezquiriz@yahoo.com

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**William Pashelinsky**  
**Architect**  
**1937 Hayes Street**  
**San Francisco, California 94117**  
**(415) 379 3676**  
**Email billpash@gmail.com**

David Winslow  
c/o San Francisco Planning Commission  
San Francisco Planning Department  
San Francisco, Ca. 94103

June 30<sup>th</sup>, 2020

Re: DR P.A. 2019.01.07.9729  
Proposed addition and alterations  
3537 23<sup>rd</sup> Street  
San Francisco, Ca. 94114

DR Applicant: Antonio Mezquiriz, 3535 23<sup>rd</sup> Street, San Francisco, Ca. 94114

The Architect William Pashelinsky and project sponsor Kieran Buckley met with the DR applicant Antonio Mezquiriz at the project site 3537 23<sup>rd</sup> Street, on June 15<sup>th</sup>, 2020. At the meeting Mr. Mezquiriz was concerned about his loss of light to his 6 small windows at his 3<sup>rd</sup> floor bathroom and to loss of light to his window located at his 3<sup>rd</sup> floor at the northwest corner of his building. He noted he also had 2 property line windows at his 2<sup>nd</sup> floor towards the rear. However he stated he was not so concerned about their removal as he was about the other 2 locations.

A tentative agreement was worked to include the following. Kieran Buckley would re-imburse Mr. Mezquiriz for the provision at 3535 23<sup>rd</sup> Street of a new skylight at the front 3<sup>rd</sup> floor bedroom and for 2 legal skylights to be located above the 3<sup>rd</sup> floor bathroom. Mr Buckley would also reimburse Mr. Mezquiriz for the cost of removing and closing in the property line windows at the west elevation of 3535 23<sup>rd</sup> Street. This tentative agreement was emailed to Mr. Mezquiriz on June 15<sup>th</sup>, 2020. As of June 31<sup>st</sup> there has been no reply.

- 1). Property line windows are not legal under any circumstances. The windows located at the west elevation of 3535 23<sup>rd</sup> street are not part of the original construction of the building. The lower rear 2 windows appear to be recently constructed.
- 2). The bathroom at the 3<sup>rd</sup> floor is not required to have light as long as a fan is provided. However Mr Mezquiriz noted he constructed a ventilating skylight.

As noted we are willing to provide 2 legal skylights at this location. The current skylight appears to be undocumented.

3). The window at the front bedroom already receives good light. The top floor of the proposed addition set backs and does not impact this window. The new 3<sup>rd</sup> floor would have a minimal impact. The 3<sup>rd</sup> floor does exceed the required front setback by 44 inches. However, it was the recommendation of the San Francisco Planning RDAT team to bring the front wall out to match the already existing 1<sup>st</sup> and 2<sup>nd</sup> floors. They felt there was a strong pattern on the block for 3-4 story buildings providing a strong vertical plane at the front. We agreed to a new skylight at this room. The skylight would not be visible from the street as there is already a significant front parapet to 3535 23<sup>rd</sup> street. Planning stated they would strongly support the required variance. The variance is only for the 3<sup>rd</sup> floor and the reconstruction of the existing front bay.

The issues are not significant. We remain optimistic an agreement can be worked out.

**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 2016 Edition
- San Francisco Fire Code 2016 Edition
- San Francisco Plumbing Code 2016 Edition
- San Francisco Electrical Code 2016 Edition
- San Francisco Mechanical Code 2016 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 construed 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 responsible 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 VERTICAL DEMOLITION ANALYSIS
- A 2.01 FLOOR PLANS EXISTING
- A 2.02 FLOOR PLANS PROPOSED
- A 2.03 FLOOR PLAN 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

**PROJECT INFORMATION:**

ZONING: RH-2  
 CLASS B HISTORIC  
 HEIGHT AND BULK DISTRICT: 40-X  
 EXISTING OCCUPANCY: R-3  
 PROPOSED OCCUPANCY: R-3

EXISTING USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: TWO FAMILY RESIDENCE

EXISTING: 2 STORYS  
 PROPOSED: 4 STORYS

EXISTING CONSTRUCTION TYPE: 5-B  
 PROPOSED CONSTRUCTION TYPE: 5-B

BUILDING HEIGHT EXISTING: 25 FEET  
 BUILDING HEIGHT PROPOSED: 40 FEET

BLOCK: 1015 LOT: 043

**SCOPE OF WORK:**

2 STORY VERTICAL ADDITION AND ROOF DECKS  
 HORIZONTAL REAR AND FRONT ADDITION  
 PROVIDE NEW 2ND UNIT AT 1ST FLOOR  
 INTERIOR REMODEL OF EXISTING UNIT INCLUDING KITCHEN

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

**ABBREVIATIONS:**

@	AT	HGT./HT.	HEIGHT
CL	CENTERLINE		
Ø	DIAMETER OR ROUND	INSUL.	INSULATION
(E)	EXISTING		
(N)	NEW	MF6.	MANUFACTURING
(R)	REPLACE	MAX.	MAXIMUM
		MTL.	METAL
		MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	O.C.	ON CENTER
BM.	BEAM	PR.	PAIR
BLDG.	BUILDING	PKT.	POCKET
		P.T.	PRESSURE TREATED
CBC	CALIFORNIA BUILDING CODE	REF.	REFRIGERATOR
CLR.	CLEAR	REQ'D	REQUIRED
CLOS.	CLOSET	REQ'T	REQUIREMENT
CONC.	CONCRETE	RTG.	RETAINING
		R & S	ROD AND SHELF
DECK'G	DECKING	RM.	ROOM
DET.	DETAIL	SIM.	SIMILAR
DIA.	DIAMETER	S.C.	SOLID CORE
DISP.	DISPOSAL	SQ. FT.	SQUARE FOOT/FEET
DW.	DISHWASHER	STOR.	STORAGE
DR.	DOOR	STRUCT.	STRUCTURAL
DBL.	DOUBLE	TEMP.	TEMPERED
DN.	DOWN	TRANS.	TRANSPARENT
DRWGS.	DRAWINGS	TYP.	TYPICAL
D	DRYER	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	V.I.F.	VERIFY IN FIELD
F	FAHRENHEIT	W	WASHER
FIN.	FINISH	WH.	WATER HEATER
F.R.	FIRE RATED	WP	WATERPROOF
FLR.	FLOOR	WDO.	WINDOW
FT.	FOOT OR FEET	W/	WITH
FR.	FRENCH	WD.	WOOD
FURN.	FURNISH		
FURR.	FURRING		
GA.	GAUGE		
GL.	GLAZING		
GYP.	GYP SUM		
GYP.BD.	GYP SUM BOARD		

EXISTING GARAGE/STORAGE: HABITABLE	898 SQ FT
1ST FLOOR:	508 SQ FT
TOTAL 1ST FLOOR:	1,406 SQ FT
2ND FLOOR:	1,429 SQ FT
TOTAL:	2,835 SQ FT

**DRAWING SYMBOLS**

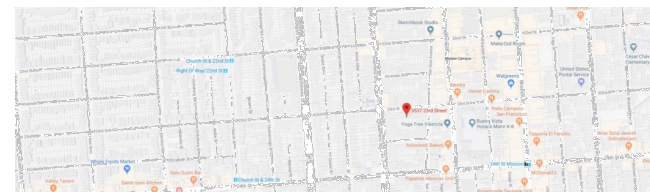
- DOOR NUMBER
- WINDOW NUMBER
- SKYLIGHT NUMBER
- DRAWING REVISION
- DETAIL NUMBER AND DRAWING REFERENCE
- NOTE/ITEM NUMBER
- 0'-0" GRADE
- PL - - - - - PROPERTY LINE
- ELEV. NO. DRAWING REFERENCE

**EXISTING BUILDING STATISTICS**

FLOOR	UNIT 1	TOTAL HABITABLE	GARAGE/STORAGE	TOTAL
1ST FLOOR	508	508	898	1,406
2ND FLOOR	1,429	1,429	0	1,429
TOTAL	1,937	1,937	898	2,835

**PROPOSED BUILDING STATISTICS**

FLOOR	UNIT 1	UNIT 2	TOTAL HABITABLE	GARAGE/STORAGE	TOTAL
1ST FLOOR	1,078	0	1,078	881	1,959
2ND FLOOR	1,534	86	1,620	0	1,620
3RD FLOOR	0	1,587	1,587	0	1,587
4TH FLOOR	0	1,132	1,132	0	1,132
TOTAL	2,612	2,805	5,417	881	6,298



**VIIICINITY MAP**

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

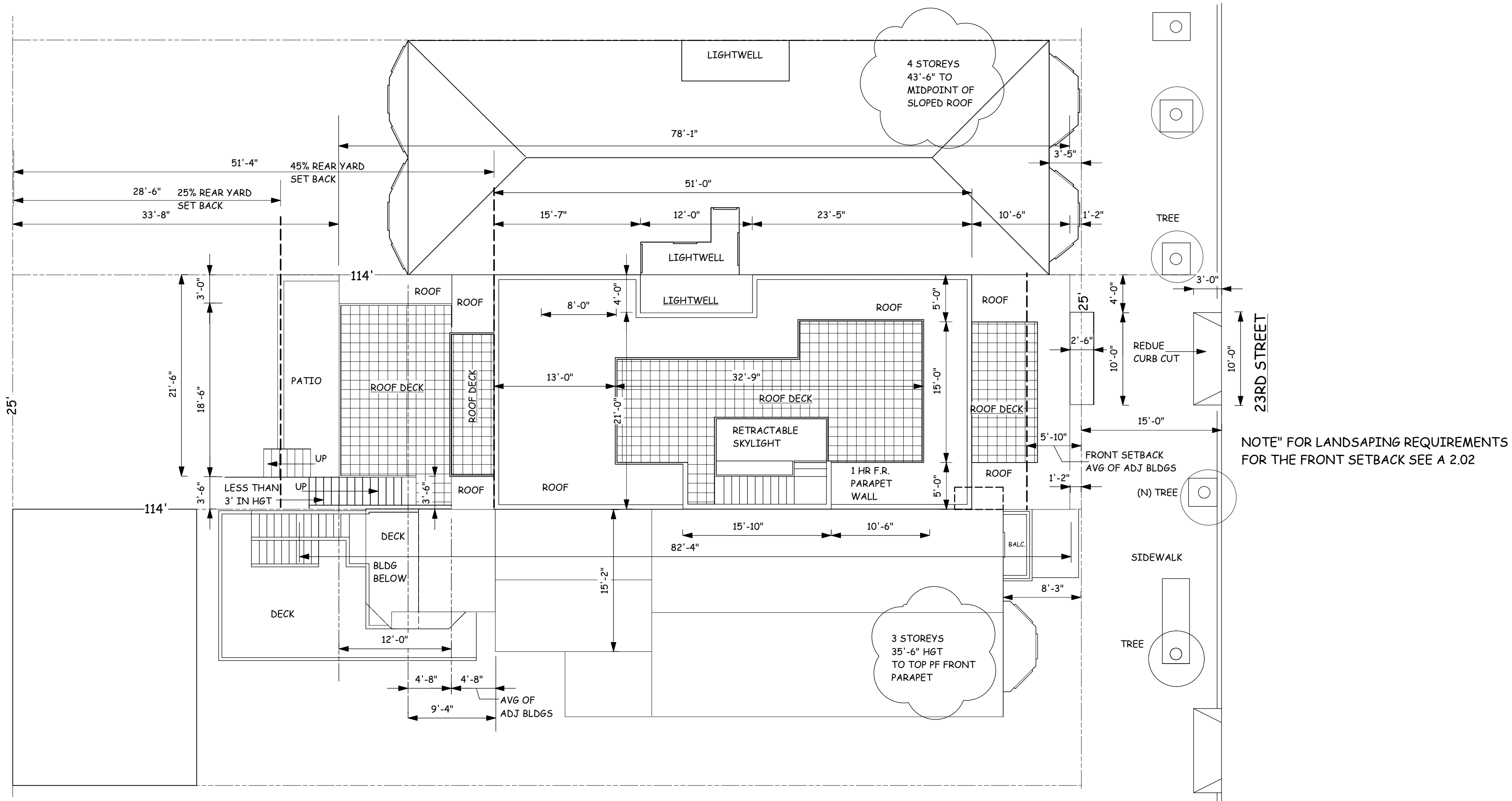
**ADDITION AND ALTERATIONS**  
 3537 29RD STREET  
 SAN FRANCISCO, CA

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

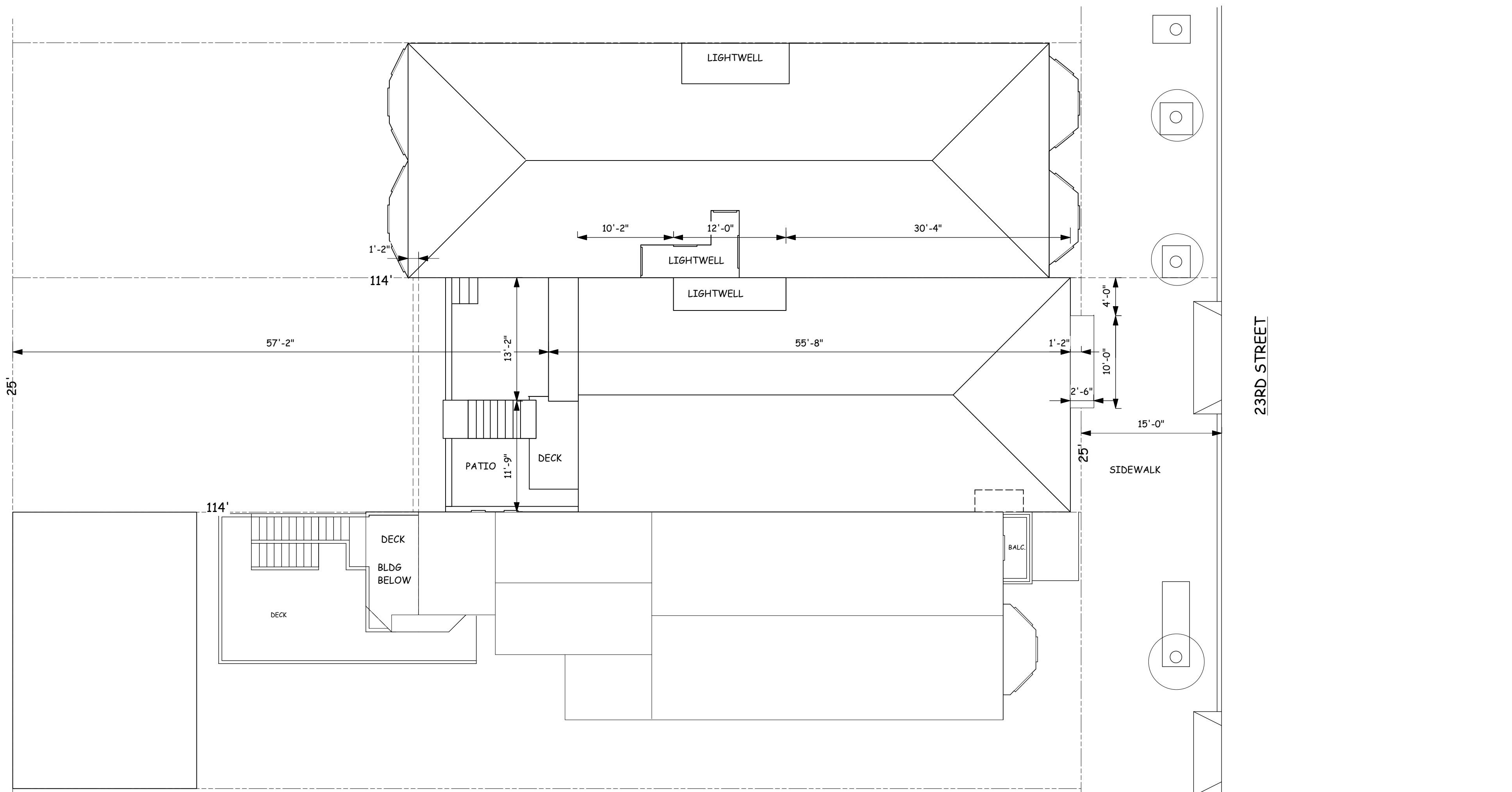
NO.	DATE	DESCRIPTION
1	1/10/19	SUBMITTAL

