

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

MAR 26 PM 3:29

BY \_\_\_\_\_

*[Signature]*

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 799 Castro Street / 3878-3880 21st Street, San Francisco.

February 22, 2018  
Date of City Planning Commission Action  
(Copy of Planning Commission's Decision Attached)

March 26, 2018  
Appeal Filing Date

       The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

       The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

  X   The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2017-004562CUA.

       The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

2018 MAR 26 PM 3:29  
on

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

The neighbors near 799 Castro appeal the approval of a Conditional Use Authorization to demolish an existing rent-controlled dwelling unit and build a new single-family home on the condition that the Project Sponsor work with Planning Department staff to re-design the project.

b) Set forth the reasons in support of your appeal:

The Planning Commission approved the Conditional Use Authorization (CU) to demolish a naturally affordable unit in favor of an over-sized, single-family luxury home. Because CU approval removes precludes further Commission oversight, the Commission has issued the Project Sponsor a blank check in terms of design. The Commission did not approve either of the two designs submitted by the Project Sponsor, but instead approved the CU on the condition that the Project Sponsor work with staff at Planning to redesign the project. The Project requires at least one variance, however, the Planning Commission approved the Project even though the Zoning Administrator has not yet issued a variance decision.

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Ryan Patterson

Name

Andrew Zacks & Denise Leadbetter

Name

Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104

Address

789 Castro Street  
San Francisco, CA 94114

Address

(415) 956-8100

Telephone Number

(415) 956-8100

Telephone Number



Signature of Appellant or  
Authorized Agent

2018 MAR 26 PM 3:29

Statement of Appeal:

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Name


\_\_\_\_\_  
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San Francisco, CA 94114  
Address

\_\_\_\_\_  
(415) 956-8100  
Telephone Number

\_\_\_\_\_  
(415) 956-8100  
Telephone Number

\_\_\_\_\_  


Signature of Appellant or  
Authorized Agent

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City Planning Commission  
Case No. 2017-004562CUA

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If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	801 Castro St	3622 095	Peter Seubert	<i>Peter Seubert</i>
2.	801 Castro St	3622 095	Kimberly Higgins	<i>Kimberly Higgins</i>
3.	803 Castro St	3627 095	Jeremy Zhijun Zeng	<i>JJ Zeng</i> (circled)
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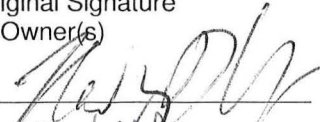
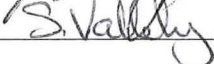
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	563 LIBERTY	3603-037	Hadley Northrop	
2.	563 LIBERTY ST	3603-037	SWAN VALLEY	
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>560 HILL ST.</u>	<u>3622/066</u>	<u>JANICE TORELLI</u>	<u><i>Janice Torelli</i></u>
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>800 CASTRO</u>	<u>2770-001</u>	<u>ALVARO CARO</u>	<u>[Signature]</u>
2.	<u>500 CASTRO</u>	<u>2770-001</u>	<u>SHERRY AYERS</u>	<u>[Signature]</u>
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 3936 - 21st St	2752-022	DOUGLAS T. HANKS	D. T. Hanks
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3866 25 <sup>th</sup> St	3603-117	FLAVIA GONCALVES	
2.	3866 21 <sup>st</sup> St	3603-117	STEPHANIE SONER	
3.	_____	_____	_____	_____
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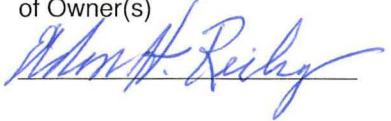
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1.	<u>834 CASTRO</u>	<u>BLK 2770 LT 38</u>	<u>ELDON H. REILEY TRUST</u>	
2.	_____	_____	_____	_____
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1.	812 Castro	2770-035	Dianne Fong-Torres	Dianne Fong-Torres
2.	812 Castro	2770-035	Ben Fong-Torres	
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3-13-2018

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	576 Hill St	3622-068	TAMARA MERRY	Tamara Merry
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Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. 824-24 Castro St	2770/006	NICHELE DENOMIE	<i>Nichele Denomie</i>
2. _____	_____	_____	_____
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BY

*DN*

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1.	<u>3865 21<sup>st</sup> St.</u>	<u>3622/107</u>	<u>Curtis Brandon / John Heggir</u>	<u><i>Curtis B. Brandon</i></u>
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	748 CASTRO ST.	2752/0018	A. SCHWARTZ	A. Schwartz
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>817 CASTRO ST.</u>	<u>BLOCK 3622 LOT 076</u>	<u>DAN AND TONIA SCALES</u>	
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1.	567 LIBERTY ST	3603-036	CHAPIN KOCH	Chapin Koch
2.	567 LIBERTY ST	3603-036	PATRICIA STONE	Patricia M. Stone
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1.	846 Castro St	Block 2770 Lot 009A	Jagayonach Potato Farm Julia Ireland member	Julia Ireland member
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2018 MAR 26 PM 3:30

City Planning Commission  
Case No. 2017-004562CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	781-783 Castro	3403/028	Catherine Taylor	
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City Planning Commission  
Case No. 2017-004562CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3900-3924 21 <sup>st</sup> St.	2752 020	Koreen Byrne	
2.	3900-3924 21 <sup>st</sup> St.	2752 020	Dominic Byrne	D. Byrne
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3847-21<sup>ST</sup> ST</u>	<u>3622/087</u>	<u>ASTEN FAMILY TRUST</u>	<u>[Signature]</u>
2.	_____	_____	_____	_____
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Case No. 2017-004562CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3856 21<sup>st</sup> ST.</u>	<u>3603-019</u>	<u>THE MURPHY FAMILY</u> <u>VOCABLE TRUST</u>	
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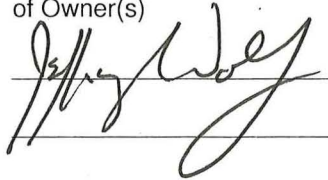
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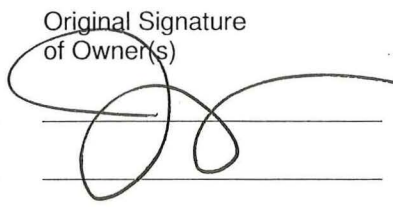
	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>857 CASTRO ST.</u>	<u>3622-113</u>	<u>Jeffrey Wolf</u>	
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City Planning Commission  
Case No. 2017-004562CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	827 CASTRO	2622 113	Joanne Otani	
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Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2107-004562CUA, a conditional use authorization regarding (address) 799 Castro Street / 3878-3880 21st Street, San Francisco, CA 94114, District 7. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

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**(Copy of Planning Commission's Decision Attached)**



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

## Planning Commission Motion No. 20118

HEARING DATE: FEBRUARY 22, 2018

Planning  
Information:  
**415.558.6377**

Case No.: 2017-004562CUA/DRP & 2008.0410V  
 Project Address: 799 Castro Street & 3878-3880 21<sup>st</sup> Street  
 Zoning: RH-2 (Residential-House, Two-Family)  
 40-X Height and Bulk District  
 Block/Lot: 3603/024  
 Project Sponsor: Thomas Tunny  
 1 Bush Street  
 San Francisco, CA 94104  
 Staff Contact: Nancy Tran – (415) 575-9174  
[nancy.h.tran@sfgov.org](mailto:nancy.h.tran@sfgov.org)

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE TANTAMOUNT TO DEMOLITION AND REPLACEMENT OF A RESIDENTIAL UNIT.

### PREAMBLE

On April 13, 2017, Thomas Tunny for Hatef Moghimi (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a residential unit and construct a three-story over basement single-family residence at 799 Castro Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. One new accessory dwelling unit is proposed in a detached building on site under a separate permit.

On October 12, 2017, the San Francisco Planning Commission (hereinafter "Commission") and Zoning Administrator conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-004562CUA and Variance Application No. 2008.0410V. The items were continued to December 14, 2017 to include Discretionary Review Application No. 2017-004562DRP that was filed for a separate proposal on the same property. On December 14, 2017, the Commission and Zoning Administrator conducted a duly noticed public hearing at a regularly scheduled meeting for the Conditional Use, Discretionary Review and Variance Applications; all items were heard and continued to February 22, 2018. On February 22, 2018, the Commission and Zoning Administrator conducted a duly noticed public hearing at a regularly scheduled meeting for all items.

On February 12, 2018, the Department issued a new California Environmental Quality Act ("CEQA") Categorical Determination to reflect scope of work changes (e.g., demolition, accessory dwelling unit, additional excavation) which supersedes previous determination documents. The Department determined that the Project is exempt from CEQA as Class 1 and Class 3 categorical exemptions.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-004562CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for demolition of an existing mixed-use structure (commercial office/single-family) and construction of a three-story over basement single-family residence at 799 Castro Street. The subject property contains three dwelling units – two units in a building at the rear of the property (3878-3880 21st Street) and one unit within an existing limited nonconforming commercial office in a building at the front (799 Castro Street). Under a separate building permit, 2017.04.04.3134, one new accessory dwelling unit is proposed in the rear building.
3. **Site Description and Present Use.** The project is located at the northeast corner of Castro and 21<sup>st</sup> Streets, Block 3603, Lot 024. The subject property is located within the RH-2 (Residential-House, Two Family) and the 40-X Height and Bulk District. The property is developed with a one-story commercial/residential building at the corner and a two-story building with two units along 21<sup>st</sup> Street. The 2,650 square foot laterally sloping corner lot has 26'6" of frontage along Castro Street and a depth of 100' along 21<sup>st</sup> Street.
4. **Surrounding Properties and Neighborhood.** The subject property is located at the southern edge of the Castro/Upper Market neighborhood, bordering Noe Valley and within Supervisor District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. Architectural styles, building heights, building depth and front setbacks vary within the neighborhood.
5. **Public Comment/Community Outreach**
  - The Project Sponsor conducted two Pre-Application Meetings with adjacent property owners on July 1, 2014 and February 21, 2017 as well as additional follow-up meetings to further

discuss design. The Project completed the Section 311, Conditional Use, Discretionary Review and Variance notifications as mentioned above.

- The Department received communication and petitions from neighbors both in support and opposition of the Project.

6. **Planning Code Compliance:** The Commission finds that the Project is generally consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40' height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30' at the front lot line, then at such setback, height shall increase at an angle of 45° toward the rear lot line until the prescribed 40' height limit is reached.

*The Project proposes a building that will be approximately 30'9" tall and will meet the 30' maximum at the front.*

- B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

*The subject property does not have a legislated setback. Based on the average of adjacent neighbors, a 4'5" front setback is required; the Project provides the minimum required.*

- C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth; properties with two buildings on a lot are required to provide a minimum rear yard of 25% of the total lot depth or 15' between the two buildings.

*The Project proposes a 20' separation (increased from existing 8'6") between the subject building at the front and rear building. The Project requires a variance as the subject building encroaches within the required 25' rear yard.*

- D. **Side Yard Requirement.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

*The Project proposes constructing to both side property lines since no side setbacks are required in the RH-2 District. The property does not currently provide side setbacks as the existing buildings are built to both side property lines.*

- E. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

*The Residential Design Team determined that the project complies with the Residential Design Guidelines.*

- F. **Front Setback Landscaping and Permeability Requirements.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

*Areas not constructed within the required front setback will provide the minimum required landscaping and permeability.*

- G. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

*The Project complies with the street frontage requirement as it exceeds the visual relief minimum.*

- H. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

*Proposed off-street parking for one vehicle will be located wholly within the property, comply with access, arrangement and street frontage dimensional standards.*

- I. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 square feet per unit if private, ~166 square feet if shared).

*The Project provides the minimum private usable open space required for the subject building. However, the nonconforming open space condition for the existing two units would remain.*

- J. **Parking.** Planning Code Section 151 requires one parking space for each dwelling unit.

*The Project proposes one off-street parking space for the subject building. However, the nonconforming parking condition for the existing two units would remain.*

- K. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*As the Project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings a part of this Motion. See Item 8. "Additional Findings pursuant to Section 317" below.*

- L. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 Sq. Ft. of lot area is allowed with Conditional Use Authorization.

*The property is nonconforming with respect to density as it presently contains three units. The Project proposes tantamount to demolition of the existing single-family/commercial structure and construction of a replacement dwelling unit on the 2,650 square foot parcel. The project will maintain the quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21<sup>st</sup> Street) under a separate building permit.*

- M. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes adding more than 800 gross square feet to the subject building. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposal will remove a noncomplying commercial office use from and replace it with residential use within the residential context. It will provide a family-sized unit that is designed to be in keeping with the existing development pattern and the neighborhood character.*

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The proposal is designed to be compatible with the surrounding neighborhood and adjacent buildings. It proposes a single-family structure that is similar to the massing and arrangement of the neighborhood context.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*Planning Code requires one off-street parking space per dwelling unit. One vehicle and one bicycle space are proposed where currently no spaces provided on site for the existing buildings.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The proposal is residential and will not yield noxious or offensive emissions.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposed project is residential, will be landscaped accordingly and will provide one off-street parking space.*

C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project generally complies with relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

*The property is nonconforming with respect to density as it presently contains three units. The project will maintain the existing quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.*

8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the property is free of a history of serious, continuing Code violations;

***Project meets criterion.***

*A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.*

- ii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

***Project meets criterion.***

*The structure appears to be in decent condition.*

- iii. Whether the property is an "historic resource" under CEQA;

***Criterion not applicable.***

*The Planning Department reviewed the Historic Resource Evaluation submitted and concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.*

- iv. Whether the removal of the resource will have a substantial adverse impact under CEQA;

***Criterion not applicable.***

*Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.*

- v. Whether the Project converts rental housing to other forms of tenure or occupancy;

***Criterion not applicable.***

*The existing unit is not rental housing.*

- vi. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

***Criterion not applicable.***

*The subject property is a commercial office/single-family residence and not subject to rent control.*

- vii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;



***Project meets criterion.***

*Although the Project proposes demolition of the commercial office/dwelling unit, it will be replaced with a family-sized unit with 3 bedrooms. The Project will maintain the quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21<sup>st</sup> Street) under a separate building permit.*

- viii. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

***Project meets criterion.***

*The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms for a family-sized unit. There will be a net gain of one unit at the project site through the introduction of an Accessory Dwelling Unit under a separate building permit.*

- ix. Whether the Project protects the relative affordability of existing housing;

***Project meets criterion.***

*The Project will maintain the existing quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21<sup>st</sup> Street) under a separate building permit. By creating new dwelling-unit where one dwelling used to exist, the relative affordability of existing housing is being preserved.*

- x. Whether the Project increases the number of permanently affordable units as governed by Section 415;

***Criterion not applicable.***

*The Project is not subject to the provisions of Planning Code Section 415, as the project proposes less than ten units.*

- xi. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

***Project meets criterion.***

*The Project has been designed to be in keeping with the scale and development pattern of the established neighborhood character.*

- xii. Whether the Project increases the number of family-sized units on -site;

***Project meets criterion.***

*The Project proposes a three-bedroom, family-sized residence and an accessory dwelling unit under a separate building permit in the adjacent building on the lot.*

- xiii. Whether the Project creates new supportive housing;

***Criterion not applicable.***

*The Project does not create supportive housing.*

- xiv. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

***Project meets criterion.***

*The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character.*

- xv. Whether the Project increases the number of on-site Dwelling Units;

***Project meets criterion.***

*The Project will maintain the existing quantity of dwelling units on site and will introduce an accessory dwelling unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.*

- xvi. Whether the Project increases the number of on-site bedrooms;

***Project meets criterion.***

*The Project proposes a three-bedroom, family-sized residence and an Accessory Dwelling Unit (studio) under a separate building permit in the adjacent building on the lot.*

- xvii. Whether or not the replacement project would maximize density on the subject lot; and

***Project meets criterion.***

*The property is nonconforming with respect to density as it presently contains three units. The project proposes tantamount to demolition of the existing single-family/commercial structure and construction of a replacement dwelling unit on the 2,650 square foot parcel. The Project will maintain the existing quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.*

- xviii. If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

***Project meets criterion.***

*The Project proposes replacing the existing commercial/residential structure with a new, family-sized dwelling unit of a larger size.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT

### OBJECTIVE 4:

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

#### Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

*The Project proposes a three-bedroom, family-sized residence and an Accessory Dwelling Unit under a separate building permit in the adjacent building on the lot.*

### OBJECTIVE 11:

**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

#### Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

*The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character.*

#### Policy 11.2

Ensure implementation of accepted design standards in project approvals.

#### Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

*The property is nonconforming with respect to density as it presently contains three units. The project will maintain the existing quantity of dwelling units on site and will introduce an Accessory Dwelling Unit in the existing two-unit building on the property (3878-3880 21st Street) under a separate building permit.*

#### Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

**Policy 11.5**

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

**URBAN DESIGN**

**OBJECTIVE 1:**

**EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.**

**Policy 1.2:**

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

*The Project proposes construction that respects existing building heights and topography in the neighborhood.*

**Policy 1.3:**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

*The proposed replacement building reflects the existing mixed architectural character and development pattern of the neighborhood. The overall scale, design, and materials of the proposed building are consistent with the block-face and compliment the neighborhood character.*

**OBJECTIVE 2:**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**

**Policy 2.6:**

Respect the character of older development nearby in the design of new buildings.

*The replacement building has been designed to be compatible with the neighborhood's mixed massing, width and height. It proposes exterior materials that are compatible with the adjacent buildings and immediate neighborhood character.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*While the existing commercial/residential structure is proposed to be demolished, the replacement building would provide a family-sized dwelling unit in a neighborhood made up of one-, two-and three+ units of mixed architectural character.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The replacement building would provide a family-sized dwelling unit in a neighborhood made up of one-, two-and three+ units of mixed architectural character.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*While the project does not propose affordable housing, it will provide a family-size dwelling unit and an Accessory Dwelling Unit on site, adding to the City supply of housing.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing one off-street parking space and one bicycle parking space, where none currently exist on the lot.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project will remove a nonconforming commercial office/residential building and replace it with residential use which is in keeping with the residential neighborhood context.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project will conform to the requirements of the San Francisco Building Code.*

G. That landmarks and historic buildings be preserved.

*Landmark or historic buildings do not occupy the project site.*

H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

**DECISION**

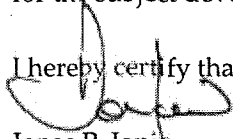
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-004562CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 20118. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on February 22, 2018.

