

**From:** [Sue Hestor](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Sue Hestor](#); [Joerg Rathenberg](#)  
**Subject:** 617 Sanchez Catex appeal hearing 8/18  
**Date:** Monday, August 10, 2020 5:08:45 PM  
**Attachments:** [Hestor1.pdf](#)

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Submission by appellant Joerg Rathenberg - 617 Sanchez appeal - 200825

1st of 2 attached files

Sue Hestor

**From:** [Sue Hestor](#)  
**To:** [BOS Legislation, \(BOS\)](#)  
**Cc:** [Sue Hestor](#); [Joerg Rathenberg](#)  
**Subject:** 617 Sanchez Catex appeal hearing 8/18 - #2  
**Date:** Monday, August 10, 2020 5:10:38 PM  
**Attachments:** [hestor2.pdf](#)

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Submission by appellant Joerg Rathenberg - 617 Sanchez appeal - 200825

2nd of 2 attached files

Sue Hestor

August 7, 2020

**Appeal of Categorical Exemption from Environmental Review  
617 Sanchez Street - Demolition and New Construction  
Dolores Heights Special Use District - RH-1 Zoning**

**Board of Supervisors Hearing  
August 18, 2020 - 3pm**

Proposed project at 617 Sanchez St project is demolition of a modest 1907 house downhill at rear of lot with 1-story carport uphill at front of lot and construction of 4-story, 4,149 sq ft 4 bedroom, 4 1/2 bath single family home at front and highest point of lot.

The flawed 617 Sanchez Street categorical environmental exemption (Catex) is appealed here.

617 Sanchez is located in Castro/Upper Market area. Site is on east side of Sanchez, between 18th and Cumberland. Because of extreme slope of area, there is no vehicle or bicycle access from north at 18th & Sanchez. Or from east on Cumberland at Sanchez. There are steep staircases at both intersections.

Appellant Joerg Rathenberg and his family have owned **619 Sanchez** since 1999. After they moved into their house, they worked closely with owner John Fusco so that development at 617 AND 619 would not intrude on liveability of the other home.

The new owner JW Sanchez LLC has not attempted to work with owners of 619 Sanchez, but instead intends to wall them off.

The 617 Sanchez Categorical Exemption is legally insufficient and must be remanded to Environmental Review for amendment.

Environmental Exemption analysis for proposed **617 Sanchez Street** project demolishing a 1907 house required preparation of **Historical Resource Evaluation (HRE)**. **Exh 2**, p.3<sup>1</sup> Although the September 2018 HRE was never presented to the Planning Commission or reviewed by planner assigned to project, information that **HRE did** provide on history of the Castro/Upper Market area - the people, when and how houses were built and sited - is important for understanding the 617 Sanchez house and its residents.

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<sup>1</sup> Exhibits 1-4 were attached to appeal filed 3/23/20

The original house at **617 Sanchez** was built in **1907**. Starting in **1913** this small house at 617 Sanchez - downhill and built at the rear of its lot - was owned and occupied by an **African American family - Harvey Scott**, employed as a steward for the Shriners. In **1940** another African American club steward, **Charles Tinsley**, moved into the abutting house at **282 Cumberland**. The only other house in area built at the rear of its lot. The Scotts owned **617 Sanchez** until 1952.

The **2018 HRE** describes the African American ownership of **617 Sanchez** at **HRE 17-18**<sup>2</sup>

"Although the Scott family was the only African-American family in the neighborhood until 1940, there is no indication that their presence was noteworthy in any way. During their residency at 617 Sanchez, African Americans were free to own a home in any neighborhood they could afford." **HRE 20**

For the text of 617 Sanchez Catex the Preservation Team summarizes above information from **HRE** and other sources regarding Scott family ownership of 617 Sanchez:

"From 1917 to 1952 (617 Sanchez) was owned by the Scotts, an African-American family ... Approximately 13.6% of African American families in San Francisco owned their homes in 1930, a year in which the city had an African-American population of 3,803. Thus, while African-American homeownership was somewhat uncommon during the period that the Scotts owned the subject property, it was not so rare as to constitute a significant event in the history of the city. Furthermore, the Scott's purchase of the subject property does not appear to have led to the creation of an African-American community in the neighborhood." **Catex p. 6**<sup>3</sup>