PROJECT NO. 2018.26  
 SHEET

**ADDITION AND ALTERATIONS**  
 3537 23RD STREET  
 SAN FRANCISCO, CA.



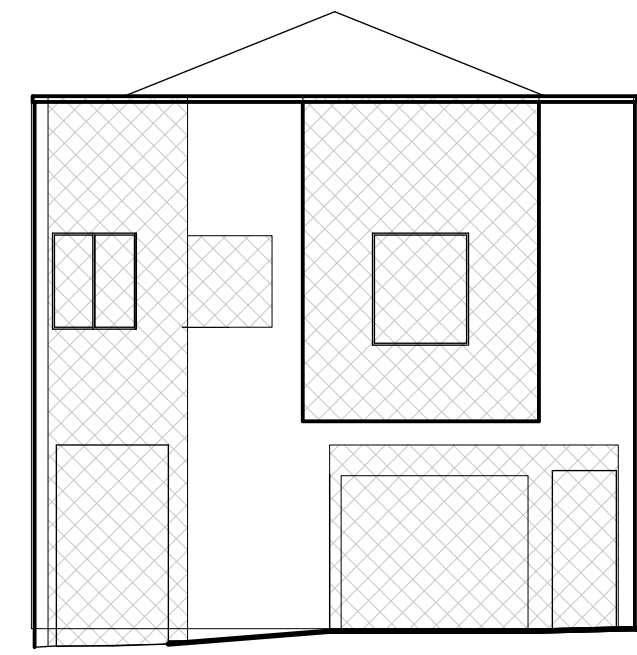
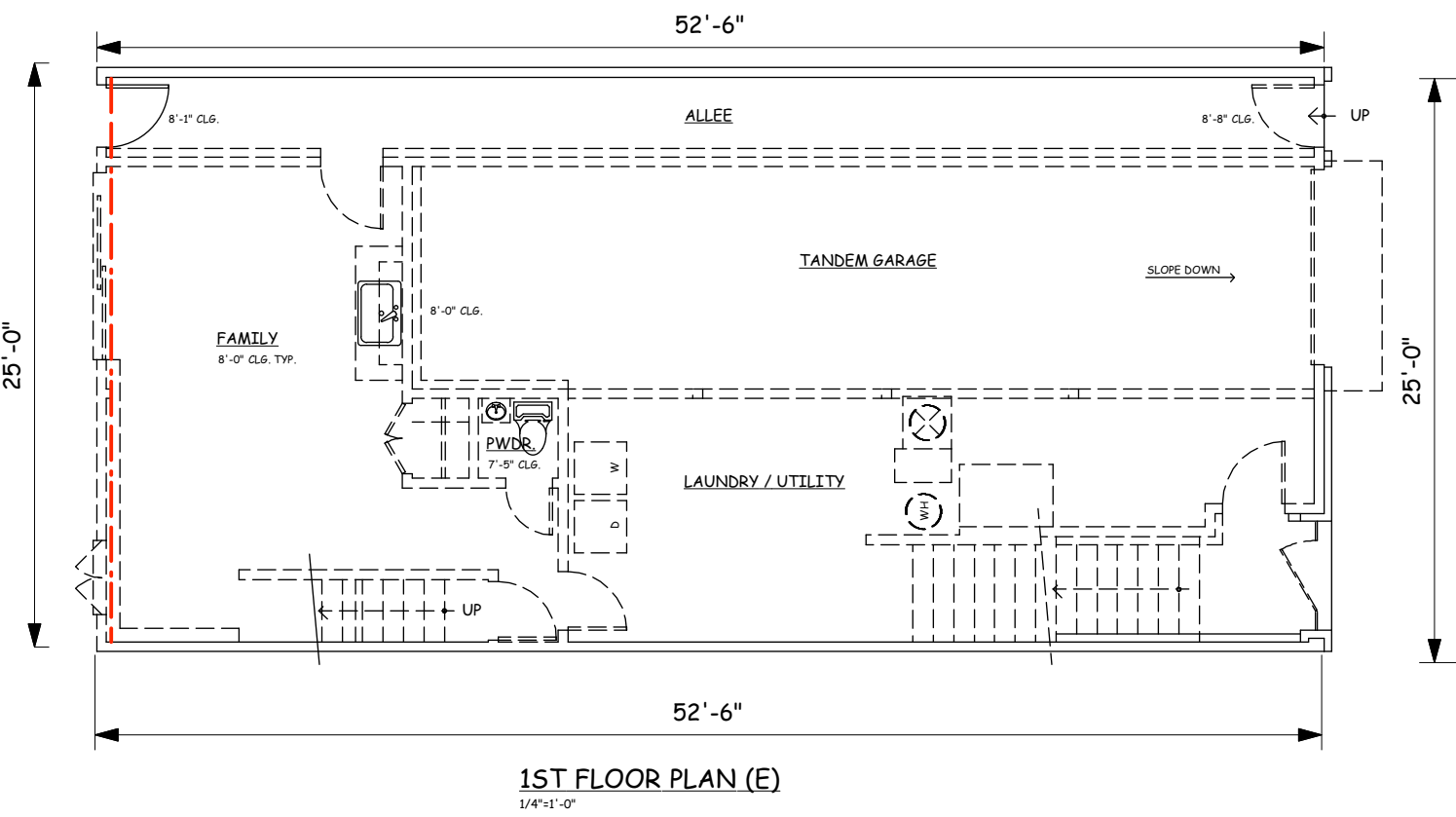
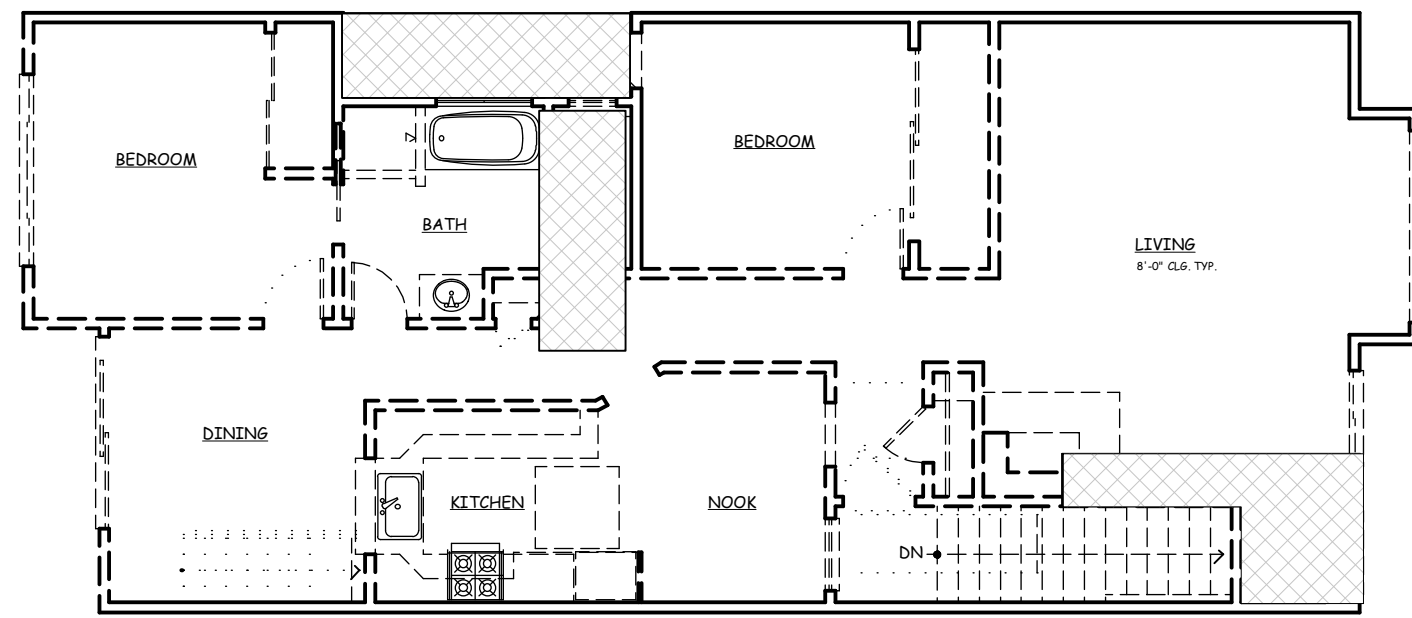
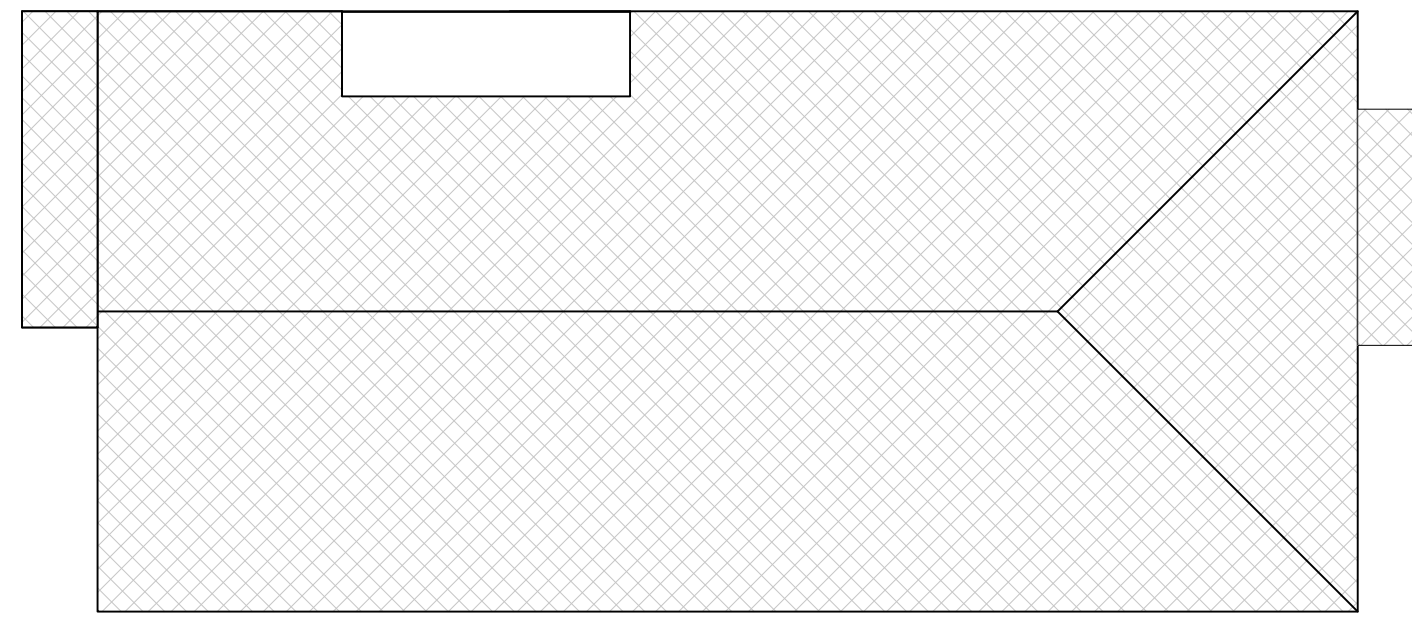
**SITE AND ROOF PLAN (N)**  
 1/8"=1'-0"



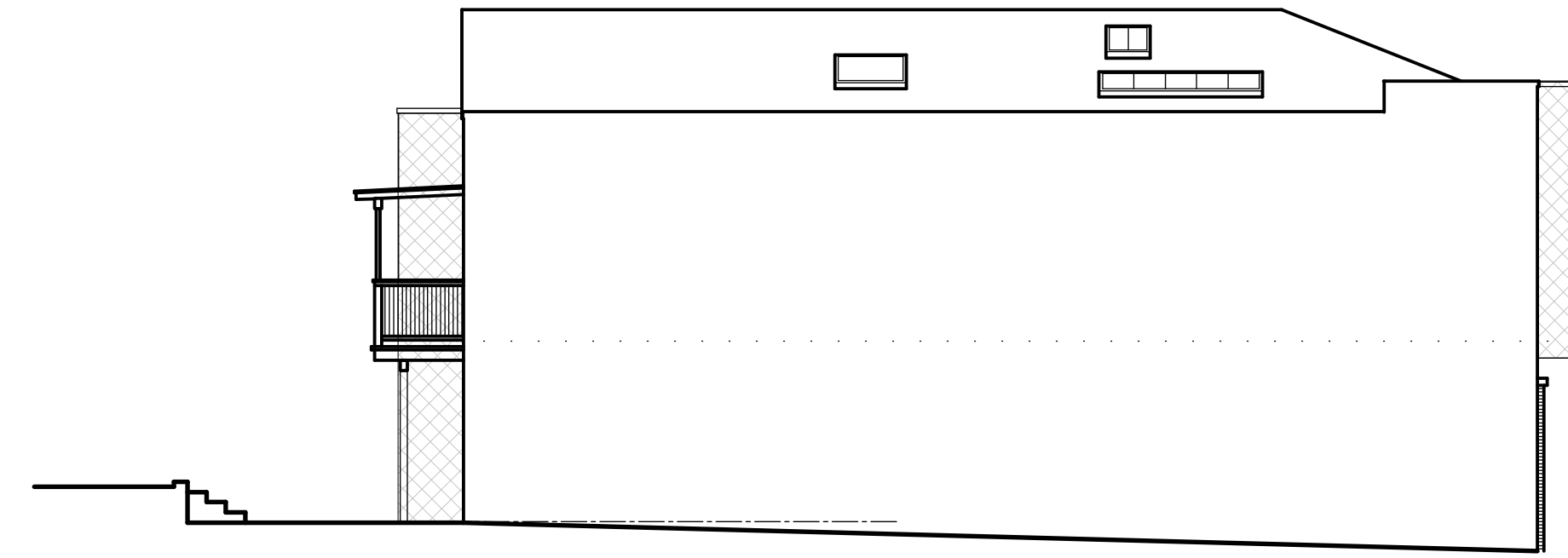
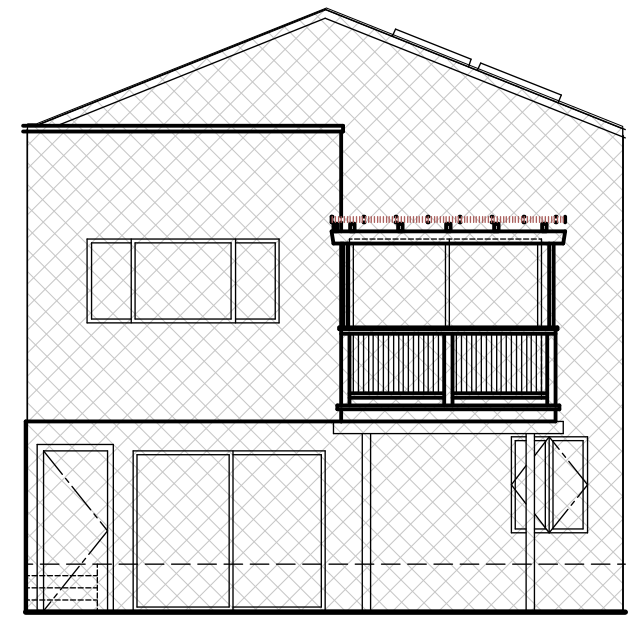
**SITE AND ROOF PLAN (E)**  
 1/8"=1'-0"

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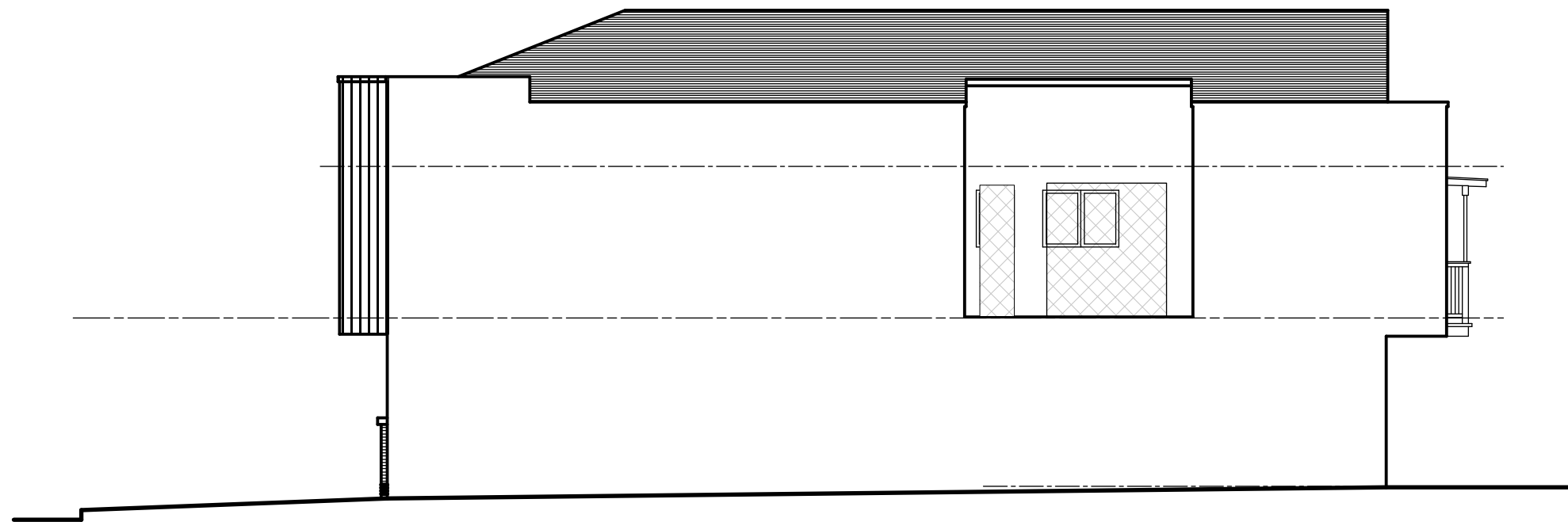
NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
5	1.23.20	PLANNING REV



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



EAST ELEVATION (E)



WEST ELEVATION (E)

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	556 SQ FT	373 SQ FT	
SOUTH	561 SQ FT	561 SQ FT	
EAST	1,185 SQ FT	87 SQ FT	
WEST	1,176 SQ FT	120 SQ FT	
TOTAL	3,478 SQ FT	1,141 SQ FT	33%

29% DEMOLITION VERTICAL ELEMENTS

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	25' LF	0 LF	0%
SOUTH	25' LF	25' LF	100%
TOTAL	50' 0" LF	25' 0" LF	50%
EAST	52' 6" LF	0' LF	0%
WEST	52' 6" LF	0' LF	0%
TOTAL	155' 0" LF	25' 0" LF	16.0%

16% DEMOLITION PERIMETER ELEMENTS  
 AS TAKEN FROM THE FOUNDATION LEVEL

FLOOR	EXISTING	DEMOLISH	PERCENT
2ND FLOOR	1,377 SQ FT	56 SQ FT	
ROOF	1,377 SQ FT	1,377 SQ FT	
TOTAL	2,754 SQ FT	1,433 SQ FT	52%

53% DEMOLITION HORIZONTAL ELEMENTS

**LEGEND**

EXISTING TO REMAIN

DEMOLISH

PERIMETER ELEMENTS TO BE DEMOLISHED

**DEMOLITION ANALYSIS**

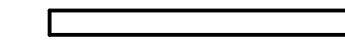
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NO.	DATE	DESCRIPTION