  
Jonas P. Ionin  
Commission Secretary

AYES: Richards, Moore, Koppel, Melgar

NAYS: Hillis

ABSENT: Fong

RECUSED: None

ADOPTED: February 22, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow tantamount to demolition of an existing single-family residence and construction of two replacement dwelling units located at 437 Hoffman Avenue, Block 6503, Lot 024 pursuant to Planning Code Sections 303 and 317 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated February 12, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-004562CUA and subject to conditions of approval reviewed and approved by the Commission on February 22, 2018 under Motion No 20118. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 22, 2018 under Motion No. 20118.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20118 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN

6. **Final Design.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

9. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide one independently accessible off-street parking space.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

10. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# DOCUMENTATION SUPPORTING APPEAL

## Floor Area Ratio (FAR) Tabulations of Properties Adjacent 799 Castro Street

### FAR Tabulations of Properties Adjacent 799 Castro Street

#### Corner Lots

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
3622/095	801	Castro Street	-	1446	2650	0.55
2770/001	800	Castro Street	-	1340	1875	0.71
3603/129-130	751-753	Castro Street	-	2056	2500	0.82
2752/020	3900-3922	21st Street	-	4199	4373	0.96
3622/071	847	Castro Street	-	2224	1950	1.14
3603/024	799	Castro Street	-	3315	2650	1.25
2770/011	3900-3902	22nd Street	-	2423	1873	1.29
2752/035	700	Castro Street	-	7665	3080	2.49
<b>Average FAR of Corner Lots.</b>						<b>1.15</b>

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
2770/040-043	876A-B, 880A-B	Castro Street	-	2195	7401	0.30
2770/010	870-872	Castro Street	-	2536	7410	0.34
2770/009D	860	Castro Street	-	1085	3083.75	0.35
2752/036-037	728-730	Castro Street	-	1177	3125	0.38
3603/117-119		21st Street	-	1142	2850	0.40
3603/114-116		21st Street	-	1147	2850	0.40
3622/107	3865-3867	21st Street	-	1173	2850	0.41
3603/101-102	571-573	Liberty Street	-	1222	2850	0.43
2770/009	840	Castro Street	-	1330	3079	0.43
2770/009C	856	Castro Street	-	1395	3079	0.45
3603/112-113		21st Street	-	1338	2850	0.47
3622/103	548-550	Hill Street	-	1371	2850	0.48
2770/012	3904	22nd Street	-	930	1873	0.50
3603/041	545	Liberty Street	-	1420	2850	0.50
2752/038	706-706A	Castro Street	-	1254	2500	0.50
3603/018	3852	21st Street	-	1450	2850	0.51

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
3603-099-10	771-773	Castro Street	-	1291	2500	0.52
3622/072	841	Castro Street	-	1000	1873	0.53
3622/095	801	Castro Street	-	1446	2650	0.55
2770/009A	846	Castro Street	-	1718	3083.75	0.56
3603/036	567	Liberty Street	-	1682	2850	0.59
3622/080	3881	21st Street	-	1700	2850	0.60
3622/081	3877	21st Street	-	1700	2850	0.60
3603/039	555	Liberty Street	-	1715	2850	0.60
3622/066	560	Hill Street	-	1729	2848	0.61
3603/014	3436	21st Street	-	1740	2850	0.61
3603/016	3844	21st Street	-	1740	2850	0.61
3603/108-109		21st Street	-	1797	2850	0.63
3622/082	3875	21st Street	-	1838	2848	0.65
2752/007	714	Castro Street	-	2020	3125	0.65
2752/008	720	Castro Street	-	2020	3123	0.65
3603/110-111	757-759	Castro Street	-	1636	2495	0.66
2752/005	710	Castro Street	-	2060	3123	0.66
3603/037	563	Liberty Street	-	1885	2848	0.66
3622/063	544	Hill Street	-	1896	2848	0.67
3603/019	3856	21st Street	-	1900	2848	0.67
2752/013	738	Castro Street	-	2093	3125	0.67
2752/009	724	Castro Street	-	2100	3123	0.67
3622/113-114	827-829	Castro Street	-	1750	2600	0.67
3622/077	811	Castro Street	-	1800	2622	0.69
2770/009B	850	Castro Street	-	2140	3079	0.70
2770/001	800	Castro Street	-	1340	1875	0.71
3603/034	575	Liberty Street	-	2059	2850	0.72
2752/016	744	Castro Street	-	2266	3125	0.73
2770/035	812-814	Castro Street	-	4033	5497	0.73
3622/062	540	Hill Street	-	2102	2848	0.74
2752/011	732	Castro Street	-	2319	3125	0.74
3603/040	549	Liberty Street	-	2135	2848	0.75

APN	No.	Street	- Building Area (sq ft)	Parcel Area (sq ft)	FAR
3622/069	580	Hill Street	- 2141	2848	0.75
2752/006	712	Castro Street	- 2360	3125	0.76
3603/026	787-787A	Castro Street	- 1900	2495	0.76
2770/006	824-826	Castro Street	- 2400	3125	0.77
2770/010C	886	Castro Street	- 2435	3100	0.79
3622/075	823	Castro Street	- 2100	2657	0.79
2752/018	748	Castro Street	- 2510	3123	0.80
3603/020	3860	21st Street	- 2300	2850	0.81
2752/002	704	Castro Street	- 2024	2495	0.81
2752/012	734-736	Castro Street	- 2550	3125	0.82
3603/129-130	751-753	Castro Street	- 2056	2500	0.82
3603/033	579	Liberty Street	- 2350	2848	0.83
3622/087	3847	21st Street	- 2392	2848	0.84
3603/038	559	Liberty Street	- 2421	2848	0.85
2752/015	742	Castro Street	- 2700	3125	0.86
2770/038	834	Castro Street	- 5312	6041.25	0.88
3622/068	576	Hill Street	- 2525	2850	0.89
3622/084	3859	21st Street	- 2600	2850	0.91
2752/017	746	Castro Street	- 2916	3125	0.93
3622/067	572-574	Hill Street	- 2660	2848	0.93
3622/076	817	Castro Street	- 2518	2659.65	0.95
2752/020	3900-3922	21st Street	- 4199	4373	0.96
3622/073	835	Castro Street	- 1808	1873	0.97
3622/086	3851	21st Street	- 2752	2848	0.97
2752/014	740	Castro Street	- 3050	3123	0.98
2752/004	708	Castro Street	- 3060	3125	0.98
3603/017	3848	21st Street	- 2953	2848	1.04
2770/013	3910	22nd Street	- 2000	1873	1.07
2770/034	808	Castro Street	- 2844	2625	1.08
3603/025	789-791	Castro Street	- 2728	2500	1.09
3622/071	847	Castro Street	- 2224	1950	1.14
3622/078	807-809	Castro Street	- 3104	2625	1.18

**Floor Area Ration (FAR) Tabulations of Properties Adjacent 799 Castro Street**

APN	No.	Street	Units	Building Area (sq ft)	Parcel Area (sq ft)	FAR
3603/027	785	Castro Street	1	2998	2495	1.20
3603/030	767	Castro Street	1	3097	2500	1.24
3622/065	552-554	Hill Street	2	3550	2848	1.25
3603/024	799	Castro Street	3	3315	2650	1.25
3622/085	3855	21st Street	3	3600	2848	1.26
2770/011	3900-3902	22nd Street	2	2423	1873	1.29
2770/002	806	Castro Street	1	2513	1875	1.34
2752/019, 2752/040-041	750-752	Castro Street	2	4195	3123	1.34
3603/028	781-783	Castro Street	2	3360	2495	1.35
3622/070	584	Hill Street	1	3265	2278	1.43
2752/035	700	Castro Street	12	7665	3080	2.49
<b>Overall Average FAR</b>						<b>0.79</b>

**SUMMARY OF FLOOR AREA RATIO (FAR) TABLUATIONS**

91 Properties srueved, including 8 corner lots.

Average FAR of Corner Lots 1.15

**Overall Average FAR 0.79**

799 Castro Street Existing FAR [3 units] 1.25

**799 Castro Street Proposed FAR w/out Parking**  
 (3010+2320)/2650 [4 units] 2.01

**799 Castro Street Proposed FAR w/ Parking**  
 (3010 + 2320 + 306)/2650 [4 units] 2.13

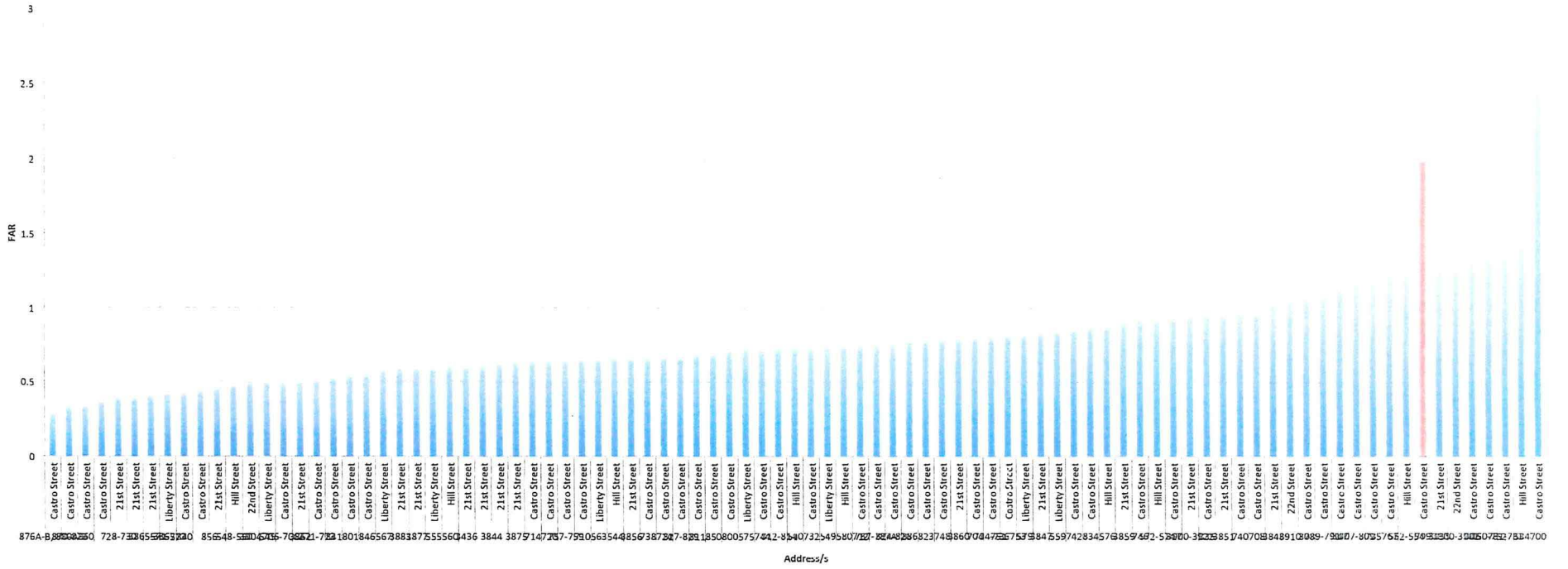
**Proposed 799 Castro Street FAR will be 2.5 to 2.7 times greater than the average FAR in the district.**

Based on 2.10.18 design

Data collected from the San Francisco Property Information Map <http://propertymap.sfplanning.org/>



### FAR Calculations - All Lots Proposed 799 Castro FAR = 2.01



**SHEET INDEX**

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-1 0 EXISTING BASEMENT PLAN & 1st FLOOR PLAN
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 REFLECTED CEILING PLAN
- A-2.0 PROPOSED SOUTH ELEVATION
- A-2.1 PROPOSED WEST ELEVATION

**AREA SUMMARIES**

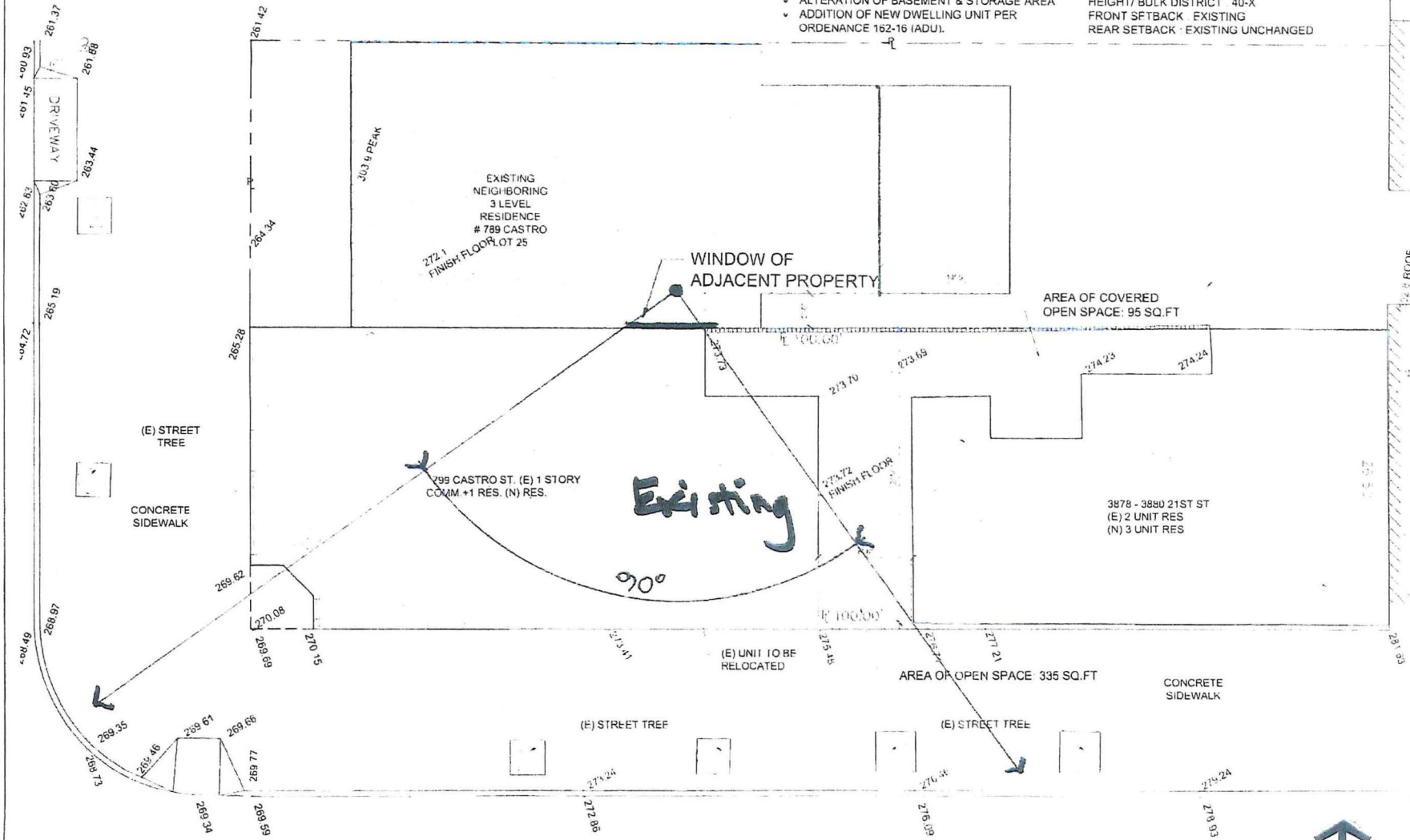
- EXISTING BUILDING 1ST + 2ND FL. COMBINED  
1,766 SQ. FT. PER TRUE NORTH SURVEY  
DATED NOV. 13,2007
- PROPOSED BUILDING
  - FLOOR AREA: 554 SQ. FT
  - PATIO AREAS: 335 SQ. FT

**SCOPE OF WORK:**

- ALTERATION OF BASEMENT & STORAGE AREA
- ADDITION OF NEW DWELLING UNIT PER ORDENANCE 162-16 (ADU).

**PROJECT DATA**

NEW UNIT AT 3880a 21st STREET  
 CODE : 2013 SFBC  
 CONSTRUCTION TYPE V B  
 SPRINKLERING: PER 903.3.1  
 OCCUPANCY GROUP: R-3  
 FLOORS: 3 LEVEL - WITH BASEMENT  
 FULL LOT AREA: 2,650 SQ. FT  
 BLOCK/ LOT: 3603/024  
 ZONING: RH-2, RESIDENTIAL - TWO FAMILY  
 HEIGHT/ BULK DISTRICT: 40-X  
 FRONT SFTBACK: EXISTING  
 REAR SETBACK: EXISTING UNCHANGED



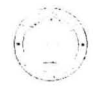
① EXISTING SITE PLAN

Scale: 1/4" = 1'-0"



- ARCHITECTURE
- INTERIORS
- PLANNING

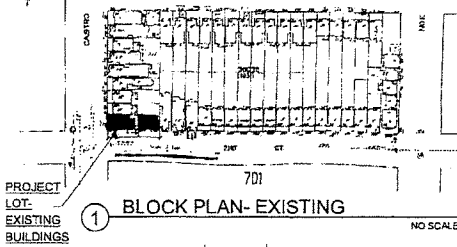
7747 LATHROP AVENUE  
 SAN FRANCISCO, CA 94118  
 Tel: 415.361.3654  
 Fax: 415.361.3444  
 www.tecta.com



**UNIT RELOCATION**  
 3878 / 3880 21st STREET  
 SAN FRANCISCO, CA 94114

SITE PLAN

A-0.1



PROJECT LOT: EXISTING BUILDINGS  
 1 BLOCK PLAN-EXISTING  
 NO SCALE

**SHEET INDEX:**

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-1.0 EXISTING SITE PLAN.
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 ROOF PLAN
- A-1.4 PROPOSED SECTIONS
- A-2.0 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

**AREA SUMMARIES**

- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13,2007
- PROPOSED BUILDING
  - FLOOR AREA: 3,009 SQ. FT.
  - GARAGE: 283 SQ. FT.
  - BALCONY, PATIO AREAS: 212 SQ. FT.

**SCOPE OF WORK:**

- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.
- (E) RESIDENCE RELOCATION UNDER SEPERATE PERMIT SUBMIT ALL.

**PROJECT DATA:**

REMODELED RESIDENCE AT 799 CASIRO STREET  
 CODE : 2013 SFBC  
 CONSTRUCTION TYPE : V B  
 SPRINKLERING : PER 903.3.1  
 OCCUPANCY GROUP : R-3  
 FLOORS : 4 LEVELS - THREE STORIES OVER A BASEMENT  
 FULL LOT AREA: 2,862 SQ. FT  
 BLOCK/ LOT : 3603/024  
 ZONING : RH-2, RESIDENTIAL - TWO FAMILY  
 HEIGHT/ BULK DISTRICT : 40-X  
 FRONT SETBACK : AVERAGE COMPLIES  
 REAR SETBACK : PROPOSED VARIANCE FROM 25'  
 SEPARATION BETWEEN BUILDINGS.



**TECTA**  
 associates

- ARCHITECTURE
- INTERIORS
- PLANNING

274 / 18TH STREET  
 SAN FRANCISCO, CA 94110  
 Tel: 415-362-9867  
 Fax: 415-362-0444

www.tecta.com



ARCHITECTURE CONTRACT

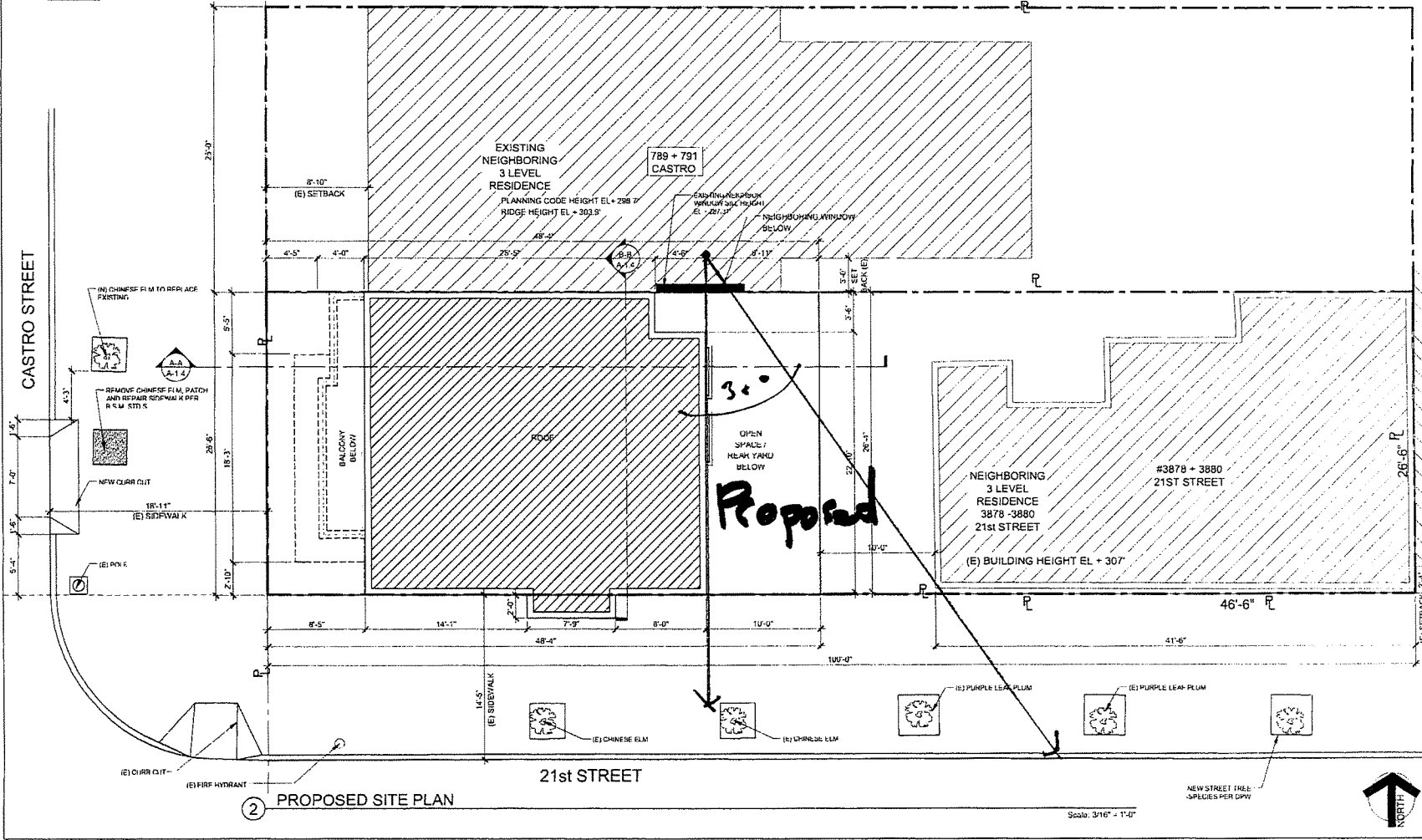
**NEW RESIDENCE**  
 799 CASTRO  
 SAN FRANCISCO, CA 94114

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	11/14/13	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...

PROPOSED SITE PLAN

11/14/13

A-0 ALT

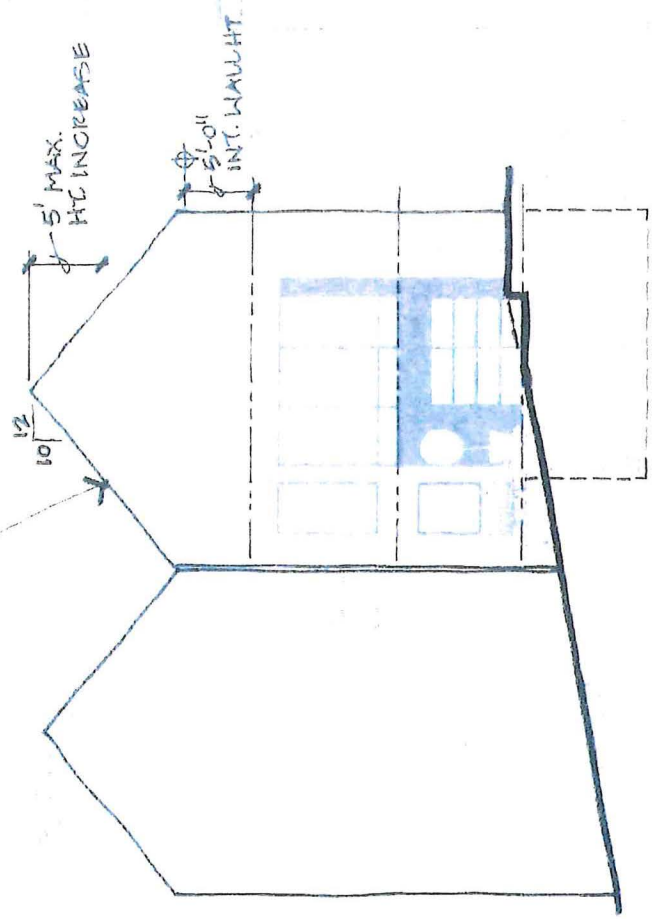


2 PROPOSED SITE PLAN





MATCH ADJACENT (TSS)  
ROOF SLOPE FOR PREDOMINATE  
NEIGHBORHOOD MASSING  
CONFORMITY



DEPT. OF PLANNING AND ECONOMIC DEVELOPMENT

- 1. MATCH ADJACENT (TSS) ROOF SLOPE FOR PREDOMINATE NEIGHBORHOOD MASSING CONFORMITY
- 2. MATCH ADJACENT (TSS) ROOF SLOPE FOR PREDOMINATE NEIGHBORHOOD MASSING CONFORMITY
- 3. MATCH ADJACENT (TSS) ROOF SLOPE FOR PREDOMINATE NEIGHBORHOOD MASSING CONFORMITY
- 4. MATCH ADJACENT (TSS) ROOF SLOPE FOR PREDOMINATE NEIGHBORHOOD MASSING CONFORMITY

DATE: 10/10/2011  
TIME: 10:00 AM  
PROJECT: 1500 CALIFORNIA ST. (1500 CALIFORNIA ST.)  
SHEET: 1500 CALIFORNIA ST. (1500 CALIFORNIA ST.)



