



# DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

**HEARING DATE: September 10, 2020**

**Record No.:** 2019-016047DRP  
**Project Address:** 1350 Hayes Street  
**Permit Applications:** 2019.0826.9876  
**Zoning:** RM-1 [Residential Mixed-Low Density]  
40-X Height and Bulk District  
**Block/Lot:** 1201/ 015  
**Project Sponsor:** Mike Baushke  
Apparatus Architects  
4450 18<sup>th</sup> Street  
San Francisco, CA 94112  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve as Modified

## Project Description

The project originally proposed to construct a new 892 sq. ft. and 20'-4" wide by 41'-3" deep and 20'-0" in height two-story dwelling unit at the rear portion of the lot which requires a rear yard variance. The proposed building will be approximately 575 sq. ft. and 17'-3" wide by 32'-10" deep and approximately 13' high. It is proposed to be setback 8 feet from the east side property line and 5 feet from the rear property line.

## Site Description and Present Use

The site is a 25' wide x 137'-6" deep lot containing an existing 2-story, single family home. The existing building is a Category 'A' historic resource built in 1900.

## Surrounding Properties and Neighborhood

The buildings on this block of Hayes Street are generally 2- to 3-stories at the street face. The mid-block open space is defined by a rather consistent alignment of buildings to the east, with the notable exception of the adjacent 2-story neighbor to the west which occupies the entirety of its rear yard.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	May 25, 2020 – June 25, 2020	6.25.2020	9.10.2020	97 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	August 21, 2020	August 21, 2020	20 days
Mailed Notice	20 days	August 21, 2020	August 21, 2020	20 days
Online Notice	20 days	August 21, 2020	August 21, 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	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

Ryan Patterson on behalf of Lindsey Coonan and Nevin Vangala of 1342 Hayes Street, residents of the adjacent property to the east of the proposed project.

## DR Requestor’s Concerns and Proposed Alternatives

### DR requestor:

Is concerned that the proposed project:

1. is not Code compliant since it is proposed to be built within the rear yard and requires a variance and;
2. It does not comply with the Residential Design Guidelines related to building scale at mid-block open space; articulation of buildings to minimize impact on light and privacy.

**Proposed alternatives:**

Reduce the height of the structure at the rear to one-story; or add a story to the existing building.

See attached *Discretionary Review Application*, dated June 25, 2020.

**Project Sponsor’s Response to DR Application**

The proposal has been reviewed by the Residential Design Advisory Team and modified and sited to reduce impacts related to privacy access to mid-block open space. The project is willing to further lower the height to better respond to the DR requestors’ concerns.

See attached Response to Discretionary Review, dated July 27, 2020

**Department Review**

Although not Code compliant, the Planning Department’s Residential Design Advisory Team (RDAT) reviewed this proposal and confirmed support for this project because on the whole it promotes the goal of providing new housing while fulfilling the intent of the Residential Design Guidelines related to scale, privacy, and preservation of access to mid-block open space. Staff believes this design proposal in a location that maintains qualities sought to be preserved by the RDGs while minimizing impacts to adjacent neighbors- through a variance- than might be achieved by a Code complying project.

The proposed changes have been negotiated between the project sponsor and the DR requestors and are also consistent with the RDGs. Therefore, staff recommends taking DR to memorialize these revisions.

Specifically, staff finds:

Locating the new one-story building immediately next to the adjacent 2-story building to the west - which occupies the rear portion of the property - better preserves the open space for both the adjacent neighbor and the existing subject property, while enabling the addition of a second unit.

The side setback and one-story massing of the proposed building coupled with the orientation and size of windows and doors provides visual for privacy.

**Recommendation:** Take DR and Approve with Modifications

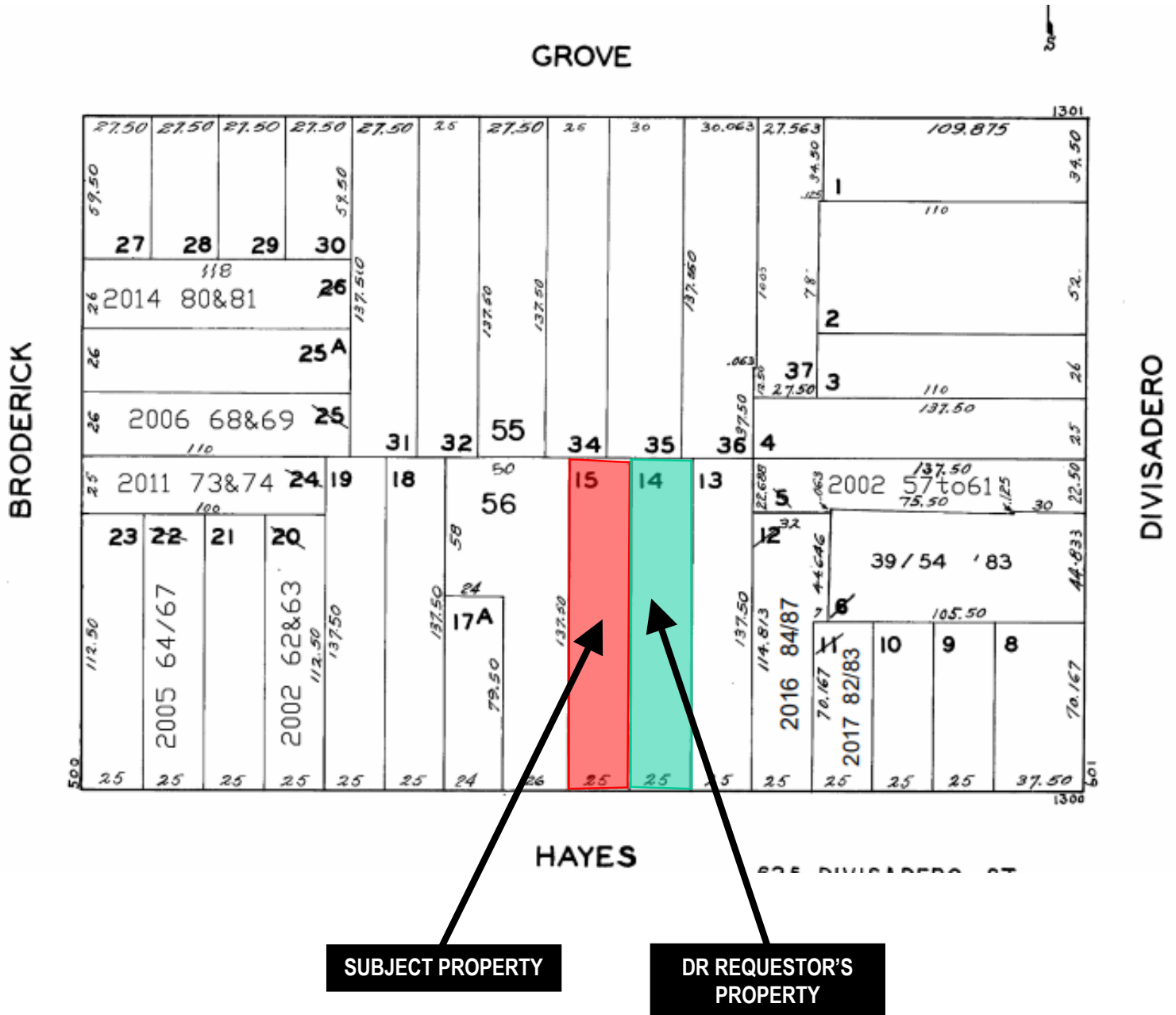
## **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Applications, dated July 27, 2020  
311 plans  
Revised Plans and 3-D renderings dated 8.21.2020  
Tentative agreement (unsigned)

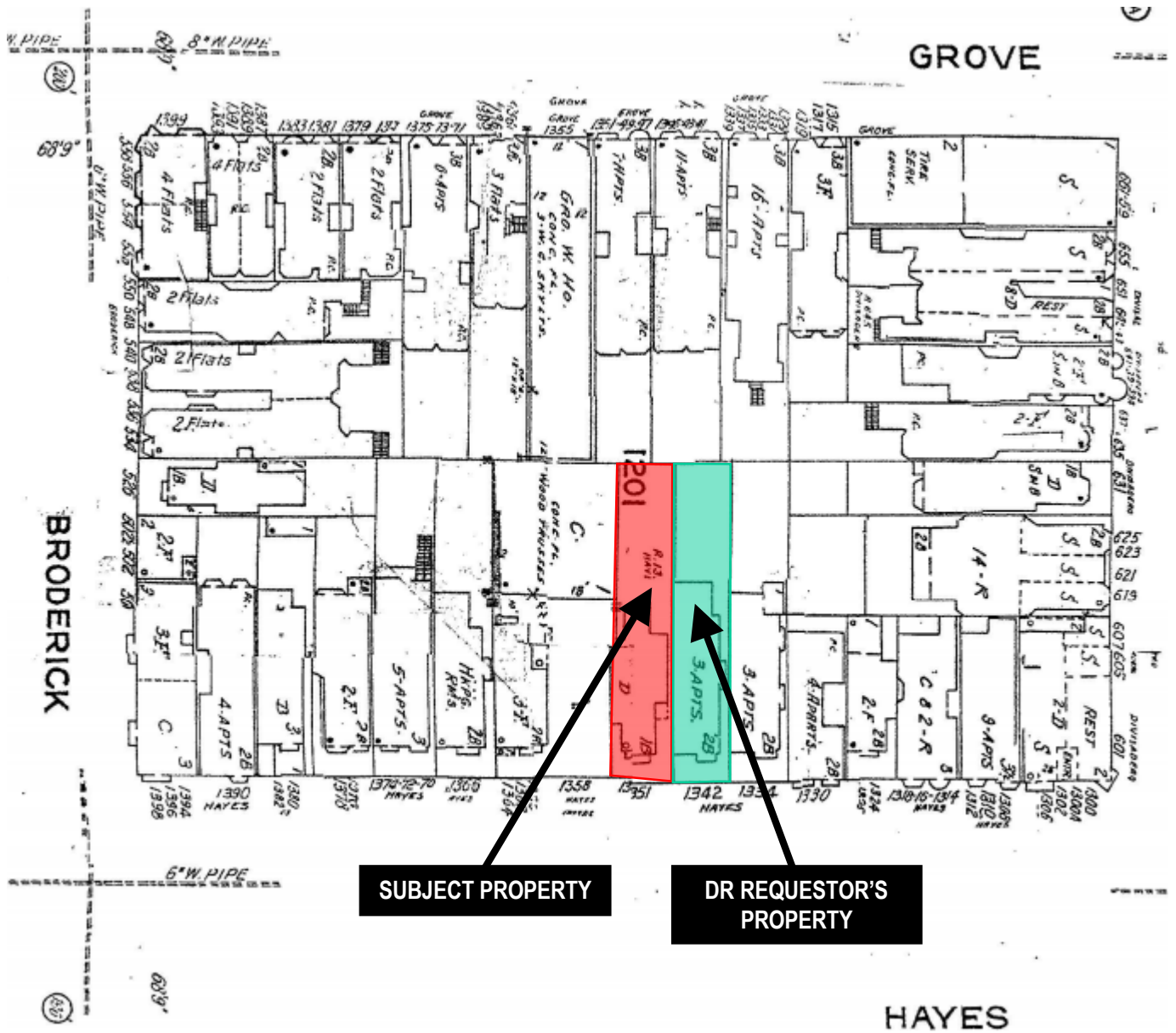
# Exhibits

Discretionary Review Hearing  
**Case Number 2019-016047DRPVAR**  
1350 Hayes Street

