## **Discretionary Review Abbreviated Analysis**

**HEARING DATE: JANUARY 23, 2020** 

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

Reception: 415.558.6378

Fax.

415.558.6409

Planning Information: 415.558.6377

Date: January 13, 2020 Case No.: 2019-000650DRP-02 Project Address: 617 Sanchez Street

Permit Applications: 2019.0115.0390 & 2019.0115.0391 Zoning:

RH-1 [Residential House, One-Family]

40-X Height and Bulk District

Block/Lot: 3600 / 055

Project Sponsor: Robert Edmonds

> **Edmonds and Lee Architects** 2601 Mission St. Suite 503 San Francisco, CA 94110

Staff Contact: David Winslow - (415) 575-9159

David.Winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

#### PROJECT DESCRIPTION

The project proposes to demolish an existing 2-story, 1,000 sq. ft. single family house that is located in the rear yard, and a free-standing garage at the front, and to construct a new four-story, one-family dwelling. The proposed building will be approximately 27 feet in height and contains 4 bedrooms, and one off-street parking space.

#### SITE DESCRIPTION AND PRESENT USE

The site is a 25' wide x 105' lateral and down sloping lot with an existing 2-story home built in 1906 located in the rear portion of the lot and is categorized as a 'C' - no Historic Resource present. There is a one-story garage structure built in the front

#### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The buildings on this block of Sanchez Street are generally 2- to 3-stories at the street face with small front setbacks to accommodate the steep lateral slope. Except for the existing building of the subject property, and a building on Cumberland that is located in the rear portion of the lot, the adjacent buildings align to create a very consistent mid-block open space. The proposed building is immediately situated between a 2-story, and a 3-story house. This presents the responsibility of the subject property to moderate between the two, and to fit into and preserve the adjacent neighbors' access to the 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	September 9, 2019 – October 9, 2019	9.27. 2019	1.23. 2020	118 days

#### **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 3, 2020	January 3, 2020	20 days
Mailed Notice	20 days	January 3, 2020	January 3, 2020	20 days
Online Notice	20 days	January 3, 2020	January 3, 2020	20 days

#### **PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the			
block or directly across	2	0	0
the street			
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 15303 (Class 3 – New Construction. Up to three new single-family residences or six dwelling units in one building.

#### DR REQUESTORS

#### DR requestor 1:

Brian Higginbotham of 616 Sanchez Street, resident of the property directly across the street to the West and uphill of the proposed project.

#### DR requestor 2:

Benafsha Irani of 619 Sanchez, owner of the adjacent uphill property to the South of the proposed project.

#### DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

#### DR requestor 1:

Attached the Dolores Heights Residential Design Guidelines with no explanation.

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See attached *Discretionary Review Application*, dated October 9, 2019.

#### DR requestor 2:

Is concerned by the following issues:

1. Preserving views

<u>Proposed alternatives</u>: erect story poles for further analysis.

See attached Discretionary Review Application, dated October 9, 2019.

#### PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has been extensively reviewed and modified to comply with the letter and intent of the Planning Code and Residential Design Guidelines. The proposed design responds to and fits the adjacent context, brings this property into conformity with the Planning Code.

See attached Responses to Discretionary Review, dated November 1, 2019.

#### **DEPARTMENT REVIEW**

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to scale, character, and preservation of access to mid-block open space. The project sponsor has designed a building that respects the scale, massing and open space of adjacent buildings in a sensible manner and as such Staff deems there are no exceptional or extraordinary circumstances

It is worth noting that although the Dolores Heights Special Use District was adopted, the Dolores Heights Residential Design Guidelines were never formally adopted by the Planning Commission.

Regardless of when the notification period occurred there is no evidence that it was conducted outside the requirements of the Department, nor is the inconvenience of the holidays or the DR requestor's location a viable claim to the opposite.

#### Staff reaffirms:

- 1. The massing and siting of this building brings the property into conformity with the Planning Code and in so doing maintains, if not improves, the visual access to the mid-block open space by removing a non-complying structure located at the rear of the property.
- 2. The scale at the street respects the scale of other buildings and steps with the slope.
- 3. The project conforms to the Residential Design Guidelines reflecting the overall scale and massing of other buildings on the block, and specifically matching the neighbor's side setback. The window sizes and proportions are of similar scale as the neighboring buildings. The amount of glazing at both front and rear reflects the overall pattern of window solid to void ratio. The primary building material is brick.

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RECOMMENDATION: Do Not Take DR and Approve

#### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photographs

Section 311 Notice

**CEQA** Determination

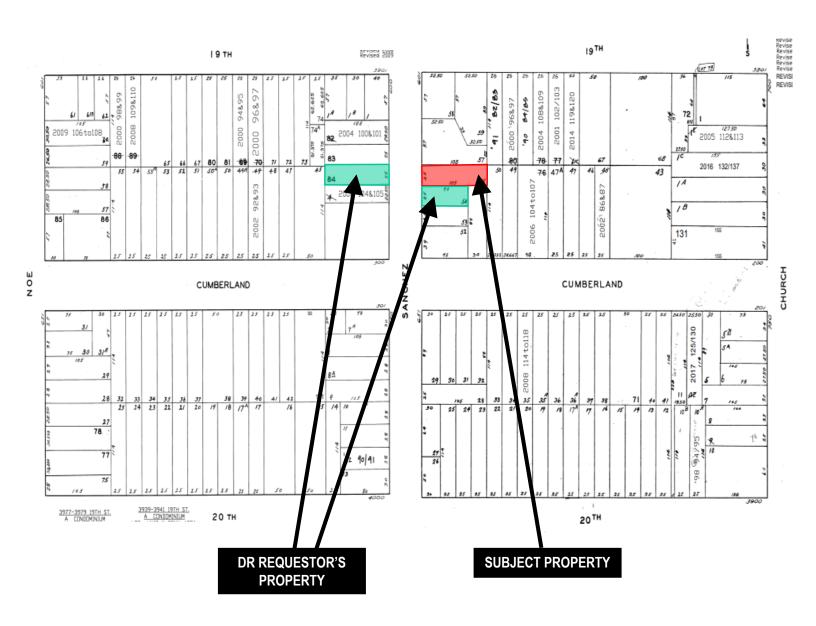
**DR** Applications

Response to DR Application, dated December 17, 2019

Reduced Plans and 3-D renderings

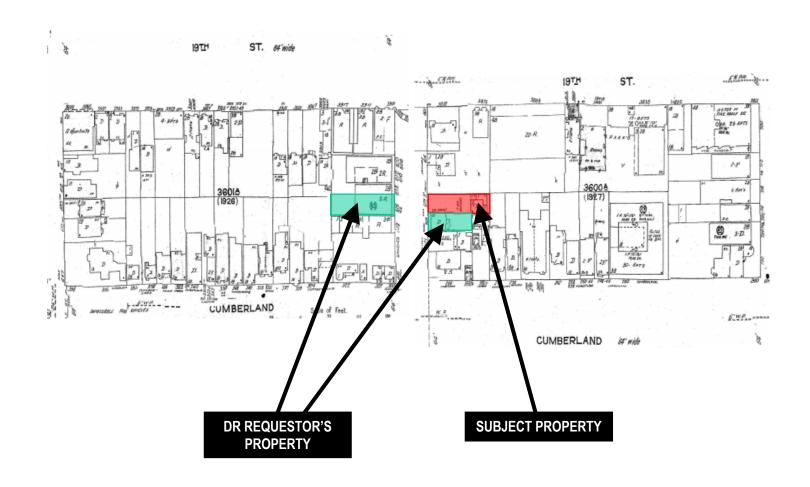
# **Exhibits**

# **Parcel Map**

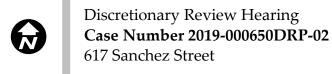




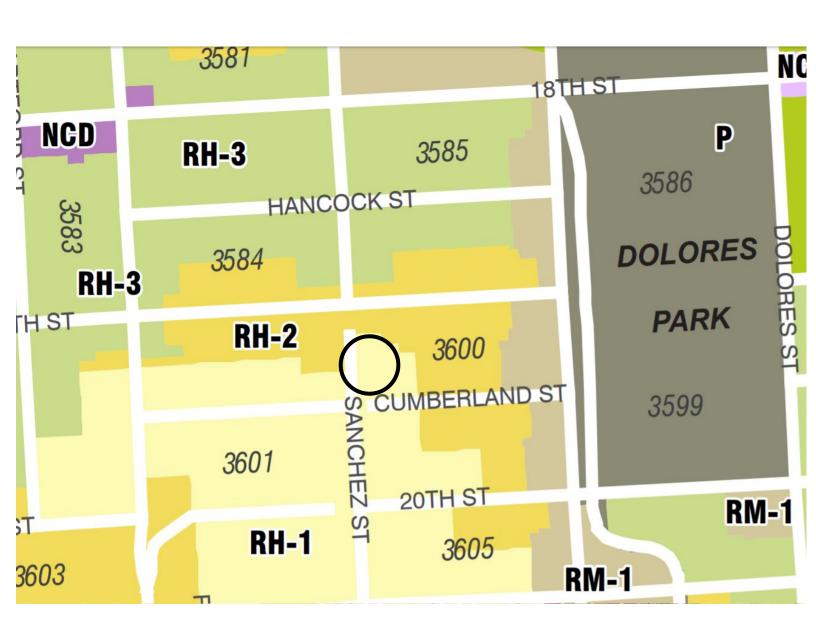
# Sanborn Map\*



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

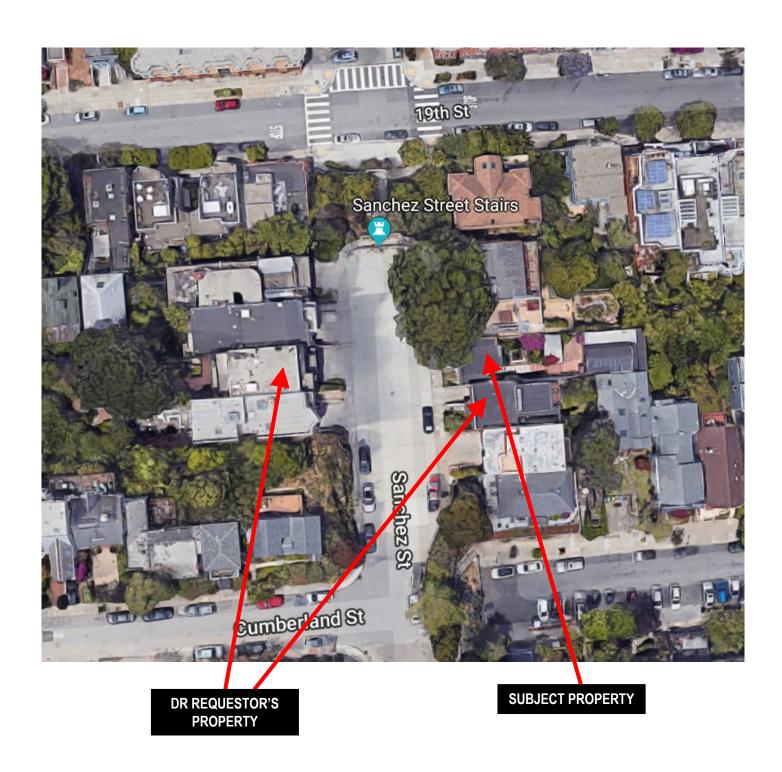


# **Zoning Map**





Discretionary Review Hearing Case Number 2019-000650DRP-02 617 Sanchez Street





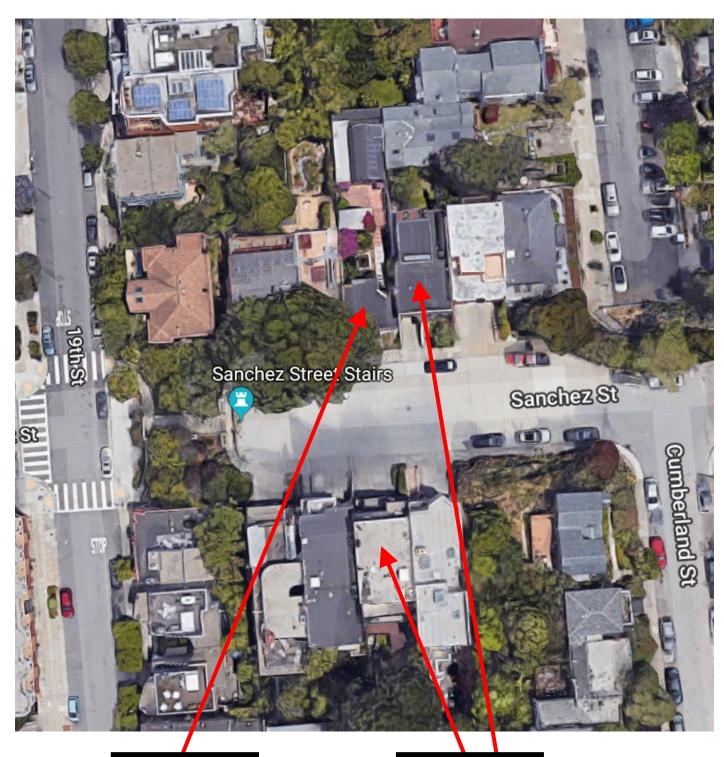




Discretionary Review Hearing **Case Number 2019-000650DRP-02**617 Sanchez Street







**SUBJECT PROPERTY** 

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing **Case Number 2019-000650DRP-02**617 Sanchez Street

# **Site Photo**



SUBJECT PROPERTY

Discretionary Review Hearing **Case Number 2019-000650DRP-02**617 Sanchez Street

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 15, 2019**, Building Permit Application Nos. 201901150390 & 201901150391 were filed for work at the Project Address below.

Notice Date: September 9<sup>th</sup>, 2019 Expiration Date: October 9<sup>th</sup>, 2019

PRO	JECT INFORMATION	APPL	APPLICANT INFORMATION		
Project Address:	617 SANCHEZ ST	Applicant:	Robert Edmonds		
Cross Street(s):	19th and Cumberland Streets	Address:	2601 Mission Street, Suite 503		
Block/Lot No.:	3600 / 055	City, State:	San Francisco, CA 94110		
Zoning District(s):	RH-1 /40-X	Telephone:	(415) 285-1300		
Record Number:	2019-000650PRJ	Email:	robert@edmondslee.com		

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

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

PROJECT SCOPE						
☑ Demolition	☑ New Construction	☐ Alteration				
☐ Change of Use	☐ Façade Alteration(s)	☐ Front Addition				
☐ Rear Addition	☐ Side Addition	☐ Vertical Addition				
PROJECT FEATURES	EXISTING	PROPOSED				
Building Use	Residential	No Change				
Front Setback	None	3 feet, 5¾ inches				
Side Setbacks	None	0 to 3 feet, 3 inches				
Building Depth	34 feet, 8 inches (house), 23 feet (garage)	52 feet, 61/4 inches				
Rear Yard	None	49 feet				
Building Height	~20 feet (house), ~ 7 feet, 11 inches (garage)	27 feet, ¼ inches				
Number of Stories	2	4 (3-stories over basement)				
Number of Dwelling Units	1	1				
Number of Parking Spaces	1	1				
	PROJECT DESCRIPTION					

The project includes the demolition of an existing 2-story, approximately 1,000 square foot, 1-bedroom, 1-bath single-family home and detached garage, and construction of a new 4-story (3-stories over basement), 4,149 square foot, 4-bedroom, 4½-bath, single-family home.

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 <u>sf-planning.org/notices</u> 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: Linda Ajello Hoagland, 415-575-6823, linda.ajellohoagland@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) at 1660 Mission Street, 1st Floor (415) 558-6377 or 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 <a href="https://www.communityboards.org">www.communityboards.org</a> for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- 3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice. Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at <a href="https://www.sfplanning.org">www.sfplanning.org</a>). 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 <a href="https://www.sfplanning.org">www.sfplanning.org</a>. If the project includes multiple building permits, i.e. demolition and new construction, a <a href="mailto:separate request">separate request</a> for Discretionary Review must be submitted, with all required materials and fee, for <a href="mailto:each">each</a> 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 <a href="https://www.sfplanning.org">www.sfplanning.org</a>. 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.

#### **Affidavit of Mailing**

1650 Mission St.

Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378 Monica Huggins have mailed the attached I, document Fax: 415.558.6409 (please print name) Planning Information: Notification of Project Receiving Environmental Review (Neighborhood Notice) 415.558.6377 Notice of Availability of Environmental Review Document (NOA) Notice of Scoping Meeting for an Environmental Impact Report Notice of Preparation of an Environmental Impact Report Notice of Availability of Draft Environmental Impact Report Preliminary Negative Declaration (PND) and Standard Neg Dec Cover Letter Mitigated Negative Declaration (FMND) Notice of Availability of Preliminary Negative Declaration Notice of Hearing on Appeal After Initial Evaluation of a Project X Certificate of Determination of Exemption/Exclusion From Environmental Review Other : \_\_\_\_\_ On\_4/12/2019\_\_ Project File No. & Title \_\_2019-000650ENV-617 Sanchez Street \_\_ (Date) Also attached is a copy of the mailing list/mailing labels to which the document was mailed. \_\_Monica Huggins\_\_\_\_\_ (Signature) \_4/12/2019\_\_\_\_ (Date) N:\MEA\Administrative\forms\Affidavit of

Mailing.doc Revised 04/24/07

## **CEQA Categorical Exemption Determination**

PROPERTY INFORM	MATION/PROJECT DESCRIPTION				
Project Address		Block/Lot(s)			
617 SANCHEZ ST		3600055			
Case No.		Permit No.			
2019-000650ENV		201901150390			
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction			
•					
Project description for Planning Department approval.  The proposed project consists of the demolition of an (Existing) 2-story, non-conforming single family home and detached garage structure, and the construction of a (New) 4-story, single family dwelling. The proposed new building will be approximately 30 feet in height and consist of 4,149 square feet.					
STEP 1: EXEMPTION CLASS					
*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*					
Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.					

STE	P 1: EXEMPTION CLASS
*Note	e: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:  (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.  (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.  (c) The project site has no value as habitat for endangered rare or threatened species.  (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  (e) The site can be adequately served by all required utilities and public services.
	Class

#### **STEP 2: CEQA IMPACTS**

#### TO BE COMPLETED BY PROJECT PLANNER

If any b	If any box is checked below, an Environmental Evaluation Application is required.					
	<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 > CEQA Catex Determination Layers > Air Pollution Exposure Zone)					
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).					
	<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?					
	<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)					
	<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 > CEQA Catex Determination Layers > Topography)					
	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.					
	<b>Seismic:</b> Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.					
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.					
	If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an  Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.					
l	Comments and Planner Signature (optional): Laura Lynch					
arche	archeo review complete,					
Prelii	Preliminary Geotech report prepared by H. Allen Gruen 10-01-2018					

## STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

6. Restoration based upon documented evidence of a building's historic condition, such as historic

中文詢問請電: 415.575.9010

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photographs, plans, physical evidence, or similar buildings.

features.

	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.					
	8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments):	ards for the Treatment of Historic				
	9. Other work that would not materially impair a historic district (s	pecify or add comments):				
	Demolition and new construction					
	(Requires approval by Senior Preservation Planner/Preservation	Coordinator)				
_	10. <b>Reclassification of property status</b> . (Requires approval by S Planner/Preservation	Senior Preservation				
	Reclassify to Category A Reclass	sify to Category C				
	a. Per HRER dated 03/25/2019 (attach HRE	ER)				
	b. Other (specify):					
	Note: If ANY box in STEP 5 above is checked, a Preservation	n Planner MUST check one box below.				
	Further environmental review required. Based on the information Environmental Evaluation Application to be submitted. GO TO ST					
	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.					
	ents (optional):					
Preser	vation Planner Signature: Jorgen Cleemann					
	EP 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER					
	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):  Step 2 - CEQA Impacts Step 5 - Advanced Historical Review STOP! Must file an Environmental Evaluation Application.					
	No further environmental review is required. The project is categorically exempt under CEQA.  There are no unusual circumstances that would result in a reasonable possibility of a significant effect.					
	Project Approval Action:	Signature:				
	Building Permit	Jorgen Cleemann				
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/08/2019				
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.					

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

#### TO BE COMPLETED BY PROJECT PLANNER

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

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

Proje	ect Address (If different than fron	Block/Lot(s) (If different than front page)		
617 S	SANCHEZ ST		3600/055	
Case	No.	Previous Building Permit No.	New Building Permit No.	
2019-	000650PRJ	201901150390		
Plans	s Dated	Previous Approval Action	New Approval Action	
		Building Permit		
	fied Project Description:	CONSTITUTES SUBSTANTIAL MODIF	ICATION	
			- ICATION	
Com	pared to the approved project, w	ould the modified project:		
	Result in expansion of the bui	lding envelope, as defined in the Planning	Code;	
	Result in the change of use th Sections 311 or 312;	at would require public notice under Planni	ng Code	
	Result in demolition as defined	d under Planning Code Section 317 or 1900	D5(f)?	
		ented that was not known and could not have rmination, that shows the originally approve ption?		
If at I	east one of the above boxes is	checked, further environmental review i	s required.	
DET	ERMINATION OF NO SUBSTA	NTIAL MODIFICATION		
	The proposed modification wo	ould not result in any of the above changes.		
approv	al and no additional environmental revi	ons are categorically exempt under CEQA, in accord ew is required. This determination shall be posted on the applicant, City approving entities, and anyone re-	n the Planning	
Plan	ner Name:	Date:		



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.