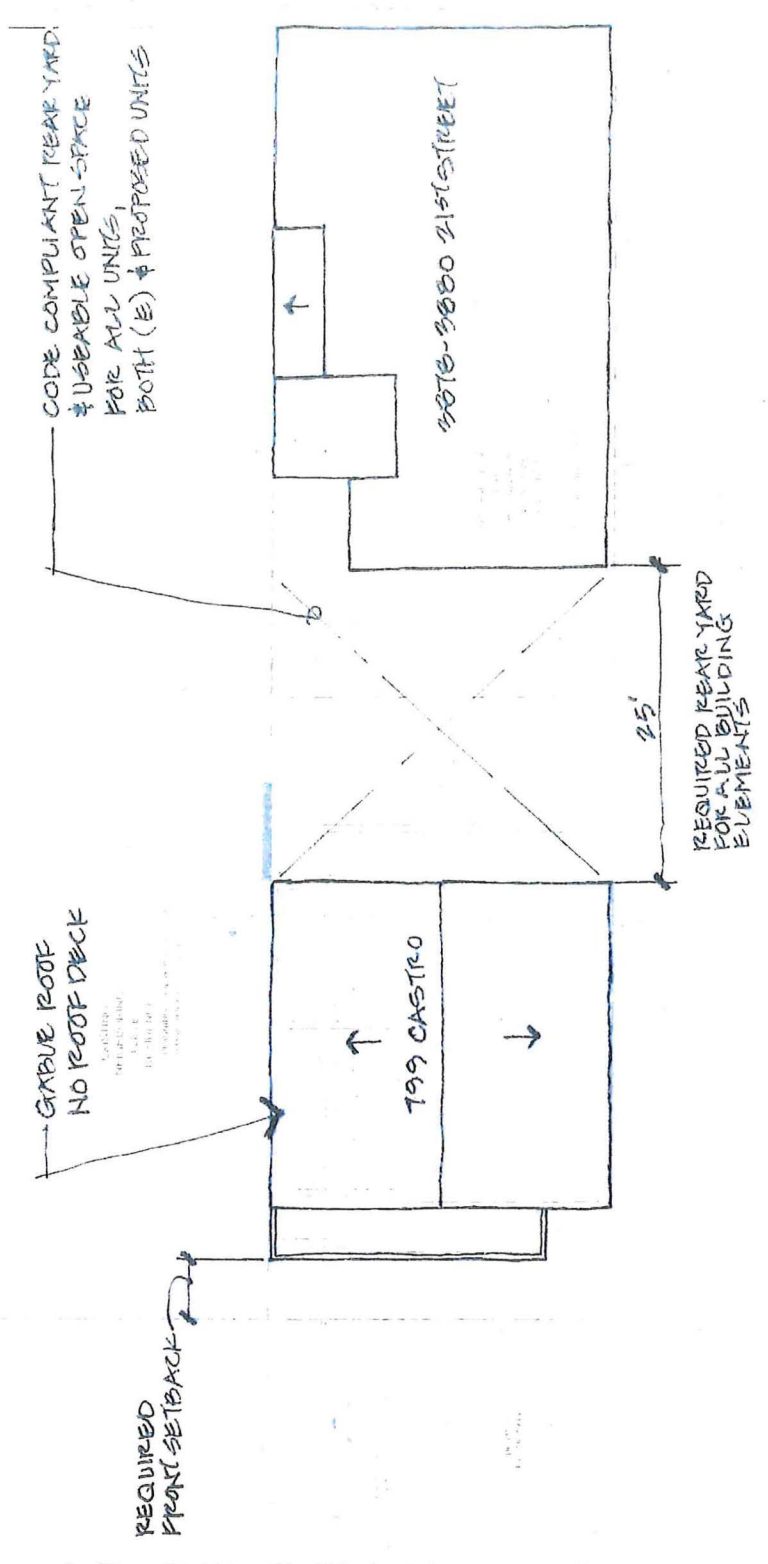
1. The proposed building is a 2-story structure with a total height of 20 feet. The building is located on a lot that is 25 feet wide and 40 feet deep. The building is situated on the east side of the lot, with a 5-foot setback from the front property line. The building is situated on the north side of the lot, with a 5-foot setback from the rear property line. The building is situated on the west side of the lot, with a 5-foot setback from the side property line. The building is situated on the south side of the lot, with a 5-foot setback from the side property line.

2. The proposed building is a 2-story structure with a total height of 20 feet. The building is located on a lot that is 25 feet wide and 40 feet deep. The building is situated on the east side of the lot, with a 5-foot setback from the front property line. The building is situated on the north side of the lot, with a 5-foot setback from the rear property line. The building is situated on the west side of the lot, with a 5-foot setback from the side property line. The building is situated on the south side of the lot, with a 5-foot setback from the side property line.

3. The proposed building is a 2-story structure with a total height of 20 feet. The building is located on a lot that is 25 feet wide and 40 feet deep. The building is situated on the east side of the lot, with a 5-foot setback from the front property line. The building is situated on the north side of the lot, with a 5-foot setback from the rear property line. The building is situated on the west side of the lot, with a 5-foot setback from the side property line. The building is situated on the south side of the lot, with a 5-foot setback from the side property line.

4. The proposed building is a 2-story structure with a total height of 20 feet. The building is located on a lot that is 25 feet wide and 40 feet deep. The building is situated on the east side of the lot, with a 5-foot setback from the front property line. The building is situated on the north side of the lot, with a 5-foot setback from the rear property line. The building is situated on the west side of the lot, with a 5-foot setback from the side property line. The building is situated on the south side of the lot, with a 5-foot setback from the side property line.

5. The proposed building is a 2-story structure with a total height of 20 feet. The building is located on a lot that is 25 feet wide and 40 feet deep. The building is situated on the east side of the lot, with a 5-foot setback from the front property line. The building is situated on the north side of the lot, with a 5-foot setback from the rear property line. The building is situated on the west side of the lot, with a 5-foot setback from the side property line. The building is situated on the south side of the lot, with a 5-foot setback from the side property line.



# M A N S B A C H   A S S O C I A T E S , I N C .

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Real Estate Consultation  
Arbitration  
Valuation

582 Market Street  
Suite 217

San Francisco  
California 94104

Phone 415/288-4101  
Fax 415/288-4116

February 21, 2018

Ryan J. Patterson, Esq.  
Zacks, Freedman & Patterson PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104

RE: Impact On Value On 789 Castro Street Residence  
Of Proposed New 799 Castro Street Residence  
San Francisco, CA

Dear Mr. Patterson:

At your request, this letter presents my research and findings concerning the impact on value on the residence at 789 Castro Street caused by the new residence proposed for construction on the adjacent property at 799 Castro Street.

I have conducted a personal inspection of the site. I have also reviewed the plans for the proposed new residence at 799 Castro Street prepared in 2018 by Tecta Associates.

The proposed new 799 Castro Street residence will result in a loss of views, light and air to the adjacent 789 Castro Street residence. These losses will adversely impact the value of 789 Castro Street.

The developer of the 799 Castro residence is seeking exemptions from the San Francisco Planning Code as part of its City permit approvals. Such exemptions, known as variances, are addressed under Section 305 of the San Francisco Planning Code. Section 305 (c) (4) requires that the granting of a variance not be "materially injurious" to property or improvements in the vicinity.

## I. Impacts on 789 Castro Street

Detrimental impacts on 789 Castro Street caused by the proposed residence at 799 Castro Street are summarized as follows:

- Sunlight and Air:

Blockage of windows of master bedroom suite will result in loss of sunlight and air.

- View

Blockage of windows of master bedroom suite will eliminate views of sky and vistas of Castro Street.

## II. Two Scenarios for New Residence

The analysis herein considers two scenarios for the proposed 799 Castro Street residence. The first scenario involves the residence proposed by the property owner, which requires the granting of variances. I have reviewed several alternatives for the new residence, but each has the same impact. Based on my inspection of the subject site and my review of the plans for the new residence, it would drastically affect the southern rear side of the 789 Castro Street property by blocking existing views, light and air.

The second scenario involves a code-conforming residence. In this scenario, no variances would be needed. As can be seen in the attached site plan for that residence, no blockage would occur. This scenario was developed by the architect engaged by the owner of the adjacent 789 Castro Street property, Garavaglia Architecture.

## III. Methodology

The appraiser conducted market research to estimate the impact on value to 789 Castro Street residence from the proposed new residence at 799 Castro Street.

The appraiser sought to find matched pairs of similar properties with and without the type of blockage that will occur at 789 Castro Street, and to compare sales prices. Due to the uniqueness of every property in San Francisco and of each property's positioning relative to neighboring properties, the appraiser was unable to find exact matched pairs.

Continued market research did yield price differentials for View and No-View single family home properties in Noe Valley. The resulting price differentials will serve as the basis for estimating the impact on value to 789 Castro Street residence from the proposed new residence at 799 Castro Street.

## IV. Research on Value Impact of Views in Noe Valley

Market research was conducted on 2017 Noe Valley home sales to isolate the impact of view versus lack of view on home prices. The following three tables display homes sales in Noe Valley for View and No-View homes, organized by home size.

Table 1

**NOE VALLEY HOME SALES - SMALL  
1,000 Square Feet to 1,399 Square Feet  
WITH VIEWS**

<u>Ref.</u>	<u>Address</u>	<u>Year Built</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Type</u>	<u>Home Sq. Ft.</u>	<u>View</u>
1	47 Newburg Street	1942	\$1,650,000	5/23/2017	2BD / 1BA	1,000	Downtown
2	1249 Diamond Street	1927	\$1,738,000	8/25/2017	2BD / 1BA	1,126	Twin Peaks and Downtown
3	729 Duncan Street	1951	\$1,800,000	8/11/2017	2BD / 1BA	1,086	Downtown and Bay
4	4301 26th Street	1950	\$2,185,000	6/9/2017	3BD / 2BA	1,365	Downtown and Bay
<b>Average</b>			<b>\$1,843,250</b>				

**NOE VALLEY HOME SALES - SMALL  
1,000 Square Feet to 1,399 Square Feet  
NO VIEWS**

5	409 27th Street	1900	\$1,600,000	9/26/2017	2BD / 1BA	1,000	
6	61 Homestead Street	1923	\$1,635,000	4/10/2017	2BD / 1BA	1,200	
7	1445 Diamond Street	1939	\$1,500,000	4/12/2017	2BD / 2 BA	1,200	
8	1363 Sanchez Street	1900	\$1,500,000	2/15/2017	2BD / 1BA	1284	
9	183 Day Street	1922	\$1,650,000	7/28/2017	2BD / 1BA	1,349	
<b>Average</b>			<b>\$1,577,000</b>				

Source: Mansbach Associates, Inc., Multiple Listing Service



Table 2

**NOE VALLEY HOME SALES - MEDIUM  
1,400 Square Feet to 1,699 Square Feet  
WITH VIEWS**

<u>Ref.</u>	<u>Address</u>	<u>Year Built</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Type</u>	<u>View</u>
1	523 Alvarado Street	1909	<b>\$2,000,000</b>	6/13/2017	3BD / 1BA	south and east
2	437 Valley Street	1927	<b>\$2,143,700</b>	8/22/2017	3BD / 2BA	Bay and southern
<b>Average</b>			<b>\$2,071,850</b>			

**NOE VALLEY HOME SALES - MEDIUM  
1,000 Square Feet to 1,699 Square Feet  
NO VIEWS**

3	1141 Church Street	1922	<b>\$1,550,000</b>	5/13/2017	2BD / 2BA	
4	44 Valley Street	1939	<b>\$1,950,000</b>	4/28/2017	2BD / 2BA	
5	557 Duncan Street	1954	<b>\$2,020,000</b>	7/19/2017	3BD / 2 BA	
6	1621 Castro Street	1890	<b>\$1,500,000</b>	7/19/2017	3BD / 2.5BA	
<b>Average</b>			<b>\$1,755,000</b>			

Table 3

**NOE VALLEY HOME SALES - LARGE  
Over 1,700 Square Feet  
WITH VIEWS**

<u>Ref.</u>	<u>Address</u>	<u>Year Built</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Type</u>	<u>Home Sq. Ft.</u>	<u>View</u>
1	178 Eureka Street	1908	<b>\$2,275,000</b>	1/11/2017	2BD / 2.5BA	1,725	Downtown
2	4312 23rd Street	1911	<b>\$2,400,000</b>	10/4/2017	3BD / 2BA	1,870	South and East
3	661 Alvarado Street	1927	<b>\$1,978,000</b>	8/25/2017	3BD / 1BA	1,870	South and East
4	1633 Duncan Street	1905	<b>\$2,200,000</b>	5/22/2017	3BD / 2BA	1,790	South and West
5	4177 Cesar Chavez St	1900	<b>\$2,301,111</b>	9/25/2017	3BD / 2BA	1,795	West
<b>Average</b>			<b>\$2,230,822</b>				

**NOE VALLEY HOME SALES - LARGE  
Over 1,700 Square Feet  
NO VIEWS**

6	79 Clipper Street	1900	<b>\$1,850,000</b>	4/26/2017	3BD / 2BA	1,890	
7	4217 22nd Street	1908	<b>\$1,900,000</b>	7/19/2017	3BD / 2BA	1,913	
<b>Average</b>			<b>\$1,875,000</b>				

**Table 1** shows Noe Valley homes sales occurring in 2017 for homes in the size range from 1,000 square feet to 1,399 square feet. The differential of a View versus a No-View property is calculated as follows:

View: \$1,843,250  
No-View: (\$1,577,000)

Differential: \$ 266,250

**Table 2** shows sales data for medium size homes ranging from 1,400 to 1,699 square feet. The differential of a View versus a No-View property is calculated as follows:

View: \$2,081,750  
No-View: (\$1,755,000)

Differential: \$ 326,750

**Table 3** shows sales data for large size homes containing over 1,700 square feet. The differential of a View versus a No-View property is calculated as follows:

View: \$2,230,822  
No-View: (\$1,875,000)

Differential: \$ 355,822

#### V. Findings

The research shows a range of view impacts from \$266,250 to \$355,822. Given the square footage of the 789 Castro Street house of 2,728 square feet, a dollar impact toward the high end of the range is concluded to be market-oriented.

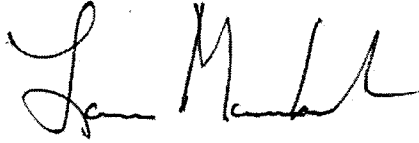
In conclusion, based on a review of the proposed as-designed new residence at 799 Castro Street requiring variances versus a conforming residence with no variances, the impact on value to the 789 Castro Street property due to the variances requested is:

**THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS  
(\$325,000)**

Ryan J. Patterson, Esq.  
February 21, 2018  
Page 4

If you have any questions on this matter, please feel free to contact me.

Sincerely,  
MANSBACH ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Lawrence L. Mansbach". The signature is fluid and cursive, with the first name "Lawrence" and last name "Mansbach" clearly distinguishable.

Lawrence L. Mansbach, MAI

Attachments:

Qualifications of Lawrence L. Mansbach  
Site Plans for Code-Compliant New Residence – No Variances Required  
Certification

## ATTACHMENTS

## **QUALIFICATIONS OF LAWRENCE L. MANSBACH, MAI**

Lawrence L. Mansbach is an independent real estate appraiser and consultant and president of the firm of Mansbach Associates, Inc. Following is a brief resume of his background and experience:

### **EXPERIENCE**

**MANSBACH ASSOCIATES, INC.**  
**President**

San Francisco, CA

Mr. Mansbach is president of Mansbach Associates, Inc., a San Francisco-based real estate consultation, market research and valuation firm.

Mr. Mansbach has over 30 years of experience in the real estate consulting and appraisal field. His current focus is on arbitration and litigation support including expert witness testimony. He also provides a wide range of valuation services for purchase and sale activities, lending decisions, tax matters, and public sector functions.

Property types appraised include office, retail, apartment, industrial/R&D, hotel, condominium, vacant land and high end single family residences.

### **EDUCATION**

1980-1982	University of California – Haas School of Business Master of Business Administration. Concentration in real estate and finance.	Berkeley, CA
1974-1976	University of Washington Master of Arts	Seattle, WA
1970-1974	University of California Bachelor of Arts – Highest Honors	Berkeley, CA

### **PROFESSIONAL**

Member of the Appraisal Institute (MAI)  
State of California- Certified General Real Estate Appraiser  
California Real Estate Broker  
California State Board of Equalization – Appraiser For Property Tax Purposes

### **EXPERT TESTIMONY**

Qualified as an Expert in Superior Court – San Francisco, Santa Clara, Alameda, Contra Costa, Marin, and Napa.  
United States Tax Court.  
American Arbitration Association, JAMS, ADR Services.

## **CAREER HIGHLIGHTS**

Recent accomplishments include:

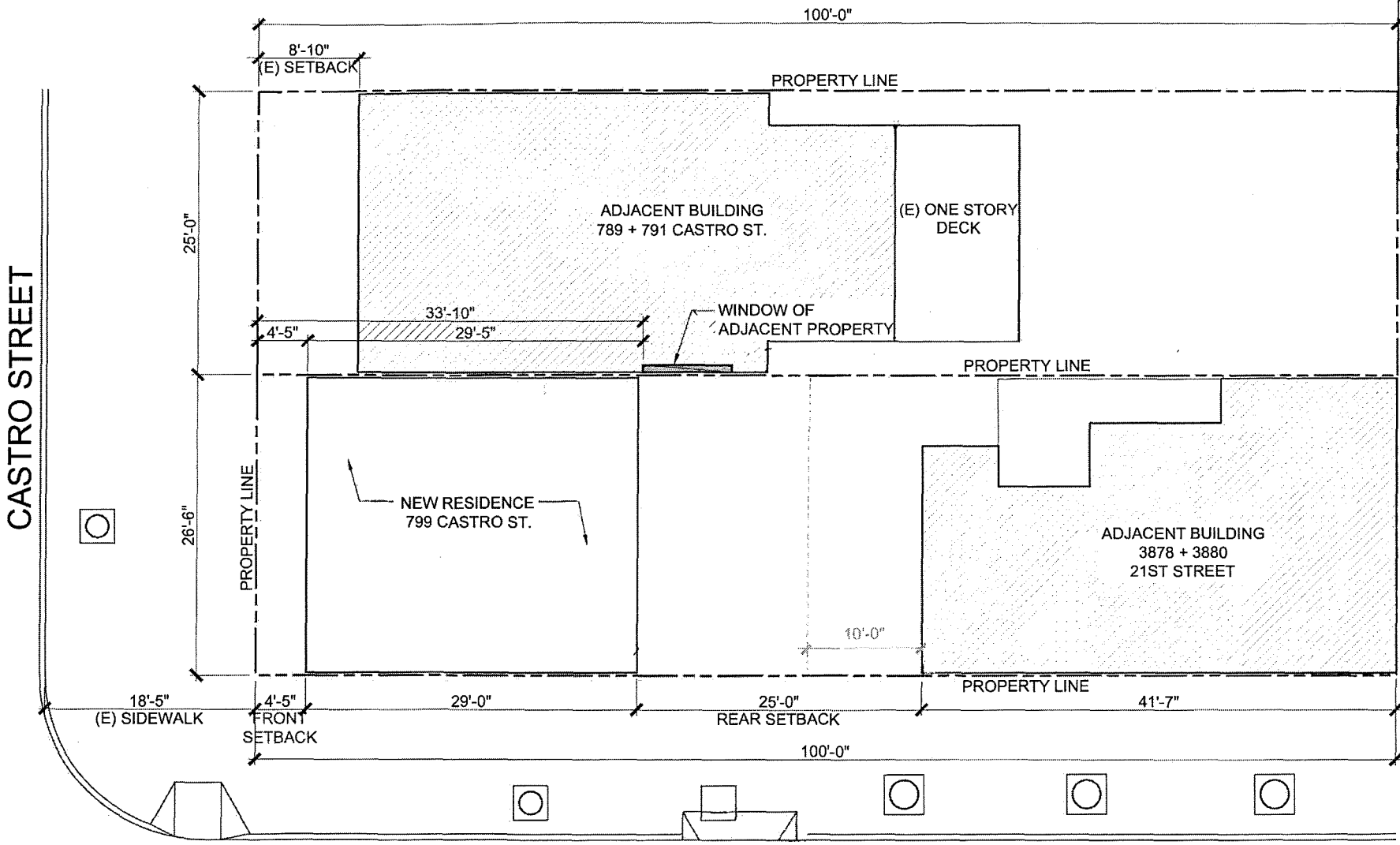
- Arbitrated 400,000 square foot office lease transaction
- Arbitrated telecommunications lease in Contra Costa County
- Arbitrated ground lease for highest volume store of national supermarket chain
- Served as a consultant on largest private school tax-exempt Bond issues in San Francisco.
- Served as the consultant to the estate of Dean Martin for estate tax purposes.
- Represented client on property tax appeal of Bank of America World Headquarters.
- Served as appraiser on tax-exempt bond issue for Mission Bay development in San Francisco.
- Served as appraiser and consultant for expansion of the San Francisco State University campus
- Appraised General Dynamics campus in Mountain View
- Appraised Hunters Point Shipyard
- Appraised portions of Golden Gate National Recreation Area

Mr. Mansbach began his career as an analyst with the planning consulting firm of John M. Sanger and Associates in San Francisco. From 1977 to 1980, he was an economic development planner with the San Francisco Department of City Planning. He was the principal author of the Central Waterfront Plan which was an early precursor to the Mission Bay development. During the 1980's, Mr. Mansbach worked at the real estate appraisal and consulting firm of Mills-Carneghi, Inc., eventually becoming a partner.