The third owner of 617 Sanchez after the Scott family moved out was a **gay man, John Fusco**, who from **2/26/75 until 1/12/18** owned and lived in his home at the rear of 617 Sanchez.<sup>4</sup> **HRE 17** Other than listing Mr. Fusco's ownership of Jondora Beauty Salon (**HRE 18**), Fusco is not discussed in the **HRE**. However photos of the carport at front of the lot, Mr. Fusco's outdoor kitchen in the middle and his small house at the rear, *pop out in vivid color* at pages 1, 5-8 in the **HRE**.

The **HRE** also analyzes historical **physical development** of this area. That analysis includes **Sanborn Maps** showing building siting on this block in various years. **1905** map shows no development in this area of the block. **HRE 12**. **619 Sanchez** was the first house built - in **1906** after the earthquake. By **1914** both **617 Sanchez** and **282 Cumberland** had been developed as the only 2 lots with the house sited in rear. *The houses abutted each other although they fronted different streets*. After 1905 the **282 Cumberland** lot had also been expanded further to the rear - so the **282 Cumberland** house extended along the full length of the **619 Sanchez** rear lot. **619 Sanchez** had been built at front of its lot in 1906, before

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<sup>2</sup> **HRE** is **Historical Resource Evaluation for 617 Sanchez**. it is **Exhibit 2** to 3/23/20 appeal. **HRE is Exhibit 2**.

<sup>3</sup> **Exhibit 5 - CEQA Categorical Exemption 617 Sanchez (Catex)**. Several pages of **Exh 1 Catex** were missing or out of order. **Exhibit 5** is complete version of **617 Sanchez Catex** with correct page order.

<sup>4</sup> Mr. Fusco died 6/23/16

construction of 617 Sanchez. **HRE 12,13** Because of rear lot construction of its 2 neighbors, **619 Sanchez** residents face the side wall of the **282 Cumberland** house out their rear windows and deck. Therefore the **619 Sanchez** sense of openness to, and view of City, was *to northeast - over 617 Sanchez*.

The HRE also includes **photos** showing the **steep terrain of this area west of Dolores Park**. **HRE photos** of terrain/slope **HRE 24-26**.

The paragraphs above describe issues mentioned, but *inadequately analyzed*, in **617 Sanchez Catex** and **HRE**. Other information and analysis needed by decision-makers was **NOT INCLUDED**. *At all*.

Omitted from both **September 2018 HRE** and **4/18/19 Catex** is *any* discussion of then-pending **Castro Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Cultural District which was adopted 7/12/19**. 617 Sanchez sits right on the eastern boundary (Sanchez - 19th to Market ) of area (1) of the LGBTQ Cultural District.

Members of the LGBTQ community began moving into Castro/Upper Market area in 1950s with Maurice Gerry's beauty salon at 587 Castro St. Housing - both rental and ownership - was somewhat affordable, allowing persons of moderate means to find a place to live. Small businesses, like Jondora Beauty Salon owned by John Fusco, operated and employed persons in the LGBTQ community. Retail and professional services supported the LGBTQ community by providing jobs and income to people who moved into Castro/Upper Market.

In San Francisco's first district elections in 1997 **Harvey Milk** was elected to the Board of Supervisors from this District.

San Francisco is now preparing Cultural, History, Housing and Economic Sustainability Strategy Report ("CHHESS Report") for the LGBTQ Cultural District. **But there is not one mention of LGBTQ Cultural District in the 4/8/19 catex or 9/2018 HRE.**

Also **missing** from 617 Sanchez Catex and HRE is any mention of **Racial & Social Equity**. How does demolition of modest existing housing for huge upscale residence address:

- historical discrimination affecting the **Black community** and where they live in San Francisco,
- how the **LGBTQ community** - especially those of lower income - will be served, and HOUSED,
- how the City addresses explosive **gentrification and up-scaling of neighborhoods and housing**,
- how low and moderate income persons are being pushed out and unable to find housing in neighborhoods that have long welcomed them.

