



## DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE:** October 22, 2020

**Record No.:** 2019-005728DRP  
**Project Address:** 945-947 Minnesota Street  
**Permit Applications:** 2019.1003.3468  
**Zoning:** RH-3 [Residential-House, Three Family]  
40-X Height and Bulk District  
**Block/Lot:** 4107 / 018  
**Project Sponsor:** Suheil Shatara  
890 7<sup>th</sup> Street  
San Francisco, CA 94107  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Do Not Take DR and Approve

### Project Description

The project is to replace front and rear stairs, entry doors, and all windows (modification of windows at the front bay includes widening center bay windows); replace all clapboard siding to rustic siding to partially match existing siding; infill below existing conforming habitable space, create new rear deck at the 3rd floor over an existing roof and a roof deck accessed by a spiral stair. A variance is requested to rebuild the existing rear stairs and construct the third-floor roof deck because they encroach into the required rear yard. Furthermore, a portion of the spiral stair exceeds the height allowed by using averaging for required rear yards and therefore also requires a variance.

### Site Description and Present Use

The site is a 25' wide x 100'-0" deep slightly lateral sloping lot containing an existing 3-story, two-family home. The existing building is a Category 'A' historic resource built in 1900.

### Surrounding Properties and Neighborhood

The buildings on this block of Minnesota Street are typically 3-story houses setback from the street and articulated by raised entries. The mid-block open space is defined by a consistent alignment of buildings, apart

from the adjacent lot to the north which has a surface parking lot and playground serving the pre-school and boys' club fronting Tennessee Street. This lot is zoned 'P' for public use.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	July 15, 2020– August 14, 2020	8.14 2020	10.22. 2020	69 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	October 2, 2020	October 2, 2020	20 days
Mailed Notice	20 days	October 2, 2020	October 2, 2020	20 days
Online Notice	20 days	October 2, 2020	October 2, 2020	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	1	0	0

## Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

## DR Requestor

Spencer Gosch, resident of the adjacent property to the east of the proposed project.

## DR Requestor's Concerns and Proposed Alternatives

Is concerned that the proposed project is already noncompliant with respect to the rear yard requirements and will further encroach into what is left of the small mid-block open space.

### Proposed alternatives:

Remove the portion of the existing structure that is built within the required rear yard to provide a code-complying structure.

See attached *Discretionary Review Application*, dated August 14, 2020.

## Project Sponsor's Response to DR Application

The proposal to work within the existing footprint of the non-complying building to improve the home still retains adequate separation from the neighbors at the rear and sides.

See attached Response to Discretionary Review, dated September 15, 2020

## Department Review

The Planning Department's review of this proposal confirmed support for this project as the additions are minimal and so the impacts the mid-block open space are likewise minimal.

The variances being sought are for the rebuilding of the existing non-complying rear stairs, and construction of a portion of the proposed third-floor roof deck (built over an existing structure) that encroach into the required rear yard, and for the portion of the spiral stair that exceeds 30 feet in height.  
The proposed roof deck is within the allowed buildable area.

Existing non-complying structures are not uncommon and allowed to remain. However, increasing the non-compliance is typically reviewed with great scrutiny against the required variance findings and the Residential Design Guidelines. The Department does not typically require the removal of existing non-complying structures. Some circumstances where they might be required to be removed include clear and recent evidence that they were built recently without a permit and; when they pose a hazard; when they require repair of more than 50% of the structure to be maintained.

Although a variance is required for the proposed work, staff did not consider the impacts to the mid-block open space detrimental to adjacent properties or subject to exceptional or extraordinary circumstances.

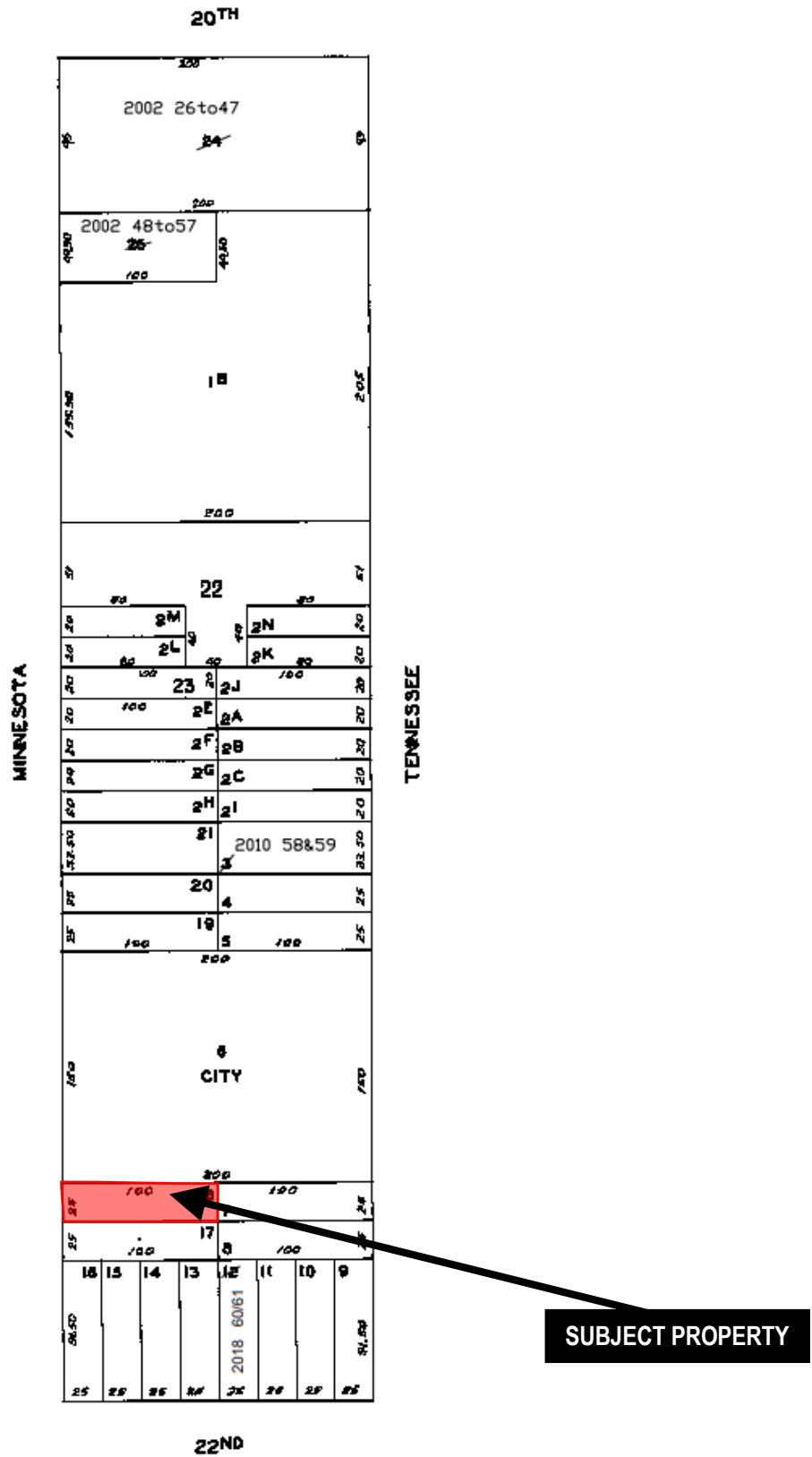
**Recommendation:** Do Not Take DR and Approve

## **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application, dated September 15, 2020  
311 plans

# Exhibits

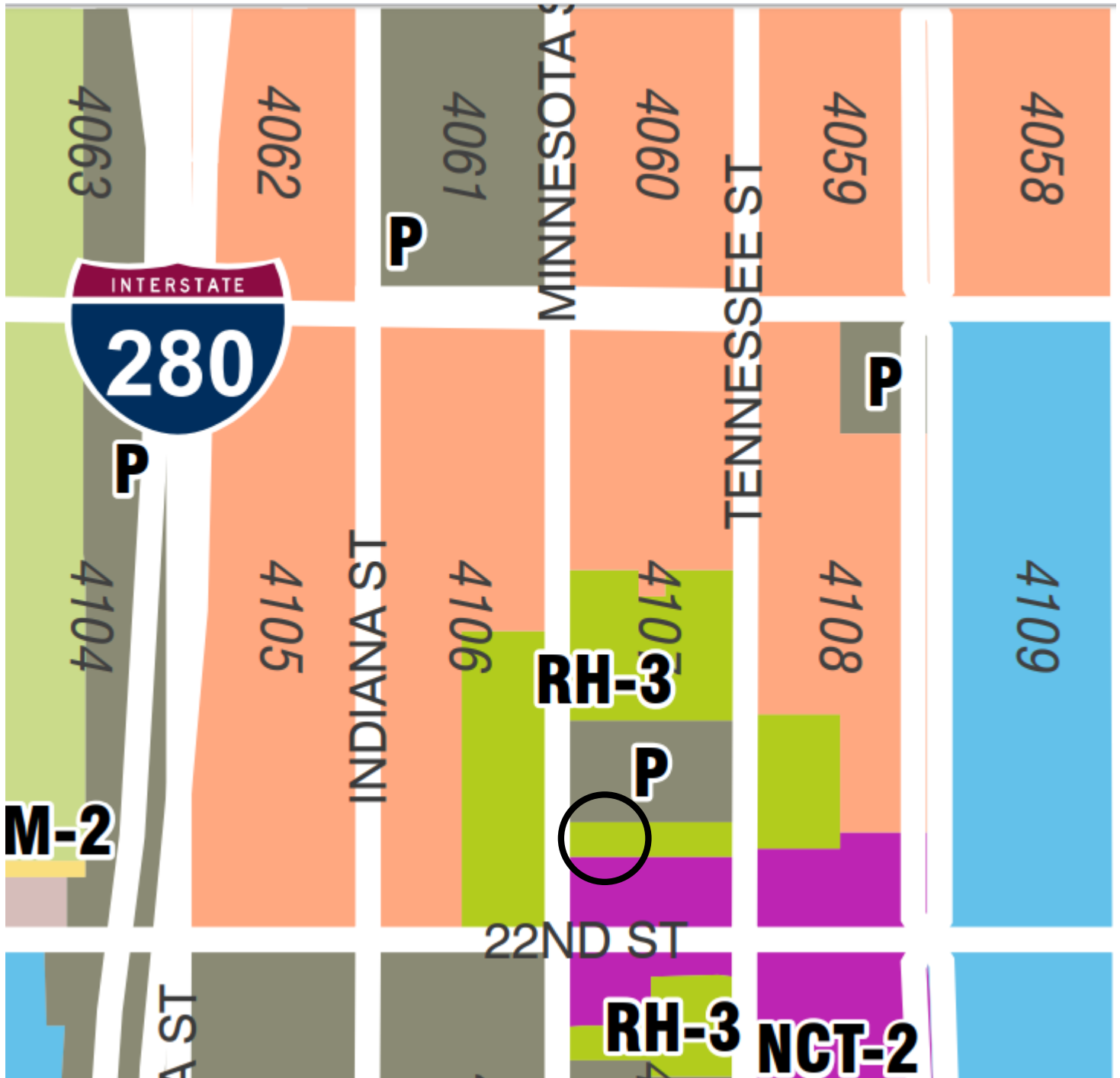
# Parcel Map



A detailed street map of a section of Minneapolis, Minnesota, showing the intersection of Hennepin Avenue and Washington Avenue. The map includes property lines, lot numbers, and building footprints. A red rectangle highlights a specific lot at the intersection, with a black arrow pointing to it. The map is oriented with Hennepin Avenue running vertically and Washington Avenue running horizontally. The map is labeled "MINNESOTA" on the left and "TENNESSEE" on the right. The map is dated 1907.