Preservation	on Team Meeting Dat	te:	Date of F	orm Con	npletio	on 3/25/201	9	Suite 400 San Francisco, CA 94103-2479
PROJECT II	NFORMATION:							Reception:
Planner:	Planner: Address:						415.558.6378	
Jørgen G. Cl	eemann	617 Sanchez Stree	et .					Fax:
Block/Lot:		Cross Streets:						415.558.6409
3600/055		19th & Cumberlan	d Streets					Planning
CEQA Cate	gory:	Art. 10/11:		BPA/C	ase No	:		Information: 415.558.6377
В		N/A		2019-00	0650E	NV		
PURPOSE (	OF REVIEW:		PROJECT	DESCRIF	PTION:			
	Article 10/11	○ Preliminary/PIC	○ Altera	tion	<b>⊚</b> D	emo/New Co	onstruction	
DATE OF PL	ANS UNDER REVIEW	: N/A						-
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	g Criteria:		the followi			idel one or i	11010 01	
Criterio	n 1 - Event:	○ Yes	Criterion 1	- Event:		○ Ye	s   No	
Criterio	n 2 -Persons:	○ Yes	Criterion 2	-Persons	:	○ Ye	s   No	
Criterio	n 3 - Architecture:	○ Yes	Criterion 3	- Archite	cture:	○ Ye	s   No	
Criterio	n 4 - Info. Potential:	○ Yes	Criterion 4	- Info. Po	tential	: C Ye	s   No	
Period o	of Significance:		Period of S	ignifican	ce:			
			Contrib	utor (	Non-C	Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:		○ No	● N/A
CEQA Material Impairment to the individual historic resource:	○ Yes	No	
CEQA Material Impairment to the historic district:	○ Yes	No	
Requires Design Revisions:	○ Yes	No	
Defer to Residential Design Team:	<ul><li>Yes</li></ul>	○ No	

#### PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation, Part 1 (HRE, dated 9/18) and information accessed by the Planning Department, the subject property at 617 Sanchez Street contains a primary residential building (the residence) and two accessory structures and is located in the Castro/Upper Market neighborhood. The residence is located at the rear of the lot and is a 1.5-story wood-frame, wood-clad, gambrel-roof, single-family dwelling with a 1-story flat roof extension. A wood-frame, wood-clad carport is located at the front of the lot. Between these two structures is a partially enclosed outdoor kitchen constructed of brick masonry and wood framing. The main house was constructed c.1907; significant exterior alterations include the addition of the one-story extension on the side and reconfiguration of the rear porch (various dates). The carport was constructed in 1983 as an arbor and then adapted for car storage in 2000, with later alterations. The outdoor kitchen was likely constructed in 1983.

Planning staff concurs with the HRE's conclusion that the subject property is not individually eligible for listing in the California Register of Historical Resources (CRHR) under Criterion 1, 2, or 3. Development of the subject block was already well under way by 1907, and thus the subject building does not appear to be associated with the early development of the neighborhood. From 1917 to 1952, the subject building was owned by the Scotts, an African-American family. According to statistics found in Black San Francisco: The Struggle for Racial Equality in the West, 1900-1954, by Albert S. Broussard, approximately 13.6% of African-American families in San Francisco owned their homes in 1930, a year in which the city had an African-American population of 3,803. Thus, while African-American homeownership was somewhat uncommon during the period that the Scotts owned the subject property, it was not so rare as to constitute a significant event in the history of the city. Furthermore, the Scott's purchase of the subject property does not appear to have led to the creation of an African-American community in the neighborhood. In sum, the subject property does not appear to be associated with any significant events or trends that would support a finding of individual eligibility under Criterion 1.

(continued)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.04.01 16:39:09 -07'00'	

617 Sanchez Street 2019-000650ENV Preservation Team Review Form March 25, 2019

#### (continued)

None of the owners or occupants appears to be sufficiently important to history to justify a finding of individual eligibility under Criterion 2. Architecturally, the residence is an unremarkable vernacular building that is not a notable example of any type or style and is not the work of a recognized master. The accessory structures are similarly unremarkable. Therefore, the subject buildings are not individually eligible for the CRHR under Criterion 3. Planning staff also finds that the subject buildings do not embody rare construction types and therefore are not eligible for the CRHR under Criterion 4 as it applies to buildings and structures (the potential archeological significance of the site is not addressed in this document).

Finally, staff finds that the subject property is not located in a historic district. The surrounding buildings were constructed over a protracted period of time and do not cohere visually or thematically into a cohesive historic district.

Therefore, the subject buildings at 617 Sanchez Street are not eligible for the CRHR, either individually or as a contributor to a historic district.



**Figure 1.** 617 Sanchez Street, residence building. Source: 617 Sanchez Street HRE.



Figure 2. 617 Sanchez Street, outdoor kitchen. Source: 617 Sanchez Street HRE.



Figure 3. 617 Sanchez Street, garage structure. Source: 617 Sanchez Street HRE.

## HISTORICAL RESOURCE DISTRIBUTION LIST UPDATED 1-24-2019

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Mary Miles Coalition for Adequate Review 364 Page Street, #36 San Francisco, CA 94102

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San Francisco, CA 94102

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Aaron Jon Hyland

#### **Commission President**

San Francisco Planning Department

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Kate Black, Commissioner SEAT 6 Real Estate Professional San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103 kate.black@sfgov.org

## **RECEIVED**



UCI 09 2019

CITY & COUNTY OF S.F. PLANNING DEPARTMENT

# DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

<b>Discretionary Revi</b>	ew Requestor	's Info	ormation
---------------------------	--------------	---------	----------

Name:

Brian Higginbotham

Address:

616 SANCHEZ STREET SAN FRANCISCO CA 94114

Email Address: rbh101@yahoo.com

Telephone:

415-763-5350

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

Name: JW Sanchez LLC

Company/Organization:

Architect is: Robert Edmonds, AIA 2601 Mission Street, San Francisco CA 94110

617 SANKHEZ STREET

**Email Address:** 

robert@edmondslee.com

SAN FRANCISCO CA

Telephone:

415-285-1300

#### **Property Information and Related Applications**

Project Address: 617 Sanchez Street

Block/Lot(s): 3600 / 055

Building Permit Application No(s): 201901150390 and 201901150391

#### **ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	1	
Did you discuss the project with the Planning Department permit review planner?		1
Did you participate in outside mediation on this case? (including Community Boards)		1
fyou have discussed the project with the applicant, planning staff or gone through mediation, please summed hat were made to the proposed project.	narize the result, including a	ny change

#### **DISCRETIONARY REVIEW REQUEST**

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

1.	What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.
<b>C</b>	nee?
See	Attached
end	urighboars have not received may report(s) at dressing the extreme slope and how to self by placed.
2.	The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.
See	Attached Attached to definite says see for laymen the actual Buished project for the actual B
Ada Ada	res da se the tull historic Montercy Cypress at building front that's mentioned. A By in San Fryncisco walking mur books? Will this can be is it makered, or behand There are no seas, se. 2
3.	What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?
See	Attached
4	Sixthered would be uprerojes by afregod, please state who would be offected, and here.
	on processes and foundation information and proposed structural conjugateting , need to be fully and decrip explained to interested activities.

## **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.

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

BRIAN HIGGINBOTHAM

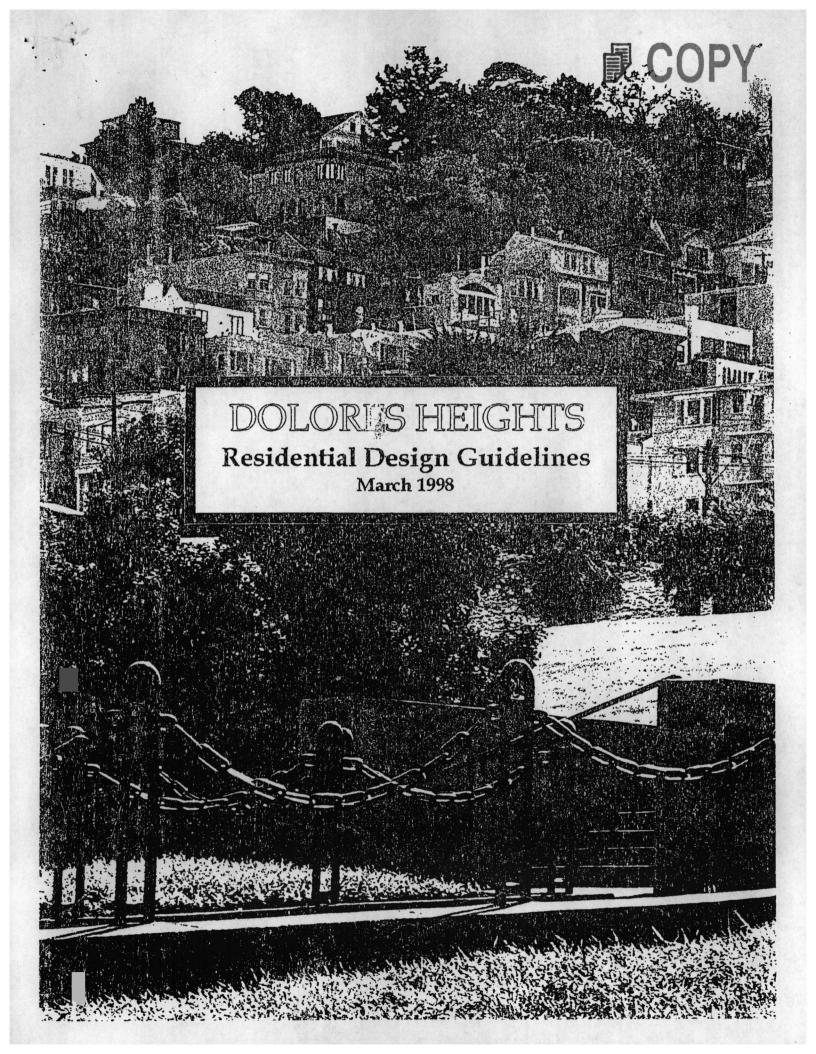
Name (Printed)

ELF 415-763-5350 RBH101@KAH00-COM

TO Requestor Phone Email

Application received by Planning Department:

Date: 10/9/19

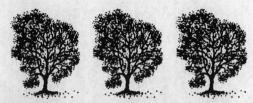


# PREPARED BY THE DESIGN REVIEW COMMITTEE OF THE DOLORES HEIGHTS IMPROVEMENT CLUB

Donald E. Earlenbaugh
Stephen Lomika
Philip Mathews, Architect
Stephen O'Connell, Urban Planner
Jerry Pike, Architect

DHIC

3732 21st Street, San Francisco, CA 94114 E-mail: doloresheights@hotmail.com Telephone: 647-4228



## **DOLORES HEIGHTS IMPROVEMENT CLUB**

For May 5th Thes day SW TEAM MITG.

April 28, 1998

Ms. Lois Scott, Team Leader Southwest Neighborhood Planning Team San Francisco Planning Department 1660 Mission Street San Francisco, California 94103

Dear Ms. Scott:

Thank you again for inviting the DHIC Design Review Committee to attend the May 5<sup>th</sup> meeting of the Southwest Neighborhood Planning Team. Our committee members are looking forward to meeting the planners who work in our neighborhood and to introducing them to the Dolores Heights Residential Design Guidelines. I am enclosing a copy of the Guidelines for your review, as well as some background information on DHIC, our Design Review Committee, and the creation of the Dolores Heights Special Use District. Please feel free to call me if you have any questions or would like more information.

Sincerely,

Amy Powell, President

Dolores Heights Improvement Club

3732 21st Street

San Francisco, CA 94114

Phone/fax: 647-4228

cc.

Southwest Neighborhood Planning Team:

**Delvin Washington** 

Augustine Fallay

Tom Wang

Edy Zwierzycki

Grace Hing

Mark Pacz

Susan Snyder

Georgia Powell

**DHIC Design Review Committee:** 

Don Earlenbaugh

Steve Lomika

Phil Mathews

Stephen O'Connell

Jerry Pike

### **Dolores Heights Improvement Club**

The Dolores Heights Improvement Club was founded in 1949 for the purpose of "involvement of the people of Dolores Heights in the condition of the neighborhood." Over the past fifty years, the Club has worked toward the protection and improvement of Dolores Park, community participation in zoning and development decisions, procuring underground utility service, improving neighborhood security, and beautification and landscaping of common public areas.

### **Dolores Heights Special Use District**

In 1978, prompted by concerns over a zoning change that reduced minimum rear yards from 45% to 25%, the DHIC applied to the Board of Supervisors for zoning protection as a special use district. In September 1978, the Board of Supervisors requested City Planning to prepare criteria for a new Dolores Heights Special Use District. Neighbors worked with the City to draft an amendment to the Planning Code, map the area, and survey all of the residents within the proposed district. In January 1980, the Planning Commission recommended adoption of the Dolores Heights Special Use District with provisions for minimum 45% rear yards and 35' maximum building heights. A month later, the Board of Supervisors passed the new district into law.

#### **DHIC Design Review Committee**

While the Planning Department was reviewing the proposed Dolores Heights Special Use District in 1978, the DHIC formed the Design Review Committee to evaluate new construction and exterior alteration projects within the neighborhood. That same year, the Planning Commission passed a resolution that recognized the DHIC as being representative of the residents of Dolores Heights and established a policy of giving notice of new permit applications to the DHIC and allowing for consideration of neighborhood concerns early in the Department's permit review process.

When the DHIC is notified of a proposed construction project, the Design Review Committee meets, often with the project sponsor and/or interested neighbors. The Committee reviews the plans for conformity with the Special Use District and neighborhood character, identifies concerns of neighboring residents, and, if appropriate, suggests possible design modifications. If issues remain unresolved after their review of the project, the Committee will make a recommendation or report to the DHIC Board of Directors. The Board will meet (if necessary with the project sponsor, other interested parties and the Committee) to discuss the project and encourage clarification and resolution of disputed issues. The Board of Directors must pass a resolution before the Club can take a position either in support of or opposition to a disputed project.

One of the primary goals of the DHIC's design review process is to identify and attempt to moderate inappropriate or objectionable construction proposals as early as possible in the planning process. Toward that goal, the Dolores Heights Residential Design Guidelines have been developed to provide comprehensive and easily accessible information about DHIC's design objectives.

## TABLE OF CONTENTS

INTRODUCTION	
DOLORES HEIGHTS INTENT APPLICATION	
SITING	
FRONT YARD SETBACKS Guideline 1: Match existing buildings. Guideline 2: Avoid obstruction of front setback area. Guideline 3: Planted space.  SIDE YARDS Guideline 1: Side spacing. Guideline 2: Priority locations for side spacing.  REAR YARDS Guideline 1: Variances.	
BUILDING BULK AND MASSING	
HEIGHT Guideline 1: Building on upsloping lots. Guideline 2: Building on downsloping lots. Guideline 3: Roof appurtenances.  ROOF DESIGN Guideline 1: Rooflines should correspond to the slope of the street. Guideline 2: Give preference to pitched roof forms.  SCALE AND SIZE Guideline 1: Respect the dimensions of neighboring buildings and lots. Guideline 2: Size of living area.	
VIEW PROTECTION	
Guideline 1: Incorporate "good neighbor" gestures.  Guideline 2: Arrange view windows to avoid obstruction by future develop  Guideline 3: Abide by planning codes to preserve views.	pment.
ENTRYWAYS AND GARAGES	
ENTRYWAYS Guideline 1: Pay particular attention to entryway design.  PARKING AND GARAGES Guideline 1: Garage design. Guideline 2: Tandem parking. Guideline 3: Size of parking space Guideline 4: Curb cuts	
LANDSCAPING	
Guideline 1: Maximize planted space and minimize impervious surfaces. Guideline 2: Avoid planting that would obstruct views. Guideline 3: Street tree selection. Guideline 4: Maintenance of trees and landscaping.	
APPENDIX	
THE DOLORES HEIGHTS SPECIAL USE DISTRICT SAN FRANCISCO PLANNIN THE SAN FRANCISCO GENERAL PLAN URBAN DESIGN ELEMENT, OBJECTI	IG CODE SECTION 241 VE 2. POLICY 7

#### INTRODUCTION

#### **Dolores Heights**

Dolores Heights is a uniquely San Franciscan neighborhood. The interplay of buildings, landscape and frequent scenic views creates a soothing yet dynamic urban atmosphere. Historically, the area's steep topography has prevailed upon buildings and streets to conform to its irregular pattern leaving interesting houses and cottages set into the hillside's gardens and tree-filled open spaces.

Changing physical, economic and social influences throughout the history of Dolores Heights have left an intriguing and eclectic mix of building types and styles. Pre-1900 development was limited to a few scattered farms and homes. Building was minimal during the early Victorian period because the steep hillsides made transportation difficult. Many homes in the neighborhood were built just after the turn of the century when development consisted of cottages (including earthquake refugee cottages relocated from Dolores Park) and modest row houses. Later, as appreciation of the natural setting and panoramic views emerged, several substantial homes appeared, mostly on large lots with extensive gardens. The neighborhood's dwellings come in an array of Victorian, Craftsman, Edwardian, Tudor, Art Deco and contemporary styles. Despite the variety of building types; the human scale, scenic views, and many natural areas, give the neighborhood a distinctive and exceptional character.

#### Intent

In 1980 when neighborhood residents created the Dolores Heights Special Use District, the San Francisco Planning Code was amended: "In order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape." (Planning Code Section 241. Dolores Heights Special Use District)

These guidelines are intended to help designers, residents and planners to interpret the provisions of the Special Use District, to recognize what is unique about Dolores Heights, and to consider what is particularly important to planning compatible future development. Our goal is to promote thoughtful, inclusive development which is based not only on code calculations and short-term economic trends, but also on neighborhood context, actual need, and long-term social, economic and environmental factors.

#### **Application**

These guidelines were developed specifically for application to single family residences located within in Dolores Heights Special Use District. They are intended to be used together with the Planning Code, the General Plan, and the citywide Residential Design Guidelines to review neighborhood compatibility of building proposals.

Throughout the neighborhood there are lawfully existing buildings that do not conform to all of the particulars set forth in these guidelines. The guidelines are intended to apply only when new construction or alterations to existing buildings are proposed. They are not intended as a measure or critique of existing buildings.

#### SITING

The position of a building on its lot is a basic design decision that that plays a crucial role in maintaining a balance of built and natural environment. Appropriate siting of houses along the block-face will preserve and create uniform open spaces for planting, view corridors and sunlight.

#### Front yard setbacks

The majority of homes in Dolores Heights have a generous amount of open space between the public sidewalk and the front of the building. The city's master plan describes the neighborhood's "building setbacks with gardens" as an "outstanding and unique" special characteristic. Front yards give street areas a sense of being open, light and pedestrian-friendly. They create a buffer between public and private areas, allow for increased planted space, and help to convey a sense of the neighborhood's natural topography.

#### Guideline1: Match existing buildings.

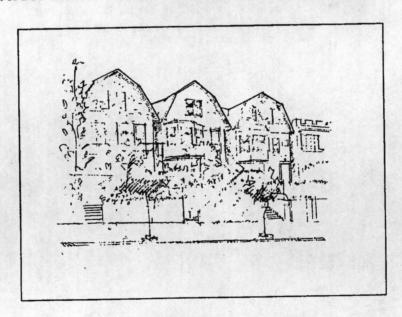
Front building setbacks should match or average the existing front setbacks of adjacent buildings. If the majority of buildings on the block-face establish a pattern of front setbacks, that pattern should generally be respected. Any existing buildings that fail to conform to an established pattern of front setbacks on the block-face should *not* be used as a guide for future development of nearby properties.

#### Guideline 2: Avoid obstruction of front setback area.

•A fence enclosing a front yard setback area should be no more than three feet in height above grade. Fences, fence tops and gates taller than three feet in height must be at least 75 percent open to perpendicular view.
•A garage obstruction of a front setback area should be allowed only if it would not exceed the average height and average extension into the front setback area of garages, buildings or retaining walls existing on the adjacent lots. If no such structures exist on adjacent lots, a garage obstruction would not be appropriate.

#### Guideline 3: Planted space.

At least 50 percent of the front setback area should be non-continuous paving, landscaped or planted space.



Houses with front setbacks and side spacing

#### Side yards

Side yards are common, although not prevalent, in Dolores Heights. However, inclusion of side yards and side spacing in future development is strongly recommended because they tend to reduce the appearance of bulk in new construction and help to integrate it with the smaller scale buildings that are typical throughout the neighborhood. Side yards also increase the opportunity for landscaping, architectural articulation, and light to buildings, yards and street areas.

#### Guideline 1: Side spacing.

A building should have one or more areas of open space along its sides. These areas can be designed as full or partial side yards, building recesses or notches, light wells, or upper story setbacks. The size of the area depends on the size of the building, larger buildings should have larger areas of side spacing.

#### Guideline 2: Priority locations for side spacing.

The following factors should be given priority in designing and locating side yards and side spacing:

- •prevent blockage of views, light or air to neighboring properties;
- preserve privacy of neighboring properties;
- match existing pattern of side spacing on nearby buildings.

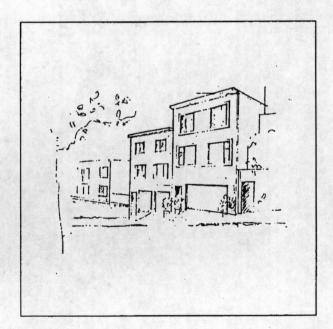
#### Rear Yards

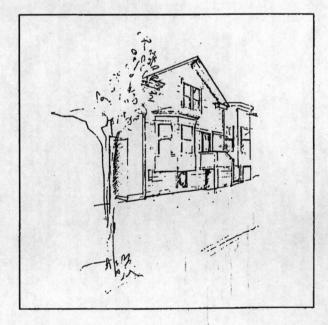
Uniform rear yards assure the continuation of light and air to established interior block open spaces. Generous rear yards are essential to support the trees and abundant landscaping that make the neighborhood unique.

•The minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which building is situated, but in no case shall the rear yard be less than 25 feet deep. Planning Code Section 241(a), Dolores Heights Special Use District

#### Guideline 1: Variances.

No variance should permit any part of a building to be built within 25 feet of the rear property line.





Houses with no front setbacks or side spacing

#### **BUILDING BULK AND MASSING**

Bulk is the apparent size and massiveness of a building in relationship to its surroundings. New construction is almost always larger than historical, and so requires careful design to achieve an appearance that does not overwhelm nearby building forms. The presence of many older homes and small scale cottages contribute to the neighborhood's human scale, sense of continuity with the past, and balance of natural and built spaces. Existing older homes should be conserved whenever possible, and new development should complement the size and texture of the established neighborhood.

