



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Dwelling Unit Merger

HEARING DATE: AUGUST 14, 2014

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Date: August 7, 2014
Case No.: **2013.1620D**
Project Address: **812 – 814 GREEN STREET**
Permit Application: **2013.11.06.1249**
Zoning: RM-3 (Residential-Mixed, Moderate Density)
40-X Height and Bulk District
Block/Lot: 0119/010
Project Sponsor: Sheila Mednick
Sutro Architects
915 Battery Street
San Francisco, CA 94111
Property Owner: Leiasa Beckham and Eric Dunn
812-814 Green Street
San Francisco, CA 94133
Staff Contact: Kanishka Burns – (415)575-9112
kanishka.burns@sfgov.org
Recommendation: **Take Discretionary Review and Disapprove**

PROJECT DESCRIPTION

The proposal is to merge a two bedroom, one and a half bathroom flat (unit 812) with the above one bedroom, two bathroom flat (unit 814) in a three unit building that was constructed circa 1908. The resulting unit would consist of four bedrooms and three and a half bathrooms. No exterior alterations are proposed. The proposed merger will accommodate the household that currently owns and resides in the units. The entire building was purchased in September 2012. Both units 812 and 814 were appraised at \$1.35M each on September 7, 2013. Units that appraise above \$1.5062M are considered to be financially inaccessible or demonstrably unaffordable housing. Both units are determined to be not financially inaccessible and are not demonstrably unaffordable as defined by the Planning Code, as the value of the units fall below the established threshold. The Project proposes a merger that would result in the loss of a dwelling unit that is not financially inaccessible or demonstrably unaffordable and is therefore subject to Mandatory Discretionary Review.

BACKGROUND

The subject Dwelling Unit Merger application was filed on November 6, 2013 and reviewed against the Dwelling Unit Merger criteria of Planning Code Section 317(e) that was in effect at the time of review in January 2014. The threshold for determining financial accessibility and demonstrable affordability at the time was \$1.342M and as both units proposed for merger appraised at \$1.35M, they qualified for

Administrative Approval. However, the Mayor’s Executive Directive 13-01 was issued on December 18, 2013 and the Working Group Response issued on February 3, 2014 requires Mandatory Discretionary Review for the loss of dwelling units in buildings with more than two units. On January 24, the Section 317 criteria for Dwelling Unit Mergers were amended and on March 5, 2014 the threshold for appraisals was raised to \$1.506M. The Project is no longer eligible for Administrative Approval under the Planning Code because it is not demonstrably unaffordable and it is subject to Mandatory Discretionary Review hearing under Executive Directive 13-01 because the building has more than two units.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Green Street, between Mason and Taylor Streets, lot 010 in Assessor’s Block 0119 and is located within the RM-2 (Residential-Mixed, Moderate Density) Zoning District and the 40-X Height and Bulk District. The property is developed with a three-story over basement, 3,300 square foot building that was constructed in 1908 with three residential flats, occupying one floor each and a two car garage in the basement. The ground floor two-bedroom, two-bathroom flat has been renter occupied since October 2012 while the two upper flats are occupied by the owner. The existing building is a noncomplying structure as it does not meet the Planning Code requirements for rear yard and usable open space.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Russian Hill neighborhood in a moderate density residential area. The Project is located across the street from the 27 story Royal Towers luxury condominium building and within the vicinity of North Beach, Nob Hill and Chinatown. The surrounding area consists primarily of three and four-story residential and mixed use buildings, with the exception of the Royal Towers building. The RM-2 Residential Mixed Moderate Density District is described in the Planning Code as follows:

These districts are generally similar to RM-1 Districts [a mixture of dwelling types found in RH Districts with a significant number of apartment buildings], but the overall density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for residents. Where nonresidential uses are present, they tend to offer services for wider areas than in RM-1 Districts.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 4, 2014	August 4, 2014	10 days
Mailed Notice	10 days	August 4, 2014	August 4, 2014	10 days

PUBLIC COMMENT

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

To date, the Planning Department has received no public comment regarding the proposal.