SAN FRANCISCO  
**PLANNING DEPARTMENT**

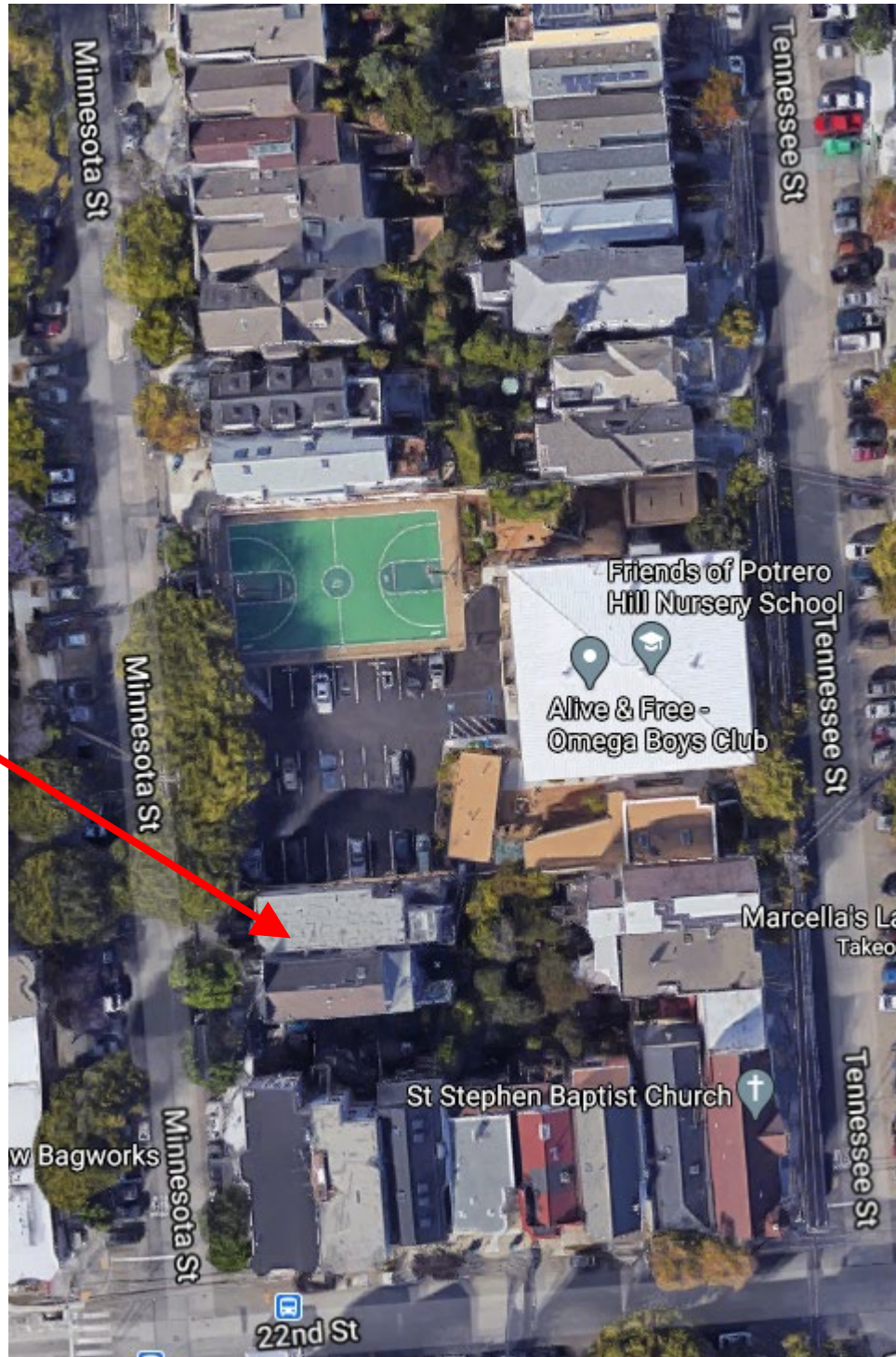
# Zoning Map



Discretionary Review Hearing  
Case Number 2019-005728DRP  
945-947 Minnesota Street



# Aerial Photo



SUBJECT PROPERTY



# Aerial Photo



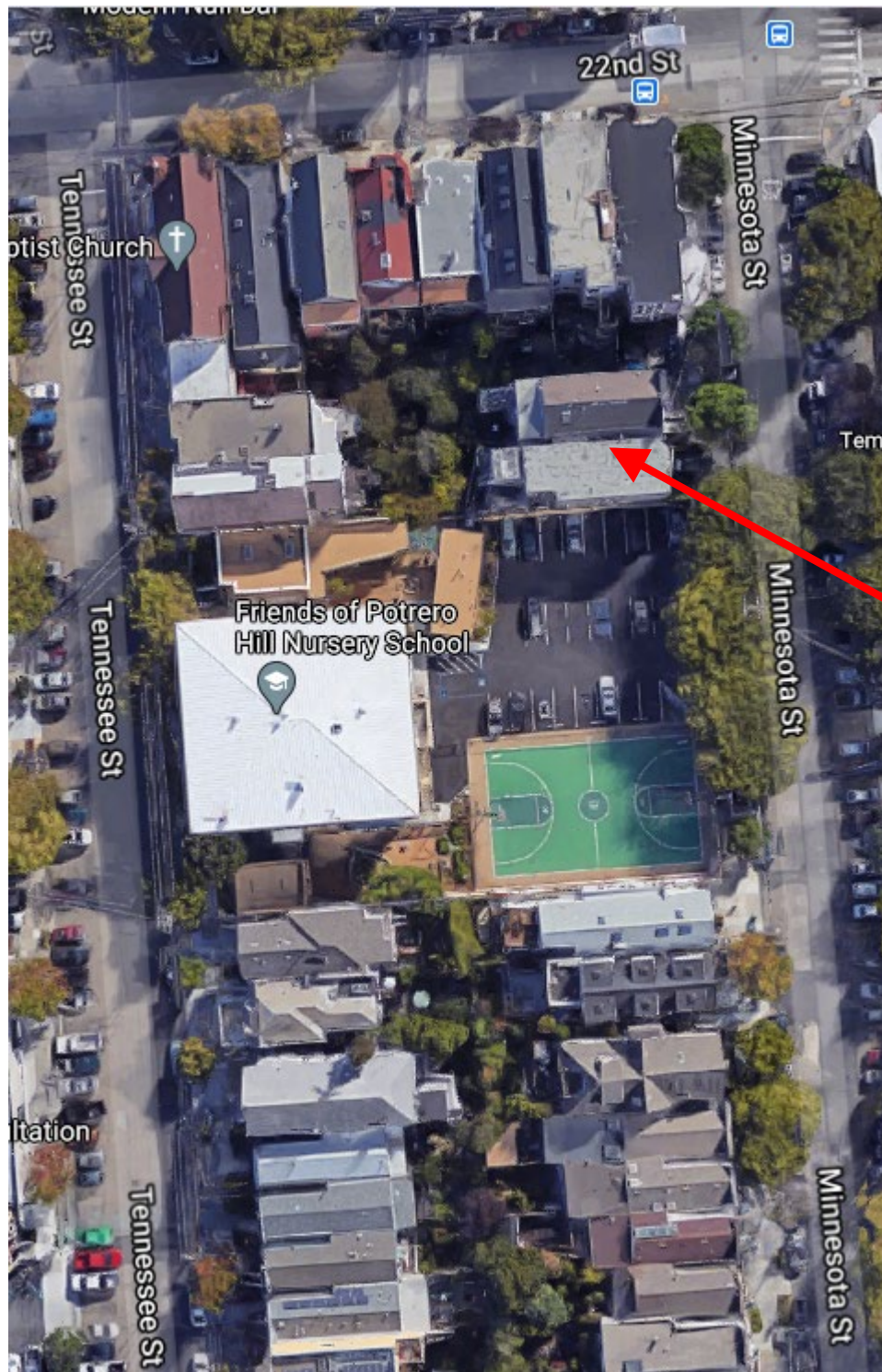
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-005728DRP  
945-947 Minnesota Street



# Aerial Photo

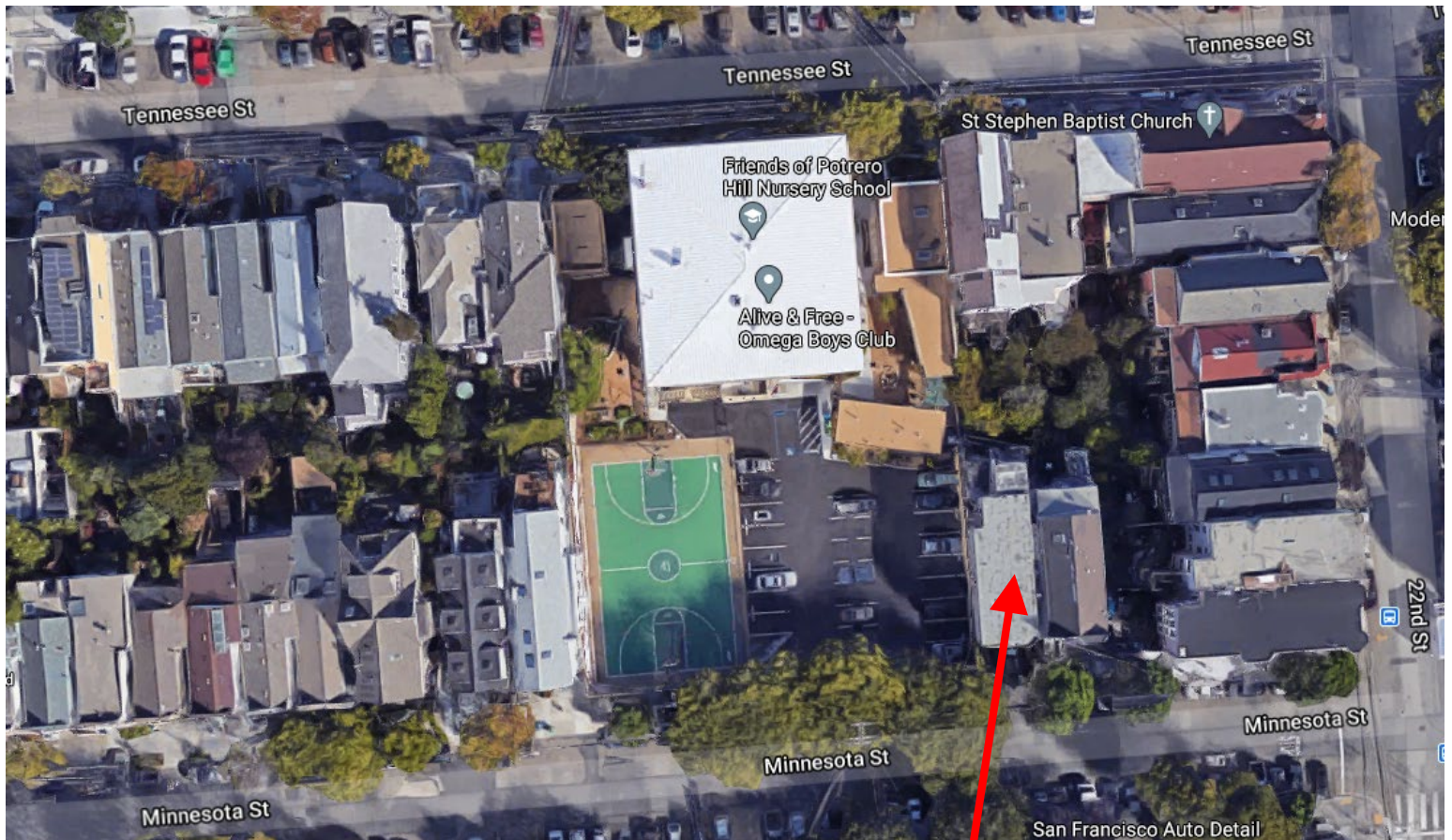


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-005728DRP  
945-947 Minnesota Street

