



# SAN FRANCISCO PLANNING DEPARTMENT

## Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: JUNE 6, 2013

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* May 30, 2013  
*Case No.:* 2012.1131DD  
*Project Address:* 851 CORBETT AVENUE  
*Zoning:* RM-1 (Residential Mixed, Low Density)  
 40-X Height and Bulk District  
*Block/Lot:* 2778/013  
*Project Sponsor:* Michael Baushke  
 357 Grove Street  
 San Francisco, CA 94102  
*Staff Contact:* Rick Crawford – (415) 588-6358  
[rick.crawford@sfgov.org](mailto:rick.crawford@sfgov.org)  
*Recommendation:* **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2012.1131D	New Building Case Number	2012.1131D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	Tantamount to Demolition	New Building Application Number	2012.0926.0662
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	0	New Parking	2
Number Of Existing Bedrooms	3	Number Of New Bedrooms	5
Existing Building Area	±2,782 Sq. Ft.	New Building Area	±4,445 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	Yes
311 Expiration Date	1/5/13 and 5/19/13	Date Time & Materials Fees Paid	N/A

### PROJECT DESCRIPTION

The project would construct vertical and horizontal additions, to add a second dwelling unit to the existing single-family dwelling. The new front wall of the building will be at the average setback of the adjacent buildings to the sides. The proposed fourth floor will be setback 15 feet from the front wall of the lower stories. The top of the third floor will align with the roof of the adjacent three-story building to the south. The project will remove much of the existing building and is considered tantamount to demolition of the existing building.

The current project is a revision to a project that was originally noticed to the neighborhood in December. The original project moved the front wall of the building back further to provide for parking while preserving more of the existing building. That version of the project was not tantamount to demolition, but was rejected by the Residential Design Team because the project did not align with the average front setback of the adjacent buildings. The Department considers the current design, which was subject to a second Section 311 notice, to comply with the Residential Design Guidelines.

**SITE DESCRIPTION AND PRESENT USE**

The Project Site is an irregularly shaped lot 1,973 square feet in area, occupied by a 2,782 square foot single-family dwelling located on the easterly side of Corbett Avenue. The side lots lines of the property are not perpendicular to the front or rear lot lines. The lot slopes down toward the rear property line. The building is not a historic resource.

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

The surrounding neighborhood consists of a mixture of three to five-story multiple-family residential buildings and two to three-story single-family dwellings. The subject building is one of five two-story single-family dwellings grouped together going north from the Project Site. All the other surrounding buildings on both sides of the street are comparable in height to the project.

**BUILDING PERMIT NOTIFICATION**

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
1 <sup>st</sup> 311 Notice	30 days	December 6, 2012 – January 5, 2013	January 4, 2013	June 6, 2013	153 days
2 <sup>nd</sup> 311 Notice	30 days	April 19, 2013 – May 19, 2013			

After the DR was filed by a neighbor, the project was reviewed by the Residential Design Team who determined that the plans did not comply with the Residential Design Guidelines. The Project Sponsor revised the plans to comply with the Guidelines and the revised plans were subject to a second Section 311 notice. No additional Discretionary Review applications were filed during the second notice period. The DR Requestor does not consider that his concerns were addressed with the revised plans.

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 27, 2012	May 24, 2012	13 days
Mailed Notice	10 days	May 27, 2012	May 22, 2012	15 days

**PUBLIC COMMENT**

To date the Department has received no public comment on this request other than the requested Discretionary Review.

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		1	
Other neighbors on the block or directly across the street		0	
Neighborhood groups		0	

**DR REQUESTOR**

John Hayden, 850 Corbett Street, across Corbett Avenue and to the north of the Project Site in a four-story, six-unit, apartment building.

**DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES**

The Requestor is concerned that the height of the proposed addition is out of character with the neighborhood. The Requestor feels that the project will cast shadows on his residence across the street and that residents in the upper story of the project building will be able to look into the windows of the occupants of the building at 850 Corbett Avenue. The Requestor would like to see an addition that does not change the height of the subject building.

See attached *Discretionary Review Application*, dated September 26, 2012.

**PROJECT SPONSOR’S RESPONSE TO DR APPLICATION**

The Project Sponsor notes that the project compares favorably with the prevailing height in the area and the proposed 15-foot setback of the top floor will mitigate any difference in height between the project and adjacent buildings. The subject property is a narrow lot and the only way to expand the building is vertically. The reduction in height suggested by the Requestor would reduce the size of a two-bedroom dwelling unit that can accommodate families to a studio unit appropriate for a single person. Given the size of the Requestor’s building and the proximity of the two structures to each other, the Discretionary Review Requestor’s view over the subject property will be compromised when the project is constructed.

See attached *Response to Discretionary Review*, dated May 15, 2013.

**SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

*The proposal is a residential building in a residential neighborhood and will not affect neighborhood-serving retail uses*

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

*The proposal is a residential building in a residential neighborhood and will not affect the cultural and economic diversity of the neighborhood*

2. That the City's supply of affordable housing be preserved and enhanced.

*The project will have no effect on affordable housing.*

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

*The proposal will have no effect on MUNI transit service*

4. 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 proposal is a residential building in a residential neighborhood and will not include an office component.*

5. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The project is designed and would be constructed to conform to the structural and seismic safety requirements of the City Building Code.*

6. Landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project Site.*

7. Parks and open space and their access to sunlight and vistas be protected from development.

*The project would have no negative affect on existing parks and open spaces. The project does not have an effect on open spaces.*

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## **RESIDENTIAL DESIGN TEAM REVIEW**

The current project was reviewed by the Residential Design Team and the Director of Current Planning and determined to comply with the Residential design Guidelines.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project is tantamount to demolition.

## BASIS FOR RECOMMENDATION

The Department recommends that the Commission not take Discretionary review and approve the project as revised. The project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The project will result in a net gain of one dwelling-unit.
- The project will create two family-sized dwelling-units.
- No tenants will be displaced as a result of this project.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RM-1 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

**RECOMMENDATION: Do not take DR and approve project as proposed**

## DEMOLITION CRITERIA

### Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

***Project Meets Criteria***

*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.*

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

***Project Meets Criteria***

*The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.*

3. Whether the property is a "historical resource" under CEQA;

***Project Meets Criteria***

*Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.*

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

***Criteria Not Applicable to Project***

*The property is not a historical resource.*

**Rental Protection**

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

***Criteria Not Applicable to Project***

*The existing unit is currently vacant and thus not rental housing and had previously been owner occupied.*

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

***Project Meets Criteria***

*According to the Project Sponsor, the building is not subject to rent control. The building is a single-family dwelling that is currently vacant and had previously been owner occupied.*

**Priority Policies**

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

***Project Does Not Meet Criteria***

*The project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the project results in a net gain of housing and thus preserves the quantity of housing. Two family-sized units will replace one single-family home. The creation of these two family-sized units will preserve the cultural and economic diversity within the neighborhood.*

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

***Project Meets Criteria***

*The project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the surrounding neighborhood. By creating a compatible new building that increases the density by one unit in a neighborhood defined by multiple-family dwellings, the neighborhood's cultural and economic diversity will be preserved.*

9. Whether the Project protects the relative affordability of existing housing;

***Project Meets Criteria***

*Although the existing dwelling proposed for demolition is not above the 80% average price of a single-family home and thus considered "relatively affordable and financially accessible" housing, the dwelling is not defined as an "affordable dwelling-unit" by the Mayor's Office of Housing. By creating two new dwelling-units where one dwelling used to exist, the relative affordability of existing housing is being*

*preserved because the land costs associated with the housing are spread out over two dwellings rather than one. The reduction in land costs per unit reduces the overall cost of housing.*

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

***Project Does Not Meet Criteria***

*The project does not include any permanently affordable units, as the construction of two units does not trigger review under Planning Code Section 415 the Inclusionary Housing Program.*

**Replacement Structure**

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

***Project Meets Criteria***

*The project replaces one single-family dwelling with two dwelling-units in a neighborhood characterized by multiple-family dwellings.*

12. Whether the Project creates quality, new family housing;

***Project Meets Criteria***

*The project will create two family-sized units. The floor plans reflect such new quality, family housing.*

13. Whether the Project creates new supportive housing;

***Project Does Not Meet Criteria***

*The project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.*

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

***Project Meets Criteria***

*The Project is in scale with the surrounding neighborhood and constructed of high-quality materials.*

15. Whether the Project increases the number of on-site dwelling units;

***Project Meets Criteria***

*The project increases the number of dwelling units on the site from one to two.*

16. Whether the Project increases the number of on-site bedrooms.

***Project Meets Criteria***

*The project increases the number of bedrooms on the site from three to five.*

## Design Review Checklist

### NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

**Comments:** The surrounding neighborhood consists of a mixture of three to five-story multiple-family residential buildings and two to three-story single-family dwellings. The subject building is one of five two-story single-family dwellings grouped together going north from the Project Site. All the other surrounding buildings on both sides of the street are comparable in height to the project.

### SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
<b>Topography (page 11)</b>			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
<b>Front Setback (pages 12 - 15)</b>			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
<b>Side Spacing (page 15)</b>			
Does the building respect the existing pattern of side spacing?			X
<b>Rear Yard (pages 16 - 17)</b>			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
<b>Views (page 18)</b>			
Does the project protect major public views from public spaces?			X
<b>Special Building Locations (pages 19 - 21)</b>			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

**Comments:** The new building respects the existing block pattern by holding the street wall and not encroaching into the established mid-block open space. The overall scale of the project is consistent with the block face and is complementary to the neighborhood character

**BUILDING SCALE AND FORM (PAGES 23 - 30)**

QUESTION	YES	NO	N/A
<b>Building Scale (pages 23 - 27)</b>			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
<b>Building Form (pages 28 - 30)</b>			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

**Comments:** The replacement building is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space. The building's form, facade width, proportions, and roofline are compatible with the mixed neighborhood context. The proposed fourth floor will be setback 15 feet from the front wall of the lower stories. The top of the third floor will align with the roof of the adjacent three-story building to the south.

**ARCHITECTURAL FEATURES (PAGES 31 - 41)**

QUESTION	YES	NO	N/A
<b>Building Entrances (pages 31 - 33)</b>			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
<b>Bay Windows (page 34)</b>			
Are the length, height, and type of bay windows compatible with those found on surrounding buildings?	X		
<b>Garages (pages 34 - 37)</b>			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
<b>Rooftop Architectural Features (pages 38 - 41)</b>			
Is the stair penthouse designed to minimize its visibility from the street?			X

Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

**Comments:** The location of the entrance is consistent with the pattern in the neighborhood. The garage door has been minimized to the extent practical. The relocation of the front wall maintains the average front setback of the adjacent buildings.