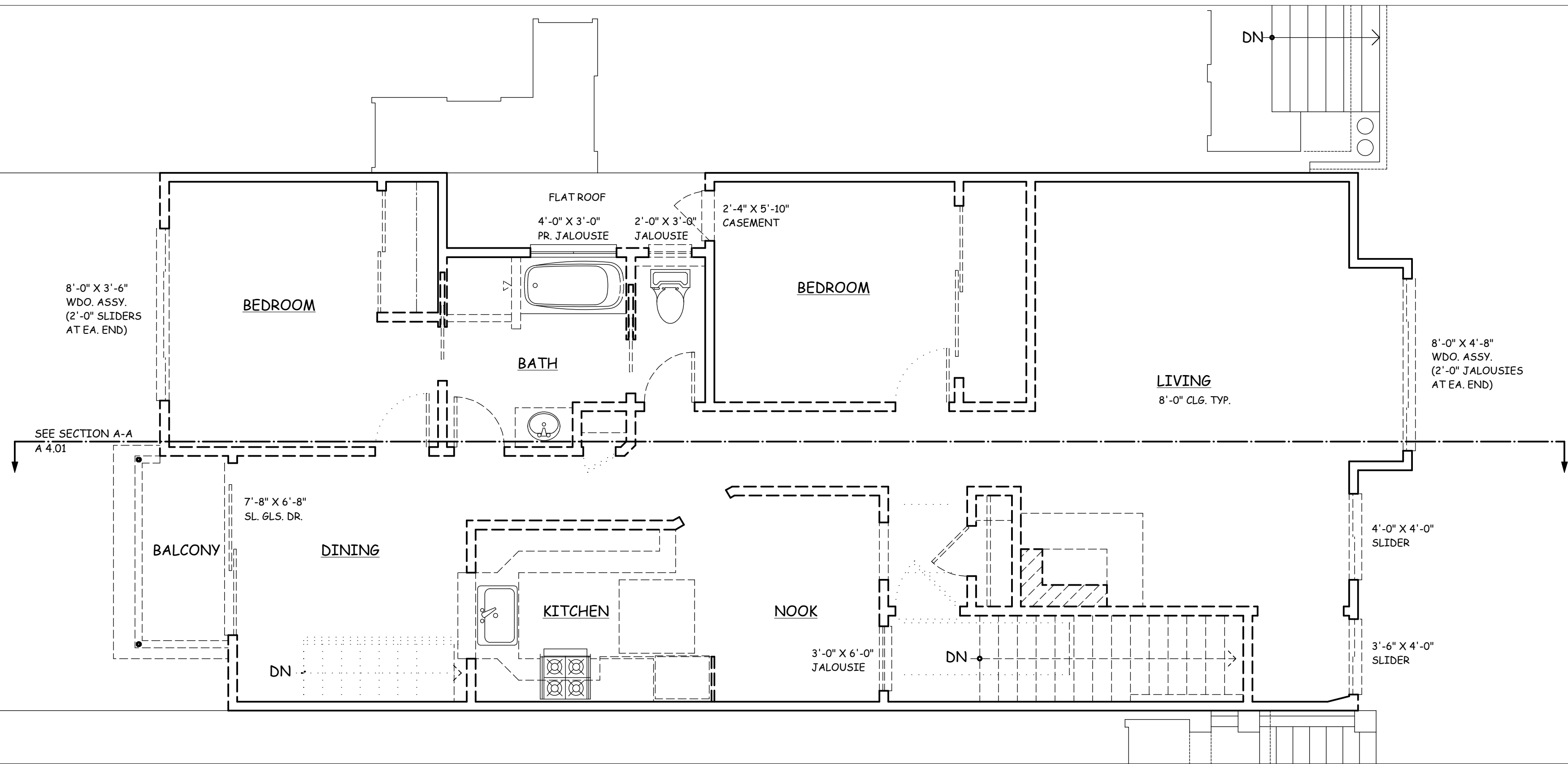
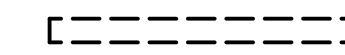


**WALL LEGEND**

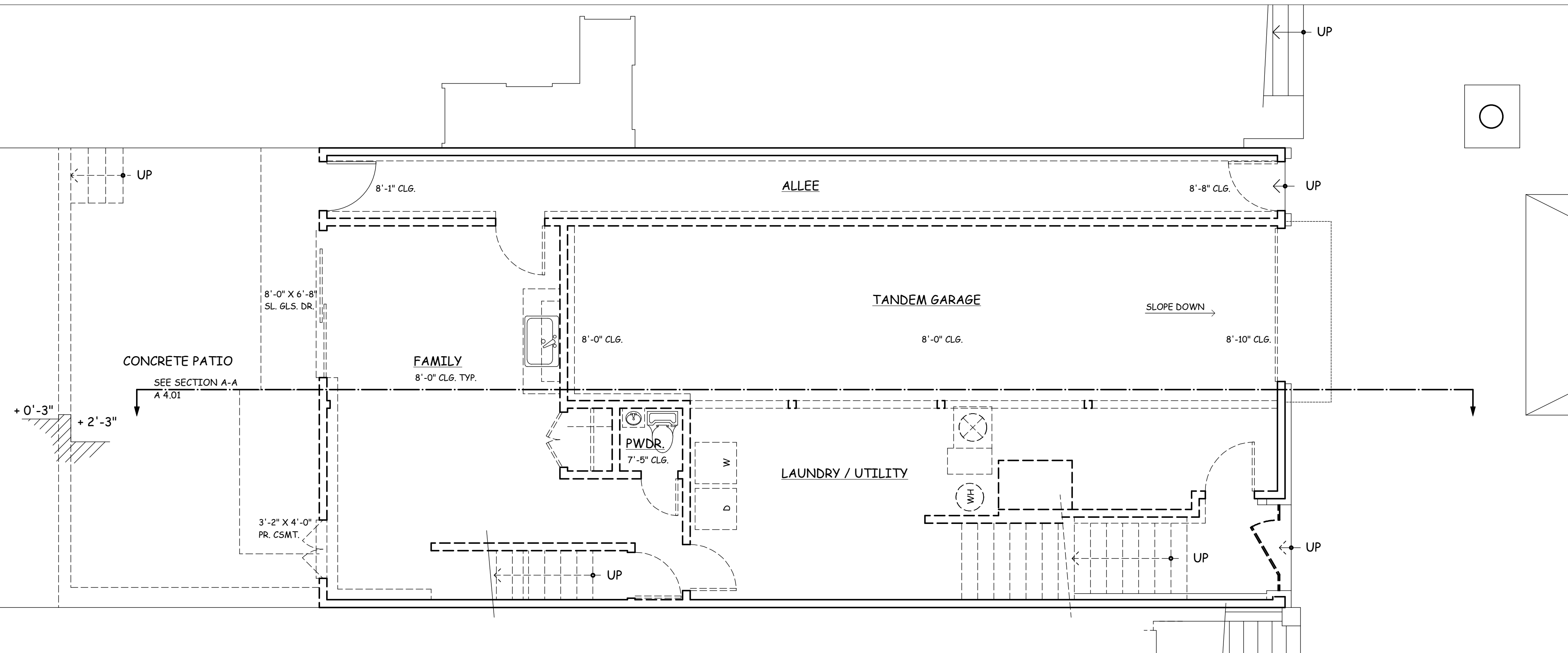
EXISTING TO REMAIN



DEMOLISH



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

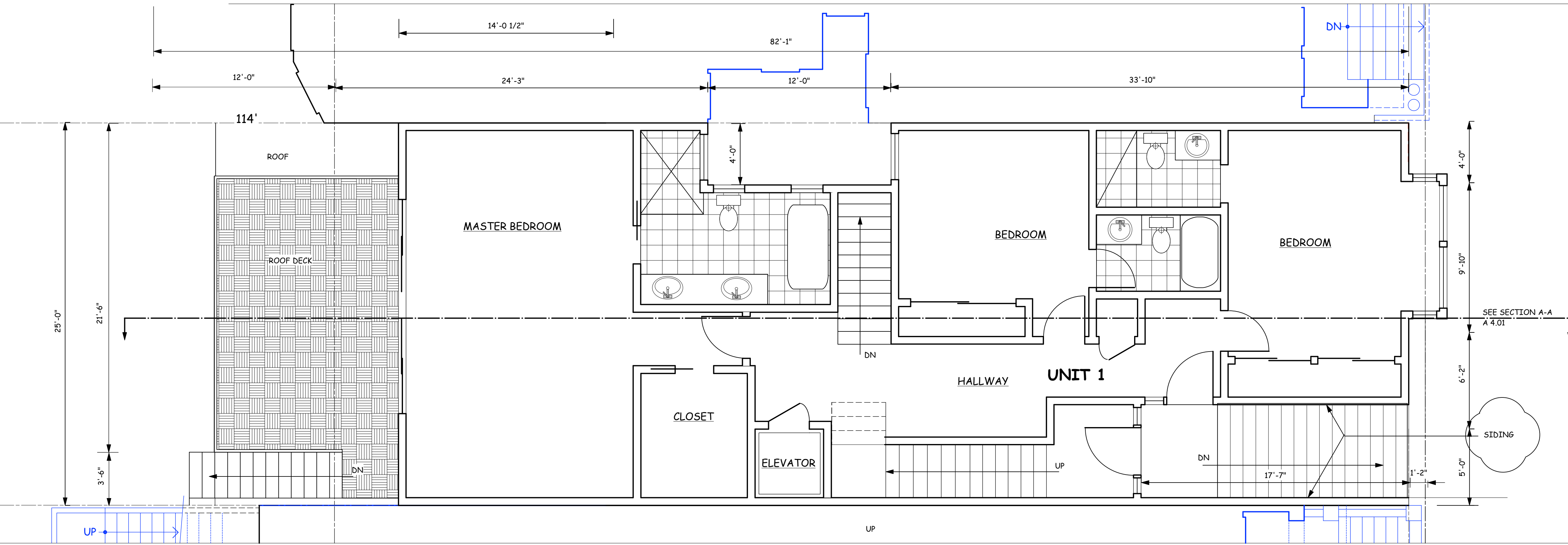


**1ST FLOOR PLAN (E)**  
1/4"=1'-0"

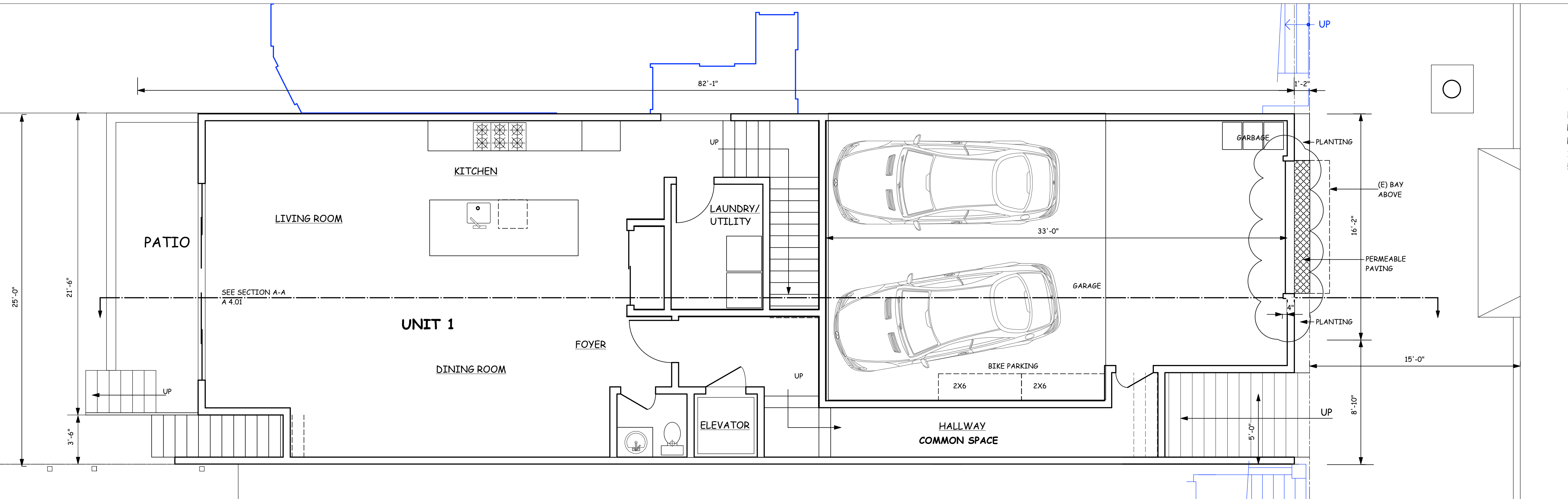
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NO.	DATE	DESCRIPTION

**ADDITION AND ALTERATIONS**  
 3537 23RD STREET  
 SAN FRANCISCO, CA.



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



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

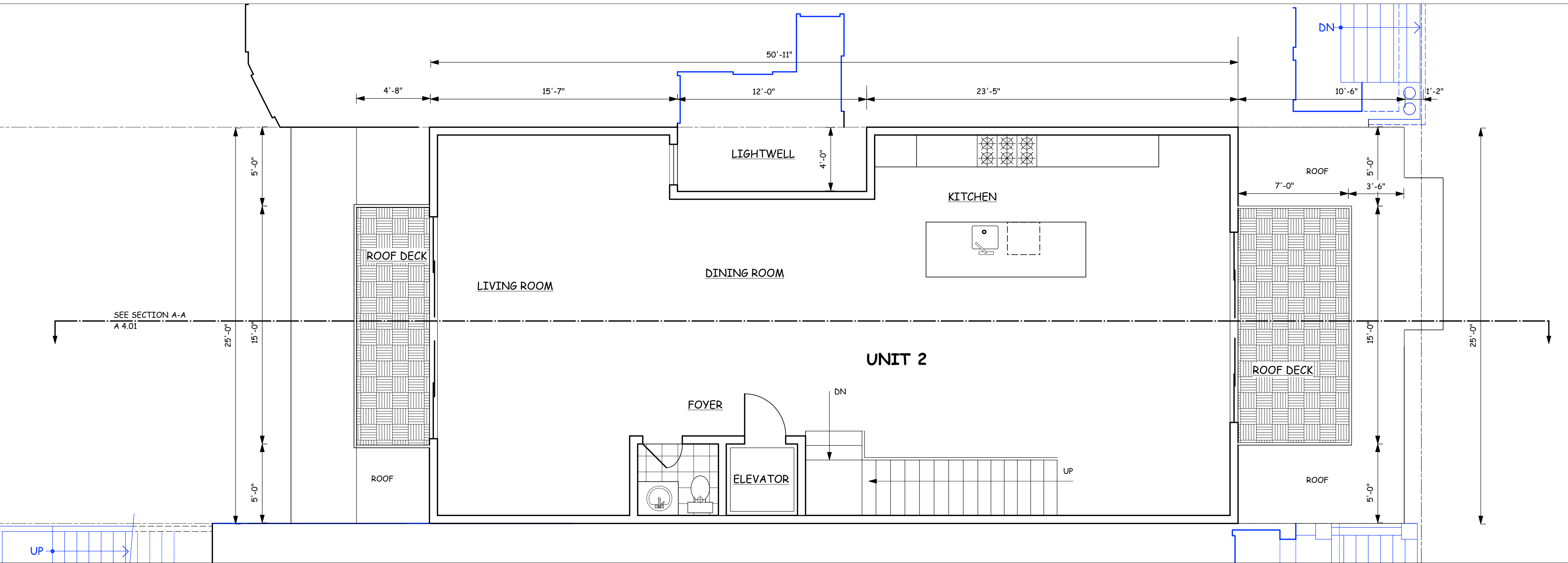
**LANDSCAPING**

FRONT SETBACK 30 SF  
 PLANTING 6'  
 PERMEABLE PAVING 10 SF  
 16 SF TOTAL MEETS  
 50% REQ'T

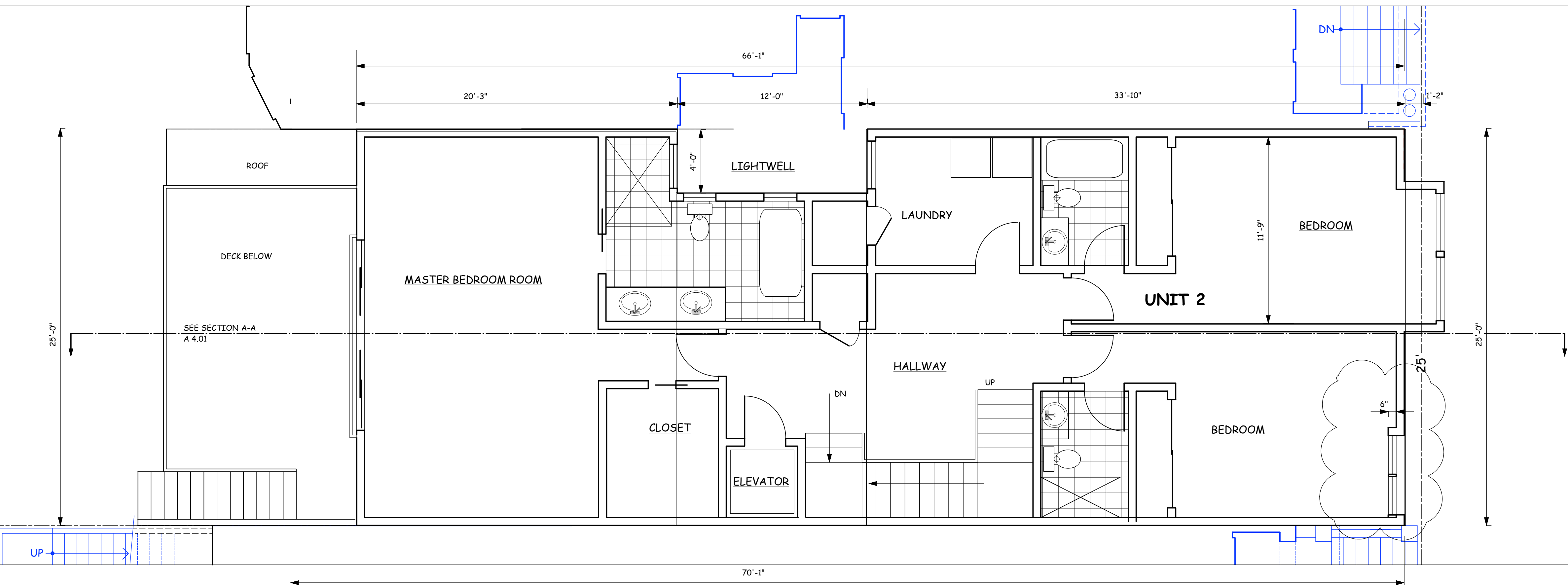
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NO.	DATE	DESCRIPTION
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2	10.3.19	PLANNING REV
3	12.31.19	PLANNING REV