# Aerial Photo



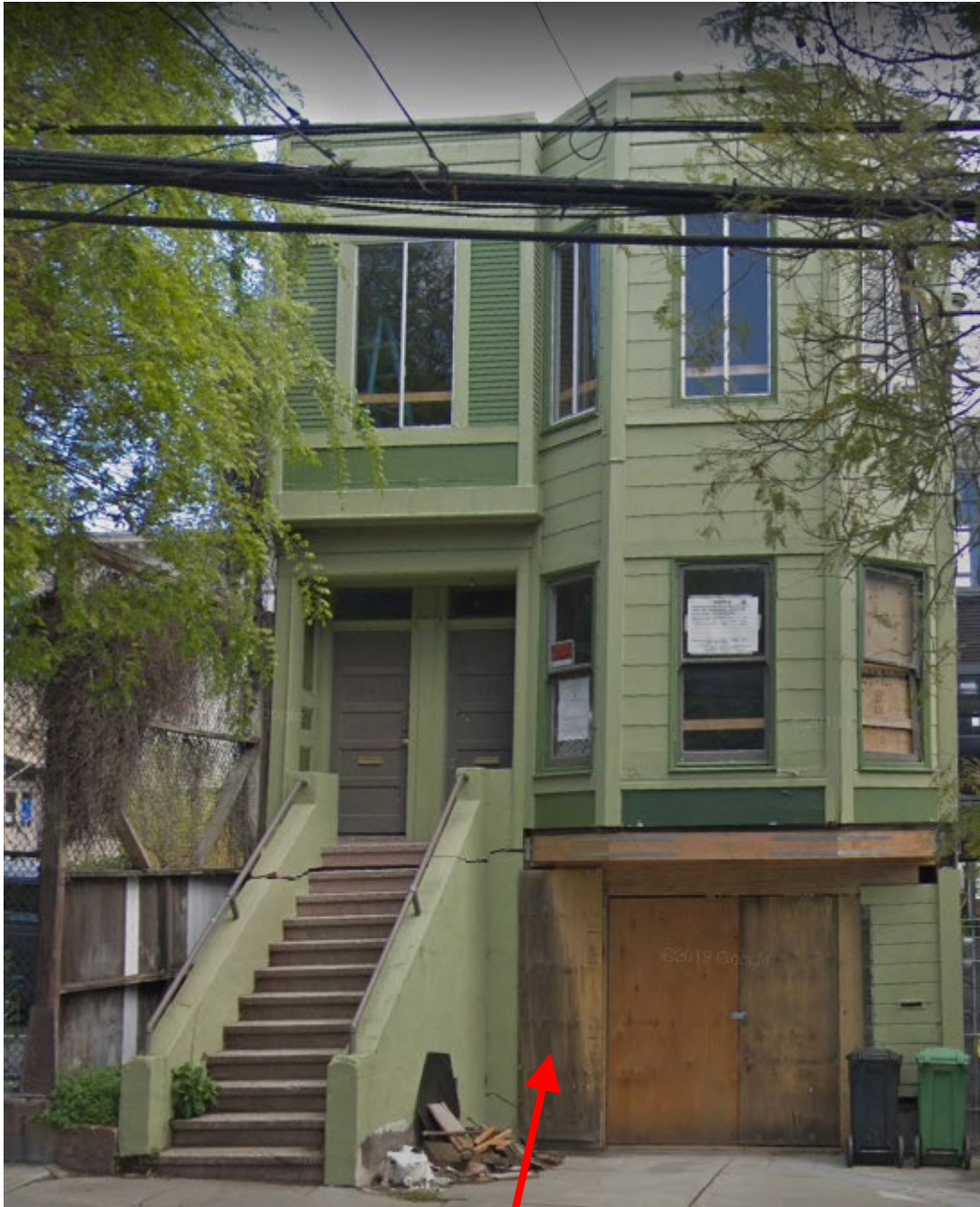
**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-005728DRP  
945-947 Minnesota Street



# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-005728DRP  
945-947 Minnesota Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **October 3, 2019**, Building Permit Application No. **201910033468** was filed for work at the Project Address below.

**Notice Date: July 15, 2020**

**Expiration Date: August 14, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>945-947 MINNESOTA ST.</b>	Applicant:	<b>Suheil Shatara</b>
Cross Street(s):	<b>20<sup>th</sup> and 22<sup>nd</sup> Streets</b>	Address:	<b>890 7<sup>th</sup> Street</b>
Block/Lot No.:	<b>4107 / 018</b>	City, State:	<b>San Francisco, CA 94158</b>
Zoning District(s):	<b>RH-3 /40-X</b>	Telephone:	<b>(415) 512-7566</b>
Record Number:	<b>2019-005728PRJ</b>	Email:	<b>suheil@shataraarch.com</b>

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	10 feet 7 inches	No Change
Side Setbacks	None	No Change
Building Depth	69 feet	No Change
Rear Yard	17 feet (non-complying)	No Change
Building Height	32 feet	36 feet
Number of Stories	3	No Change
Number of Dwelling Units	2	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposed project includes restoration of the front façade with new entry stairs, expanded window openings, wood windows with ogee lugs, rustic siding, and a new cornice. At the rear of the building, an existing wood exit stair will be reconstructed and a ground-floor open area under an existing rear addition will be infilled. The project also includes rear decks at the third floor and roof levels, as well as interior work. In addition, the Zoning Administrator will review a request for a rear yard variance and the Historic Preservation Commission will review a request for a Certificate of Appropriateness. Notification of the Historic Preservation Commission and Variance Hearings will be conducted separately.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

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

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

Monica Giacomucci, 415-575-8714, [Monica.Giacomucci@sfgov.org](mailto:Monica.Giacomucci@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

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 specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at [pic@sfgov.org](mailto:pic@sfgov.org).

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. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated. 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 that 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 ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

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

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
945-947 MINNESOTA ST.		4107018
<b>Case No.</b>		<b>Permit No.</b>
2019-005728PRJ		201910033468
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Certificate of Appropriateness to replace damaged façade stairs, entry doors, and all windows. Modification of windows at front bay includes widening center bay windows. Proposed side and rear windows will be aluminum clad wood windows. Replace all clapboard siding to rustic siding to partially match existing siding. Infill below existing conforming habitable space, create new rear deck at rear 3rd floor roof decks at 3rd floor and roof deck.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Monica Giacomucci	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input checked="" type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  Rear roof decks and reconstruction of rear stair
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): Certificate of Appropriateness required </div> <div> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Planning Commission Hearing	Monica Giacomucci
		06/23/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**



### Discretionary Review Requestor's Information

Telephone: 415-643-8740

Telephone: 415-512-7566

Building Permit Application No(s): 201910033468, 201804095888, 201710252264, 201901100006, + 2 others

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.



## DISCRETIONARY REVIEW REQUEST

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

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

This property has illegal construction within the rear yard setback. This project does NOT meet the code for rear yard open space. I do not believe that is in compliance with the Planning Code. Further, that illegal use is proposed to be expanded with a variance even further reducing required open space. The plans for this project contain much misinformation and require this project have oversight. See Section on Rear Yard Light and Privacy Issues starting on Page 16. See also Planning Code Section 101. Please see attached Brief.

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

The illegal structures are closer to my apartment than allowable and cover more lot than is allowable. Expanding their use would impact me even more with noise, smells, etc. Other neighbors would share these impacts, including the reduction of open space that serves all with light and air. Please see attached Brief.

- 
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?

Once the illegal noncomplying structures are removed, the new design can comply with current Planning Code. Please see attached Brief.

# 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  
Self

\_\_\_\_\_  
415-643-8740

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

\_\_\_\_\_  
Phone

Spencer Gosch

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

skg@comcast.net

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

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

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

## **945-947 Minnesota Street- Discretionary Review Applicant's Brief Supplement**

Commissioners-

Thank you all for your time and the opportunity to be heard. My name is Spencer Gosch and I live behind the proposed project at 945 Minnesota Street. I am here to request removal of the illegal structures at the rear of that building as a condition of further improvements being allowed to the building.

I apologize in advance for not having mastered all the resources available technologically (PIM, Public Portal) as it proved too difficult. If I missed something that I am supposed to know that proves important, it's not that I didn't spend a lot of time trying.

My previous brief was not specific as I had hoped to obtain further information regarding the project. My intentions have been stymied by an uncooperative Developer/Property Owner refusing me access to his plans.

While all previous comments continue to be valid, I have narrowed my specific complaints for requesting removal of the illegal construction to the following 4 issues, which are then discussed further below:

- A.) Illegal construction violating numerous provisions of the Planning Code
- B.) Recent Substantial Reduction of Mid-Block Open Space
- C.) Numerous Permit, Plan, and Documentation Errors
- D.) Defense against Likely Rebuttals by Project Sponsor

- A.) Illegal construction violating numerous provisions of the Planning Code

Current Planning Code Violations include:

Sections 101 (c) & (d), 101.1(b)8, 134(a) 1-4, 134(c)3, and 134(e), SFPC.

These provisions all relate either to maintaining light and air or rear yard/open space requirements.

The illegal Construction has reached the end of its life and will need to be demolished in its entirety regardless of what is determined. The new owner is proposing to replace and further develop this illegally occupied land as a part of this Permit Application. I believe



a new addition that complies with the Planning Code be allowed to take the place of the demolished illegal construction.

B.) Recent Substantial Reduction of Mid-block Open Space

1.) Our little Mid-Block Open Space is cut off from the larger Mid-Block Open Space by unregulated School Property, who has already unsympathetically sited school buildings in what would typically be a rear yard setback/Mid-block Open Space [see Attachment B.2.]

2.) Recent re-zoning along 22nd Street to NCT-2 will result in the removal of more than 50% of our small Mid-Block Open Space- [see Attachments B.1 (before) and B.2 (after).]

The Mid-Block Open Space for the area South of the unregulated School Property has been reduced down to 4 lots, one of which is much occupied by the illegal construction under discussion. In light of all the recent Government take-aways, here is the opportunity to restore some unlawfully occupied land to a Mid-block Open Space that desperately needs it.

C.) Numerous Permit, Plan, and Documentation Errors

1.) I have previously identified the plans submitted as inadequate, due to mis-information, missing information, dimensional discrepancies, etc.- in particular regarding the illegal structures at the rear of the building. This level of error by an experienced architect would almost seem purposeful.

The Permit Application under review [PA# 201910033468] is a(n) (unacknowledged) revision of previously ISSUED Permits [PA# 201804095888 and 201901100006]. The Owner/Developer's refusal to allow me access to those previously ISSUED plans have prevented my complete understanding of this project.

2.) I have presented specific issues regarding the the Variance and the Certificate of Appropriateness Applications in my previous brief. Overall, the applications seem to be presented as a mash-up of information non-specific to either application. The illegal structures are barely mentioned, either in text nor dimensioned specifically on plan.

Oddly, there is specific information regarding the Variance (33'4" Rear Yard Requirement and 17' Setback Dimension being provided) contained ONLY in the the Notice of Public Hearing for Wednesday July 15, 2020- this information was not represented on plan nor in the applications. [For the record, I believe the applicant must maintain a minimum 35' Rear Yard Setback per Section 134(e), SFPC.]

D.) Defense against Likely Rebuttals by Project Sponsor

1.) I understand the New Owner/Developer has a family, so that will likely be their argument for keeping and developing the illegal structures. A family may come and go, but once the land is legally claimed by a building it will never be relinquished or restored-if the family argument is not a ploy for development.

I offer an alternative for the space they will “lose” upon demolition of the illegal structures. This building historically had a Gable Roof. I would not object to the restoration of that design which would allow additional space and bring the building back into a historical context more appropriate to the surrounding structures and neighborhood.

2.) There is no loss of value in the valid demolition of the illegal structures. If the New Owner/Developer paid too much (not likely) for illegal construction, against the disclaimers in the sales contract, I would say they received bad advice from their experts, including themselves. New roof construction would help offset alleged value loss. The only real loss is in Development Potential, which is likely what the real issue is here.

3.) A likely argument is also that “It’s been there for a long time.” I will concede the point. It has no bearing on its legal standing. There was a saying in the Building Department that “You buy the problems with the property” which is how I see this case. Let’s get rid of the problem now, at the appropriate time, with a New Owner/Developer attempting to further the develop the illegal spaces.

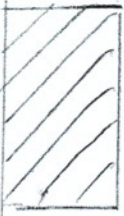
Conclusion

Please consider the small, reduced size of the Mid-block Open Spaces. Please also consider the numerous San Francisco Planning Codes being considered for permanent violation, many of which cited are in strong favor of my arguments, specifically Section 134(a)1-4, SFPC; there need be no violation of the Planning Codes. Please also consider the Public Good of many versus the personal gain of New Owners/Developer of this property. This Request is made for all of the people who live in buildings with windows opening toward the Mid-Block Open Space, present and future. Thank you for these considerations.