**BUILDING DETAILS (PAGES 43 - 48)**

QUESTION	YES	NO	N/A
<b>Architectural Details (pages 43 - 44)</b>			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
<b>Windows (pages 44 - 46)</b>			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
<b>Exterior Materials (pages 47 - 48)</b>			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

**Comments:** The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood.

**SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 - 54)**

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X

Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

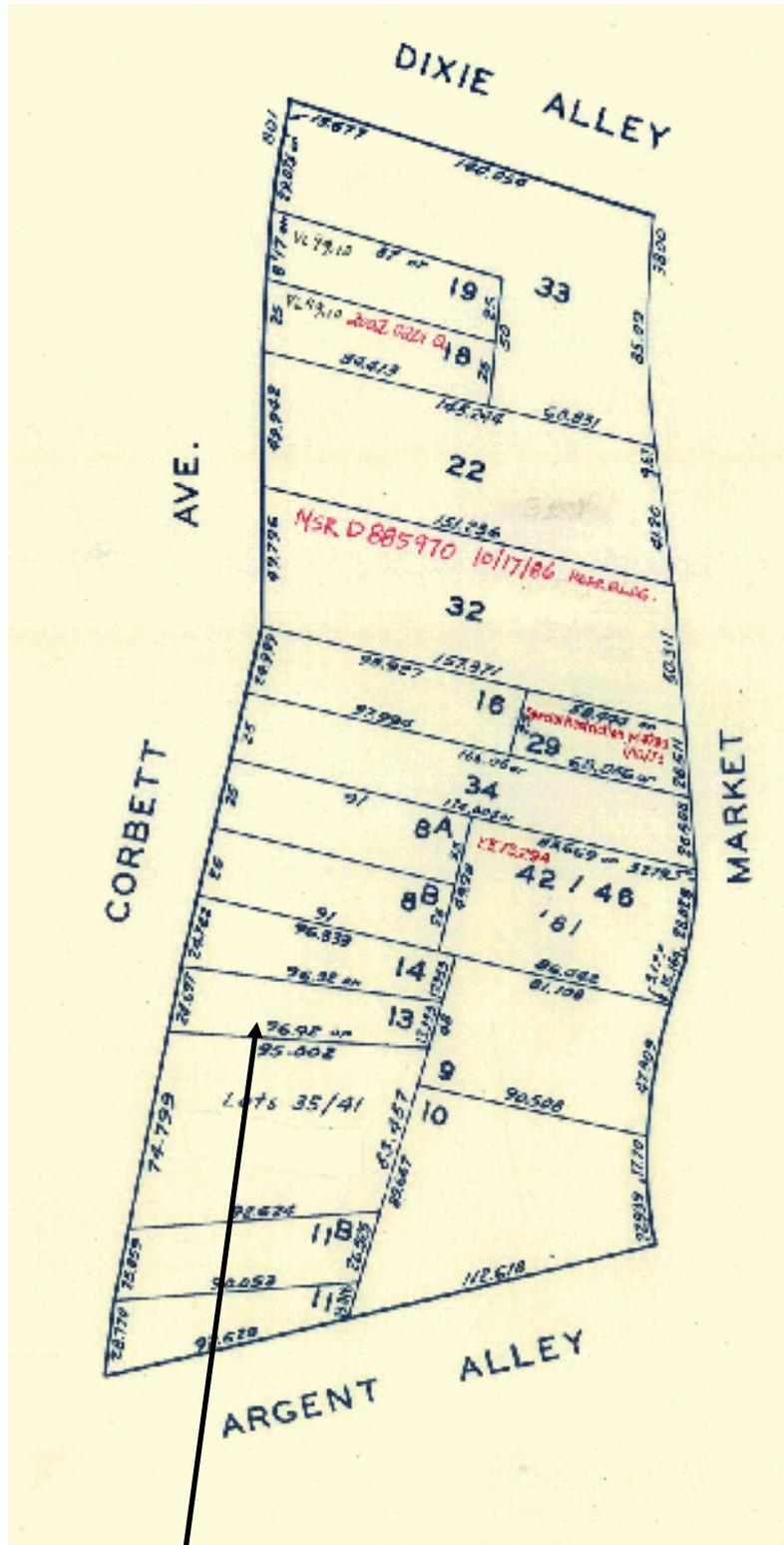
**Comments:** The existing building has been determined not to be an historical resource for the purposes of CEQA.

**Attachments:**

- Design Review Checklist for replacement building
- Prop M findings
- Block Book Map
- Sanborn Map
- Zoning Map
- Site Photograph
- Aerial Photographs
- Context Photos
- Section 311 Notices
- Discretionary Review Application
- Response to Discretionary Review
- Residential Demolition Application
- Reduced Plans
- 3-D Rendering