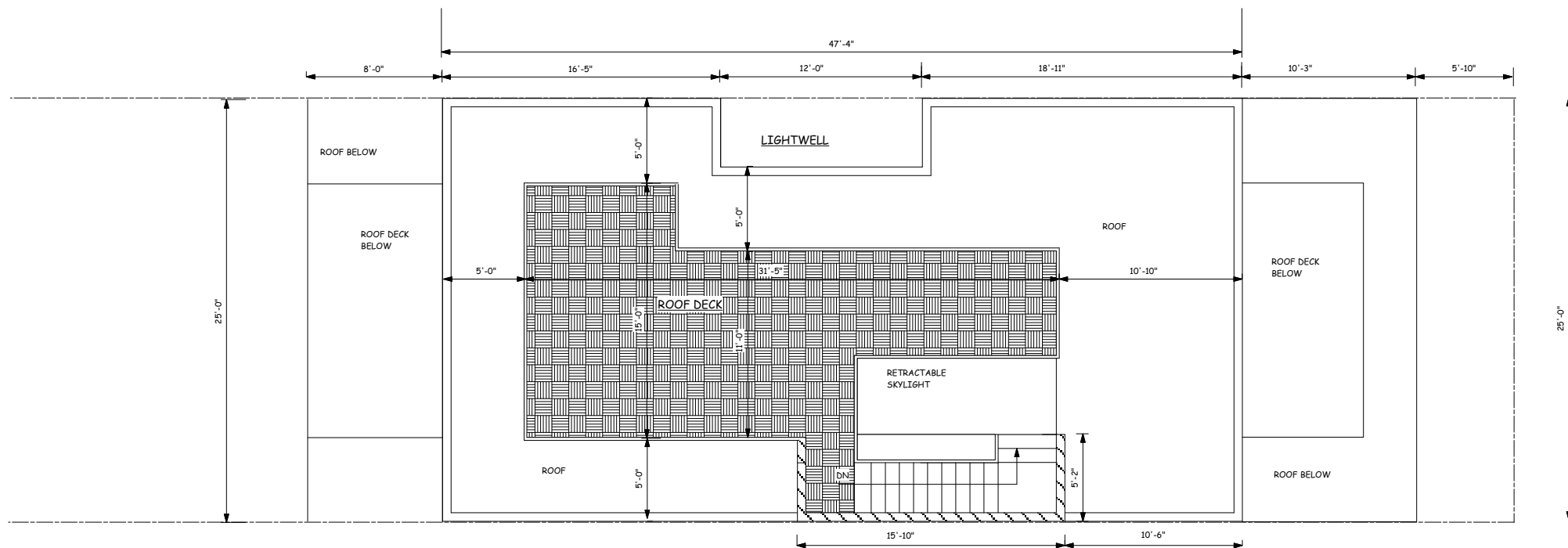
**4TH FLOOR PLAN (N)**  
1/4"=1'-0"



**3RD FLOOR PLAN (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

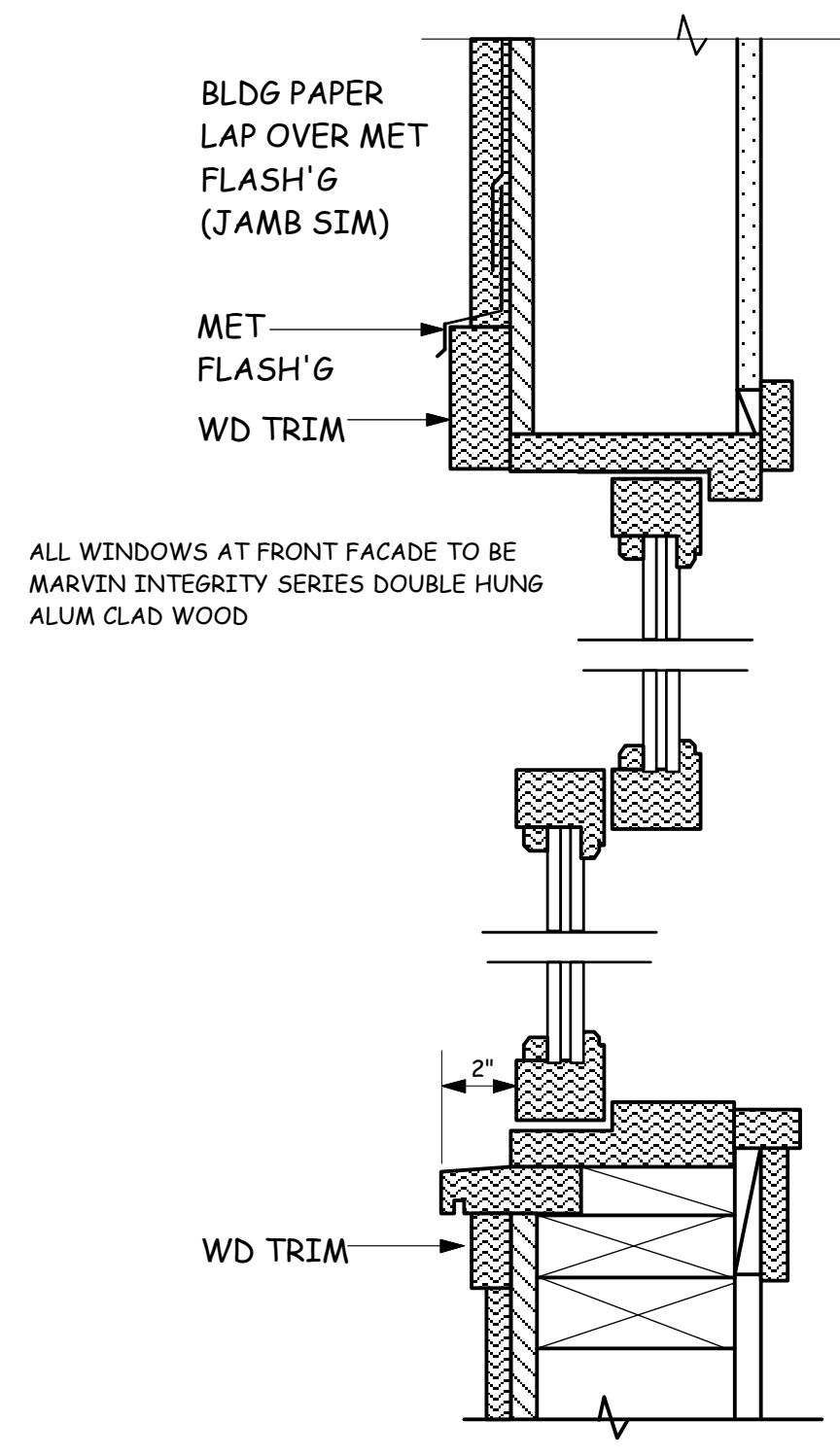
NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
3	12.31.19	PLANNING REV



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

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NO.	DATE	DESCRIPTION
1	1/10/19	SUBMITTAL



1 TYP WINDOW DETDBL HUNG  
 3" = 1' - 0"



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NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
2	10.3.19	PLANNING REV
3	12.31.19	PLANNING REV
4	1.22.20	PLANNING REV
5	1.23.20	PLANNING REV

**ADDITION AND  
ALTERATIONS**  
3537 23RD STREET  
SAN FRANCISCO, CA.



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

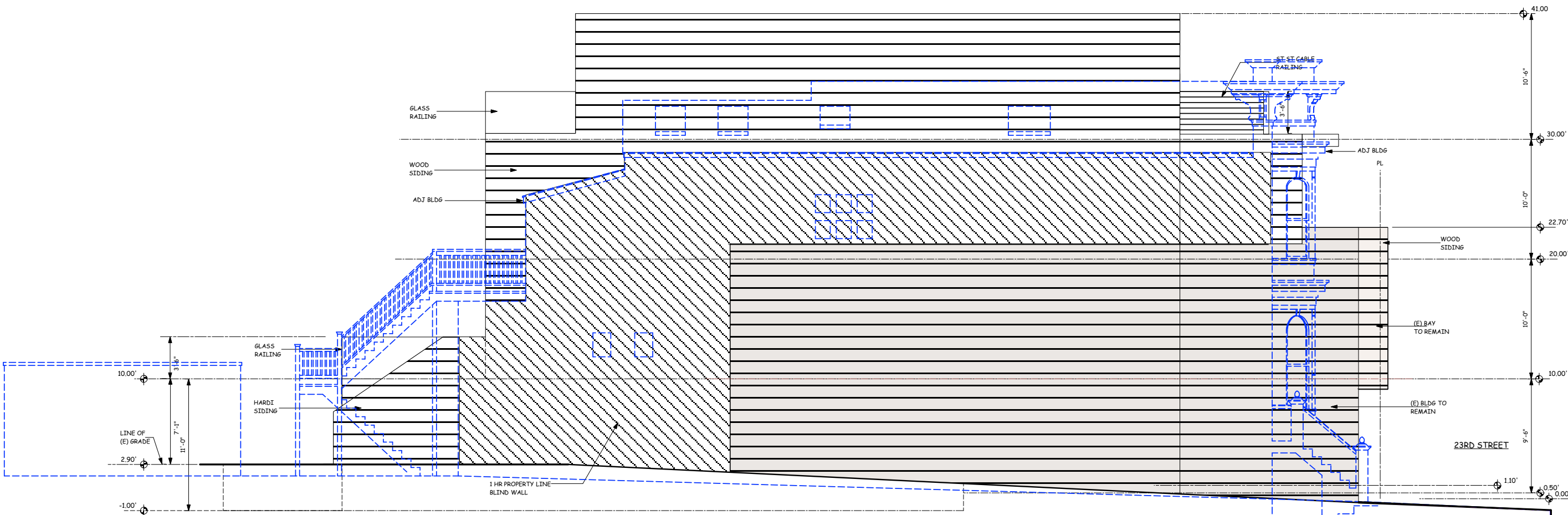


**(E) SOUTH ELEVATION**  
1/4"=1'-0"

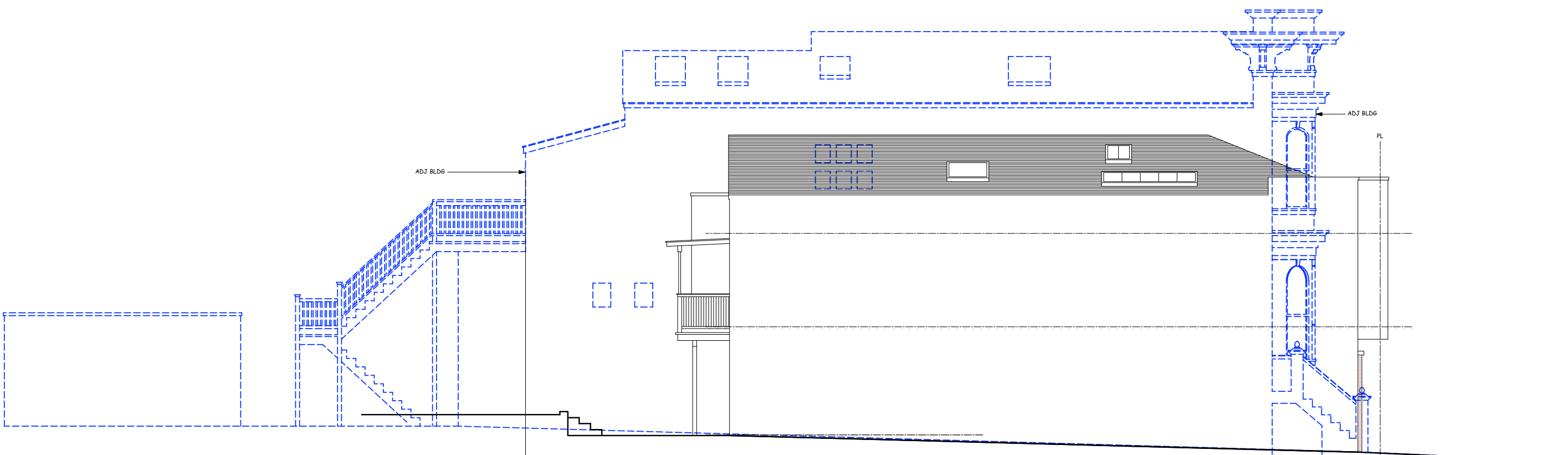
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NO.	DATE	DESCRIPTION
1	1/10/19	SUBMITTAL





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



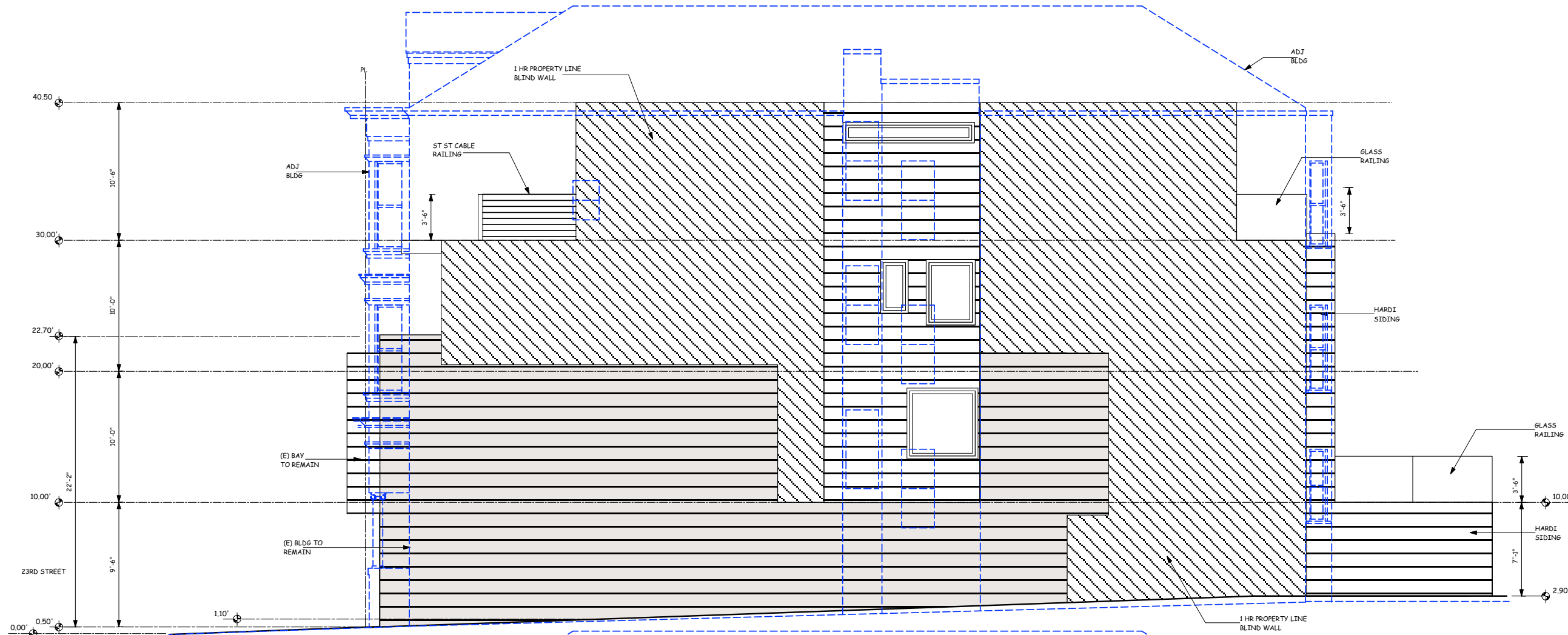
**EAST ELEVATION (E)**  
 1/4"=1'-0"

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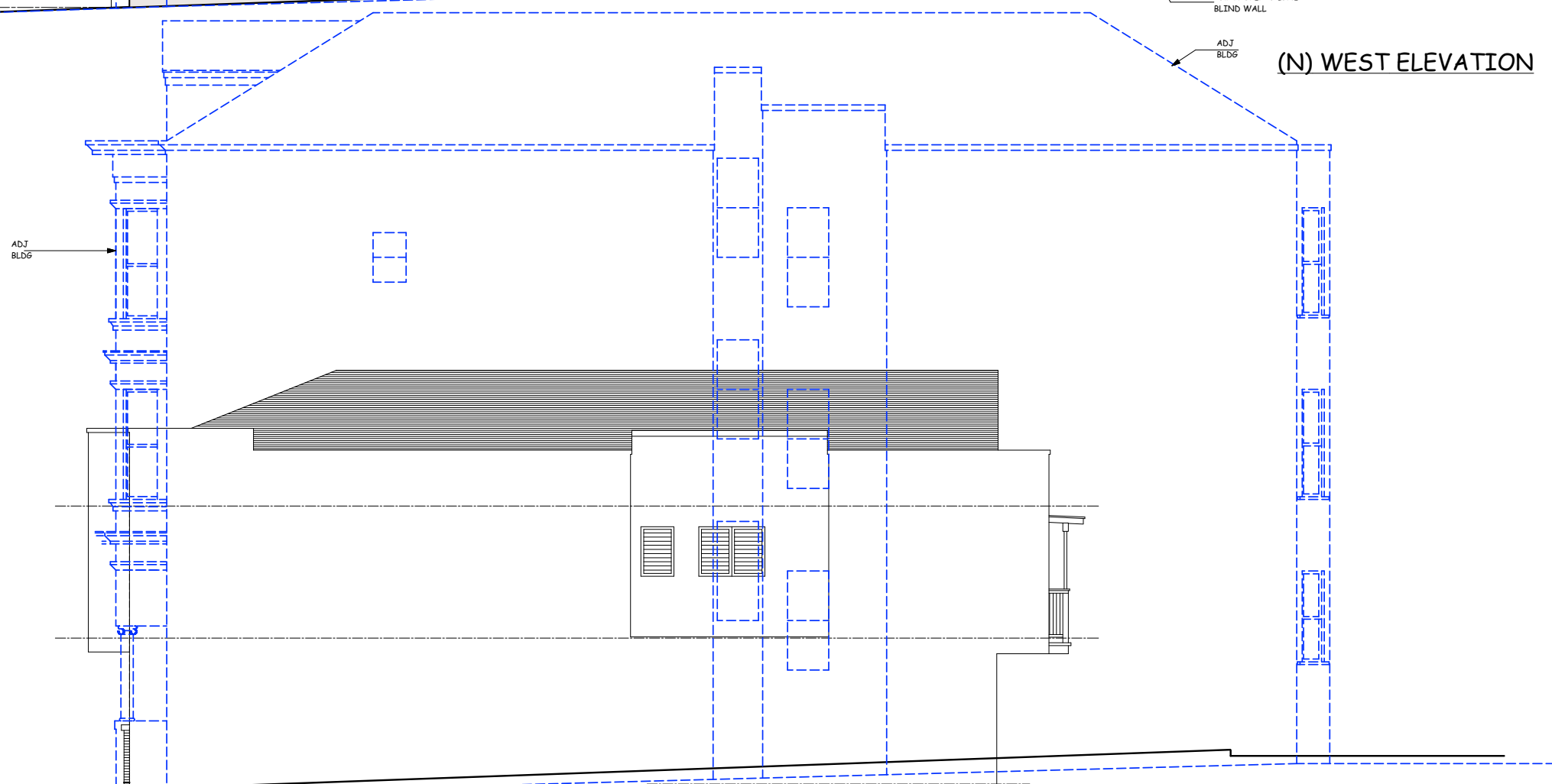
NO.	DATE	DESCRIPTION
1	1/10/19	SUBMITTAL