# Parcel Map



# Sanborn Map\*

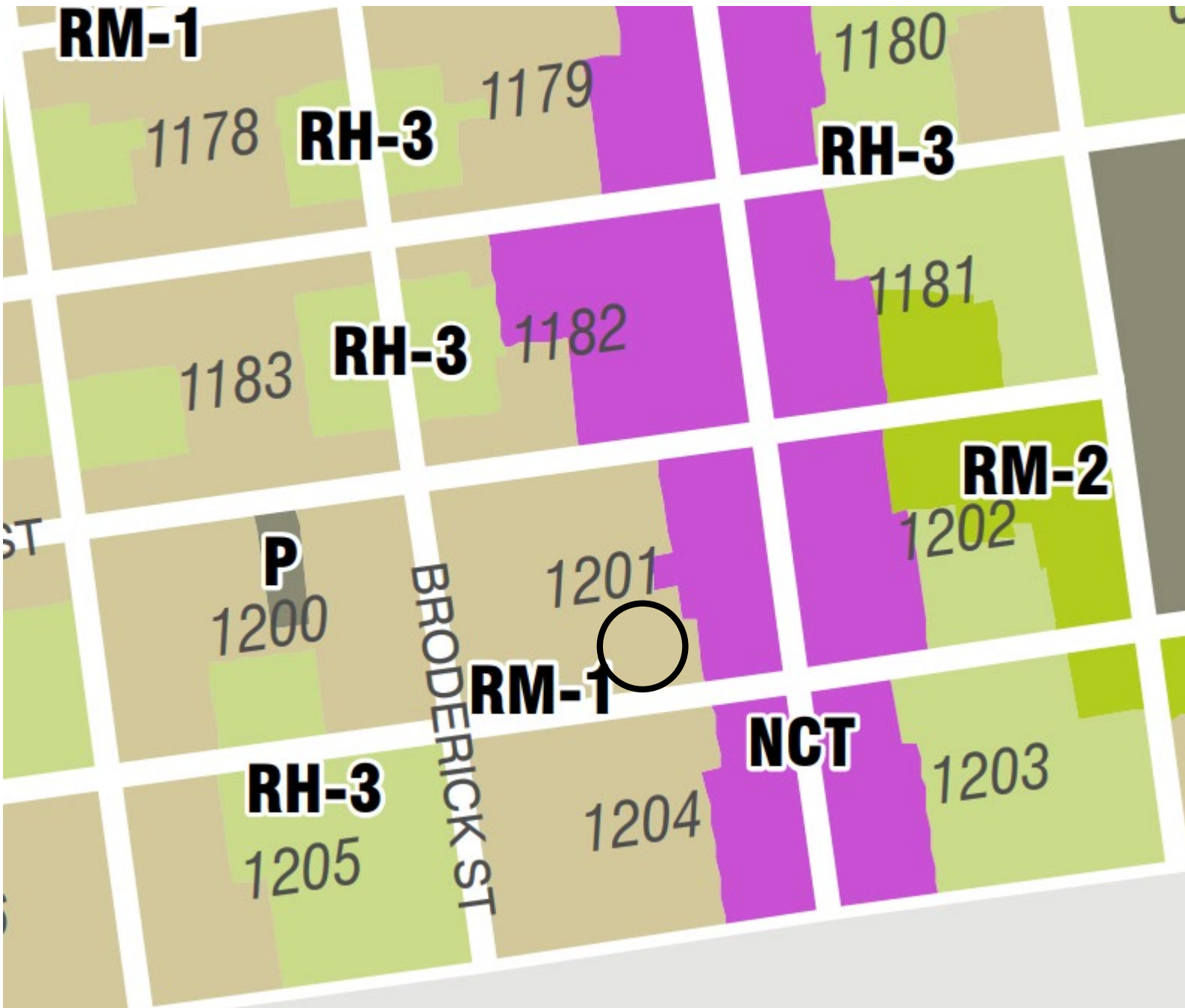


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



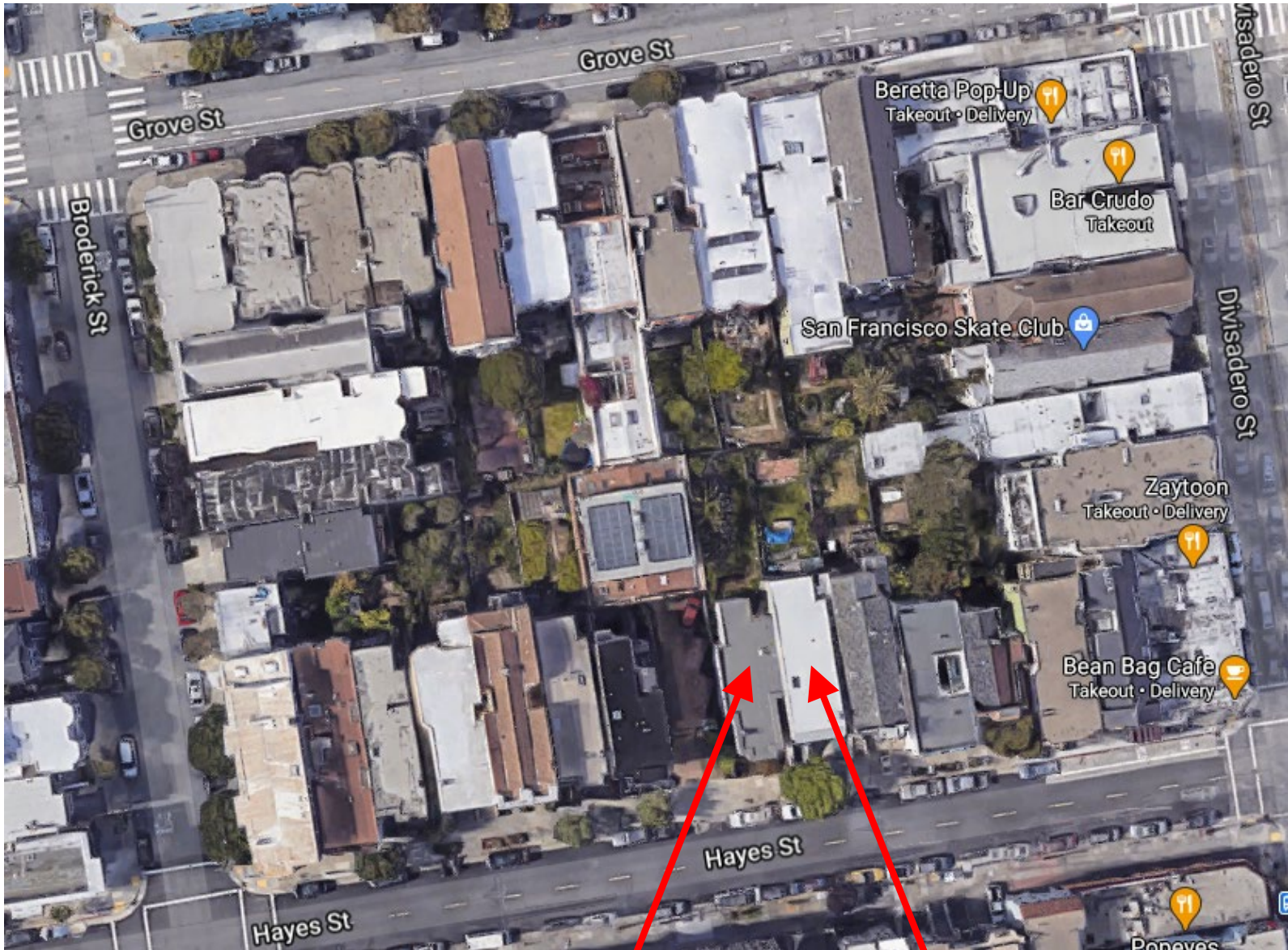
Discretionary Review Hearing  
 Case Number 2019-016047DRPVAR  
 1350 Hayes Street

# Zoning Map





# Aerial Photo



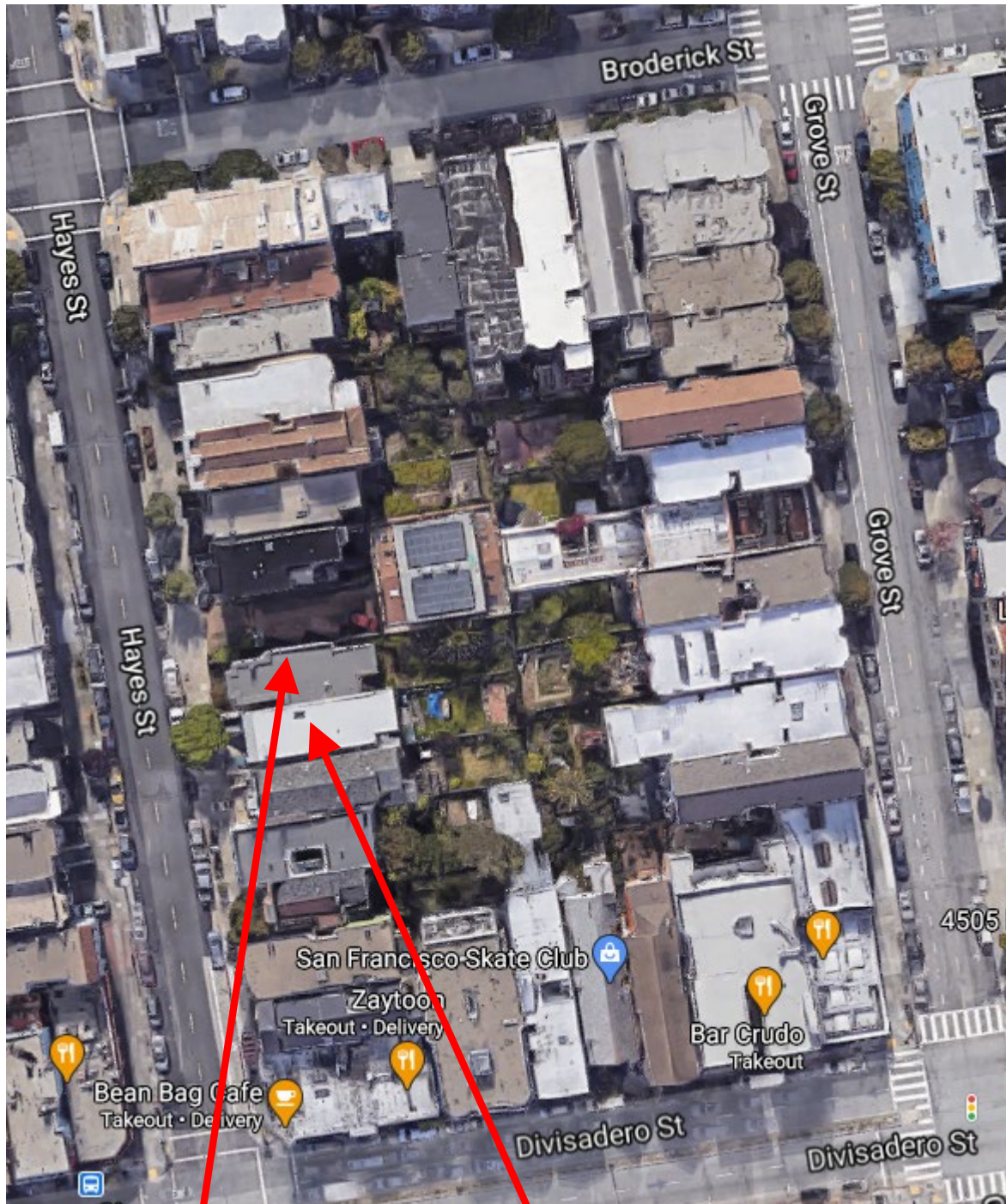
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2019-016047DRPVAR  
1350 Hayes Street

# Aerial Photo



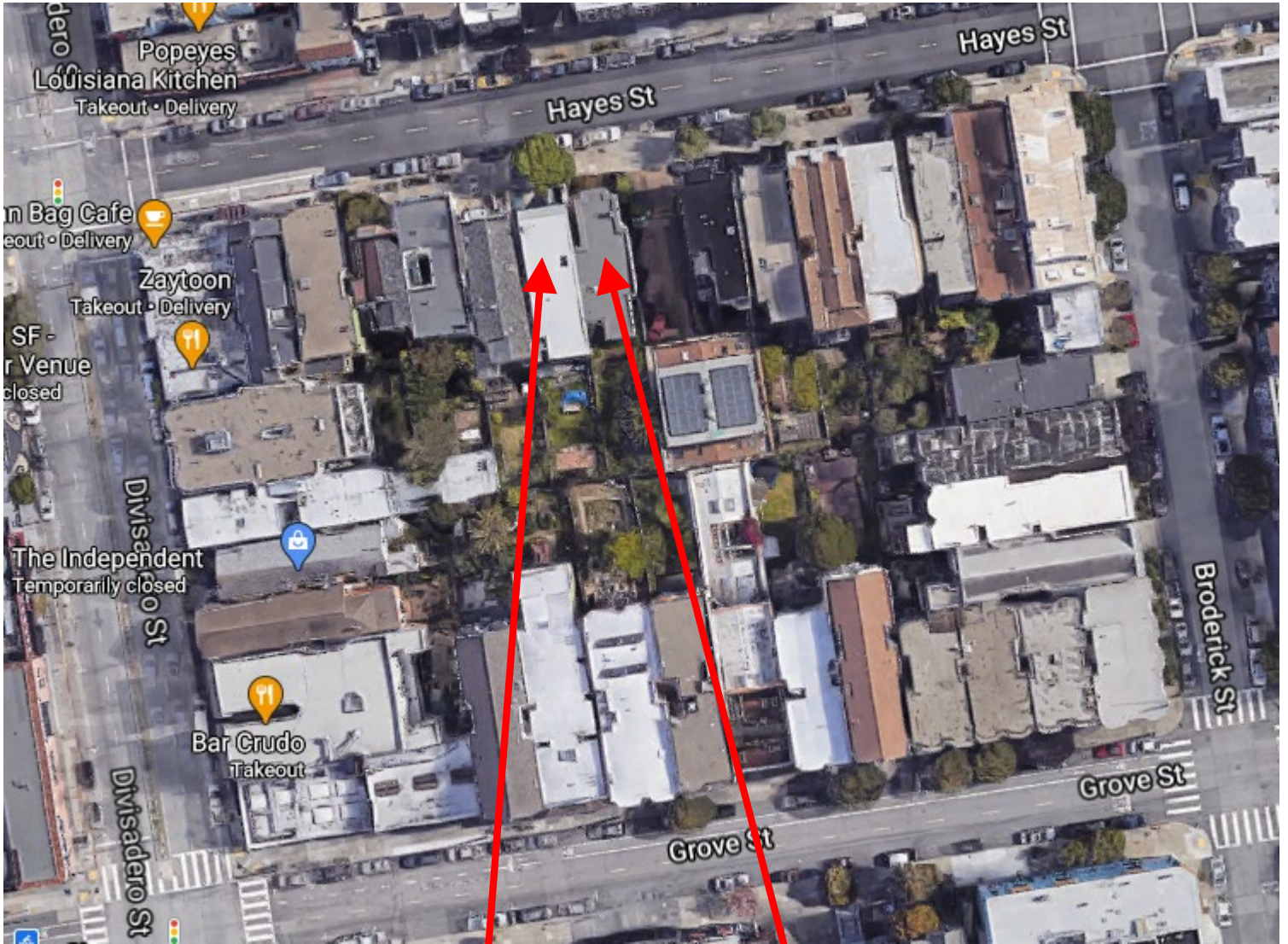
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2019-016047DRPVAR  
1350 Hayes Street

# Aerial Photo



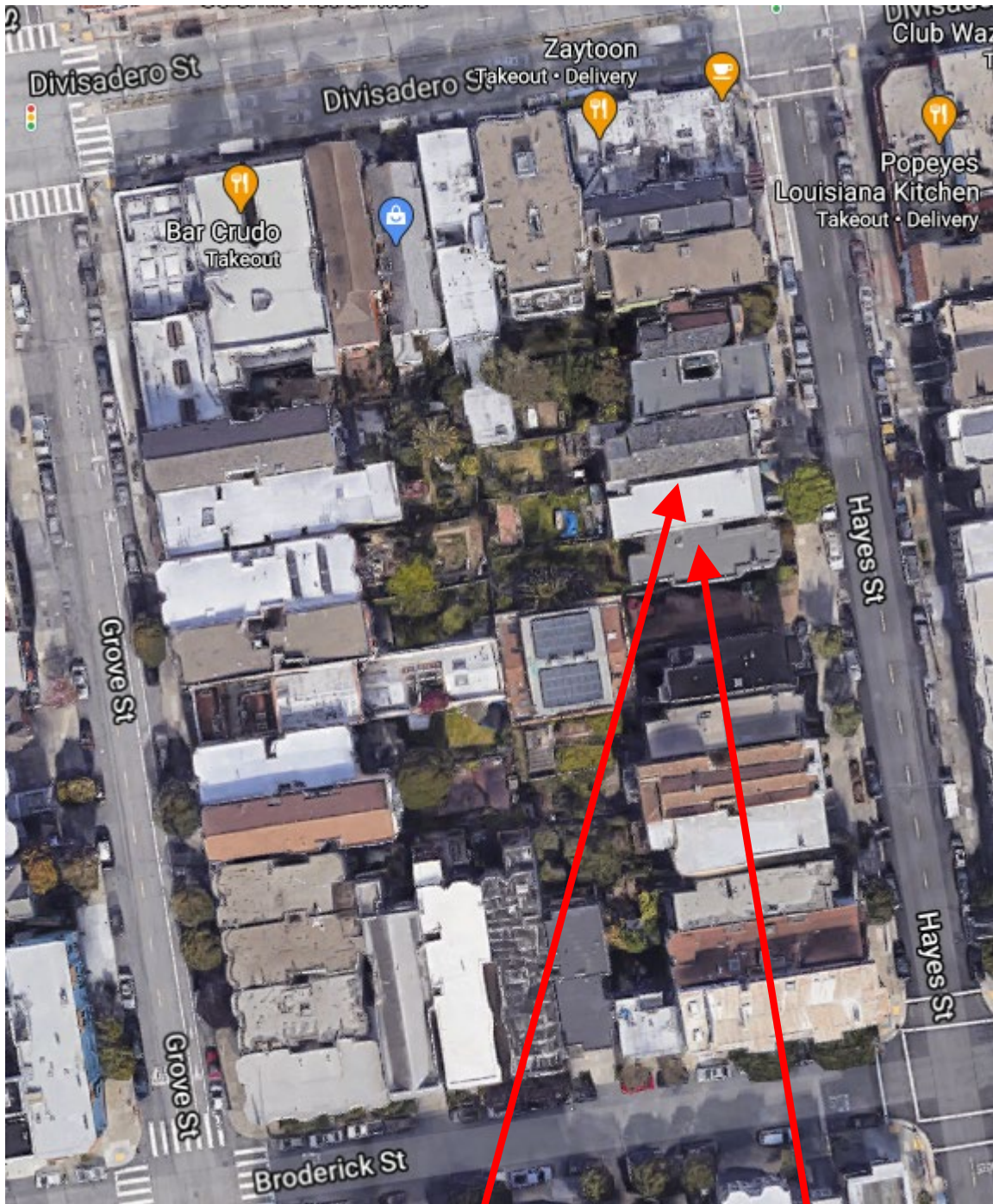
**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2019-016047DRPVAR  
1350 Hayes Street

# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-016047DRPVAR  
1350 Hayes Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2019-016047DRPVAR  
1350 Hayes Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 26, 2019**, Building Permit Application No. **2019.0826.9876** was filed for work at the Project Address below.

**Notice Date: May 25, 2020**

**Expiration Date: June 24, 2020**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>1350 Hayes St</b>	Applicant:	<b>Mike Baushke, Apparatus Architecture</b>
Cross Street(s):	<b>Broderick &amp; Divisadero Streets</b>	Address:	<b>4450 18<sup>th</sup> Street</b>
Block/Lot No.:	<b>1201 / 015</b>	City, State:	<b>San Francisco, CA</b>
Zoning District(s):	<b>RM-1 / 40-X</b>	Telephone:	<b>(415) 703-0904</b>
Record Number:	<b>2019-016047PRJ</b>	Email:	<b><a href="mailto:mike@apparatus.com">mike@apparatus.com</a></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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	10 feet (existing building at front)	No Change
Side Setbacks	None (existing building at front)	0 feet (west), 3 feet (east) (new building)
Building Depth	65 feet (existing building at front)	24 feet (new building)
Rear Yard	63 feet (existing building at front)	7 feet (new building)
Building Height	22 feet (existing building at front)	20 feet (new building)
Number of Stories	2 (existing building at front)	2 (new building)
Number of Dwelling Units	1 (existing building at front)	2
Number of Parking Spaces	0	No Change

**PROJECT DESCRIPTION**

The project proposes the construction of a new two-story single-family dwelling at the rear of the lot, behind the existing two-story single-family dwelling. The new dwelling would be approximately 20 feet in height and would measure approximately 892 square feet. The project requires a variance from the rear yard requirements of the Planning Code, which will be subject to a public hearing with a separate public hearing notice.