\* All page numbers refer to the Residential Design Guidelines

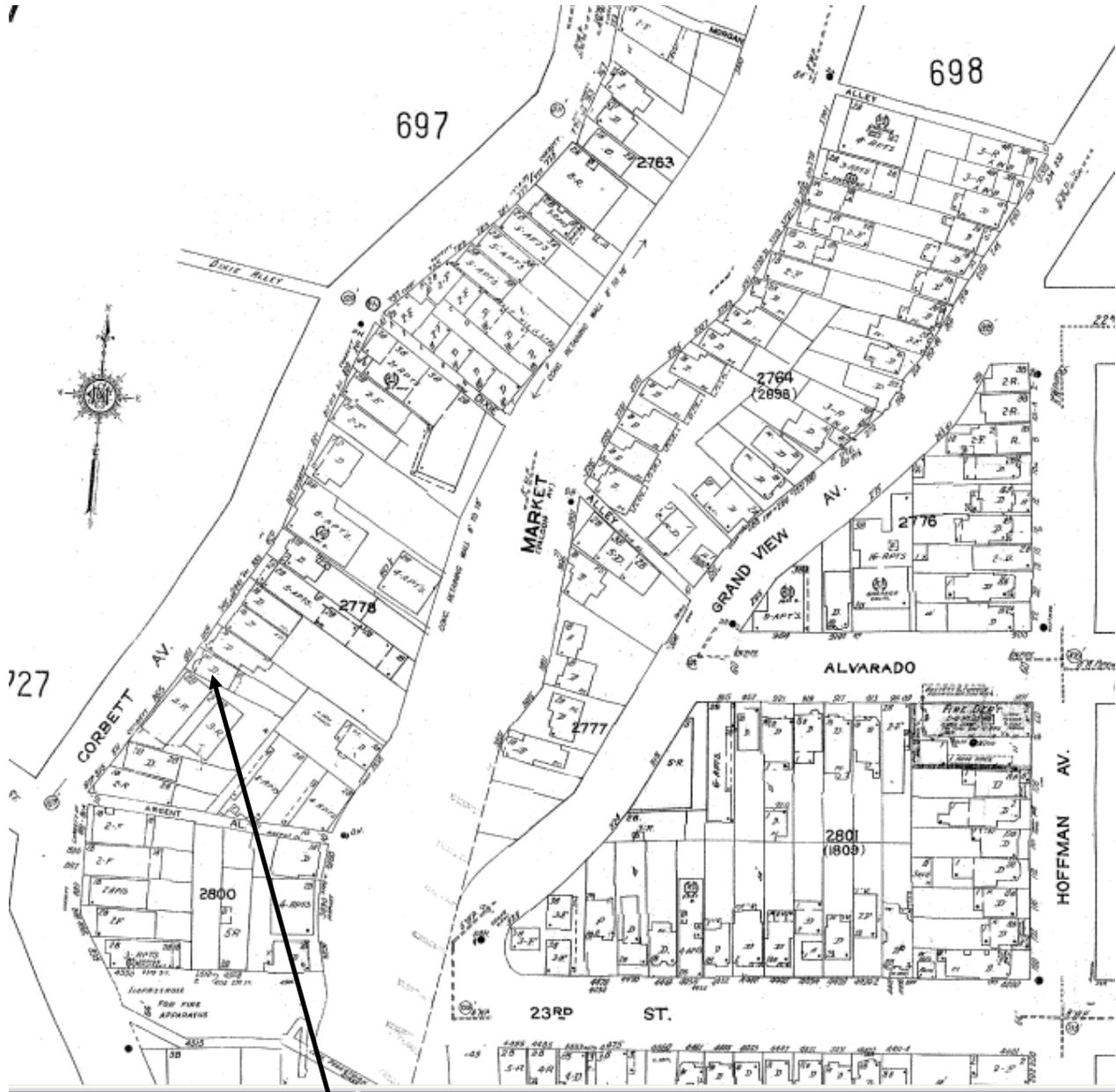
# Parcel Map



**SUBJECT PROPERTIES**

Discretionary Review  
 Case Number 2012.1131DD  
 851 Corbett Avenue

# Sanborn Map\*



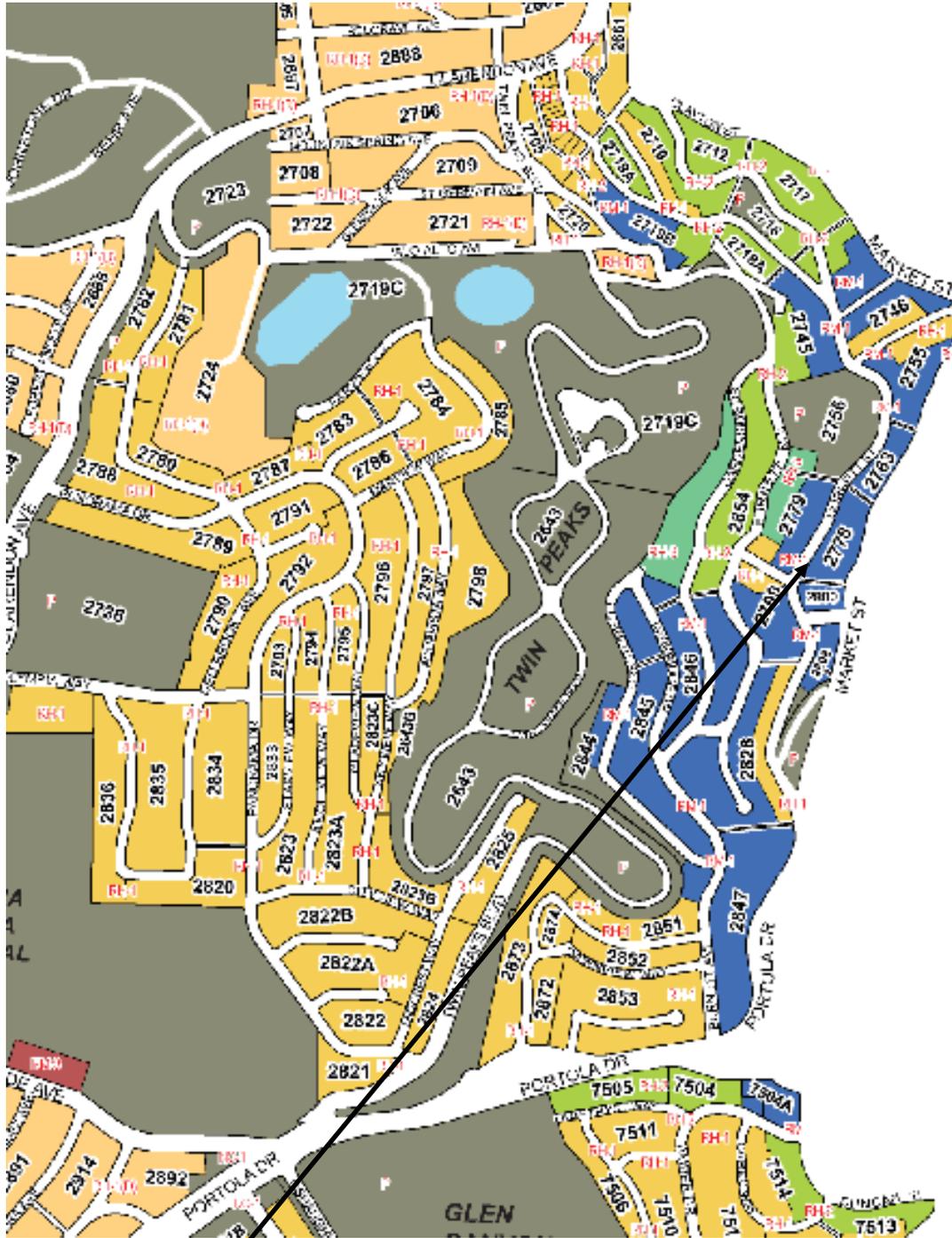
**SUBJECT PROPERTIES**

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



Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue

# Zoning Map

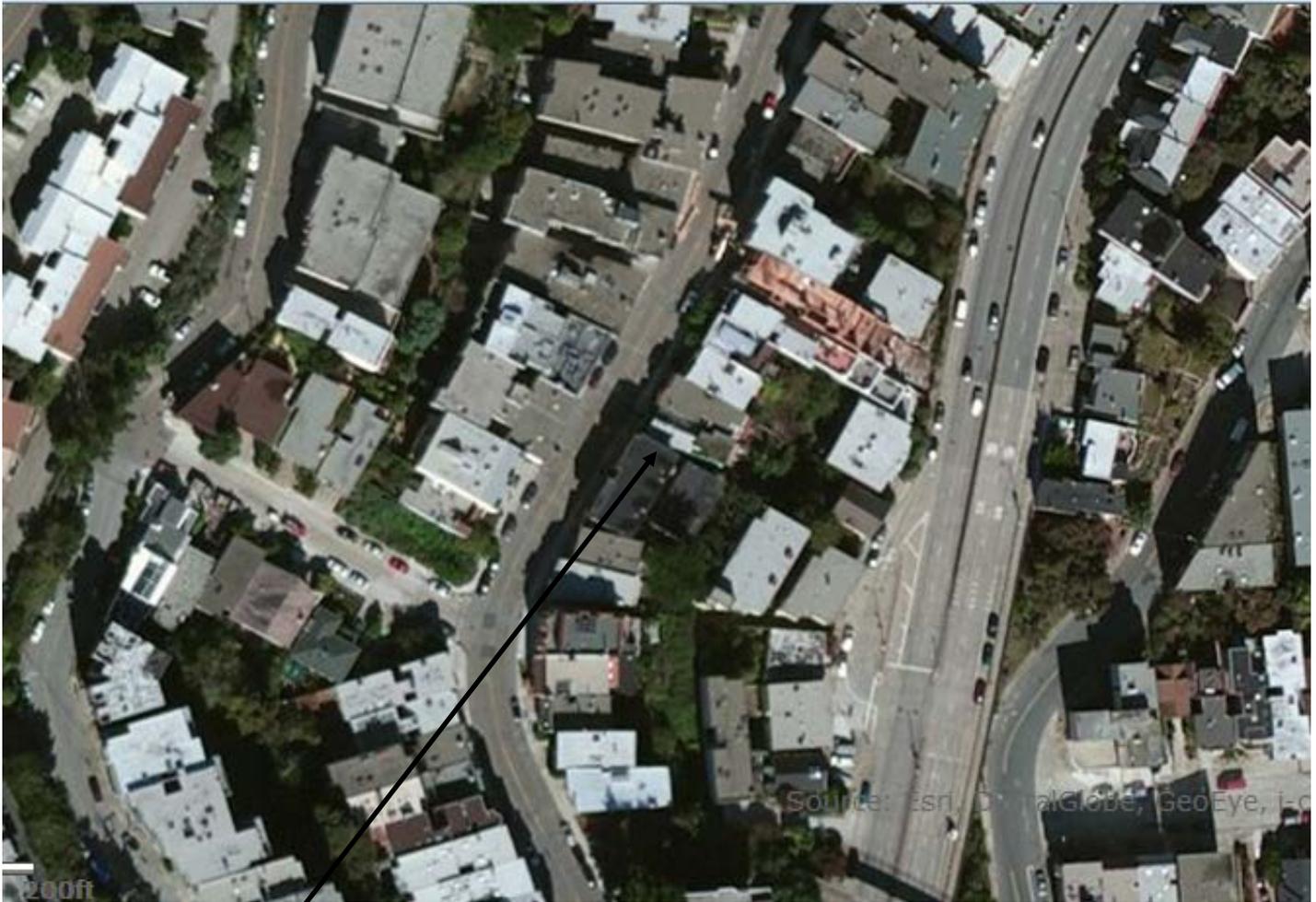


SUBJECT PROPERTY



Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue

# Aerial Photo



SUBJECT  
PROPERTIES



Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue

# Site Photo



Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue

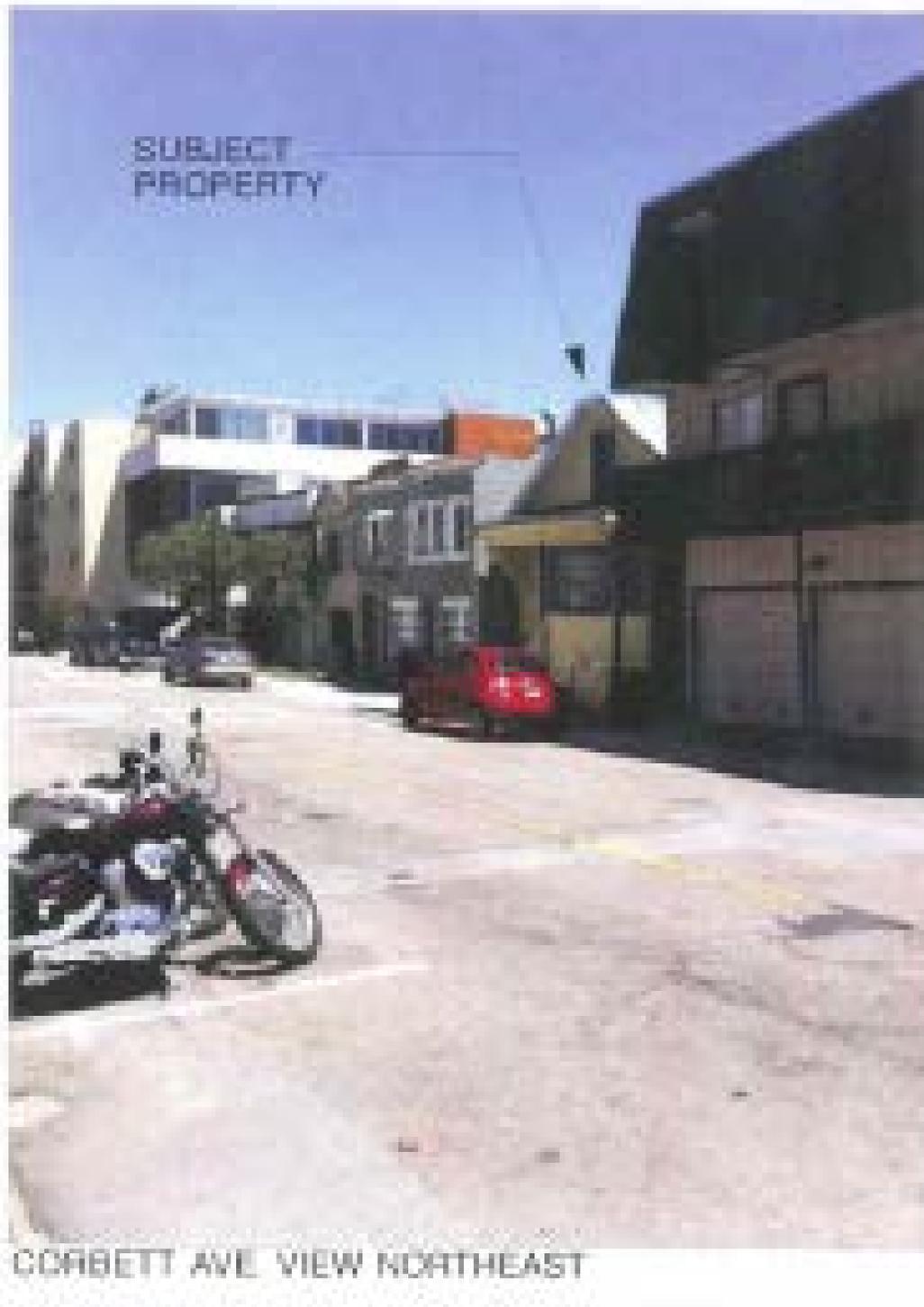
# Context Photos



CORBETT AVE. VIEW NORTHWEST

Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue

# Context Photos



Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue

# Context Photos



CORBETT AVE, VIEW SOUTH

Discretionary Review  
Case Number 2012.1131DD  
851 Corbett Avenue



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 26, 2012**, the Applicant named below filed Building Permit Application No. **2012.0926.0662** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Michael Baushke Apparatus Arch.</b>	Project Address:	<b>851 Corbett Avenue</b>
Address:	<b>357 Grove Street</b>	Cross Streets:	<b>Hopkins Avenue</b>
City, State:	<b>San Francisco, CA 94102</b>	Assessor's Block /Lot No.:	<b>2778/013</b>
Telephone:	<b>(415) 703-0904</b>	Zoning Districts:	<b>RM-1 /40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-Family Dwelling .....	Two-Family Dwelling
FRONT SETBACK .....	2.5 feet.....	3 feet
SIDE SETBACKS .....	none.....	none
BUILDING DEPTH .....	.67 feet .....	64 feet
REAR YARD .....	.25 feet.....	28 feet
HEIGHT OF BUILDING .....	.22 feet.....	40 feet
NUMBER OF STORIES .....	.2.....	4
NUMBER OF DWELLING UNITS .....	.1.....	2
NUMBER OF OFF-STREET PARKING SPACES .....	.0.....	2

### PROJECT DESCRIPTION

The revised proposal is construct vertical and horizontal additions, and to add a second dwelling unit to the existing single-family dwelling. The building will be constructed at the average setback of the adjacent buildings to the sides. The proposed fourth floor will be setback 15 feet from the front wall of the lower stories. This is a second Section 311 notice mailed because the project has changed since the previous notice. Please be aware that the project is subject to a Discretionary Review request from a neighbor (Case No. 2012.1131D). In addition, the project as modified is considered a defacto demolition of the existing building and as such is subject to Mandatory Discretionary Review for the removal of a dwelling unit. Any hearing for the Mandatory DR and the hearing for the DR filed by a neighbor will be noticed separately.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

EMAIL: **rick.crawford@sfgov.org**

DATE OF THIS NOTICE:

EXPIRATION DATE: \_\_\_\_\_

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at (415) 575-6880**.



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **September 26, 2012**, the Applicant named below filed Building Permit Application No. **2012.0926.0662** (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Michael Baushke Apparatus Arch.</b>	Project Address:	<b>851 Corbett Avenue</b>
Address:	<b>357 Grove Street</b>	Cross Streets:	<b>Hopkins Avenue</b>
City, State:	<b>San Francisco, CA 94102</b>	Assessor's Block /Lot No.:	<b>2778/013</b>
Telephone:	<b>(415) 703-0904</b>	Zoning Districts:	<b>RM-1 /40-X</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input checked="" type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE .....	Single-Family Dwelling .....	Two-Family Dwelling
FRONT SETBACK .....	2.5 feet.....	8 feet
SIDE SETBACKS .....	none.....	none
BUILDING DEPTH .....	67 feet .....	62 feet
REAR YARD .....	25 feet.....	24 feet
HEIGHT OF BUILDING .....	22 feet.....	33 feet
NUMBER OF STORIES .....	2.....	4
NUMBER OF DWELLING UNITS .....	1.....	2
NUMBER OF OFF-STREET PARKING SPACES .....	0.....	2
PROJECT DESCRIPTION		

The proposal is construct vertical and horizontal additions, and to add a second dwelling unit to the existing single-family dwelling. The project will remove a portion of the front of the building to increase the front setback. The rear extension features a small second story deck and a spiral stair. The new principal rear wall of the building will be 3 feet farther toward the rear of the lot than the principal rear wall of the existing building.

PLANNER'S NAME: **Rick Crawford**

PHONE NUMBER: **(415) 558-6358**

DATE OF THIS NOTICE:

EMAIL: **rick.crawford@sfgov.org**

EXPIRATION DATE: \_\_\_\_\_

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment through mediation. Community Boards acts as a neutral third party and has, on many occasions, helped parties reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfplanning.org](http://www.sfplanning.org)). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org) or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at (415) 575-6880**.

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# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME: 850 Corbett HOA		
DR APPLICANT'S ADDRESS: 850 Corbett Ave, San Francisco, CA 94131	ZIP CODE: 94131	TELEPHONE: ( )
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Michael Baushke		
ADDRESS: 357 Grove St, San Francisco, CA	ZIP CODE: 94102	TELEPHONE: ( 415 ) 703-0904
CONTACT FOR DR APPLICATION: Same as Above <input type="checkbox"/> John Hayden, owner and HOA secretary <span style="float: right;">+</span>		
ADDRESS: 850 Corbett Ave #3, San Francisco, CA	ZIP CODE: 94131	TELEPHONE: ( 415 ) 285-0580
E-MAIL ADDRESS: jhayden@bgnnet.bgsu.edu		

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 851 Corbett Ave, San Francisco, CA		ZIP CODE: 94131
CROSS STREETS: Hopkins Ave		
ASSESSORS BLOCK/LOT: 2778 / 013	LOT DIMENSIONS: 20.5 x 96 ft	LOT AREA (SQ FT): 1973
ZONING DISTRICT: RM-1		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

Please check all that apply

 Change of Use  Change of Hours  New Construction  Alterations  Demolition  Other 

 Additions to Building: Rear  Front  Height  Side Yard 

Present or Previous Use: Single family dwelling

Proposed Use: Two family dwelling

Building Permit Application No. 2012.0926.0662

Date Filed: 26 Sept 2012

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

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

The permit applicant has made no changes to address our concerns.

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# Discretionary Review Request

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

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

See attached sheet titled "Question 1."

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

The proposed building will unreasonably impact the light and privacy of the adjacent properties, including 850 Corbett. The proposed building will be significantly higher than the surrounding buildings, especially the single family homes to the north that define the character of this stretch of Corbett Ave. The proposed building will cast lengthy shadows on 850 Corbett, and reduce our light both in the morning and early afternoon. In addition, residents on the upper floors of the proposed building will be able to look down into the lower units of 850 Corbett, compromising their privacy.

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

The proposed building could be redesigned to better utilize space within the existing building height, without expanding vertically.