PROJECT ANALYSIS

DWELLING UNIT MERGER CRITERIA

Below are the seven criteria to be considered by the Planning Commission in evaluating dwelling unit mergers, per Planning Code Section 317:

1. Whether removal of the unit(s) would only eliminate owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

Project Meets Criterion

According to the Project Sponsor's application, all three units were vacant for five (5) years prior to purchase by the current owners in September 2012. The ground floor unit, number 816, has been renter occupied since October 2012 and will remain renter occupied. The two upper units proposed for merger are owner occupied.

2. Whether removal of the unit(s) and the merger with another is intended for owner occupancy;

Project Meets Criterion

According to the Project Sponsor, the unit created by the proposed merger would continue to be owner occupied. The merger will result in an approximately 2,237 square foot, four bedroom, three and a half bath unit that will be owner occupied. The ground floor, two bedroom, two bathroom unit will remain renter occupied.

3. Whether removal of the unit(s) will remove an affordable housing unit as defined in Section 415 of the Planning Code or housing subject to the Rent Stabilization and Arbitration Ordinance;

Project Does Not Meet Criterion

The two dwelling units proposed for merger are not considered to be affordable housing as defined in Planning Code Section 415. The units are however subject to the Rent Stabilization and Arbitration Ordinance as they were constructed prior to 1979. One dwelling unit subject to rent control will be lost due to the merger.

4. Whether removal of the unit(s) will bring the building closer into conformance with the prescribed zoning;

Project Does Not Meet Criterion

The merger would not bring the structure into conformance with the prescribed density as the structure is currently at the prescribed density permitted by the Zoning District. The subject property is within a RM-2 Zoning District which permits one dwelling unit per 600 square feet of lot area with a minimum of three dwelling units per lot, regardless of lot size. The subject, approximately 1,372 square foot lot, could support two dwelling units based on lot size, however the prescribed density permits three dwelling units.

5. If removal of the unit(s) removes an affordable housing unit as defined in Section 401 of the Planning Code or units subject to the Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal to or greater in size, number of bedrooms, affordability and suitability to households with children to the units being removed;

Project Does Not Meet Criterion

Both existing dwelling units are subject to the Rent Stabilization and Arbitration Ordinance and no replacement housing will be provided. The existing two separate flats consist of a two-bedroom, one and a half bathroom unit and one-bedroom, two bathroom unit. The proposed merger will result in a four bedroom, three and a half bathroom unit that is larger, with more bedrooms and more suitable for households with children. However, the proposed project would eliminate two units that are subject to rent control and replace them with a larger unit. The Rent Board has confirmed that, if rented, the merged unit would continue to be subject to the Rent Ordinance. The larger unit is expected to generate a higher rent, if it were to become a rental unit.

6. The number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units.

Project Meets Criterion

There are currently a total of three bedrooms in two separate flats and the merger will provide four bedrooms. The merger will result is one additional bedroom. The number of bedrooms will be greater than in the two separate units.

7. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations.

Project Does Not Meet Criteria

The proposed dwelling unit merger is not necessary to correct design or functional deficiencies. The two existing flats function as separate units.

8. Administrative review criteria shall ensure that only those Residential Units proposed for Merger that are demonstrably not affordable or financially accessible housing are exempt from Mandatory Discretionary Review hearings. Applications for which the least expensive unit proposed for merger has a value greater than at least 80% of the combined land and structure values of single-family homes in San Francisco, as determined by a credible appraisal, made

within six months of the application to merger, are not subject to a Mandatory Discretionary Review hearing.

The subject units appraised at \$1.35M each on September 7, 2013, within six months of their application to merge being filed on November 6, 2013. On March 5, 2014 the threshold for determining if a unit is demonstrably not affordable or financially accessible increased from \$1.342M to \$1.506M. The subject units are not demonstrably unaffordable or financially inaccessible.

9. The Planning Commission shall not approve an application for merger if any tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within ten years prior to filing the application for merger. Additionally, the Planning Commission shall not approve an application for merger if any tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within five years prior to filing the application for merger. This Subsection (e)(4) shall not apply if the tenant was evicted under Section 37.9(a)(11) or 37.9(a)(14) and the applicants either (A) have certified that the original tenant reoccupied the unit after the temporary eviction or (B) have submitted to the Planning Commission a declaration from the property owner or the tenant certifying that the property owner or the Rent Board notified the tenant of the tenant's right to reoccupy the unit after the temporary eviction and that the tenant chose not to reoccupy it.