At recent hearings the Planning Commission specifically described their responsibility to address Racial & Social Equity as a PLANNING issue, particularly as it affects housing.

### **Inadequate CONSIDERATION of Categorical Exemption by Planning staff and Commission**

Until 1/15/20 the 9/2018 617 Sanchez **HRE** was for all intents **invisible**. It was not posted on the PIM<sup>5</sup>, the Planning website, where it could be easily reviewed by the public AND non-environmental planners.

**617 Sanchez Catex** was issued **4/18/19**. On **9/9/19** the **311 Notice** was issued - saying that review was complete and proposed 617 Sanchez project approved for permit issuance. **Discretionary Review** was requested by appellant and another neighbor Brian Higginbotham on **10/9/19**.

Appellant's attorney on **9/11/19** requested that Ms. Hoagland provide 617 Sanchez emails and documents. When they were provided on CD in October, it led to a series of further questions about documents which had been reviewed. Including trying to locate the **HRE which could not be found on the PIM**.

Attached as **Exhibit 6** is a series of emails from **1/14 to 1/16/20** between appellant's attorney Sue Hestor and environmental review /planning department staff to locate and force out the **HRE**.

Ms Ajello Hoagland located **617 Sanchez HRE**, assuming it had been incorrectly saved in the document storage program that made it invisible to the public. On 1/15/20 - 16 months after 9/18 HRE was issued, she posted it on **PIM** under Planning Applications. **Ibid** p.2

On 1/15/20 environmental planner Laura Lynch similarly explained that **PIM** had not been properly "saved," and was now posted/visible on **PIM** under Environmental Information. **Ibid**, p.1,2. She changed the *HRE view* so the HRE was visible on the PIM. It had been saved as a background document instead of as a technical report - which would have made it visible and susceptible to being questioned. Until that point - *4 months after issuance of 311 notice, and 9 months after issuance of 617 Sanchez catex*, the **HRE** with its important information had been invisible to the public. And to many planners.

**Project review** for 617 Sanchez required analysis of project plans against code requirements and various plans, taking into account the conclusions and analyses of environmental review. Planner Ajello Hoagland started review on 2/3/19 and concluded 9/9/19 with issuance of 311 notice.

A 311 notice has a small project description, a set of project plans including a site plan.

The Notice of Building Permit Application (Section 311) It states that that the project **will be** approved by Planning Department unless a person files for Discretionary Review by the Planning Commission. The project is demolition of 2-story, 1,000 sq , 1 bedroom, 1 bath single family house as detached garage and construction of new 4-story, 4,149 sq ft 4 bedroom, 4 1/2 bath single family home.

Persons who want more information are referred to Ms Ajello Hoagland. **Exh. 7**

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<sup>5</sup> As the Planning Department eliminates paper records, access to virtually all documents and project records for the public is via the Planning Department **Property Information Map (PIM)** which is organized by street address and various categories of information.

Attention is directed to **one sheet of 311 Plans** for proposed 617 Sanchez project. **Exhibit 7. (Existing) Site Plan** shows existing rear house and carport (labeled garage) and surrounding buildings. Including **619 Sanchez** and 282 Cumberland to the south, and **615 Sanchez** to the north. It also shows stairs down the rear slope of 617 Sanchez to existing small house. Because of the steep slope up to the south, the sidewalk along Sanchez is a **staircase** except for driveways to existing houses. **Ibid**, A0.10. The plans also show required rear-yard setback for **Dolores Heights Special Use District**, Planning Code 241(a).

Although 617 Sanchez located in **Dolores Heights Special Use District**, that term is never mentioned, by environmental review. Nor in 311 notice for 617 Sanchez. No attempt is made to identify policies in that Dolores Heights plan relating to environmental issues.

Soils, slope stability, demolition and building construction issues on this steep site are addressed separately in a submission by appellant's structural engineer consultant Pat Buscovich. It details errors and omissions in Catex analysis of project required for permit issuance.

Required slope analysis that provides information so that abutting **619 Sanchez (appellant's house)** is protected, was not done.