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## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: John L. Hayden

Date: Jan. 3, 2013

Print name, and indicate whether owner, or authorized agent:

John Hayden  
Owner / Authorized Agent (circle one)

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

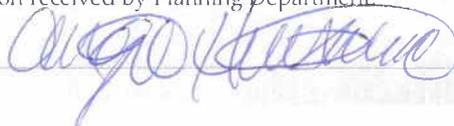
REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: 

Date: 1/4/13

**Question 1****San Francisco General Plan**

The proposed building conflicts with the San Francisco General Plan. Policy 11.3 of Part 2 of the 2009 Housing Element of the San Francisco General Plan requires that growth be accommodated without substantially and adversely impacting existing residential neighborhood character. Policy 11.3 states that "In existing residential neighborhoods, this means development projects should defer to the prevailing height and bulk of the area." The proposed building does not defer to the prevailing height and bulk of the area. The proposed building is significantly taller than the surrounding buildings. The proposed building will deny adequate light and privacy to adjacent properties, and adversely impact the neighborhood character.

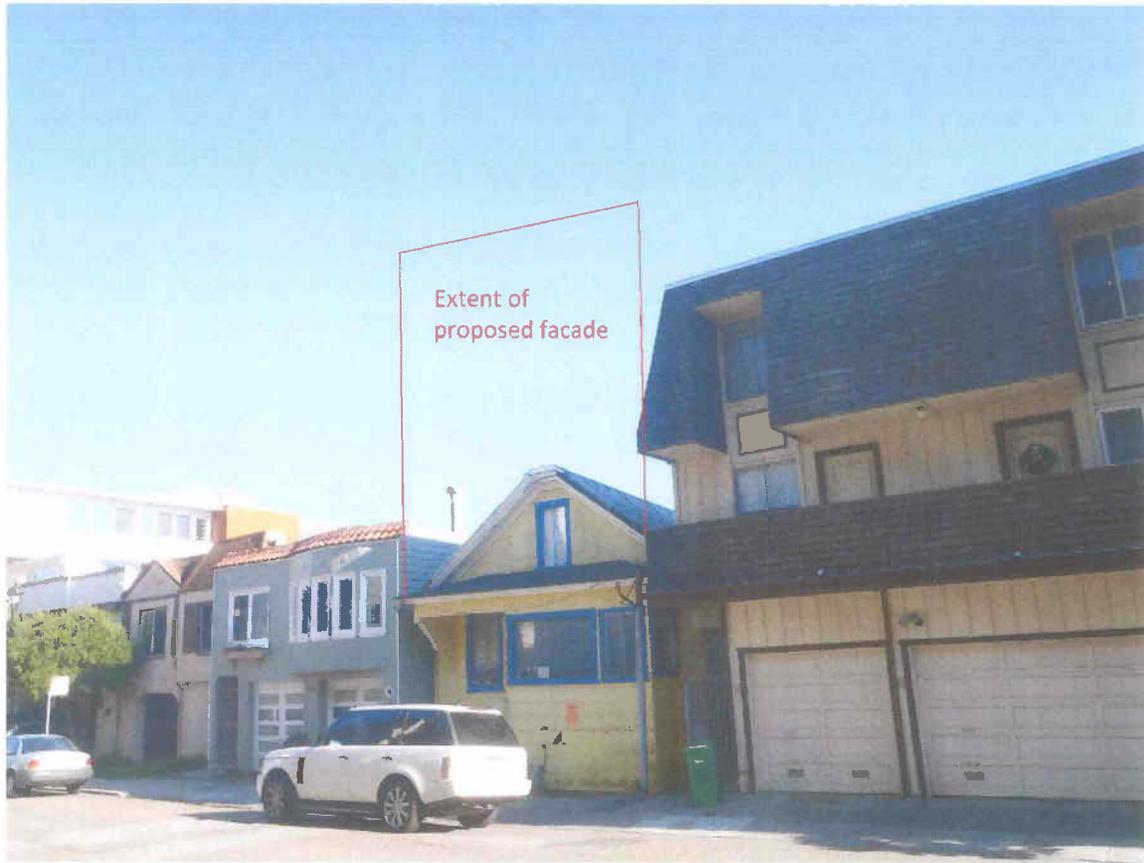
**Residential Design Guidelines**

The proposed building conflicts with the Residential Design Guidelines, as set forth in the table below.

<b>Residential Design Guideline</b>	<b>Conflict</b>
GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.	The existing neighborhood has a mixed visual character. As stated in the text to this Guideline, "When no clear pattern is evident on a block face, a designer has a greater opportunity and responsibility to help define, unify, and contribute positively to the existing visual context." The proposed building does not unify or contribute positively to the existing visual context. Instead, the proposed building creates a jarring transition from low single family homes to a dramatically taller, boxy building. See Photos 1 and 2.
GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings.	The proposed building is not compatible with the height of the surrounding buildings. The proposed building will tower over the adjacent and nearby single family homes which define the character of this stretch of Corbett Ave. See Photo 2.
GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the street.	The proposed building is incompatible with the existing building scale at the street. The sheer street-facing wall of the proposed building will stand out inharmoniously from neighboring buildings. See Photos 1 and 2.

<p>GUIDELINE: Design the building's form to be compatible with that of surrounding buildings.</p>	<p>The three dimensional shape of the proposed building is incompatible with the surrounding buildings. The proposed building will tower over the adjacent and nearby single family homes which define the character of this stretch of Corbett Ave. See Photo 2.</p>
<p>GUIDELINE: Design the building's proportions to be compatible with those found on surrounding buildings.</p>	<p>The proportions of the proposed building are incompatible with those found on surrounding buildings. The height and width of the proposed building's features, and the size and placement of windows are not proportional with the surrounding buildings. See Photo 1.</p>
<p>DESIGN PRINCIPLE: Design the building's architectural features to enhance the visual and architectural character of the neighborhood.</p>	<p>The proposed building incorporates none of the architectural character of the surrounding neighborhood. See Photos 1 and 2.</p>

Photo 1:



The proposed building is significantly taller than adjacent buildings.

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Photo 2:



The proposed building will tower over the adjacent and nearby single family homes which define the character of this stretch of Corbett Ave.



Michael Baushke  
Permit Applicant  
357 Grove St  
San Francisco, CA 94102

850 Corbett HOA  
DR Applicant  
850 Corbett Ave #3  
San Francisco, CA 94131

#02779 / #039  
John Hayden and Marvin Kumler  
850 Corbett Ave #3  
San Francisco, CA 94131

#02778 / #014  
Kevin Deysenroth  
849 Corbett Ave  
San Francisco, CA 94131

#02778 / #013  
Martha and Peter Stabler  
861 Corbett Ave  
San Francisco, CA 94131

#02779 / #040  
Vitaly Moshlevets and Julya Tozenberg  
850 Corbett Ave #4  
San Francisco, CA 94131

#02778 / #037  
Pascal Wilburn  
865 Corbett Ave Apt 5  
San Francisco, CA 94131

#02779 / #038  
Emil Martinsek and Todd Torr  
850 Corbett Ave #2  
San Francisco, CA 94131

#02779 / #041  
Tim Eicher  
850 Corbett Ave #5  
San Francisco, CA 94131

#02778 / #040  
Joseph Pogar Jr  
865 Corbett Ave Apt 3  
San Francisco, CA 94131

#02778 / #036  
Maureen Yager  
865 Corbett Ave Apt 6  
San Francisco, CA 94131

#02779 / #042  
Bryn Smith  
850 Corbett Ave #6  
San Francisco, CA 94131

#02778 / #041  
Charles T. Frisbie  
865 Corbett Ave Apt 4  
San Francisco, CA 94131

#02778 / #009  
Dominic Haigh  
3858 Market St  
San Francisco, CA 94131

#02779 / #037  
John Orlando  
850 Corbett Ave #1  
San Francisco, CA 94131

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1. sign and date original (on the fourth page)
2. sign and date copy (on the fourth page)
3. bring checkbook
4. submit application in person at the Planning Information Center at 1660 Mission Street (near South Van Ness)

**To file your Discretionary Review application**, please come to the Planning Information Center (PIC) located at 1660 Mission Street to submit in person. Please bring your completed application with all required materials.



# SAN FRANCISCO PLANNING DEPARTMENT

## RESPONSE TO DISCRETIONARY REVIEW

Case No.: \_\_\_\_\_  
Building Permit No.: 2012 0926 0662  
Address: 851 Corbett Ave.

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Project Sponsor's Name: Michael Baushke, Architect

Telephone No.: (415)703-0904 (for Planning Department to contact)

Planning  
Information:  
415.558.6377

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

Our project sits in a neighborhood of mostly 3 & 4-story apartment and condominium buildings. Two-story single-family dwellings are the exception and not the rule. Our project is within the regulated height limit for this district and incorporates a 4th floor setback of 15 feet to minimize massing at the street facade. The DR requester is separated from our project by over 50 feet of open street and is only partially impacted by shadows cast from our project for 1-2 morning hours from late November through early February. As with all properties facing a street in the city, our privacy is as equally impacted as the DR requester's.

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

The DR requester has asked that we eliminate the proposed top floor of the project. This is not feasible in terms of developing two marketable dwelling units on the property (see answer to #3 below).

Prior to filing our application, we did reduce the size of the top floor deck at the rear of the building in order to address privacy concerns expressed by an owner at 865 Corbett Ave. (adjacent neighbor).

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

The street massing of our project is in line with the neighboring buildings, while the top floor setback maximizes light to the open street space and minimizes bulk.

Due to the narrowness of the lot and the rearyard setback, the only practical development expansion is vertically. Eliminating the top floor would reduce the top unit's square-footage by 750 s.f. (35%) and eliminate one large bedroom, a full bath, and closet.

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

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units) .....	1	2
Occupied stories (all levels with habitable rooms) ...	3	4
<hr/>		
Basement levels (may include garage or windowless storage rooms) .....	0	0
Parking spaces (Off-Street) .....	0	2
Bedrooms .....	2	5
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	2782	3705
Height .....	21'-5"	39'-6"
Building Depth .....	60'-0"	62'-7"
Most recent rent received (if any) .....	N/A	
Projected rents after completion of project .....		N/A
Current value of property .....	\$550,000	
Projected value (sale price) after completion of project (if known) .....		N/A

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

	5/15/13	Michael Baushke
Signature	Date	Name (please print)

CASE NUMBER:  
For Staff Use only

# APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <b>ADR LLC</b>	
PROPERTY OWNER'S ADDRESS: <b>1292 7th Ave. San Francisco, CA 94122</b>	TELEPHONE: <b>415) 279-0846</b>
	EMAIL:

APPLICANT'S NAME: <b>Michael Baushke (Architect)</b> <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: <b>357 Grove St. San Francisco, CA 94102</b>	TELEPHONE: <b>415) 703-0904</b>
	EMAIL: <b>mike@apparatus.com</b>

CONTACT FOR PROJECT INFORMATION: <b>same as applicant</b> <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( )
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <b>N/A</b> <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( )
	EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>851 Corbett Ave.</b>	ZIP CODE: <b>94131</b>
CROSS STREETS: <b>Hopkins Ave.</b>	

ASSESSORS BLOCK/LOT: <b>2778 1013</b>	LOT DIMENSIONS: <b>21.7x96.2 x17.3x96.4</b>	LOT AREA (SQ FT): <b>2017</b>	ZONING DISTRICT: <b>RM-1</b>	HEIGHT/BULK DISTRICT: <b>40-X</b>
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	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	1	2	+1
2	Total number of parking spaces	0	2	+2
3	Total gross habitable square footage	2792	4445	+1663
4	Total number of bedrooms	3	5	+2
5	Date of property purchase	6/29/12		
6	Total number of rental units	0		
7	Number of bedrooms rented	0		
8	Number of units subject to rent control	0		
9	Number of bedrooms subject to rent control	0		
10	Number of units currently vacant	1		
11	Was the building subject to the Ellis Act within the last decade?	NO		
12	Number of owner-occupied units	0		

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Michael Dauschke

Date: 4/8/13

Print name, and indicate whether owner, or authorized agent:

Michael Dauschke, Architect  
Owner / Authorized Agent (circle one)

# Loss of Dwelling Units Through Demolition

(FORM A - COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(d), the demolition of residential dwellings not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval. Administrative approval only applies to (1) single-family dwellings in RH-1 Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); or (2) residential buildings of two units or fewer that are found to be unsound housing. Please see website under Publications for Loss of Dwelling Units Numerical Values.