The units proposed for merger have not been occupied by tenants that have been evicted after December 10, 2013. Per the Project Sponsor, the building was vacant for five years prior to purchase by the current property owners in September 2013. The ground floor unit, which is not proposed for merger, has been tenant occupied since October 2013 and will continue to be tenant occupied.

EXECUTIVE DIRECTIVE 13-01:

Task 2: Discretionary Review for Loss of Housing Units.

Implementation Measure 2. Mandatory Discretionary Review for the loss of Dwelling Units.

For properties with more than two dwelling units, the Planning Department will initiate Discretionary Review for the loss of any dwelling units, legal or otherwise.

The proposal will result in the loss of a legal dwelling unit and is therefore subject to the Mandatory Discretionary Review. Dwelling unit mergers in the subject three-unit building are subject to Mandatory Discretionary Review. The proposed merger would eliminate one rent controlled unit, which is counter to the policy intent of the Mayor's Directive to address the City's housing crisis.

GENERAL PLAN COMPLIANCE:

The Department's Recommendation is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

POLICY 3.1

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

POLICY 3.4

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The two existing dwelling units do not contain design deficiencies and are sound housing units. The project proposes to eliminate two "naturally affordable" dwelling units that are smaller (one to two bedrooms) and subject to rent control, to be replaced with a less affordable four bedroom dwelling unit. The elimination of two functional "naturally affordable" dwelling units is contrary to the General plan as well as the Department's and the City's priority to preserve existing sound housing and to protect naturally affordable dwelling units.

OBJECTIVE 11: SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

POLICY 11.4

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

The subject block is zoned RM-2 and the surrounding blocks are zoned RM-2, RM-1 and RH-2, representing a diversity of residential densities. The subject zoning is appropriately designed to encourage a mix of residential density and allows the subject lot to be developed with three dwelling units. The proposed dwelling unit merger is inconsistent with the prescribed zoning, General Plan and the City's policies to address the current housing crisis.

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 does not comply 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 does not affect existing neighborhood-serving retail uses as the site is occupied by a residential use.

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

The proposal would eliminate existing housing and therefore, be contrary to this Priority Policy.

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

The proposed merger would result in the loss of two potentially affordable housing units as neither unit appraises above \$1.506M, therefore both units are potentially financially accessible housing, given the current housing market. The merger would result in the loss of one unit subject to the Rent Stabilization and Arbitration Ordinance.

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

The proposal will not impede MUNI transit service; overburden our streets or neighborhood parking.

5. 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 will not affect industrial or service sectors.

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

The proposal will comply with applicable code standards.

7. Landmarks and historic buildings be preserved.

The subject building is not a landmark. It was constructed in 1908 and no exterior alterations are proposed.

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

The proposal will not negatively affect parks or open spaces.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. A Planning Commission approval will constitute the Approval Action for the Project for the purposes of CEQA, pursuant to San Francisco's Administrative Code Section 31.04(h).

BASIS FOR RECOMMENDATION

- The Project will result in a net loss of one dwelling unit.
- The Project will eliminate two existing sound, smaller dwelling-units to create one larger, less affordable unit, which is inconsistent with the General Plan.
- The proposed merger would result in the loss of a dwelling unit in a building that is at the prescribed density as permitted by the Zoning District. The proposed merger would not bring the building closer to conformance with the prescribed zoning.

- The Project is contrary to the intent of Executive Directive 13-01 to retain legal housing units. The Mayor has directed the Department to adopt policy practices that encourage the preservation of existing housing stock. The proposed dwelling unit removal and replacement of “naturally affordable” units is contrary to the priority principal of housing unit retention.
- The current housing affordability crisis creates an “exceptional and extraordinary” circumstance such that the Commission should deny the project and preserve the existing dwelling units.