200									
25	100			18	100			25	
25	100			17	100			25	
25	16	15	14	13	<del>12</del>	11	10	9	
25	100			8	100			25	
25	100			7	100			25	
25	100			60/61	100			25	
25	100			2018	100			25	
25	100			91.50	100			25	

ATTACHMENT B.1

22ND



= MID-BLOCK OPEN SPACE BEFORE RE-ZONING

<div> <div>945 MANWESOTA ILLEGAL CONSTRUCTION</div> <div> </div> </div>									
25	100	18	7	100	25				
25	100	17	8	100	25				
16	15	14	13	12	11	10	9		
25	25	25	25	25	25	25	25	25	25
91.50					2018	60/61			
								91.50	

ATTACHMENT B.2

22ND

= MID-BLOCK OPEN SPACE AFTER RE-ZONING

# shatara**ARCHITECTURE** Inc.

---

S.F.Planning Commission  
c/o Monica Giacomucci  
49 S. Vanness Avenue  
San Francisco, CA 94110

September 15, 2020

Response to Appellant's Brief  
945 Minnesota Street, S.F

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The owners, who previously lived on Minnesota Street, bought the subject property three years ago in its current state of disrepair. The home suffered a fire in 1975 and the roof, ceiling, windows, and wiring in ceiling were repaired from the fire damaged and the gabled attic level was removed. We believe that the rear structure addition was also done as part of the fire repairs at the same time 45 years ago, which notably means it was in existence prior to the appellant's moving into his apartment, which he has stated occurred 22 years ago.

For context, the distance from the back wall of the structure to the appellant's rear wall is approximately 62-feet, from the appellant's outer deck to the rear of the subject property approximately 54-feet and to the proposed roof deck approximately 73-feet.

It would be very cost-prohibitive to rework and rebuild the back structure instead of rehabilitating the existing structure as proposed. The project sponsor's proposal is to rehabilitate the existing structure as well as rehabilitate the main three-story building completely and restore it consistent with the materials and characteristics of neighborhood.

The proposal by the project sponsor to infill below the existing structure at the rear should not impact the existing open space since that area is in shadow at all times. There is approximately 28-30 feet of rear yard with the encroachment of the exit stair.

The project sponsor is seeking the variance necessary to make the structure fully code compliant, some of the existing elements such as windows less than five feet from property line are existing, some relocated and will be managed during the building permitting process.

As far as the multiple permitting, the following permits were obtained so far,

2018-0409-5888; Remodel the two unit 3-stories and rearrange floor plans, interior remodel only.

2019-0110-0006; Revision to 2018-0409-5888: To replace masonry foundation with new concrete foundation which was recommended by the contractor. Existing foundation was substandard and was strongly recommended to be replaced.

2019-0226-3825; Repair existing siding at south elevation only: We were planning to repair the siding and found that the siding was in extremely poor condition. The siding was in extremely poor condition on the south elevation. There was also a mixture of clapboard siding as well as ship lap siding. The south side of the building is also where the building settled approximately three inches. The settlement caused the siding to pull away from the framing. Additionally, the waterproofing was compromised and needed repair or replacement. As a result of these conditions we spoke to planning staff to see how we can move forward through the process. The project sponsor decided move forward with the planning staff recommendations, to seek a Certificate of Appropriateness, a Variance and the Section 311 Notification. Planning staff recommended this to bring the building into full compliance through the appropriate, documented process.

2019-1003-3463; This permit was requested by planning staff for an exploratory demo in areas of the front façade. The permit required to do this was an "Administrative Certificate of Appropriate." The planner met me at the site to evaluate the conditions below the current tile siding to evaluate appropriate material or trim.

The project was reviewed by the Historic Preservation Commission and approved unanimously with conditions for staff to review further if needed on August 19, 2020. Conditions will be met with the planning department's further review for finishes.

With regards to the 311 Notice Process, there were two noticing mailings that were sent out on two separate occasions. The appellant called and left a message at our office which we responded to by calling him back but we did not hear from him until the latest posters were place on the building for all three processes.

The intent is to rehabilitate a modest building, make it compatible with the historical district by providing traditional materials / elements indicative of its surroundings, bring the building to the current seismic standards and restore long-vacant residential units.

Thank you for your consideration of this proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Suheil', enclosed within a large, loopy oval stroke.

Suheil Shatara  
Architect

**From:** [Michael Nulty](#)  
**To:** [suheil@shataraarch.com](mailto:suheil@shataraarch.com); [Winslow, David \(CPC\)](#)  
**Subject:** 945-947 Minnesota Street development  
**Date:** Thursday, October 15, 2020 12:57:40 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Michael:

The Alliance for a Better District 6 is in full support on the new construction of 945-947 Minnesota Street development.

We like to see upgrade to properties.

If there any questions about this letter of support please email. And please for this e-mail to the Planning Commission and staff.

Michael Nulty

Executive Director

***Michael Nulty***

P.O. Box 420782

San Francisco, CA 94142-0782

(415) 339-8327 - Direct

(415) 339-8779 - Alliance for a Better District 6

(415) 339-8683 - Central City Democrats

(415) 937-1289 - North of Market Business Association

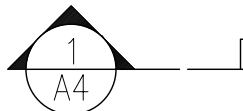



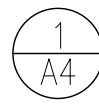
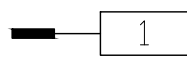



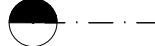
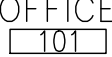

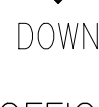
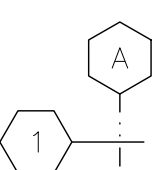

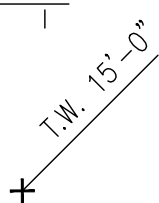

(415) 820-1412 - Tenderloin Futures Collaborative

<http://abd6.cfsites.org/>



## GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLAR ITEMS
6. THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
9. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING, IF REQUIRED.
10. NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
13. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
15. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

- # SYMBOLS
- |   |  |   |   |
|---|--|---|---|
|   | SECTION<br>DRAWING<br>SHEET NUMBER                   |  | EQUIPMENT SYMBOL<br>EQUIPMENT TYPE<br>EQUIPMENT GROUP |
|   | ELEVATION<br>DRAWING<br>SHEET NUMBER                 |  | REVISION  |
|   | DETAIL<br>DRAWING<br>SHEET NUMBER                    |  | WALL TYPE   |
|   | UP<br>LEFT RIGHT                                     |  | FINISH SYMBOL   |
|   | INTERIOR ELEVATION<br>SHEET NUMBER<br>DRAWING NUMBER |  | MATCH LINE<br>SHADED PORTION<br>IS SIDE CONSIDERED    |
|   | ROOM IDENTIFICATION<br>ROOM NAME<br>ROOM NUMBER      |  | DATUM POINT   |
|   | DOWN   |  | COLUMN GRID   |
|  | DOOR NUMBER  |  | TOP OF WALL   |
|  | WINDOW NUMBER  |   |   |

[illegible]

<h2 style="margin: 0;">SQUARE FOOTAGE</h2>		<h2 style="margin: 0;">PROPOSED SQUARE FEET AREA</h2>	
<u>EXISTING SQUARE FOOTAGE</u>		<u>PROPOSED SQUARE FEET AREA</u>	
<u>INTERIOR WALLS TOTAL FLOOR AREA</u>		<u>INTERIOR WALLS TOTAL FLOOR AREA</u>	
FIRST FLOOR	1037 SQ.FT.	FIRST FLOOR	1242 SQ.FT.
SECOND FLOOR	1377 SQ.FT.	SECOND FLOOR	1377 SQ.FT.
THIRD FLOOR	1270 SQ.FT.	THIRD FLOOR	1270 SQ.FT.
<div style="border: 1px solid black; padding: 5px;">TOTAL INTERIOR FLOOR AREA: 3684 SQ.FT.</div>		<div style="border: 1px solid black; padding: 5px;">TOTAL INTERIOR FLOOR AREA: 4466 SQ.FT.</div>	
<u>EXTERIOR WALLS TOTAL FLOOR AREA</u>		<u>EXTERIOR WALLS TOTAL FLOOR AREA</u>	
FIRST FLOOR	1126 SQ.FT.	FIRST FLOOR	1345 SQ.FT.
SECOND FLOOR	1453 SQ.FT.	SECOND FLOOR	1453 SQ.FT.
THIRD FLOOR	1342 SQ.FT.	THIRD FLOOR	1342 SQ.FT.
<div style="border: 1px solid black; padding: 5px;">TOTAL GROSS FLOOR AREA: 3921 SQ.FT.</div>		<div style="border: 1px solid black; padding: 5px;">TOTAL GROSS FLOOR AREA: 4140 SQ.FT.</div>	
<u>USABLE OPEN SPACE:</u>		<u>USABLE OPEN SPACE:</u>	
REAR YARD 868 SQ.FT.		REAR YARD 570 SQ.FT. DECK 123 SQ.FT. ROOF DECK 413 SQ.FT.	
<div style="border: 1px solid black; padding: 5px;">TOTAL USABLE OPEN SPACE: 868 SQ.FT.</div>		<div style="border: 1px solid black; padding: 5px;">TOTAL USABLE OPEN SPACE: 1106 SQ.FT.</div>	
BICYCLE PARKING # 0 CAR PARKING # 1		BICYCLE PARKING # 2 BIKES — CLASS 1 CAR PARKING # 1	

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(E)	EXISTING	DIA.	DIAMETER	FT.	FOOT OF
ADJ.	ADJUSTABLE	DIM.	DIMENSION	FTG.	FOOTING
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APPROX.	APPROXIMATE	DR.	DOOR	GA.	GAUGE
ARCH.	ARCHITECTURAL	DS.	DOWNSPOUT	GALV.	GALVAN.
ASPH.	ASPHALT	D.S.P	DRY STANDPIPE	G.B.	GRAB B.
BD.	BOARD	DWG.	DRAWING	GYP.	GYPSPUM
BITUM.	BITUMINOUS	E.	EAST	H.B.	HOSE B.
BLDC.	BUILDING	EA.	EACH	HDWD.	HARDWOOD
BLK.	BLOCK	EL.	ELEVATION	HORIZ.	HORIZON
BLKG.	BLOCKING	ELEC.	ELECTRICAL	HR.	HOURL
BM.	BEAM	ELEV.	ELEVATOR	HGT.	HEIGHT
BOT.	BOTTOM	ENCL.	ENCLOSURE	INSUL.	INSULATED
CAB.	CABINET	EQ.	EQUAL	INT.	INTERIOR
C.B.	CATCH BASIN	EQPT.	EQUIPMENT	JAN.	JANITOR
CEM.	CEMENT	(E)	EXISTING	JT.	JOINT
CLG.	CEILING	EXPO.	EXPOSED	LAV.	LAVATORY
CLKG.	CAULKING	EXP.	EXPANSION	LT.	LIGHT
CLO.	CLOSET	EXT.	EXTERIOR	MAX.	MAXIMUM
CLR.	CLEAR	F.A.	FIRE ALARM	MECH.	MECHAN.
COL.	COLUMN	F.D.	FLOOR DRAIN	MEMB.	MEMBRAN
CONC.	CONCRETE	FDN.	FOUNDATION	MTL.	METAL
CONN.	CONNECTION	F.E.	FIRE EXTINGUISHER	MFR.	MANUFACT
CONSTR.	CONSTRUCTION	FIN.	FINISH	MIN.	MINIMUM
CONT.	CONTINUOUS	FL.	FLOOR	MISC.	MISCELL.
CORR.	CORRIDOR	FLASH.	FLASHING	MTD.	MOUNTED
CTSK.	COUNTERSUNK	FLUOR.	FLUORESCENT	MUL.	MULLION
CNTR.	COUNTER	F.O.C.	FACE OF CONCRETE	(N)	NEW
CTR.	CENTER	F.O.F.	FACE OF FINISH	N.	NORTH

**SITE PLAN 1/8"=1'-0"**

**ADJACENT LOT - 951 MINNESOTA ST**  
BLK&LOT: 4107/017

**ADJ. BLDG.**

**LINE OF 45% REAR YARD SETBACK**

**33'-4" NEIGHBOR REAR YARD DEPTH & REAR SETBACK LINE PER SFPC 134(C)(8)**

**25'-0" LINE OF MIN. 25% REAR YARD**

**REAR YARD**

**45'-0"**

**21'-3"**

**12'-8 1/2"**

**30'-5"**

**2'-6 1/2"**

**8'-1"**

**10'-7 1/2"**

**25'-0" ADJACENT NEIGHBOR LOT WIDTH**

**15'-0" SIDEWALK**

**REPLACE CLAPBOARD SIDING**

**945 MINNESOTA ST**  
BLK&LOT: 4107/018

**EXISTING ROOF**  
1360.50 SQ FT

**NEW CORNICE & PARAPET WALL**  
SEE SHEET A1.6.2

**SCOPE OF WORK:**  
REPLACE DAMAGED FRONT STAIR, ENTRY DOORS, & ALL WINDOWS. MODIFY WIDTH OF CENTER WINDOWS AT FRONT BAY. WOOD WINDOWS W/ OGEE LUGS AT FRONT & EXPOSED NORTH FACADE. ALL OTHER WINDOWS SHALL BE WD. MARVIN INTEGRITY. REPLACE ALL CLAPBOARD SIDING TO RUSTIC SIDING TO MATCH MAJORITY OF EXISTING SIDING. CREATE NEW DECK AT REAR AT EXISTING 3RD FLOOR ROOF LEVEL. CREATE NEW ROOF DECK AT ROOF LEVEL. INFILL BELOW EXISTING NONCONFORMING HABITABLE SPACE AT REAR.