#### Height

•No portion of a building shall exceed a height of 35 feet above the existing grade of the lot, with the intent that the building shall be contained within an envelope that slopes upward or downward with the slope of the property. (Planning Code section 241(b), Dolores Heights Special Use District)

#### Guideline 1: Building on upsloping lots.

Where a lot slopes uphill away from the front property line, the building should step up the hill in increments following the slope of the hill. No part of the building in the rearmost 16 feet of the lot's buildable area should exceed 25' in height.

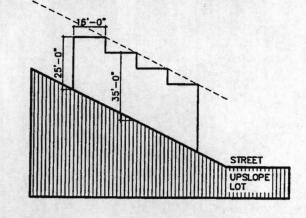
#### Guideline 2: Building on downsloping lots.

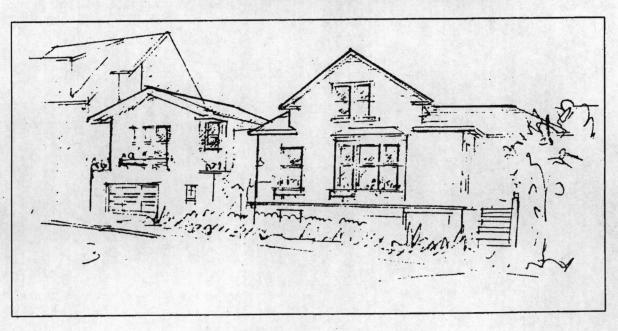
Where a lot slopes downhill away from the front property line, the building should step down the hill in increments following the slope of the hill.

#### Guideline 3: Roof appurtenances.

Mechanical equipment, stair enclosures, antennae and other roof appurtenances should only be exempt from the

height limit if they would not be visible from the street and would not adversely impact neighboring properties.





Sympathetic addition to an existing house

#### Roof Design

Guideline 1: Rooflines should correspond to the slope of the street.

On sloping blocks, buildings and rooflines should reflect the topography of the street and the block-face. The roofline on a downhill lot should not appear higher than the rooflines uphill from it.

Guideline 2: Give preference to pitched roof forms.

Although there are examples of many different styles of roofs in Dolores Heights, pitched roofs are preferred for new construction because they tend to reduce the appearance of bulk, better accommodate preservation of light and views to nearby properties, and have a more interesting appearance when viewed from above. A minimum slope of 6:12 is recommended for the primary roof.

#### Scale and Size

Guideline1: Respect the dimensions of neighboring buildings and lots.

The volume and mass of a new building or addition to an existing one should be compatible with that of surrounding buildings. Because the Planning Code uses lot dimensions to establish the allowable dimensions for buildings, any subdivision, adjustment or merging of lots should result in new lots that are: 1) the same depth as the majority of lots on the block, and, 2) of a complementary width to other lots on the block-face.

31250

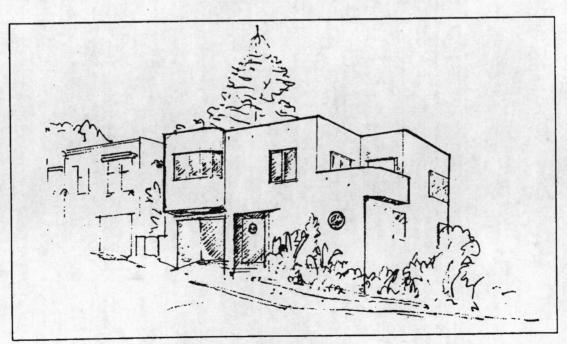
Guideline 2: Size of living area.

•The floor area of a new or enlarged building on a 25 foot wide lot should not exceed 100% of the area of its lot (one square foot of interior living area for each square foot of lot area).

Example: The majority of lots in Dolores Heights are 25 feet wide and 114 feet deep, this is equal to 2850 square feet of lot area. A new or enlarged building on such a lot should not exceed 2850 square feet of interior living area  $[1.0 \times (25 \times 1149 = 2850)]$ .

•The floor area of a new or enlarged building on a lot that is wider than 25 feet should not exceed 100% of the lot area for 25 feet of the lot width, plus 35% of the lot area for the width of the lot that exceeds 25 feet.

Example: There are many double-wide lots  $(50 \times 114)$  in Dolores Heights. The maximum amount of interior living area recommended for a double-wide lot is 3847.5. This is calculated as follows: 2850 for the first 25 feet of lot width  $[1.0 \times (25 \times 114) = 2850]$ , plus 997.5 for the remaining 25 feet of lot width  $[0.35 \times (25 \times 114) = 997.5]$ .



Even a simplistic design can be visually interesting by use of mass and form

#### **VIEW PROTECTION**

#### Guideline 1: Incorporate "good neighbor" gestures.

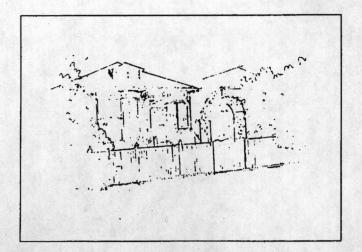
Often a partial set back, partial side yard, appropriate reduction in height, or variation of roof shape would prevent blockage of a neighbor's view, window, or light. These kinds of "good neighbor" gestures should be incorporated into building design.

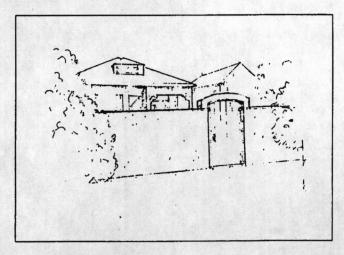
#### Guideline 2: Arrange view windows to avoid obstruction by future development.

View windows and decks should be arranged to access views over dedicated open areas such as streets, required rear yard open space and air space above the 35 foot maximum building height. For most lots this will be at the front or rear of the building. The creation of new side view windows that are directed across the buildable area of adjacent lots are discouraged because of the strong potential for view obstruction by future development.

#### Guideline 3: Abide by planning codes to preserve views.

Uniform application of Planning Code provisions dealing with height, rear yards and setbacks will maximize access to views throughout the neighborhood. Variances, waivers and obstructions should not allow building that would obstruct public or private views.





With a low picket fence this house is visible from the street, the same house with a high stucco wall is no longer interactive with the street.

#### **ENTRYWAYS AND GARAGES**

#### **Entryways**

The pedestrian entry to a building, including doorways, porches, stairs and walkways, is often one of the most distinctive and appreciable elements of a building's façade. An interesting entryway can help to define style and scale, as well as conveying a sense of welcoming and celebration.

#### Guideline 1: Pay particular attention to entryway design.

Entryway design should be compatible with the building and with neighboring buildings. Designers are encouraged to make the entryway something special and to incorporate a transition space between the street and the front door. Pedestrian entryways should be a more prominent design element than automobile entries.

#### Parking and Garages

Circumstances of history and topography led many homes in Dolores Heights to be built without garages or off street parking. This has resulted in sidewalk and street areas with a pedestrian orientation, increased landscaping, and recreational or social use. In order to preserve those qualities, parking requirements should be interpreted in the context of actual need and should not result in the construction of unneeded or unwanted off-street parking.

#### Guideline 1: Garage design.

A new garage should be compatible in scale and design with the attached building, surrounding buildings, and the blockface. A new garage should be sited in such a way that it does not disrupt an existing pattern of front yard open space. Garage doors should not exceed 10 feet in width and 8 feet in height. Recessed garage doors tend to de-emphasize the garage opening and are encouraged.

#### Guideline 2: Tandem parking.

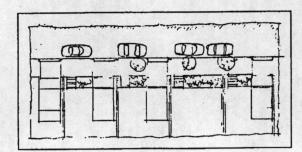
Garage designs that incorporate tandem (front to back) parking are encouraged.

#### Guideline 3: Size of parking space

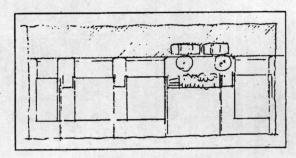
Compact parking spaces, with a minimum size of 127.5 square feet, are encouraged.

#### Guideline 4: Curb cuts

Not more than 8 feet of curb space should be removed for automobile access to a driveway or garage. Curb cuts shall be arranged so as to preserve a minimum 17 foot curb space fronting each lot or in such other way as would maximize the number and size of on-street parking spaces.



Curb cut for single car entry



Curb cut for double car entry

#### LANDSCAPING

Guideline 1: Maximize planted space and minimize impervious surfaces.

Existing trees and planted spaces should be maintained and preserved. New areas of visible greenery should be established whenever possible.

Guideline 2: Avoid planting that would obstruct views.

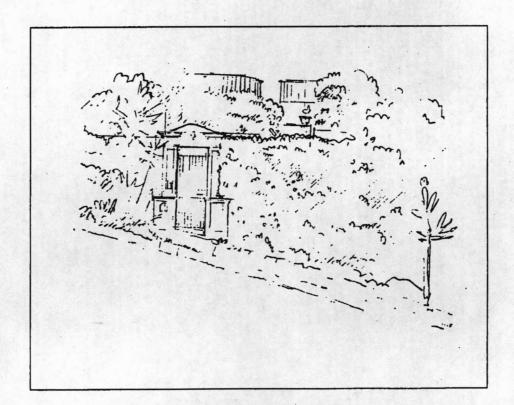
Although large trees are essential to the character of Dolores Heights, care must be taken when choosing the location for *new* trees so that at maturity they will not block or obscure views.

#### Guideline 3: Street tree selection.

New street trees should match or complement existing trees on the block. Consistent planting of a limited number of species of trees will enhance the visual harmony and definition of the neighborhood. Particularly appropriate species include: California Wild Lilac (Ceanothus 'Ray Hartman'), New Zealand Christmas Tree (Metrosideros-excelsus), Pittosporum euginoides, Red Flowering Gum (Eucalyptus ficofolia), and Victorian Box (Pittosporum undulatum).

#### Guideline 4: Maintenance of trees and landscaping.

Planted and landscaped areas should be maintained to avoid weedy or brushy overgrowth and accumulation of debris. Simple landscaping designs and use of native or drought tolerant plants tend to require the least maintenance.



An entry gate to a stairway, hidden behind an ivy-covered wall brings a sense of ceremony to the entryway and adds visual delight for the neighbors

#### **APPENDIX**

#### The Dolores Heights Special Use District San Francisco Planning Code Section 241

In order to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape, there shall be a Dolores Heights Special Use District as designated on Section Map No. 7 SU of the Zoning Map. In this district, all provisions of the City Planning Code applicable in RH-1 Districts shall continue to apply except that rear yard and height limit provisions of this Section 241 shall be substituted for rear yard and height limit provisions found elsewhere in this Code.

- (a) The minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which building is situated, but in no case shall the rear yard be less than 25 feet deep.
- (b) No portion of a building shall exceed a height of 35 feet above the existing grade of the lot, with the intent that the building shall be contained within an envelope that slopes upward or downward with the slope of the property. The "height of a building" for purposes of this section shall be measured in the manner described in Section 102.12 of the City Planning Code, whether the lot being measured slopes upward or downward from the street.
- (c) Variances may be granted from the rear yard and height limit provisions in Paragraphs (a) and (b) above in accordance with procedures specified in Section 305 of the City Planning Code provided that no such variance shall permit a building to have a height in excess of that otherwise permitted in an RH-1 District.

#### The San Francisco General Plan Urban Design Element, Objective 2, Policy 7

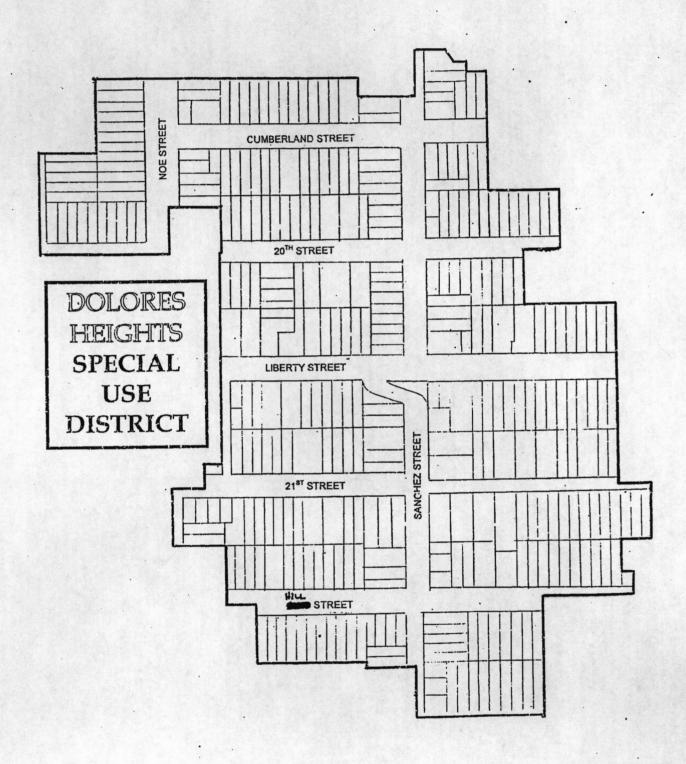
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

All areas of San Francisco contribute in some degree to the visual form and image of the city. All require recognition and protection of their significant positive assets. Some areas may be more fortunately endowed than others, however, with unique characteristics for which the city is famous in the world at large. Where areas are so outstanding, they ought to be specially recognized in urban design planning and protected, if the need arises, from inconsistent new development that might upset their unique character.

These areas do not have buildings of uniform age and distinction, or individual features that can be readily singled out for preservation. It is the combination and eloquent interplay of buildings, landscaping, topography and other attributes that makes them outstanding. For that reason, special review of building proposals may be required to assure consistency with the basic character and scale of the area. Furthermore, the participation of neighborhood associations in these areas in a cooperative effort to maintain the established character, beyond the scope of public regulation, is essential to the long-term image of the areas and the city.

Special characteristics of outstanding and unique areas:

**Dolores Heights.** A uniform scale of buildings, mixed with abundant landscaping in yards and steep street areas. Rows of houses built from nearly identical plans that form complete or partial block frontages, arranged on hillside streets as a stepped-down series of flat or gabled roofs. Building setbacks with gardens set before Victorian facades and interesting entryways.



# **DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

(i.e. Attorney, Architect, etc.)

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

Brian Higheston

BRIAN HIGGINBUTHAM

Name (Printed)

RBH 101 & KAHOO-COM Signature

Relationship to Requestor

For Department Use Only Application received by Planning Department: Date: By:



# RECEIVED

OCT 0 9 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

# **DISCRETIONARY REVIEW PUBLIC (DRP)**

**APPLICATION** 

- in a distribution of the state of the stat	Discretionary	Review	Requestor's	Information
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BENAFSHA TRAN

Address:

1250 LINCOLN AVE

PALO DUD 94301

**Email Address:** 

biszni @hotas.1. Gom

Telephone:

415 577-8122

# Information on the Owner of the Property Being Developed

JW SANCHEZ LLC

Company/Organization:

Address:

170 SUMMIT WAY

SANFRANISCO CA-94109

**Email Address:** 

Unknown

Telephone:

HAKNOWA

# **Property Information and Related Applications**

**Project Address:** 

617 SANCHEZ ST

Block/Lot(s):

3600 /055

Building Permit Application No(s): 2019 0115 0390 + 2019 0115 0391

# **ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant? Pre-Booki canon Mac	X	
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.

NONE

### **DISCRETIONARY REVIEW REQUEST**

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

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

SEE AMACHED

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

SEE AMACHED

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

SEE AMACHED

# 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

(i.e. Attorney, Architect, etc.)

BENAFSHA IRANI
Name (Printed)

REQUESTOR 415-577-8122
BIRANI @ HOTMAIL.com
Phone
Email

For Department Use Only Application received by Planning Department:

#### Discretionary Review Application - 617 Sanchez St - 2019 0115 0390 2019 0115 03991

Benafsha Irani - DR requestor Attorney - Sue Hestor, 870 Market St #1128, SF 94102 hestor@earthlink.net

between made of

1. Reasons for Requesting Discretionary Review. Exceptional and extraordinary circumstances that justify Discretionary Review. Conflicts with General Plan, Priority Policies, Residential Design Guidelines.

Ms. Irani bought the house 619 Sanchez in March 1999 and lived in it as her residence until May 2010. She operates a business in San Francisco. Her husband works on the peninsula and they moved to Palo Alto in 2010. They plan to move back to 619 Sanchez in 4 years.

John Fusco purchased 617 Sanchez when he moved from Modesto to the Castro in the 1970s. He lived there until his death in June 2016. Fusco owned a hair dressing salon. From the 1970s through the 1990s this neighborhood was a middle and working class area where people of modest means lived in housing that was affordable to them.

The current proposal is for a house is of a size and location that is out of scale and severely impact the ability to keep people of moderate income in the Castro/Dolores Heights.

Attached photos of area show steeply sloping setting are of immediate neighborhood.

Impacts of THIS PROPOSAL on adjacent neighbors requires erection of STORY POLES - so that surrounding neighbors and the Planning Department can understand what is being proposed.

**Current 617 Sanchez 2 story house** was built in 1906 at **rear of lot down a hill**. Structure at front of lot is low carport illegally constructed by late owner Fusco who died in 2016. It is NOT a garage, but is open to the rear.

Ms. Irani's house at **619 Sanchez** was built at FRONT of lot in 1906. Both houses were sited so impacts on each other were minimized.

Current owners of 617 Sanchez - Jay Duncanson and wife Sun Hui - also own house at 615 Sanchez immediately adjacent to the north. They did significant addition to 615 Sanchez - increasing the size and impacts of 615 so it no longer matched the scale of houses in Dolores Heights SUD.

Their 617 proposal is for a **4-story house at highest point of 617 Sanchez lot at west end of lot**. They conducted a pro-forma pre-application meeting in rainy weather over Christmas holidays, which Ms. Irani was unable to attend.

The site was posted on 9/9. The mailed PLANS with notice were somehow not delivered by the post office to affected tenants and property owners - at least on the east side of Sanchez - for more than 2 weeks. Delivery began to them starting 9/24.

2. Explain how this project would cause unreasonable impacts. Impacts on 619 Sanchez, the property of others, or neighborhood unreasonably affected & how.

When modest expansion was proposed in the rear of 619 Sanchez, Ms Irani and Mr Fusco engaged in extensive discussions on how addition to house at front of 619 Sanchez lot could be done without impacting the view of Mr. Fusco in the house at rear of 617 Sanchez.

Propo resulting modification to 619 - which preserved the northeast view at 619 Sanchez over the 617 property - is to be undone because the massing of new house directly adjacent to 619 Sanchez. The months of discussion and modifications to 619 Sanchez will be totally undone.

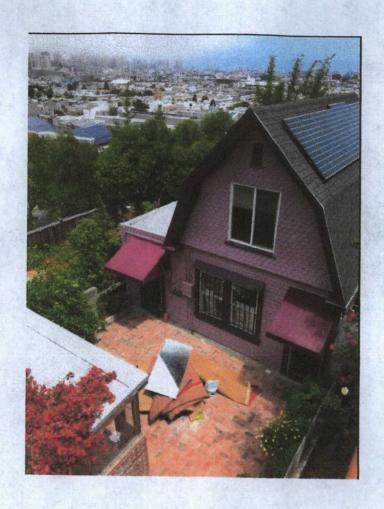
3. What alternatives to proposed project, would respond to and reduce effects?

Story poles are absolutely needed.