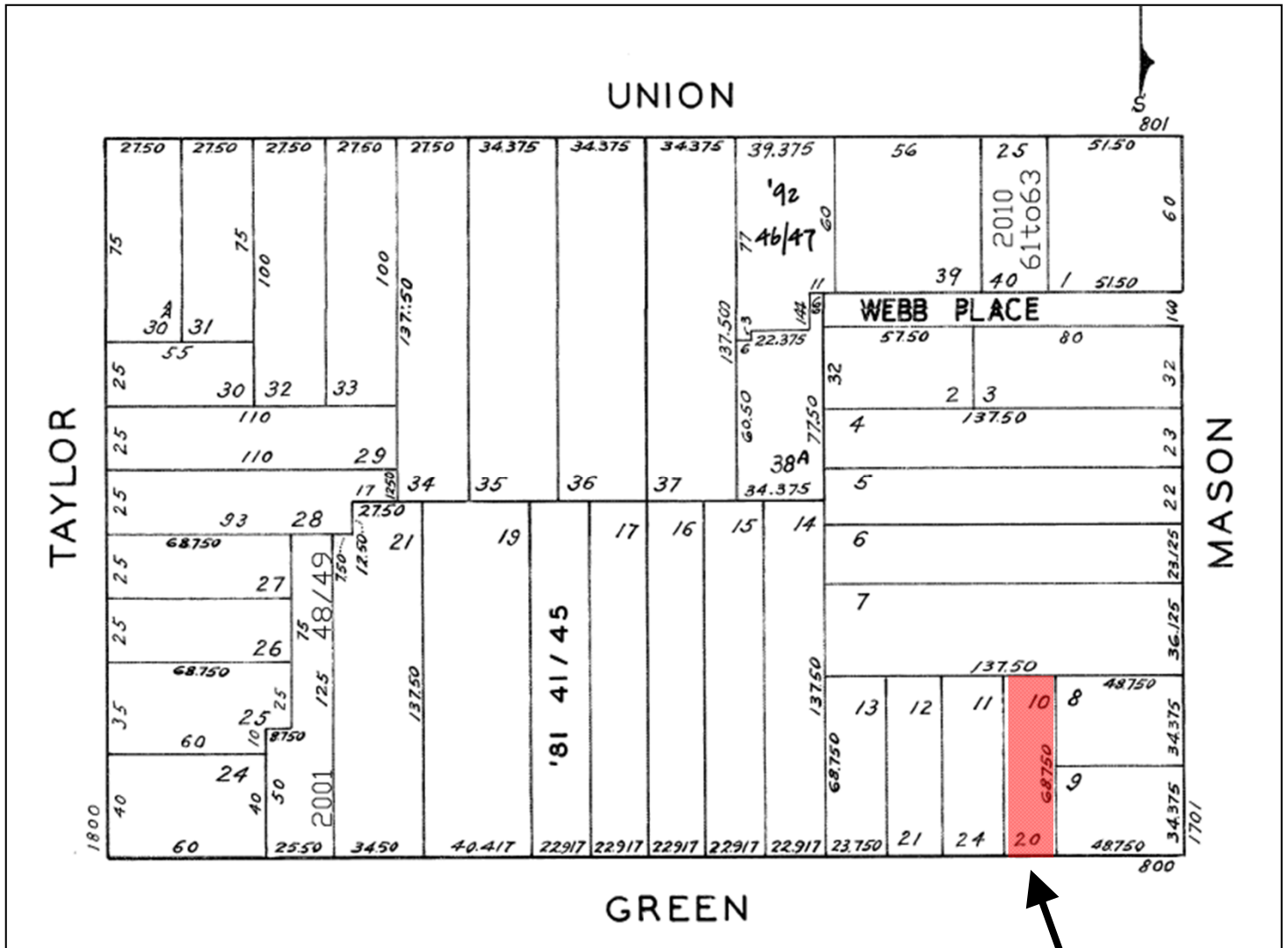
RECOMMENDATION: Take Discretionary Review and Disapprove
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Attachments:

Parcel Map
Sanborn/Dwelling Unit Map
Zoning Map
Aerial Photographs
Site Photographs
Project Sponsor’s Submittal
 Response to Dwelling Unit Merger Criteria
 Reduced Plans