PROJECT NO. 2018.26  
 SHEET

**ADDITION AND ALTERATIONS**  
 3537 23RD STREET  
 SAN FRANCISCO, CA.



**(N) WEST ELEVATION**

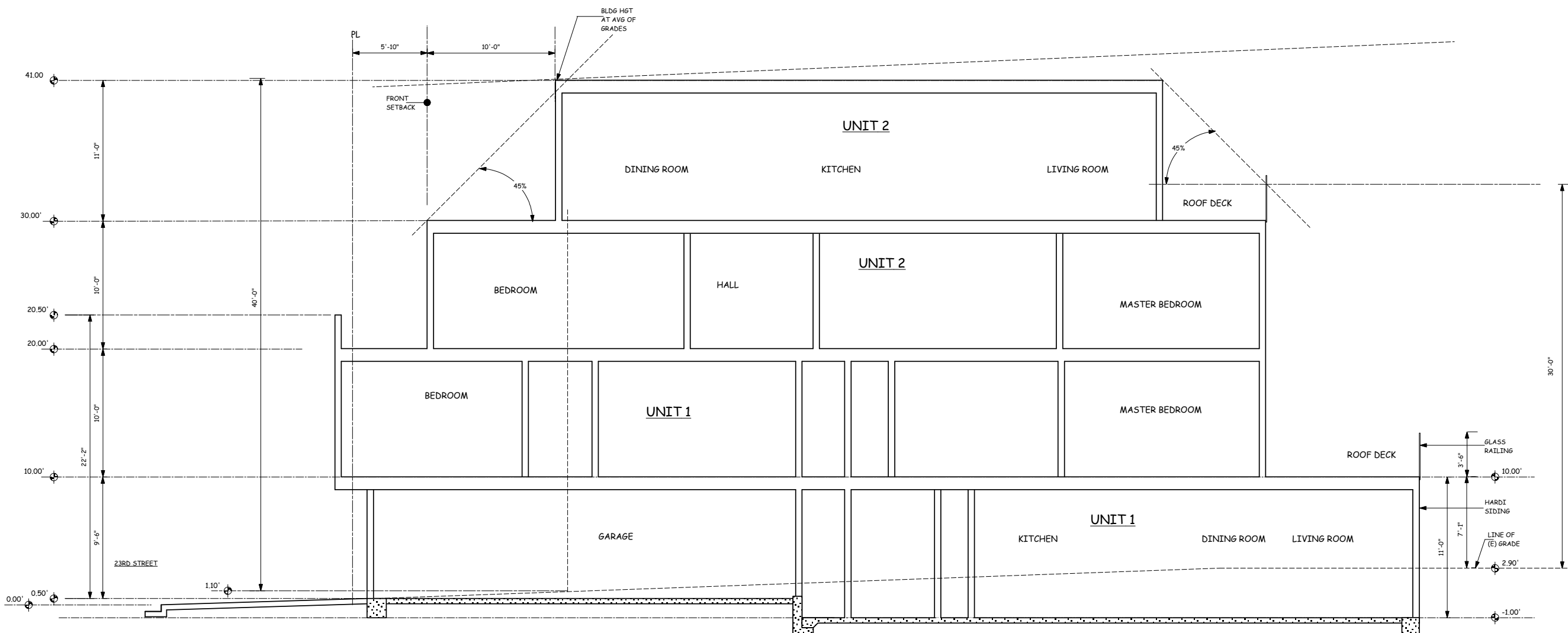


**(E) WEST ELEVATION**

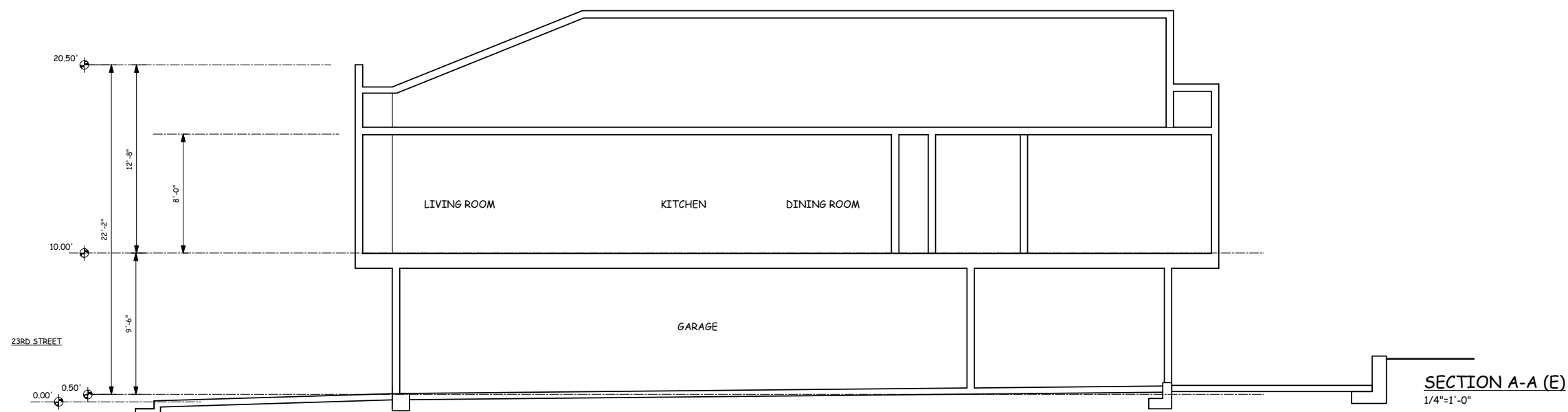
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NO.	DATE	DESCRIPTION
1	1/10/19	SUBMITTAL

PROJECT NO. 2018.26  
 SHEET



**SECTION A-A (N)**  
 1/4"=1'-0"

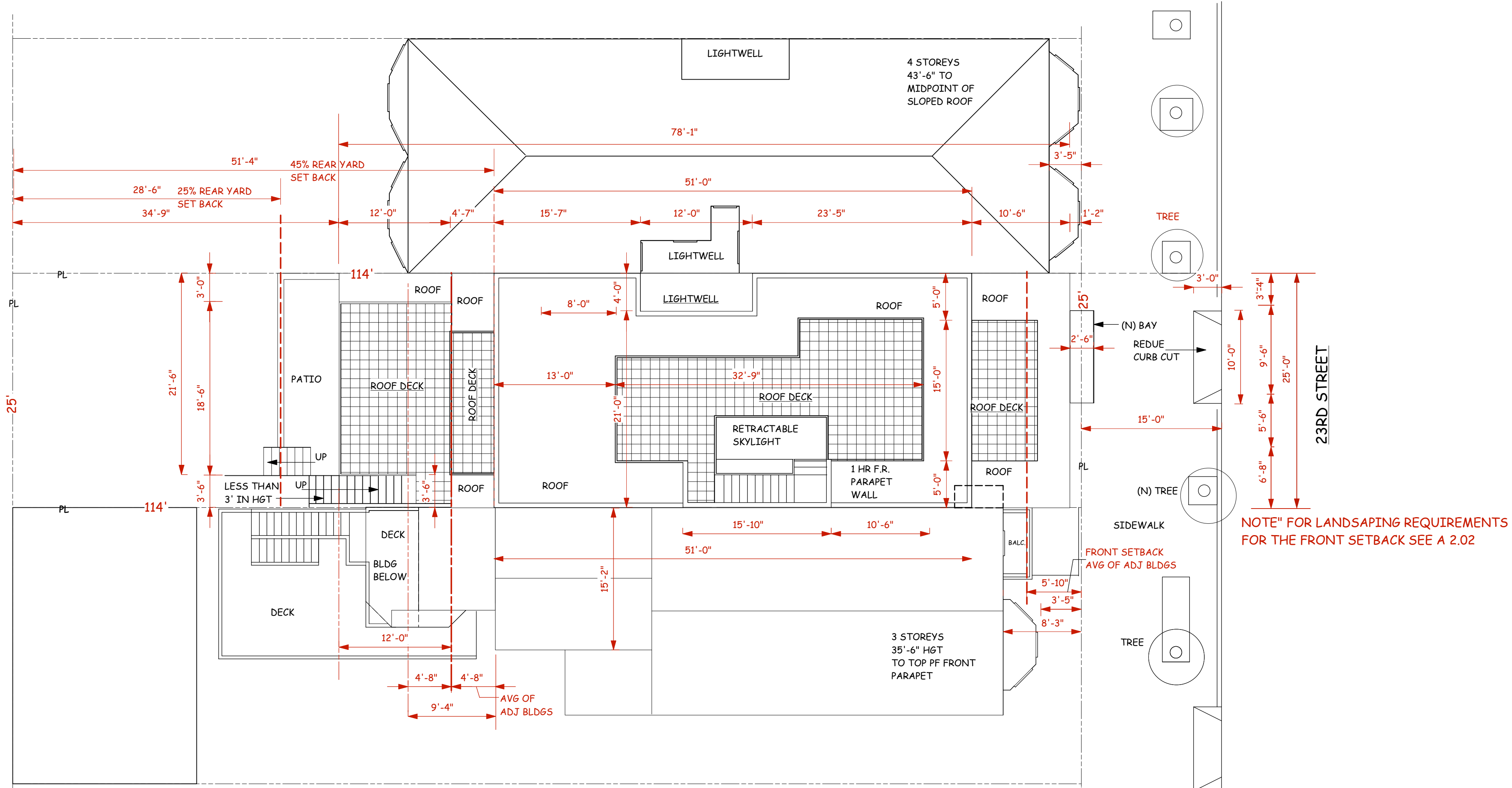


**SECTION A-A (E)**  
 1/4"=1'-0"

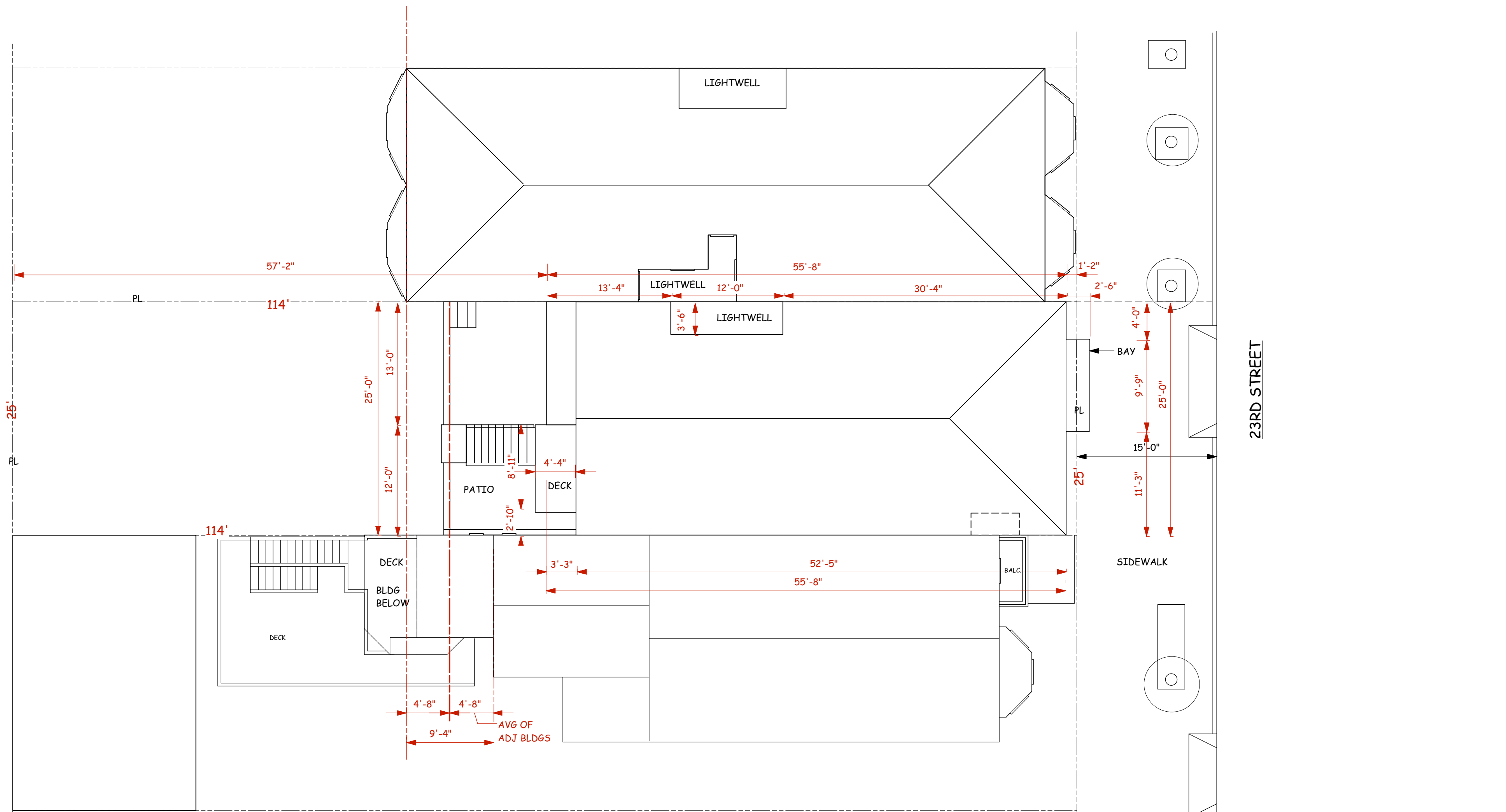
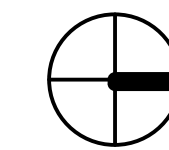
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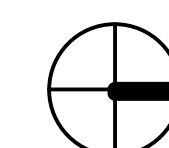
PROJECT NO. 2018.26  
 SHEET