The Planning Commission will consider the following criteria in the review of applications to demolish Residential Buildings. Please fill out answers to the criteria below:

## Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

An appraisal has not been undertaken within the past six months to determine the relative affordability of the existing single-family dwelling. See #4 for related information on existing value of structure.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings).

A report on the unsoundness of the property has not been undertaken.

3. Whether the property is free of a history of serious, continuing code violations;

Although there is a history of violations, none are of a serious nature.

### Existing Building (continued)

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

The previous owner removed all interior finishes, all interior plumbing & electrical fixtures, and all heating systems.

5. Whether the property is a historical resource under CEQA;

The property is not a historical resource. Determined to be CEQA exempt on 11/14/12.

6. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

N/A

### Rental Protection

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

The proposed project will convert a single-family residence into two single-family dwelling units.

8. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

see #7.

## Priority Policies

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

The project proposes to replace the single-family residence with two single-family dwelling units.

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

The project complies with Residential Design Guidelines with regard to maintaining street wall, complying with massing of neighboring buildings, & repeating entrance elements.

11. Whether the Project protects the relative affordability of existing housing;

The project proposes to provide two new single-family dwelling units comparable in size & design to neighboring condominium units.

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

The project proposes two units and therefore is not subject to Section 415.

## Replacement Structure

13. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

The project proposes two new single-family dwelling units on a site zoned for multiple units, & in a neighborhood of existing multi-unit buildings.

Replacement Structure

14. Whether the Project creates quality, new family housing;

The project proposes to replace a single-family residence with two single-family dwelling units with multiple bedrooms & baths and new high quality finishes & fixtures.

15. Whether the Project creates new supportive housing;

The project does not create new supportive housing.

16. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

The project proposes construction of two new single-family dwelling units using materials & methods of equal or greater quality to neighboring structures.

17. Whether the Project increases the number of on-site dwelling units;

The project proposes a net increase of one on-site dwelling units.

18. Whether the Project increases the number of on-site bedrooms.

The project proposes a net increase of two on-site bedrooms.

## Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

There are no existing retail uses on the subject block. The project does not propose creating any new retail uses.

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

The project proposes two single-family dwelling units in keeping with the neighborhood character of multi-unit buildings and the Residential Design Guidelines.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed project does not remove any affordable housing & increases the number of on-site dwelling units.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed project is consistent with the required zoning & provides two new off-street parking spaces.

Please respond to each policy; if it's not applicable explain why:

5. 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 proposed project does not displace any industrial or service uses.*

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

*The proposed project will replace a sub-standard structure with a new structure, engineered to current standards.*

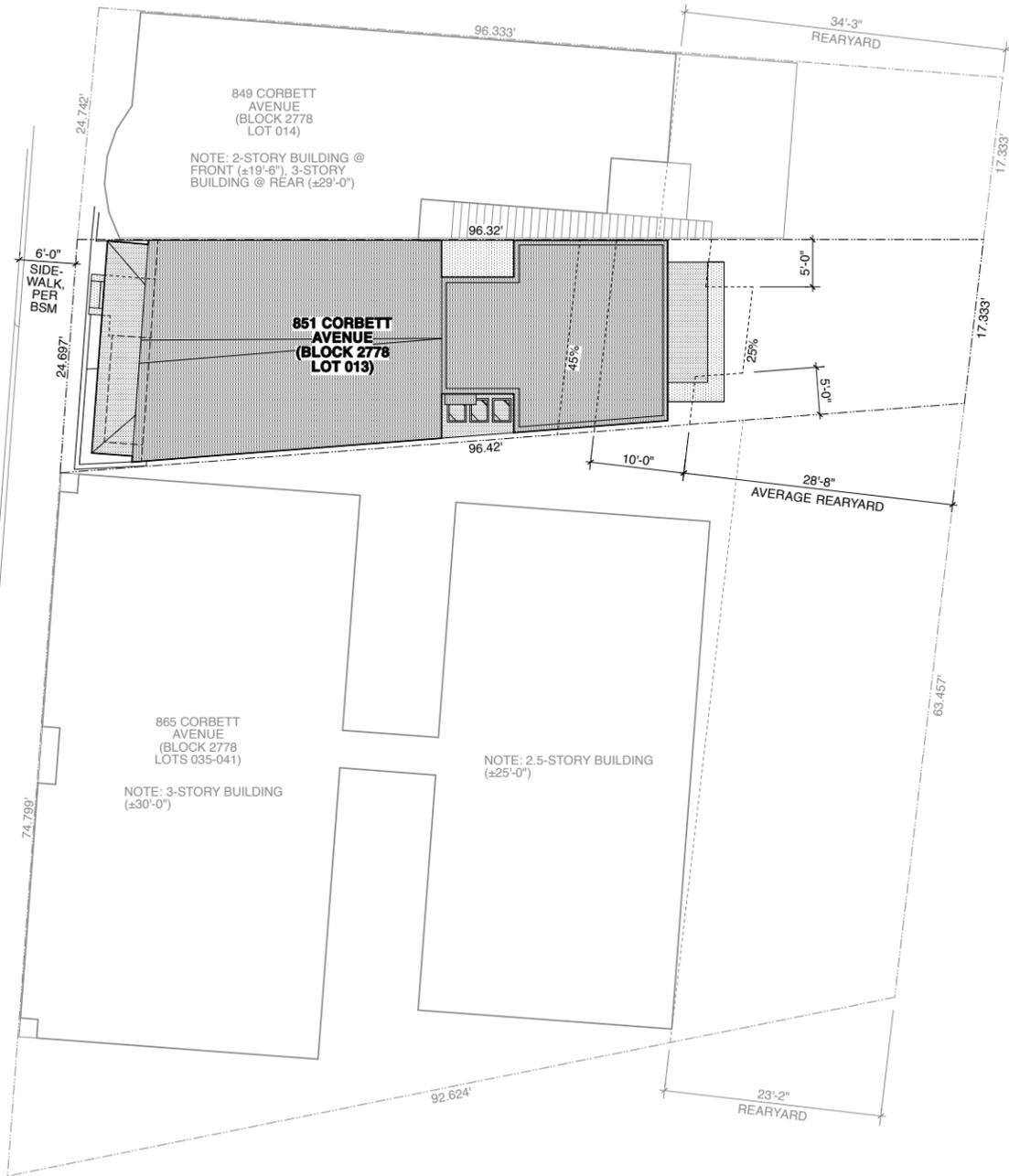
7. That landmarks and historic buildings be preserved; and

*The existing structure is neither a landmark or historic building (CEQA exempt).*

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

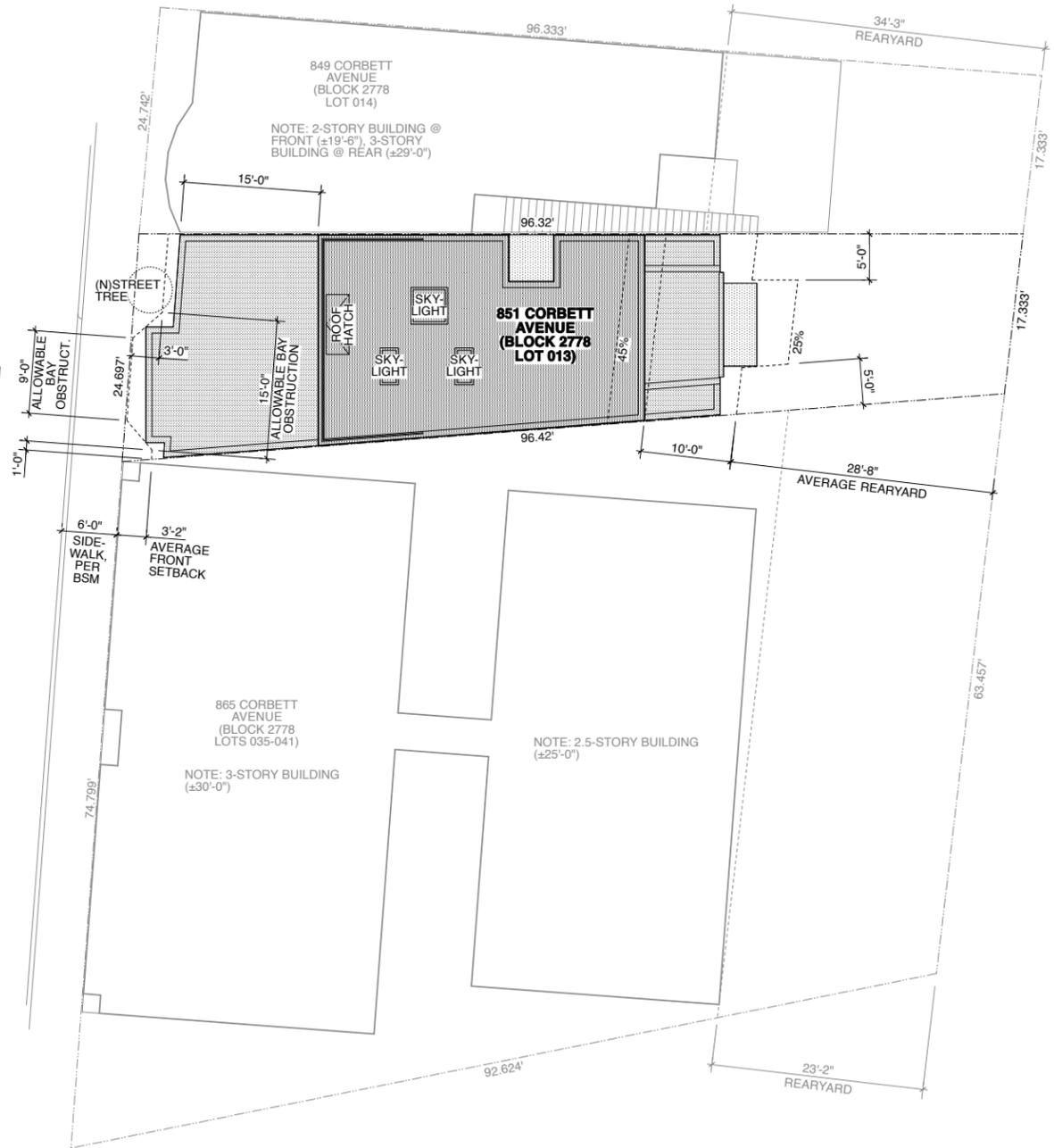
*There are no parks or open space affected by the proposed project.*