KB: G:\2013.1620D - 812-814 Green St\Official Documents\2013.1620D - 812-814 Green - DR Analysis.docx

Parcel Map

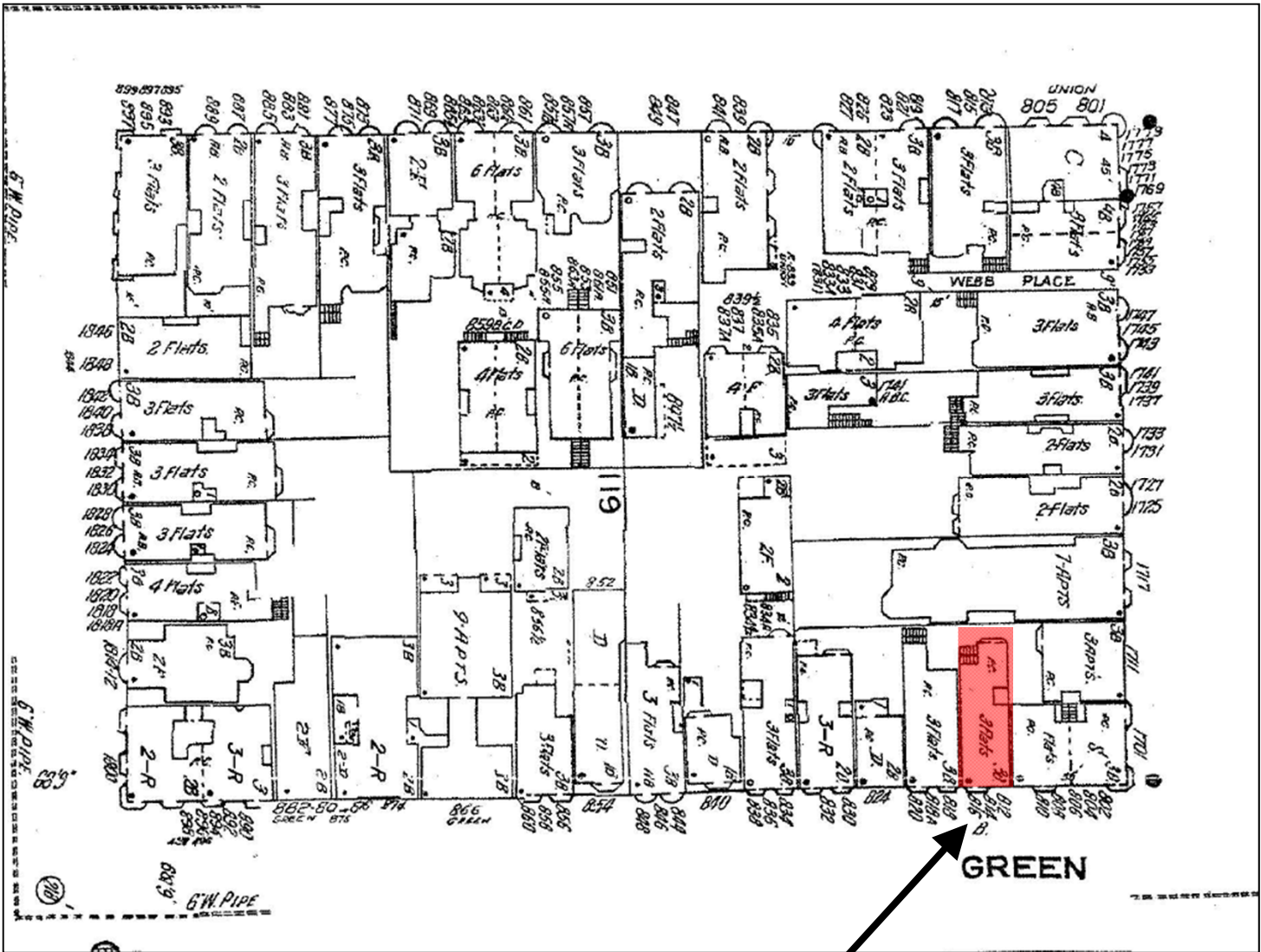


SUBJECT PROPERTY



Discretionary Review
 Case Number 2013.1620D
 Dwelling Unit Merger
 812 – 814 Green Street