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



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

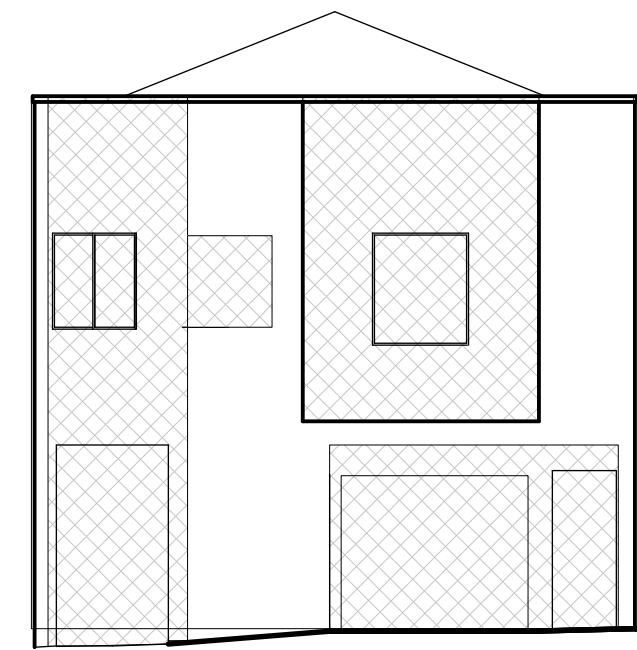
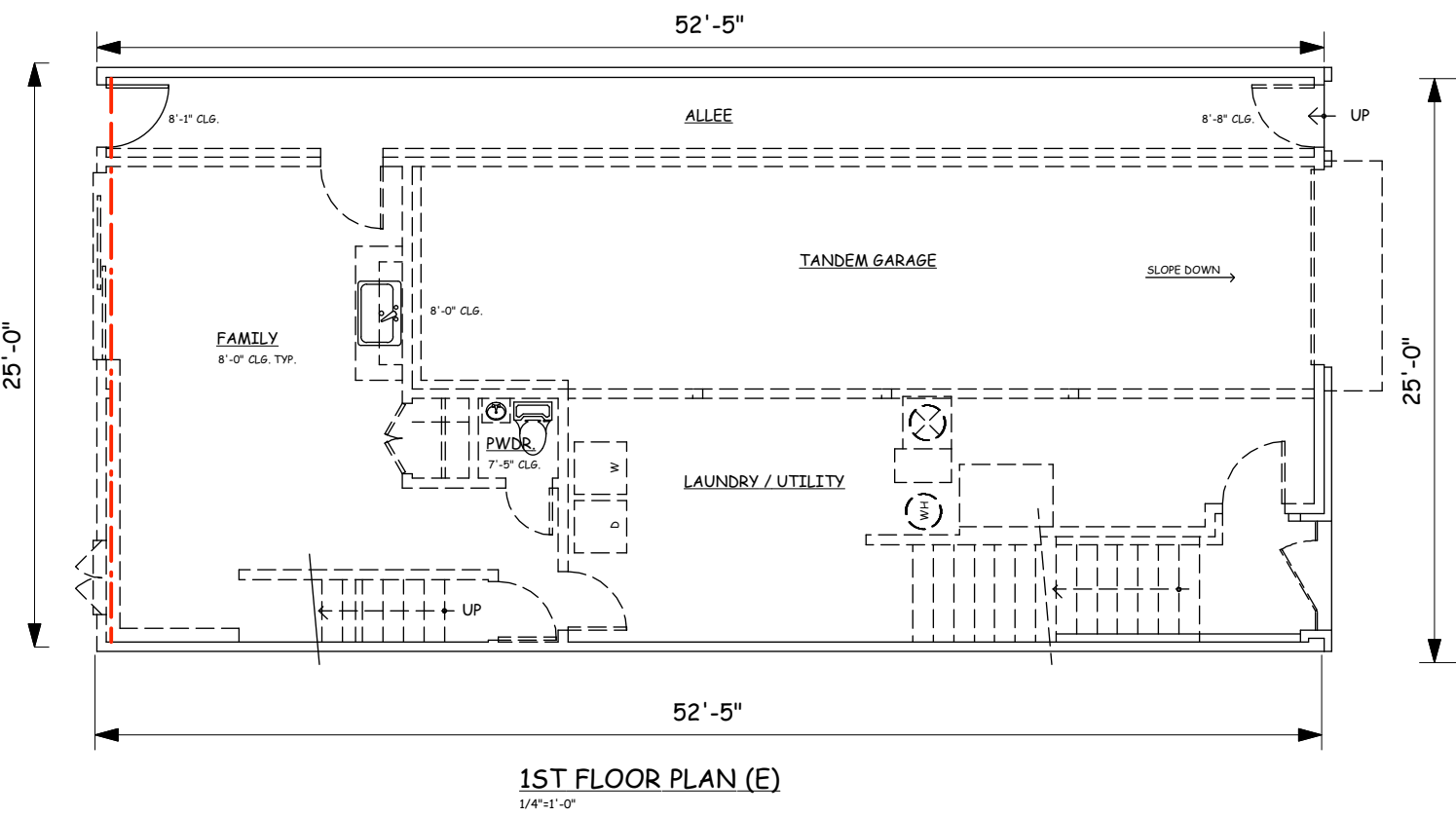
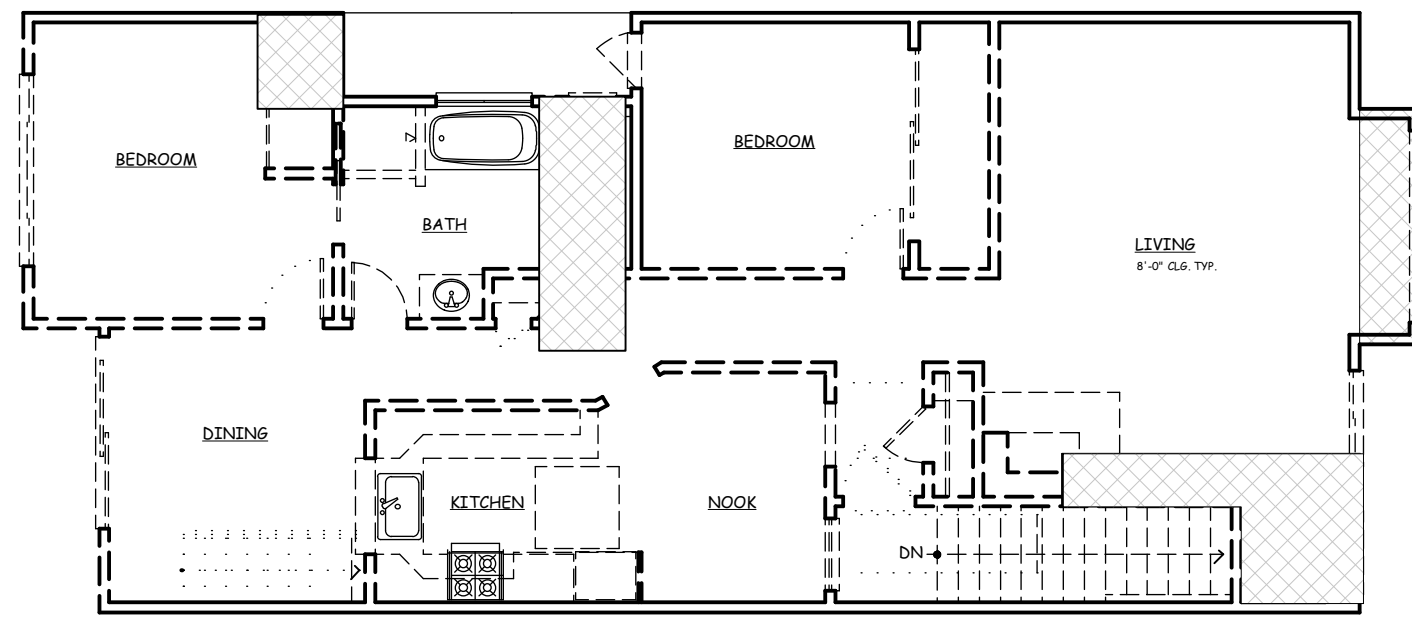
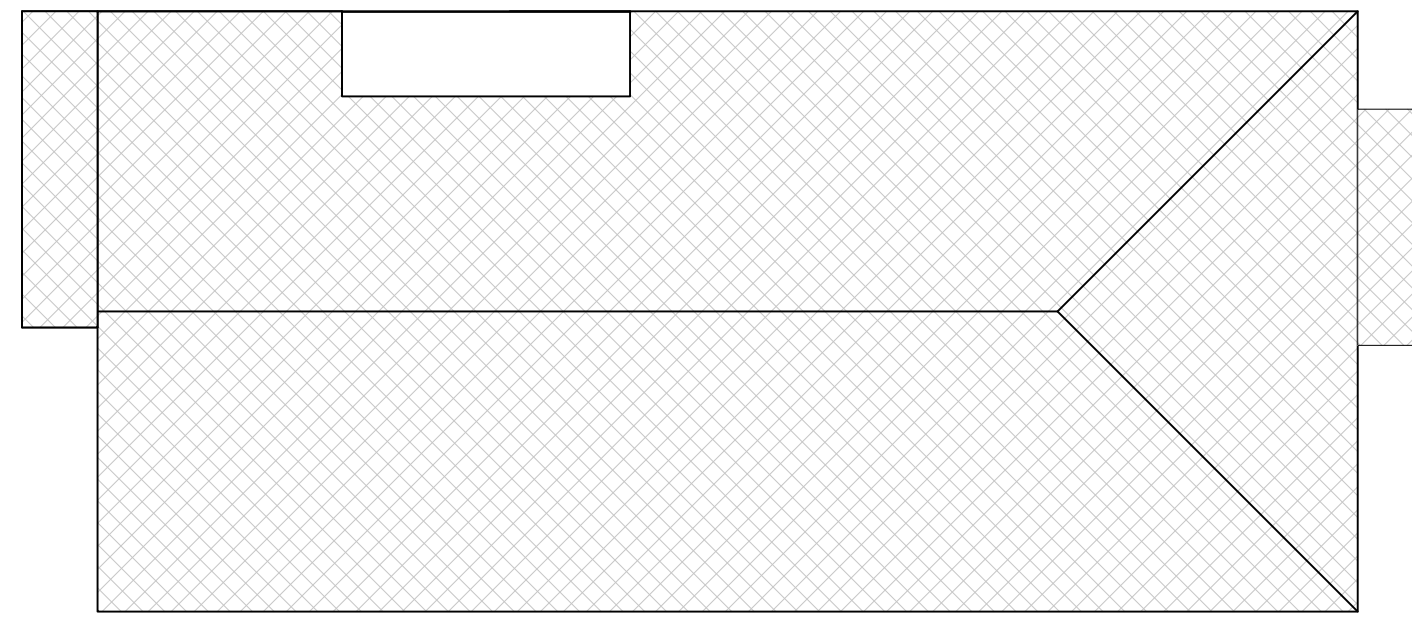


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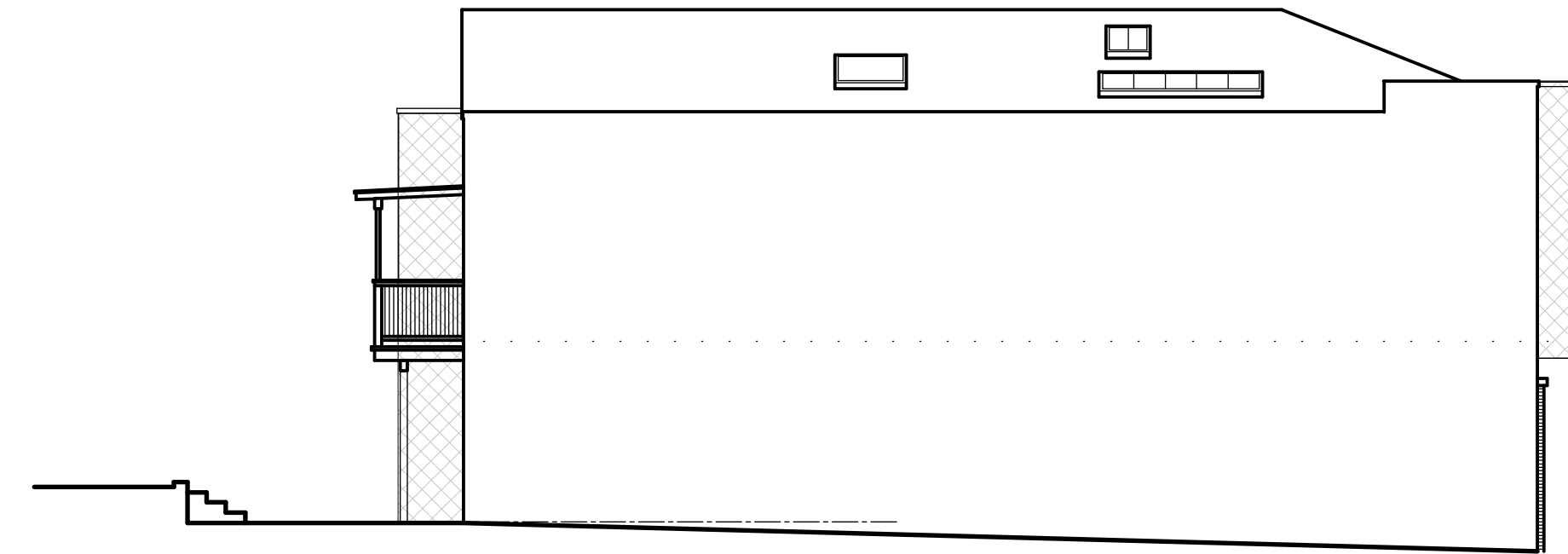
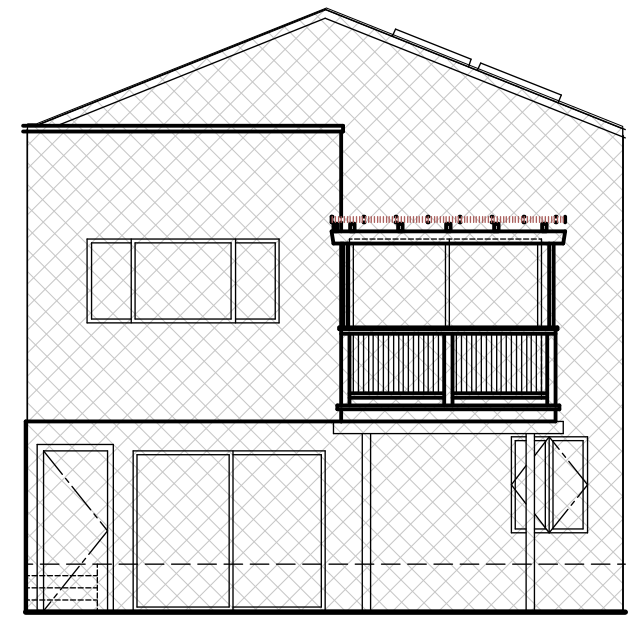
NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
5	1.23.20	PLANNING REV

PROJECT NO. 2018.26  
SHEET

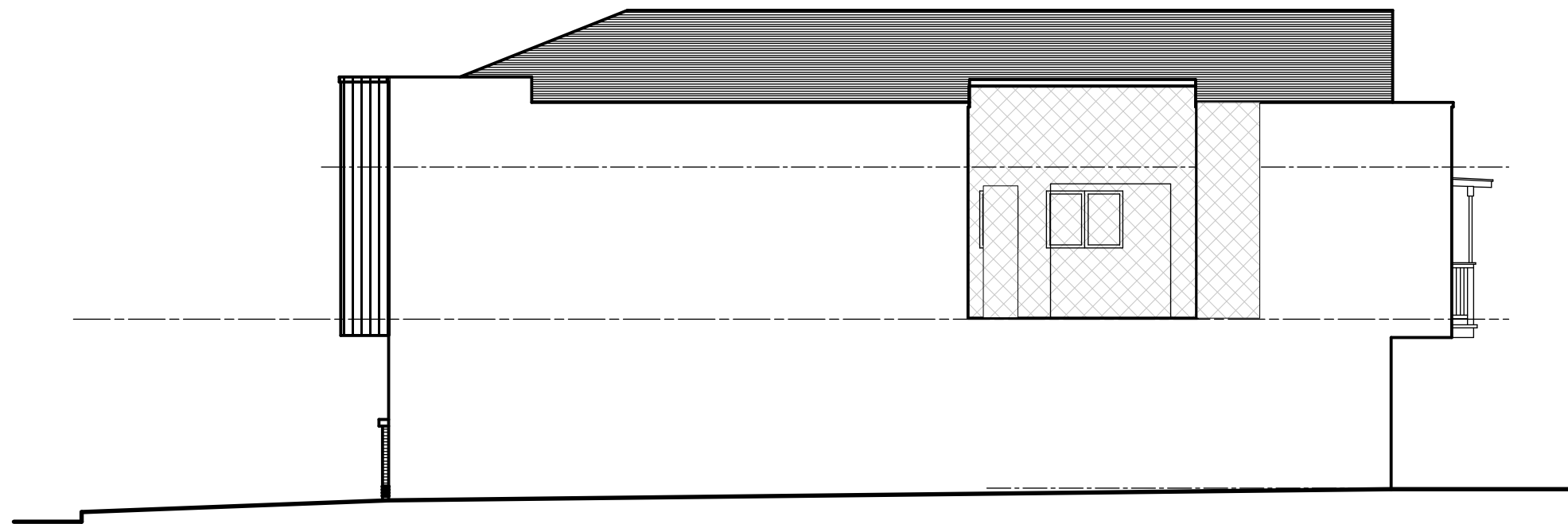




(E) NORTH ELEVATION  
 1/4"=1'-0"



EAST ELEVATION (E)



WEST ELEVATION (E)

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	556 SQ FT	373 SQ FT	
SOUTH	561 SQ FT	561 SQ FT	
EAST	1,185 SQ FT	87 SQ FT	
WEST	1,176 SQ FT	246 SQ FT	
TOTAL	3,478 SQ FT	1,265 SQ FT	36%

36% DEMOLITION VERTICAL ELEMENTS

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	25' LF	0 LF	0%
SOUTH	25' LF	25' LF	100%
TOTAL	50' 0" LF	25' 0" LF	50%
EAST	52' 6" LF	0' LF	0%
WEST	52' 6" LF	0' LF	0%
TOTAL	155' 0" LF	25' 0" LF	16.0%

16% DEMOLITION PERIMETER ELEMENTS  
 AS TAKEN FROM THE FOUNDATION LEVEL

FLOOR	EXISTING	DEMOLISH	PERCENT
2ND FLOOR	1,377 SQ FT	120 SQ FT	
ROOF	1,377 SQ FT	1,377 SQ FT	
TOTAL	2,754 SQ FT	1,497 SQ FT	54%

54% DEMOLITION HORIZONTAL ELEMENTS

**LEGEND**

EXISTING TO REMAIN

DEMOLISH

PERIMETER ELEMENTS TO BE DEMOLISHED

**DEMOLITION ANALYSIS**

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NO.	DATE	DESCRIPTION

**ADDITION AND ALTERATIONS**

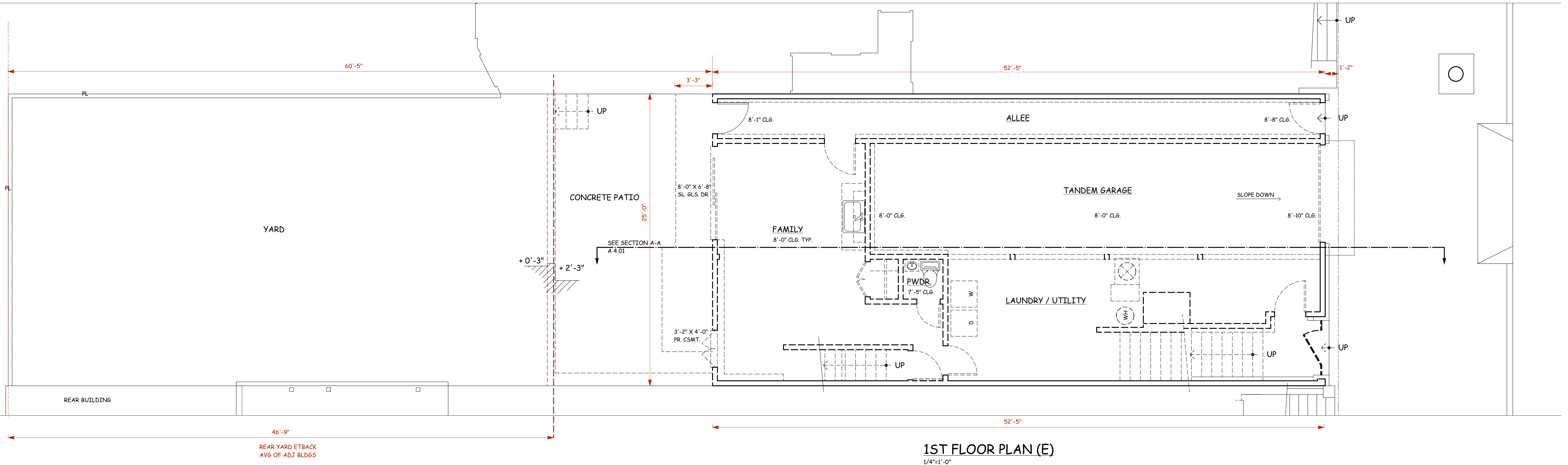
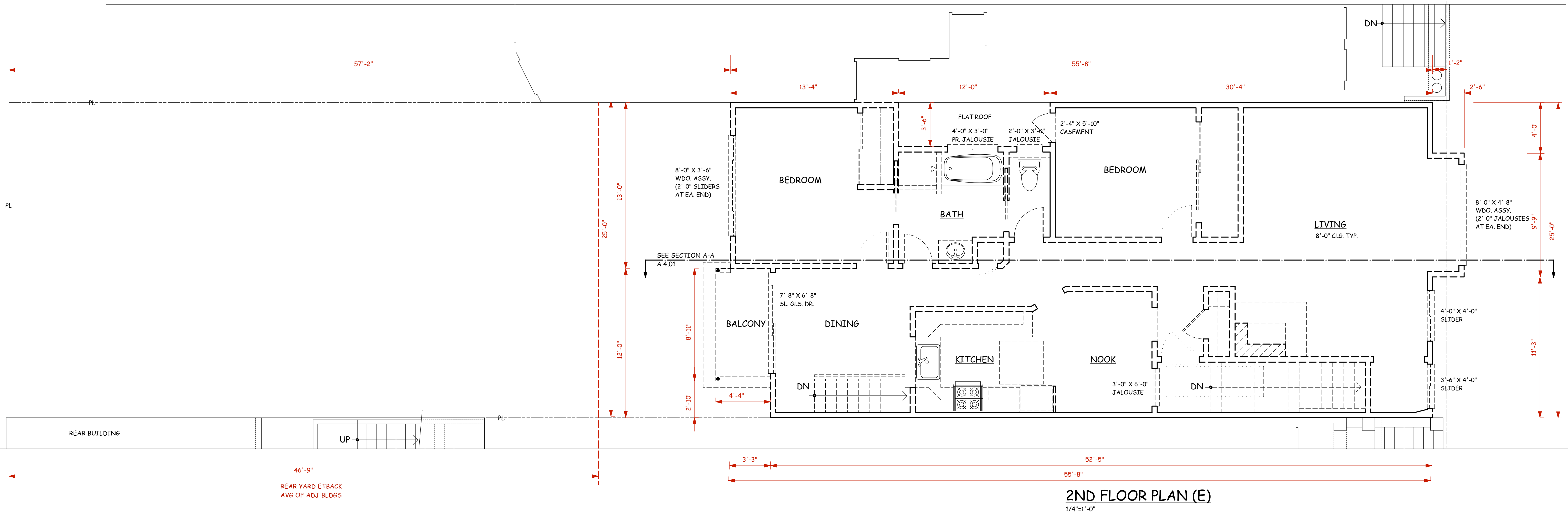
3537 23RD STREET  
 SAN FRANCISCO, CA