**(N) ROOF DECK**  
400 SQ FT

**5'-0"**

**5'-0"**

**14'-5"**

**11'-0 1/2"**

**100'-0"**

**44'-0 1/2"**

**25'-0" LOT WIDTH**

**100'-0"**

**25'-0"**

**SCHOOL STRUCTURE**

**ROOF AREA: 1360.50 SQ FT**  
**ROOF DECK AREA: 400 SQ FT < 1/3 ROOF AREA**

**ADJACENT LOT - 1060 TENNESSEE ST**  
BLK&LOT: 4107/006 (THROUGH LOT)  
CITY FACILITY: SFUSD - IRVING M SCOTT BUILDING

**200' - 0"**  
**ADJACENT NEIGHBOR LOT LENGTH (THROUGH LOT FACING TENNESSEE ST AND MINNESOTA ST)**

**130' - 0"**  
**ADJACENT NEIGHBOR LOT WIDTH**

**MINNESOTA STREET**

**N**

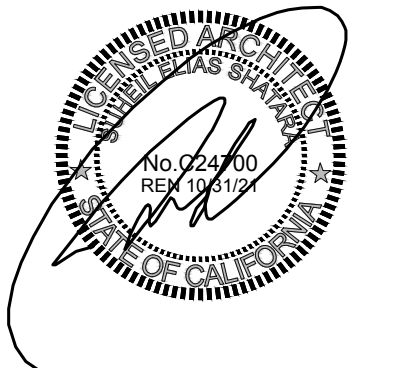
REPLACE DAMAGED FRONT STAIR, ENTRY DOORS, & ALL WINDOWS. MODIFY WIDTH OF CENTER WINDOWS AT FRONT BAY. WOOD WINDOWS W/ OGEE LUGS AT FRONT & EXPOSED NORTH FACADE. ALL OTHER WINDOWS SHALL BE WD. MARVIN INTEGRITY. REPLACE ALL CLAPBOARD SIDING TO RUSTIC SIDING TO MATCH MAJORITY OF EXISTING SIDING. CREATE NEW DECK AT REAR AT EXISTING 3RD FLOOR ROOF LEVEL. CREATE NEW ROOF DECK AT ROOF LEVEL. INFILL BELOW EXISTING NONCONFORMING HABITABLE SPACE AT REAR.
<b>CODE CYCLE</b>
<ul style="list-style-type: none"><li>- 2016 CALIFORNIA BUILDING CODE</li><li>- 2016 CALIFORNIA ELECTRIC CODE</li><li>- 2016 CALIFORNIA MECHANICAL CODE</li><li>- 2016 CALIFORNIA PLUMBING CODE</li><li>- 2016 GREEN BUILDING CODE</li><li>- 2016 CALIFORNIA FIRE CODE</li><li>- 2016 CALIFORNIA ENERGY CODE</li><li>- 2016 SAN FRANCISCO BUILDING CODE</li></ul>

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRIC CODE
- 2016 CALIFORNIA MECHANICAL CODE
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- 2016 GREEN BUILDING CODE
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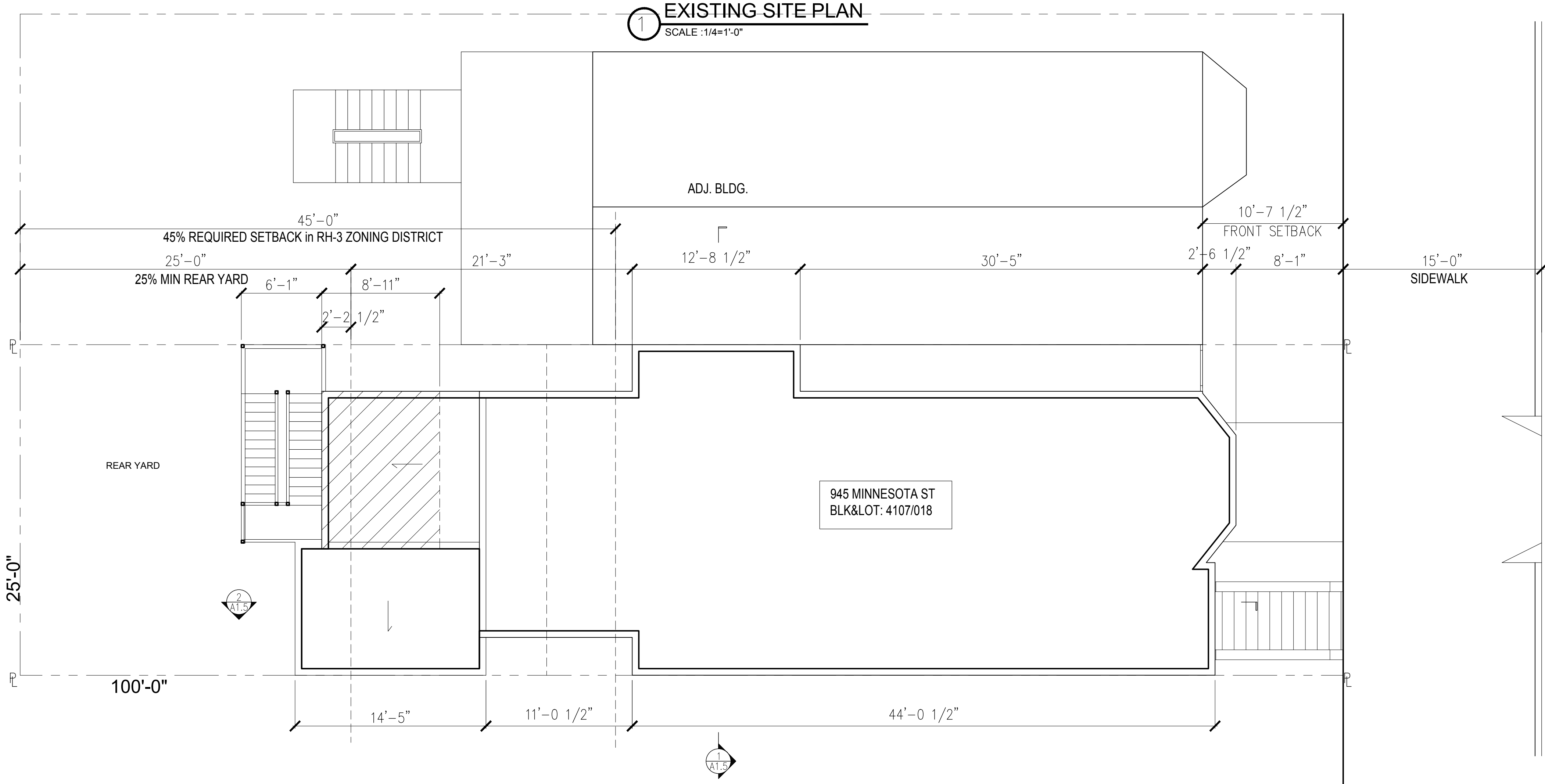
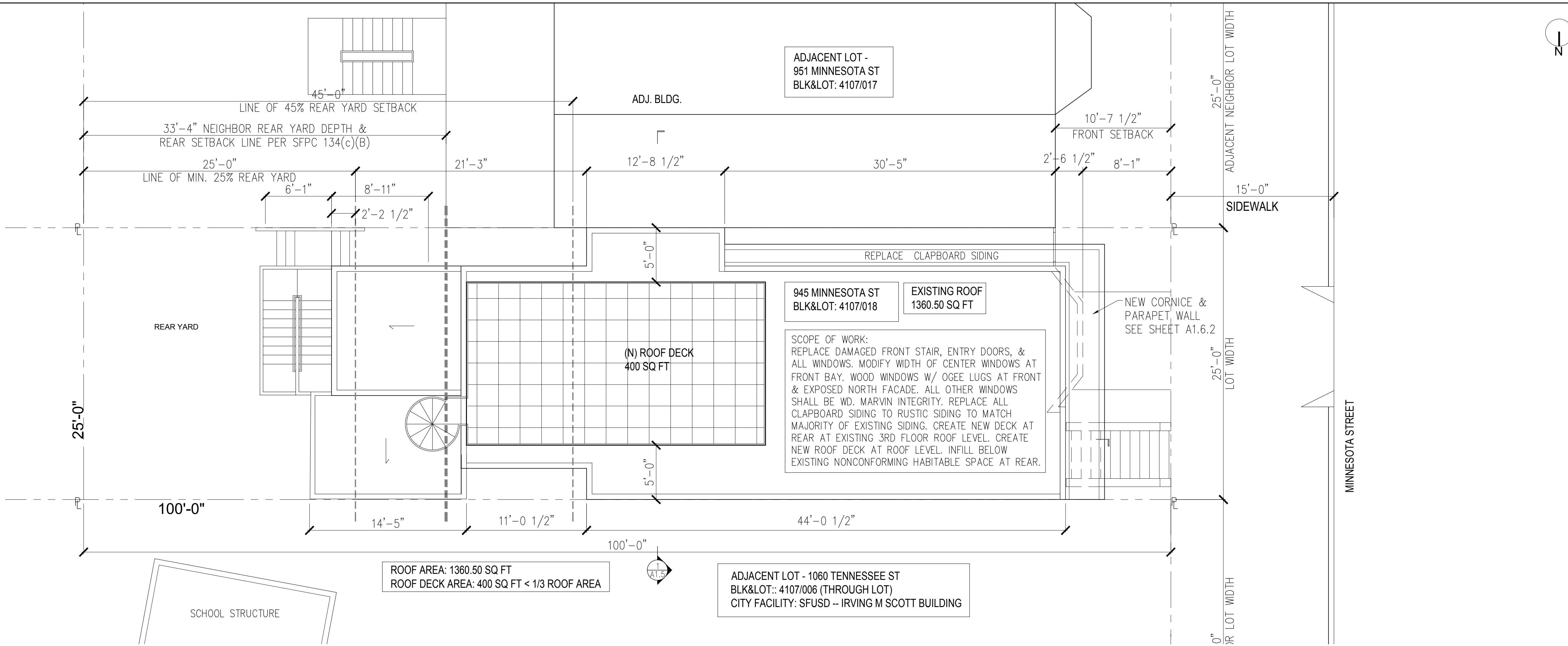
ZONING: RH-3  
HEIGHT LIMIT: 40-X  
EXISTING NUMBER OF UNITS: 2  
PROPOSED NUMBER OF UNITS: 2  
LOT SIZE: 25' WIDE X 100' LONG

BUILDING DESCRIPTION:	1 BUILDINGS IN LOT. EXISTING: 3 STORIES TYPE V - B PROPOSED: NO CHANGE
(E) OCCUPANCY CLASS.:	R-3 - NO CHANGE
OCCUPANT LOAD:	1 PER 200 SQ.FT.
(E) # OF DWELLING UNITS:	2 - NO CHANGE
YEAR BUILT:	1900
BUILDING AREA:	3,813 SQ FT + 327 SQ FT GARAGE = 4140
PARCEL AREA:	2,495 SQ FT
GARAGE SQ FT	327 SQ FT
FIRST FLOOR SQ FT	1,028 SQ FT
SECOND FLOOR SQ FT	1,453 SQ FT
THIRD FLOOR SQ FT	1,342 SQ FT

# A0.0







SHATARA  
ARCHITECTURE  
INC.