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:**  
Christopher May, (415) 575-9087, [christopher.may@sfgov.org](mailto:christopher.may@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://accs.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.



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1350 Hayes St		1201015
<b>Case No.</b>		<b>Permit No.</b>
2019-016047PRJ		201908269876
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b> Construct new one-story single-family dwelling measuring approximately 575 square feet at the rear of the lot, behind the existing two-story single family dwelling.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to <i>Property Information Map</i> )	
<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 checked="" type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" 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 checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>						
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation</i> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;"><i>(attach HRER or PTR)</i></td> </tr> <tr> <td colspan="2" style="border: none;">b. Other <i>(specify)</i>:</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>	b. Other <i>(specify)</i> :	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>						
b. Other <i>(specify)</i> :							
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>							
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>						
<b>Comments (optional):</b> New building in rear yard is not visible from the public right of way because it is set back at the rear of the lot and is concealed by an adjacent two-story building as well as the existing two-story building on the front of the subject							
<b>Preservation Planner Signature:</b> Shannon Ferguson							

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Christopher May
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	09/02/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION PACKET

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

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

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

### WHAT TO SUBMIT:

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

### HOW TO SUBMIT:

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

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

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

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

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



# DISCRETIONARY REVIEW PUBLIC (DRP)

## APPLICATION

### Discretionary Review Requestor's Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

Name: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

### Property Information and Related Applications

Project Address: \_\_\_\_\_

Block/Lot(s): \_\_\_\_\_

Building Permit Application No(s): \_\_\_\_\_

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

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

## DISCRETIONARY REVIEW REQUEST

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

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

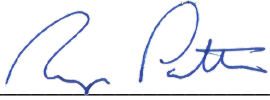
- 
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who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

- 
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?

# 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

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

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only

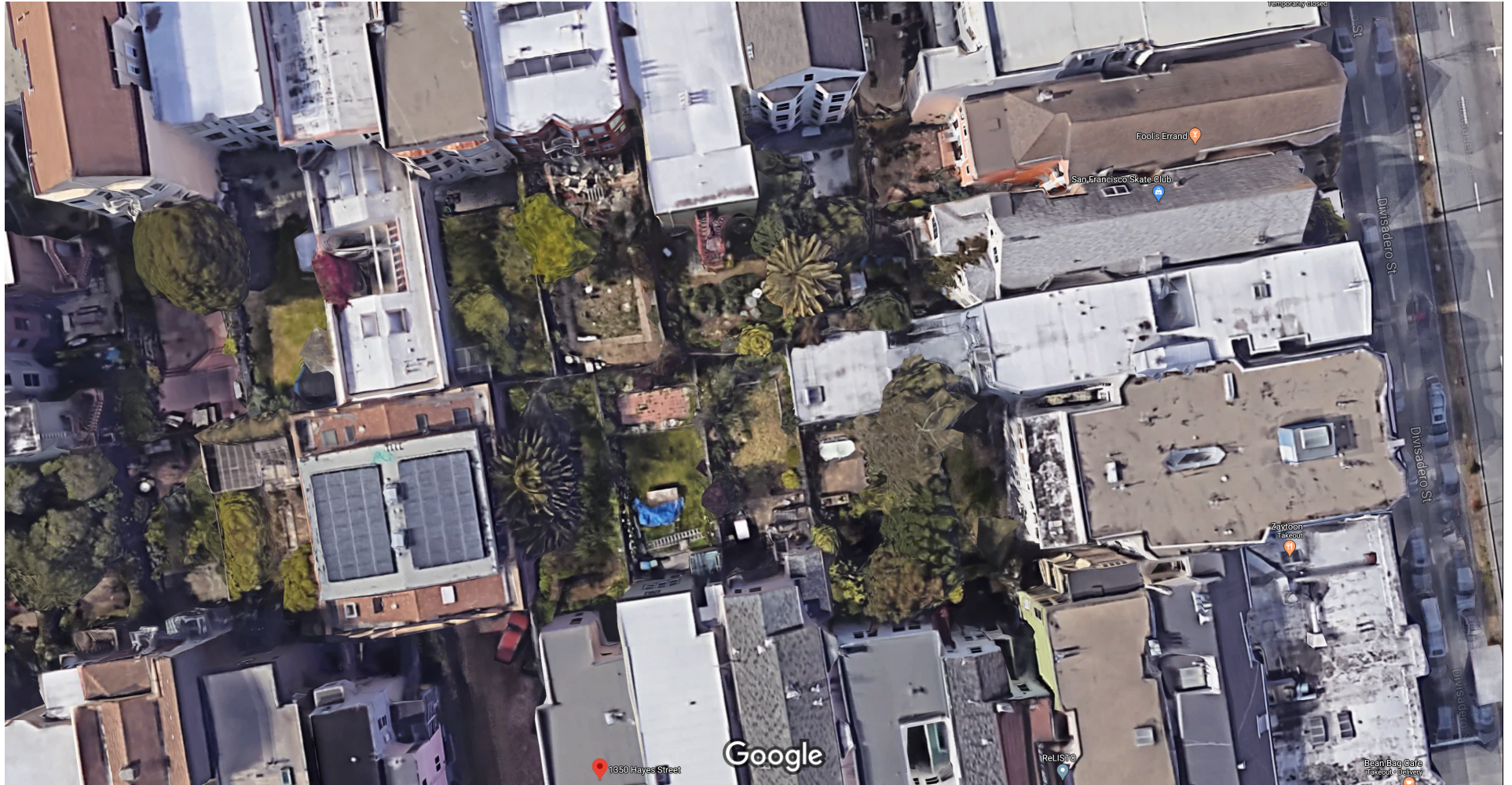
Application received by Planning Department:

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

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



Google Maps 1350 Hayes St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 10 ft



1350 Hayes St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 10 ft

June 19, 2020

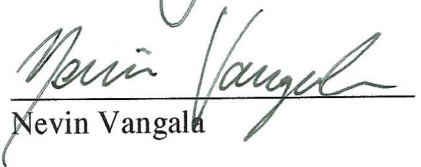
To Whom It May Concern:

We hereby authorize the attorneys of Zacks, Freedman & Patterson, PC to file a request for Discretionary Review on our behalf for Building Permit Application No. 201908269876 (1350 Hayes Street).

Signed,



Lindsey Coonan



Nevin Vangala

# RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco  
Planning**

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

## Project Information

Property Address: 1350 Hayes St.

Zip Code: 94117

Building Permit Application(s): 201908269876

Record Number: 2019-016047PRJ

Assigned Planner: Christopher May

## Project Sponsor

Name: Michael Baushke, APPARATUS Architecture

Phone: (415)703-0904

Email: mike@apparatus.com

## Required Questions

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

The proposed project was subject to review by the RDAT and was approved by them after adopting their recommendations for placement on the property, maximum height, massing, and setbacks. A variance application was encouraged due to the unique characteristics of the property and block, specifically the presence of large existing buildings occupying the rear yards of adjacent neighbors.

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

As discussed with the DR requester, we're willing to reduce the height of our project to a single-story as well as increasing the sideyard setback shared with their property. Currently those discussions are ongoing.

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


N/A

## 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)	0	1
Occupied Stories (all levels with habitable rooms)	0	2
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	0
Bedrooms	0	2
Height	0	20'-0"
Building Depth	0	23'-6"
Rental Value (monthly)		
Property Value	\$1,142,400	

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

<b>Signature:</b>  <b>Printed Name:</b> Michael Baushke	<b>Date:</b> 7/27/20 <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent
--	---

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

City of San Francisco – Planning Dept. & Building Department

**Re: Proposed Remodel/addition to 1350 Hayes Street**

Dear City of San Francisco Building and Planning Departments,

As the designer of the recent rehabilitation of 1358 Hayes Street, I have reviewed the revised proposed remodel/addition of the adjacent 1350 Hayes Street which is currently under your consideration. We have followed the revision process and the architect has been responsive to our comments. You should have two previous letters from me on file which detail our earlier concerns. I have no new objections to the proposal; however, I would ask that you include a condition of approval for the building permit:

1. The applicant shall provide a video of both interior and exterior existing conditions for the entire length of the easterly perimeter wall of 1358 Hayes Street to the City Building Department prior to start of construction.

Thank you for your consideration,



Robert B. Hart, designer 1358 Hayes St.  
PO Box 2510  
Sandpoint, ID 83864

Ken High, owner 1358 Hayes St.  
1010 Lake Street  
San Francisco, CA 94118

# 3D MASSING MODEL



# PROJECT DIRECTORY

**PROJECT ADDRESS:**

1350 HAYES STREET  
SAN FRANCISCO, CA 94117

**OWNER:**

1350 HAYES INVESTORS, LLC  
2148 JIMMY DURANTE BLVD.  
DEL MAR, CA 92014  
(858)221-9329

**ARCHITECT OF RECORD:**

MICHAEL BAUSHKE  
APPARATUS ARCHITECTURE  
4450 18TH ST.  
SAN FRANCISCO, CA 94114  
MIKE@APPARATUS.COM  
(415)703-0904

# PROJECT INFO

**SCOPE OF WORK:**

THE PROPOSED PROJECT CONSISTS OF A NEW DETACHED SINGLE-FAMILY DWELLING UNIT AT THE REAR YARD OF AN EXISTING SINGLE-FAMILY DWELLING.

**BLOCK / LOT:**

1201 / 015

**ZONING:**

RM-1

**HISTORIC RESOURCE STATUS:**

A - HISTORIC RESOURCE PRESENT

**SQUARE FOOTAGE:**

**EXISTING DWELLING UNIT:**  
1ST FLOOR = 1079 SQ.-FT. (CONDITIONED)  
2ND FLOOR = 1223 SQ.-FT. (CONDITIONED)  
TOTAL = 2302 SQ.-FT. (CONDITIONED)

**PROPOSED 2ND UNIT:**

1ST FLOOR = 451.5 SQ.-FT. (CONDITIONED)  
2ND FLOOR = 440.5 SQ.-FT. (CONDITIONED)  
TOTAL = 892.0 SQ.-FT. (CONDITIONED)

**BUILDING CODE:**

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 SAN FRANCISCO CODE AMNDMENTS

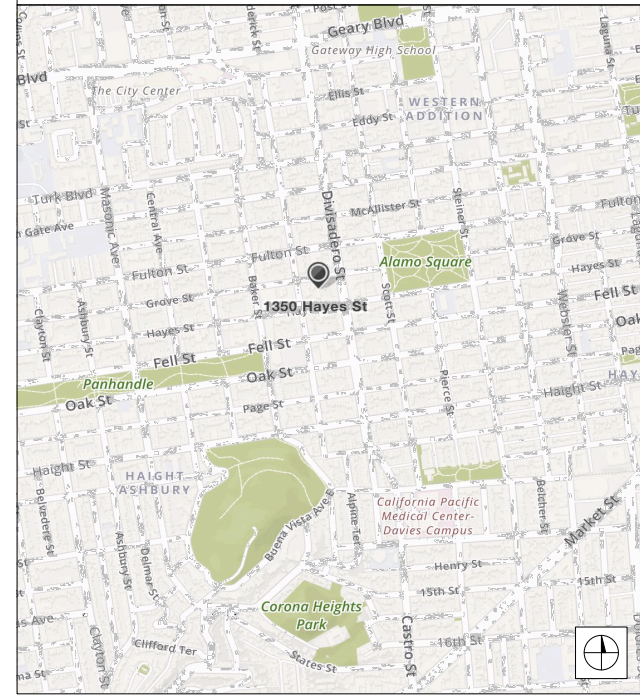
**OCCUPANCY / CONSTRUCTION TYPE:**

R-3 / TYPE V

**BUILDING SPRINKLER:**

NEW DWELLING TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM

# VICINITY MAP



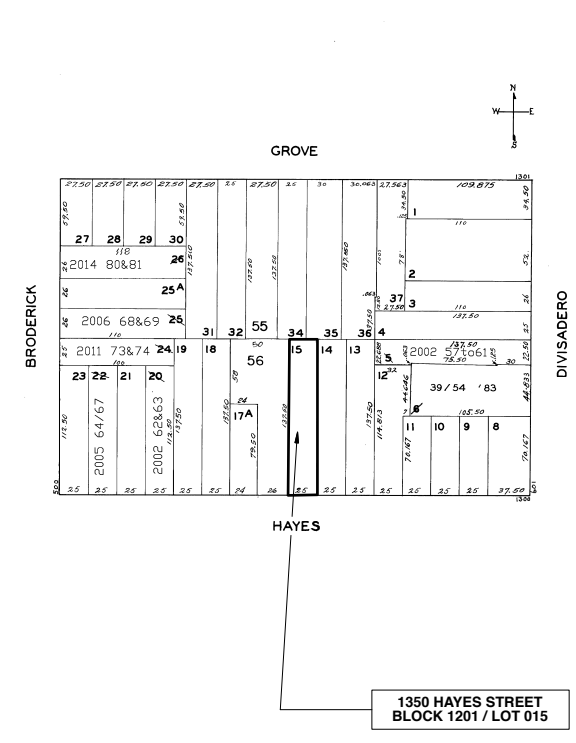
# GENERAL NOTES

- ALL CONSTRUCTION DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY, HOWEVER ARCHITECTURAL DRAWINGS SHALL BE CONSIDERED PRIMARY IN DESCRIBING THE CONFIGURATION OF THE PROJECT ELEMENTS. ANY CONFLICT WITHIN THE FULL DRAWING SET SHOULD BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION. IN THE ABSENCE OF CONFLICTING INFORMATION, WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH IT IS CALLED FOR BY ALL.
- THE CONTRACTOR SHALL EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT THE NEW WORK AND SHALL VERIFY CONFORMANCE WITH THE DRAWINGS.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOBSITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA CODES AS LISTED AND ALL LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE AREA INCLUDING ALL NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, WEATHER, ETC.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, BRACING, BARRICADES, ETC. NECESSARY TO ENSURE THE SAFETY OF THE JOBSITE.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH/WASTE MATERIALS AND LEAVE THE PREMISES BROOM CLEAN ON A DAILY BASIS. UPON COMPLETION OF THE JOB, THE PREMISES SHALL BE PROFESSIONALLY CLEANED AND READY FOR MOVE-IN.
- ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF MASONRY UNLESS OTHERWISE NOTED. ELECTRICAL DIMENSIONS ARE TO CENTERLINE OF JUNCTION BOX. CABINETS DIMENSIONS ARE TO FACE OF FINISH WITH ALLOWANCE FOR SPACING OF DOORS, DRAWERS ETC.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITION DIMENSIONS.
- VERIFY ARCHITECT BEFORE SCALING DRAWINGS.
- ELECTRICAL, MECHANICAL AND PLUMBING WORK ARE TO BE PERFORMED BY LICENSED CONTRACTORS. DRAWINGS INDICATE DESIGN INTENT ONLY AND SHALL BE VERIFIED BY THE APPROPRIATE CONTRACTOR PRIOR TO INSTALLATION.
- ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND WORKABLE SYSTEM, AND SHALL PERFORM ALL TESTS REQUIRED TO ASSURE THE PROPER FUNCTIONING OF THE SYSTEM.
- ALL PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT ALL WARRANTIES TO THE OWNER UPON COMPLETION OF THE JOB.
- THE CONSTRUCTION DOCUMENTS ARE INTENDED FOR BUILDING DEPARTMENT ISSUANCE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES, ALTERATIONS, ERRORS OR OMISSIONS TO THE CONSTRUCTION DOCUMENTS FOLLOWING ISSUANCE OF THE BUILDING PERMIT UNLESS CHANGES ARE ISSUED DIRECTLY FROM ARCHITECT'S OFFICE.
- WHETHER SPECIFICALLY DETAILED OR NOT, WATERPROOFING AND FLASHING FOR THE ROOF, WALLS, AND WINDOW/DOOR UNITS ARE TO BE INSTALLED USING CURRENT CONSTRUCTION METHODS FOR PRODUCING A WATERPROOF SEAL. THE ARCHITECT IS NOT RESPONSIBLE FOR DETAILS NOT DRAWN.
- ALL DRAWINGS AND MATERIAL APPEARING HERE CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