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NO.	DATE	DESCRIPTION

PROJECT NO. 2018.26  
 SHEET

**A-2.01**



**WALL LEGEND**

- EXISTING TO REMAIN
- DEMOLISH



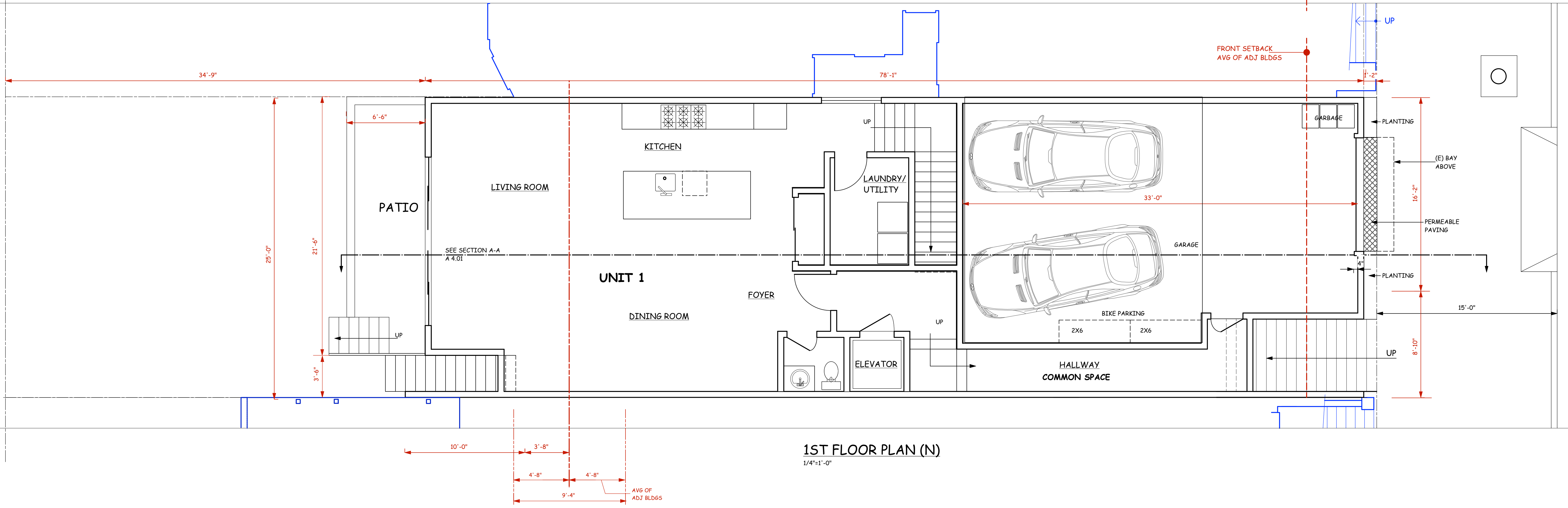
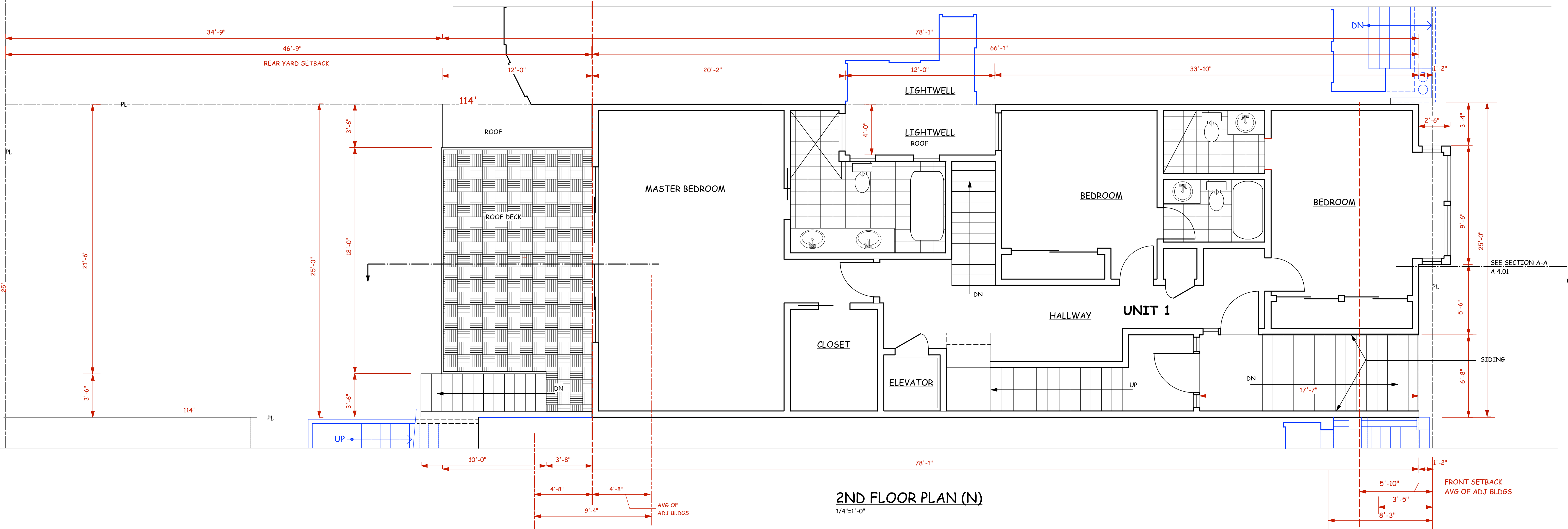
**ADDITION AND ALTERATIONS**  
 3537 23RD STREET  
 SAN FRANCISCO, CA

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1	6.18.19	PLANNING REV
2	10.3.19	PLANNING REV
3	12.31.19	PLANNING REV

PROJECT NO. 2018.26  
 SHEET

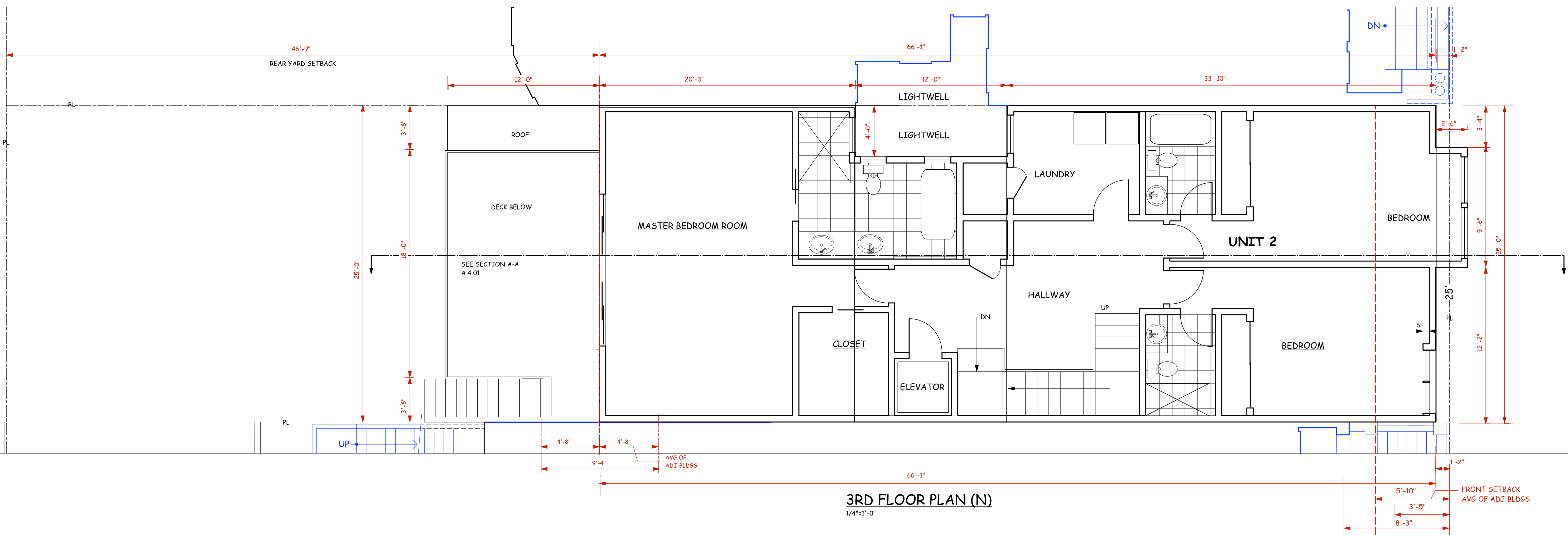
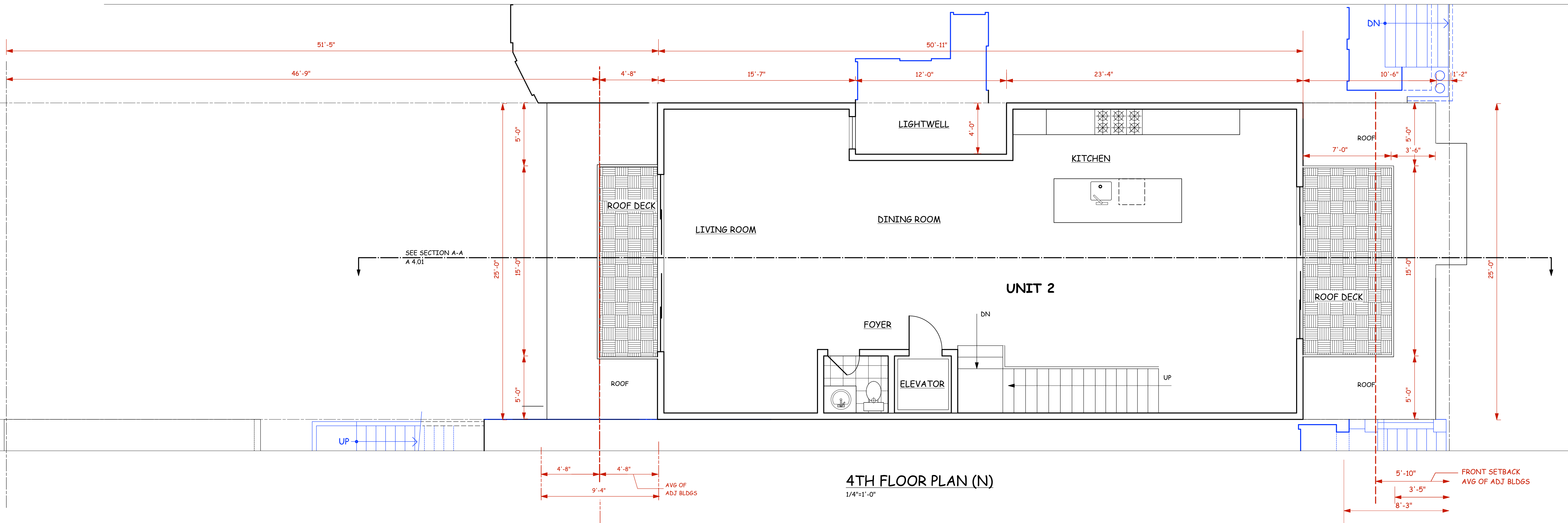
**A-2.02**



**LANDSCAPING**

FRONT SETBACK 30 SF  
 PLANTING 6'  
 PERMEABLE PAING 10 SF  
 16 SF TOTAL MEETS  
 50% REQ'T

**ADDITION AND ALTERATIONS**  
 3537 23RD STREET  
 SAN FRANCISCO, CA.

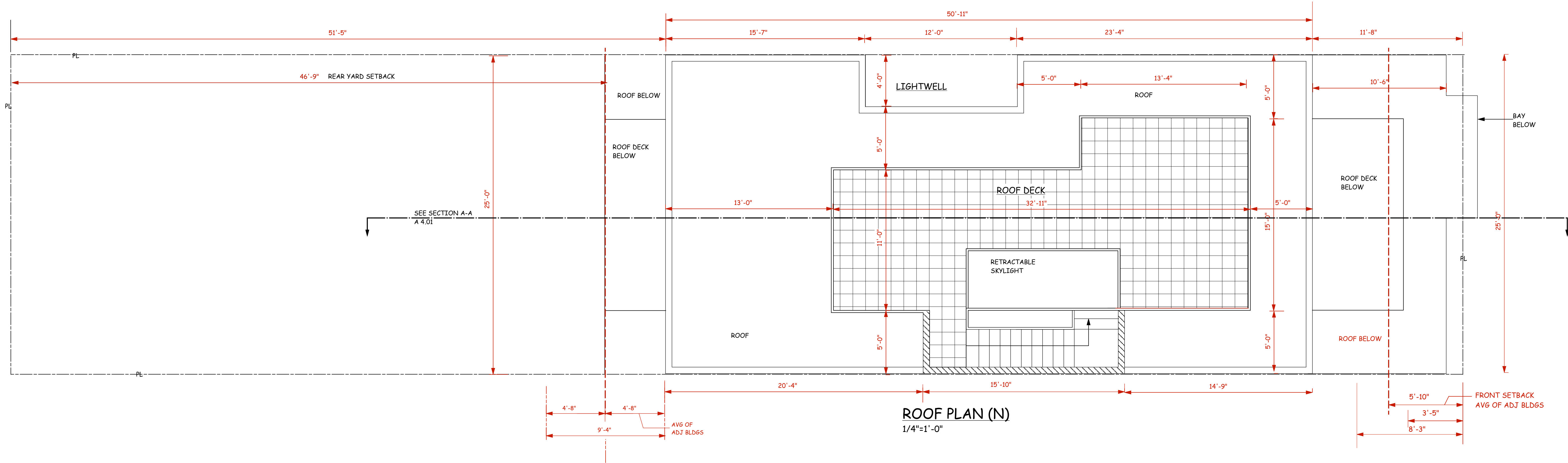


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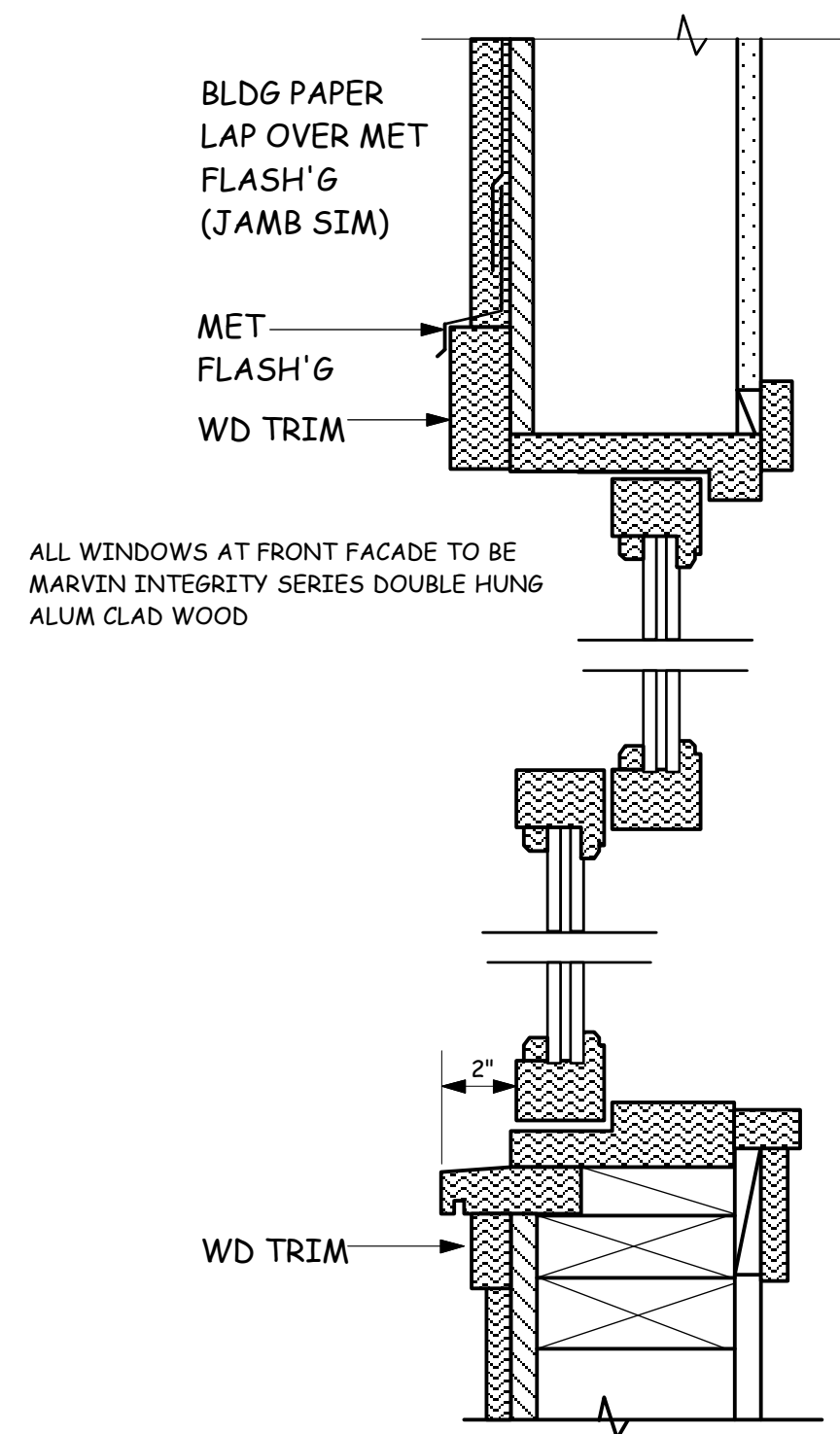
**ADDITION AND ALTERATIONS**  
 3537 23RD STREET  
 SAN FRANCISCO, CA.