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SAN FRANCISCO  
CA 94107

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PROJECT

RESIDENTIAL  
RENOVATION

ADDRESS

945 - 947 MINNESOTA  
STREET  
SAN FRANCISCO, CA

BLOCK: 4107  
LOT: 018

PROJECT DIRECTORY

OWNER

ARCHITECT

SHATARA ARCHITECTURE INC.

890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHEL SHATARA

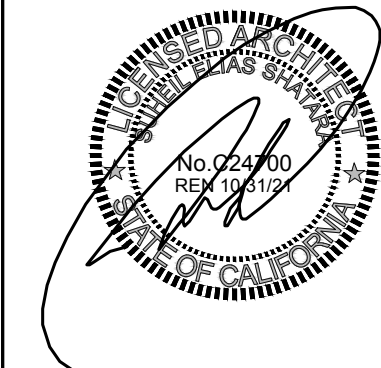
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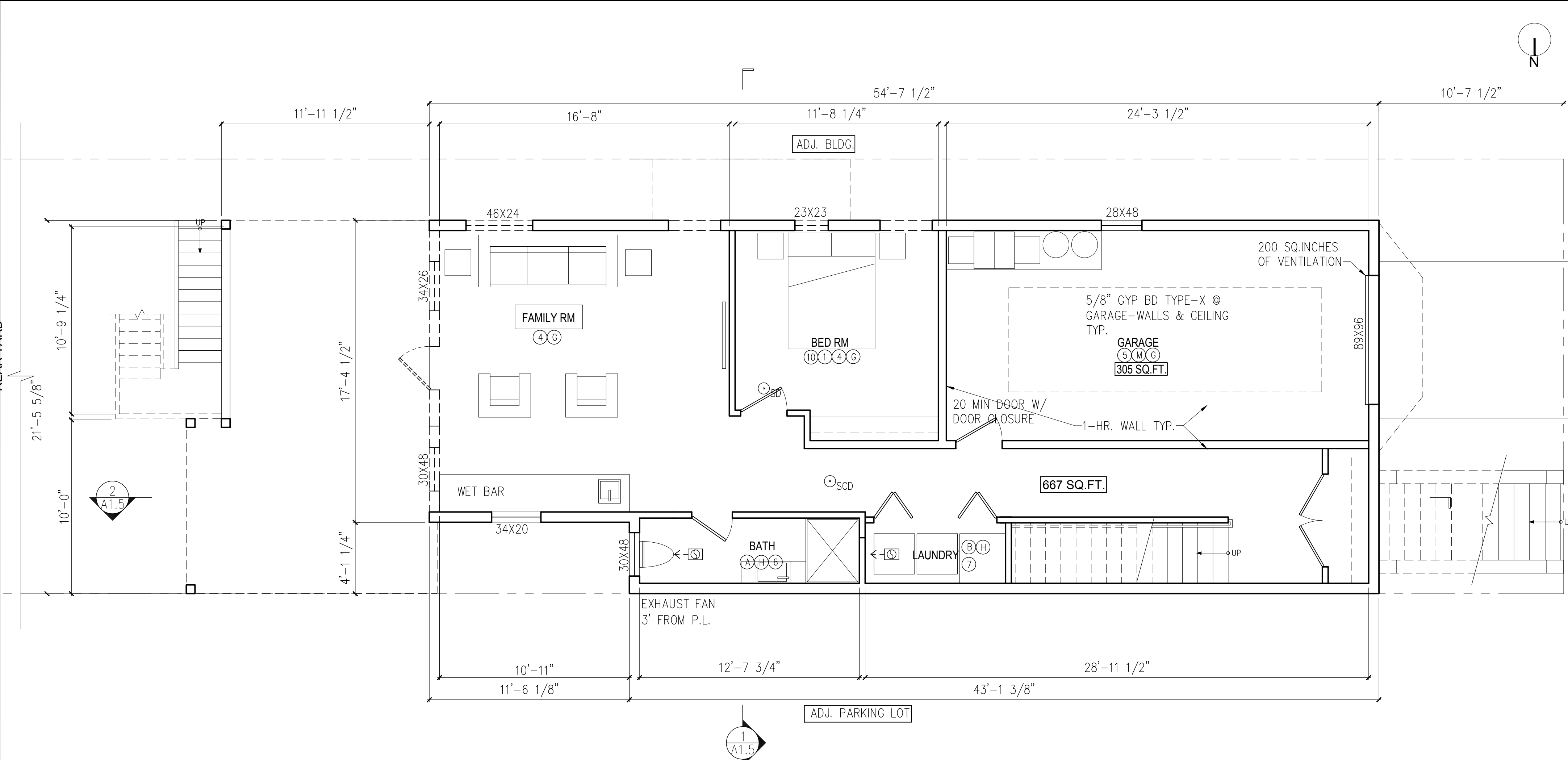
ISSUED	DATE	NO.
BUILDING	04.09.2018	
BUILDING	02.25.2019	
PLANNING	09.03.2019	
PLANNING	04.15.2020	
PLANNING	05.26.2020	

SHEET DESCRIPTION

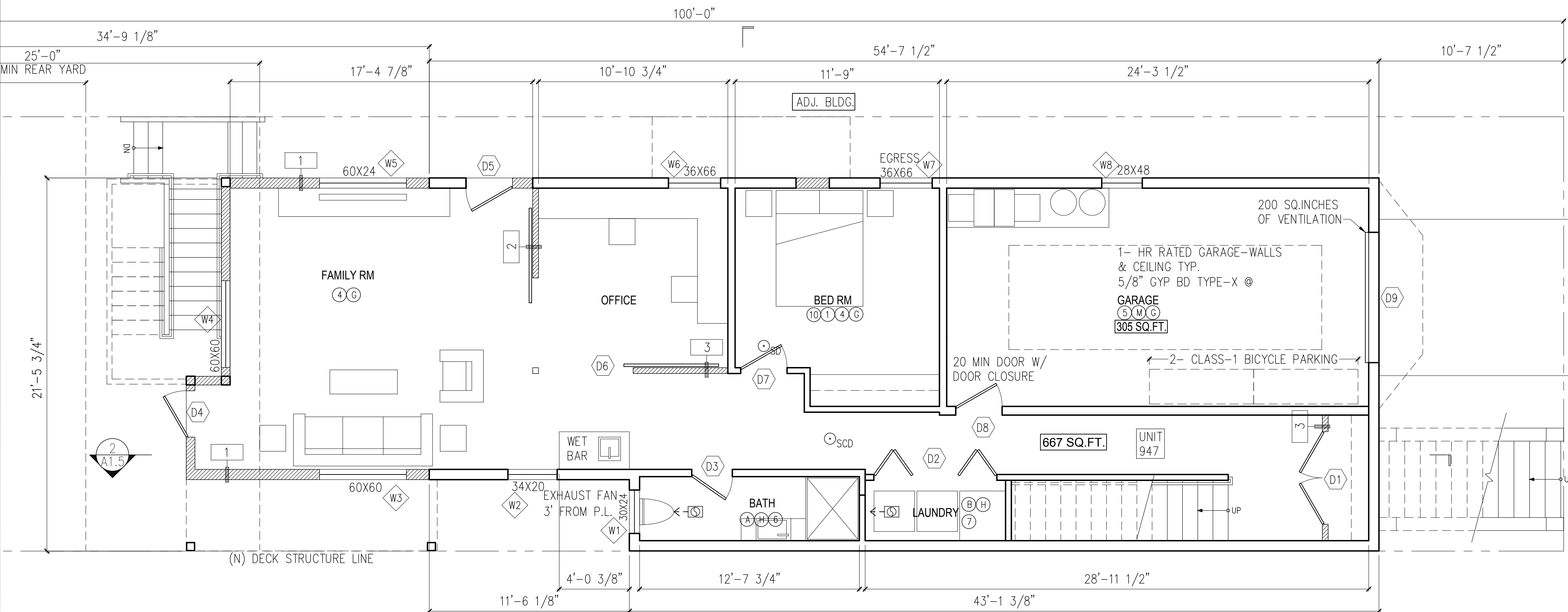
EXISTING &  
PROPOSED  
SITE PLAN

A1.0





2 EXISTING AS APPROVED FIRST FLOOR PLAN  
SCALE : 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN  
SCALE : 1/4"=1'-0"

DEMOLITION NOTES

- DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK. THE INTENT OF THE DRAWING IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT ARCHITECT IN ADVANCE IF REQUIRED DEMOLITION IS TO EXCEED THE SCOPE SHOWN ON ARCHITECTURAL DRAWINGS. EXCEEDING DEMOLITION SHOWN ON ARCHITECTURAL DRAWINGS MAY REQUIRE A PERMIT REVISION.
- WHERE NECESSARY, THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL FIXTURES, SYSTEM AND ASSOCIATED DEVICES TO BE REMOVED, WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM.
- WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE. PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT & INTRUSIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES, SUCH AS A STRUCTURAL ENGINEER, TO DETERMINE IF SHORING DESIGN IS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ADDITIONAL PERMITS, ENGINEERING, AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING WHICH LAWS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF TOXIC MATERIALS (SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS (SUCH AS CAL-OSHA CERTIFICATES)
- REMOVE AND LEGALLY DISPOSE ALL ABANDONED HVAC EQUIPMENT, INCLUDING DUCTWORK; ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES; ABANDONED WATER PIPES, GAS LINES & SEWER LINES.
- 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OPENINGS SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTEABLE METHOD TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM.

LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL

SITE DEVELOPMENT

**STORM WATER POLLUTION CONTROL**  
A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

**GRADING AND PAVING**  
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.

**ELECTRICAL VEHICLE CHARGING FOR NEW CONSTRUCTION**  
FOR ONE AND TWO FAMILY DWELLINGS, INSTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS.

WATER EFFICIENCY & CONSERVATION

**WATER CONSERVING PLUMBING FIXTURES**  
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH.
- THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GAL/FLUSH. THE EFFECTIVE FLUSH VOLUME FOR ALL OTHER URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH.

**WATER CONSERVING PLUMBING FITTINGS**  
FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE.

DETAILS SHEET NOTES

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

KEYNOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR:** SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. **INTERCONNECTION:** WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. **CARBON MONOXIDE DETECTOR:** ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS; AT LEAST ONE ONE EACH STORY.
- STAIRS**  
**RISE AND RUN** 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". **HANDRAILS** REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. **PICKETS & BALUSTERS:** OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. **GUARDRAIL** MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) **LANDING** REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. **HEADROOM** MIN. 80" THROUGHOUT STAIRS. **TREAD ANTI-SLIP:** ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- STRUCTURE @ EXTERIOR** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION** 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM:** W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. **WET AREAS:** NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDOE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS:** (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS** AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- ROOF PARAPETS:** AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- ROOFING:** CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- ROOF DECK:** < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL. 1/8" SPACING BETWEEN PLANKS. PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. **GUARDRAIL** MIN. HEIGHT 42". OPENING LESS THAN 4".
- OVERFLOW DRAINS:** SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- ATTIC VENTILATION & ACCESS:** ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-IN-WINTER SIDE OF CEILING. 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. **ACCESS:** 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- UNDER-FLOOR VENTILATION & ACCESS:** CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. **ACCESS:** 18"x24" MINIMUM SIZE ACCESS REQUIRED
- TEMPERED WINDOWS:** TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

LEGEND

- 9 WALL TYPE
- 999 DOOR NUMBER
- 9A WINDOW NUMBER
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (N) WALL
- SECTION
- ELEVATION
- FLOOR/CEILING ASSEMB. TYPE
- 1 HR FIRE RATED WALL
- 2 HR FIRE RATED WALL
- PROPERTY LINE
- ABOVE

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PROJECT  
**RESIDENTIAL  
RENOVATION**

ADDRESS  
**945 - 947 MINNESOTA  
STREET  
SAN FRANCISCO, CA**

**BLOCK: 4107  
LOT: 018**

PROJECT DIRECTORY  
**OWNER**

**ARCHITECT**  
SHATARA ARCHITECTURE INC.  
  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHEL SHATARA

DBI STAMP

ISSUED DATE NO.