# SHEET INDEX

- A0 GENERAL PROJECT INFO
- A0a EXISTING PROJECT PHOTOS
- A1 EXISTING SITE/ROOF PLAN
- A2 NEW SITE/ROOF PLAN
- A3 NEW FLOOR PLAN
- A4 NEW ELEVATIONS & SECTION
- A5 NEW ELEVATIONS & SECTION

# PARCEL MAP



4450 18th Street  
San Francisco, CA 94114  
L (415) 703-0904  
www.apparatus.com

APPARATUS ARCHITECTURE



**HAYES STREET 2ND UNIT**  
1350 Hayes Street  
San Francisco, CA 94117  
Block 1201 / Lot 015

date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	JANUARY 28, 2020 (VARIANCE SUBMITTAL)

**A0**

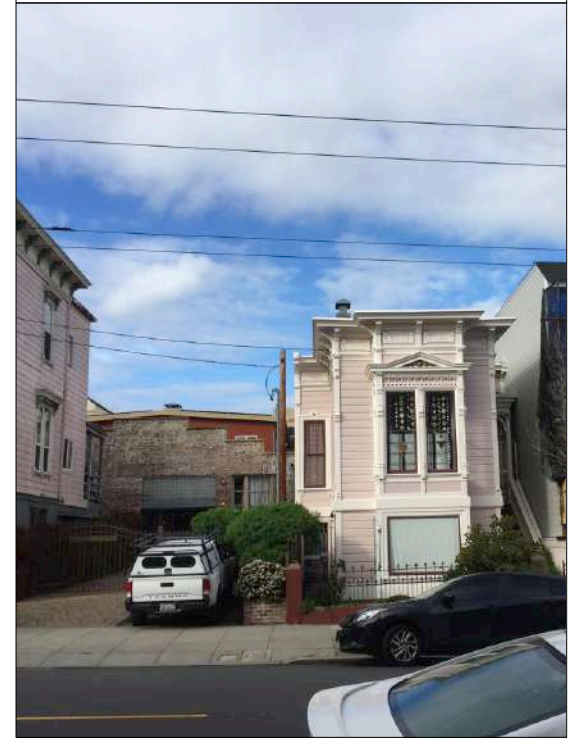
(E)WEST ELEVATION



(E)STREET FACADE



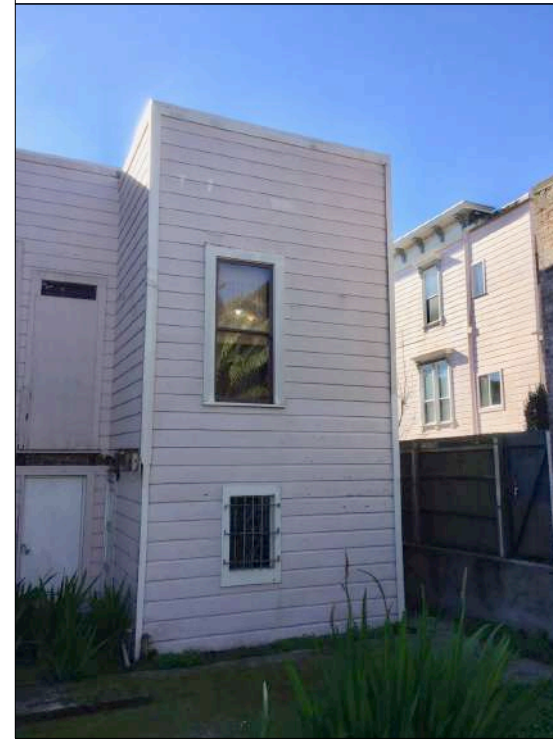
(E)STREET VIEW



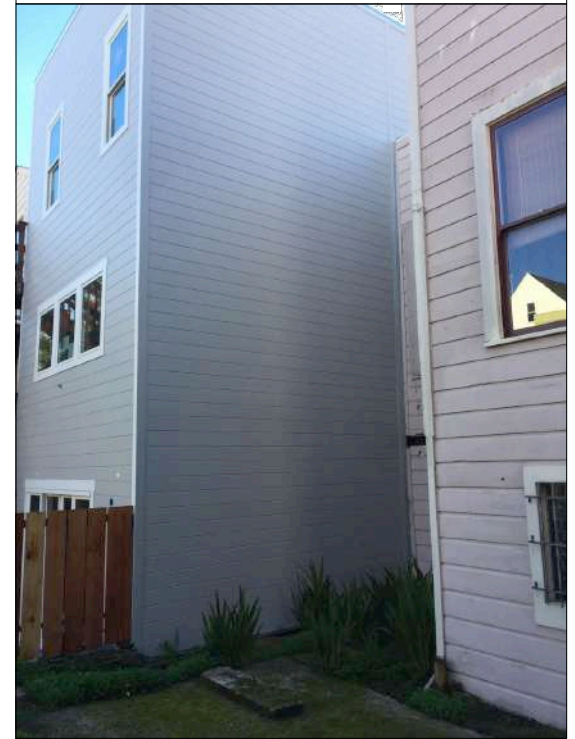
(E)REAR NEIGHBOR (WEST)



(E)REAR ELEVATION



(E)REAR NEIGHBOR (EAST)



HAYES STREET 2ND UNIT  
1350 Hayes Street  
San Francisco, CA 94117  
Block 1201/Lot 015

date AUGUST 23, 2019  
(SITE PERMIT SUBMITTAL)

scale PER GRAPHIC SCALE

revis JANUARY 28, 2020  
(VARIANCE SUBMITTAL)

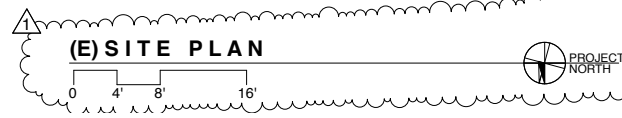
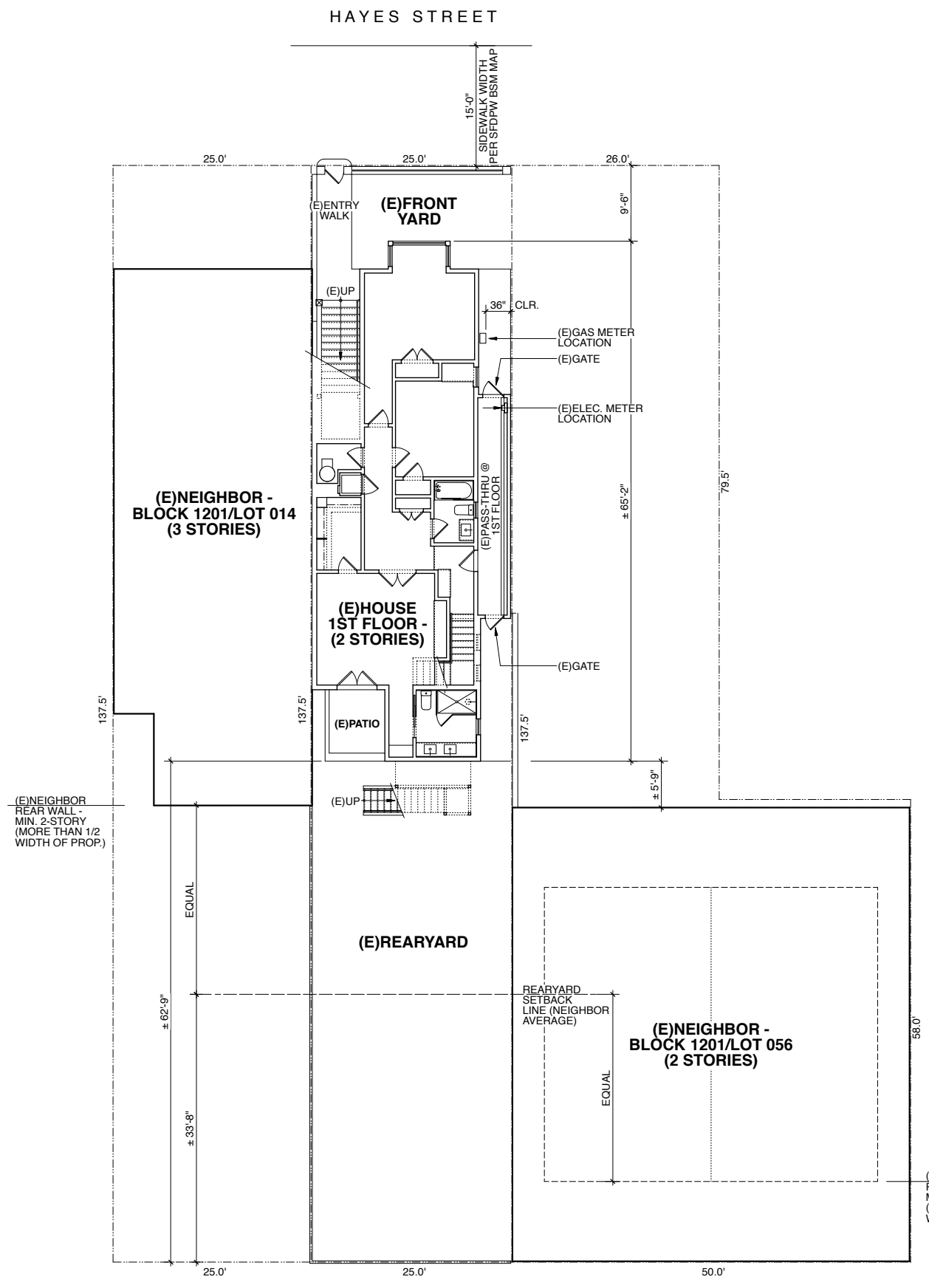






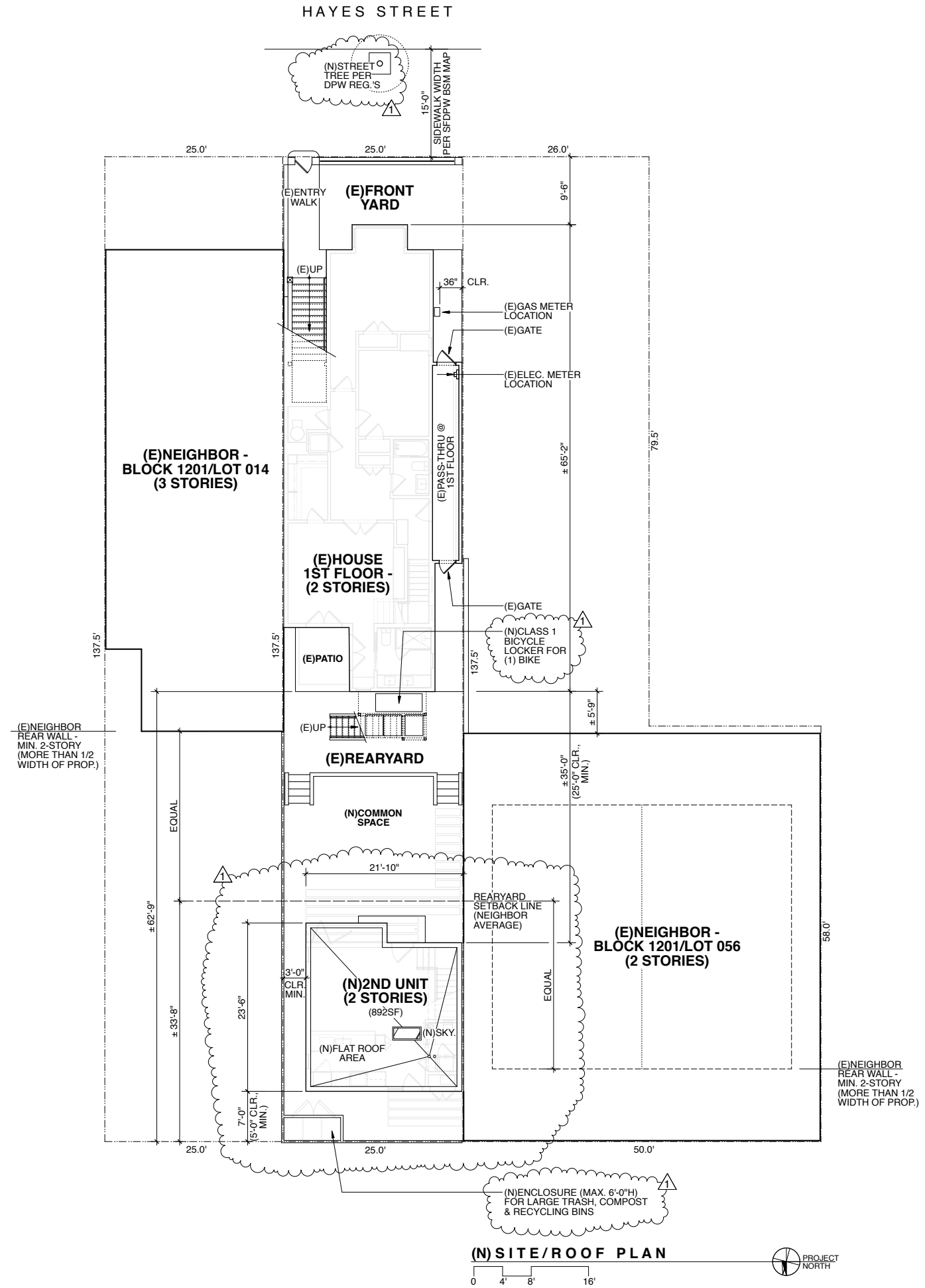
**HAYES STREET 2ND UNIT**  
1350 Hayes Street  
San Francisco, CA 94117  
Block 1201/Lot 015

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revis	JANUARY 28, 2020 (VARIANCE SUBMITTAL)