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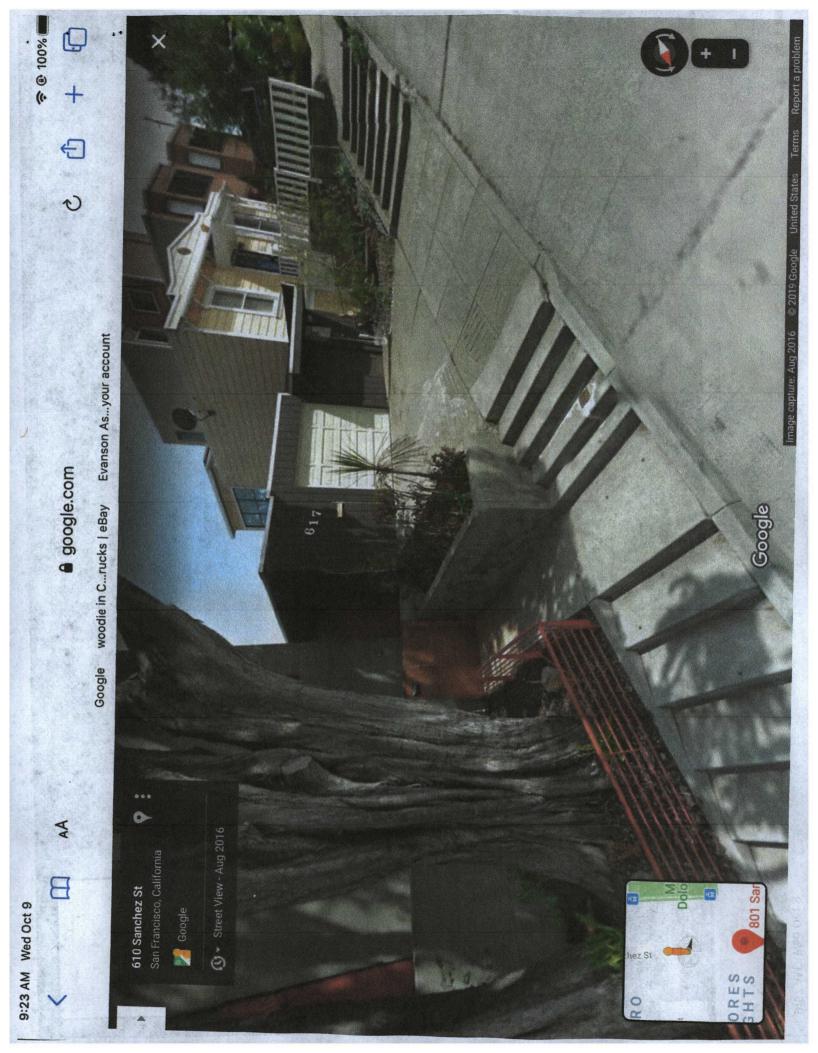
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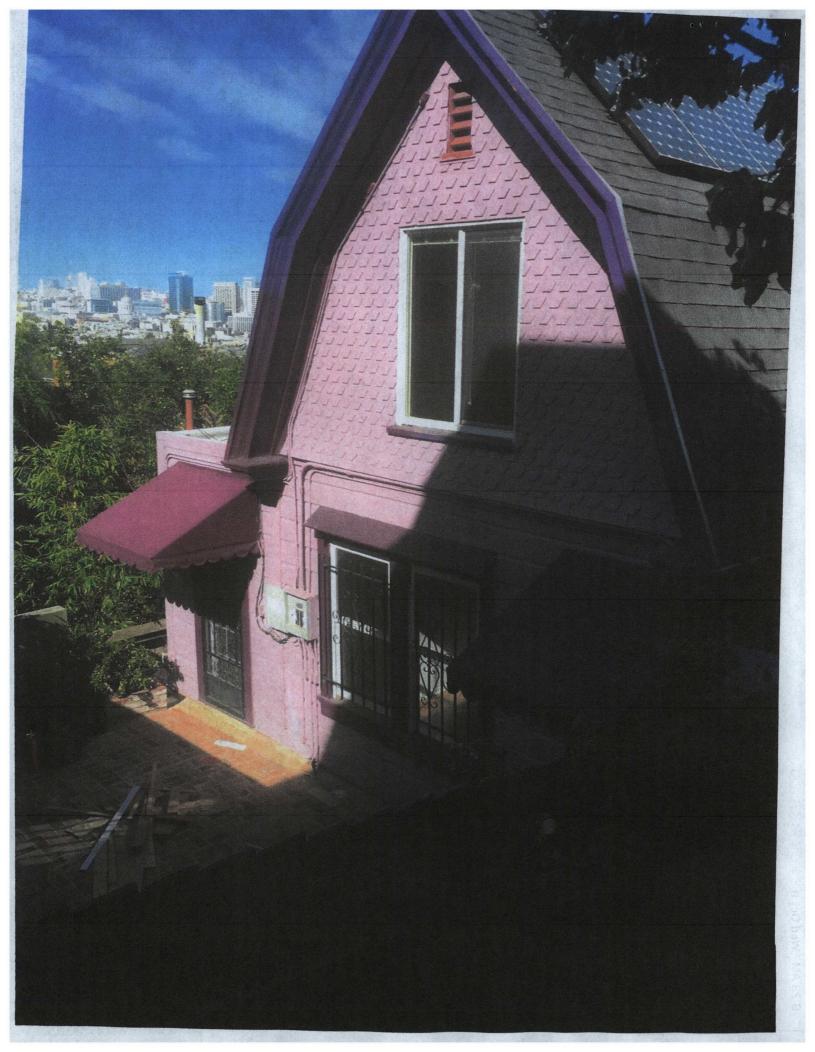
















# RESPONSE TO DISCRETIONARY REVIEW (DRP)





#### SAN FRANCISCO PLANNING DEPARTMENT

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

Pr	Project Information	
Pro	Property Address:	Zip Code:
Bu	Building Permit Application(s):	
Re	Record Number: Assigned	d Planner:
Pr	Project Sponsor	
Na	Name:	Phone:
Em	Email:	
Re	Required Questions	
1.	Given the concerns of the DR requester and other concerns project should be approved? (If you are not aware of the issues requester in addition to reviewing the attached DR application.)	
2.	2. What alternatives or changes to the proposed project are y concerns of the DR requester and other concerned parties' meet neighborhood concerns, please explain those change or after filing your application with the City.	If you have already changed the project to
3.	<ol> <li>If you are not willing to change the proposed project or pur that your project would not have any adverse effect on the of your needs for space or other personal requirements that requested by the DR requester.</li> </ol>	surrounding properties. Include an explaination

#### **Project Features**

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

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

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

Signature:	Date:
Printed Name:	☐ Property Owner ☐ Authorized Agent

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

#### Response to Discretionary Review (2019-000650DRP)

#### **Addendum Required Questions:**

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

Project Sponsor Response:

The proposed project is zoning and code compliant and does not require any variances. The project has been sensitively designed to be compatible with the surrounding neighborhood. The proposed highest floor (3<sup>rd</sup> floor) has already been setback from the property line on all four sides to reduce the visual scale of the massing. There are no exceptional or extraordinary circumstances to justify a Discretionary Review of the project.

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

Project Sponsor Response:

The DR requester(s) have not identified any specific changes in their Application for Discretionary Review so it is uncertain what (if any) changes are being requested.

To date and since the time of the pre-application meeting which was held on January 5, 2019, only one neighbor has contacted the project sponsor with any concerns about the project. This neighbor who is located directly to the north at 615 Sanchez had privacy concerns regarding the view from the proposed kitchen into his bathroom at the 3<sup>rd</sup> floor level. This concern was successfully resolved by revising the project to extend the eastern face of the property line wall so that the no views into the neighbor's windows would be possible.

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

Project Sponsor Response:

Given the location, scale, and proposed rear, side and front setbacks, the Project will not have adverse effects to light or air on adjacent properties. Further, there will be a benefit to the adjacent properties by the restoration and enhancement of the mid-block open space since the (existing) house which is scheduled for demolition is located within the rear-yard.

# PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF NEW SINGLE FAMILY DWELLING UNIT AND REMOVAL OF EXISTING BUILDING

(PLANNING CODE SECTION 317 – DEMOLITION PERMIT NO. 2019.01.15.0390 AND BUILDING PERMIT NO. 2019.01.15.0391

617 Sanchez Street Block 3600, Lot 055

**Project Sponsor: Sammie Host, Owner** 

Hearing Date: January 23, 2020

Attorneys for Project Sponsors:

# REUBEN, JUNIUS & ROSE, LLP

January 2, 2020

#### Delivered Via E-mail (david.winslow@sfgov.org, linda.ajellohoagland@sfgov.org)

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

**Re:** 617 Sanchez Street

Block/Lot: 3600/055

**Brief in Opposition to Discretionary Review Request** 

Planning Case Number: 2019-000650 Hearing Date: January 23, 2020

Our File No.: 11026.01

Dear President Melgar and Commissioners:

We represent Sammie Host ("Host"), owner of 617 Sanchez Street (the "Property"). Host seeks to demolish an existing two-story non-confirming single-family dwelling and detached garage and construct a Code-compliant single-family home, with three stories at the street and four stories at the rear (the "Project"). The Project will allow a new well-designed and compatible family home on an underutilized lot.

#### A. Property and Project Overview

The RH-1-Zoned Property is on a steeply sloped block of Sanchez Street at the intersection with Cumberland Street in the Castro/Upper Market Neighborhood. The block is largely developed with homes at the streetfront except for at the Project Site, where the existing home is set at the rear of the lot, creating a break in the development pattern. The lots on the block slope significantly, not only down the street towards the north, but also towards the east at the rear of the lots (See Exhibit B: Context Photos of the Project Site). The buildings on the block are between two and four stories at the streetfront. Although the adjacent house at 619 Sanchez is two-stories at the street, the houses at 615 Sanchez and 621 Sanchez (next to 619 Sanchez), are three stories at the street, and the properties across the street are three to four stories at the street.

The existing 600 square-foot two-bedroom one-bathroom, nonconforming two-story house is set at the rear of the lot. There is a wood-frame garage at the front of the lot. Between these two structures, is a partially enclosed outdoor kitchen. The existing building has been changed significantly over time and was determined by the Planning Department not to be a historic

resource. The Property is appraised at \$2.5 million dollars, above the \$2.2 million dollar threshold for the City Assessor's 2018-2019 Data for the 80<sup>th</sup> Percentile of San Francisco single-family home values. Therefore, demolition of the existing residential building does not require Planning Commission approval.

The Project proposes a family-sized home that would be three stories at the front and four stories at the rear, consistent with the other properties on the block, and would require no variances. The massing of the east and west facades would respect the topography of the site and surrounding area and would be consistent with the stepping down massing of buildings on the block. (See Exhibit C: Renderings of the Proposed Project). Furthermore, the fourth floor is proposed to be set back on all sides, 10 feet from the front property line, 13 feet 5 inches from the rear of the building, 3 feet from the north property line, and 3 feet 3 inches from the south property line. These setbacks reduces the visual scale of the massing and limit the light and air impacts on adjacent properties.

The new home would be approximately 27 feet in height, which is 8 feet under the height limit of 35 feet from grade set by the Dolores Heights Special Use District. It would also have a large Code-compliant 45% rear yard of 47 feet 3 inches. The home would contain four bedrooms, providing a modern family-sized home. Parking would remain at one vehicle parking space, and a bike parking space will be added. The existing 12 foot long curb cut will be reduced to 10 feet.

Given the location, scale, proposed rear, side and front setbacks, the Project will not have adverse effects on light or air to adjacent properties. Furthermore, adjacent properties will be benefited by the restoration and enhancement of the pattern of mid-block open space when the existing non-conforming house at the rear of the lot is demolished.

The design is consistent with the Residential Design Guidelines and the Dolores Heights Residential Design Guidelines. The Project was reviewed at least once by the Residential Design Team which required minimal changes to the originally proposed design; specifically, the addition of modest scaled street-facing punched windows into the central stair at the 3<sup>rd</sup> and 4<sup>th</sup> floors, increased landscaping within the front setback, and a recessed niche at the front of the building so that the utility panels are not visible from the street.

Throughout the approval process, Host has strived to design a Project that provides a livable, modern single family home, while also protecting the light, air and privacy of the neighbors, and fulfilling the aesthetic considerations of the Planning Department. The result is an attractive, appropriate and neighborhood-compatible family home.

#### **B.** Project Outreach

The Project Sponsor has had excellent communications with neighbors and conducted extensive neighborhood outreach. Host conducted a Pre-application meeting on January 5, 2019. Since then, only one neighbor has contacted the Project Team directly with any concerns about the Project. The neighbor to the north at 615 Sanchez had privacy concerns regarding the view from the

proposed kitchen into his bathroom at the 3rd floor level. This concern was successfully resolved by revising the Project to extend the eastern face of the property line wall so that the no views into the neighbor's windows would be possible. In addition, the Project has received 2 letters of support from neighbors on Cumberland Street (See Exhibit D: Letters in Support of the Project).

Discretionary Review Applications were filed on October 9, 2019. Shortly thereafter, in October 2019, both the Planning Department and the Sponsor Team reached out to the DR Requestors to offer to talk or meet, however, no response was received. The Project Team again reached out to the DR Requestors on December 17, 2019 and received a reply from Sue Hestor, attorney representing DR Requestor Benafsha Irani, stating they would not be available to meet until sometime in January 2020.

The chronology of neighborhood meetings and outreach is as follows:

### <u>August 2018</u>

Host met with Ralph Higgs of 621 Sanchez in front of his garage to introduce herself and share her intention to build a new home.

### November 23, 2018

Host dropped-off informal mail notifications to 18 surrounding neighbors informing them of the pending Pre-Application Meeting and briefly met with one neighbor on Cumberland Street to introduce herself and share her intention to build a new home.

#### December 10, 2018

Host met with Michael Tseng of 615 Sanchez and his sister in-law in front of his home to introduce herself and share her intention to build a new home.

#### December 19, 2018

Host and Edmonds + Lee Architects met with William Coertnik and Roderick Llewellyn of 3875 19th Street at 617 Sanchez to tour the existing house and provide them an overview of the proposed Project.

#### December 28th, 2018

Host met with Jackie Holland of 282 Cumberland at 617 Sanchez to share her intention to build a new home. Jackie Holland indicated she was happy to see the cottage demolished and would coordinate with the Project Team about how to beautify the back of her house.

### January 5, 2019

Host hosted Pre-Application meeting at 617 Sanchez. Edmonds + Lee Architects presented the Project, distributed copies of the drawings, and offered to meet individually in the future with any interested neighbor. Notably, DR Requestors Brian Higginbotham of 616 Sanchez and Sue Hestor, attorney representing Benafsha Irani, were present at the Pre-Application Meeting.

#### October 6, 2019

Robert Edmonds of Edmonds + Lee Architects met with Michael Tseng of 615 Sanchez to discuss Tseng's privacy concerns from the proposed kitchen into his bathroom at the 3<sup>rd</sup> floor level. This concern was successfully resolved by revising the Project to extend the eastern face of the property line wall so that no views into Tseng's windows would be possible.

### November 21, 2019

Host met with Frank Nolan of 373 Cumberland and Roland Trego of 349 Cumberland to provide them an overview of the Project.

### C. DR Requests

The Applications for Discretionary Review do not identify any specific changes, so it is unclear what, if any, changes are being requested. It appears that both DR Requestors may object to view impacts, which are not protected in San Francisco.

### 1. Irani DR Request

Benafsha Irani owns the house at 619 Sanchez, but does not currently live there. 619 Sanchez is adjacent to and upslope from the Project (See Exhibit B: Context Photos of the Project Site). Ms. Irani states that she objects to the view impacts of the proposed Project. The photos submitted with her DR Request show a view from a rear deck set significantly above the rear yard of 617 Sanchez. While there would be some view impact to the deck with the shift from the nonconforming house at the rear of the lot to a Code-complaint house at the front of the lot, there would be no undue impact on light and air to 619 Sanchez, and views themselves are not protected. The Project proposes a large 45% rear yard, and the upper level would be set back at the sides and the rear. While there may be some view impact to 619 Sanchez, the impact of the Project as a whole is to create a Code-compliant family home that opens up mid-block open space and is entirely appropriate for the Site.

#### 2. Higginbotham DR

Brian Higginbotham lives at 616 Sanchez Street, a four-story house across the street from 617 Sanchez. His DR Request does not give any information about his objection to the Project. Given that 616 and 617 Sanchez are approximately 85 feet apart across the street, the only possible objection could be to view impacts, which do not support discretionary review. (See Exhibit B: Context Photos of the Project Site).

#### D. Conclusion

Host proposes a Project that would create a modern, family-sized home and add to the streetface of the block. The existing design incorporates massing setbacks to protect the existing neighborhood character and surrounding properties. The DR Requestors identify no issues with

the Project rising to the threshold of the "exceptional and extraordinary circumstances" required to approve the DR. Therefore, we respectfully request that the Planning Commission approve the Project as currently proposed.

Thank you for your consideration. I look forward to presenting this Project to you on January 23, 2020.

### REUBEN, JUNIUS & ROSE, LLP

John Jay Cit

Jody Knight

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

#### **Enclosures:**

#### **List of Exhibits**

Exhibit A Letter from Project Sponsor

Exhibit B Context Photos of the Project Site

Exhibit C Renderings of the Proposed Project

Exhibit D Letters in Support of the Project

# **Exhibit A:**Letter from Project Sponsor

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

Dear President Melgar and Fellow Commissioners:

I am Sammie Host, the homeowner of 617 Sanchez, who is seeking the demolition permit application #2019-0115-0390 and the new building permit application #2019-0115-0391.

I have lived in San Francisco and the Bay Area since I first came here as a student in 1995. Since then, it has always been a dream of mine to build a new home in San Francisco and in Dolores Heights in particular where I can walk in close proximity to the grocery store, Dolores Park, and the Valencia Street Corridor where I frequently teach yoga and wellness classes. Additionally, this new home would provide me the much needed additional bedrooms and living space for me to look after and care for my parents as they get older in age.

Over the course of the last two years, I have worked hard with my architects to design an attractive, family home that we think is sensitively designed and will fit in well with the neighborhood. We believe this new home will also be a net benefit the adjacent neighbors by removing a non-compliant structure in the back of the property and enhancing the mid-block open space. I sincerely hope after reviewing the enclosed materials that you will agree that we have made substantial efforts to be a good neighbor and reduce the impact on other residents.

Thank you for your consideration.

Sincerely,

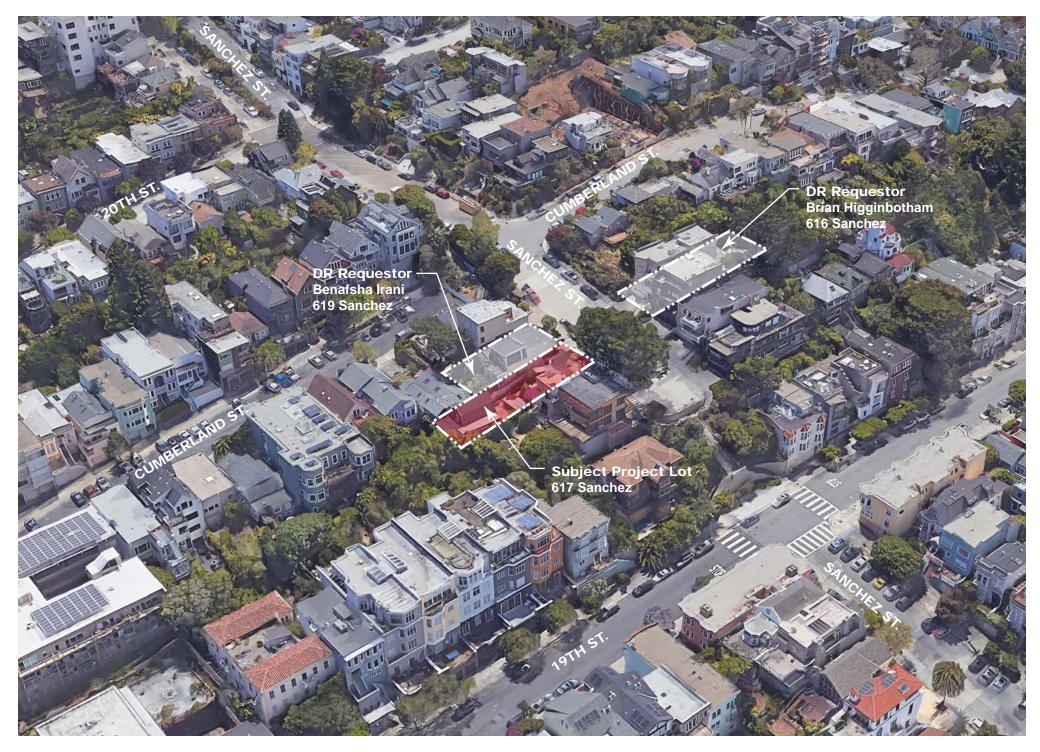
Sammie Host

# Exhibit B: Context Photos of the Project Site



Exhibit B.1: Aerial View of 617 Sanchez Street

Image Date: Google Earth, May, 2018



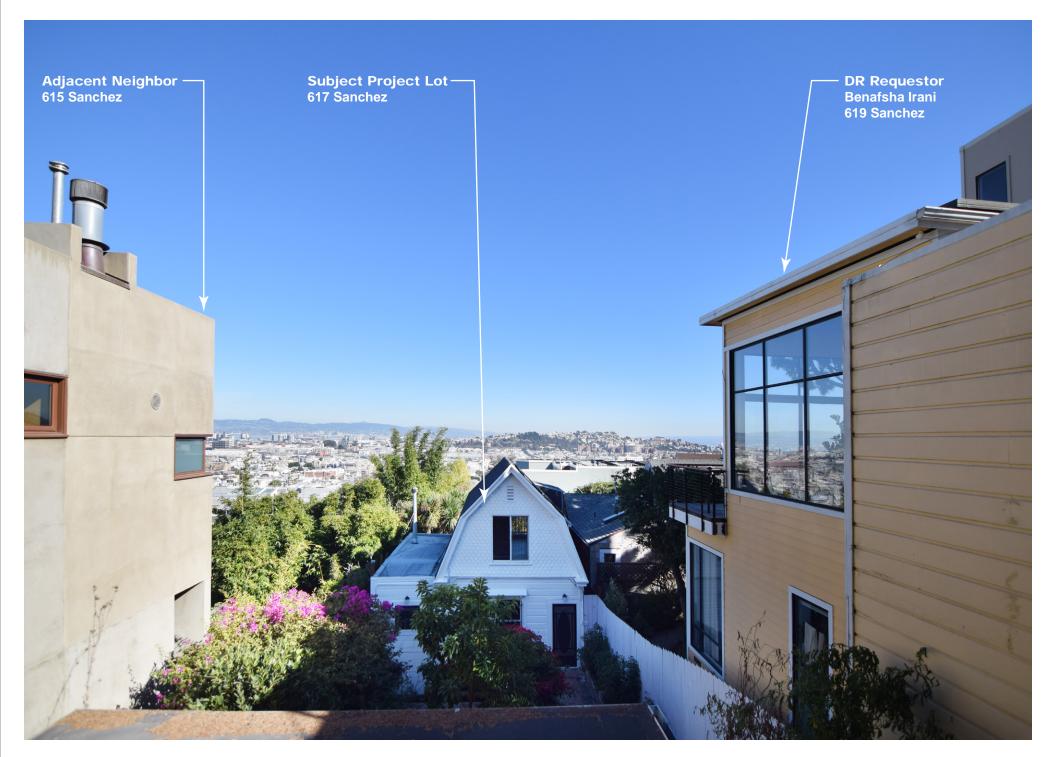
**Exhibit B.2: Aerial View of 617 Sanchez Street** Image Date: Google Earth, May, 2018



Exhibit B.3: View of 617 Sanchez Street Looking East Image Date: September 5, 2018



Exhibit B.4: View of Opposite Side of 617 Sanchez Street Looking West Image Date: September 5, 2018



**Exhibit B.5: View of 617 Sanchez Street Looking East** Image Date: November 6, 2018



**Exhibit B.6: View of 617 Sanchez Street Looking West** Image Date: November 6, 2018

# Exhibit C: Renderings of the Proposed Project



Exhibit C.1: (PROPOSED) Rendering of Front (West) Along Sanchez Street with Adjacent Properties