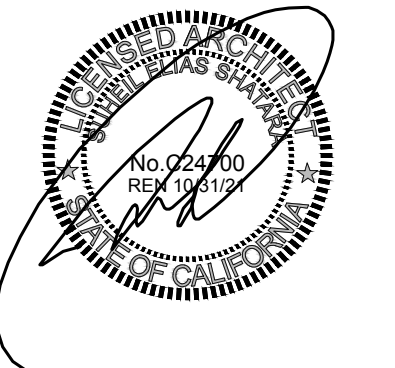
BUILDING 04.09.2018

BUILDING 02.25.2019

PLANNING 09.03.2019

PLANNING 04.15.2020

PLANNING 05.26.2020



SHEET DESCRIPTION  
**EXISTING &  
PROPOSED  
PLANS**

**A1.1**





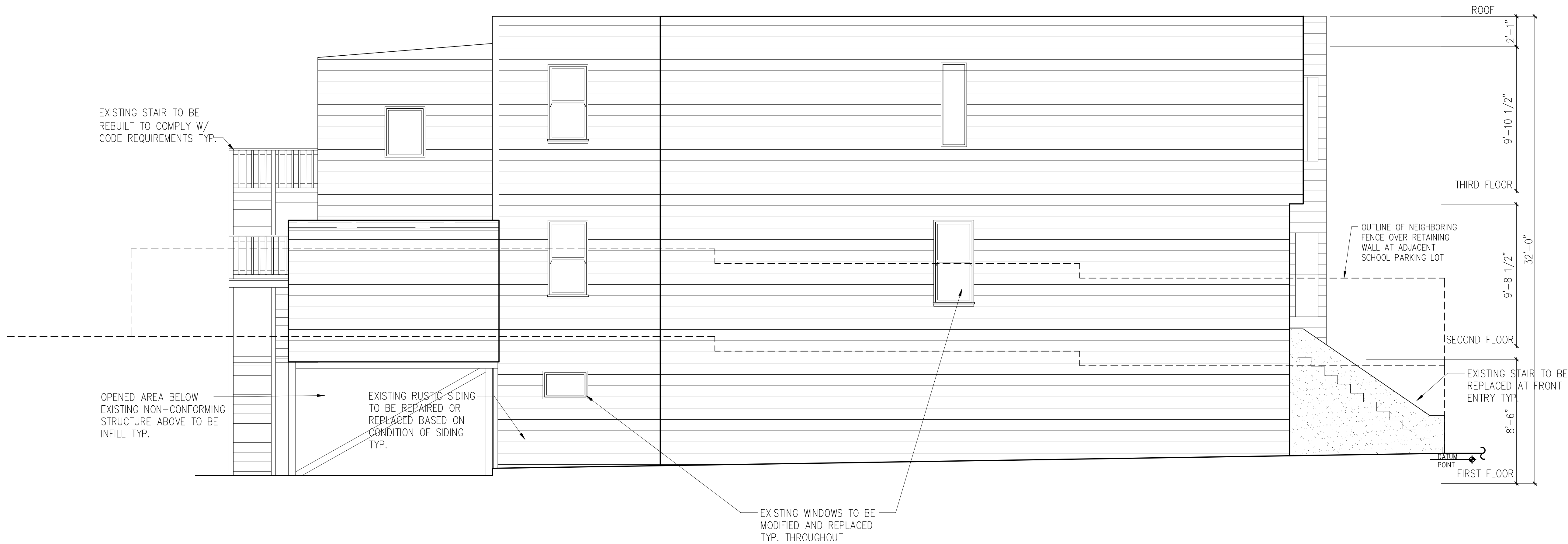


(N) WALL

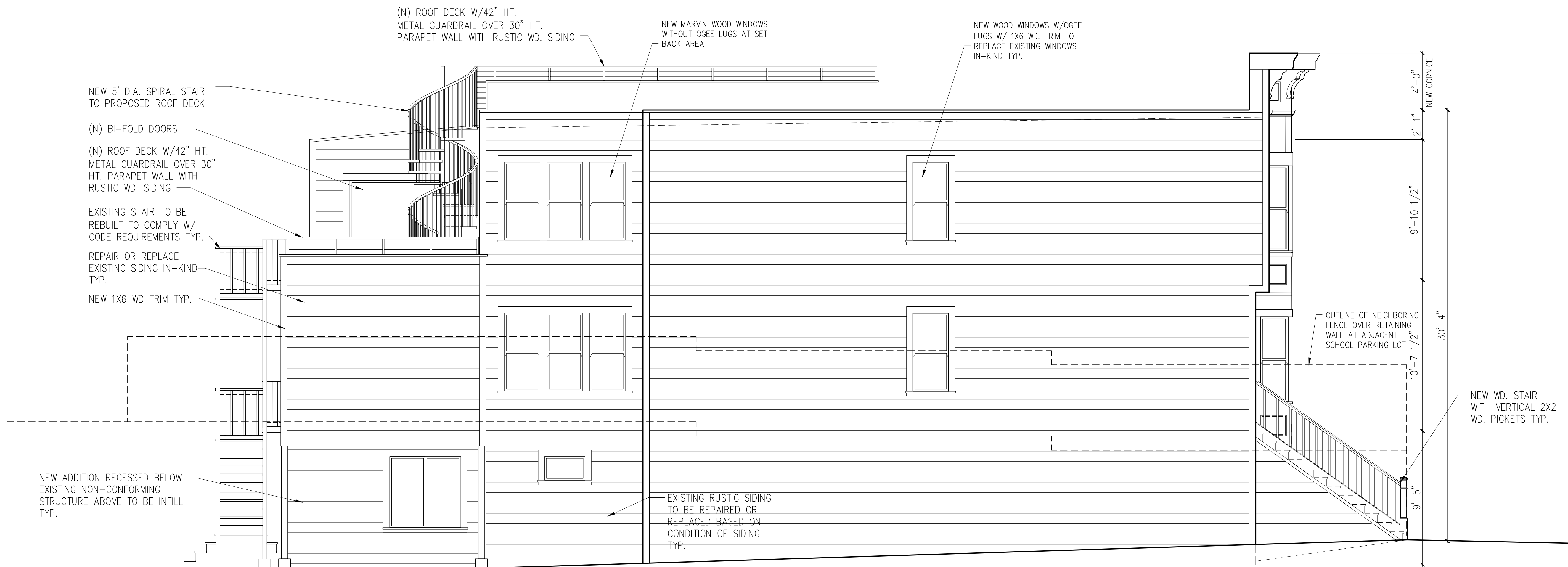
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

----- ABOVE

### A1.3



2 (E) NORTH REAR ELEVATION  
SCALE : 1/4"=1'-0"



1 (P) NORTH SIDE ELEVATION  
SCALE : 1/4"=1'-0"

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## PROJECT RESIDENTIAL RENOVATION

ADDRESS  
945 - 947 MINNESOTA  
STREET  
SAN FRANCISCO, CA

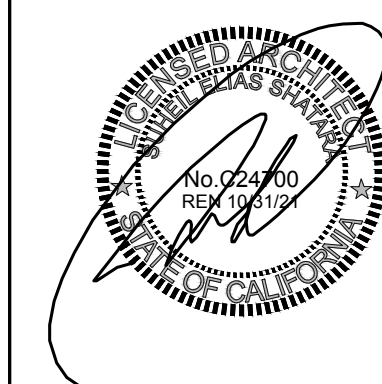
BLOCK: 4107  
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## PROJECT DIRECTORY OWNER

ARCHITECT  
SHATARA ARCHITECTURE INC.  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHEIL SHATARA

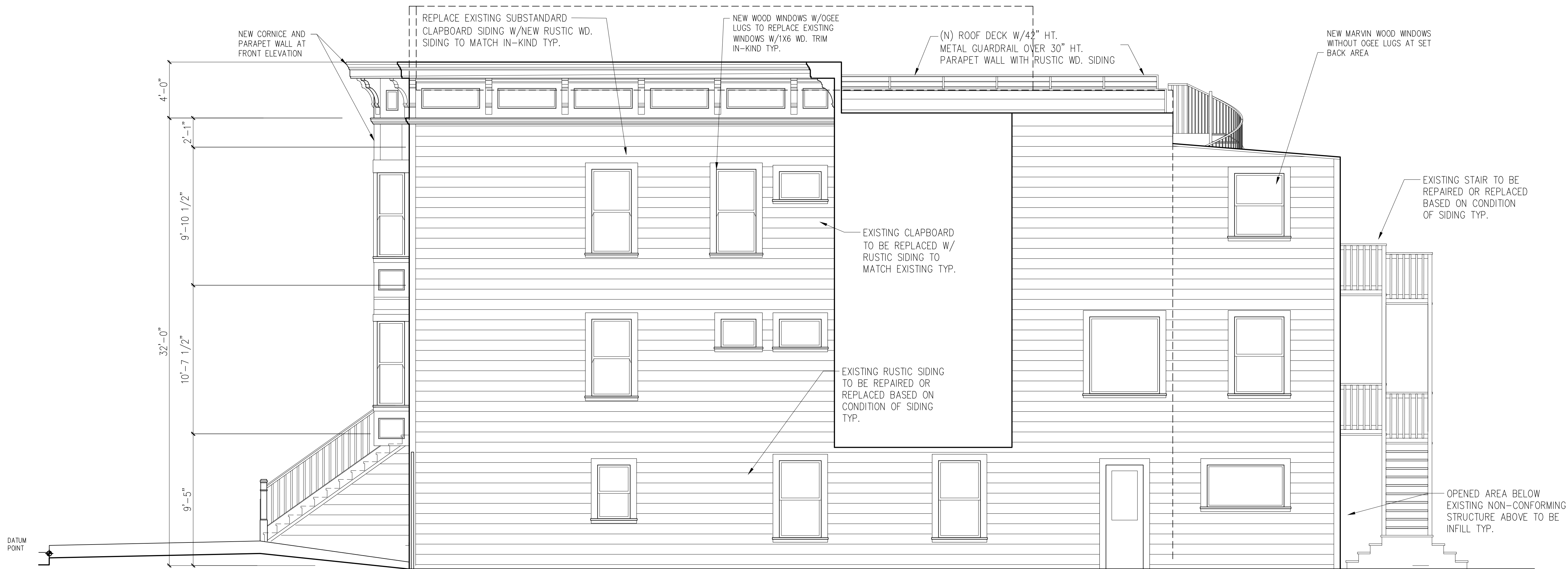
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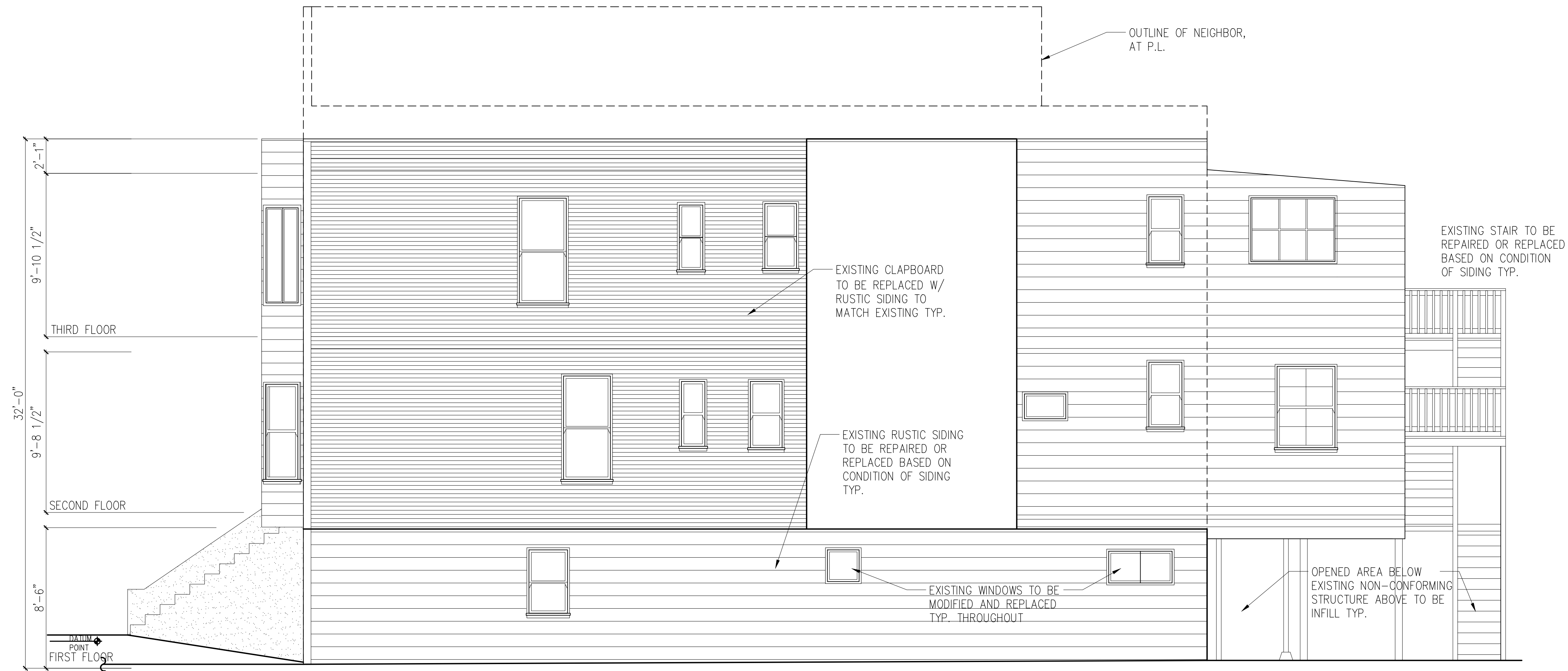