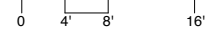


**A1**

**(E) SITE PLAN**



**(N) SITE/ROOF PLAN**



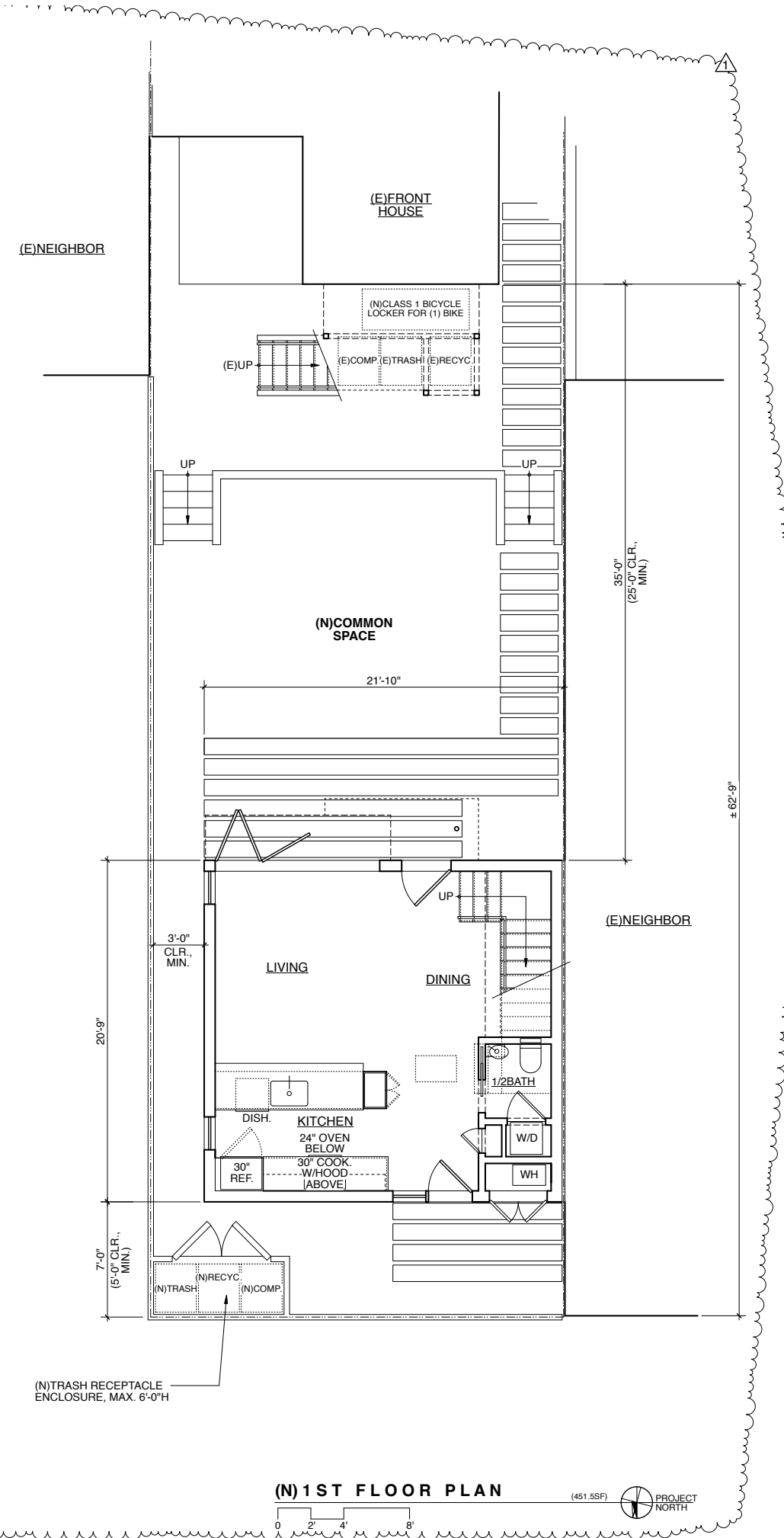
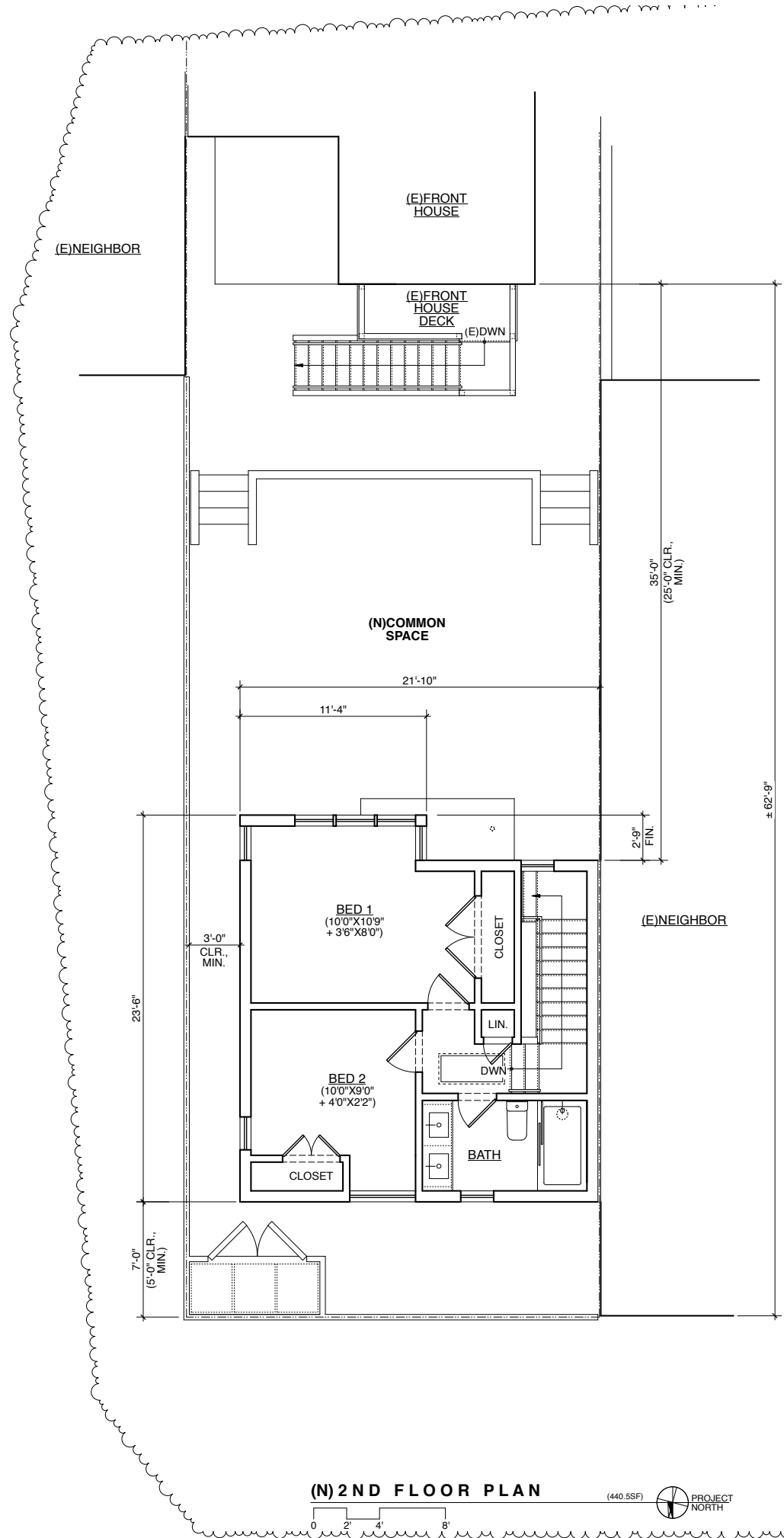
4450 18th Street, Suite 8, 94114  
 San Francisco, CA 94114  
 T: (415) 703-0064  
 www.apparatus.com

**APPARATUS ARCHITECTURE**

**HAYES STREET 2ND UNIT**  
 1350 Hayes Street  
 San Francisco, CA 94117  
 Block 1201/Lot 015

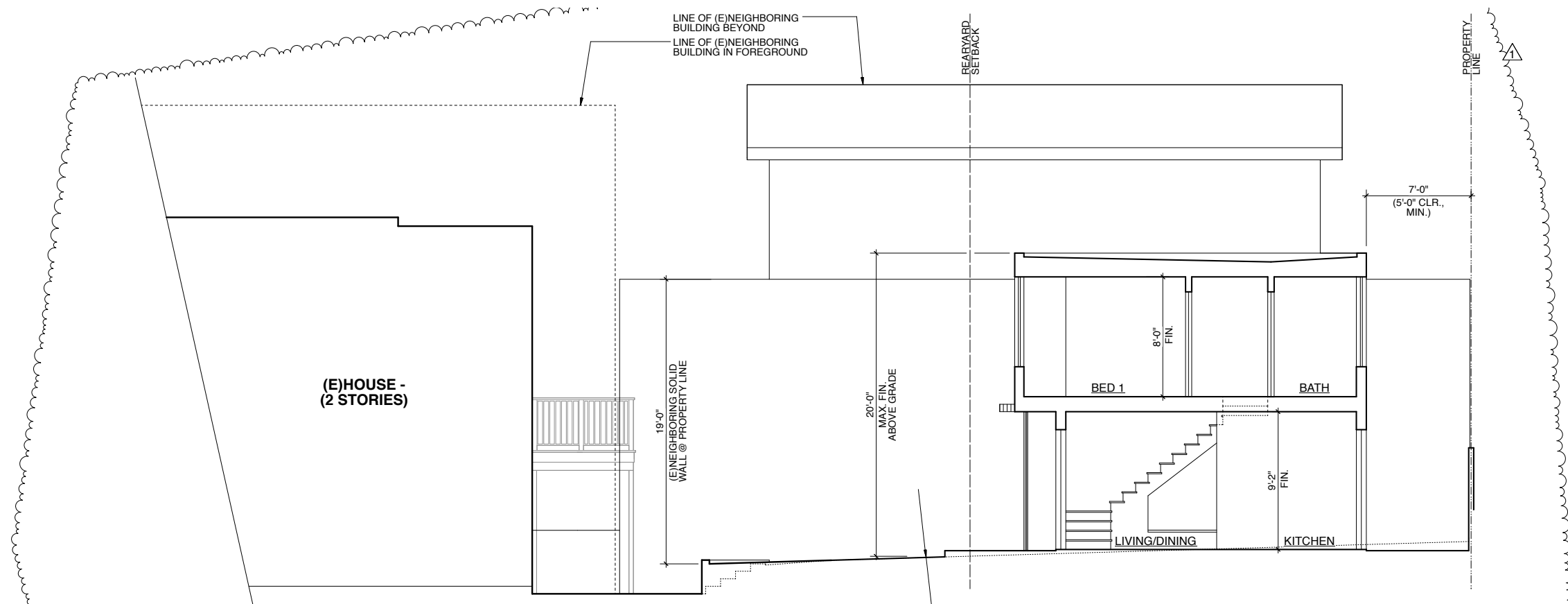
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A2

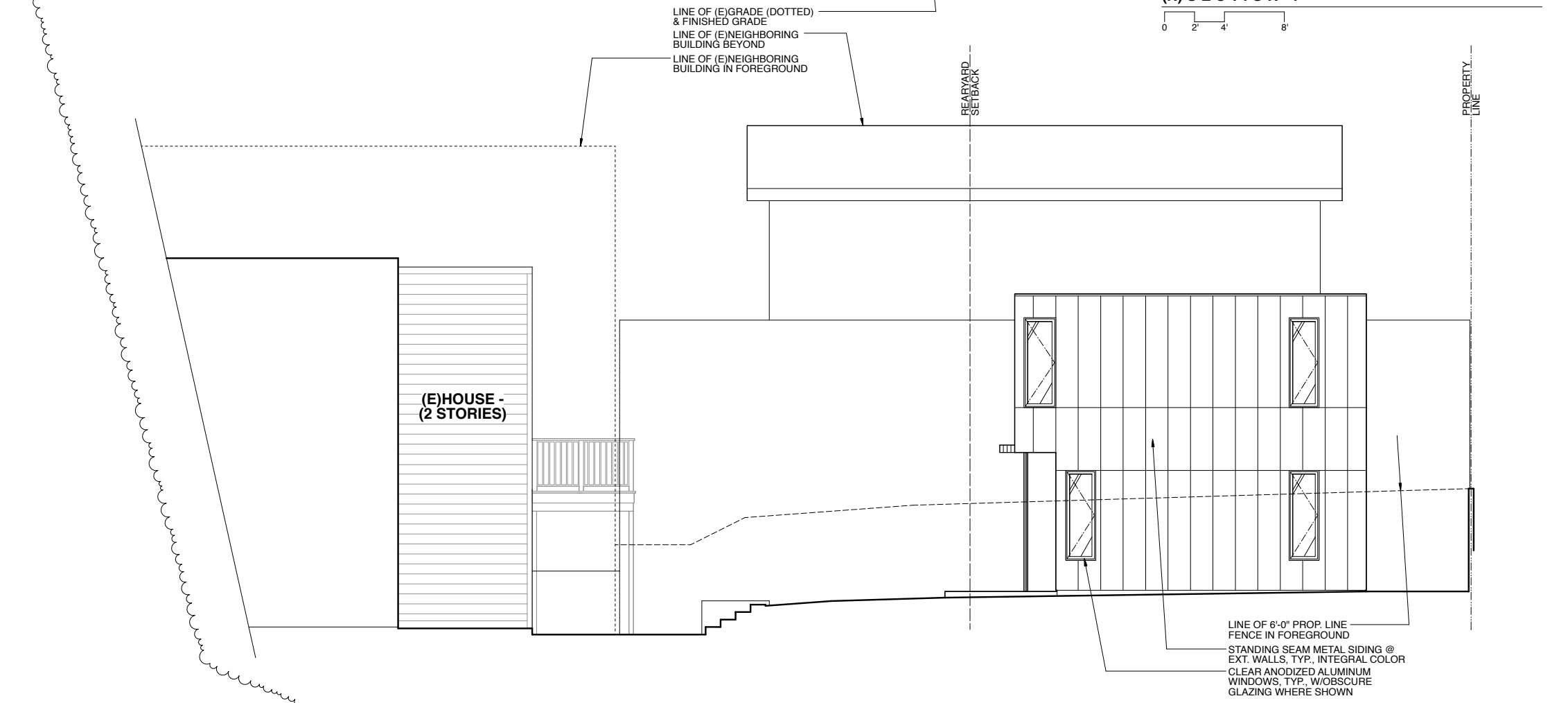
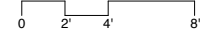


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1350 Hayes Street  
San Francisco, CA 94117  
Block 1207/Lot 015

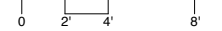
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revis	1 JANUARY 28, 2020 (VARIANCE SUBMITTAL)
	2
	3



**(N) SECTION 1**



**(N) EAST ELEVATION**

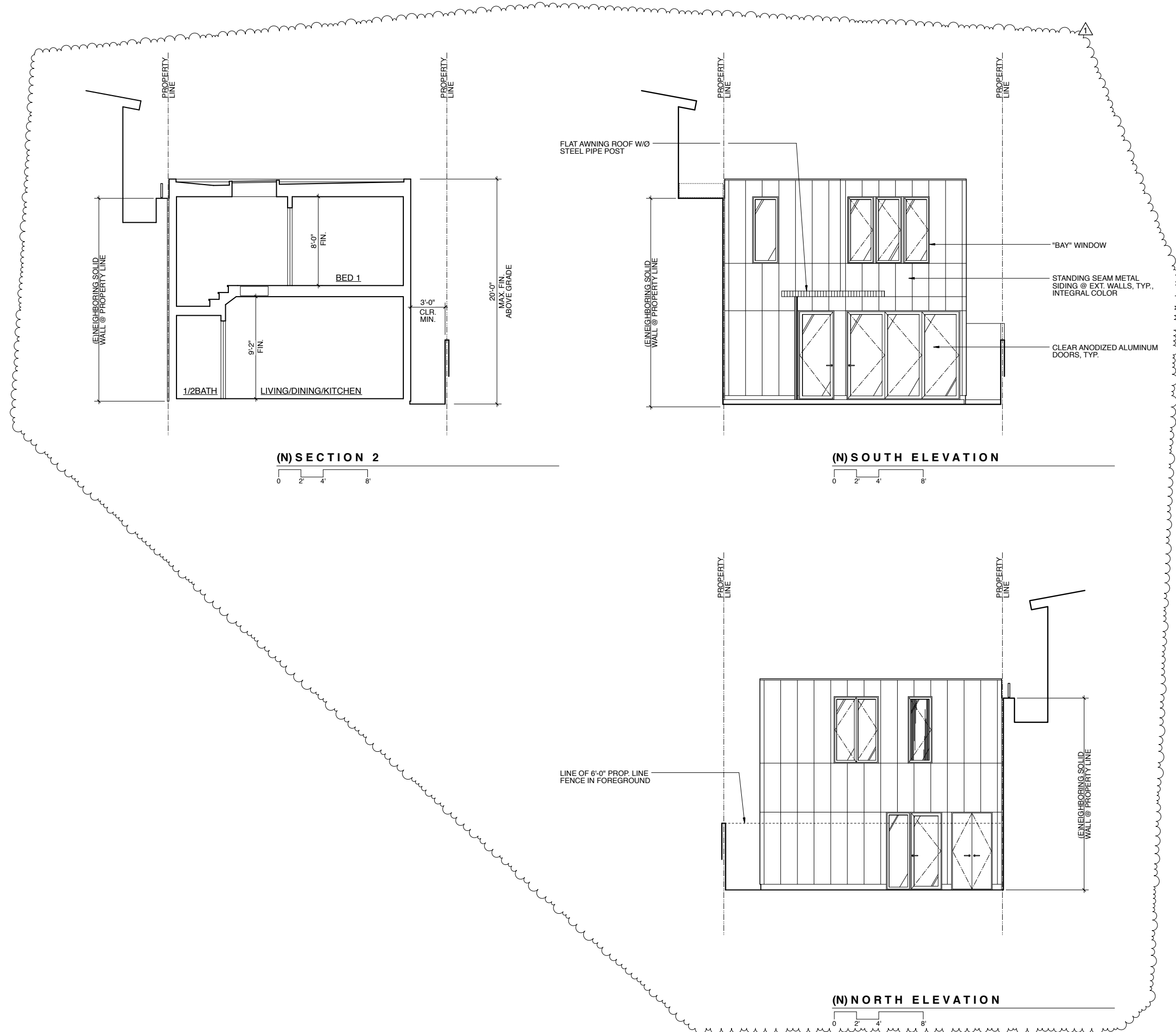


date AUGUST 23, 2019  
(SITE PERMIT SUBMITTAL)

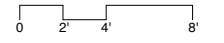
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revis JANUARY 28, 2020  
(VARIANCE SUBMITTAL)

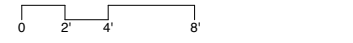
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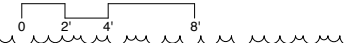
**(N) SECTION 2**



**(N) SOUTH ELEVATION**



**(N) NORTH ELEVATION**



date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	1 JANUARY 28, 2020 (VARIANCE SUBMITTAL)
	2
	3

# 3D MASSING MODEL



# PROJECT DIRECTORY

**PROJECT ADDRESS:**

1350 HAYES STREET  
SAN FRANCISCO, CA 94117

**OWNER:**

1350 HAYES INVESTORS, LLC  
2148 JIMMY DURANTE BLVD.  
DEL MAR, CA 92014  
(658)221-9329

**ARCHITECT OF RECORD:**

MICHAEL BAUSHKE  
APPARATUS ARCHITECTURE  
4450 18TH ST.  
SAN FRANCISCO, CA 94114  
MIKE@APPARATUS.COM  
(415)703-0804

# PROJECT INFO

**SCOPE OF WORK:**

THE PROPOSED PROJECT CONSISTS OF A NEW DETACHED SINGLE-FAMILY DWELLING UNIT AT THE REAR YARD OF AN EXISTING SINGLE-FAMILY DWELLING.