CORBETT AVENUE



**EXISTING SITE/ROOF PLAN** PROJECT NORTH

CORBETT AVENUE



**PROPOSED SITE/ROOF PLAN** PROJECT NORTH



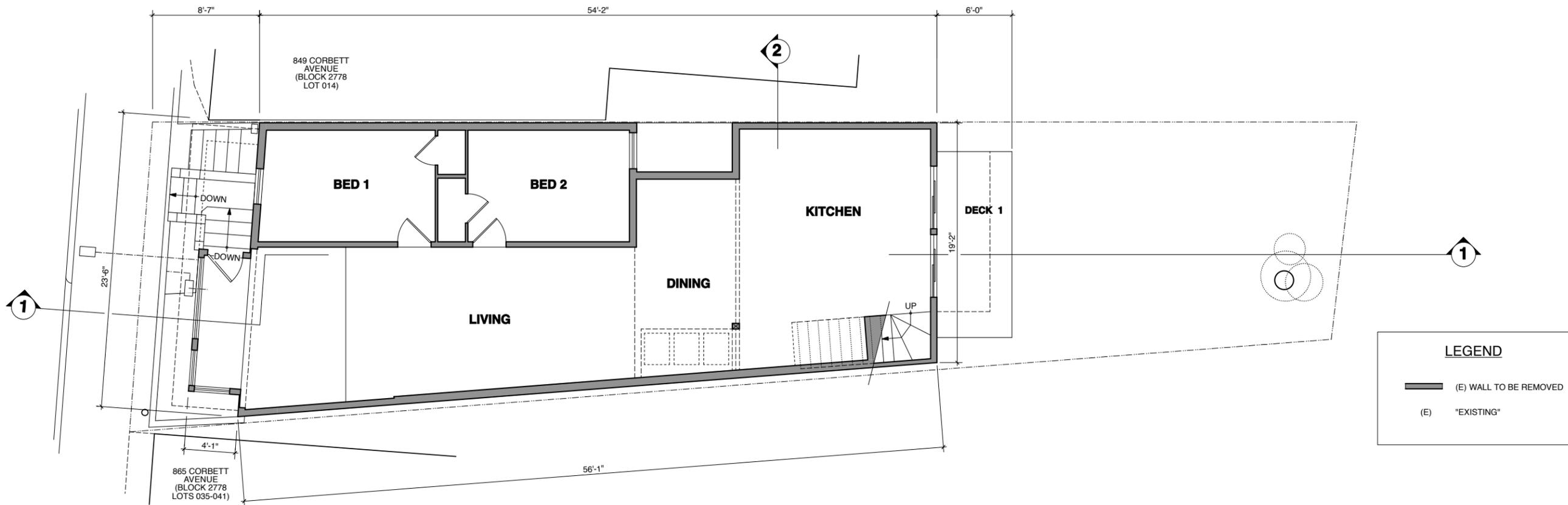
**APPARATUS ARCHITECTURE**

357 Grove Street  
San Francisco, CA 94102  
T: (415) 703-0904  
F: (415) 703-0914

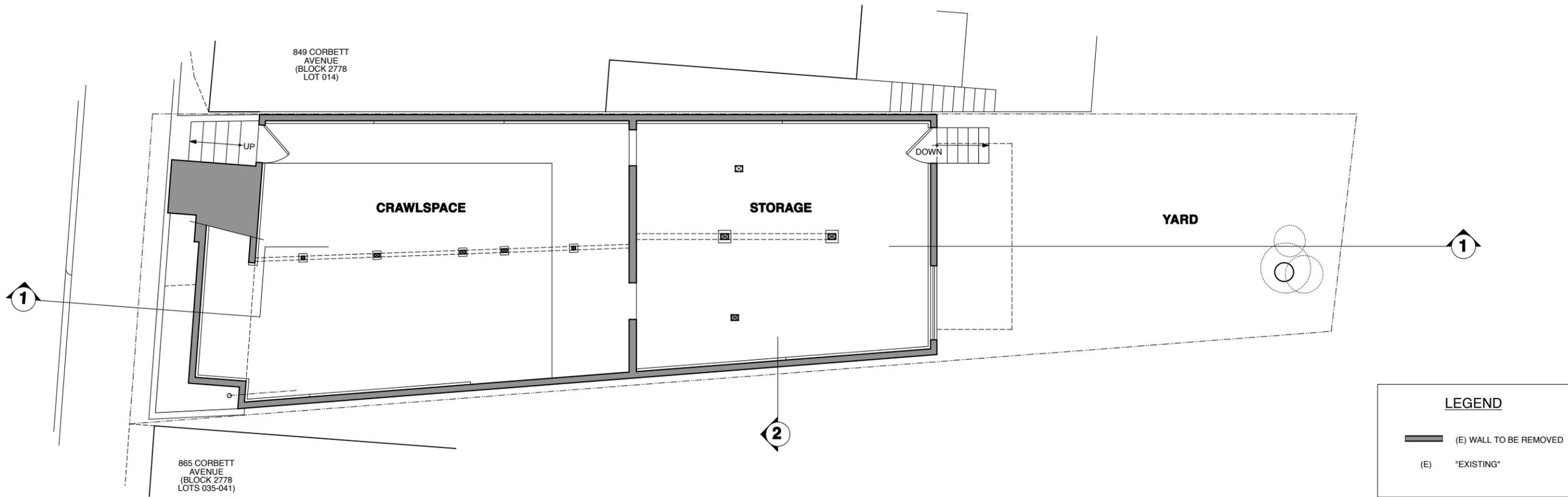
**CORBETT AVE. 2-UNIT**  
851 Corbett Avenue  
San Francisco, Ca 94131  
Block 2778 Lot 013

date APRIL 2, 2013  
scale PER GRAPHIC SCALE  
revis

**A1**



**EXISTING 2ND FLOOR PLAN** PROJECT NORTH



**EXISTING 1ST FLOOR PLAN** PROJECT NORTH

F. (415) 703-0904  
F. (415) 703-0914

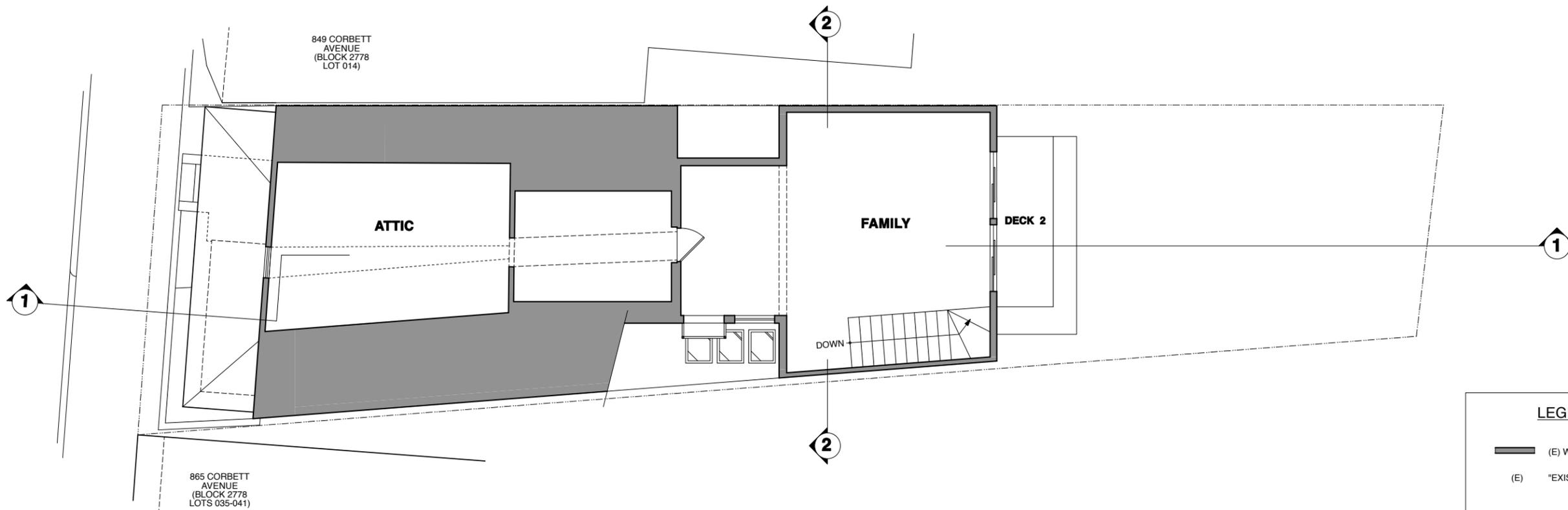
357 Grove Street  
San Francisco, CA 94102



**CORBETT AVE. 2-UNIT**  
851 Corbett Avenue  
San Francisco, Ca 94131  
Block 2778 Lot 013

date APRIL 2, 2013  
scale PER GRAPHIC SCALE  
revis

**A2**



849 CORBETT AVENUE (BLOCK 2778 LOT 014)

865 CORBETT AVENUE (BLOCK 2778 LOTS 035-041)

**LEGEND**

— (E) WALL TO BE REMOVED

(E) "EXISTING"

**EXISTING 3RD FLOOR PLAN** PROJECT NORTH

357 Grove Street  
San Francisco, CA 94102  
P: (415) 703-0904  
F: (415) 703-0914

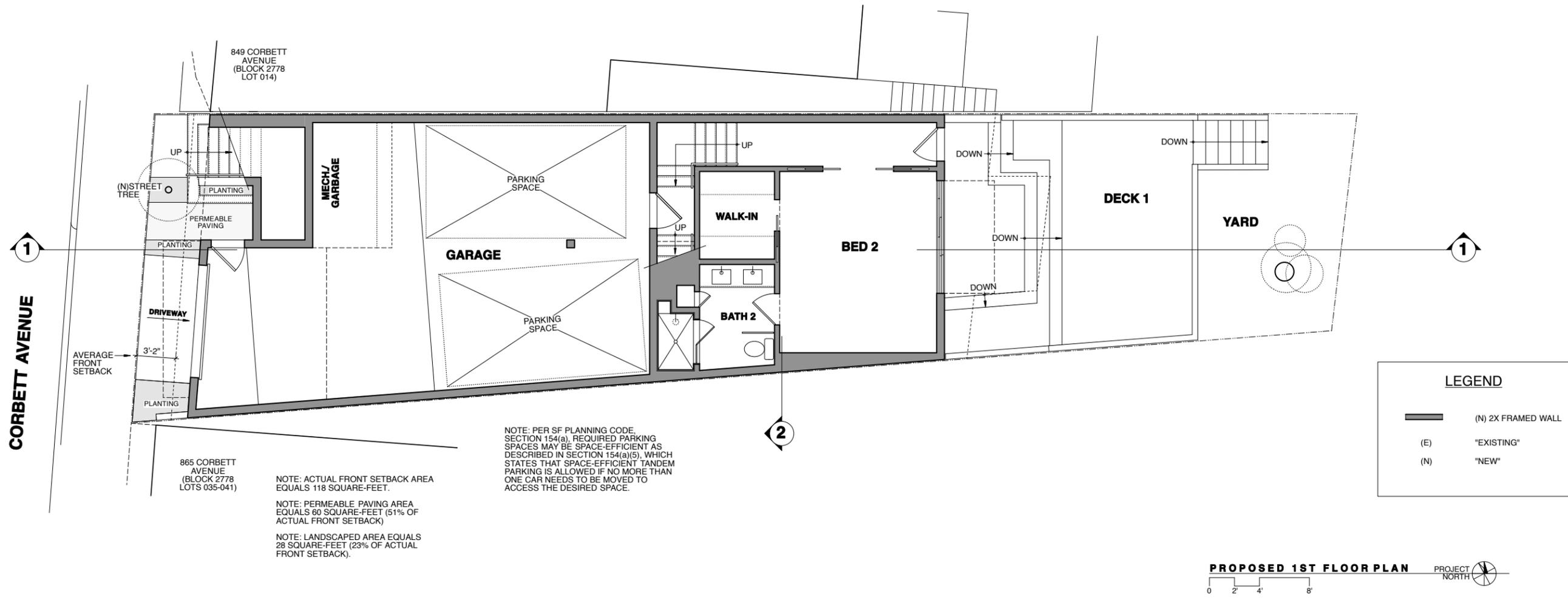
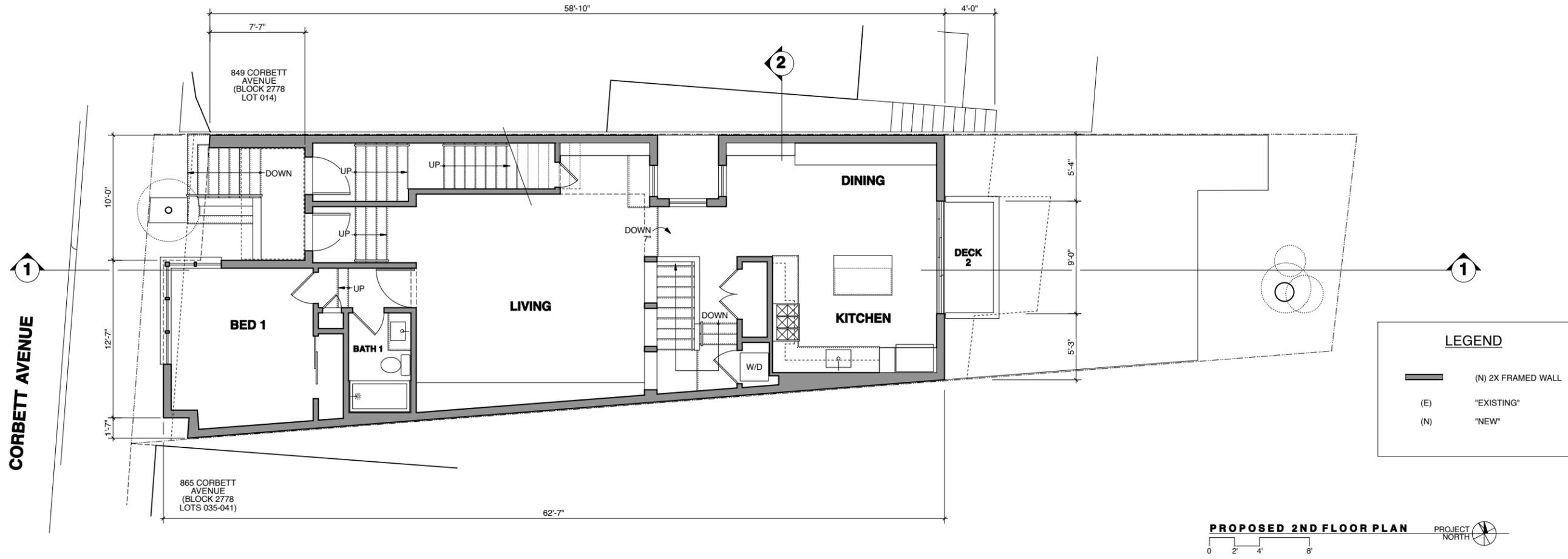
**APPARATUS ARCHITECTURE**