Mr. Mansbach established his own firm, Mansbach Associates, Inc. in downtown San Francisco in 1990. He has worked with a variety of clients on valuation and consulting matters concerning property types ranging from vacant land to high rise office buildings. Mr. Mansbach also was associated with GMAC Commercial Mortgage Corp. in the late 1990's where he worked on the design of a technology/data base driven commercial appraisal product.

Mr. Mansbach has been a guest lecturer at classes at the University of California, Berkeley and Golden Gate University in San Francisco. He has been quoted on real estate matters in the San Francisco Chronicle and Examiner, and has published in the Northern California Real Estate Journal. He was also interviewed on KCBS radio. Speaking engagements include the Annual Conference of the Northern California Chapter of the Appraisal Institute, the Society of Municipal Analysts, and the Tax Section of the California State Bar. Mr. Mansbach has addressed various municipal government bodies in the Bay Area as well as the Moody's and Standard and Poor's rating agencies. He also served as the chair of the Experience Review Committee for the local chapter of the Appraisal Institute.

Mr. Mansbach is active in local community matters, particularly in school financing mechanisms. He devised a parcel tax strategy which generated a nearly \$3,000,000 windfall for a Bay Area school district.



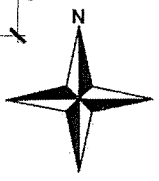
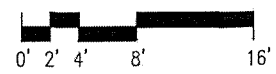
CASTRO STREET

21ST STREET

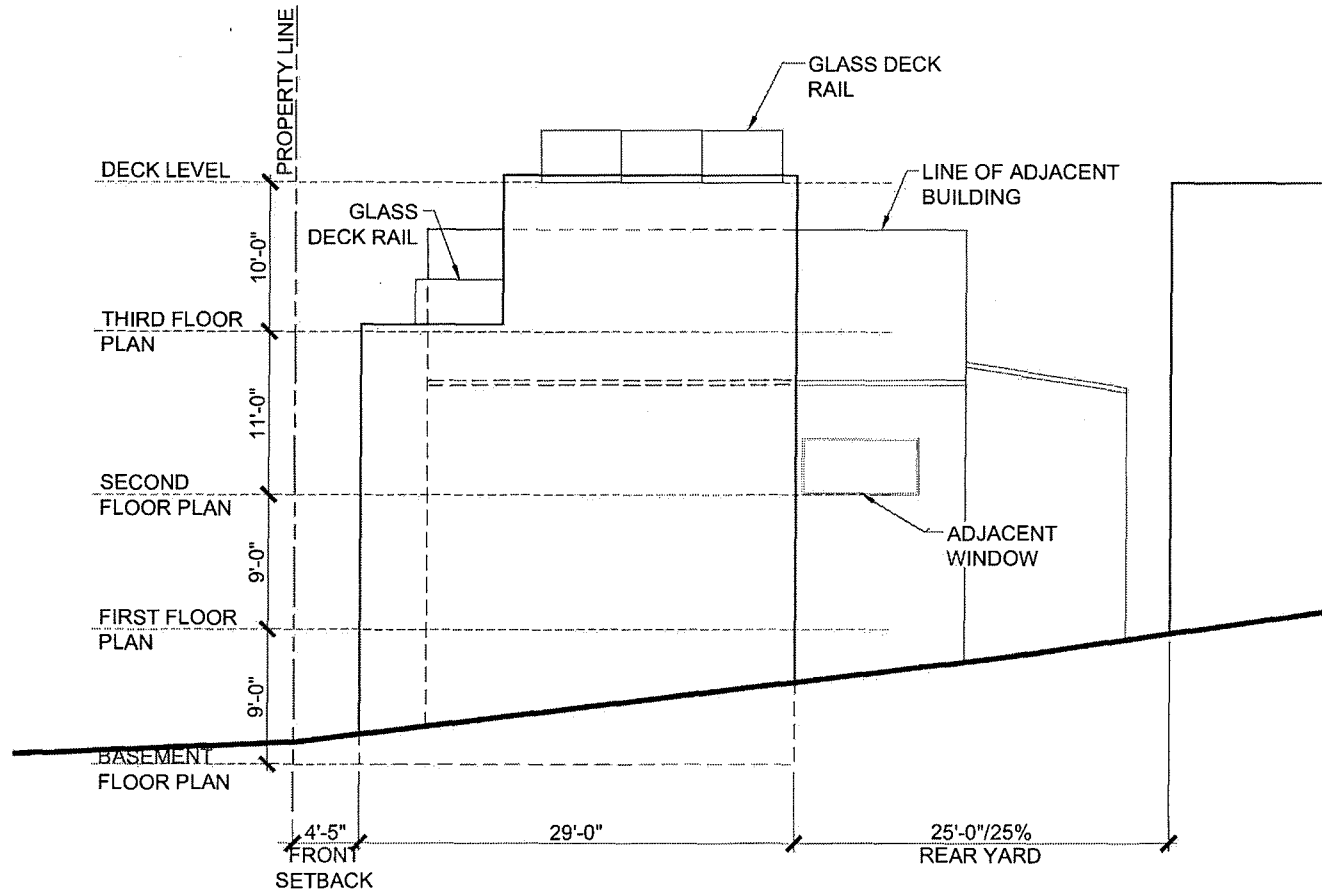
CONFORMING RESIDENCE - NO VARIANCES

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

14 DECEMBER 2017



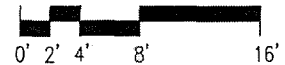


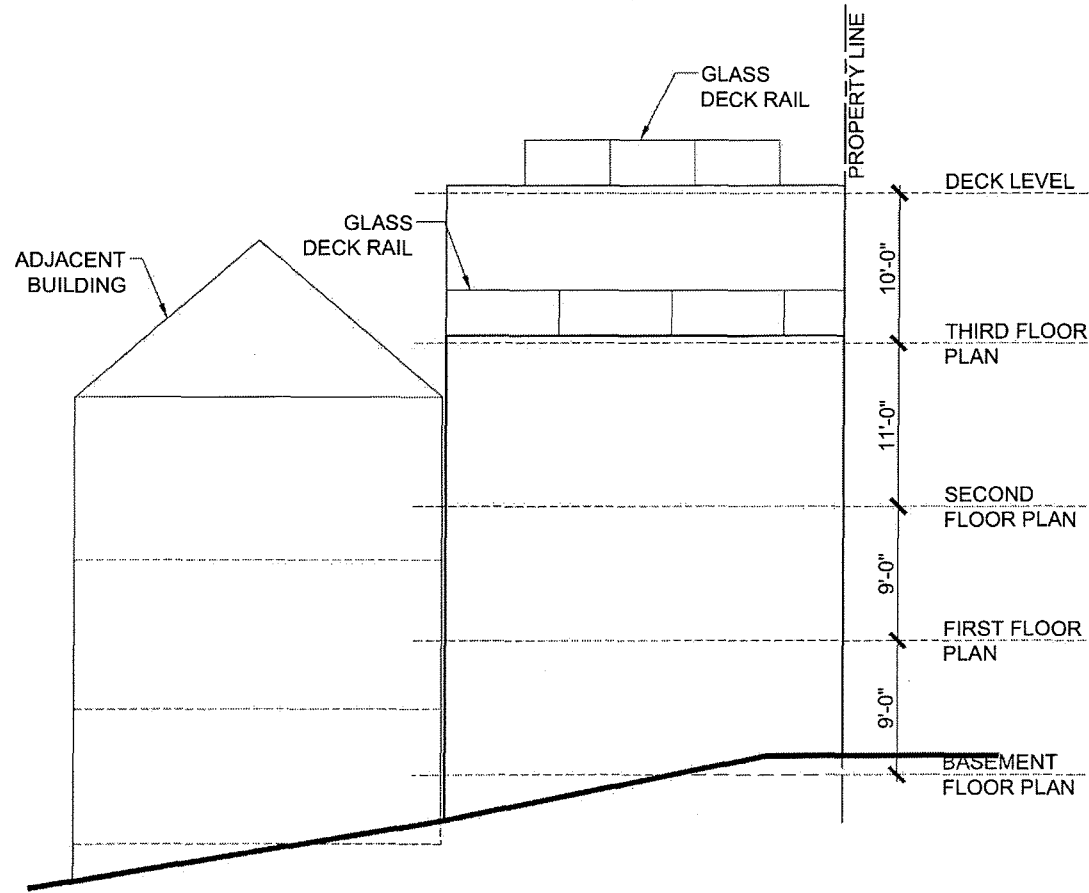


CONFORMING RESIDENCE – NO VARIANCES

1 SOUTH ELEVATION @ 21ST STREET  
 SCALE: 1/8" = 1'-0"

14 DECEMBER 2017

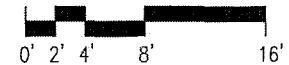




CONFORMING RESIDENCE – NO VARIANCES

1 WEST ELEVATION @ CASTRO STREET  
 SCALE: 1/8" = 1'-0"

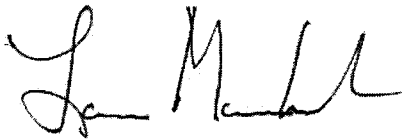
14 DECEMBER 2017



**CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this report.
8. No one provided significant professional assistance to the person signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Lawrence Mansbach has completed the requirements of the continuing education program of the Appraisal Institute.
12. I have not provided professional services regarding the subject property in the past three years.



---

Lawrence L. Mansbach, MAI  
SCREA #AG004175

# ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400  
San Francisco, California 94104  
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[www.zfplaw.com](http://www.zfplaw.com)

February 8, 2018

VIA E-MAIL

Nancy Tran  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
[Nancy.H.Tran@sfgov.org](mailto:Nancy.H.Tran@sfgov.org)

Re: 799 Castro Street, San Francisco  
Project Sponsor's Updated Proposal—Hearing on February 22, 2018

Dear Ms. Tran:

This past week, the neighbors around 799 Castro Street met twice, once with the Project Sponsor and his architect and once separately to discuss the Project Sponsor's updated proposal. As you know, the neighbors are a very active and organized group committed to finding a solution for this project that will benefit the neighborhood as a whole, including the Project Sponsor.

The general consensus reached by the neighbors is that they cannot support the project in its current form. Although the Project Sponsor has made changes to its proposal since the iteration reviewed by the Planning Commission on December 14, 2017, the newest version does not take the Commissioners' comments fully into account. Though reduced in size, the proposed project is still oversized for the lot considering the existing two-unit (soon to be three-unit) building. The proposal does not resemble the "modern cottage" described by Commissioner Hillis; does not provide enough open space in the rear yard to give the ADU "proper exposure" and make it "livable" as requested by Commissioner Moore; and still "sticks out aesthetically" in this "very lovely block of older homes" as Commissioner Melgar commented on December 14, 2017.

The neighbors would like to see these concerns addressed as follows:

1) Reduce the building envelope, including an additional five feet at the rear. The rear reduction means the building would be reduced by only about 250 square feet, yet the rear yard would be increased sufficiently to eliminate the need for a rear yard variance and provide adequate light and ventilation for the proposed ADU. Further, this reduction in size would bring the project closer to Commissioner Hillis's vision of a "modern cottage."

2) Soften the style of the façade to better blend into the neighborhood's historic architecture. The proposed contemporary architecture will cause the project to aesthetically disrupt an iconic San Francisco neighborhood. While a contemporary or modern style house is

not objectionable in principle, this manifestation of the style is incongruous. A style based on a Queen Anne pattern of massing and fenestration that incorporates contemporary styling could meet the neighborhood's needs. The neighbors are in agreement with the Project Sponsor that a faux-Victorian style is inappropriate. However, in this neighborhood, a contemporary building should be in keeping with the neighboring homes or incorporate some traditional elements.

3) Change the flat roof to a pitched roof to better incorporate the project into the neighborhood. At the Project Sponsor's meeting on Wednesday, January 31, 2018 the Project Sponsor and his architect were both adamant that Planning repeatedly refused to allow them to construct a pitched roof, despite the fact that the neighborhood prefers it. The neighbors are aware of numerous instances whereby Planning recently approved projects in the area allowing pitched roof construction.

As requested by the Project Sponsor at the January 31st meeting, attached please find exemplars of the type of "compromise" style described by many neighbors at the January 31st meeting. These pictures are merely illustrations intended to provide inspiration rather than exact specifications, elements, or requirements. Please also find attached a sketch from architect Mike Garavaglia reflecting the increased rear yard and pitched roof concepts.

Very truly yours,

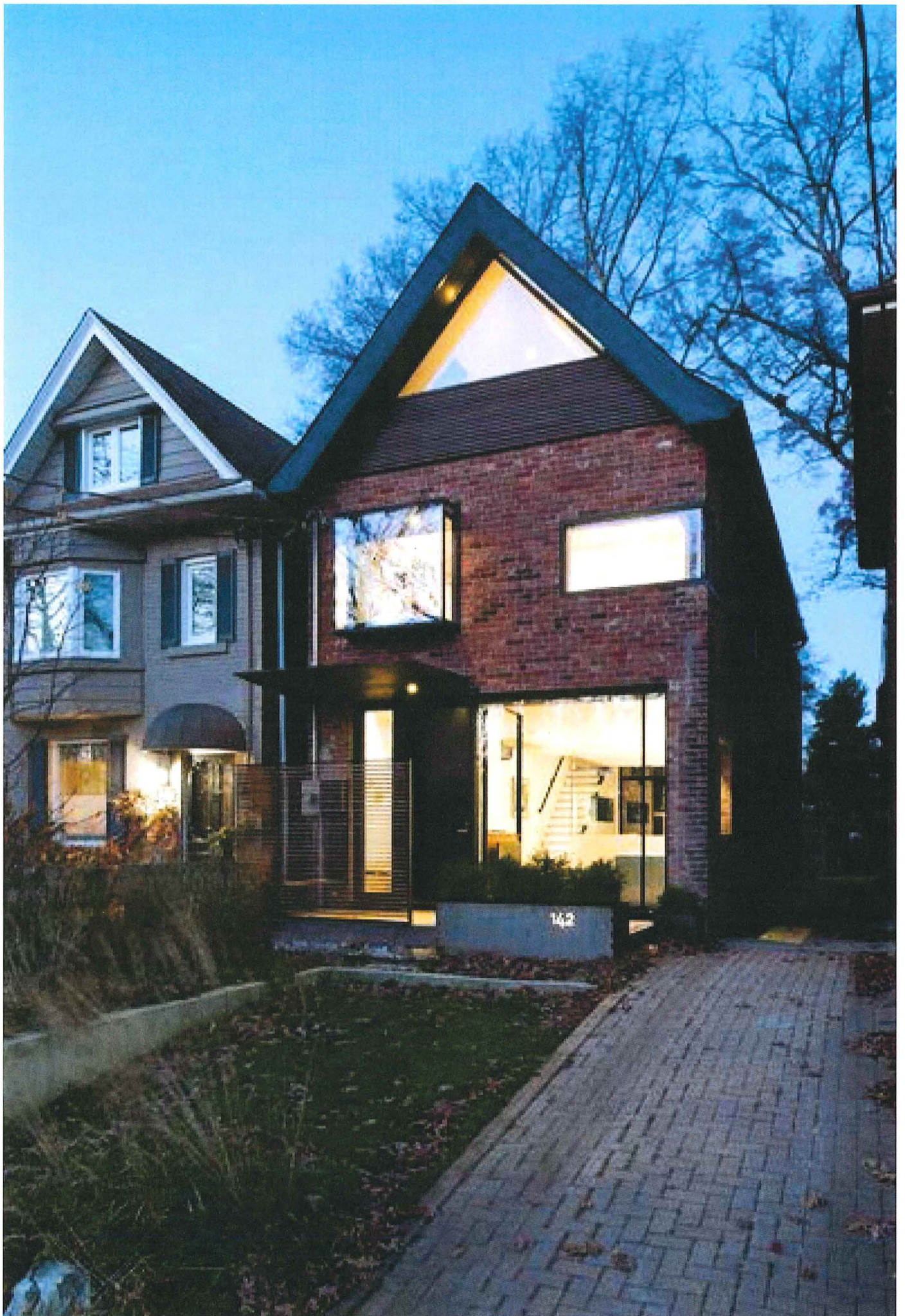
ZACKS, FREEDMAN & PATTERSON, PC



Shoshana Raphael  
Attorneys for Andrew Zacks and Denise Leadbetter











ARCHITECT  
 ADDRESS  
 CITY, STATE, ZIP  
 PHONE  
 FAX  
 E-MAIL

PROJECT NO.  
 SHEET NO.

DATE

**NEW RESIDENCE**  
 789 CASTRO  
 SAN FRANCISCO, CA 94114

PROJECT NO.  
 SHEET NO.

DATE

PROPOSED PLAN  
**A-0**

**SHEET INDEX**

- A-0 FRONTY MAP, SITE, ROOF PLANS & PROJECT DATA
- A-0.1 PROPERTY COMPARISONS
- A-0.2 BUILDING TYPE COMPARISONS
- A-1.0 EXISTING SITE PLAN
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 PROPOSED SECTIONS
- A-1.4 PROPOSED WEST AND EAST ELEVATIONS
- A-1.5 PROPOSED SOUTH ELEVATION
- A-1.6 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

**AREA SUMMARIES**

- EXISTING (PER 1995 209X20 FT. PER YEAR)
- PROPOSED (PER 1995 209X20 FT. PER YEAR)
- PROPOSED BUILDING
- FLOOR AREA 2,941 SQ. FT.
- GLASS AREA 212 SQ. FT.
- PAVING AREA 1,013 SQ. FT.