Sanborn Map*



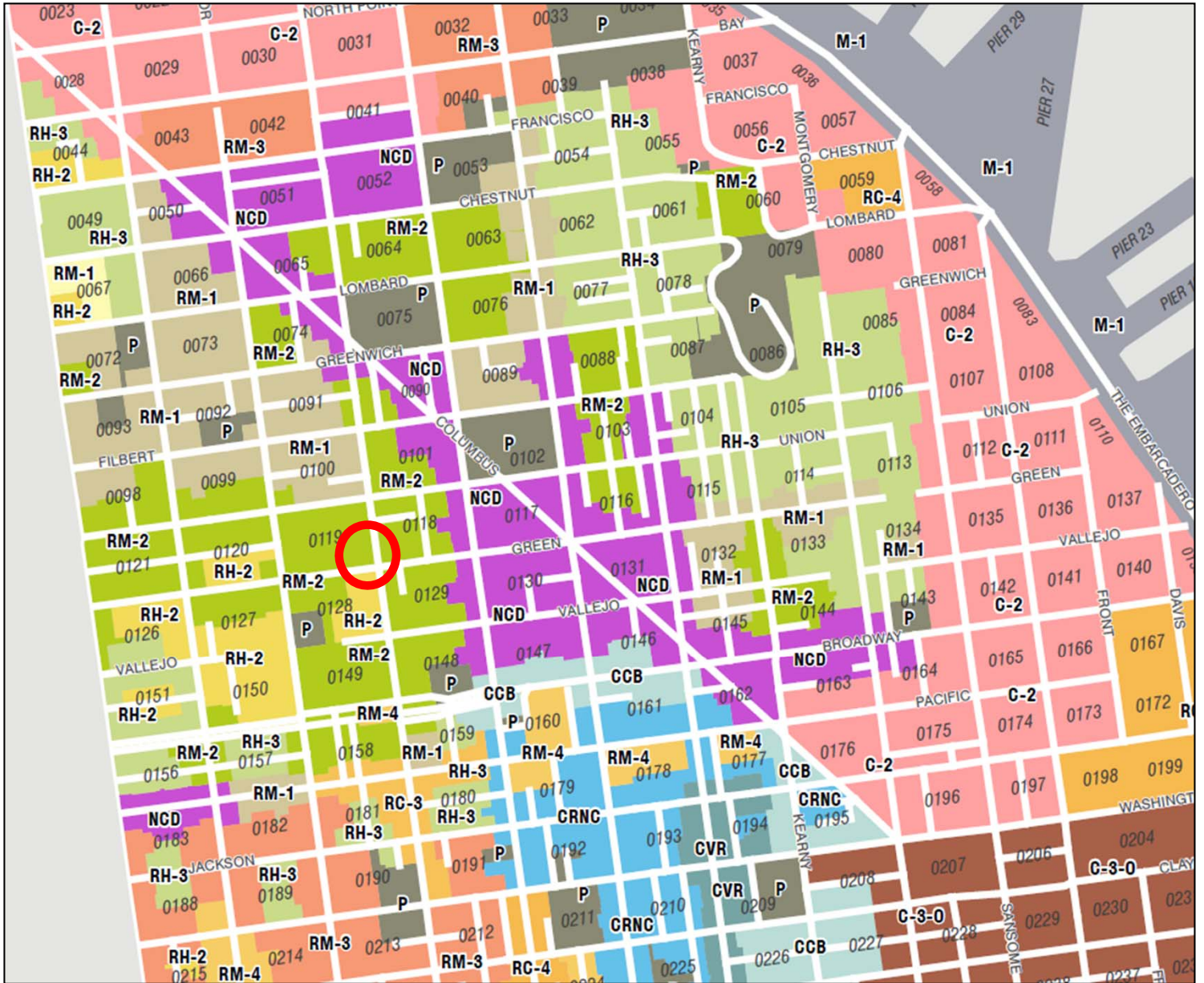
SUBJECT PROPERTY

*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 2013.1620D
 Dwelling Unit Merger
812 – 814 Green Street