**CORBETT AVE. 2-UNIT**  
851 Corbett Avenue  
San Francisco, Ca 94131  
Block 2778 Lot 013

date APRIL 2, 2013  
scale PER GRAPHIC SCALE  
revis

**A3**



E: (415) 703-0904  
F: (415) 703-0914

357 Grove Street  
San Francisco, CA 94102

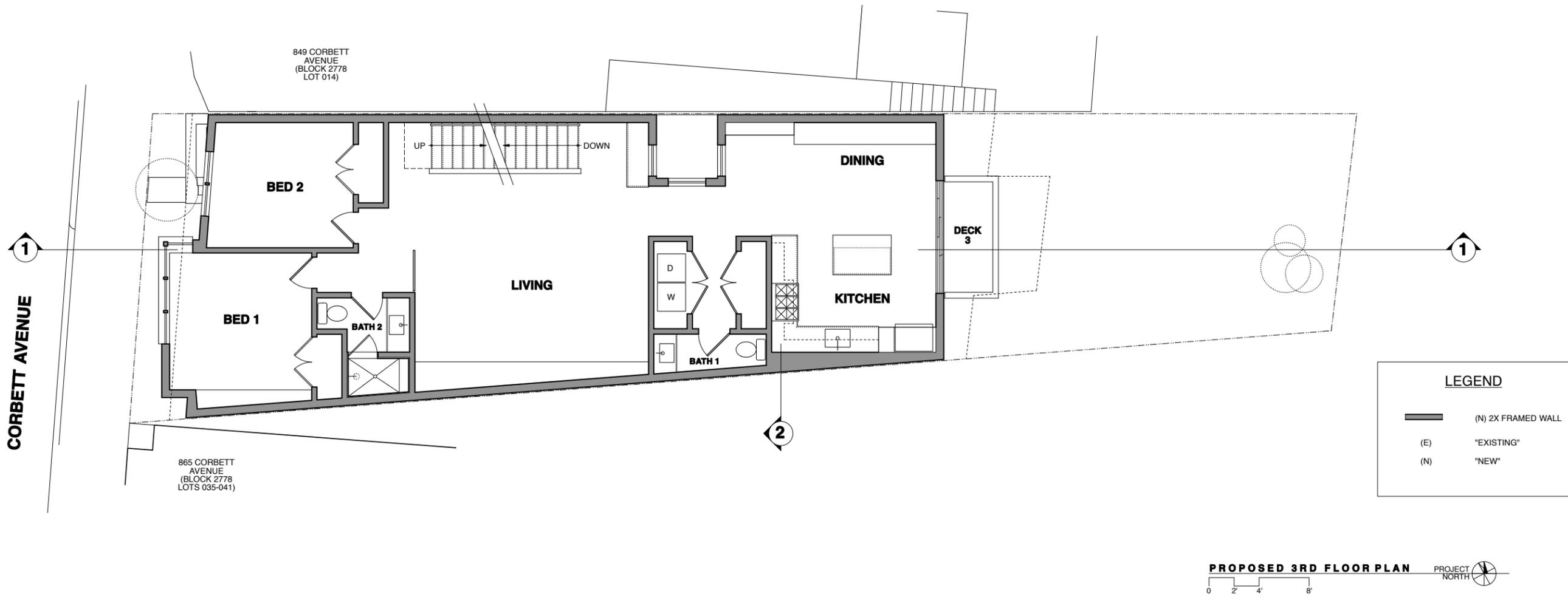
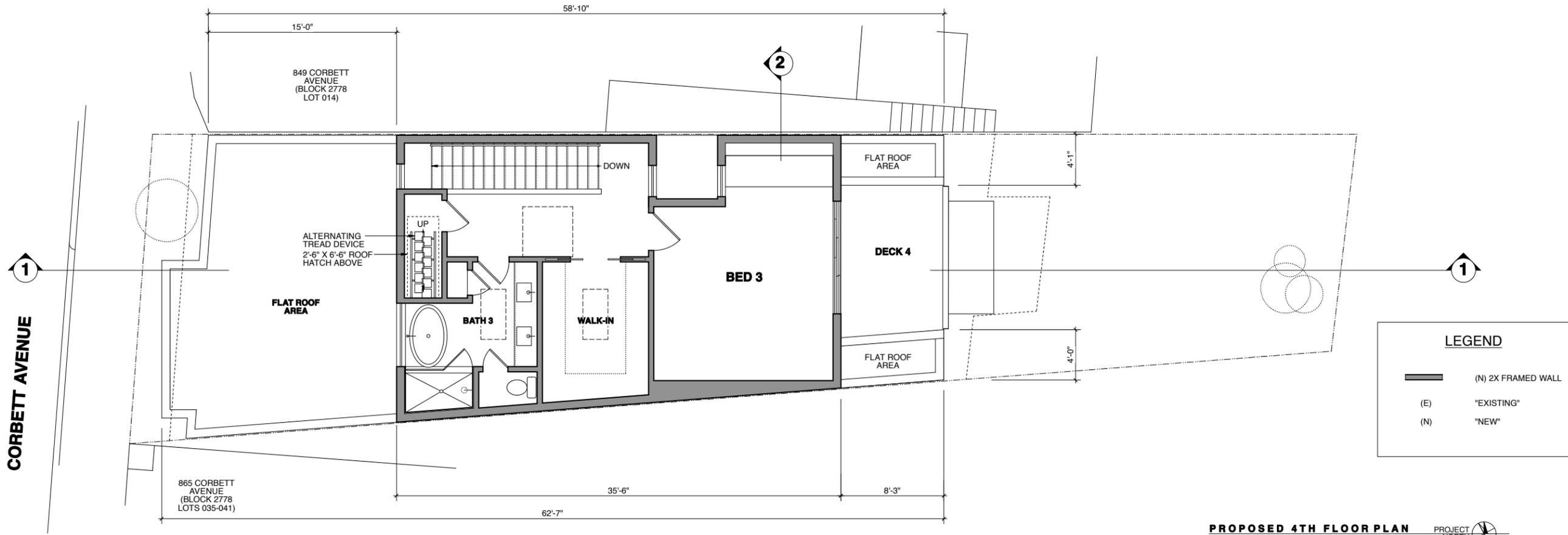
**APPARATUS ARCHITECTURE**



**CORBETT AVE. 2-UNIT**  
851 Corbett Avenue  
San Francisco, Ca 94131  
Block 2778 Lot 013

date APRIL 2, 2013  
scale PER GRAPHIC SCALE  
revis

**A4**



E. (415) 703-0904  
F. (415) 703-0914

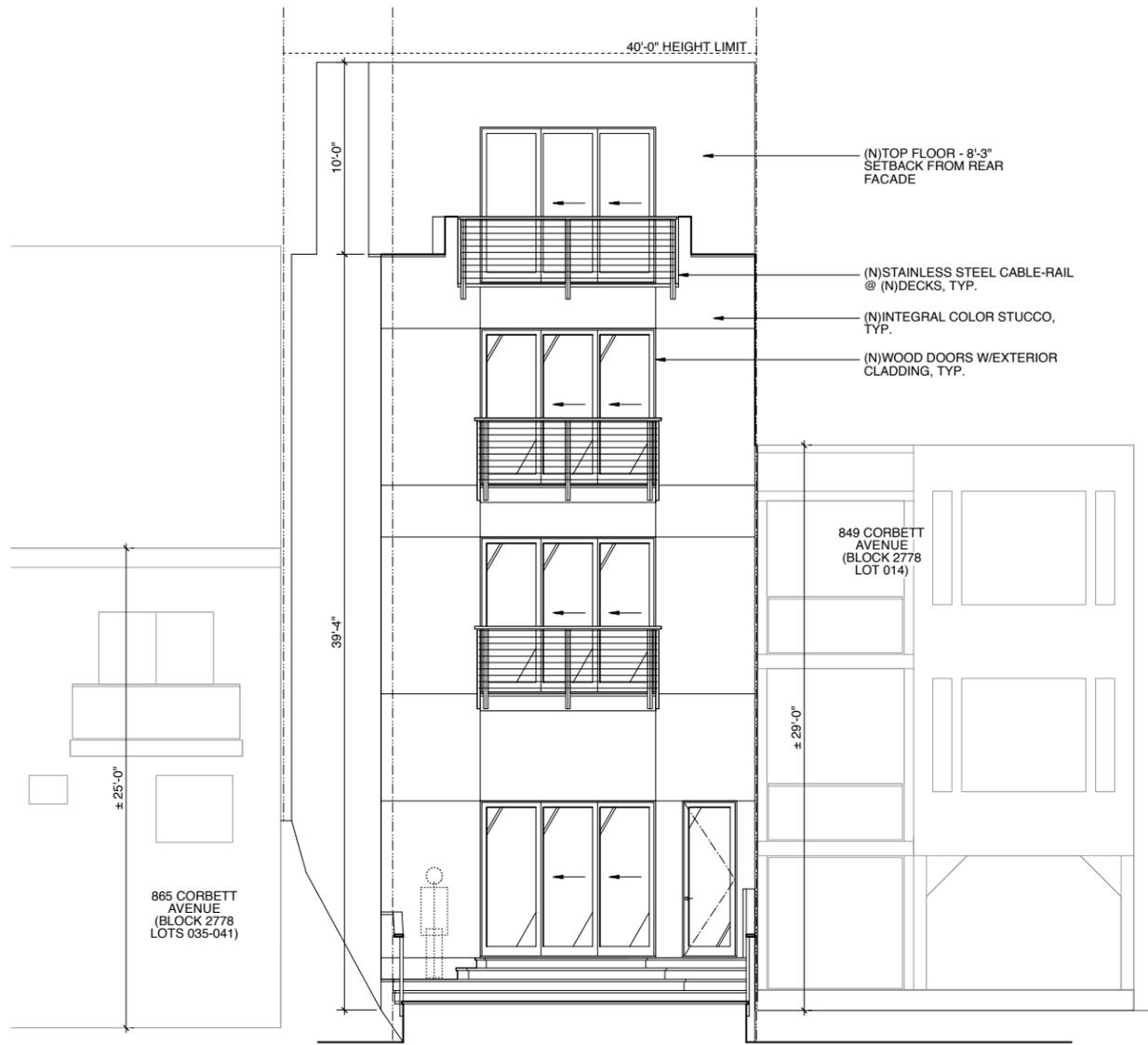
357 Grove Street  
San Francisco, CA 94102