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

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**ADDITION AND ALTERATIONS**  
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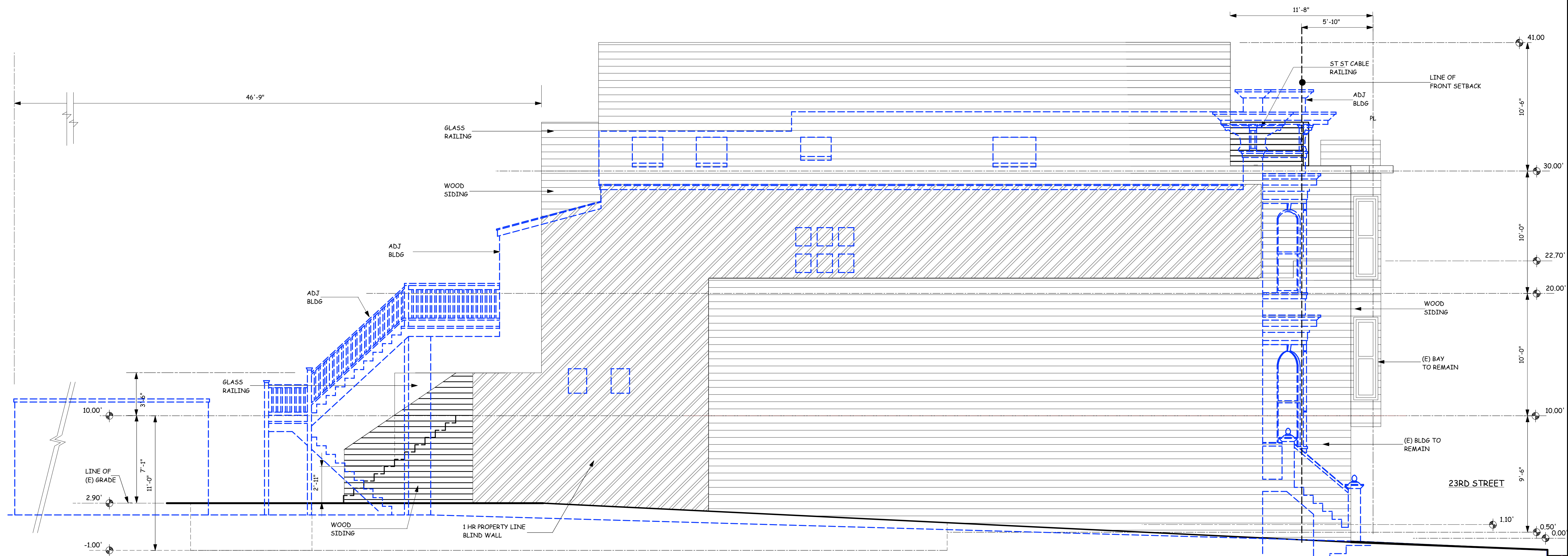


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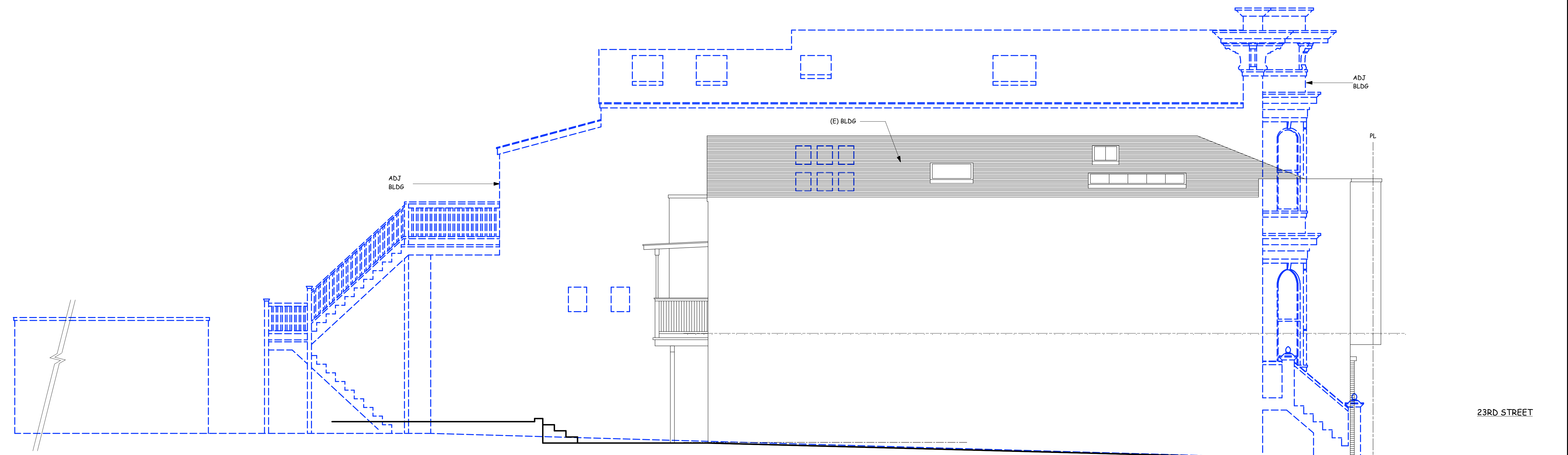
NO.	DATE	DESCRIPTION
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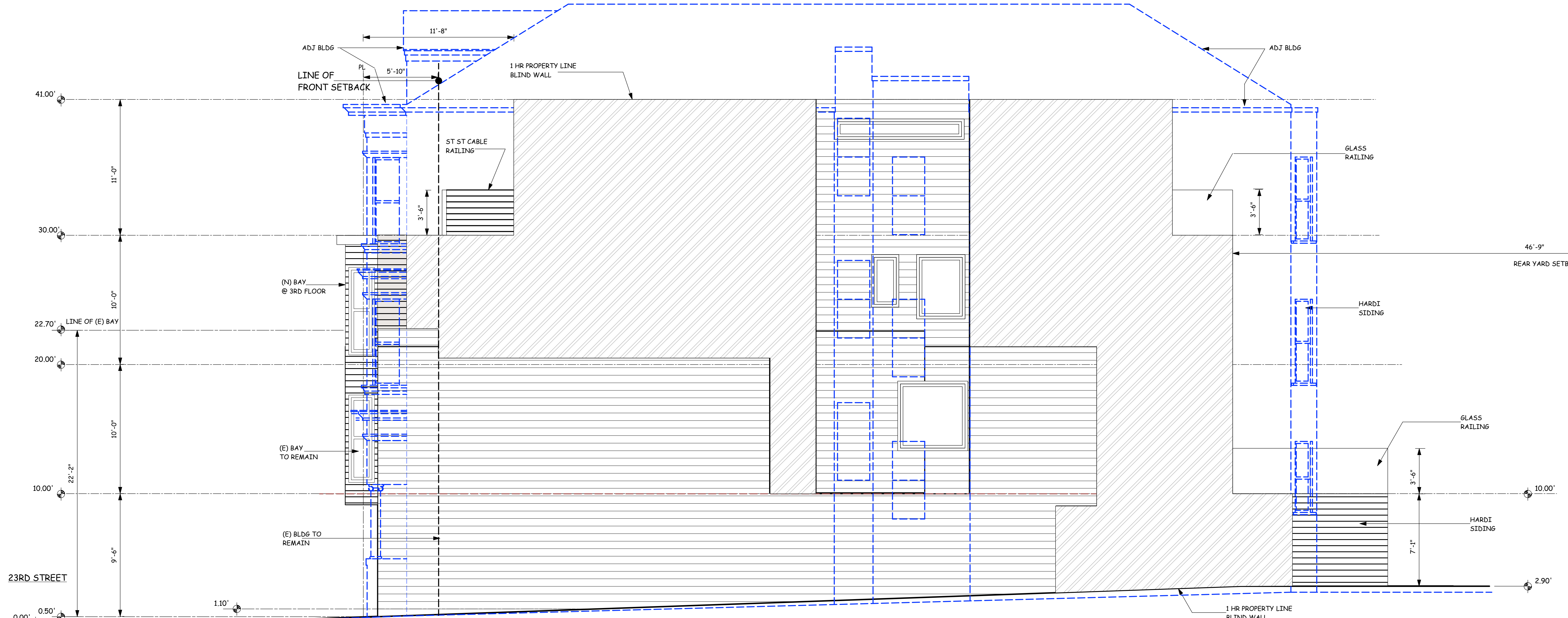
**EAST ELEVATION (N)**  
 1/4"=1'-0"



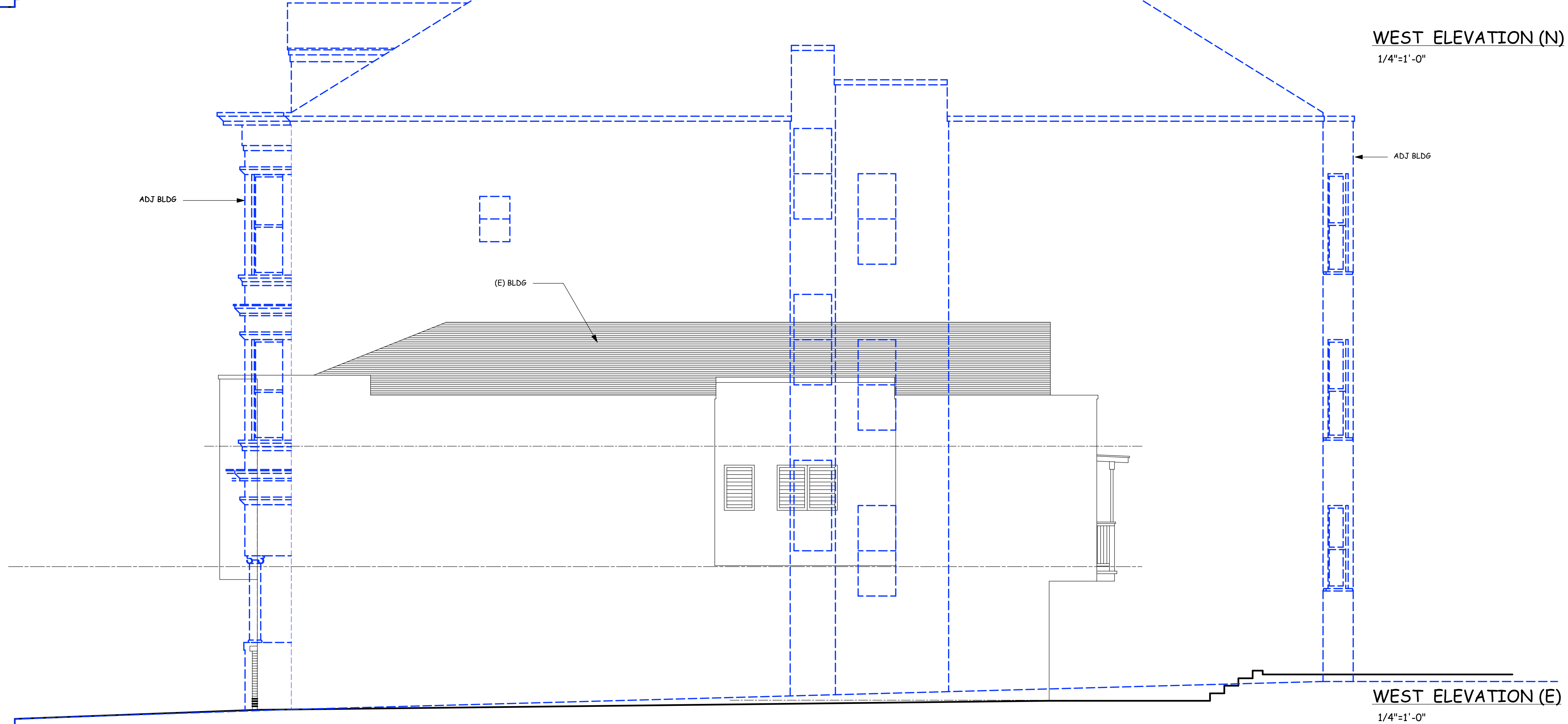
**EAST ELEVATION (E)**  
 1/4"=1'-0"

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2	10.3.19	PLANNING REV
3	12.31.19	PLANNING REV



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

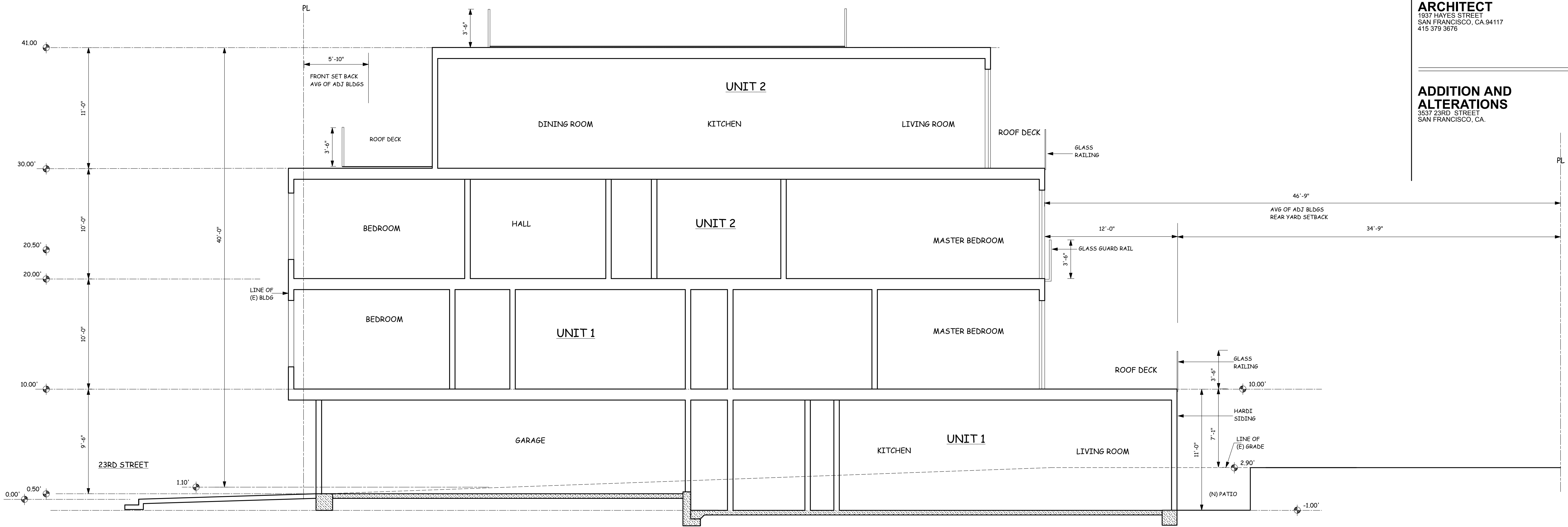


**WEST ELEVATION (E)**  
 1/4"=1'-0"

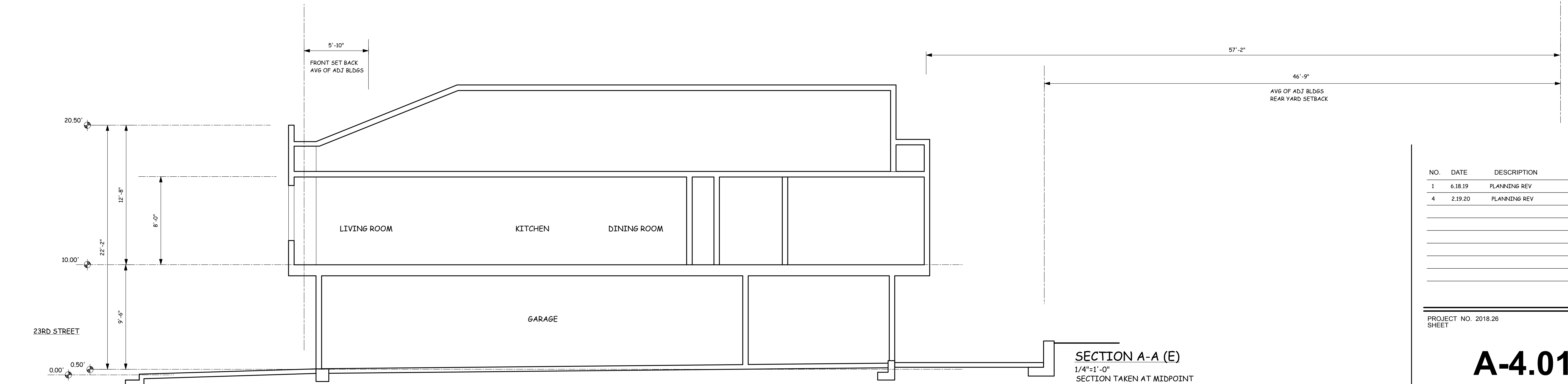
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NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
2	10.3.19	PLANNING REV





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



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

NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
4	2.19.20	PLANNING REV