**SCOPE OF WORK**

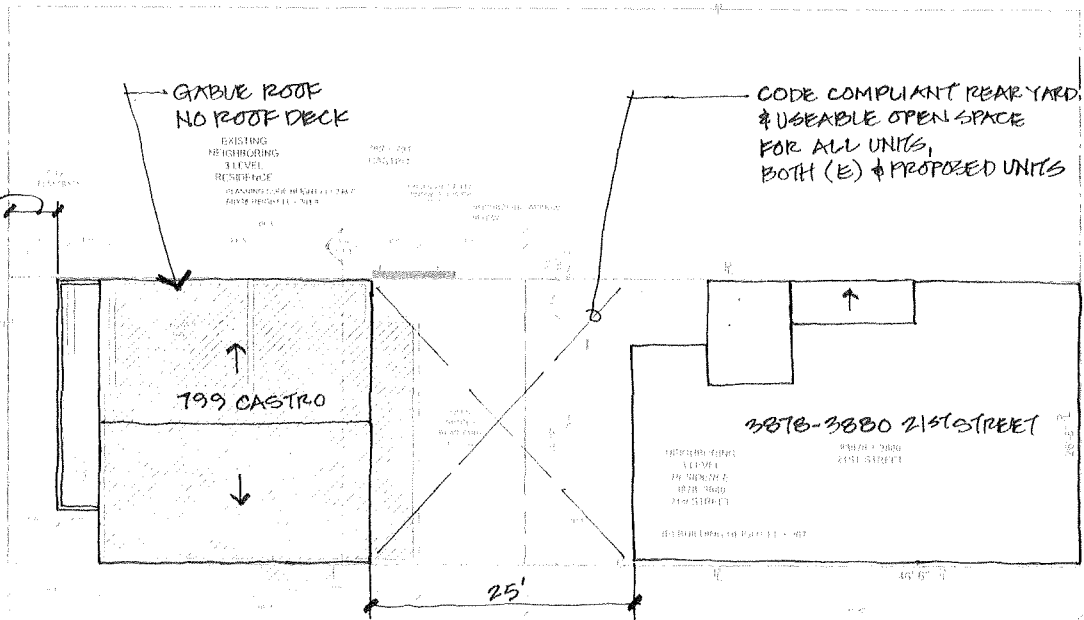
- ALTERATION OF 14 FIRST COMMERCIAL BUILDINGS
- CONVERSION OF OCCUPANCY TO R-3
- (E) RESIDENCE RELOCATION UNDER EXISTING PERMIT SUBMIT ALL

**PROJECT DATA**

REMODELED RESIDENCE AT 789 CASTRO STREET  
 CODE 2013 SFGC  
 CONSTRUCTION TYPE V-B  
 SPARKLING PER 803.3  
 OCCUPANCY GROUP R-3  
 FLOORS 4 LEVELS, THREE STORES OVER A BASEMENT  
 FLOOR AREA 2,941 SQ. FT.  
 BLDG# 01 3803074  
 TAXES 14-3 RESIDENTIAL - TWO FAMILY  
 LIGHT/BULK DISTRICT 40 X  
 FRONT SETBACK AVERAGE COMPLIES  
 REAR SETBACK PROPOSED 5' INCREASE FROM 15'  
 SEPARATION BETWEEN BUILDINGS

PROJECT  
 LOT  
 EXISTING  
 BUILDINGS

BLOCK PLAN - EXISTING



PROPOSED SITE/ROOF PLAN

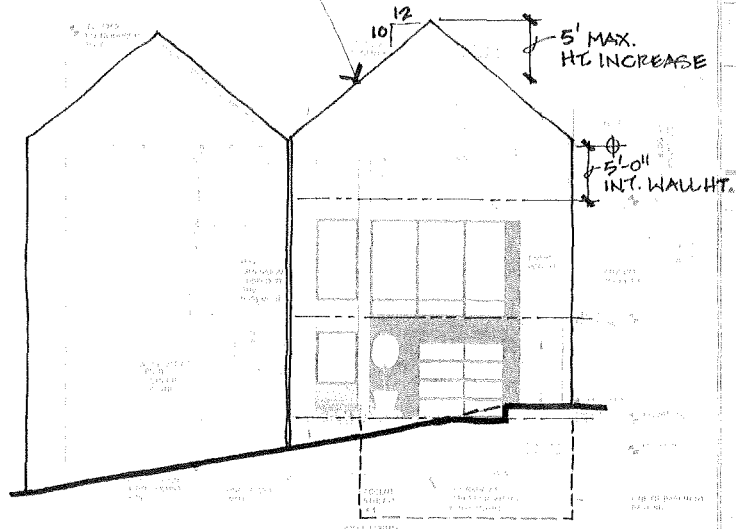




ARCHITECT

NO. 1000 TOWN  
 1100 MARKET STREET  
 SAN FRANCISCO, CA 94102  
 TEL: 415.774.1100  
 WWW.1000TOWN.COM

MATCH ADJACENT (T89)  
 ROOF SLOPE FOR PREDOMINATE  
 NEIGHBORHOOD MASSING  
 CONFORMITY



PART REAR ELEVATION

WEST FRONT ELEVATION - CASTRO STREET

- EXISTING MASS ANALYSIS**
- 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS

- ISSUING ANALYSIS**
- 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS
  - 10' HEIGHTS, 20' DEPTHS

NEW RESIDENCE  
 789 CASTRO  
 SAN FRANCISCO, CA 94114

DATE: 10/14/14  
 DRAWING NO.: A-2.0  
 WEST FRONT ELEVATION

**From:** Tran, Nancy (CPC)  
**To:** Shoshana Raphael  
**Cc:** HATEF MOGHIMI; Dianne Fong-Torres; Ryan Patterson; Andrew Zacks; Mitch; Ben Fong-Torres; Peter Seubert; cat@cattaylor.com; Richard; Peter Overstreet; Lauren Geissler; Galen WM Leung; Karen DeLara; Joseph & Lauren Giometti; Peter Seubert; Jeremy Zhijun Zeng; Mike Garavaglia; Barbara Berkeley; Audrey Vernick; Ryan Patterson; desireedelara@me.com; d2dana@hotmail.com; Alvaro Carvajal; Autumn Skerski; goncalves.flavia@gmail.com; marthajasten@cs.com; Pdemasco@gmail.com; karen.demasco@gmail.com; alex.fujinaka@gmail.com; ANDREW M ZACKS; Denise Leadbetter; Skin Zone; Washington, Delvin (CPC); HATEF MOGHIMI  
**Subject:** RE: 799 Castro Street Project  
**Date:** Wednesday, February 14, 2018 4:53:26 PM

---

Please see my responses below in blue.

**From:** Shoshana Raphael [mailto:shoshana@zfplaw.com]  
**Sent:** Wednesday, February 14, 2018 10:00 AM  
**To:** Tran, Nancy (CPC)  
**Cc:** HATEF MOGHIMI; Dianne Fong-Torres; Ryan Patterson; Andrew Zacks; Mitch; Ben Fong-Torres; Peter Seubert; cat@cattaylor.com; Richard; Peter Overstreet; Lauren Geissler; Galen WM Leung; Karen DeLara; Joseph & Lauren Giometti; Peter Seubert; Jeremy Zhijun Zeng; Mike Garavaglia; Barbara Berkeley; Audrey Vernick; Ryan Patterson; desireedelara@me.com; d2dana@hotmail.com; Alvaro Carvajal; Autumn Skerski; goncalves.flavia@gmail.com; marthajasten@cs.com; Pdemasco@gmail.com; karen.demasco@gmail.com; alex.fujinaka@gmail.com; ANDREW M ZACKS; Denise Leadbetter; Skin Zone  
**Subject:** 799 Castro Street Project

Dear Ms. Tran,

In reference to my letter to you dated February 8, 2018 (attached again here for your convenience), it appears my letter "crossed in the mail" with the Project Sponsor's updated renderings. I received the updated renderings from one of the neighbors on the same day that I emailed you the letter. The latest renderings ignore the neighbors' request for a peaked roof, stated many times over the course of this process and again at the Project Sponsor's meeting on January 31st.

The project sponsor has stated that the Planning Department rejected a peaked roof on this project. Following up on the letter, please confirm that the Planning Staff has refused to allow a peaked roof design for the project. Both the Project Sponsor and his architect reiterated the Planning Department's assertion at the January 31st meeting held by the Project Sponsor. Has Planning been opposed to a peaked roof in the past? Due to the extensive project history prior to my involvement and information available to me, I'm unable to find written documentation from the Department requiring a flat roof. I did find past design comments strongly encouraging a sloped roof up until 2013 – after that it appears that the Department was amenable to the proposed flat roof following internal senior management discussion. Would Planning oppose a peaked roof now? Are there particular reasons that Planning would reject a peaked roof? It is my understanding that either sloped or flat roof are acceptable options.

Please advise on Planning's position regarding a peaked roof. Thank you for your time and attention to this matter.

Best,

Shoshana Raphael

Zacks, Freedman & Patterson, PC  
235 Montgomery Street, Suite 400  
San Francisco, CA 94104  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

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**NO PARKING**  
8 AM - 10 AM  
FRIDAY  
STREET CLEANING

**2** HOUR  
PARKING  
8 AM - 9 PM  
MON - FRI

**ONE WAY**  
**S**







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Google

Castro S



9 Castro



NO PARKING  
8 AM - 10 AM  
FRIDAY  
STREET CLEANING

2 HOUR PARKING  
8 AM - 9 PM  
MON - FRI

S



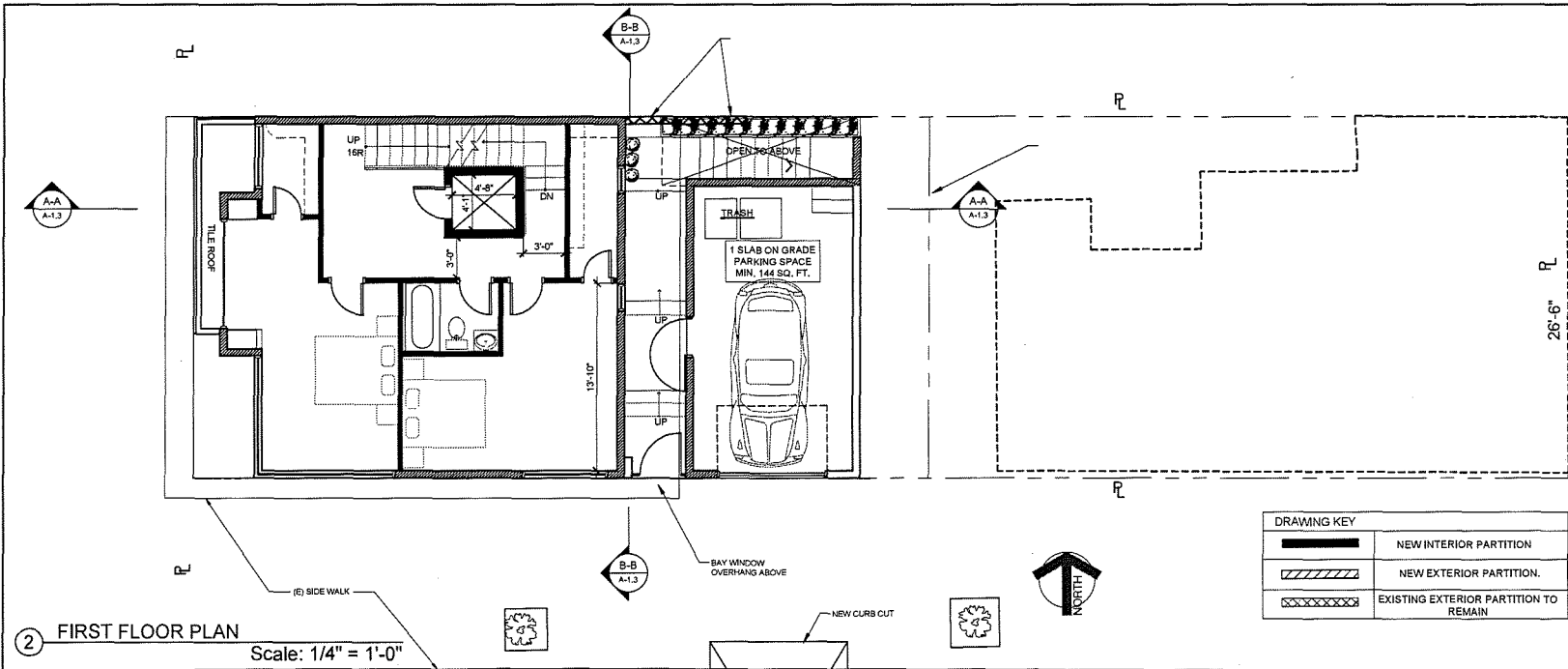


Imágenes de satélite - Mar 2017 - © 2017 Google - [Mapa] - [Terminar] - [Ayudar] - [Reportar un error]

Google

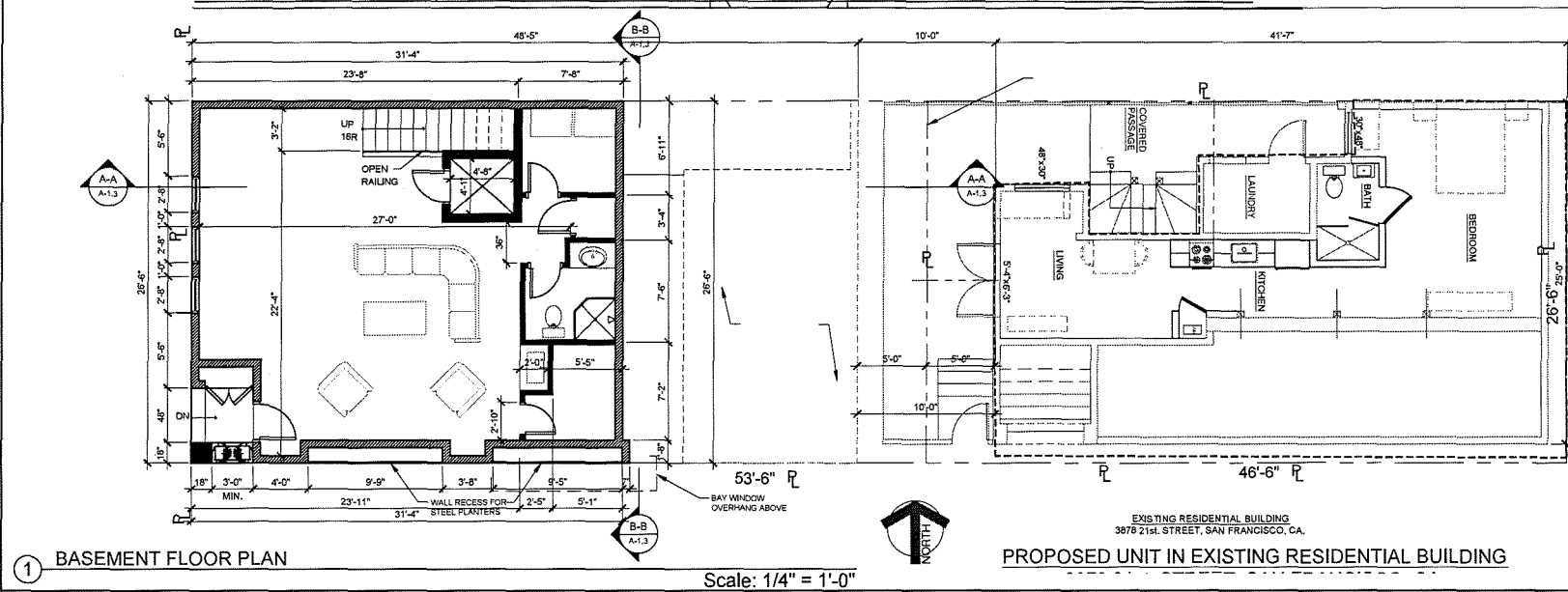


Castro S



2 FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

DRAWING KEY	
	NEW INTERIOR PARTITION
	NEW EXTERIOR PARTITION
	EXISTING EXTERIOR PARTITION TO REMAIN



1 BASEMENT FLOOR PLAN  
Scale: 1/4" = 1'-0"

EXISTING RESIDENTIAL BUILDING  
3878 21st STREET, SAN FRANCISCO, CA.  
PROPOSED UNIT IN EXISTING RESIDENTIAL BUILDING



tecta associates  
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SAN FRANCISCO, CA 94110  
tel. 415-362-5857  
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ARCHITECTURAL PROJECT NO.

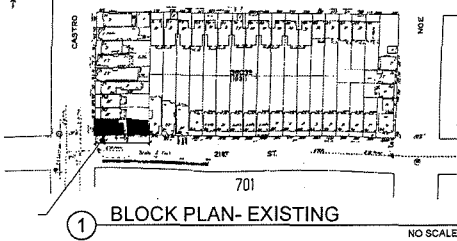
**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	ISSUE FOR PERMITS	11-19-14
2	ENVIRONMENTAL EVALUATION	12-11-14
3	CC REVIEW	1-11-15
4	SDG PERMITS	01-25-15
5	PLANNING COMMENTS	05-27-14
6	ALTERNATIVE PERMIT	02-06-15
7	FINAL APPROVAL	01-23-15

ISSUE DATE: 04-23-14  
SPACE PLAN: 11-23-14

DRAWING TITLE:  
BASEMENT & FIRST FLOOR PLANS

DRAWING NUMBER:  
**A-1.1**



**SHEET INDEX:**

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 PROPOSED SECTIONS
- A-2 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

**AREA SUMMARIES**

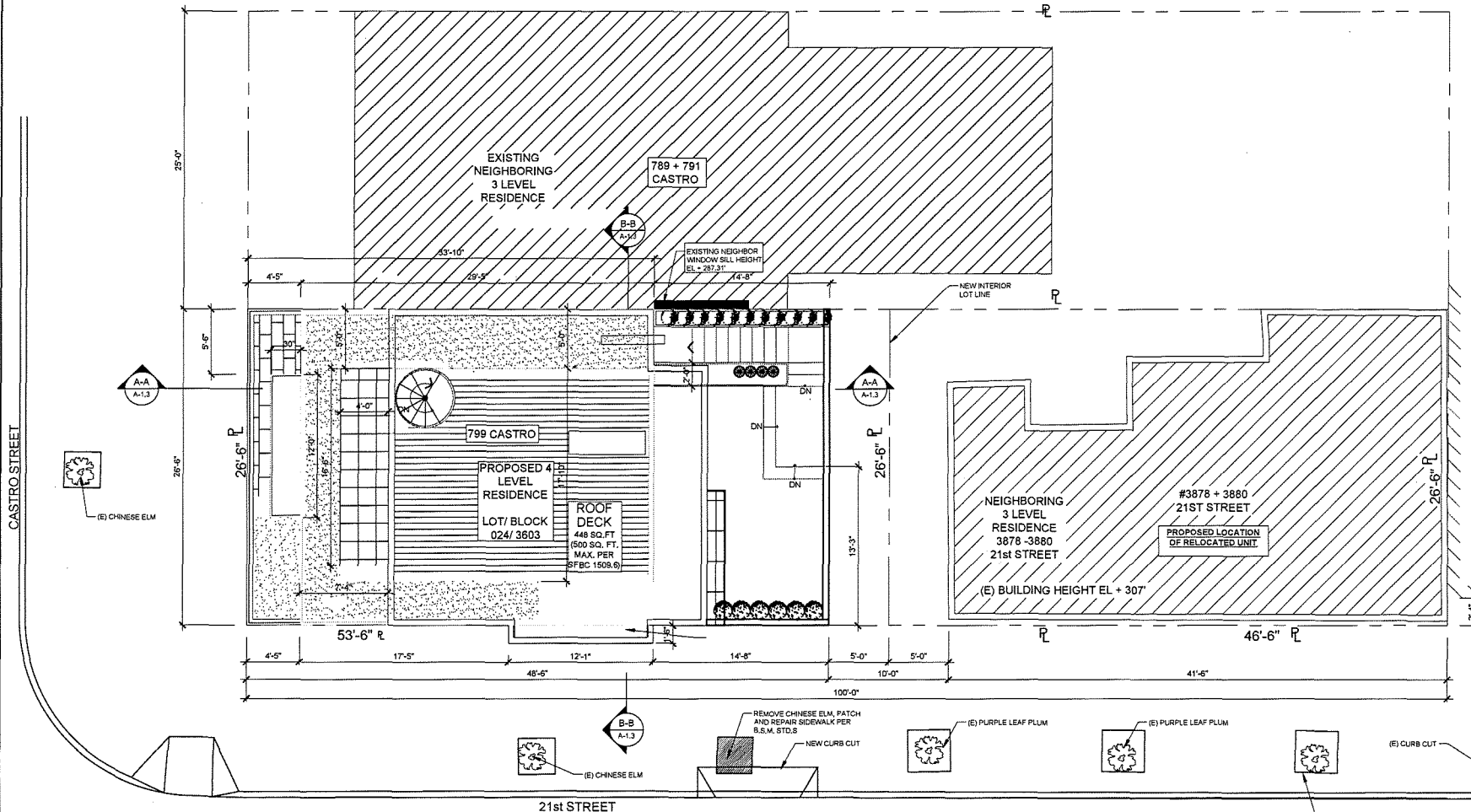
- EXISTING BUILDING 2,650 SQ. FT. PER TURE NORTH SURVEY DATED NOV. 13,2007
- PROPOSED BUILDING
- FLOOR AREA: 3,150 SQ. FT.
- GARAGE: 279 SQ. FT.
- BALCONY, PATIO AREAS: 301 SQ. FT.

**PROJECT DATA:**

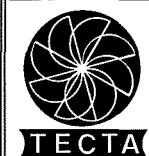
REMODELED RESIDENCE AT 799 CASTRO STREET  
 CODE : 2013 SFBC  
 CONSTRUCTION TYPE : V B  
 SPRINKLERING : PER 903.3.1  
 OCCUPANCY GROUP : R-3  
 FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT  
 FULL LOT AREA: 2,862 SQ. FT.  
 BLOCK/ LOT : 3603/024  
 ZONING : RH-2, RESIDENTIAL - TWO FAMILY  
 HEIGHT/ BULK DISTRICT : 40-X  
 FRONT SETBACK : PER PROPOSED VARIANCE  
 REAR SETBACK : 5 FEET AT PROPOSED LOT SUBDIVISION

**SCOPE OF WORK:**

- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.