Excavation - and total demolition of existing 617 Sanchez home - will destabilize this steep hill. Inadequately analyzed

CEQA and common sense require that the categorical exemption for 617 Sanchez be sent back for further review.



Sue Hestor

Attorney for appellant Joerg Rathenberg

Attached to March 23, 2020 Appeal of Categorical Exemption from Environmental Review 617 Sanchez

**Exhibit 1 - CEQA Categorical Exemption - 617 Sanchez Street - 2019-000650ENV - April 8, 2019**

**Exhibit 2 - Historical Resource Evaluation - 617 Sanchez Street - September 2018**

**Exhibit 3 - Variance Decision - 619 Sanchez Street - two story addition at rear - June 12, 2003**

**Exhibit 4 - Discretionary Review Action DRA-0686 - 617 Sanchez Street - February 20, 2020**

### **EXHIBITS ATTACHED HERE**

**Exhibit 5 - CEQA Categorical Exemption - 617 Sanchez Street - 2019-000650ENV - April 8, 2019**

Incorrect page order + missing pages in Exh 1 - 617 Sanchez Categorical Exemption

**Exhibit 6 - 1/14 - 1/16/20 emails** between Sue Hestor and Linda Ajello Hoagland, David Winslow - current planning staff + Laura Lynch, Jorgen Cleeman - environmental review staff

**Exhibit 7 - 311 Notice for 617 Sanchez project**, cover page and existing site plan

**Exhibit 1 attached to filing of appeal. Exhibit 5 attached here. NOTE THAT 1 and 5 (catex) have identical text. Exhibit 5 includes missing and transposed pages**

## **EXHIBIT 5**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
617 SANCHEZ ST		3600055
<b>Case No.</b>		<b>Permit No.</b>
2019-000650ENV		201901150390
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" 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></p> <p>The proposed project consists of the demolition of an (Existing) 2-story, non-conforming single family home and detached garage structure, and the construction of a (New) 4-story, single family dwelling. The proposed new building will be approximately 30 feet in height and consist of 4,149 square feet.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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

If any box is checked below, an *Environmental Evaluation Application* is required.

<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? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (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)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Laura Lynch  
 archeo review complete,

Preliminary Geotech report prepared by H. Allen Gruen 10-01-2018

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" 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 type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .						
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  Demolition and new construction  <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>						
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation</i> <table border="0"> <tr> <td><input type="checkbox"/> Reclassify to Category A</td> <td><input checked="" type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td>a. Per HRER dated 03/25/2019</td> <td><i>(attach HRER)</i></td> </tr> <tr> <td colspan="2">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C	a. Per HRER dated 03/25/2019	<i>(attach HRER)</i>	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C						
a. Per HRER dated 03/25/2019	<i>(attach HRER)</i>						
b. Other (specify):							
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>							
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>						
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>						
Comments (optional):							
Preservation Planner Signature: Jorgen Cleemann							

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. 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> Jorgen Cleemann
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	04/08/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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

**TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
617 SANCHEZ ST		3600/055
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000650PRJ	201901150390	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**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.	
Planner Name:	Date:



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	3/25/2019
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<b>PROJECT INFORMATION:</b>		
Planner:	Address:	
Jørgen G. Cleemann	617 Sanchez Street	
Block/Lot:	Cross Streets:	
3600/055	19th & Cumberland Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2019-000650ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	N/A
------------------------------------	-----

<b>PROJECT ISSUES:</b>	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation, Part 1 (dated September 2018) prepared by Tim Kelley Consulting, LLC.	

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

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

**PRESERVATION TEAM COMMENTS:**

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

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

(continued)

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

(continued)

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

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

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



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



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



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

## **EXHIBIT 6**

**Subject:** Change in 617 Sanchez site between HRE and catex - Q re Catex

**From:** Sue Hestor <hestor@earthlink.net>

**Date:** 1/16/2020, 2:44 AM

**To:** "Lynch, Laura (CPC)" <laura.lynch@sfgov.org>, "Cleemann, Jorgen (CPC)" <jorgen.cleemann@sfgov.org>

**CC:** "Ajello Hoagland, Linda (CPC)" <linda.ajellohoagland@sfgov.org>, "Winslow, David (CPC)" <david.winslow@sfgov.org>

In reviewing **September 2018 HRE for 617 Sanchez**, against the **4/8/19 Catex** and **1/15/19 building permit plans** for project at 617 Sanchez there is a puzzling inconsistency. **Existing structures are to be demolished** - 1,000 sf 1907 house at rear of lot + semi-enclosed front carport + and outdoor kitchen structure. **Construction of new 4,149 sf house** at front of substantially sloping lot.