**BLOCK / LOT:**

1201 / 015

**ZONING:**

RM-1

**HISTORIC RESOURCE STATUS:**

A - HISTORIC RESOURCE PRESENT

**SQUARE-FOOTAGE:**

**EXISTING DWELLING UNIT:**  
1ST FLOOR = 1079 SQ.-FT. (CONDITIONED)  
2ND FLOOR = 1223 SQ.-FT. (CONDITIONED)  
TOTAL = 2302 SQ.-FT. (CONDITIONED)

**PROPOSED 2ND UNIT:**

1ST FLOOR (TOTAL) = 575 SQ.-FT. (CONDITIONED)

**BUILDING CODE:**

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
2016 SAN FRANCISCO CODE AMNDMENTS

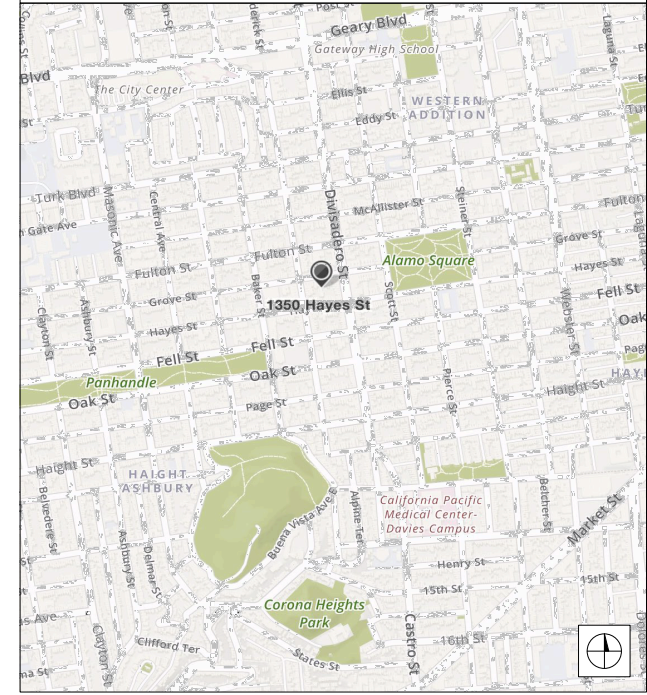
**OCCUPANCY / CONSTRUCTION TYPE:**

R-3 / TYPE V

**BUILDING SPRINKLER:**

NEW DWELLING TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM

# VICINITY MAP



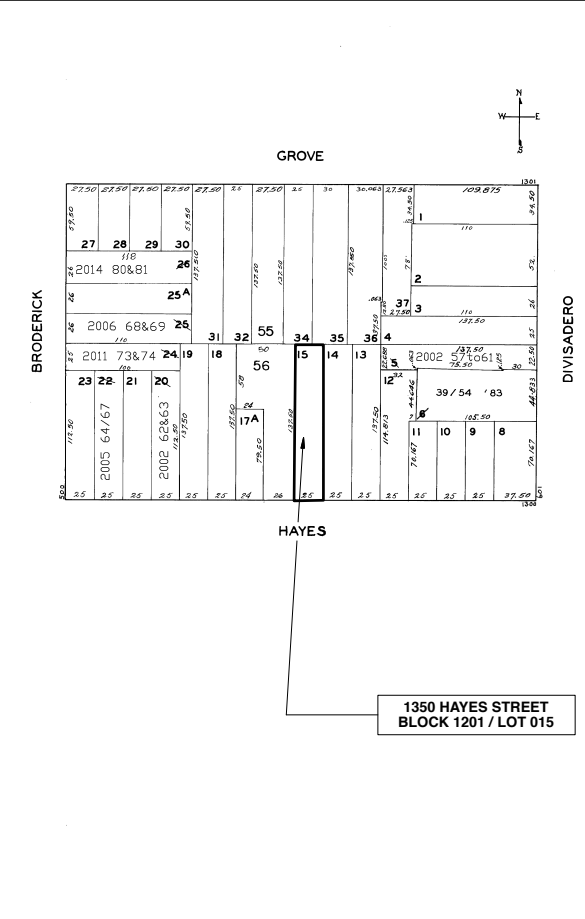
# GENERAL NOTES

1. ALL CONSTRUCTION DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. HOWEVER ARCHITECTURAL DRAWINGS SHALL BE CONSIDERED PRIMARY IN DESCRIBING THE CONFIGURATION OF THE PROJECT ELEMENTS. ANY CONFLICT WITHIN THE FULL DRAWING SET SHOULD BE IMMEDIATELY BROUGHT TO THE ARCHITECT'S ATTENTION. IN THE ABSENCE OF CONFLICTING INFORMATION, WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH IT IS CALLED FOR BY ALL.
2. THE CONTRACTOR SHALL EXAMINE ALL EXISTING CONDITIONS WHICH MAY AFFECT THE NEW WORK AND SHALL VERIFY CONFORMANCE WITH THE DRAWINGS.
3. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOBSITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS.
4. ALL WORK SHALL CONFORM TO CURRENT CALIFORNIA CODES AS LISTED AND ALL LOCAL CODES AND ORDINANCES.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE AREA INCLUDING ALL NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, WEATHER, ETC.
6. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, BRACING, BARRICADES, ETC. NECESSARY TO ENSURE THE SAFETY OF THE JOBSITE.
7. THE CONTRACTOR SHALL REMOVE ALL RUBBISH/WASTE MATERIALS AND LEAVE THE PREMISES BROOM CLEAN ON A DAILY BASIS. UPON COMPLETION OF THE JOB, THE PREMISES SHALL BE PROFESSIONALLY CLEANED AND READY FOR MOVE-IN.
8. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF MASONRY UNLESS OTHERWISE NOTED. ELECTRICAL DIMENSIONS ARE TO CENTERLINE OF JUNCTION BOX. CABINETRY DIMENSIONS ARE TO FACE OF FINISH WITH ALLOWANCE FOR SPACING OF DOORS, DRAWERS ETC.
9. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITION DIMENSIONS.
10. VERIFY WITH ARCHITECT BEFORE SCALING DRAWINGS.
11. ELECTRICAL, MECHANICAL AND PLUMBING WORK ARE TO BE PERFORMED BY LICENSED CONTRACTORS. DRAWINGS INDICATE DESIGN INTENT ONLY AND SHALL BE VERIFIED BY THE APPROPRIATE CONTRACTOR PRIOR TO INSTALLATION.
12. ELECTRICAL, MECHANICAL AND PLUMBING CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND WORKABLE SYSTEM, AND SHALL PERFORM ALL TESTS REQUIRED TO ASSURE THE PROPER FUNCTIONING OF THE SYSTEM.
13. ALL PRODUCTS AND EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT ALL WARRANTIES TO THE OWNER UPON COMPLETION OF THE JOB.
14. THE CONSTRUCTION DOCUMENTS ARE INTENDED FOR BUILDING DEPARTMENT ISSUANCE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CHANGES, ALTERATIONS, ERRORS OR OMISSIONS TO THE CONSTRUCTION DOCUMENTS FOLLOWING ISSUANCE OF THE BUILDING PERMIT UNLESS CHANGES ARE ISSUED DIRECTLY FROM ARCHITECT'S OFFICE.
15. WHETHER SPECIFICALLY DETAILED OR NOT, WATERPROOFING AND FLASHING FOR THE ROOF, WALLS, AND WINDOW/DOOR UNITS ARE TO BE INSTALLED USING CURRENT CONSTRUCTION METHODS FOR PROVIDING A WATERPROOF SEAL. THE ARCHITECT IS NOT RESPONSIBLE FOR DETAILS NOT DRAWN.
16. ALL DRAWINGS AND MATERIAL APPEARING HERE CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

# SHEET INDEX

- A0 GENERAL PROJECT INFO
- A0a EXISTING PROJECT PHOTOS
- A1a EXISTING SITE/ROOF PLAN
- A2a NEW SITE/ROOF PLAN
- A3a NEW FLOOR PLAN
- A4a NEW ELEVATION & SECTION
- A5a NEW ELEVATIONS & SECTION

# PARCEL MAP



4450 18th Street  
San Francisco, CA 94114  
t: (415) 703-0804  
www.apparatus.com

APPARATUS ARCHITECTURE



HAYES STREET 2ND UNIT  
1350 Hayes Street  
San Francisco, CA 94117  
Block 1201/Lot 015

date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	1 JANUARY 28, 2020 (VARIANCE SUBMITTAL)
	2 AUGUST 21, 2020 (DISC. REVIEW SUBMITTAL)
	3

**A0**

(E)WEST ELEVATION



(E)STREET FACADE



(E)STREET VIEW



(E)REAR NEIGHBOR (WEST)



(E)REAR ELEVATION



(E)REAR NEIGHBOR (EAST)



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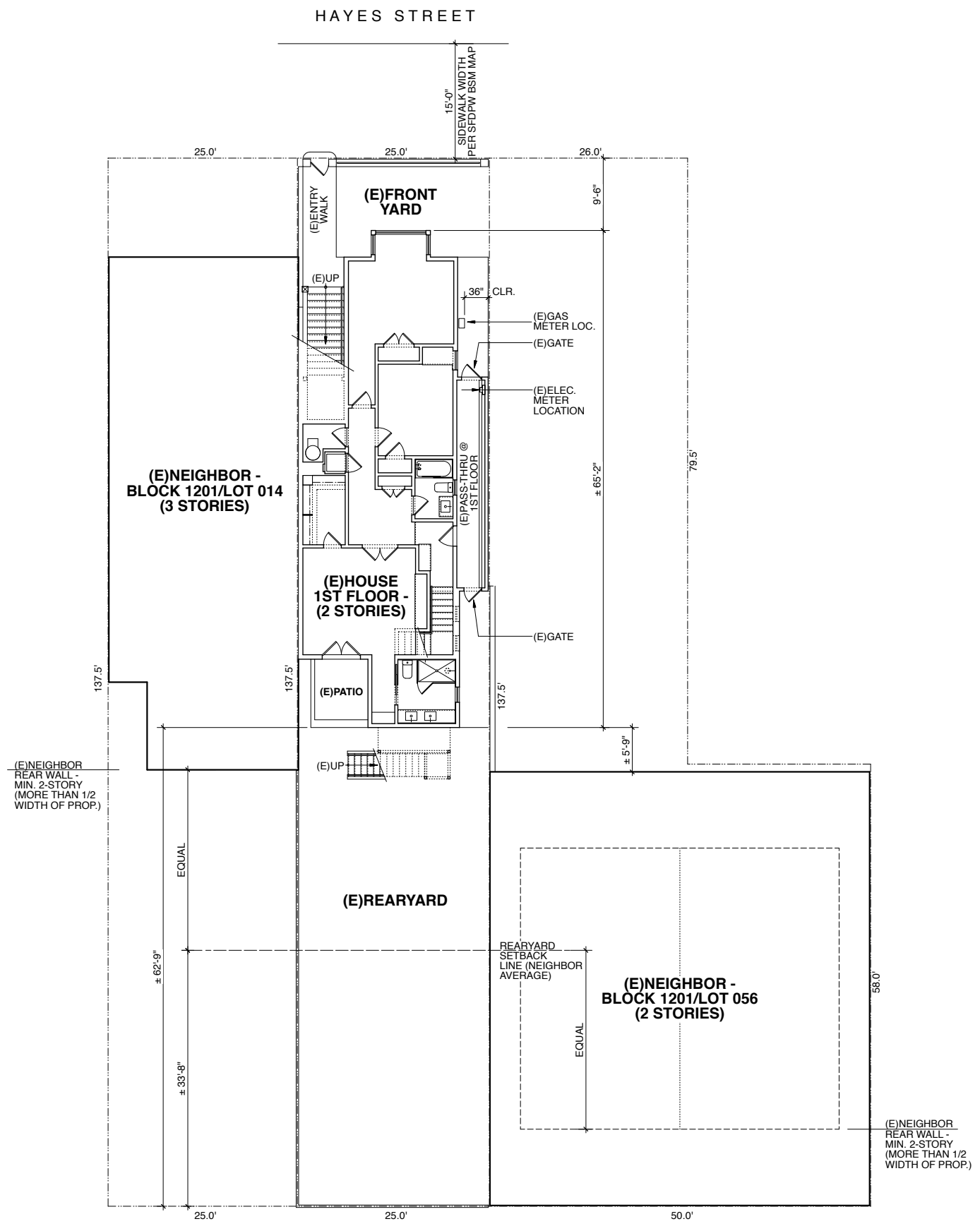
APPARATUS ARCHITECTURE



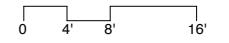
HAYES STREET 2ND UNIT

1350 Hayes Street  
San Francisco, CA 94117  
Block 1201/Lot 015

date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
scale	PER GRAPHIC SCALE
revis	▲ JANUARY 28, 2020 (VARIANCE SUBMITTAL)
	▲ AUGUST 21, 2020 (DISC. REVIEW SUBMITTAL)
	▲



**(E) SITE PLAN**



date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
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	<div style="border: 1px solid black; padding: 2px; display: inline-block;">3</div>