**1** PROPOSED SITE/ ROOF PLAN  
 Scale: 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.:

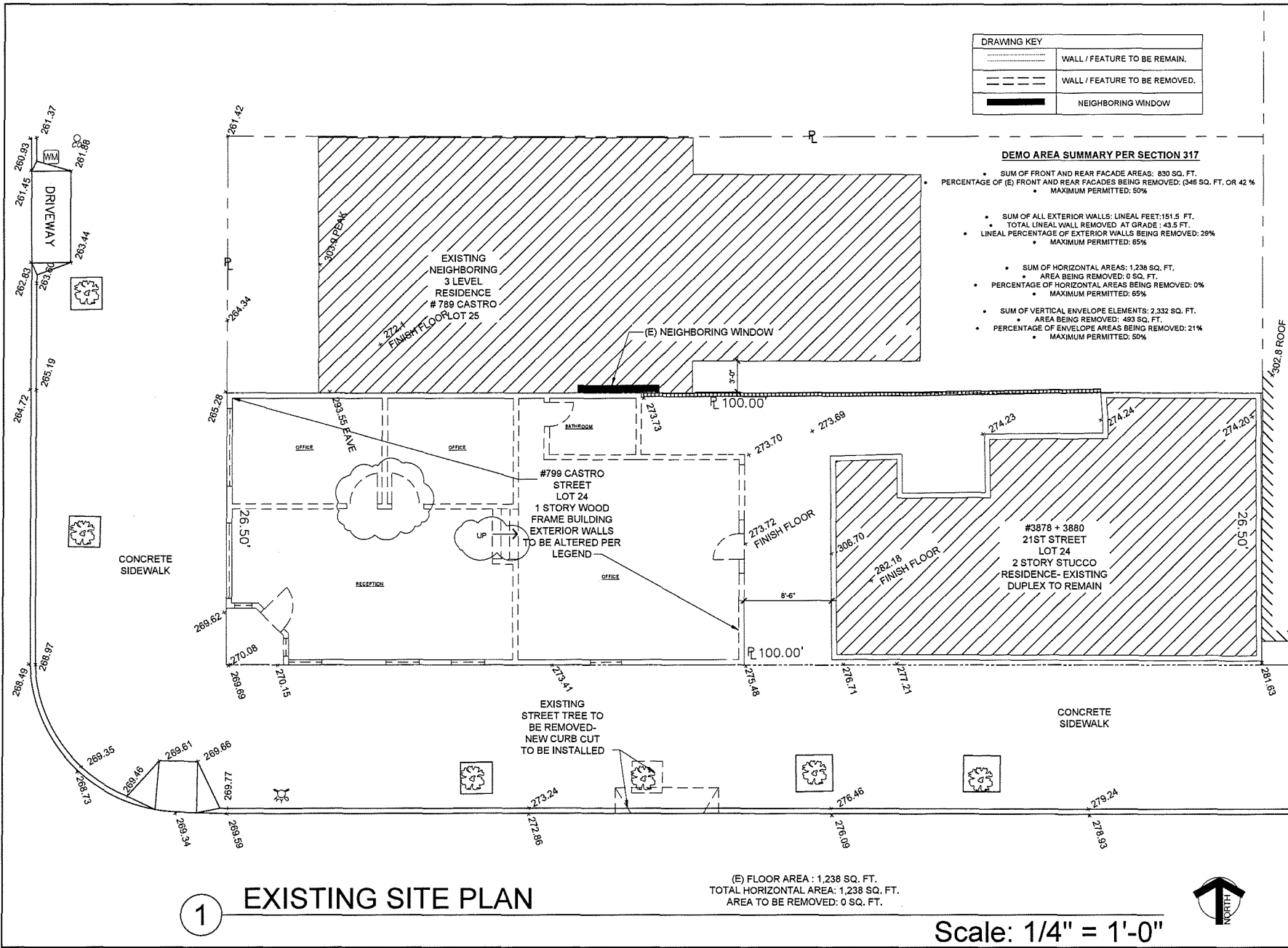
**NEW RESIDENCE**  
 799 CASTRO  
 SAN FRANCISCO, CA 94114

**REVISIONS:**

NO.	REVISIONS	DATE
1	DESIGN	04.10.14
2	ENVIRONMENTAL EVALUATION	05.24.14
3	ET RECORDS	03.31.14
4	PDG PERMITS	01.16.14
5	PLANNING COMMENTS	05.27.14
6	PERMITS PERMIT	03.06.14
7	FINISHES	05.01.14

ISSUE DATE: 04.25.14  
 SCALE PLAN: 1/32" = 1'-0"  
 DRAWING TITLE:  
**PROPOSED SITE PLAN**

DRAWING NUMBER:  
**A-0**



DRAWING KEY	
	WALL / FEATURE TO BE REMAIN.
	WALL / FEATURE TO BE REMOVED.
	NEIGHBORING WINDOW

**DEMO AREA SUMMARY PER SECTION 317**

- SUM OF FRONT AND REAR FACADE AREAS: 830 SQ. FT.
- PERCENTAGE OF (E) FRONT AND REAR FACADES BEING REMOVED: (346 SQ. FT. OR 42 %)
  - MAXIMUM PERMITTED: 50%
- SUM OF ALL EXTERIOR WALLS: LINEAL FEET: 151.5 FT.
- TOTAL LINEAL WALL REMOVED AT GRADE: 43.5 FT.
- LINEAL PERCENTAGE OF EXTERIOR WALLS BEING REMOVED: 29%
  - MAXIMUM PERMITTED: 65%
- SUM OF HORIZONTAL AREAS: 1,238 SQ. FT.
- AREA BEING REMOVED: 0 SQ. FT.
- PERCENTAGE OF HORIZONTAL AREAS BEING REMOVED: 0%
  - MAXIMUM PERMITTED: 65%
- SUM OF VERTICAL ENVELOPE ELEMENTS: 2,332 SQ. FT.
- AREA BEING REMOVED: 493 SQ. FT.
- PERCENTAGE OF ENVELOPE AREAS BEING REMOVED: 21%
  - MAXIMUM PERMITTED: 50%

1 EXISTING SITE PLAN

(E) FLOOR AREA : 1,238 SQ. FT.  
 TOTAL HORIZONTAL AREA: 1,238 SQ. FT.  
 AREA TO BE REMOVED: 0 SQ. FT.

Scale: 1/4" = 1'-0"



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ARCHITECTURAL PROJECT NO.:

**NEW RESIDENCE**  
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 SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE
1	DESIGN	04.05.14
2	ENVIRONMENTAL EVALUATION	03.24.14
3	CE REVISION	03.31
4	RED SUBMITTAL	01.16.14
5	PLANNING COMMENTS	05.27.14
6	ALTERATION PERMIT	08.28.14
7	UTILITY AWARDANCE	08.19.15

ISSUE DATE: 04.03.14  
 SPACE PLAN: 04-27-15

DRAWING TITLE:

EXISTING SITE PLAN

DRAWING NUMBER:

A-1.0



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ARCHITECTURAL PROJECT NO.:

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NO.	REVISION	DATE
1	DESIGN	3.10.16
2	ENVIRONMENTAL EVALUATION	2.24.17
3	PER REVISION	5.2.17
4	MOO REVISION	9.1.16.16
5	FORWARD COMMENTS	10.27.16
6	ALTERATION PERMIT	10.28.16
7	CITY EXAMINANCE	10.13.16

ISSUE DATE: 04.05.14

SPACE PLAN: 04.27.16

DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NUMBER:

A-0



PROJECT DATA:

REMODELED RESIDENCE AT 799 CASTRO STREET  
CODE : 2013 SFBC  
CONSTRUCTION TYPE : V B  
SPRINKLERING: PER 903.3.1  
OCCUPANCY GROUP : R-3  
FLOORS: 4 LEVELS - THREE STORIES OVER A BASEMENT  
FULL LOT AREA: 2,862 SQ. FT.  
BLOCK/ LOT : 3603/024  
ZONING : RH-2, RESIDENTIAL - TWO FAMILY  
HEIGHT/ BULK DISTRICT : 40-X  
FRONT SETBACK : PER PROPOSED VARIANCE  
REAR SETBACK : 5 FEET AT PROPOSED LOT SUBDIVISION

AREA SUMMARIES

- EXISTING BUILDING 2,650 SQ. FT. PER TRUE NORTH SURVEY DATED NOV. 13,2007
- PROPOSED BUILDING
  - FLOOR AREA: 3,150 SQ. FT.
  - GARAGE: 279 SQ. FT.
  - BALCONY, PATIO AREAS: 301 SQ. FT.

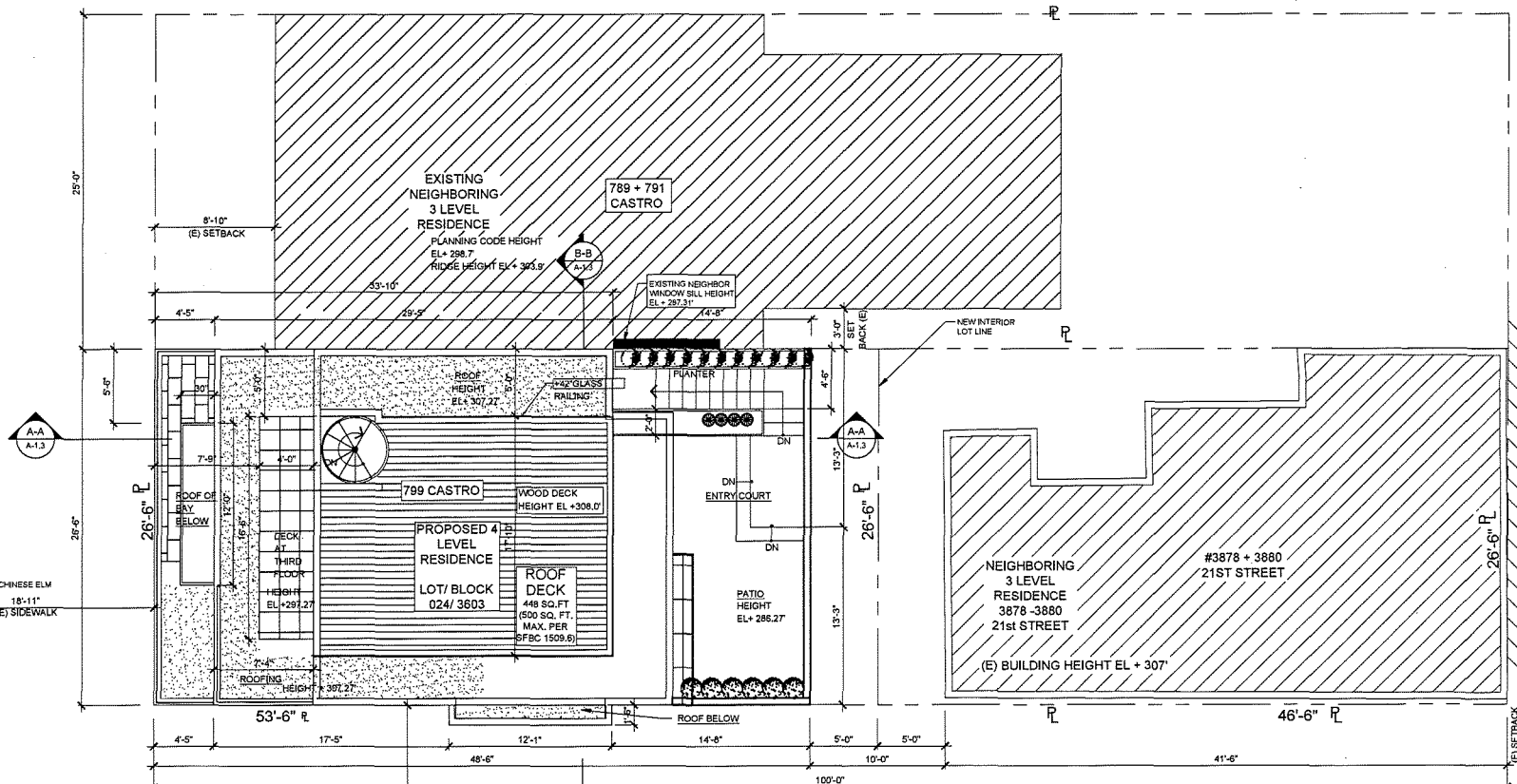
SCOPE OF WORK:

- ALTERATION OF EXISTING COMMERCIAL BUILDING
- CONVERSION OF OCCUPANCY TO R-3.

SHEET INDEX:

- A-0 VICINITY MAP, SITE/ ROOF PLAN & PROJECT DATA
- A-1.1 PROPOSED BASEMENT + FIRST FLOOR PLANS
- A-1.2 PROPOSED SECOND + THIRD FLOOR PLANS
- A-1.3 PROPOSED SECTIONS
- A-2 PROPOSED WEST AND EAST ELEVATIONS
- A-2.1 PROPOSED SOUTH ELEVATION
- A-2.2 PROPOSED NORTH ELEVATION
- A-2.4 EXISTING SOUTH ELEVATION
- A-2.5 EXISTING NORTH ELEVATION

1 BLOCK PLAN- EXISTING



1 PROPOSED SITE/ ROOF PLAN

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

PROJECT LOT- EXISTING BUILDINGS

1

NO SCALE

CASTRO STREET

21st STREET







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 SAN FRANCISCO, CA 94110  
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 fax. 415-362-5044

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ARCHITECTURAL PROJECT NO.

**NEW RESIDENCE**  
 799 CASTRO  
 SAN FRANCISCO, CA 94114

NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS OF ADJACENT PROPERTIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTING.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING CONDITIONS TO ORIGINAL OR BETTER.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE APPLICABLE AGENCIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE APPLICABLE AGENCIES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES FROM THE APPLICABLE AGENCIES.

NO.	REVISION	DATE
1	DESIGN	5.10.05
2	ENVIRONMENTAL EVALUATION	5.24.11
3	REV REVISION	5.31.11
4	RDG SUBMITTAL	01.18.12
5	PLANNING COMMENTS	06.27.14
6	ALTERATION PERMIT	08.08.14
7	CITY VARIANCE	09.23.15

ISSUE DATE: 04.20.14

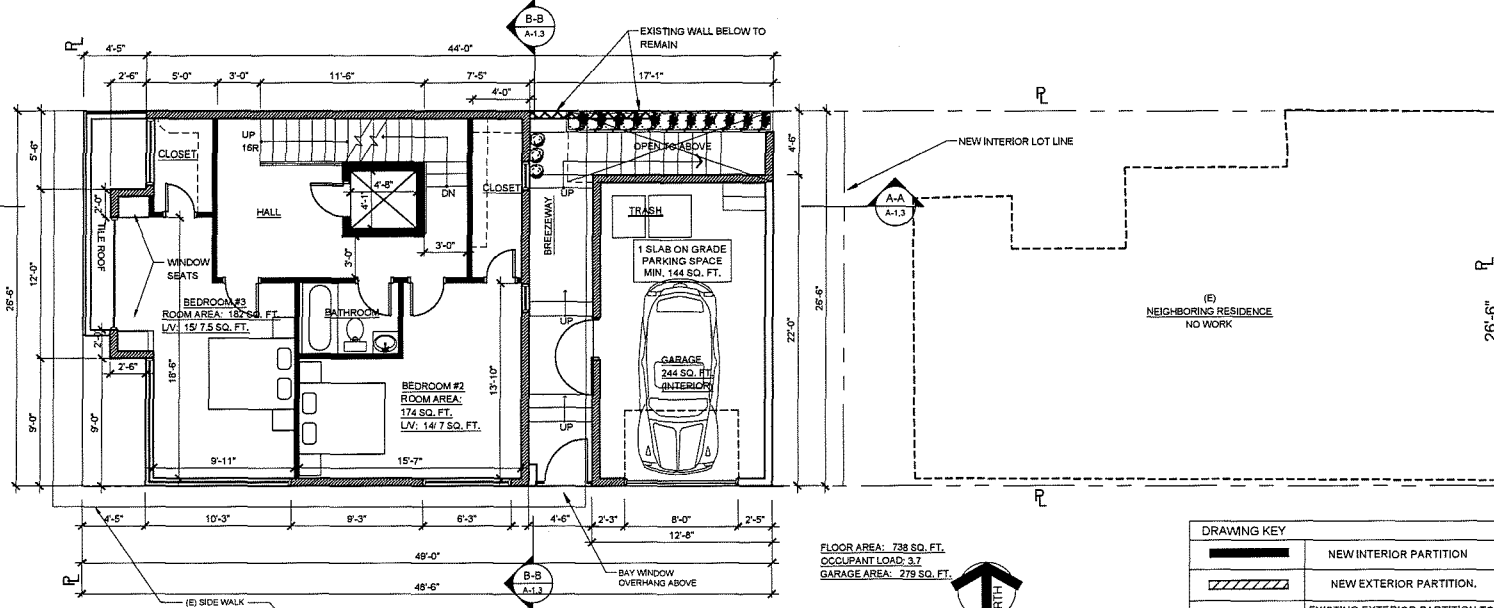
SPACE PLAN: 04-27-14

DRAWING TITLE:

**BASEMENT & FIRST FLOOR PLANS**

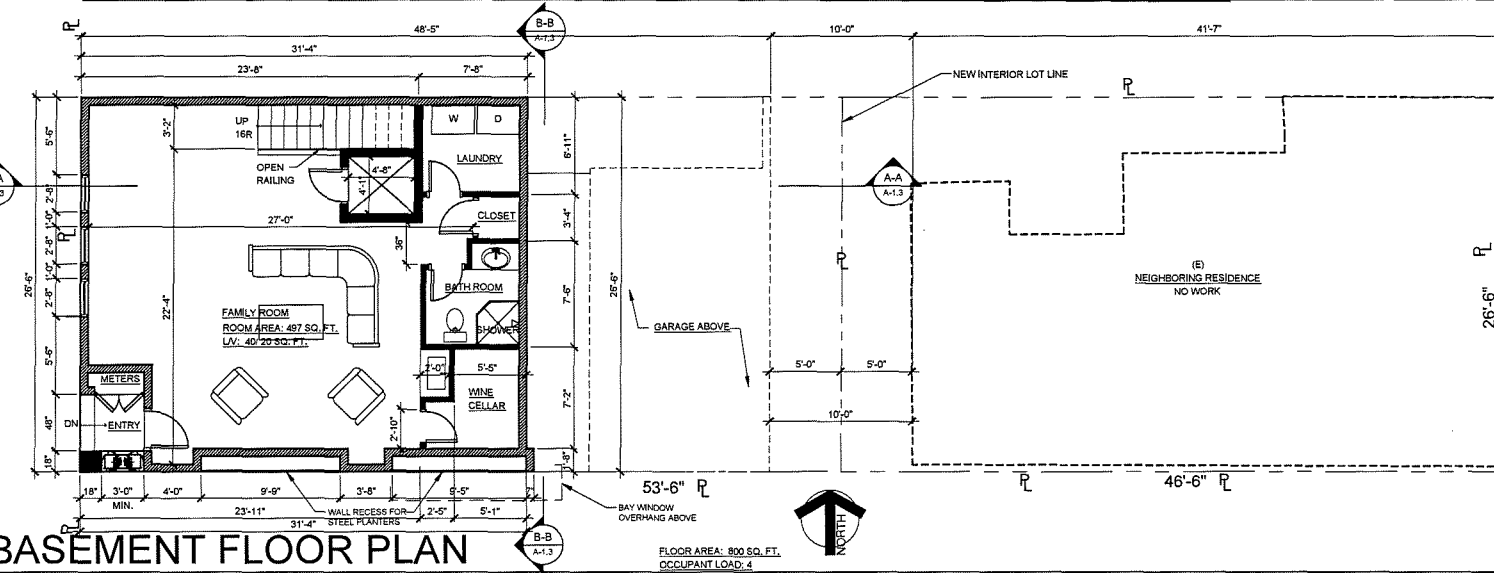
DRAWING NUMBER:

**A-1.1**

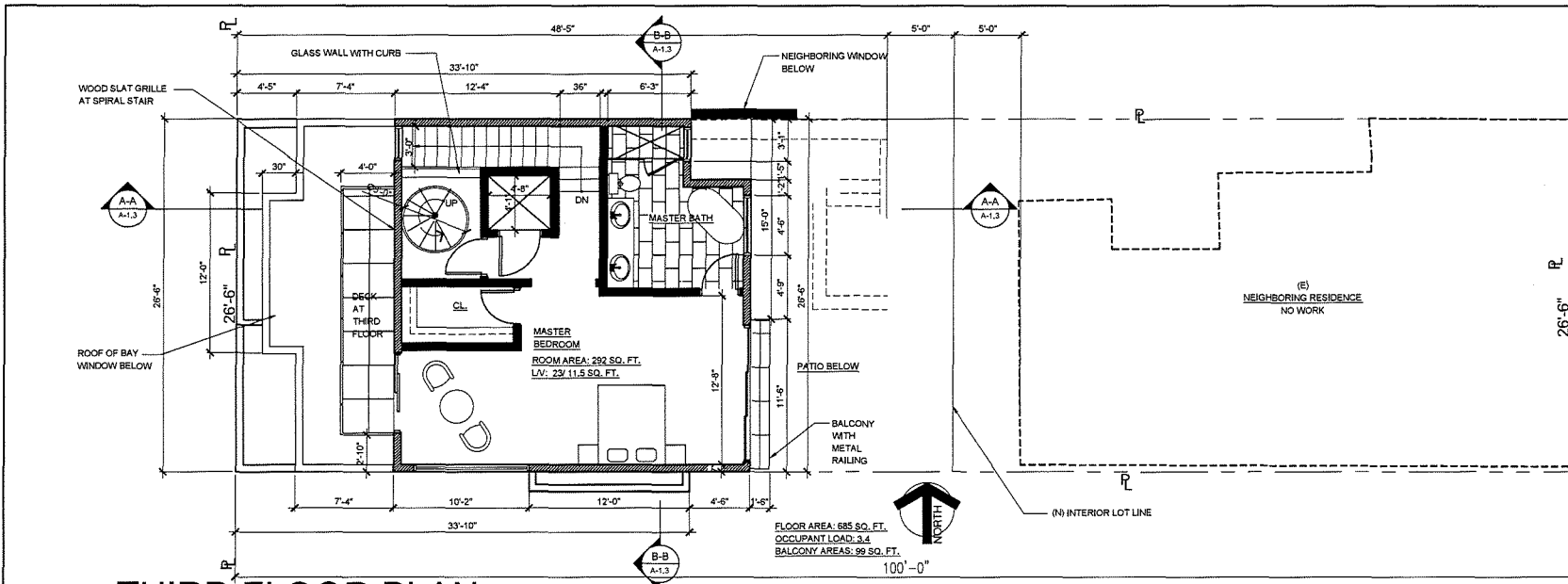


DRAWING KEY	
	NEW INTERIOR PARTITION
	NEW EXTERIOR PARTITION.
	EXISTING EXTERIOR PARTITION TO REMAIN

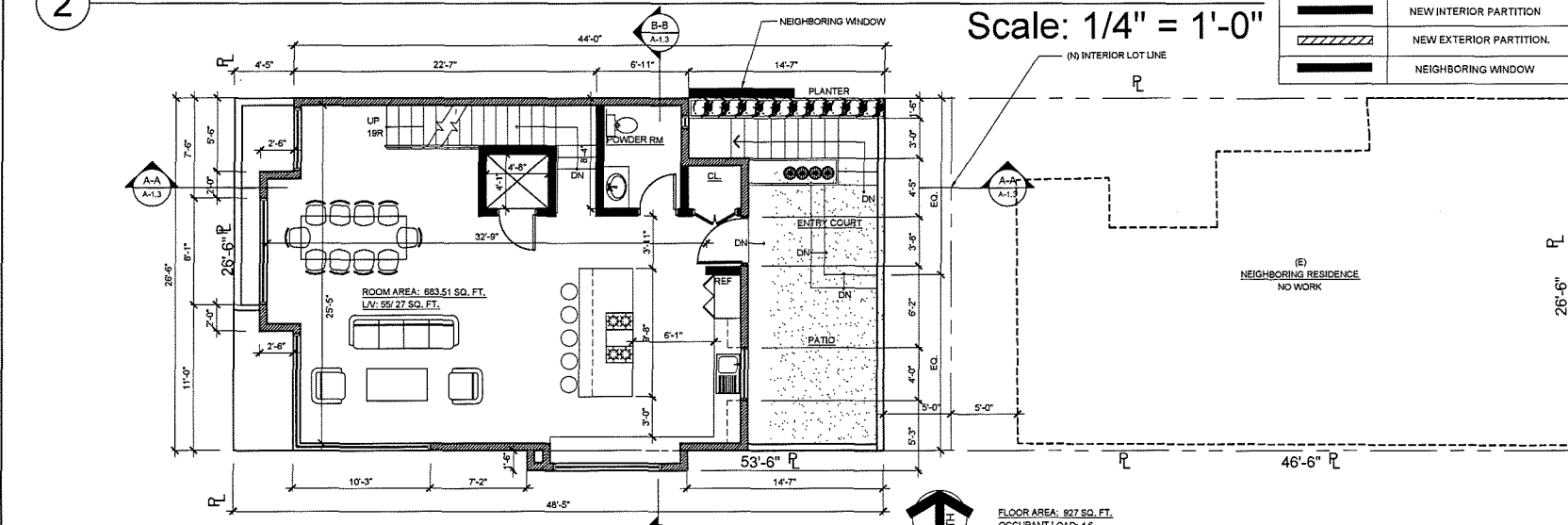
2 **FIRST FLOOR PLAN** Scale: 1/4" = 1'-0"



1 **BASEMENT FLOOR PLAN** Scale: 1/4" = 1'-0"



2 THIRD FLOOR PLAN



1 SECOND FLOOR PLAN

DRAWING KEY	
	NEW INTERIOR PARTITION
	NEW EXTERIOR PARTITION
	NEIGHBORING WINDOW

TECTA  
associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET  
SAN FRANCISCO, CA 94110  
tel. 415-362-5857  
fax. 415-362-5044  
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ARCHITECTURAL PROJECT NO.