I have encountered an inconsistency. The HRE describes and shows a **mid-parcel outdoor kitchen structure** on page 4, with photo/Figure 3 on page 6.

The **10/16/18 Site Survey** (part of plans reviewed by ER) also shows that kitchen structure.

**That structure was demolished after the HRE and site survey, but before issuance of the catex.**

How does ER handle a project with both an HRE and site survey that no longer accurately describes part of existing site? Is the catex just issued despite that discrepancy?

Apparently as soon as **617 Sanchez HRE** was complete, on **9/28/18** developer got an **OTC permit to demolish exterior free-standing kitchen**. **2018 0928 1736 - Complete 10/23/18.**

**10/16/18 Site survey** shows "brick covered BBQ area" mid-lot, consistent with September 2018 HRE.

**BUT permit 2018 0927 1736 shows demolition was inspected and complete on 10/23/18.**

Reading the **10/16/18 Site Survey**, which is part of **project plans** - originally filed **1/15/19** (2019 0115 0390 and 2019 0115 0391), amended **7/22/19** to file 311 Notice - has been challenging. The **Site Survey** was not included in plan sheets sent with 311 notice. It was only available when viewed in full size plans at Planning Department.

The **4/18/19 catex** was issued based in part on information provided in the September 2018 HRE. It is for permit 2019 0115 0390. The site survey is part of those plans.

Thank you for posting the 617 Sanchez HRE to make it visible on ER portion of the PIM. I doubt that you were expecting THIS question - because I wasn't either.

Sue Hestor

On 1/15/2020 3:25 PM, Lynch, Laura (CPC) wrote:

Hi Sue,

Thank you for catching this. I went ahead and changed the HRE view and it should now be visible on PIM. It looks like the HRE was saved as a background document and not a technical report (which would have made it visible). The HRE was referenced in the CatEx and PTR form, which are on PIM as well. Additionally, I went ahead and attached the HRE to this email.

Please let me know if there are any other questions or if it still isn't visible.

Best,

Laura

**Laura Lynch, Senior Planner  
Environmental Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9045 | [www.sfpplanning.org](http://www.sfpplanning.org)  
[San Francisco Property Information Map](#)

**From:** Sue Hestor <[shestor@earthlink.net](mailto:shestor@earthlink.net)>

**Sent:** Wednesday, January 15, 2020 3:09 PM

**To:** Cleemann, Jorgen (CPC) <[jorgsan.cleemann@sfgov.org](mailto:jorgsan.cleemann@sfgov.org)>; Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>

**Cc:** Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>

**Subject:** Env Rev protocol for placement of HRE on PIM ?

Mr. Cleemann and Ms. Lynch -

Even now **PIM for 617 Sanchez St** only lists under environmental review a technical report for geotech survey. **617 Sanchez HRE** - which has photos and Sanborn is extremely relevant to understanding site history and topography - is only summarize mentioned in the catex. HRE was posted on PIM today under PRJ by Ms. Hoagland.

What is the protocol for EP posting (this is a 1907 house to be demolished) an HRE on the PIM?

Thank you.

On 1/15/2020 2:48 PM, Ajello Hoagland, Linda (CPC) wrote:

Since it was submitted as part of the Environmental Application, the environmental planner or EP intake staff would have had to have saved it as a document type in our system that is makes it publicly accessible via PIM under the ENV. It was saved as a "background document" in our electronic document storage program, so I am assuming that the "background document" file type is not made public did not see it on PIM under the Environmental Application. I just saved it under the PRJ so it is now viewable. I am not sure what EP's protocol is for filing/saving documents. It was summarized and referred to in the Environmental Analysis Decision Document.