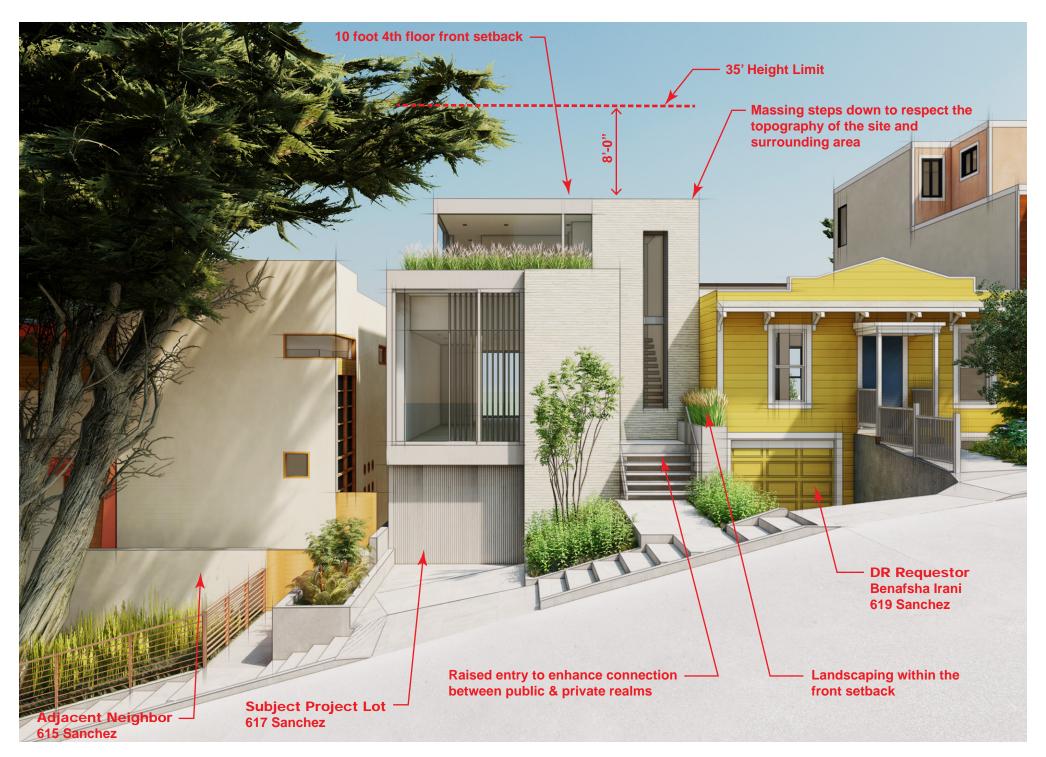


Exhibit C.2: (PROPOSED) Rendering of Front (West) Along Sanchez Street with Adjacent Properties



Exhibit C.3: (EXISTING) Rendering of Rear (East) with Adjacent Properties



Exhibit C.4: (PROPOSED) Rendering of Rear (East) with Adjacent Properties

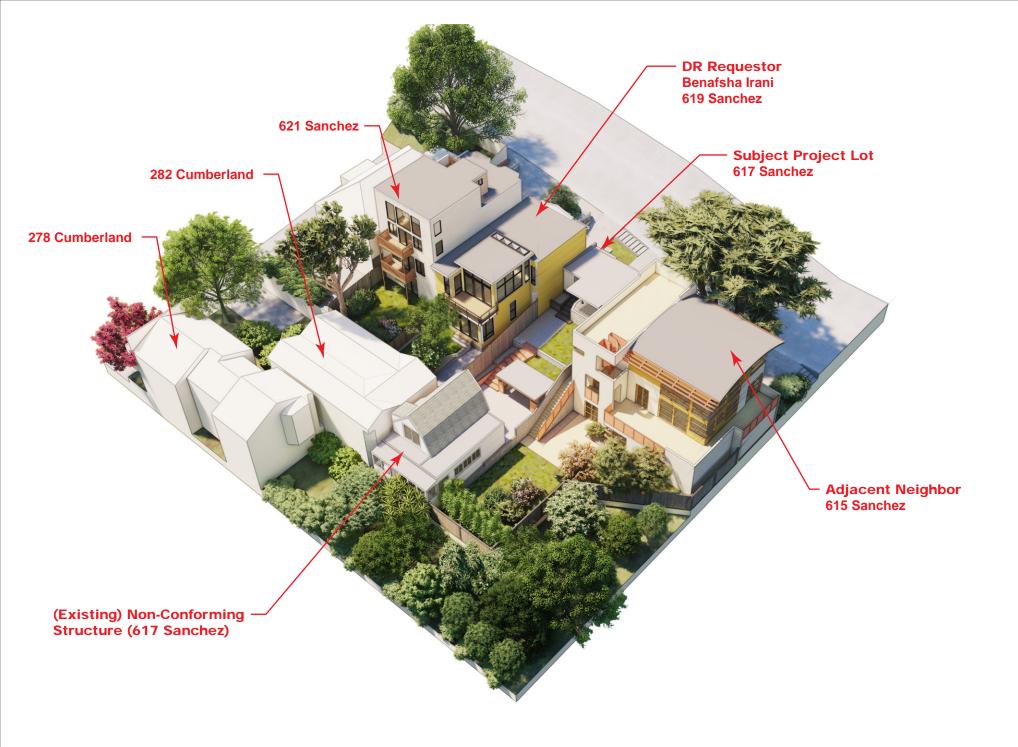


Exhibit C.5: (EXISTING) Aerial Rendering of Rear (East) with Adjacent Properties

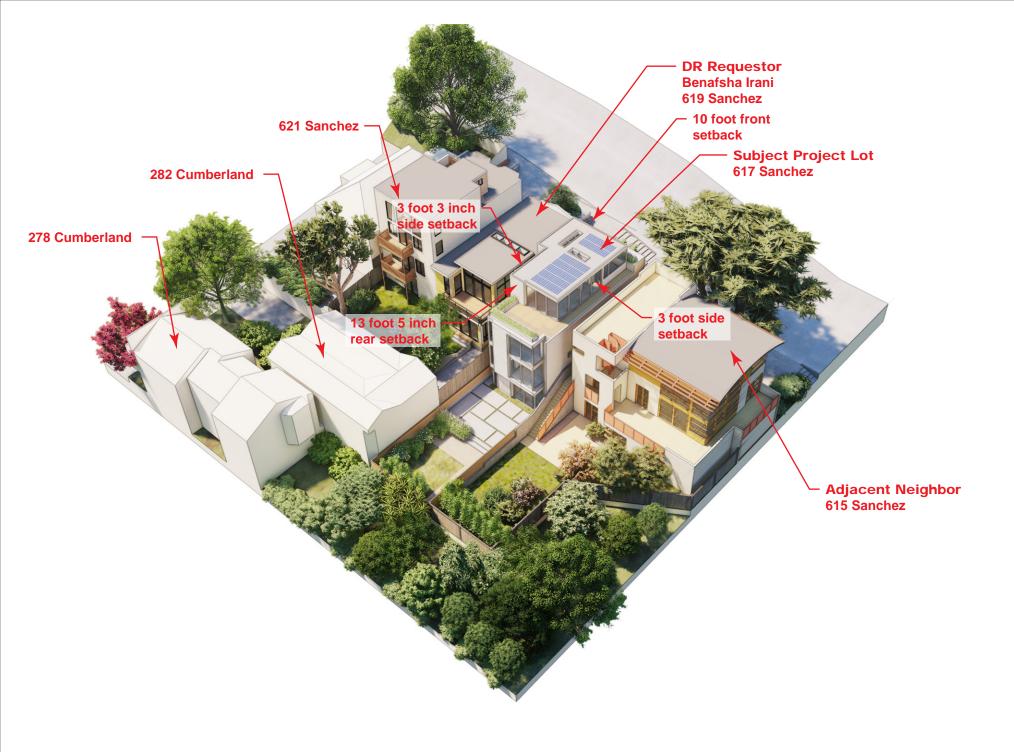


Exhibit C.6: (PROPOSED) Aerial Rendering of Rear (East) with Adjacent Properties

# Exhibit D: Letters in Support of the Project

Linda Ajello Hoagland, Senior Planner San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

November 21, 2019

Re: Letter of Support for Proposed Project at 617 Sanchez Street (BPA 2019-0115-0391)

Dear Ms. Ajello Hoagland:

As the owner and resident of 373 Cumberland Street, we are writing this letter in support of the proposed new home being proposed by Sammie Host at 617 Sanchez.

Sammie has met with us in person to review the drawings for their project. We believe the project has been well designed to fit into the surrounding neighborhood and would be a welcome addition.

We hope this project will be approved as proposed.

Sincerely,

Frank Nolan

373 Cumberland Street

San Francisco, CA 94114

415-377-3726

Linda Ajello Hoagland, Senior Planner San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

November 21, 2019

Re: Letter of Support for Proposed Project at 617 Sanchez Street (BPA 2019-0115-0391)

Dear Ms. Hoagland:

As the owner/resident of 349 Cumberland Street, I am writing this letter in support of the proposed new home being proposed by Sammie Host at 617 Sanchez.

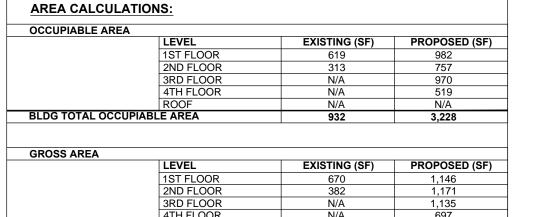
I have had the opportunity to review the submitted plans and I believe the project has been well designed to fit into the neighborhood and would be a welcome addition. While large, it is fairly moderate compared to other developments in the area.

I hope this project will be approved as proposed.

Sincerely,

Roland Trego





PROJECT SUMMARY TABLE	Ξ.	
ROJECT SUMMART TABLE	<del>_</del>	
	EXISTING	PROPOSED
DWELLING UNITS	1	1
BUILDING HEIGHT	7'-11 1/2"	27'-0 1/4"
BICYCLE PARKING SPACES	0	1
VEHICLE PARKING SPACES	1	1
USEABLE OPEN SPACE	1,226 SF	1,250 SF
MAX. EXCAVATION DEPTH	N/A	+/- 16'-0"
APPROX. SOIL DISTURBANCE	N/A	+/- 650 CU.YD.

# **BIRD-SAFE GLAZING CALCULATIONS:**

NEW EXTERIOR FACADES - SEC.139.(c)(3)(A)	

FACADE	TOTAL FACADE AREA (SF)	TOTAL GLAZED AREA (SF)	% GLAZED AREA	OUTCOME/CODE
FRONT (WEST)	631	178	28.21%	UNDER THRESHOLD
REAR (EAST)	986	469	47.57%	UNDER THRESHOLD
SIDE (NORTH)	1547	402	25.99%	UNDER THRESHOLD
SIDE (WEST)	1532	239	15.60%	UNDER THRESHOLD

# SHEET INDEX:

## ARCHITECTURAL

A0.00 COVER SHEET **GREEN BUILDING** 

GENERAL NOTES

SITE PLANS (NEW) & (EXISTING) FLOOR AREA & EXITING CALCULATIONS

FLOOR PLANS (NEW) & (EXISTING) FLOOR PLANS (NEW) & (EXISTING) FLOOR PLANS (NEW) & (EXISTING) A1.04 FLOOR PLANS (NEW) & (EXISTING)

EXTERIOR ELEVATIONS (NEW) & (EXISTING) EXTERIOR ELEVATIONS (NEW) & (EXISTING) EXTERIOR ELEVATIONS (NEW) & (EXISTING) EXTERIOR ELEVATIONS (NEW) & (EXISTING)

A2.10 ENLARGED FRONT ELEVATION

BUILDING SECTION (NEW) & (EXISTING) BUILDING SECTION (NEW) & (EXISTING)

# **PROJECT INFORMATION:**

**APPLICABLE CODES:** 

ADDRESS: 617 SANCHEZ STREET SAN FRANCISCO, CA 94114

BLOCK: 3600

2016 CALIFORNIA BUILDING CODE & SF AMENDMENTS 2016 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS 2016 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS 2016 CALIFORNIA PLUMBING CODE & SF AMENDMENTS 2016 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS

2016 SAN FRANCISCO HOUSING CODE 2016 SAN FRANCISCO ENERGY CODE

2016 CALIFORNIA ENERGY CODE

# **BUILDING LIMITATIONS (PER 2016 CBC TABLE 504.3):**

OCCUPANCY: R-3 TYPE VB CONSTRUCTION: FIRE SPRINKLERS: YES 40-X MAXIMUM HEIGHT:

# **NOT FOR** CONSTRUCTION

NO: DATE: SUBMISSION:

02 01.07.19 SITE PERMIT

03 07.22.19 NOPDR #1

01 01.05.19 PRE-APP MEETING

EDMONDS + LEE ARCHITECTS, INC. 2601 Mission St., #503

San Francisco, CA 94110

T 415 . 285 . 1300 www.edmondslee.com

# **WORK HOURS:**

MAXIMUM AREA:

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.

UNLIMITED

### PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF AN (EXISTING) 2-STORY, NON-CONFORMING SINGLE FAMILY DWELLING AND DETACHED GARAGE STRUCTURE, AND THE CONSTRUCTION OF A (NEW) 4-STORY, SINGLE FAMILY DWELLING.

# PROJECT DIRECTORY:

CLIENT / OWNER: CONTRACTOR:

SAMMIE HOST, JW SANCHEZ LLC TBD 170 SUMMIT WAY SAN FRANCISCO, CA 94132

EDMONDS + LEE ARCHITECTS CONTACT: ROBERT EDMONDS 2601 MISSION STREET, 503 SAN FRANCISCO, CA 94110 T (415) 285-1300





# SANCHEZ STREET

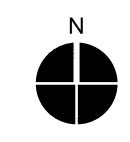
RESIDENCE 617 SANCHEZ STREET SAN FRANCISCO, CA 94114

**COVER SHEET** 

8		
SCALE:		NONE
	DATE:	JULY 22, 2019
	JOB NO.	2018.07
	DRAWN:	
•	CAD FILE:	

- PROJECT LOCATION





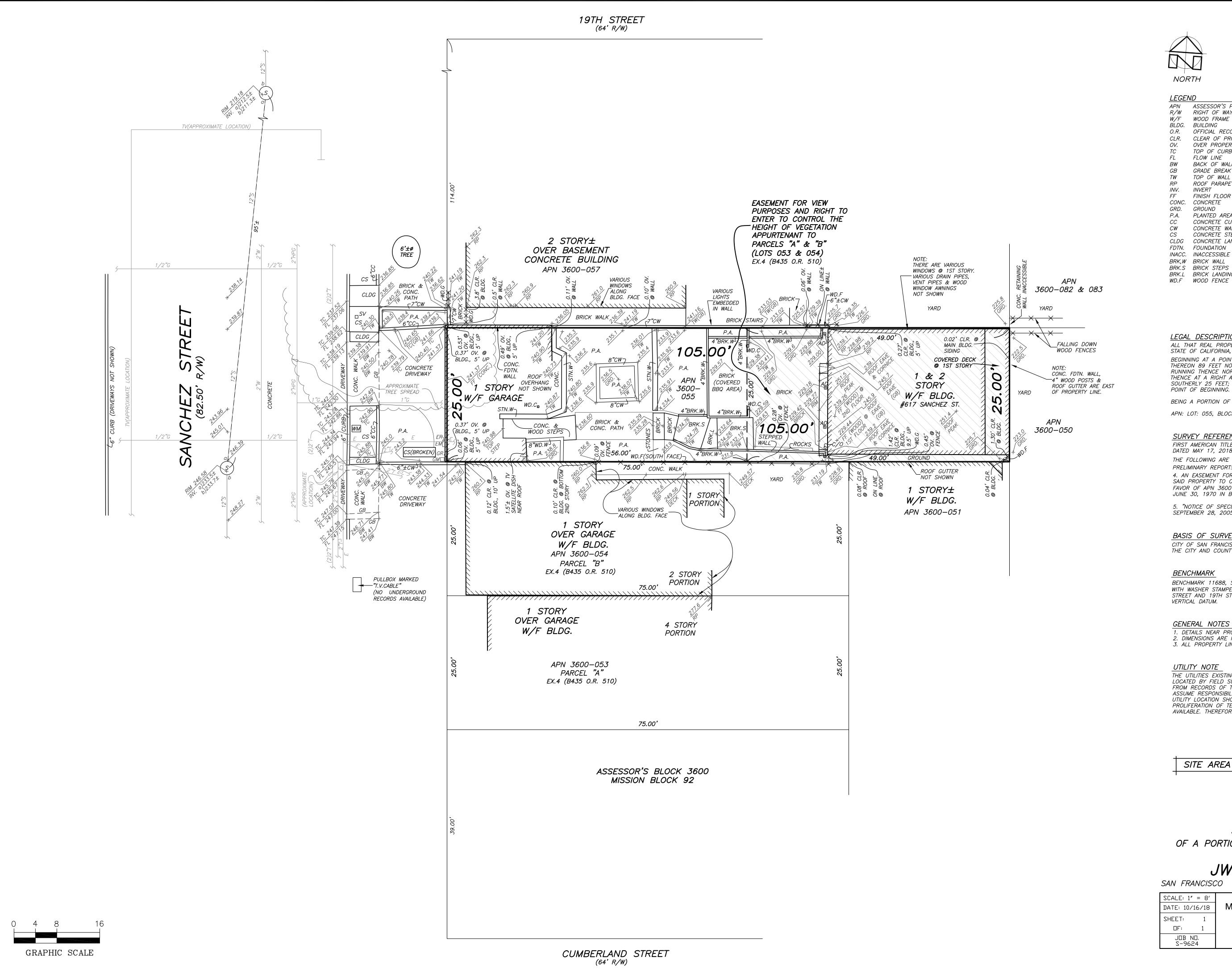
ISSUED FOR NOPDR #1 COMMENTS - JULY 22, 2019

617 SANCHEZ STREET, SAN FRANCISCO, CA 94114

SANCHEZ STREET RESIDENCE

# GS1: San Francisco Green Building Site Permit Submittal Form

<b> </b>				ı						Forr	n version: February 1, 2	2018 (For permit applicati	ions January 2017 - December 2019
1. Sele	RUCTIONS: ect one (1) column to identify requ	uirements for the proi	ect. For addition and alteration projects,		NEW CONS	STRUCTION			ALTER	RATIONS + ADI	DITIONS		PROJECT INFO
applic	ability of specific requirements moving the Project Information in the	nay depend upon proj	CHECK THE <b>ONE</b> COLUMN THAT BEST DESCRIBES YOUR PROJECT		$\overline{\checkmark}$								
3. <b>A L</b> I	-	_	th the site permit application, but using such tools	LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON- RESIDENTIAL	OTHER NON- RESIDENTIAL	RESIDENTIAL MAJOR	OTHER RESIDENTIAL	NON-RESIDENTIAL MAJOR	FIRST-TIME NON-RESIDENTIAL	OTHER NON- RESIDENTIAL	SANCHEZ STREET RESIDENCE PROJECT NAME
Attach	ensure legibility of DBI archives, s ment GS2, GS3, GS4, GS5 or GS6	S will be due with the ap	plicable addendum. A separate "FINAL COMPLIANCE					ALTERATIONS + ADDITIONS	ALTERATIONS + ADDITIONS	ALTERATIONS + ADDITIONS	INTERIORS	INTERIORS, ALTERATIONS	
VERIF	TICATION" form will be required prior unicipal projects, additional Environn	or to Certificate of Comp	eletion. For details, see Administrative Bulletin 93.	D	D	A,B,E,I,M 25,000 sq.ft.	F,H,L,S,U	R	R	B,M	A,B,I,M 25,000 sq.ft.	+ ADDITIONS  A,B,E,F,H,L,I,M,S,U	3600 / 055 BLOCK/LOT
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	1-3 Floors	4+ Floors	25,000 sq.ft. or greater	A,B,E,I,M less than 25,000 sq.ft.	25,000 sq.ft. or greater	adds any amount of conditioned area	25,000 sq.ft. or greater	25,000 sq.ft. or greater	more than 1,000 sq.ft. or \$200,000	617 SANCHEZ STREET
д Ж	Required LEED or	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1	Project is required to achieve sustainability certification listed at right.		LEED SILVER (50+)		n/r	LEED GOLD (60+)	n/r	LEED GOLD (60+)	LEED GOLD (60+)	n/r	ADDRESS
ED/GI	GPR Certification Level  LEED/GPR Point Adjustment for	5.103.1.1, 5.103.3.1 & 5.103.4.1		or GPR (75+) CERTIFIED	or GPR (75+) CERTIFIED	CERTIFIED '		or GPR (75+) CERTIFIED		CERTIFIED '	CERTIFIED '		SINGLE-FAMILY RESIDENTIAL
	Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r		n/r			n/r	PRIMARY OCCUPANCY
တ			Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.										4,149 GSF
ERIAI	LOW-EMITTING MATERIALS	U/LOIGGII T.307.2. I-3	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable.	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	GROSS BUILDING AREA
MAT		5.103.3.2 & 5.103.4.2	New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
		CALGreen 4.303.1	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common);										
	INDOOR WATER USE	<b>&amp;</b> 5.303.3.	kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm).  Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A.		•	LEED WEc2	•			•	•	•	DESIGN PROFESSIONAL or PERMIT APPLICANT
~	REDUCTION	SF Housing Code sec.12A10, SF Building Code ch.13A	non-compliant fixtures per SF Building Code ch.13A.  New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WFc2)			(2 pts)					-		(sign & date)
VATEF	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	
	WATER-EFFICIENT		and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.  New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or	177	-	-	1111	1,1/1	11/1	.,,,	1.1/1	1//1	
	IRRIGATION	Administrative Code ch.63	climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	
<b>∀</b> 9	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	
ENER	DENEMARIE ENERGY		Requirements may substitute living roof for solar energy systems.  Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under	,	,			,	,		- 1		
	RENEWABLE ENERGY  COMMISSIONING (Cx)	SFGBC 5.201.1.3 CALGreen	LEED credit Optimize Energy Performance (EAc2).  For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC	n/r n/r	n/r	LEED EAc1	•	n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	5.410.2 - 5.410.4.5.1	equipment must test and adjust all equipment.	177	n/r	opt. 1	•	n/r if applicable	if applicable	•	•	_	-
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if >10 stalls added	
9 N	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added	
PARK		05000 4 400 4	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE.  Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of					applicable for		applicable for			
-	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details.  Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of	•	•	•	•	permit application January 2018 or after	n/r	permit application January 2018 or after	n/r	n/r	
		055 99 0 0	spaces for multifamily with ≥17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.					5. 4101		0. 4.101			
SION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•	
WAS	CONSTRUCTION & DEMOLITION (C&D)	Environment Code ch.14,	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•	
	WASTE MANAGEMENT	SF Building Code ch.13B								,	,	,	
/AC	HVAC INSTALLER QUALS HVAC DESIGN	CALGreen 4.702.1  CALGreen 4.507.2	Installers must be trained and certified in best practices.  HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r n/r	n/r n/r	n/r n/r	
Í	REFRIGERANT MANAGEMENT		Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•	
<u>~</u>	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•	1
)OD HBO	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•	
GC	TOBACCO SMOKE CONTROL	CALGreen 5.504.7,	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	.	•	•	•	•	•	•	•	•	
_ 7			For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	<u> </u>				-	<u> </u>				
NOIT	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
OLLU	CONSTRUCTION	Public Works Code	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing	•	if disturbing	if disturbing	if project extends	if project extends	if project extends	if project extends	if project extends	1
A A	SITE RUNOFF CONTROLS	art.4.2 sec.146		≥5,000 sq.ft.	<u> </u>	≥5,000 sq.ft.	≥5,000 sq.ft.	outside envelope	outside envelope	outside envelope	outside envelope	outside envelope	
AL AL	ACOUSTICAL CONTROL	SF Building Code	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).	•	•	•	•	n/r	n/r	•	•	•	
OR AENT, ITY	AIR FILTRATION	sec.1207 CALGreen 4.504.1-3	New residential projects' interior noise due to exterior sources shall not exceed 45dB.  Seal permanent HVAC ducts/equipment stored onsite before installation.			_	_		_	_		_	
INDOO! RONME	(CONSTRUCTION)  AIR FILTRATION	& 5.504.1-3 CALGreen 5.504.5.3,	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.		.r	•	•	.r	,	•	•	•	
ENVE	(OPERATIONS)  CONSTRUCTION IAQ	SF Health Code art.38	Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•	
	MANAGEMENT PLAN		During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
	GRADING & PAVING		Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
TIAL	RODENT PROOFING  FIREPLACES & WOODSTOVES		Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.  Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r n/r	n/r	•	•	n/r n/r	n/r n/r	n/r n/r	
DEN	CAPILLARY BREAK,	CALGreen 4.505.1	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
RES	SLAB ON GRADE  MOISTURE CONTENT	CALGreen 4.505.3	licensed professional.  Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r	1
			Tazzbz.zzz	<del>1</del>	1	1	1	<del> </del>	1	1		I	<u> </u>