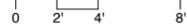
**CORBETT AVE. 2-UNIT**  
851 Corbett Avenue  
San Francisco, Ca 94131  
Block 2778 Lot 013

date APRIL 2, 2013  
scale PER GRAPHIC SCALE  
revis

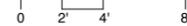
**A5**



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

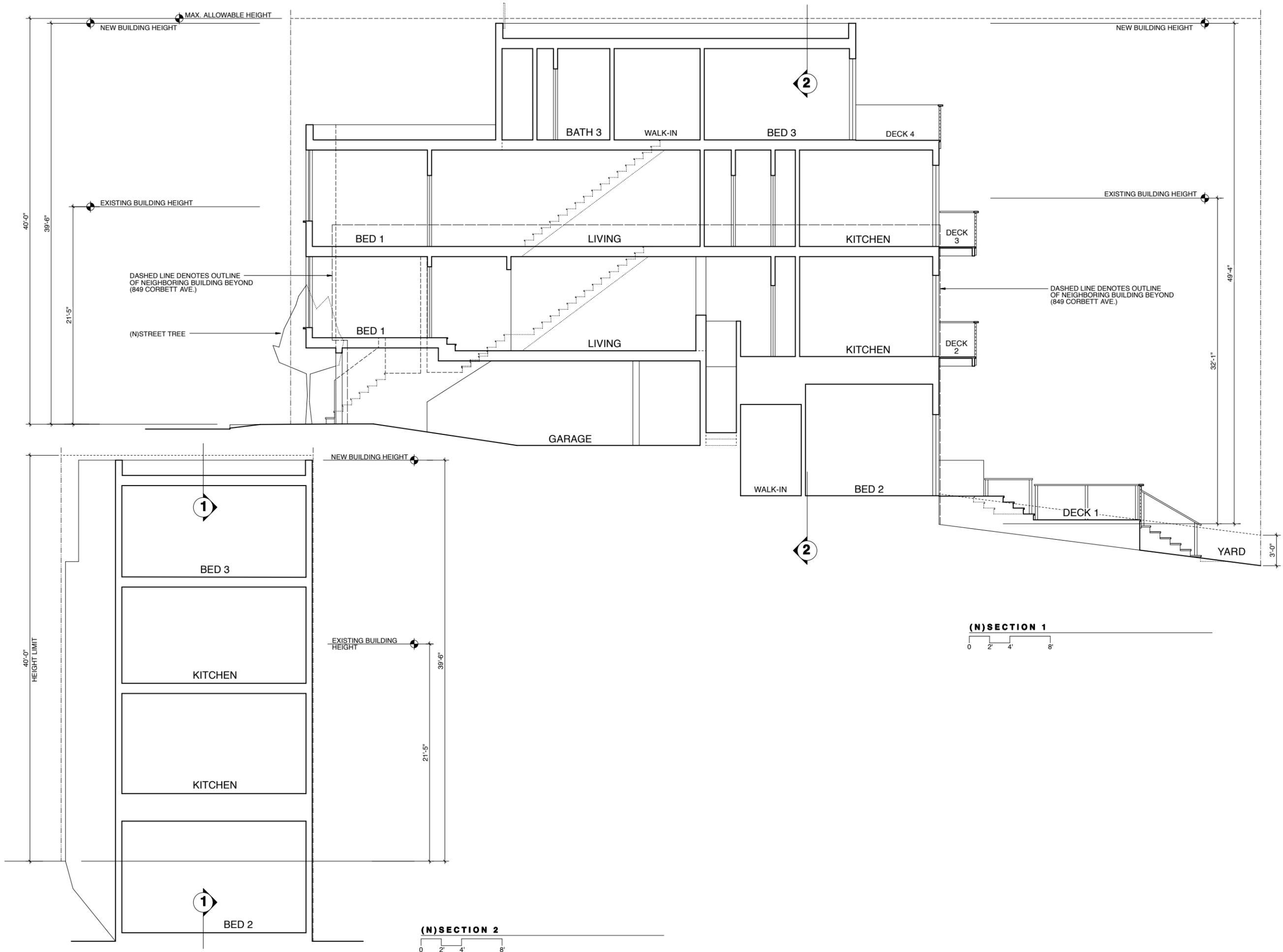


EXISTING EAST ELEVATION



EXISTING WEST ELEVATION





F. (415) 703-0904  
 San Francisco, CA 94102

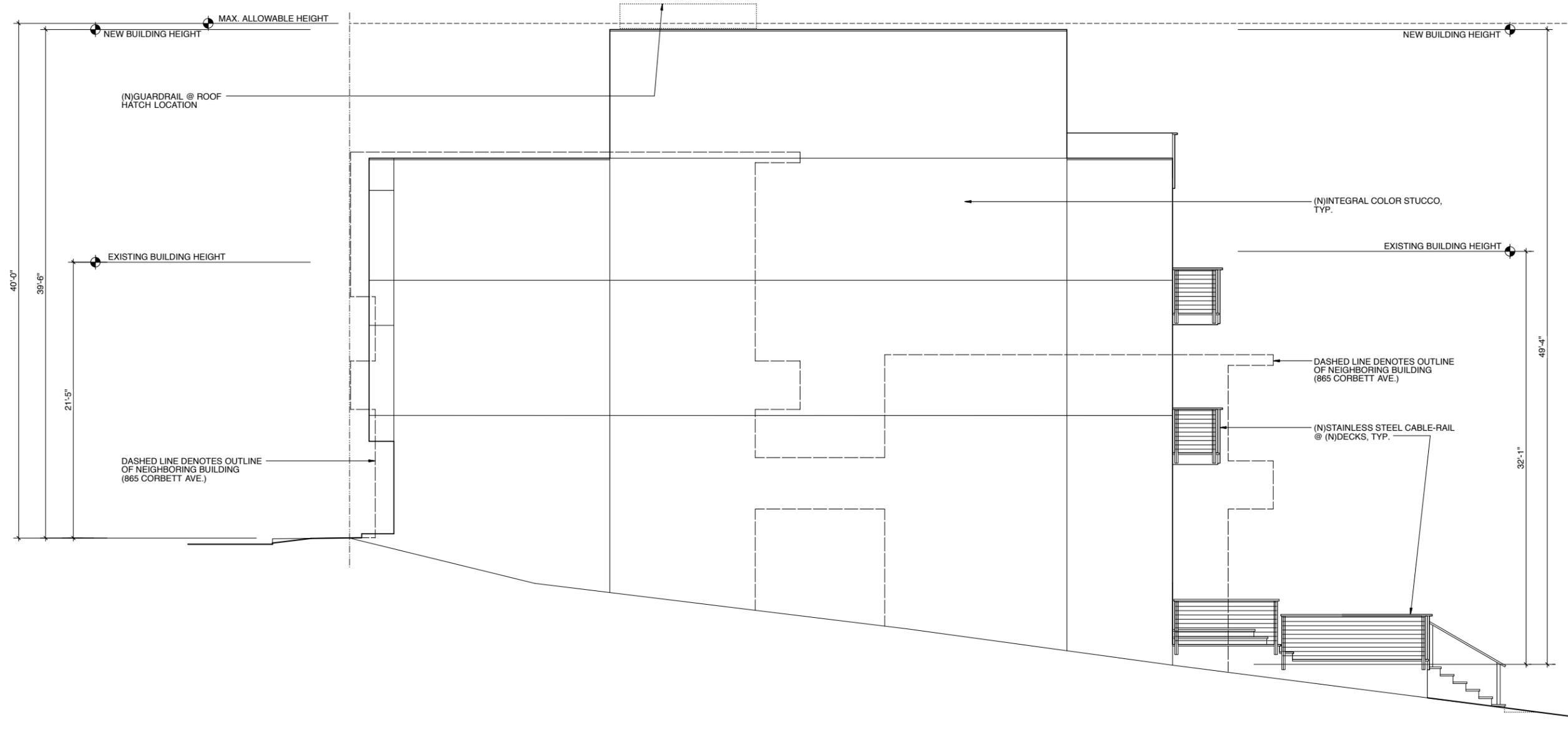
**APPARATUS ARCHITECTURE**



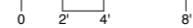
**CORBETT AVE. 2-UNIT**  
 851 Corbett Avenue  
 San Francisco, Ca 94131  
 Block 2778 Lot 013

date	APRIL 2, 2013
scale	PER GRAPHIC SCALE
revis	

**A7**



(N) SOUTH ELEVATION



357 Grove Street  
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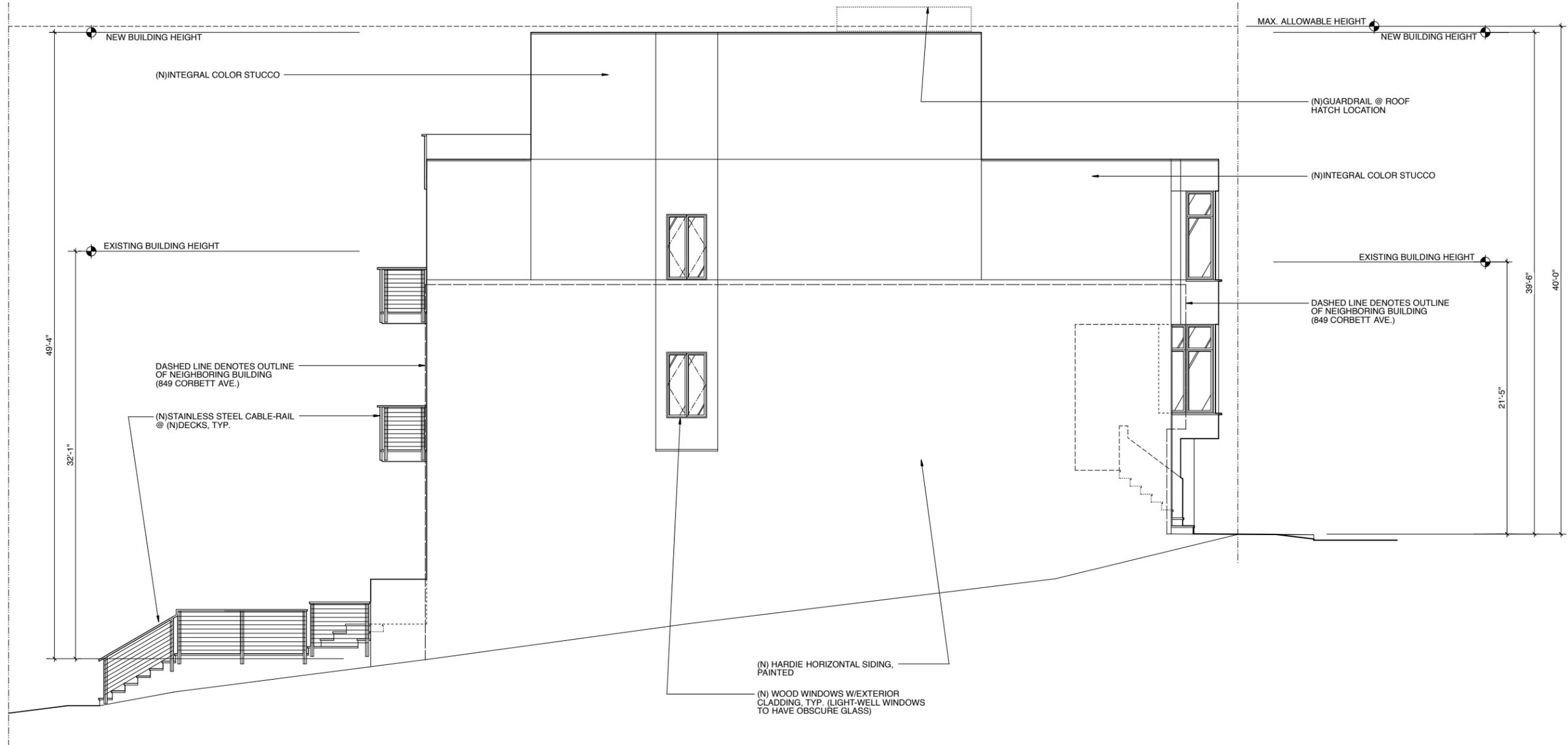
**APPARATUS ARCHITECTURE**



**CORBETT AVE. 2-UNIT**  
851 Corbett Avenue  
San Francisco, Ca 94131  
Block 2778 Lot 013

date APRIL 2, 2013  
scale PER GRAPHIC SCALE  
revis

**A8**



NEW BUILDING HEIGHT

(N) INTEGRAL COLOR STUCCO

EXISTING BUILDING HEIGHT

DASHED LINE DENOTES OUTLINE OF NEIGHBORING BUILDING (849 CORBETT AVE.)

(N) STAINLESS STEEL CABLE-RAIL @ (N) DECKS, TYP.

MAX. ALLOWABLE HEIGHT

NEW BUILDING HEIGHT

(N) GUARDRAIL @ ROOF HATCH LOCATION

(N) INTEGRAL COLOR STUCCO

EXISTING BUILDING HEIGHT

DASHED LINE DENOTES OUTLINE OF NEIGHBORING BUILDING (849 CORBETT AVE.)

(N) HARDIE HORIZONTAL SIDING, PAINTED

(N) WOOD WINDOWS W/ EXTERIOR CLADDING, TYP. (LIGHT-WELL WINDOWS TO HAVE OBSCURE GLASS)

F: (415) 703-0904  
 F: (415) 703-0914  
 357 Grove Street  
 San Francisco, CA 94102

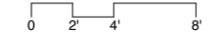
**APPARATUS ARCHITECTURE**



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 851 Corbett Avenue  
 San Francisco, Ca 94131  
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date APRIL 2, 2013  
 scale PER GRAPHIC SCALE  
 revis

(N) NORTH ELEVATION



**A9**