**Linda Ajello Hoagland, AICP Senior Planner  
Southwest Team, Current Planning Division**  
San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6823 | [www.sfpplanning.org](http://www.sfpplanning.org)  
[San Francisco Property Information Map](#)

*Please note that I am out of the office on Fridays*

**From:** Sue Hestor <[shestor@earthlink.net](mailto:shestor@earthlink.net)>  
**Sent:** Wednesday, January 15, 2020 2:02 PM  
**To:** Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>  
**Subject:** HRE placement on PIM 617 Sanchez Qs + staff report for DR hearing

Just checked PIM again. **617 Sanchez HRE** shows up under PRJ Related Documents - dated modified 1/1/20. When was HRE originally placed on PIM?

I also went thru files and copied documents when 311 came out. Wasn't in that review - because I would have submitted with DR filing. Clear photos and Sanborn were clear explanation of sloping site and existing buildings.

Sue Hestor

On 1/15/2020 1:46 PM, Ajello Hoagland, Linda (CPC) wrote:

Hi Sue,

Please see my responses below in red.

Regards,  
Linda

**Linda Ajello Hoagland, AICP Senior Planner  
Southwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6823 | [www.sfpplanning.org](http://www.sfpplanning.org)  
[San Francisco Property Information Map](#)

*Please note that I am out of the office on Fridays*

**From:** Sue Hestor <[shestor@earthlink.net](mailto:shestor@earthlink.net)>  
**Sent:** Wednesday, January 15, 2020 1:27 PM  
**To:** Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
**Cc:** Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Benafsha Irani <[birani@hotmail.com](mailto:birani@hotmail.com)>; Arnie Lerner <[arnie@lernerark.com](mailto:arnie@lernerark.com)>  
**Subject:** Further 617 Sanchez Qs + staff report for DR hearing

My **Q1** was whether there HAD been any emails involving project sponsor between 4/25/19 (when NOPD issued) and 10/10/19. Even though you did not answer directly, I assume the answer is NO. (I am numbering Qs in email below)

**Q2** dealt with others in Dept - including now David Winslow. Since they are not available, will immediately file separate request for his

and other Department emails.

You responded to **Q3-6** by attaching **Tim Kelley's 9/2018 HRE for 617 Sanchez**. Also the last Sanborn map showing site development. Thanks for providing something I've never seen before.

Kelley's HRE is nowhere (at least that I could find) on the **PIM for 617 Sanchez**. Ms Irani contends that it must be provided to the Planning Commission for the DR hearing. *Ms Irani is not sure if the HRE is included with the PIM. Some information with the HRE is available on the PIM, but I need to check with the PIM staff to be sure.*

**NEW Qs**

**Q7** Since Mr. Winslow is now planner for DR hearing, should all submissions of documents be to him? Including the pro forma material on maps, env evaluation, etc? *Correct*

**Q8** would **Kelley's 9/2018 HRE** be provided in staff report with HRE photos, history of development of 617 Sanchez site and nearby area, evaluation of 617 Sanchez permits etc? Even though additional construction was done pursuant to permit out to demolish outdoor kitchen **AFTER** HRE report? And changes made to appearance of existing 617 Sanchez house at rear. *Correct to Dept*

**Q9** Ms. Irani would like staff report to include **9/2018 HRE report** plus a **brief statement on her behalf** **How many copies must I provide to the Department** (by 5pm TODAY) for it to be included in staff report? **PHYSICAL** copies to 1650 Mission? *Correct to Dept*  
*Ms Irani is not sure if the HRE is included with the PIM. Some information with the HRE is available on the PIM, but I need to check with the PIM staff to be sure.*

**Q10** Assume that I should request any submissions by developer for DR hearing to Mr. Winslow. Correct? *Correct*

Sue Hestor

On 1/15/2020 7:12 AM, Ajello Hoagland, Linda (CPC) wrote:

Sue,

I recall the record request that you submitted to the Commission Secretary's office on October 10, 2019, at which time I did not have any applicable e-mail correspondence to provide.