**HAYES STREET 2ND UNIT**  
 1350 Hayes Street  
 San Francisco, CA 94117  
 Block 1201/Lot 015

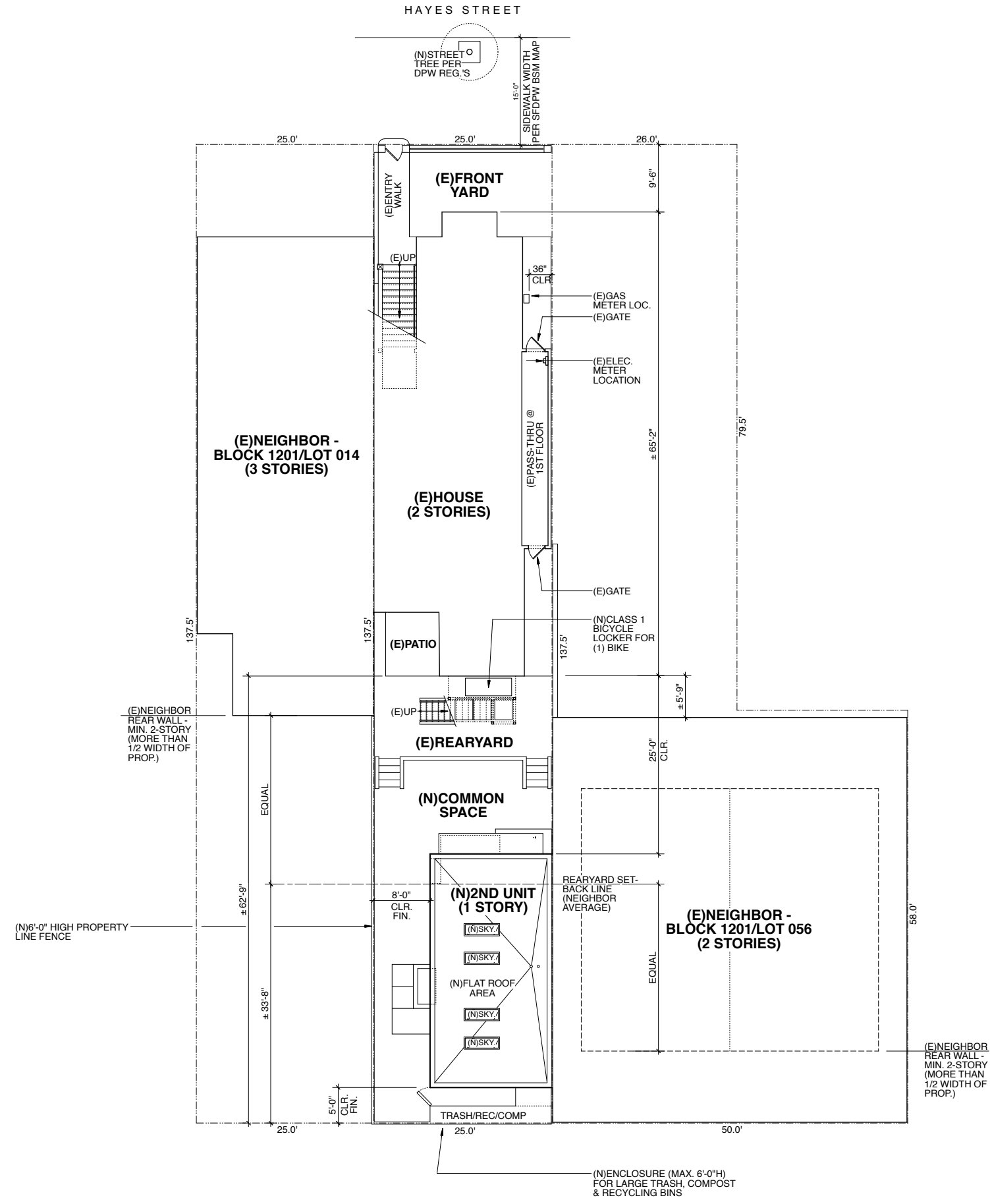


**APPARATUS ARCHITECTURE**

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 t. (415) 703-0004  
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**A1a**



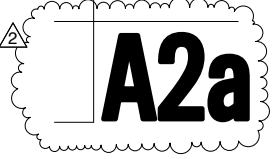


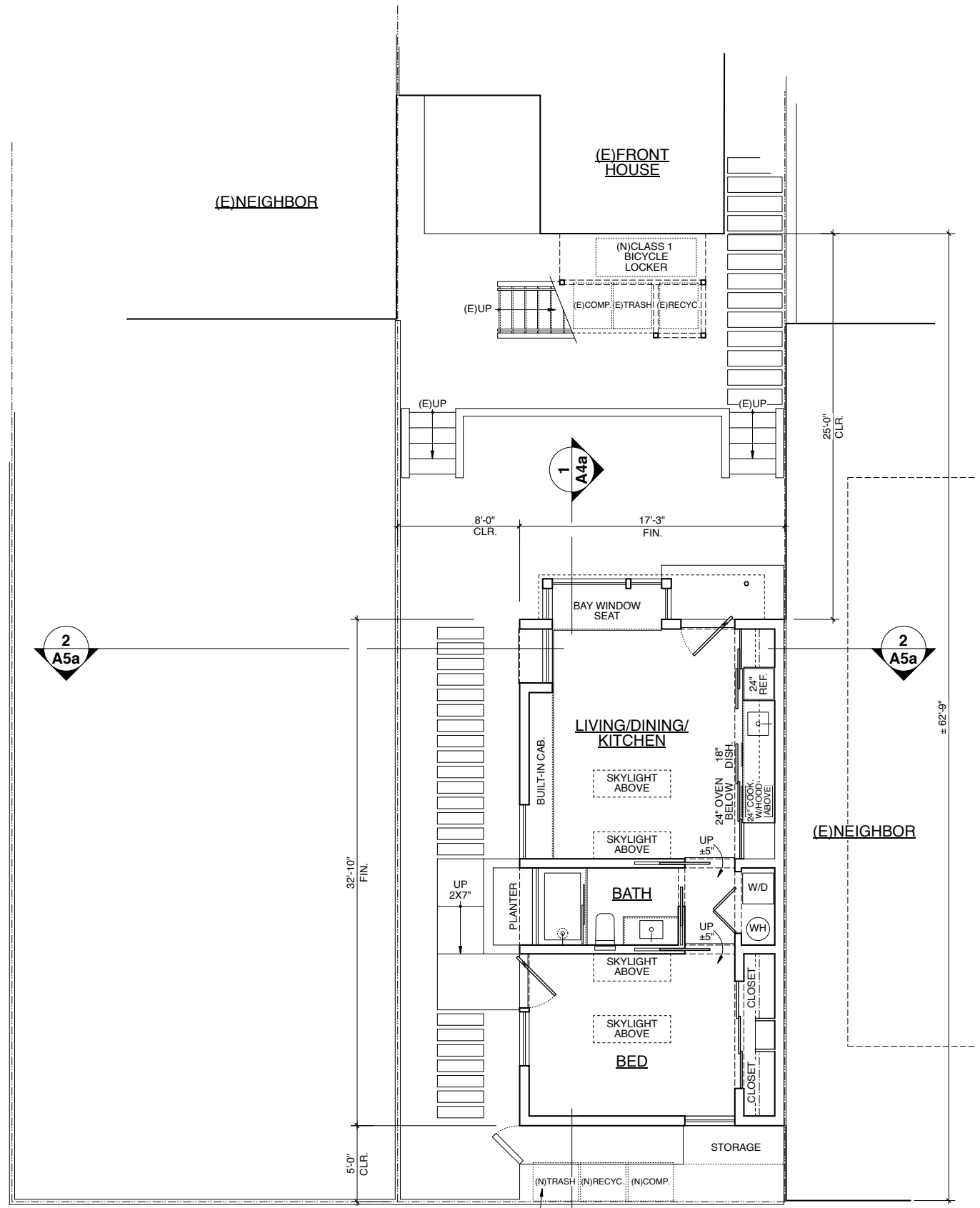
**(N) SITE/ROOF PLAN**

PROJECT NORTH



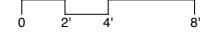
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PER GRAPHIC SCALE	
revis	description
1	JANUARY 28, 2020 (VARIANCE SUBMITTAL)
2	AUGUST 21, 2020 (DISC. REVIEW SUBMITTAL)
3	





**(N) 1ST FLOOR PLAN**

(575 SF)



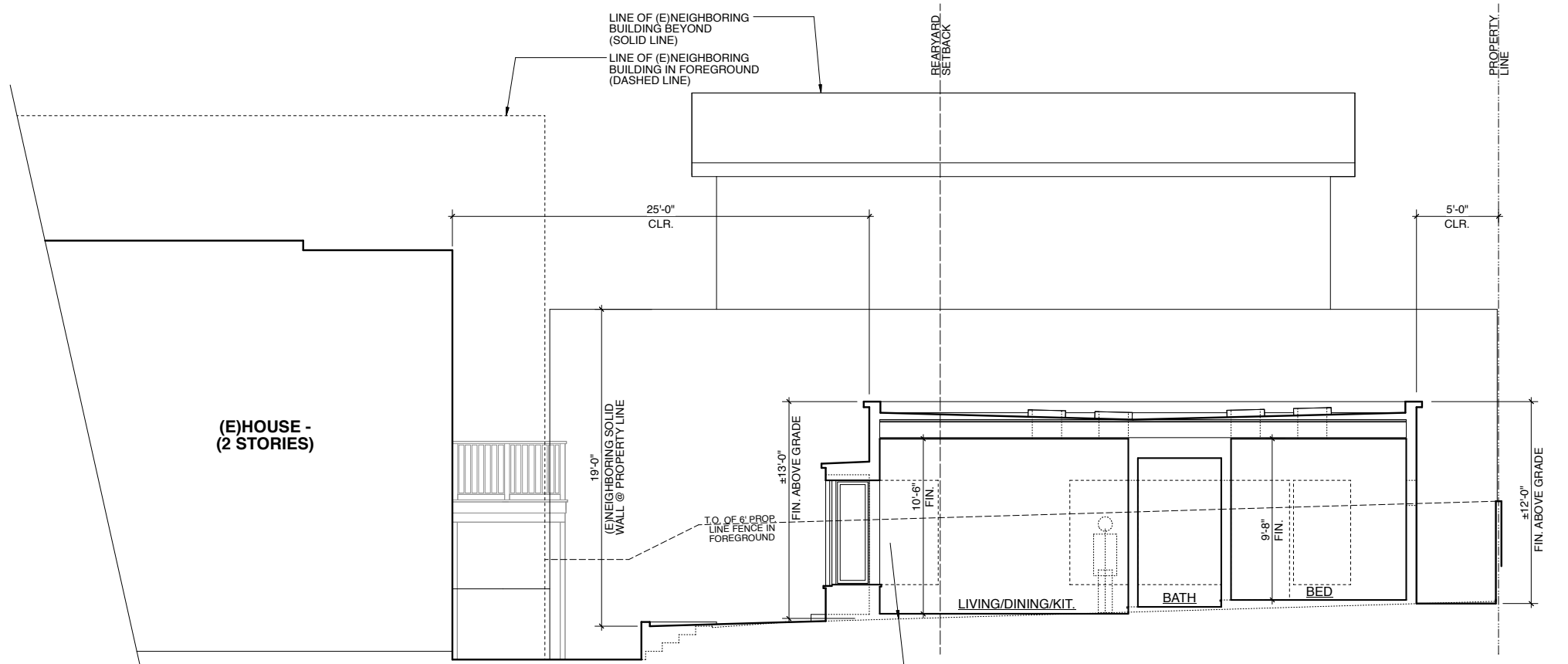
(N) TRASH RECEPTACLE ENCLOSURE, MAX. 6'-0" H



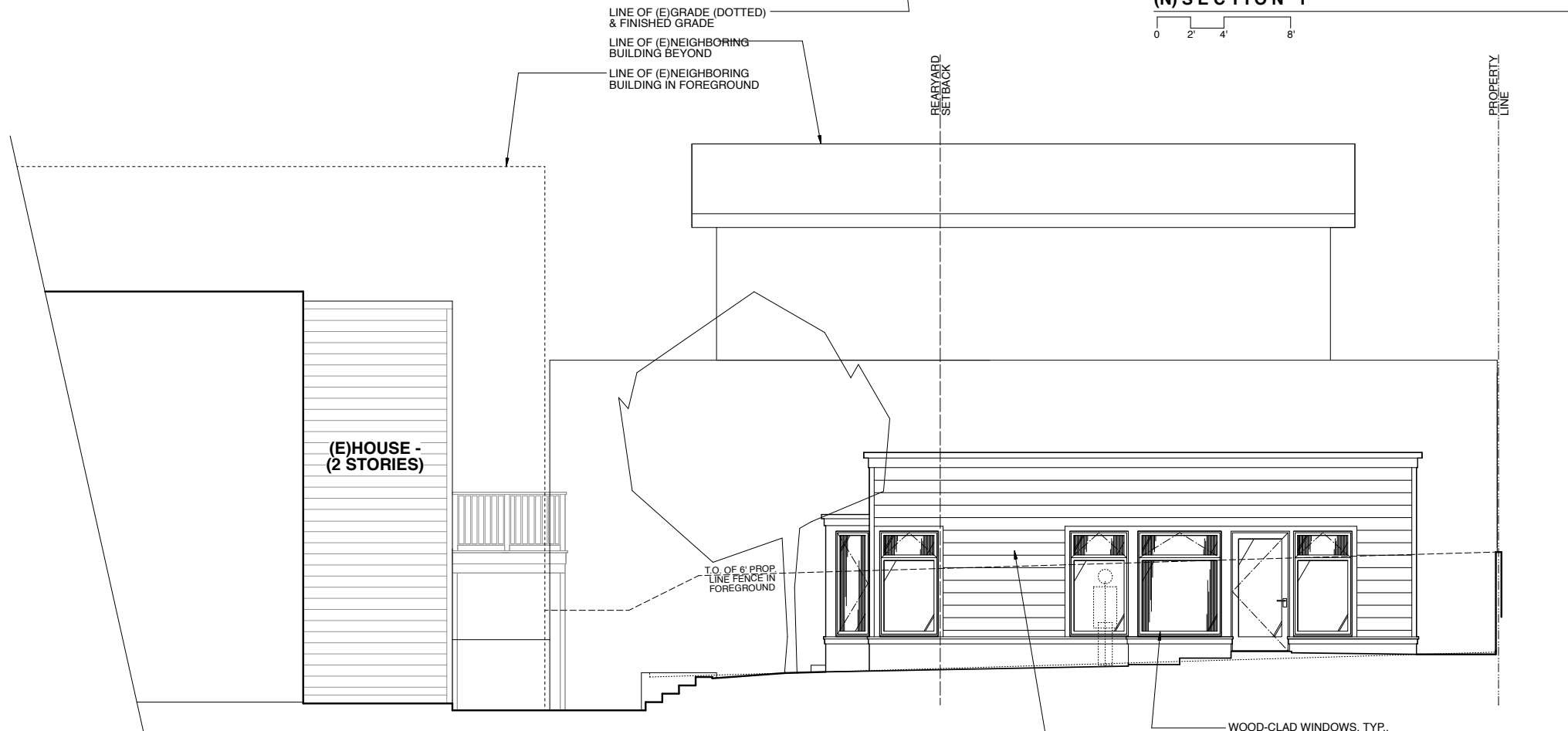
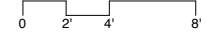
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San Francisco, CA 94117  
Block 1201/Lot 015

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revis	<ul style="list-style-type: none"> <li>1 JANUARY 28, 2020 (VARIANCE SUBMITTAL)</li> <li>2 AUGUST 21, 2020 (DISC. REVIEW SUBMITTAL)</li> <li>3</li> </ul>