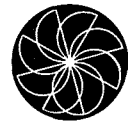
**NEW RESIDENCE**  
799 CASTRO  
SAN FRANCISCO, CA 94114

REVISIONS	DATE
DESIGN	8.10.10
ENVIRONMENTAL EVALUATION	2.26.11
REV REVISION	8.3.11
POD SUBMITTAL	01.18.12
PLANNING COMMENTS	05.27.12
ALTERATION PERMIT	08.06.12
FINAL VARIANCE	05.19.13

ISSUE DATE: 04.03.14  
SPACE PLAN: 04-23-14

DRAWING TITLE:  
SECOND & THIRD FLOOR PLANS

DRAWING NUMBER:  
A-1.2



**TECTA**

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET  
 SAN FRANCISCO, CA 94110  
 tel. 415-362-5857  
 fax. 415-362-5044

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ARCHITECTURAL PROJECT NO.:

**NEW RESIDENCE**  
 799 CASTRO  
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NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
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 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS OF THE SITE.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
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REVISIONS	DATE
DESIGN	6.10.13
ENVIRONMENTAL EVALUATION	2.24.11
REV REVISION	5.3.11
HOB REVISION	5.16.14
PLANNING COMMENTS	05.27.14
PLANNING REVISION	06.04.14
PERFORMANCE	05.14.13

ISSUE DATE: 04.25.14

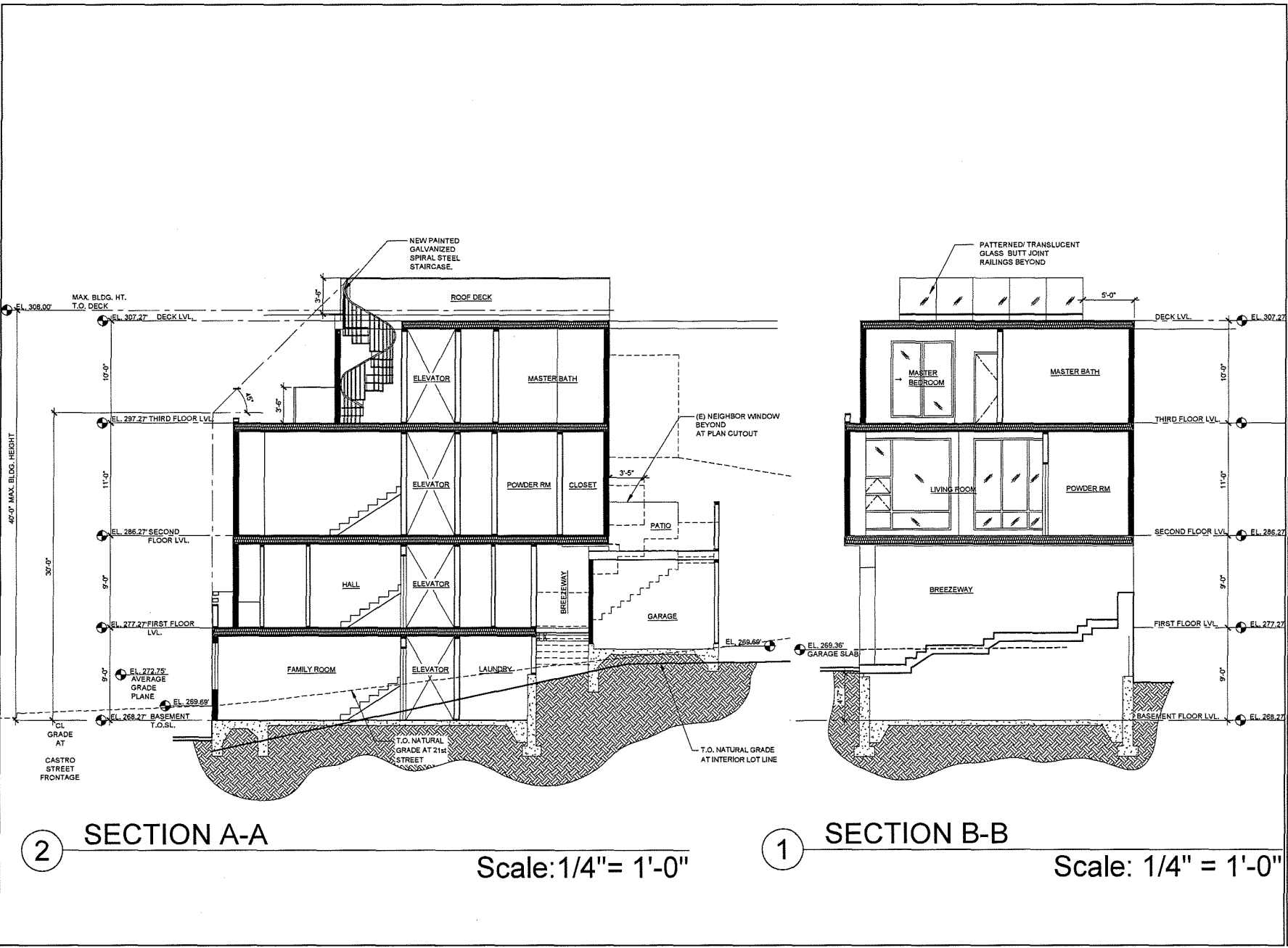
SPACE PLAN: 04.25.14

DRAWING TITLE:

SECTIONS

DRAWING NUMBER:

**A-1.3**

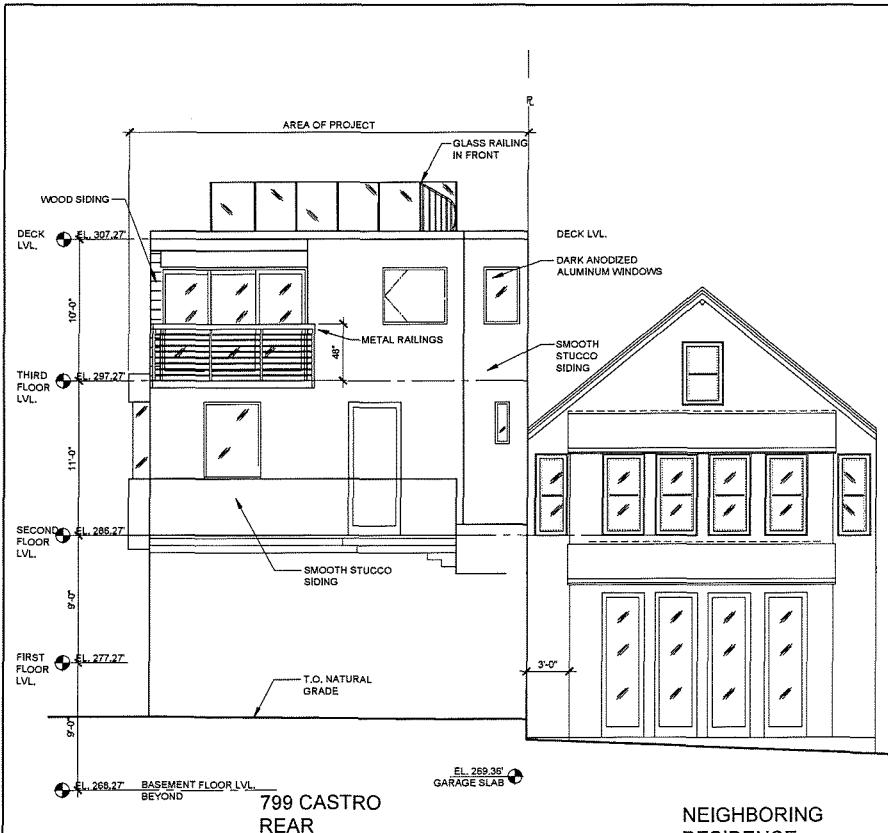


2 SECTION A-A

Scale: 1/4" = 1'-0"

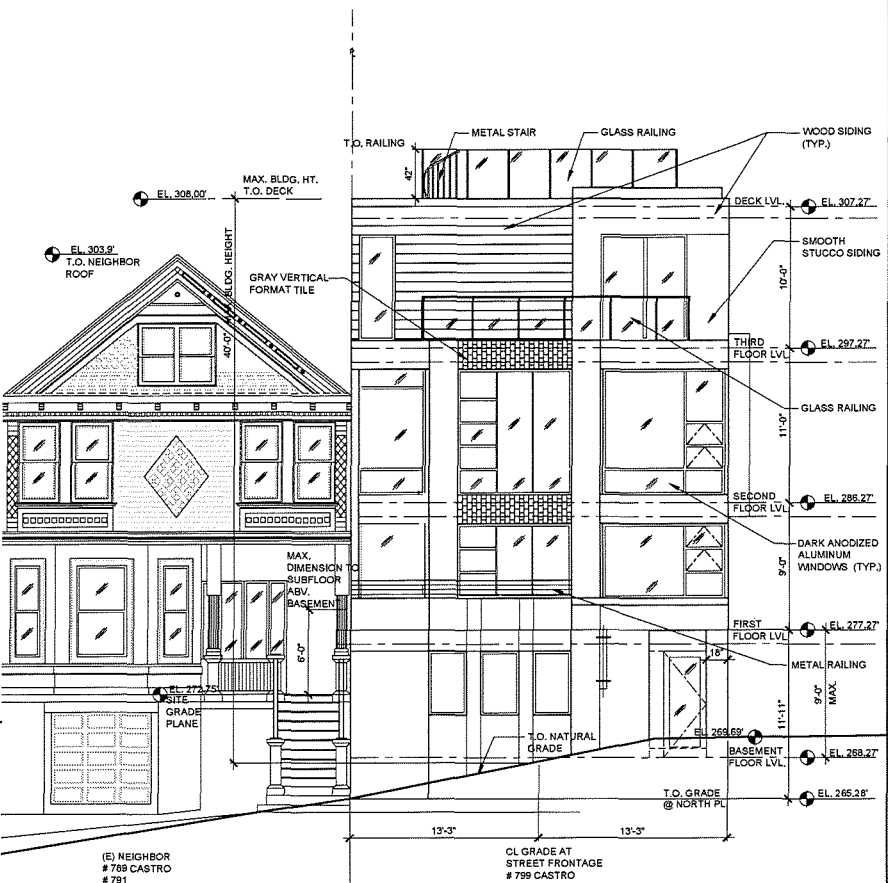
1 SECTION B-B

Scale: 1/4" = 1'-0"



799 CASTRO REAR

NEIGHBORING RESIDENCE REAR



(E) NEIGHBOR # 789 CASTRO # 781

CL GRADE AT STREET FRONTAGE # 799 CASTRO

2 EAST ELEVATION

Scale: 1/4" = 1'-0"

1 WEST ELEVATION

Scale: 1/4" = 1'-0"

- EXISTING GRADE PLANE ANALYSIS**
- WEST FRONTAGE AVERAGE GRADE = 267.5'
  - EAST PROPERTY LINE AVERAGE GRADE = 275.1'
  - SOUTH FRONTAGE AVERAGE GRADE = 275.7'
  - NORTH PROPERTY LINE AVERAGE GRADE = 263.7'
  - AVERAGE GRADE PLANE FOR PROPERTY IS = 272.75'
  - LOWEST PROPOSED LEVEL IS A BASEMENT; PROPOSED FLOOR ABOVE IS LESS THAN SIX FEET ABOVE GRADE PLANE.



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NO.	REVISION	DATE
1	DESIGN	5.18.15
2	ENVIRONMENTAL EVALUATION	2.24.11
3	REV REVISION	5.5.11
4	LOG SUBMITTAL	01.16.14
5	PLANNING COMMENTS	02.27.14
6	ALTERNATION PERMIT	02.26.14
7	UTILITY RANGE	04.12.15

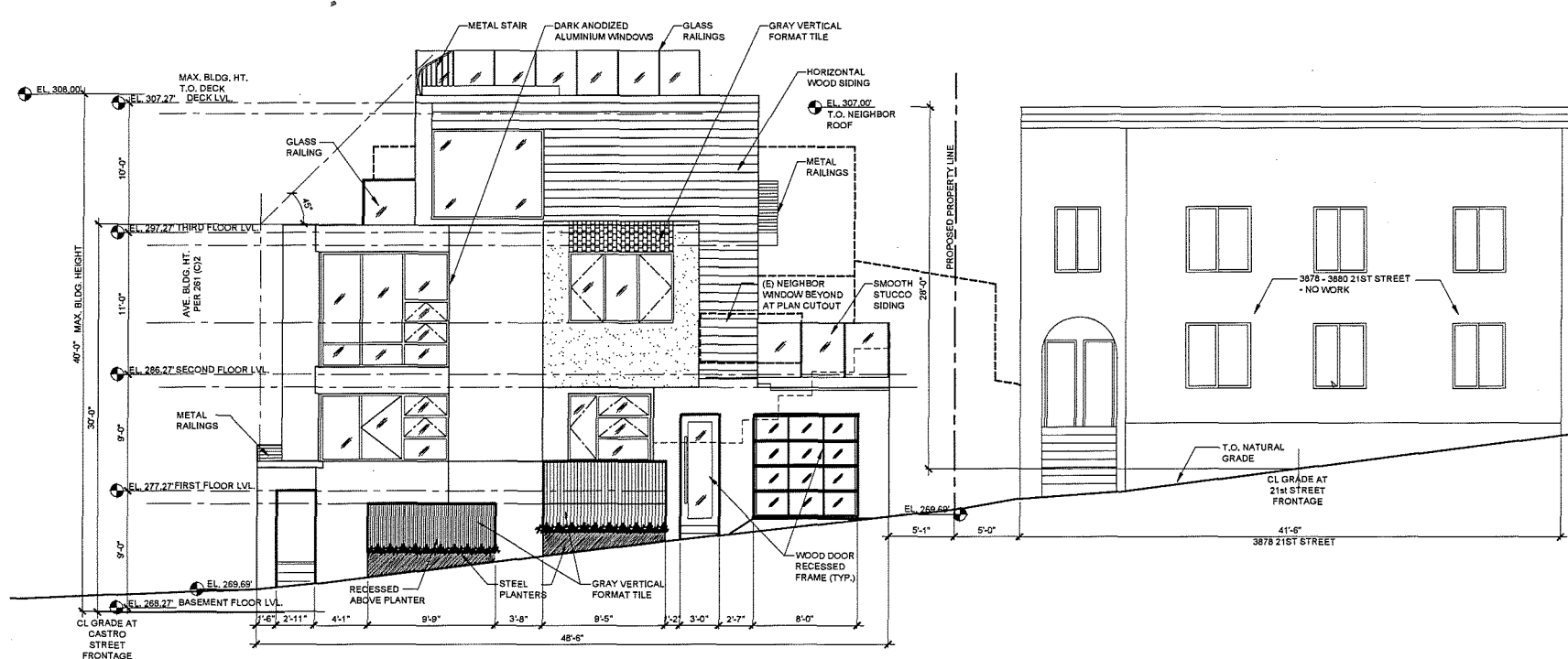
ISSUE DATE: 04.03.14  
SPACE PLAN: 04.27.14

DRAWING TITLE:  
**PROPOSED WEST AND EAST ELEVATIONS**

DRAWING NUMBER:

**A-2.0**

SECTION 144 COMPLIANCE:  
 • EXTENT OF ARCHITECTURAL FEATURES AT SOUTH ELEVATION: 9'9" x 9'6" x 37'4" = 30'-10"  
 • EXTENT OF BUILDING FRONTAGE AT SOUTH ELEVATION = 0.635 x 1/3



1 SOUTH ELEVATION - 21ST STREET - PROPOSED

Scale: 1/4" = 1'-0"



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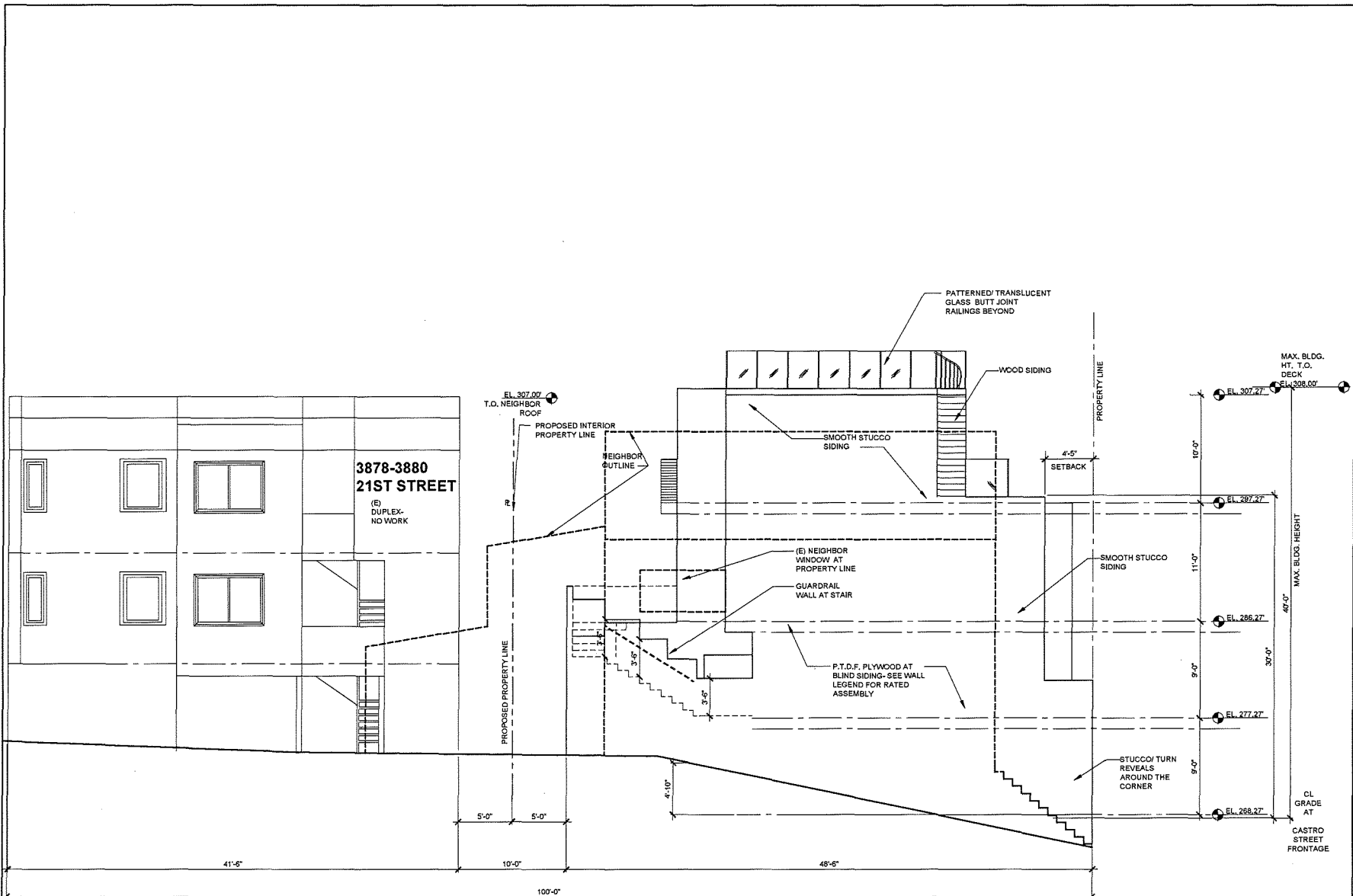
NO.	REVISIONS	DATE
1	DESIGN	6.16.10
2	ENVIRONMENTAL EVALUATION	2.26.11
3	REV REVISION	5.3.11
4	HDD RESUBMITTAL	01.16.14
5	PLANNING COMMENTS	06.27.14
6	PERMISSION PERMIT	08.28.14
7	PL VARIANCE	05.13.15