Attached is a copy of a Sanborn Map for the neighborhood, which includes the property. This map is available on PIM. I cannot speak for RDAT, but I generally look at the Sanborn Maps when I am reviewing a project as part of my analysis. An HRE was submitted for the project and reviewed by our preservation staff. The HRE includes historic Sanborn Maps. I have

attached the pdf. Hopefully the file is not too large to go through.

A geotechnical report was also submitted, as required, and evaluated by our Environmental Planning Staff.

In regards to site historic context and siting, I will have to defer to David Winslow since I am not on RDAT.

Regards,  
Linda

**Linda Ajello Hoagland, AICP Senior Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.6823 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

*Please note that I am out of the office on Fridays*

**From:** Sue Hestor <[shestor@earthlink.net](mailto:shestor@earthlink.net)>  
**Sent:** Tuesday, January 14, 2020 1:30 PM  
**To:** Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
**Subject:** 617 Sanchez Qs

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

Couple questions regarding **617 Sanchez Street** -

**1.** The CD you provided in October 2019 including emails on 617 Sanchez showed no emails involving project sponsor between 4/25/19 and 10/10/19. Is it correct that there were none?

**2.** They also show no emails regarding UDAT or any other person in Planning. Is that correct?

**3.** Does Planning have a set of Sanborn maps showing existing development on AB 3000 (617 Sanchez) and AB 3601 (facing block on west side of Sanchez)? On-line at easily readable size?

**4.** Were Sanborn maps ever examined (by you, others at Planning or UDAT) to understand historical siting of 617 Sanchez and surrounding buildings from initial post 1906EQ map to the 1990s?

**5.** Any review of maps showing siting of development on AB 3000 and AB 3601 post-Sanborn?

**6.** Since this site is up steep hills/walled with stairs from north and east, difficult to reach from west and south because of steep hills, what tools did Planning use to evaluate slopes on both 617 Sanchez lot and in abutting area?

Thank you.