<u>LEGEND</u>

	· <del>-</del>		
APN		WD.G	WOOD GATE
R/W		WD.C	WOOD COLUMN
	WOOD FRAME	STN.W	STONE WALL
BLDG.	BUILDING	(s)	SEWER MANHOLE
0.R.	OFFICIAL RECORDS	$  (^{\circ})  $	SEWER MANHOLE
CLR.			WATER METER
OV.	OVER PROPERTY LINE	WM	
TC	TOP OF CURB	ER.	ELECTRIC RISER
FL	FLOW LINE	EM[]	ELECTRIC METER
BW	BACK OF WALK	GR.	GAS RISER
GB		$GM\square$	GAS METER
TW	TOP OF WALL	□SV	
RP	ROOF PARAPET	1 —	
INV.	INVERT	$\Box AD$	AREA DRAIN
FF CONC.	FINISH FLOOR	oC/0	SEWER CLEANOUT
	CONCRETE GROUND	Ε	ELECTRIC LINE
GRD. P.A.			
CC	. — —		GAS LINE
	CONCRETE WALL	<u>HPG</u>	HIGH PRESSURE GAS LINE
CS		S	SEWER LINE
CLDG	CONCRETE LANDING		
FDTN.	FOUNDATION		TELEPHONE LINE
INACC.	INACCESSIBLE		TELEVISION LINE
BRK,W	BRICK WALL		WATER LINE
BRK.S	BRICK STEPS		WAILK LINE
BRK.I	BRICK LANDING		

## LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SANCHEZ STREET, DISTANT THEREON 89 FEET NORTHERLY FROM THE NORTHERLY LINE OF CUMBERLAND STREET; RUNNING THENCE NORTHERLY ALONG THE SAID LINE OF SANCHEZ STREET 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 105 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; AND THENCE AT A RIGHT ANGLE WESTERLY 105 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 92.

APN: LOT: 055, BLOCK: 3600

# SURVEY REFERENCE

FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT NO. 3809-5724746 DATED MAY 17, 2018.

THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

4. AN EASEMENT FOR VIEW PURPOSES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY TO CONTROL THE HEIGHT OF THE VEGETATION GROWING THEREON IN FAVOR OF APN 3600-053 (PARCEL "A") AND APN 3600-054 (PARCEL "B") RECORDED JUNE 30, 1970 IN BOOK B435, PAGE 510, OFFICIAL RECORDS.

5. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED SEPTEMBER 28, 2005, DOCUMENT NO. 2005—1043615, OFFICIAL RECORDS.

# BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NO. 235 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

# BENCHMARK

BENCHMARK 11688, STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" AT THE NORTHEAST CORNER OF NOE STREET AND 19TH STREET. ELEVATION = 172.007 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

# GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE. 2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.

# UTILITY NOTE

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

SITE AREA = 2,625 SQ.FT.

SITE SURVEY OF A PORTION OF ASSESSOR'S BLOCK NO. 3600

JW SANCHEZ, LLC

CALIFORNIA

SCALE: 1"	= 8′		SURV: MV
DATE: 10/	16/18	MARTIN M. RON ASSOCIATES	DES.
SHFFT:	1	LAND SURVEYORS	DRW.: JP
ΠF:	1	859 HARRISON STREET, SUITE 200	CHK.: BR
	1	SAN FRANCISCO, CA 94107 (415) 543-4500	RE∨ N□.
J□B N□. S-9624		(+10) 040-4000	

### GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," CURRENT EDITION. WHERE THESE CONFLICT WITH THE FOLLOWING SUPPLEMENTARY GENERAL CONDITIONS, THE LATTER SHALL TAKE PRECEDENCE.

#### SUMMARY OF WORK

THE WORK DESCRIBED IN THIS CONTRACT CONSISTS OF FOLLOWING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

## CHANGE IN THE WORK

- 1. VERBAL INSTRUCTION: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE THE ARCHITECT REGARDING ANY ADDITIONAL COSTS RESULTING FROM THE ARCHITECT'S VERBAL INSTRUCTIONS; SUCH ADVICE SHALL OCCUR BEFORE ANY ADDITIONAL WORK IS EXECUTED
- 2. SUBMITTAL OF CHANGE ORDERS: CHANGE ORDERS SHALL BE PREPARED BY THE GENERAL CONTRACTOR; IF A CHANGE ORDER SUBMITTED TO THE ARCHITECT FOR APPROVAL AFTER THE WORK REFLECTED BY THE CHANGE ORDER HAS ALREADY BEEN EXECUTED, THE CHANGE ORDER WILL BE AUTOMATICALLY REJECTED. A WRITTEN EXPLANATION BY THE GENERAL CONTRACTOR OF THE EFFECT OF THE CHANGE ORDER ON THE PROJECT SCHEDULE MUST ACCOMPANY EACH CHANGE ORDER.
- 3. FITTINGS, HARDWARE AND FINISHES: WHEN PLUMBING FAUCETS, DOOR HARDWARE, CERAMIC TILE ETC ARE TO BE SPECIFIED BY CHANGE ORDER, THE COST SHALL CONSIST OF: 1. PRODUCT COST LESS TRADE DISCOUNT, 2. SUB CONTRACTOR'S OVERHEAD AND PROFIT, 3. DELIVERY COSTS AND TAXES.

- 1. CONSIDERATION OF SUBSTITUTIONS: BURDEN OF PROOF OF THE MERIT OF PROPOSED SUBSTITUTION IS UPON THE PROPOSER.
- 2. SUBMITTAL REQUIREMENTS: SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AND SHALL INCLUDE CONFIRMATION OF THE SUBSTITUTION'S EFFECT ON PROJECT COST, SCHEDULE AND INTERFACE WITH OTHER SPECIFIED PRODUCTS.

## DRAWINGS AND SPECIFICATIONS

- 1. THE CONTRACTOR WILL RECEIVE NECESSARY NUMBER OF COPIES OF EACH OF THE ARCHITECTURAL MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DISTRIBUTION TO
- 2. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING SHOWN IN THE DRAWING BUT NOT MENTIONED ION THE SPECIFICATIONS, OR VISA VERSA, SHALL BE FURNISHED AS IF SHOWN OR MENTIONED IN BOTH. LARGE SCALE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS: AS DETAILS BECOME FURTHER DEVELOPED AND REFINED BY THE ARCHITECT, DRAWINGS AND SPECIFICATIONS WILL BE ISSUED DURING
- CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FEELS THESE DRAWINGS AFFECT THE COST OF THE WORK THAT HAVE ALREADY BEEN BID, A CHANGE ORDER WILL BE NEGOTIATED PRIOR TO THE EXECUTION OF THE WORK INVOLVED.
- 3. SHOP DRAWINGS: SUBMIT TWO PRINTS OF EACH SHOP DRAWINGS TO THE ARCHITECT; IF RE-SUBMITTAL IS REQUESTED REPEAT PROCESS.
- 4. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

- 1. FORM: THE CONTRACTOR MAY UTILIZE ANY BAR GRAPH OR CRITICAL PATH FORM HE WISHES.
- 2. SUBMITTAL: THE FIRST SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF THE WORK: SUBMIT SUBSEQUENT SCHEDULE CHANGES AS THEY ARISE WITH THE NEAREST APPLICATION FOR PAYMENT.
- 3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SCHEDULE OF DATES FOR THE SUBMITTAL OF DRAWINGS AND DOCUMENTS REQUIRED IN ORDER TO CARRY OUT THE WORK.

# PROJECT CLOSEOUT

- 1. SUBSTANTIAL COMPLETION: THE ARCHITECT SHALL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER THE PERMANENT UTILITIES ARE IN OPERATING AND THE WORK HAS PROGRESSED TO THE POINT WHEN THE OWNER COULD OCCUPY THE PROJECT FOR ITS INTENDED USE; THE CERTIFICATE SHALL ESTABLISH RESPONSIBILITIES OF THE OWNER AND GENERAL CONTRACTOR FOR SECURITY, MAINTENANCE, UTILITIES, DAMAGE TO THE WORK, AND INSURANCE, AND SHALL FIX DEADLINE, NEGOTIATED BETWEEN GENERAL CONTRACTOR AND THE OWNER, FOR THE COMPLETION OF ALL PUNCH LIST ITEMS; ALL WARRANTIES REQUIRED BY THE CONTRACT DOCUMENT SHALL COMMENCE ON THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
- 2. PUNCH LIST: THE ARCHITECT SHALL ATTACH TO THE CERTIFICATE OF SUBSTANTIAL COMPLETION A PUNCH LIST SETTING FORTH THE REMAINING WORK REQUIRED TO CLOSE OUT THE CONTRACT; THE PUNCH LIST AND DEADLINE MAY BE AMENDED REPEATEDLY AS FURTHER DEFICIENCY IN THE WORK ARISE: IF THE PUNCH LIST WORK IS NOT COMPLETED BY THE DEADLINE, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
- 3. OWNER'S MANUAL: ASSEMBLE THE FOLLOWING ITEMS IN A THREE RING BINDER, WITH TABBED DIVIDERS SEPARATING BASIC CATEGORIES: OWNER'S MANUAL AND PRODUCT WARRANTIES FOR EQUIPMENT, ALL APPLIANCES CEILING FANS ETC. ALSO INCLUDE A TYPEWRITTEN LIST OF ALL SUBCONTRACTORS AND THEIR PHONE NUMBERS; SUBMIT BINDER TO ARCHITECT.
- 4. FINAL PAYMENT: AFTER THE GENERAL CONTRACTOR HAS COMPLETED THE PUNCH LIST, SUBMITTED THE OWNER'S MANUAL, AND SUBMITTED A COMPLETE RELEASE OF LIENS TO THE ARCHITECT, THE FINAL PAYMENT SHALL BE DUE.

# MISCELLANEOUS CONTRACTOR REQUIREMENTS

- 1. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ALL UTILITY COMPANY RULES AND REGULATIONS, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
- 2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK, AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE ARCHITECT.
- 3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC. ALL LANDFILL TAXES, USE TAXES, SALES TAXES AND ANY OTHER CHARGES RELATED TO CONSTRUCTION OF THIS PROJECT AND PAYMENT FOR THE SAME ARE THE RESPONSIBILITY OF THE CONTRACTOR. AT THE COMPLETION OF THE WORK, DELIVER TO OWNER ALL REQUIRED PERMITS, CERTIFICATES OF APPROVAL, ETC. BUILDING DEPT.& HEALTH DEPT. PERMITS SHALL BE PROVIDED AND PAID FOR BY THE OWNER.
- 4. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
- 5. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES; IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES; INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
- 6. SUBSTANTIATION OF PAY REQUEST: APPLICATION FOR PAYMENT FOR MATERIALS AND EQUIPMENT NOT YET INCORPORATED INTO THE WORK SHALL BE SUPPORTED BY SUCH DATA AS THE OWNER MAY REQUIRE TO SUBSTANTIATE THE GENERAL CONTRACTOR'S RIGHT PAYMENT.

### MISCELLANEOUS CONTRACTOR REQUIREMENTS CONTINUED

- 7. OWNER'S TITLE TO MATERIALS AND EQUIPMENT: BY HIS APPLICATION FOR PAYMENT THE CONTRACTOR WARRANTS THAT TITLE TO ALL MATERIALS AND EQUIPMENT REFLECTED BY THE APPLICATION FOR PAYMENT BUT NOT YET INCORPORATED INTO THE WORK SHALL PASS TO THE OWNER AT THE TIME OF
- 8. WHERE ALLOWANCES ARE SPECIFIED, THE CONTRACTOR SHALL PURCHASE AND PAY FOR THE ITEMS SELECTED BY THE ARCHITECT. THE AMOUNT OF THE CONTRACT SHALL BE INCREASED OR DECREASED BY THE AMOUNT THAT THE TOTAL COST OF SUCH ITEMS EXCEED OR FALL UNDER THE COST ALLOWED.
- 9. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED, WITH ALL LABELS REMOVED. HEAT AND SNOW REMOVAL WILL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES F. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
- 10. GENERAL CONTRACTOR'S FEE: ON APPLICATION FOR PAYMENT THE GENERAL CONTRACTOR'S FEE SHALL BE INDICATED AS A SEPARATE LINE ITEM.
- 11. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS AND/OR APPROVALS BEFORE COMMENCING WORK AND SHALL PROVIDE ALL REQUIRED CERTIFICATES OF COMPLIANCE TO THE OWNER UPON COMPLETION OF THE WORK. FEES FOR SECURING PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
- 2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS.
- 3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, LIABILITY AND OTHER INSURANCES REQUIRED BY LAW AND THE OWNER. SUBMIT EVIDENCE OF SAID INSURANCES TO THE OWNER.
- 4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING PROJECT CONDITIONS AND THE PROPOSED WORK PRIOR TO BIDDING.
- 5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEM(S) AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITION(S) DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
- . ANY DEVIATION BETWEEN THE DIMENSIONS OR ALIGNMENT INDICATED ON THE DRAWINGS AND THE ACTUAL FIELD DIMENSIONS OF THE WORK IN PLACE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- 8. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
- CONTRACTOR (G.C.) SHALL SCHEDULE AND COORDINATE WORK OF ALL SUBCONTRACTORS. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS.
- 10. ALL WORK SHALL BE DONE BY SKILLED TRADES PEOPLE AND PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED INDUSTRY STANDARDS.
- 11. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- 12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE JOB WHETHER EXPLICITLY INDICATED ON THE DRAWINGS OR NOT.
- 13. ALL WORK SHALL BE FINISHED AND IN PROPER WORKING ORDER AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE, COINCIDENT WITH THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE INDICATED.
- 14. THE WORK SHALL BE PERFORMED ONLY DURING THE DAYS AND TIMES ESTABLISHED BY THE OWNER AND IN ACCORDANCE WITH THE LOCAL GOVERNING RULES AND REGULATIONS.

#### <u>ABBREVIATIONS</u> ANCHOR BOLT INSIDE DIAMETER ABOVE INCH AIR CONDITIONING INFO INFORMATION

ABV

ACOUST

ACOUSTICAL

AC

FT

HORIZ

HR

FEET

HORIZONTAL

HOUR

ACCESS DOOR, AREA DRAIN J-BOX JUNCTIONBOX ADA AMERICANS WITH DISABILITIES ACT JOINT ADDL ADDITIONAL AFF ABOVE FINISHED FLOOR LAMINATE AMERICAN INSTITUTE OF ARCHITECTS LOC LOCATE AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION LTWT LIGHTWEIGHT ALUMINUM ALTERNATE MAINTENANCE ALUMINUM MASONRY ANOD MAT MATERIAL ANODIZED APPD **APPROVED** MATI MATERIAL APPROX APPROXIMATE MAX MAXIMUM ARCH MECH MECHANICAL ARCHITECT AUTO MET AUTOMATIC **AVERAGE** MFG MANUFACTURER MISC MISCELLANEOUS

BDRM **BEDROOM** MO MASONRY OPENING BEL BELOW NATURAL BTWN BETWEEN NAT BLDG BUILDING BLK BLOCK NOM NOMINAL BLKG BLOCKING ON CENTER **CATCH BASIN** OD CCW COUNTER CLOCKWISE OF

OUTSIDE DIAMETER OUTSIDE FACE CEM OHD CEMENT OVER HEAD CER CERAMIC **OPNG** OPENING CFT **CUBIC FOOT** OPP OPPOSITE HAND CIP CAST-IN-PLACE CJ PLAM PLASTICLAMINATE CONTROL JOINT PARTITION CENTERLINE PTTN CL CLG CEILING **PERP** PERPENDICULAR CLR CLEAR PLMBG PLUMBING

CMU CONCRETE MASONRY UNIT PLTF PLATFORM CONC CONCRETE PLWD PLYWOOD CONT CONTINUOUS CPT PREFAB PREFABRICATED CARPET DBL DOUBLE QTY QUANTITY DEGREE DEMOLISH RETURN AIR DEMO DEMOLITION RAD RADIUS DEPT DEPARTMEN' REBAR REINFORCING BAR DET DETAIL REF REFERENCE DIAG REQD REQUIRED DIAGONAI REV DIA DIAMETER REVISION

DIM DIMENSION RO ROUGH OPENING RWD REDWOOD DTL DETAIL SCHED DRAWING SCHEDULE DS DOWNSPOUT SOLID CORE SECTION EΑ SQUAREFOOT EIFS EXTERIOR INSULATION AND FINISH SYSTEM SHT SHEET **EXPANSION JOINT** SIMILAR EJ

ELECT ELECTRICAL SPECS SPECIFICATIONS **ENGR** ENGINEER SQUARE SSTL EQUAL STAINLESS STEEL EQUIP EQUIPMENT STD STANDARD EXISTING STL STEEL STRUCT STRUCTURAL FDTN FOUNDATION T&B

FIRE EXTINGUISHER TOP AND BOTTOM FIRE EXTINGUISHER CABINET **TONGUE & GROOVE** FINISHED FLOOR TBD TO BE DETERMINED FIXTURES, FURNISHINGS & EQUIPMENT TD TRENCH DRAIN FHC FIRE HOSE CABINET TRD TREAD FLR **FLOOR TSLAB** TOP OF SLAB FOS FACE OF STUDS TS TOP OF STEEL FP FIREPROOF TW TOP OF WALL

FTG **FOOTING** UL UNDERWRITERS LAB GA GAUGE UNO **UNLESS NOTED OTHERWISE** GALV GALVANIZED UON UNLESS OTHERWISE NOTED GYPSUM BOARD GENERAL CONTRACTOR **VERT** VERTICAL

(TYP)

WD

WP

WWM

TYPICAL

WOOD

WELDED WIRE MESH

WATERPROOF

GB GC GL VIF VERIFY IN FIELD GLASS GRND GROUND GWB **GYPSUM WALL BOARD** WITH W/O WITHOUT WC WATER CLOSET HIGH

**DRAWING SYMBOLS BREAK LINE** 10 ROOM # ROOM IDENTIFICATION 03 07.22.19 NOPDR #1 **ELEVATION MARKER** WINDOW NUMBER HIDDEN OR OVERHEAD LINE DIMENSION LINE DOOR NUMBER ALIGNMENT PARTITION TYPE DETAIL SYMBOL SECTION DETAIL REVISION SYMBOL **BUILDING SECTION** 

NOT FOR **CONSTRUCTION** EDMONDS + LEE ARCHITECTS, INC. 2601 Mission St., #503 San Francisco, CA 94110 **ELEVATION SYMBOL** T 415 . 285 . 1300 www.edmondslee.com

NO: DATE: SUBMISSION:

02 01.07.19 SITE PERMIT

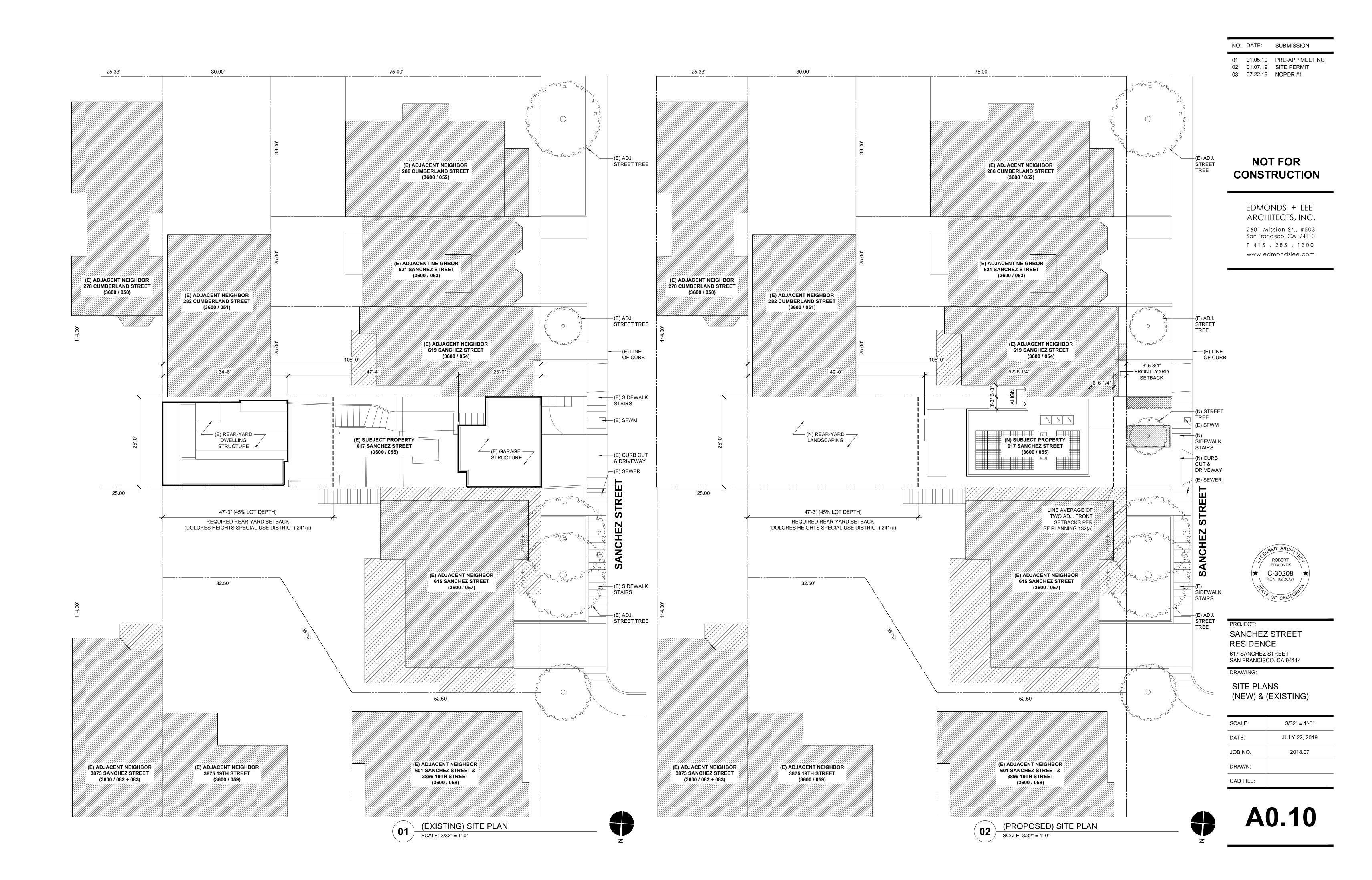


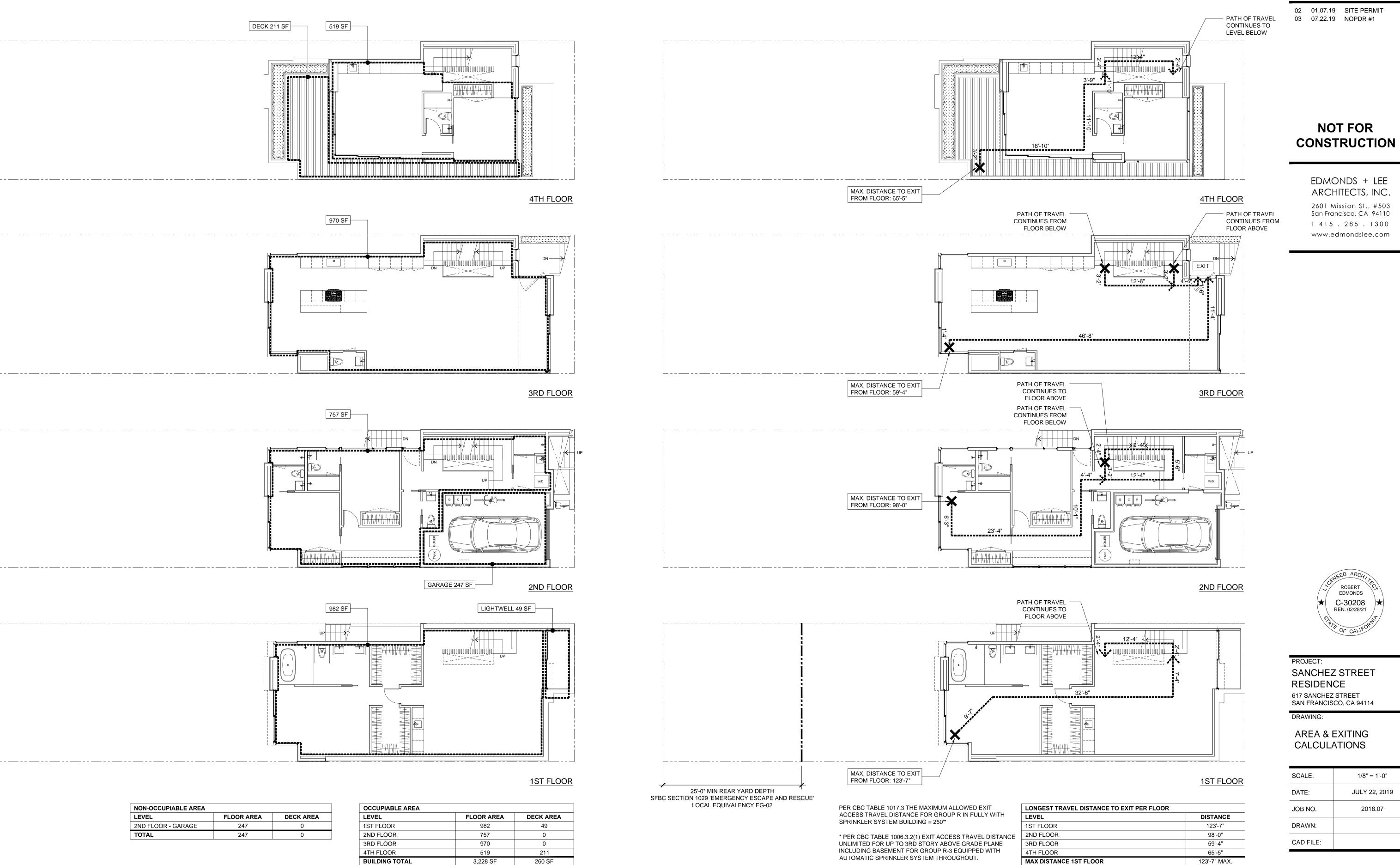
SANCHEZ STREET RESIDENCE 617 SANCHEZ STREET SAN FRANCISCO, CA 94114

DRAWING:

**GENERAL NOTES** 

NONE
JULY 22, 2019
2018.07





AREA CALCULATIONS

PROPOSED EXITING DIAGRAM

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"

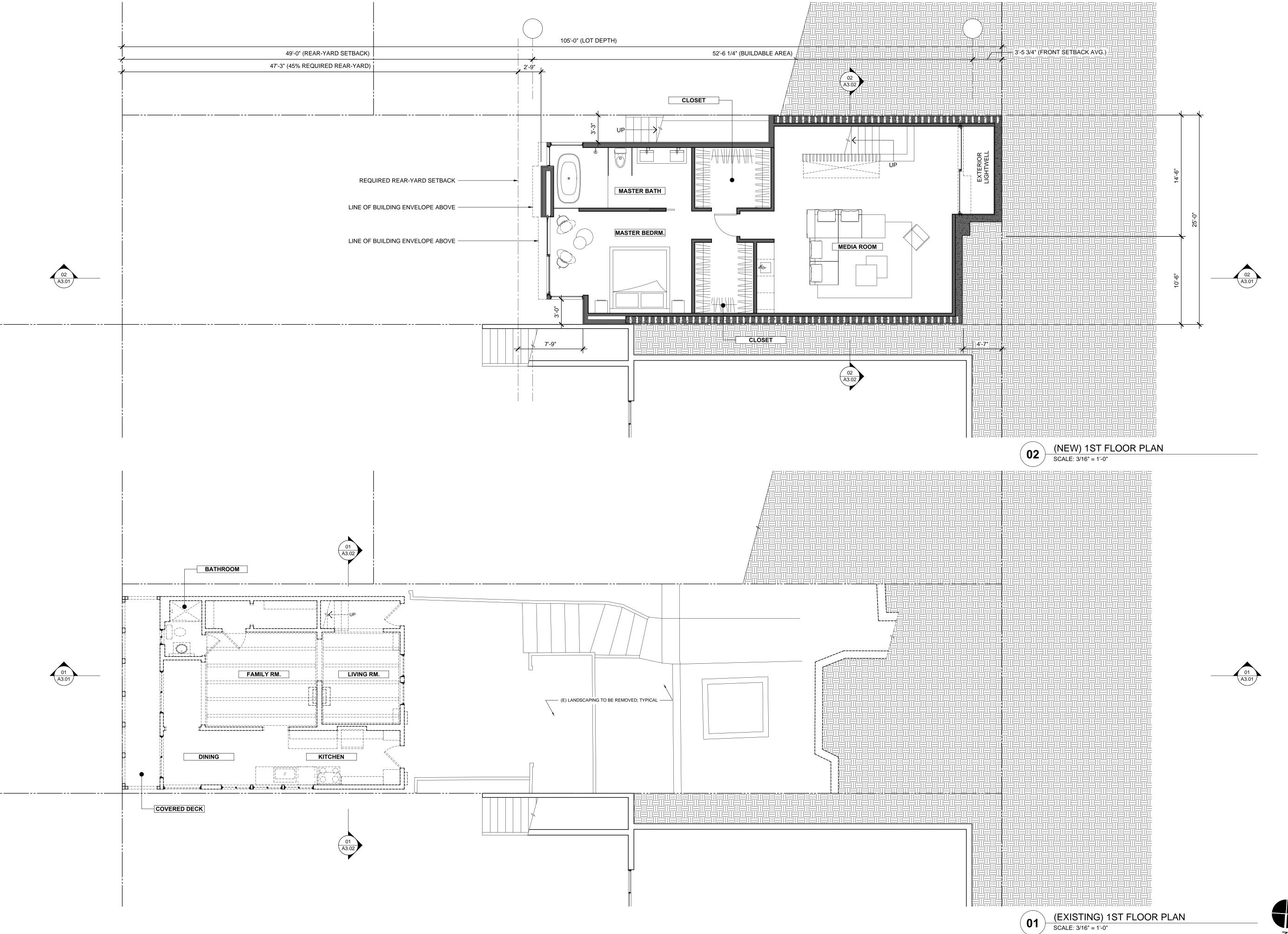
JULY 22, 2019

2018.07

ROBERT **EDMONDS** 

★ C-30208 REN. 02/28/21

NO: DATE: SUBMISSION:



NO: DATE: SUBMISSION: 01 01.05.19 PRE-APP MEETING 02 01.07.19 SITE PERMIT

03 07.22.19 NOPDR #1

# **NOT FOR** CONSTRUCTION

EDMONDS + LEE

ARCHITECTS, INC. 2601 Mission St., #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com

WALL LEGEND:

WALL TO DEMOLISH (EXIST.) WALL (NEW) WALL

1-HR WALL 2-HR WALL

> ROBERT EDMONDS ★ C-30208 REN. 02/28/21

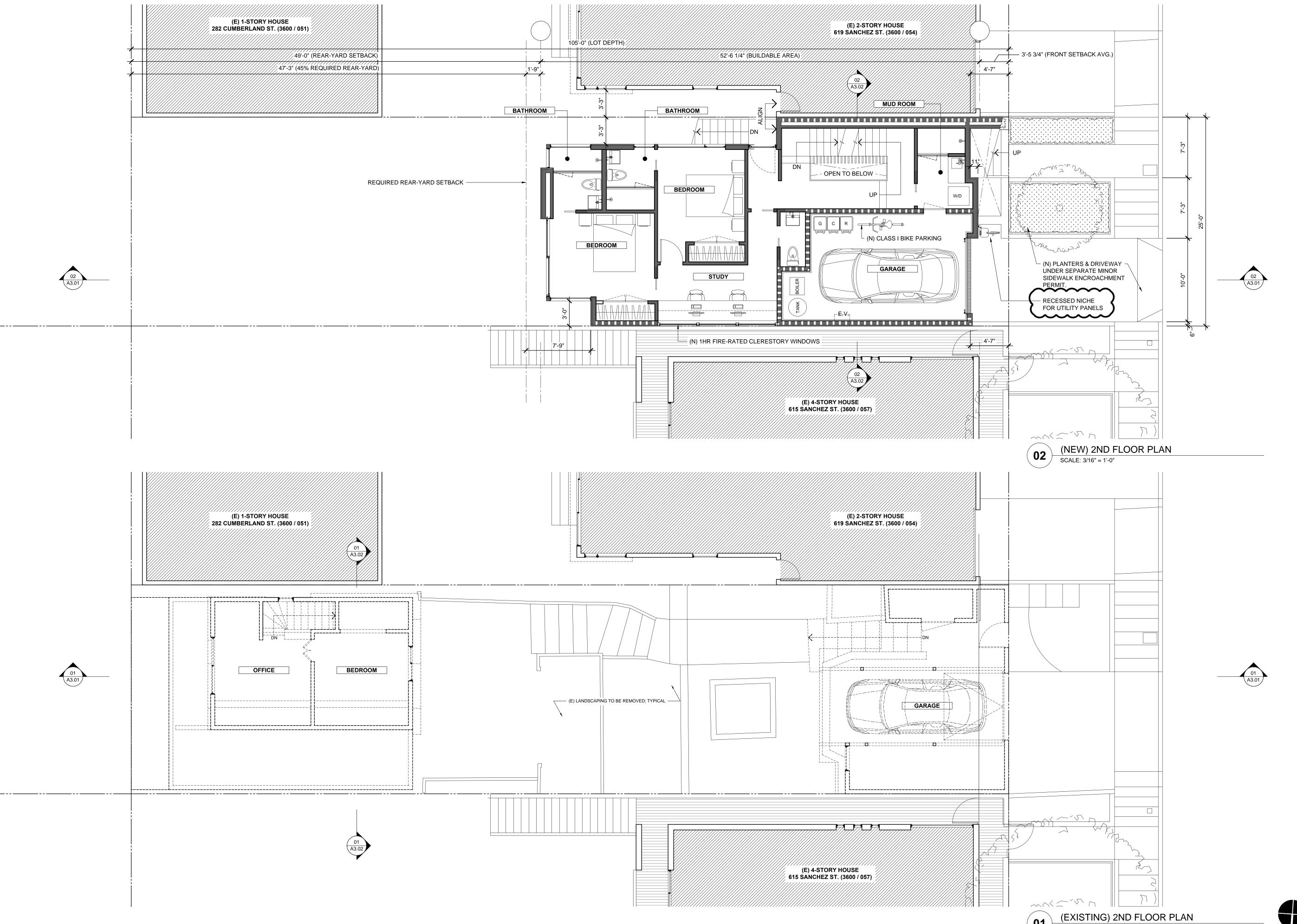
SANCHEZ STREET RESIDENCE 617 SANCHEZ STREET SAN FRANCISCO, CA 94114

DRAWING:

FLOOR PLANS (NEW) & (EXISTING)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	





NO: DATE: SUBMISSION:

01 01.05.19 PRE-APP MEETING 02 01.07.19 SITE PERMIT

03 07.22.19 NOPDR #1

# NOT FOR CONSTRUCTION

EDMONDS + LEE ARCHITECTS, INC.

2601 Mission St., #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com

WALL LEGEND:

WALL TO DEMOLISH

(EXIST.) WALL

(NEW) WALL

1-HR WALL
2-HR WALL

ROBERT EDMONDS

C-30208
REN. 02/28/21

PROJECT:
SANCHEZ STREET
RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

DRAWING:

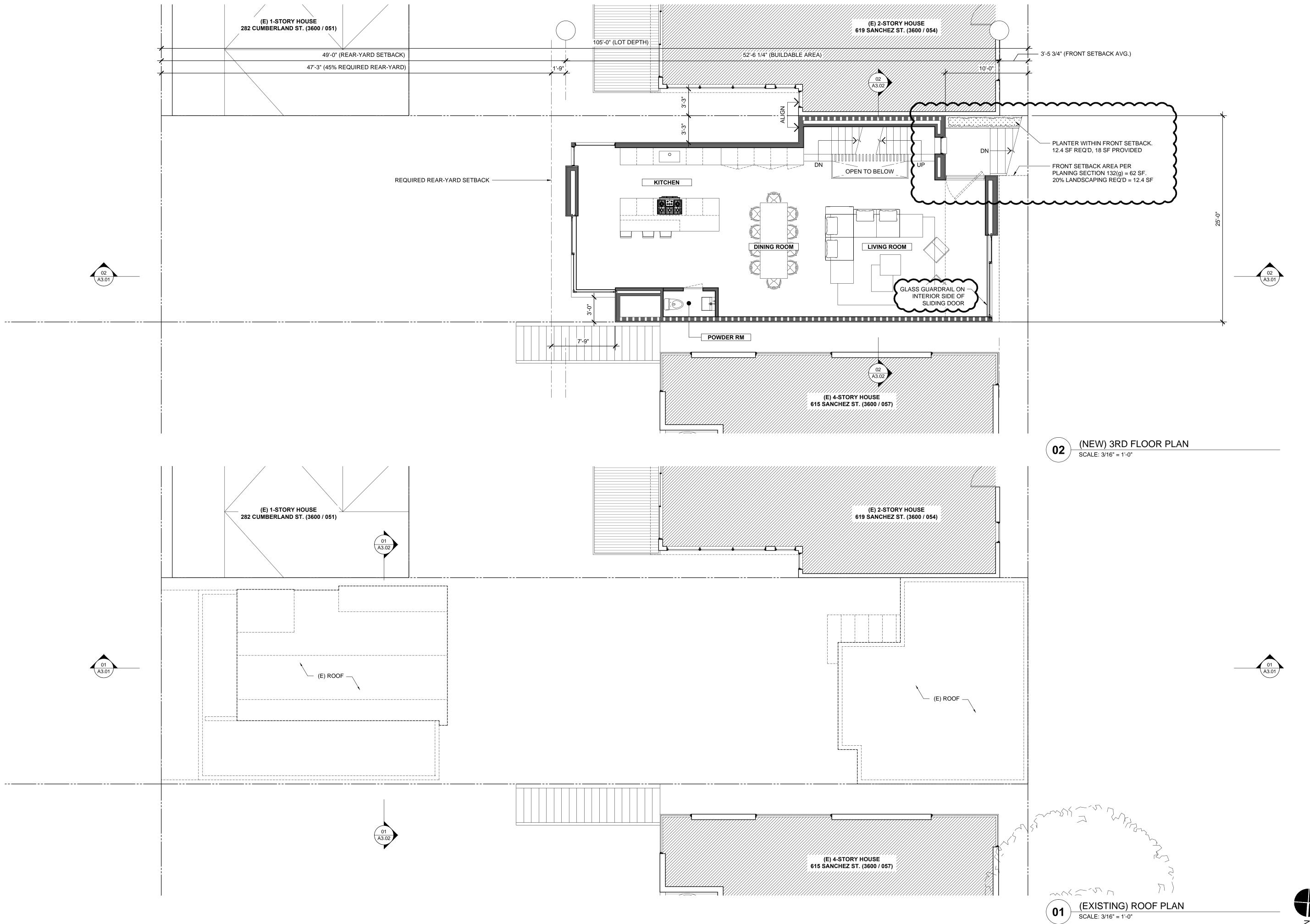
FLOOR PLANS (NEW) & (EXISTING)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	



SCALE: 3/16" = 1'-0"

A1.02



NO: DATE: SUBMISSION:

01 01.05.19 PRE-APP MEETING
02 01.07.19 SITE PERMIT

03 07.22.19 NOPDR #1

# NOT FOR CONSTRUCTION

EDMONDS + LEE ARCHITECTS, INC.