ISSUE DATE: 04.03.14  
 SPACE PLAN: 04.27.18

DRAWING TITLE  
**PROPOSED SOUTH ELEVATION**

DRAWING NUMBER

**A-2.1**



1 NORTH ELEVATION - PROPOSED

Scale: 1/4" = 1'-0"



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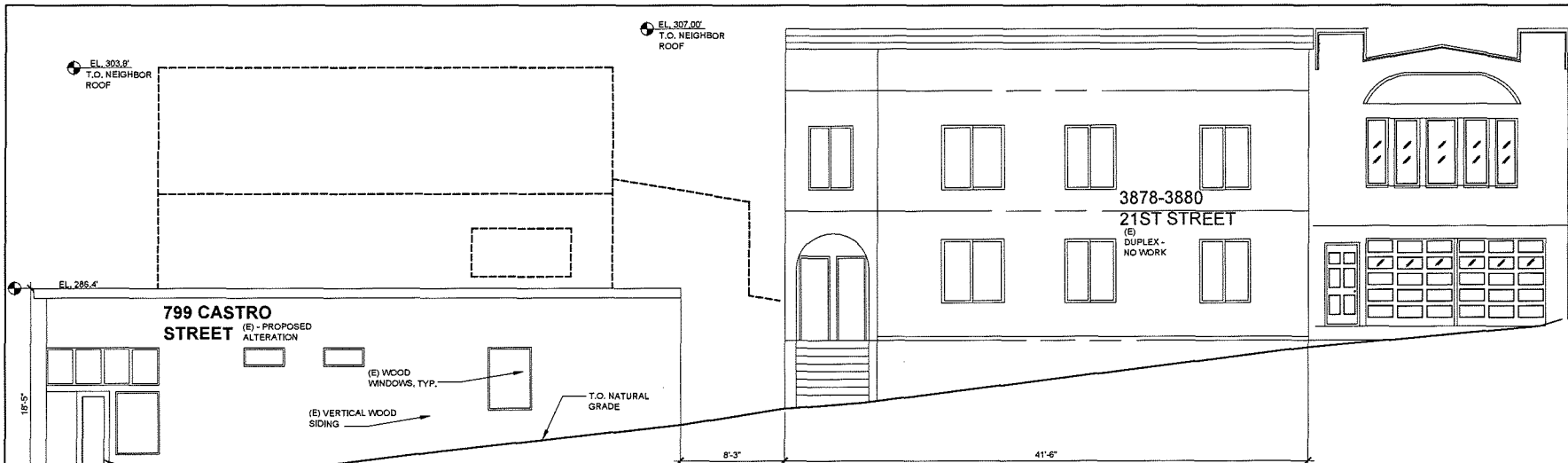
NO.	REVISION	DATE
1	DESIGN	6.19.10
2	ENVIRONMENTAL EVALUATION	2.24.11
3	REV REVISION	5.3.11
4	IFD RESUBMITTAL	01.18.14
5	PLANNING COMMENTS	08.27.14
6	ALTERATION PERMIT	08.04.14
7	0111 VARIANCE	05.13.15

ISSUE DATE: 04.23.14  
 SPACE PLAN: 04.23.14

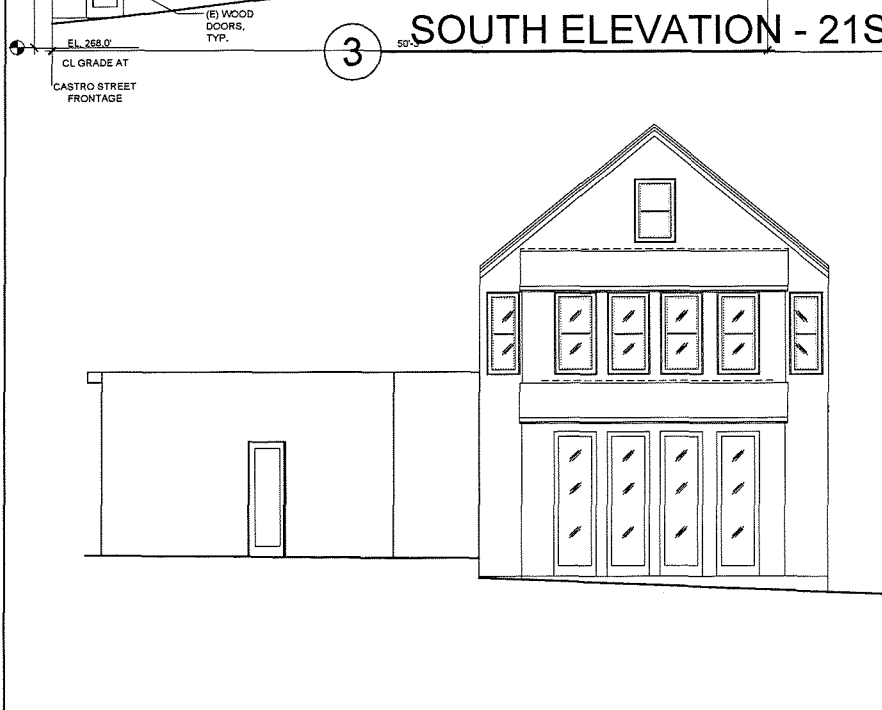
DRAWING TITLE  
**PROPOSED  
 NORTH  
 ELEVATION**

DRAWING NUMBER:

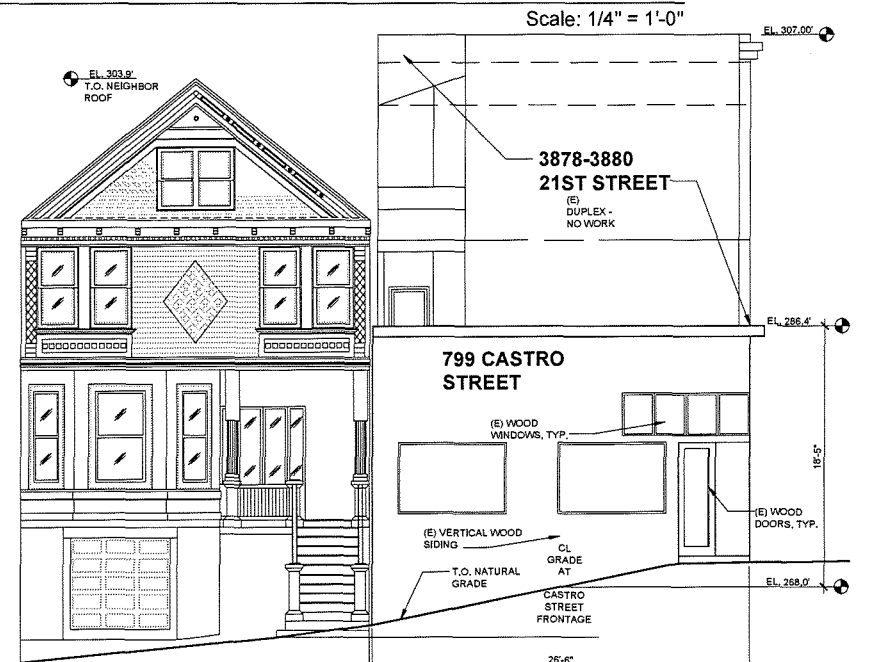
**A-2.2**



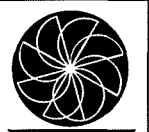
3 SOUTH ELEVATION - 21ST STREET - EXISTING



2 EAST ELEVATION - 799 CASTRO STREET - EXISTING



1 WEST ELEVATION - CASTRO STREET - EXISTING



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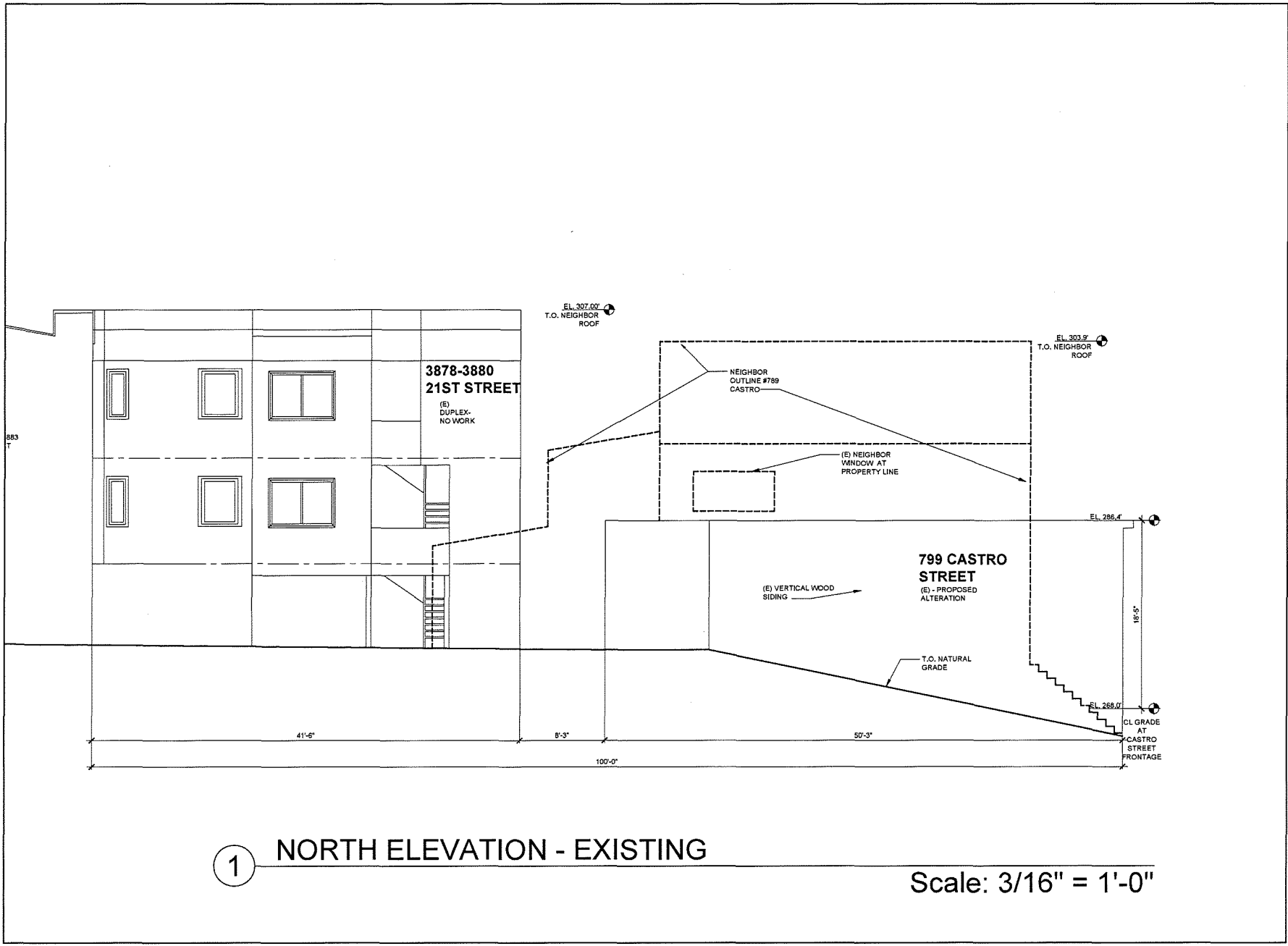
NO.	REVISIONS	DATE
1	DESIGN	8.16.18
2	ENVIRONMENTAL EVALUATION	2.24.11
3	EE REVISION	5.5.11
4	EDC RESUBMITAL	01.18.14
5	PLANNING COMMENTS	01.27.14
6	ALTERATION PERMIT	08.08.14
7	(1) VARIANCE	05.13.15

ISSUE DATE: 04.23.14  
 SPACE PLAN: 04.23.18

DRAWING TITLE  
 EXISTING  
 ELEVATIONS

DRAWING NUMBER

**A-2.3**



1 NORTH ELEVATION - EXISTING

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



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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING OF WORK.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING OF WORK.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING OF WORK.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCHEDULING OF WORK.

NO.	REVISIONS	DATE
1	DESIGN	5.16.13
2	ENVIRONMENTAL EVALUATION	2.24.11
3	REVISION	5.3.11
4	PDC SUBMITTAL	10.16.14
5	OWNER COMMENTS	10.27.14
6	ALTERATION PERMIT	10.16.14
7	VARIANCE	10.13.15

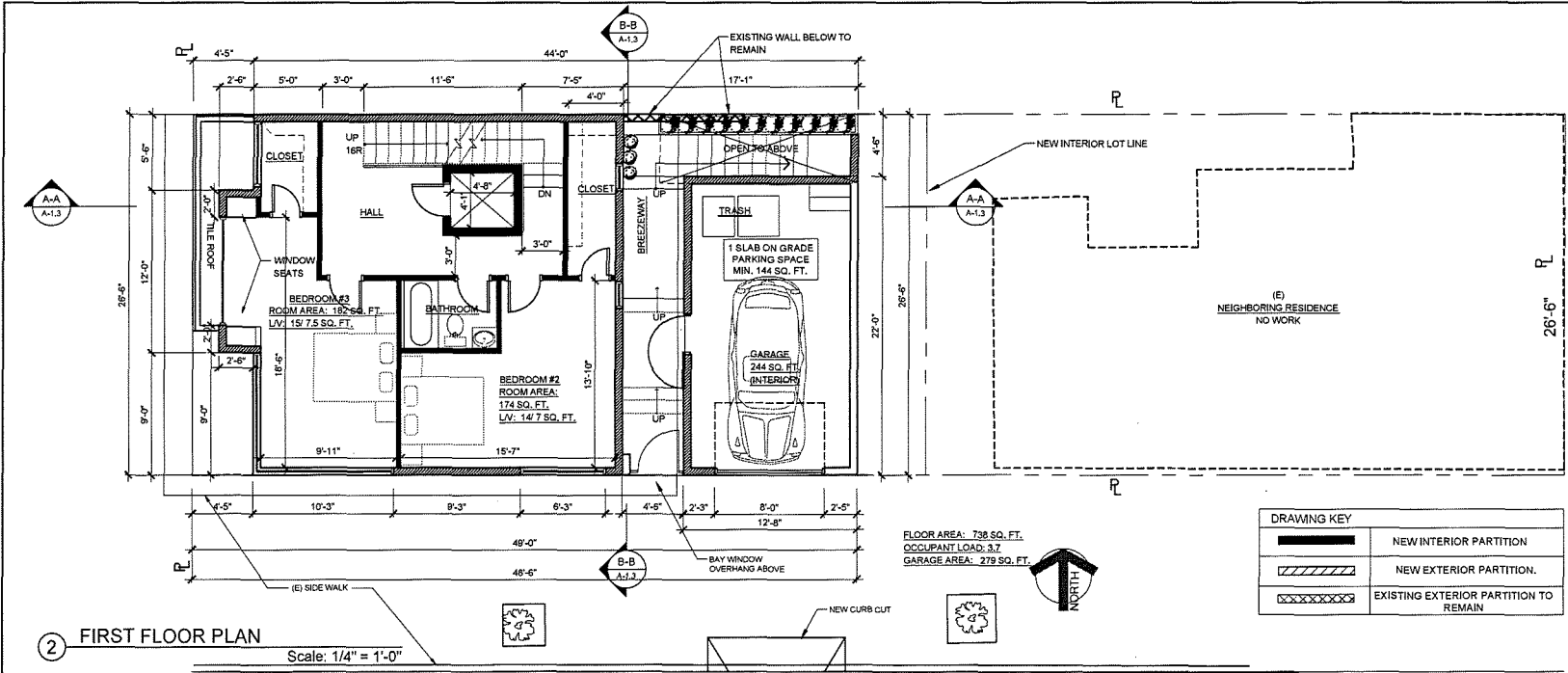
ISSUE DATE: 04.23.16  
 SPACE PLAN: 04.23.16

DRAWING TITLE:  
 EXISTING NORTH  
 ELEVATION

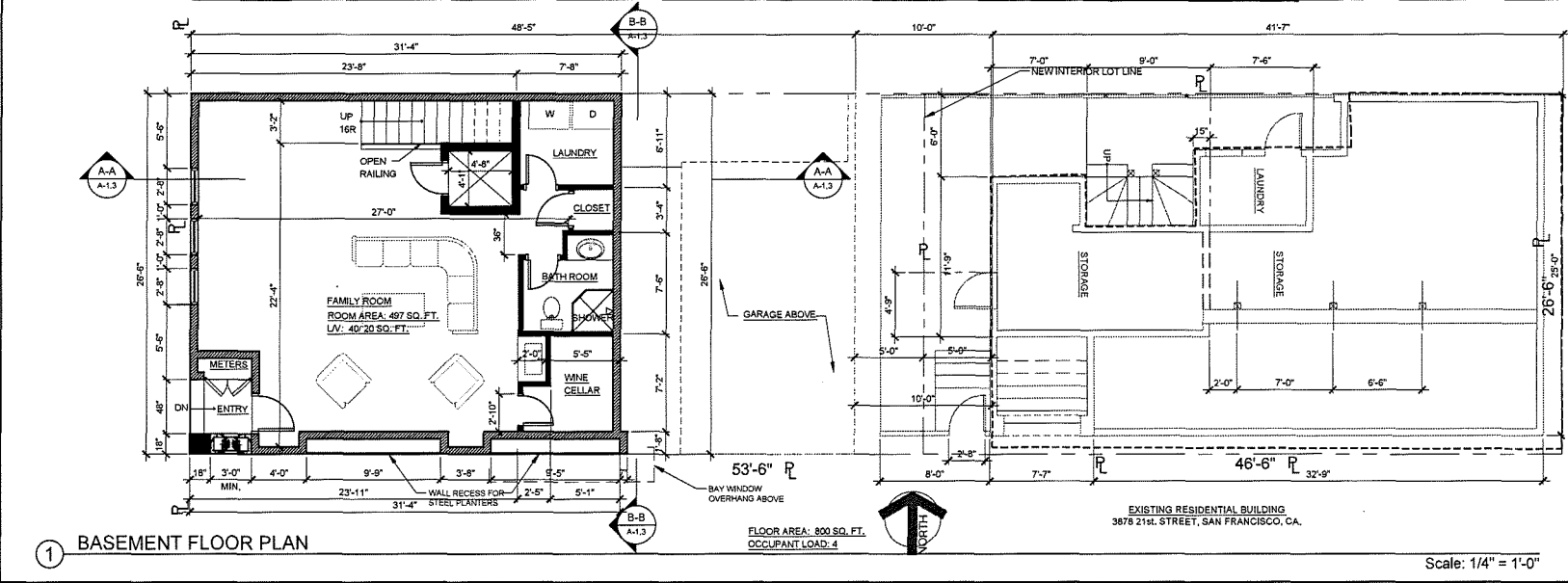
DRAWING NUMBER:

**A-2.4**





2 FIRST FLOOR PLAN



1 BASEMENT FLOOR PLAN



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**REVISIONS**

NO.	REVISIONS	DATE
1	ISSUE	01.26.14
2	ENVIRONMENTAL EVALUATION	2.24.11
3	REV REVISION	3.3.11
4	REV REVISION	01.16.14
5	PLANNING COMMENTS	02.27.14
6	ALTERNATIVE PERMIT	03.05.14
7	PERMITS	05.03.15

ISSUE DATE: 01.26.14  
SPACE PLAN: 11.26.14

DRAWING TITLE:  
**BASEMENT & FIRST FLOOR PLANS**

DRAWING NUMBER:

**A-1.0**

Scale: 1/4" = 1'-0"

ZACKS, FREEDMAN & PATTERSON  
A PROFESSIONAL CORPORATION

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21202

DATE	DESCRIPTION	INVOICE #	CHECK AMOUNT	DEDUCTION	NET AMOUNT
03/26/18	Appeal Fee - 799 Castro	100.135	597.00		597.00

2018 MAR 26 PM 3:00  
BY *[Signature]*

CHECK DATE	CONTROL NUMBER	TOTALS	Gross:	Ded:	Net:
03/26/18	21202		597.00	0.00	597.00

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(415) 956-8100

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DATE  
03/26/18

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OF: San Francisco CA 94103

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MEMO: Appeal Fee - 799 Castro

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||