Sue Hestor

## **EXHIBIT 7**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

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

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

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

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

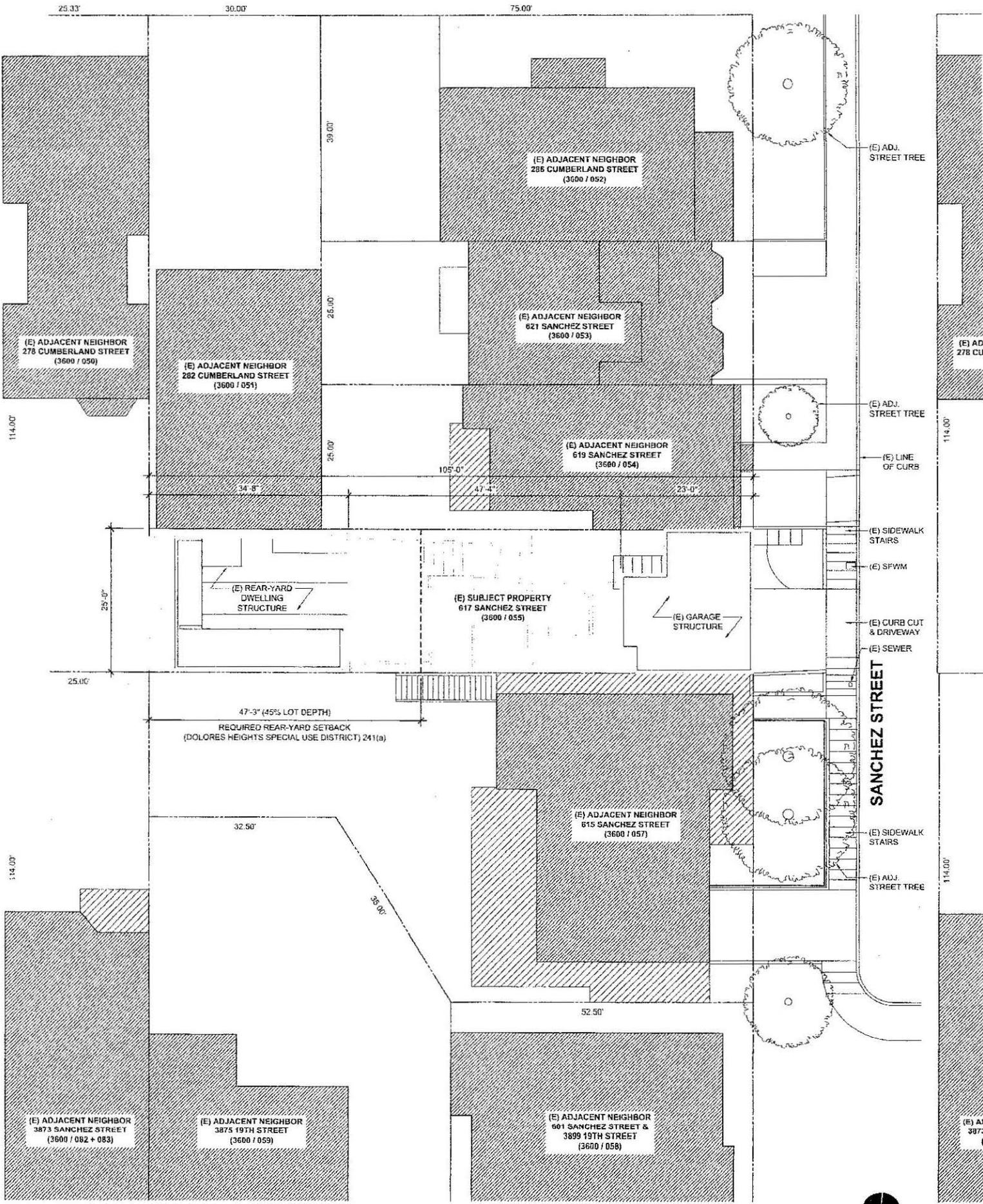
You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named 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 checked="" 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	None	3 feet, 5¾ inches
Side Setbacks	None	0 to 3 feet, 3 inches
Building Depth	34 feet, 8 inches (house), 23 feet (garage)	52 feet, 6¾ inches
Rear Yard	None	49 feet
Building Height	~20 feet (house), ~ 7 feet, 11 inches (garage)	27 feet, ¼ inches
Number of Stories	2	4 (3-stories over basement)
Number of Dwelling Units	1	1
Number of Parking Spaces	1	1
PROJECT DESCRIPTION		
<p>The project includes the demolition of an existing 2-story, approximately 1,000 square foot, 1-bedroom, 1-bath single-family home and detached garage, and construction of a new 4-story (3-stories over basement), 4,149 square foot, 4-bedroom, 4½-bath, single-family home.</p> <p>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.</p>		

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:  
Linda Ajello Hoagland, 415-575-6823, [linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)



(E) REAR-YARD DWELLING STRUCTURE

(E) SUBJECT PROPERTY  
617 SANCHEZ STREET  
(3800 / 055)

(E) GARAGE STRUCTURE

(E) ADJACENT NEIGHBOR  
615 SANCHEZ STREET  
(3600 / 057)

(E) ADJACENT NEIGHBOR  
278 CUMBERLAND STREET  
(3600 / 050)

(E) ADJACENT NEIGHBOR  
282 CUMBERLAND STREET  
(3600 / 051)

(E) ADJACENT NEIGHBOR  
285 CUMBERLAND STREET  
(3600 / 052)

(E) ADJACENT NEIGHBOR  
621 SANCHEZ STREET  
(3600 / 053)

(E) ADJACENT NEIGHBOR  
619 SANCHEZ STREET  
(3600 / 054)

(E) ADJACENT NEIGHBOR  
3873 SANCHEZ STREET  
(3600 / 082 + 083)

(E) ADJACENT NEIGHBOR  
3875 19TH STREET  
(3600 / 059)

(E) ADJACENT NEIGHBOR  
601 SANCHEZ STREET &  
3899 19TH STREET  
(3600 / 058)

REQUIRED REAR-YARD SETBACK  
(DOLORES HEIGHTS SPECIAL USE DISTRICT) 241(a)

47'-3" (45% LOT DEPTH)

32.50'

35.00'

52.50'

SANCHEZ STREET

01 (EXISTING) SITE PLAN  
SCALE: 3/32" = 1'-0"



AD.10