SHEET DESCRIPTION  
**EXISTING &  
PROPOSED  
ELEVATIONS**

# A1.4



3 (P) SOUTH REAR ELEVATION  
SCALE : 1/4"=1'-0"



1 (E) SOUTH REAR ELEVATION  
SCALE : 1/4"=1'-0"

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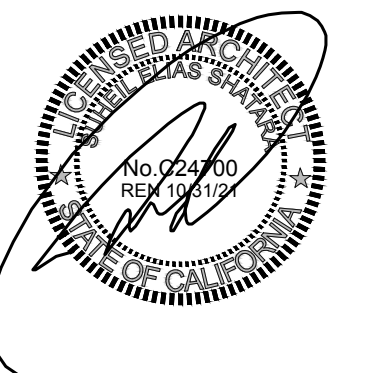
BLOCK: 4107  
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890 7TH STREET  
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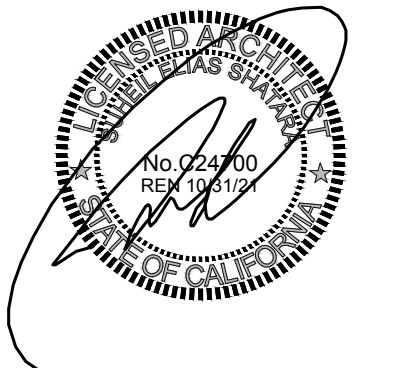


## SHEET DESCRIPTION EXISTING & PROPOSED ELEVATIONS

A1.5



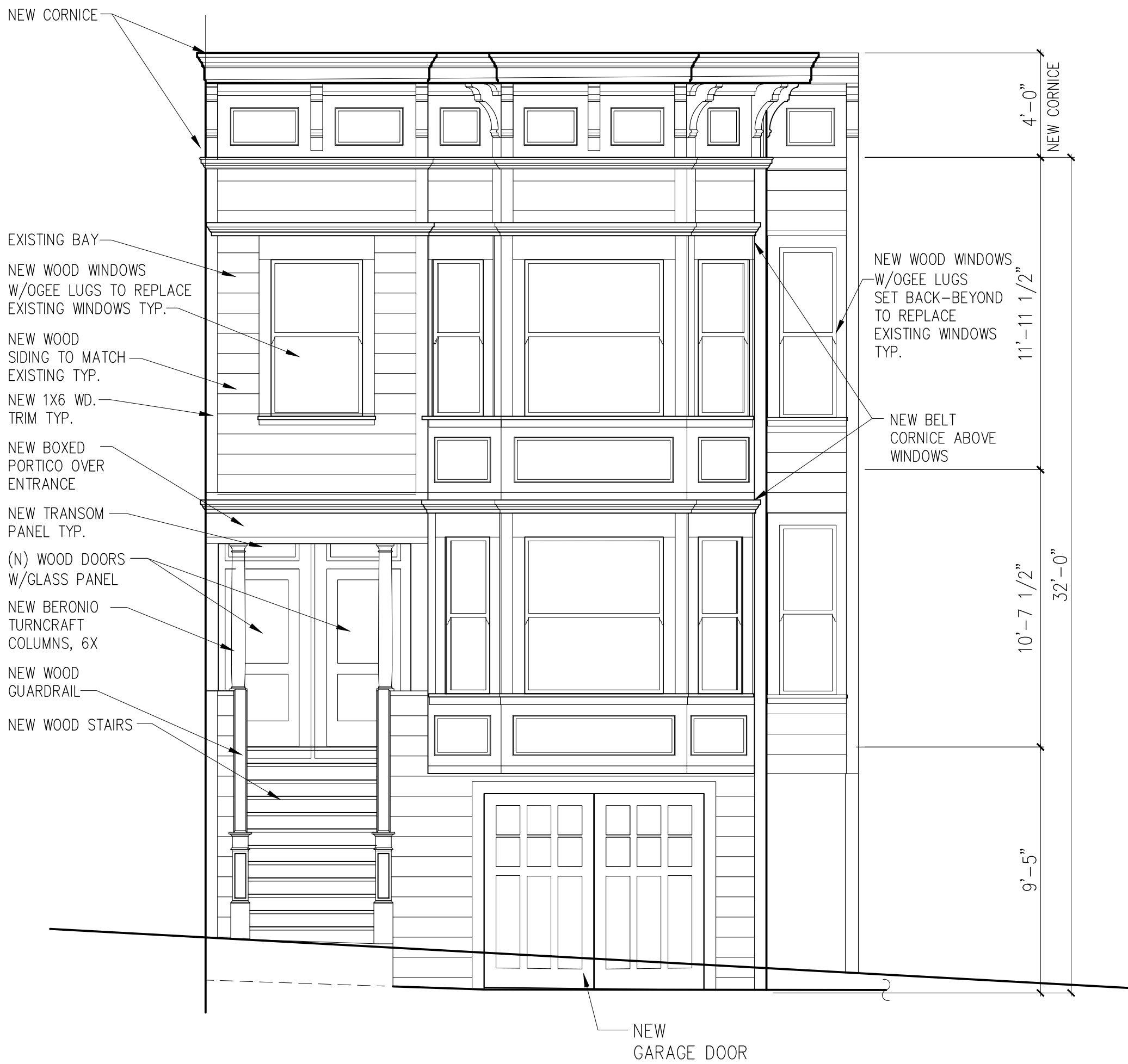
ISSUED	DATE	NO.
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BUILDING	02.25.2019	
PLANNING	09.03.2019	
PLANNING	04.15.2020	
PLANNING	05.26.2020	



949-953 MINNESOTA

945/947 MINNESOTA

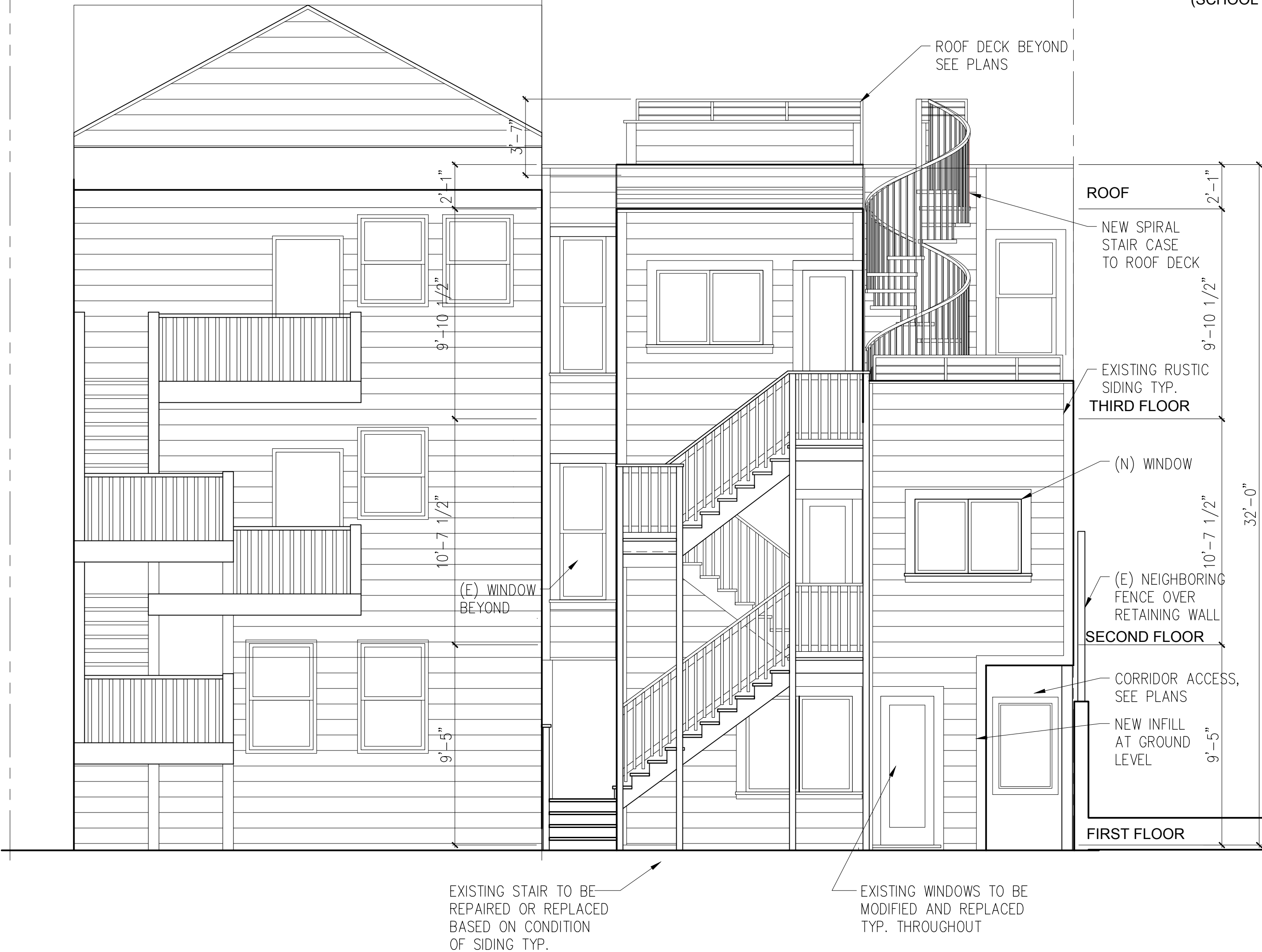
1060 TENNESSEE  
4107/006  
(SCHOOL YARD AND PARKING LOT)



3 (P) WEST FRONT ELEVATION  
SCALE : 1/4"=1'-0"



1 (E) WEST FRONT ELEVATION  
SCALE : 1/4"=1'-0"



4 (P) EAST REAR ELEVATION  
SCALE : 1/4"=1'-0"



2 (E) EAST REAR ELEVATION  
SCALE : 1/4"=1'-0"