2601 Mission St., #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com

WALL LEGEND:

WALL TO DEMOLISH

(EXIST.) WALL

(NEW) WALL

1-HR WALL
2-HR WALL

ROBERT EDMONDS

C-30208
REN. 02/28/21

PROJECT:
SANCHEZ STREET

DRAWING:

RESIDENCE 617 SANCHEZ STREET SAN FRANCISCO, CA 94114

FLOOR PLANS (NEW) & (EXISTING)

SCALE: 3/16" = 1'-0"

DATE: JULY 22, 2019

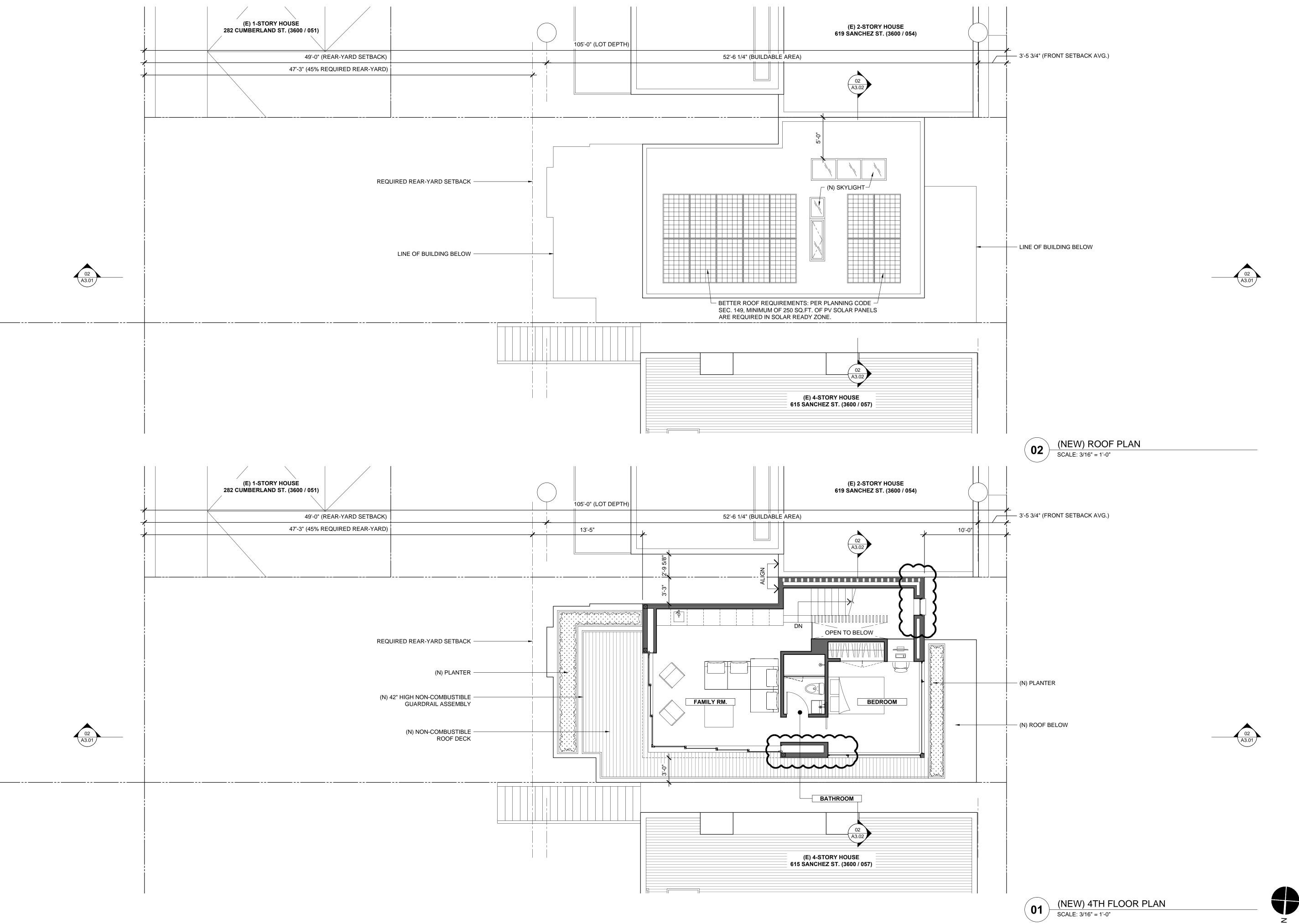
JOB NO. 2018.07

DRAWN:

CAD FILE:



A1.03



NO: DATE: SUBMISSION:

01 01.05.19 PRE-APP MEETING

01 01.05.19 PRE-APP MEET 02 01.07.19 SITE PERMIT 03 07.22.19 NOPDR #1

# NOT FOR CONSTRUCTION

EDMONDS + LEE ARCHITECTS, INC.

2601 Mission St., #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com

WALL LEGEND:

WALL TO DEMOLISH

(EXIST.) WALL

(NEW) WALL

1-HR WALL

2-HR WALL

ROBERT EDMONDS

C-30208
REN. 02/28/21

PROJECT:
SANCHEZ STREET
RESIDENCE
617 SANCHEZ STREET
SAN FRANCISCO, CA 94114

PLOOR PLANS (NEW)

SCALE: 3/16" = 1'-0"

DATE: JULY 22, 2019

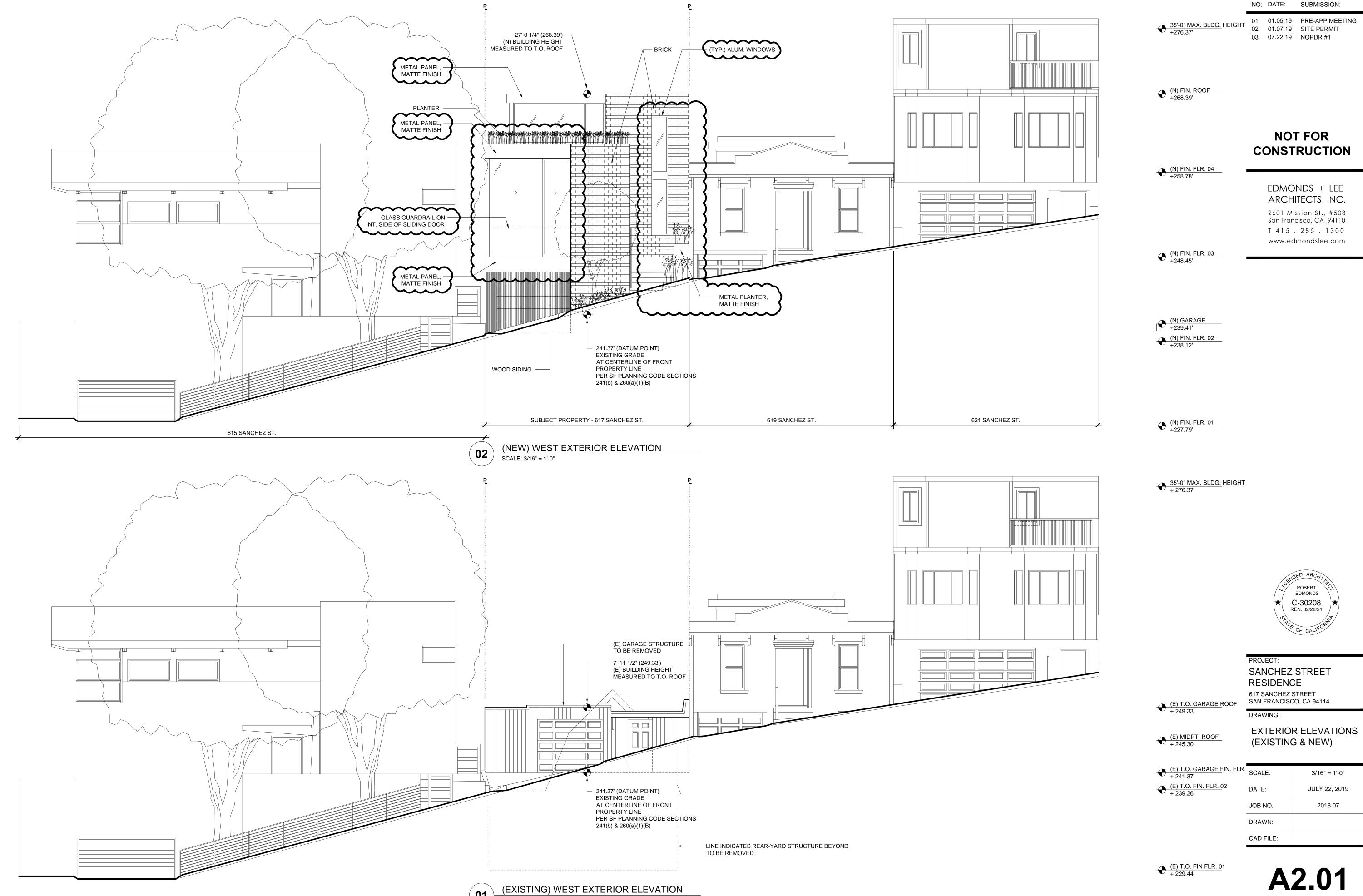
JOB NO. 2018.07

DRAWN:

CAD FILE:

**4** 

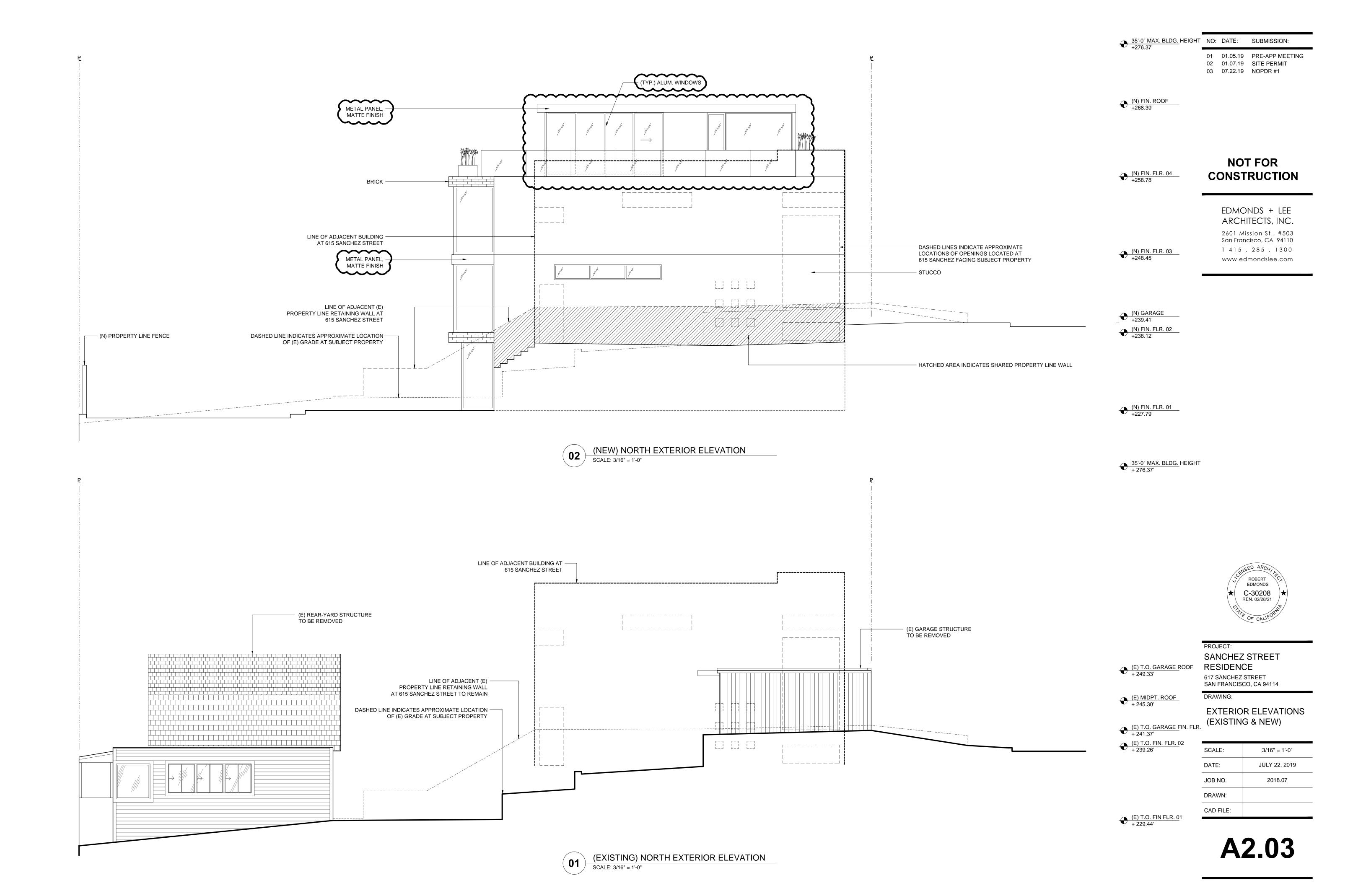
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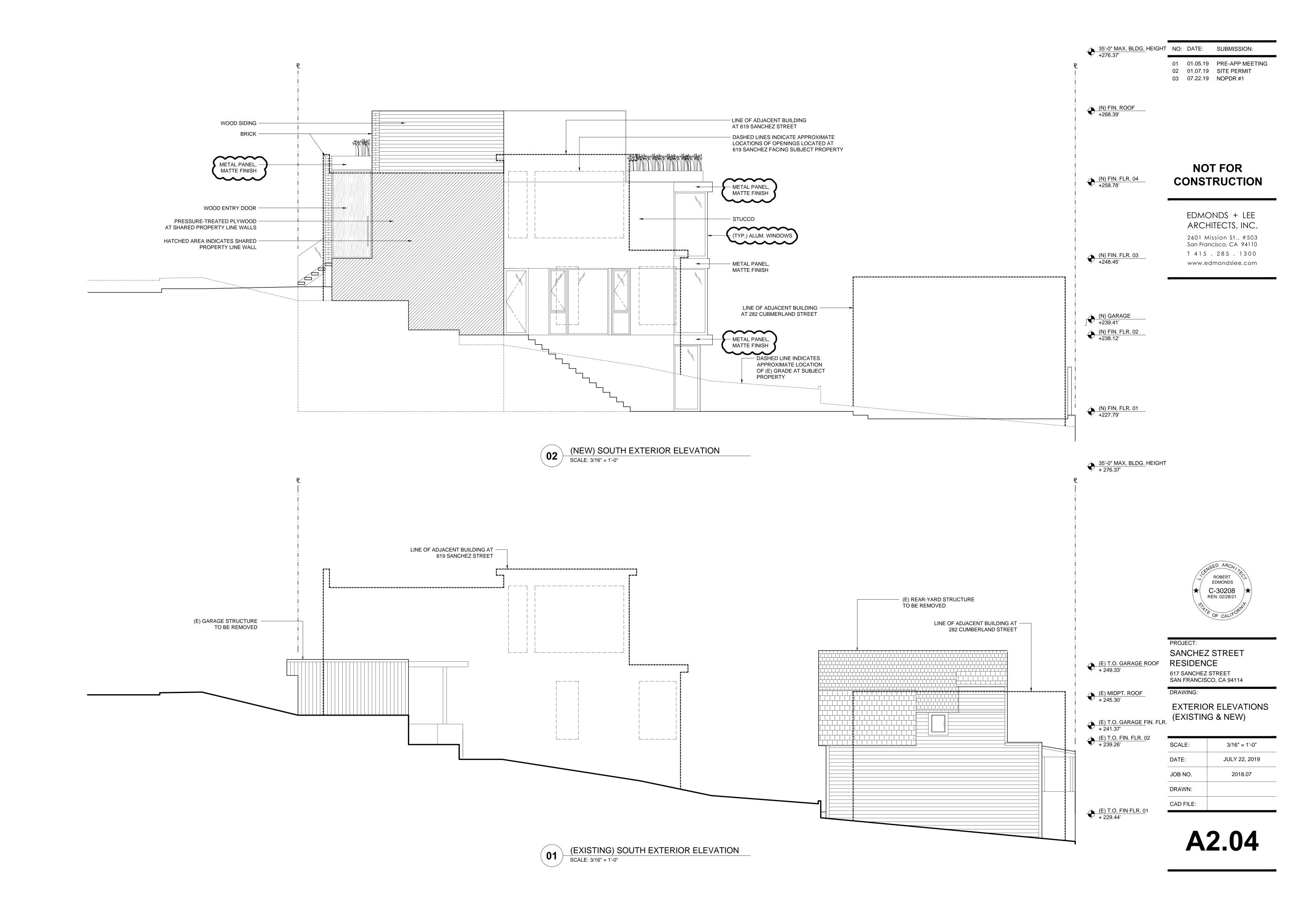


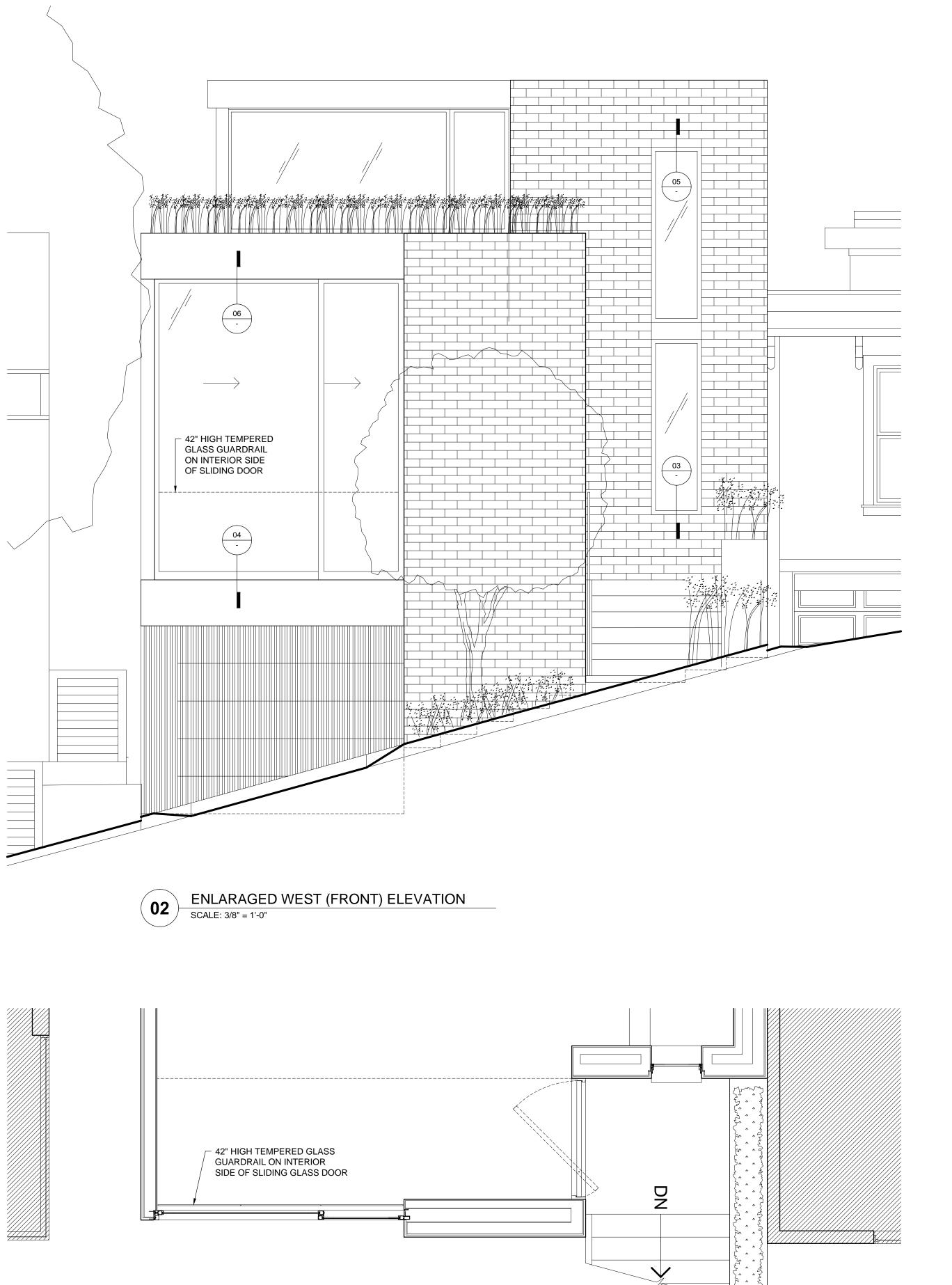
SCALE: 3/16" = 1'-0"

A2.01









ENLARGED 3RD FLOOR PLAN

SCALE: 3/8" = 1'-0"

- COMPOSITE METAL PANEL

COLOR TO BE SELECTED

WITH KYNAR FINISH,

- (TYP.) CLOSED-CELL

FINISH CEILING
SEE RCP

EXPANDING FOAM
INSULATION AT UN-VENTED
ROOF CAVITIES, SEE SPECS.

ALUM. MULTI-SLIDE DOOR
 KYNAR FINISH, COLOR TO
 BE SELECTED BY ARCHITECT

- 1/ 2" TEMPERED GLASS GUARDRAIL ON INTERIOR SIDE OF SLIDING DOOR

ALUM. MULTI-SLIDE DOOR

BE SELECTED BY ARCHITECT

KYNAR FINISH, COLOR TO

FINISH FLOOR
SEE FLOOR PLAN

COMPOSITE METAL PANEL

WITH KYNAR FINISH, COLOR TO BE SELECTED

BY ARCHITECT

MULTI-SLIDE DOOR HEAD

MULTI-SLIDE DOOR SILL

SCALE: 3" = 1'-0"

SCALE: 3" = 1'-0"

(TYP.) FLOORING — PER SPECS. SEE FINISH PLAN FOR DIRECTION WINDOW HEAD / JAMB SIM.

1/4" / FT

SCALE: 3" = 1'-0"

(TYP.) SEALANT JOINT -AND DRYWALL " L" TRIM

ALL AROUND WINDOW

MDF WINDOW SILL. —— RABBET VERT. EDGE

MUD TO GWB.

WINDOW SILL

SCALE: 3" = 1'-0"

FOR CONT. TAPE AND

BY ARCHITECT

THIN BRICK OVER FULL

MORTAR BED, SEE EXT.

 3/16" ALUM. PICTURE FRAME WITH KYNAR FINISH, COLOR

TO MATCH WINDOW FRAMES

 ALUM. WINDOW WITH KYNAR FINISH, COLOR TO BE SELECTED BY ARCHITECT

- ALUM. WINDOW WITH

KYNAR FINISH, COLOR TO

BE SELECTED BY ARCHITECT

- 3/16" ALUM. PICTURE FRAME

WITH KYNAR FINISH, COLOR

TO MATCH WINDOW FRAMES

THIN BRICK OVER FULL

MORTAR BED, SEE EXT.

**ELEVATION** 

**ELEVATION** 

NO: DATE: SUBMISSION:

03 07.22.19 NOPDR #1

01.22.19 NOFDR#1

# NOT FOR CONSTRUCTION

EDMONDS + LEE ARCHITECTS, INC.

2601 Mission St., #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com



PROJECT:

SANCHEZ STREET RESIDENCE 617 SANCHEZ STREET SAN FRANCISCO, CA 94114

DRAWING:

EXTERIOR ELEVATIONS (EXISTING & NEW)

SCALE:	3/16" = 1'-0"
DATE:	JULY 22, 2019
JOB NO.	2018.07
DRAWN:	
CAD FILE:	

**A2.10** 