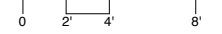




**(N) SECTION 1**

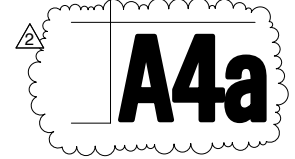


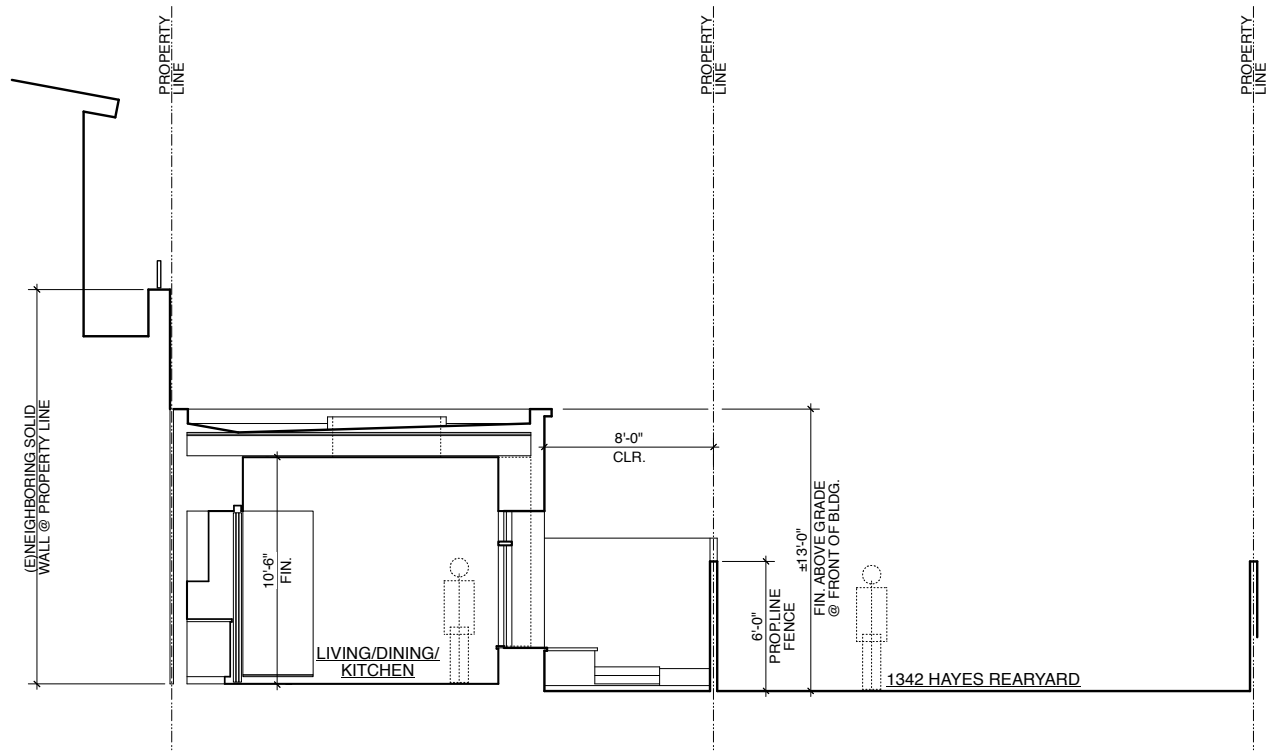
**(N) EAST ELEVATION**



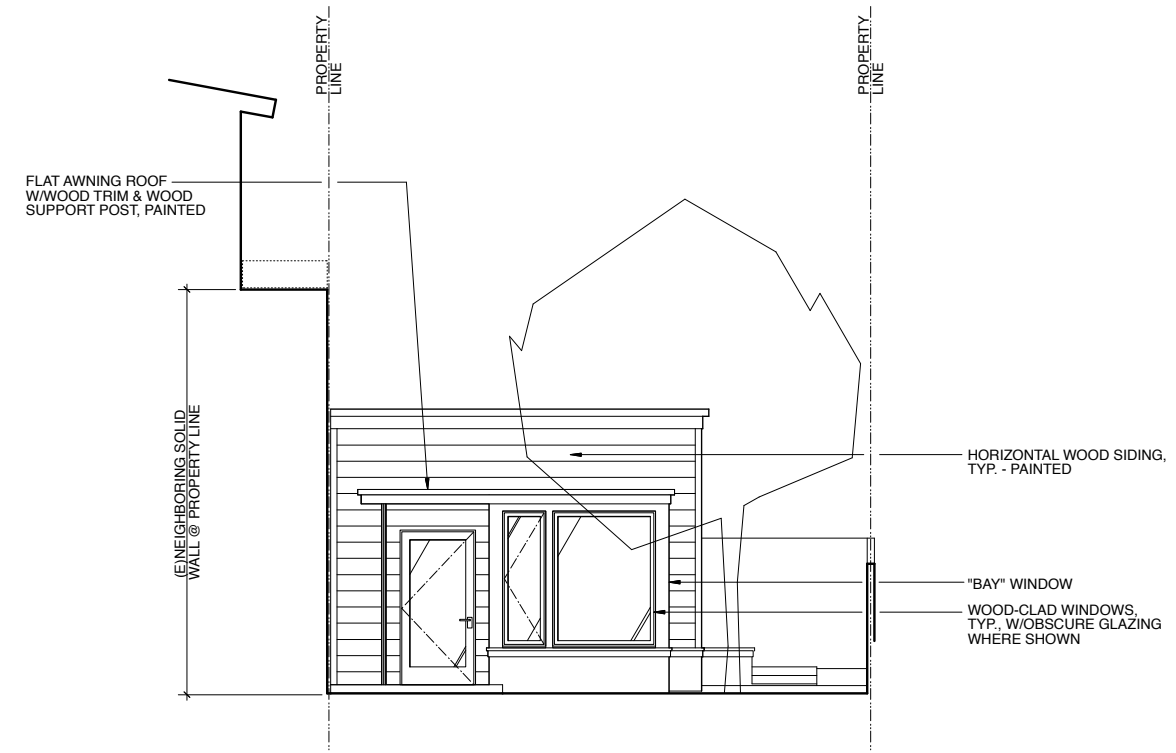
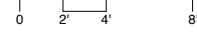
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1350 Hayes Street  
San Francisco, CA 94117  
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date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
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revis	JANUARY 28, 2020 (VARIANCE SUBMITTAL)
	AUGUST 21, 2020 (DISC. REVIEW SUBMITTAL)

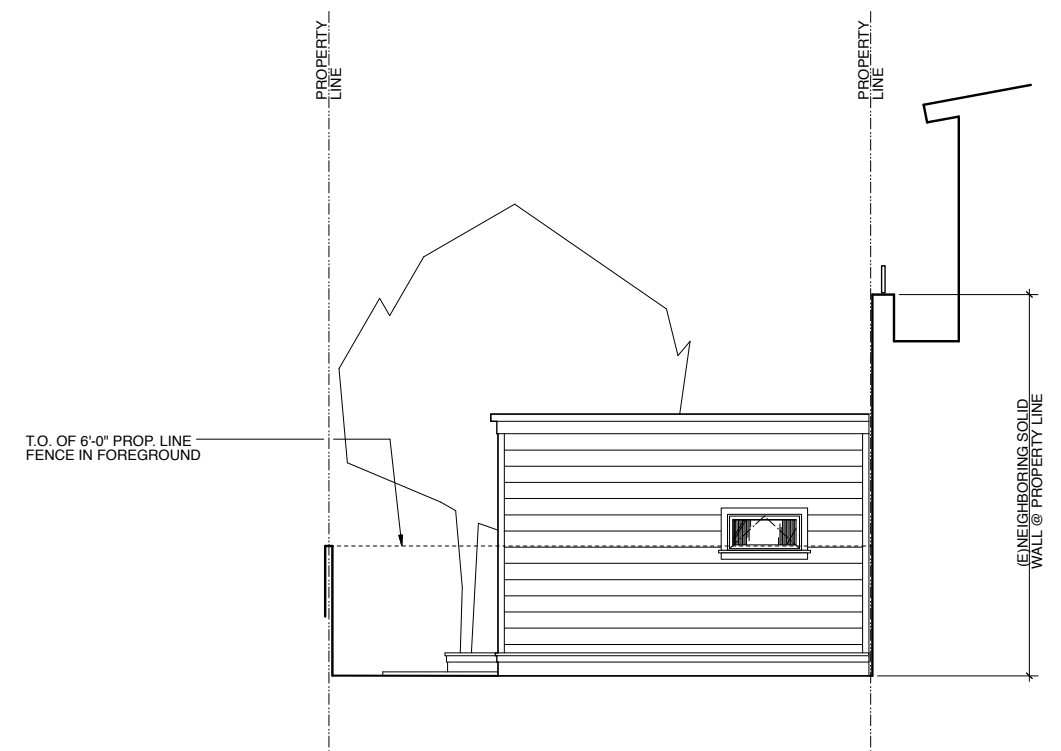
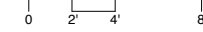




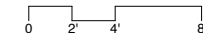
**(N) SECTION 2**



**(N) SOUTH ELEVATION**



**(N) NORTH ELEVATION**



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**APPARATUS ARCHITECTURE**



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1350 Hayes Street  
San Francisco, CA 94117  
Block 1201/Lot 015

date	AUGUST 23, 2019 (SITE PERMIT SUBMITTAL)
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**A5a**

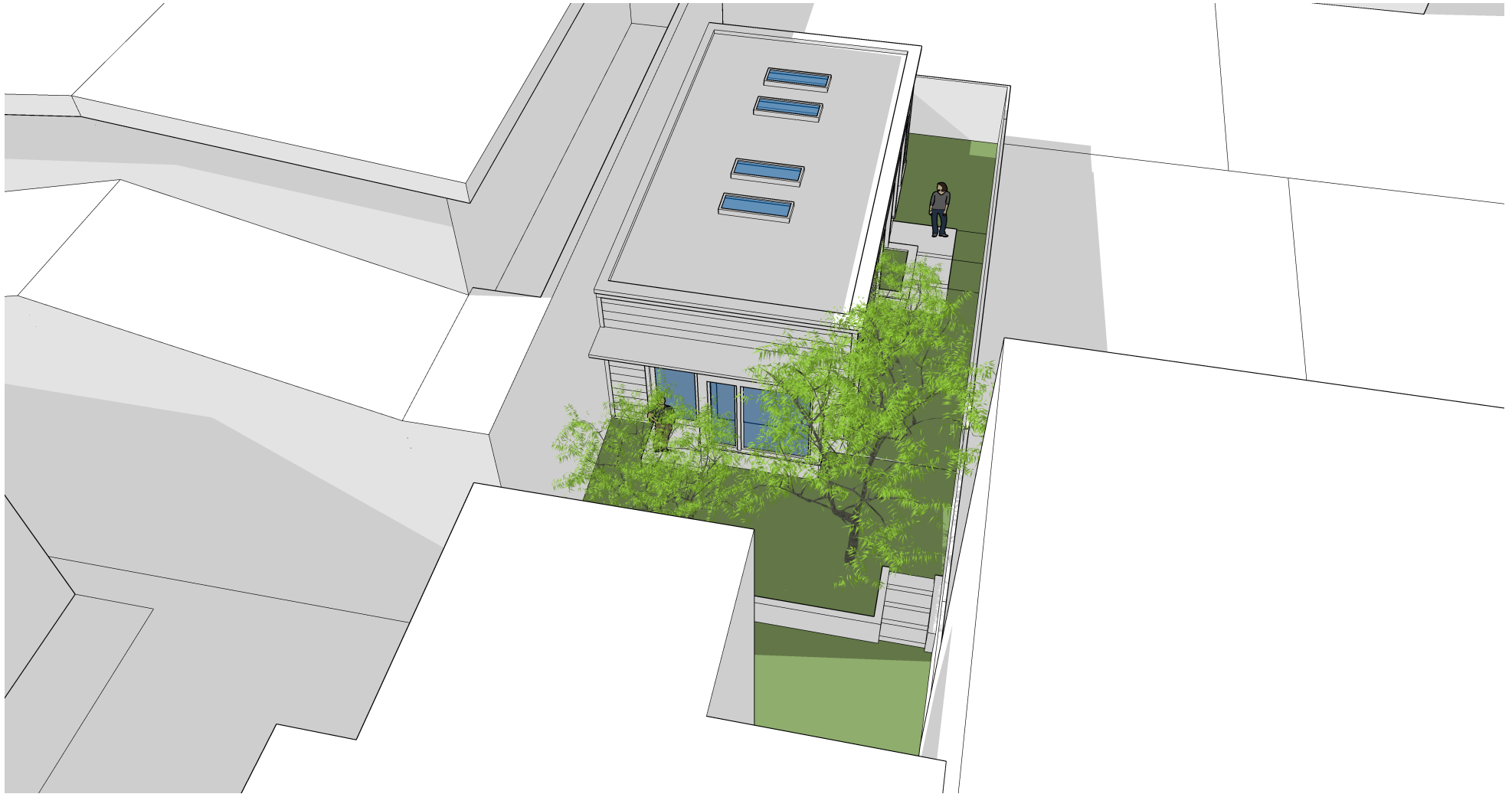
**1350 HAYES STREET  
2ND UNIT PROPOSAL**



**1350 HAYES STREET  
2ND UNIT PROPOSAL**



**1350 HAYES STREET  
2ND UNIT PROPOSAL**



## AGREEMENT TERMS

### 1. Design of the Project.

Developer will revise the Project plans as follows:

- a. The overall building height shall be 13' at the front (south) façade, 12' at the rear (north) façade. A green roof may add up to 12" to the height.
- b. Developer shall install obscure glass at all windows facing the Coonan Property to ensure privacy.
- c. Any plants installed adjacent to the Coonan Property shall not exceed the height of the building, and shall be maintained by Developer so that they do not grow taller than the building.

The Project will be constructed in conformity with this Agreement, the approved permit plans, and all applicable laws, ordinances, building codes, and Cal/OSHA requirements.

### 2. Future Alterations To Developer Property.

Developer shall not increase the height of the rear building, install a roof deck or roof features (such as a parapet wall), or undertake any other alterations in the future that would reduce the privacy, light or airflow of the Neighbor Property or increase noise at the Neighbor Property relative to the Project plans.

### 3. Construction of the Project.

Developer will minimize disruption to the Neighbor Property and its occupants and keep Neighbor informed of all relevant scheduling for the Project. Work hours on Sunday – Friday shall be limited to between 8:30 am - 6:00 pm, however, between the hours of 7:30 am and 8:30 am minor staging work may occur that does not include moving around any equipment or materials, the use of any equipment, radios or loud voices, or any carpentry, excavation, or other noise-producing work. No noisy work shall occur on Saturdays until after the shelter-in-place order is lifted. Developer will clean up any construction dust and debris at the Neighbor Property, and keep the sidewalk and driveway in front of the Neighbor Property clear. Developer shall not enter onto the Neighbor Property for any purpose without Neighbor's consent.

### 4. Pre-Construction Inspection.

Prior to commencing work on the Project, Developer shall engage a licensed surveyor or engineer to conduct a pre-construction inspection and photo survey of the rear yard of the Neighbor Property order to document the existing conditions at the Neighbor Property, at Developer's cost. Developer shall send a copy of said inspection report and photographs to Neighbor within forty-eight (48) hours after receipt of such inspection report but in no event later than fifteen (15) calendar days prior to starting work on the Project.



5. Repair of Damage.

Developer agrees to pay for Neighbor to repair any damage to the Neighbor Property caused by the Project contractors, subcontractors, or consultants, or any of their agents or employees.

6. Insurance.

Developer shall maintain or cause its contractors to maintain liability and construction hazard insurance in favor of Neighbor against damage to the Neighbor Property and personal injuries, with aggregate coverage of not less than \$2,000,000. Developer shall provide Neighbor with copies of certificates of insurance prior to commencing work.

7. Indemnification.

Developer shall indemnify Neighbor and its successors, assigns, heirs, trustees, beneficiaries, employees, agents, insurers, contractors, engineers, representatives, consultants, attorneys, and the like, and their successors in interest, harmless from and against, any and all claims, damages, expenses, losses and liabilities, arising from Developer or its contractors, subcontractors, or consultants, or any of their agents or employees, entering onto the Neighbor Property.

8. No Opposition to the Project.

On the condition that the Developer complies with the Agreement, Neighbor shall not pursue its Discretionary Review request and shall not oppose the Project by filing any appeal to challenge the Project. The revised Project plans will be presented to the Planning Commission at the Discretionary Review hearing, which will be held notwithstanding the Neighbor's non-opposition, so that the variance hearing can proceed.

9. Successors and Assigns.

This Agreement shall inure to the benefit of and shall be binding upon the Parties and their respective heirs, successors, assigns, and their representatives and any subsequent owners of the respective properties. This Agreement shall be recorded at the San Francisco Assessor-Recorder's Office. The Parties will promptly make any changes to the Agreement that may be required by the Assessor-Recorder. Developer will provide a copy of this Agreement to any potential purchaser, assign, or the like prior to selling, assigning, or the like of the Developer Property.