Zoning Map



Discretionary Review
Case Number 2013.1620D
 Dwelling Unit Merger
812 – 814 Green Street

Aerial Photo (looking north)



Source: Google Maps, March 2014

SUBJECT PROPERTY



Discretionary Review
Case Number 2013.1620D
Dwelling Unit Merger
812 – 814 Green Street

Site Photo



Source: Google Maps, March 2014

Discretionary Review
Case Number 2013.1620D
Dwelling Unit Merger
812 – 814 Green Street

REUBEN, JUNIUS & ROSE, LLP

August 1, 2014

By Messenger

President Cindy Wu
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 812-814 Green Street – Dwelling Unit Merger
Planning Case No. 2013.1620D
Hearing Date: August 14, 2014
Our File No.: 8065.01

Dear President Wu and Commissioners:

This office represents Leiasa Beckham, the owner of a three-unit residential building located at 812-816 Green Street in the Russian Hill neighborhood (the “Property”). For the past two years, Ms. Beckham has lived with her husband, Eric Dunn, and their two young children in the Property’s second and third floor units, and is now requesting approval to merge these units into a single residence that can accommodate her family’s long-term needs. Prior to Ms. Beckham’s purchase of the Property, the entire building had been vacant since 2008 following a renovation that went bankrupt during the last recession.

This project will not displace any existing occupants, and will have no effect on the City’s affordable housing stock. Rather, it will benefit the neighborhood and City by creating additional family-sized housing, which is in short supply. The project will also allow Ms. Beckham to install an elevator at the Property, which will increase the accessibility of the entire building for elderly or disabled individuals.

We look forward to presenting the project to you on August 14, 2014.

A. Project Description

The Property is a three-story building located on the north side of Green Street between Taylor and Mason Streets, in the Russian Hill Neighborhood and RM-2 (“Residential – Mixed, Moderate Density”) Zoning District. This area is predominantly residential, and is characterized by mix of multi and single-family buildings.

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin
Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevin
Lindsay M. Petrone | Melinda A. Sarjapur | Kenda H. McIntosh | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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The existing building contains three dwelling units over a street-level garage. The units include (1) an approximately 1,000 square-foot 2-bedroom unit at the first floor; (2) a 1,076 square foot 2-bedroom unit at the second floor; and (3) a 1,161 square foot one-bedroom unit at the third floor. The first floor unit is currently being leased to a long-term tenant, and would not be affected by the project.

Before Ms. Beckham purchased the Property in 2012, all three units had been vacant since 2008 and were being marketed as TICs. For the past two years, Ms. Beckham has lived with her husband and two young children in the Property's second and third-floor units. Her 6-year-old daughter, Edythe, and 9-year old son, Simon, both attend the nearby Sherman Elementary School. While the current living configuration has not been ideal for her active family and young children, Ms. Beckham was unable to find alternative family-sized housing in the neighborhood.

The project would merge the Property's second and third floors to create an approximately 2,237 square foot residence, which Ms. Beckham's family would continue to occupy. It would not increase the building's square footage, but would involve interior improvements including the creation of an additional bedroom and installation of a residential elevator accessible to all floors.

B. Project Benefits

The following factors support approval of this project:

- **No Tenant Displacement.** The project would merge two dwelling units that have been occupied exclusively by Ms. Beckham's family since 2012. *The project affects only owner-occupied housing, and will not displace any existing tenants or remove an otherwise available dwelling unit.*
- **Increase to the City's Supply of Family Housing.** Housing units of an appropriate size and affordable to growing San Francisco families are in scarce supply. As a result, many families with young children find themselves priced out of the City. This trend is to the detriment of neighborhood diversity and community investment. The project will result in a new four-bedroom unit that is an appropriate size for occupancy by a growing family, diversifying the City's housing stock and allowing Ms. Beckham's family to remain in their neighborhood.

Merger of the existing units to create a new family-size dwelling will directly advance policies of the city's Housing Element, including Policy 2.2, to retain existing housing by controlling the merger of residential units, except where a

merger clearly creates new family housing; and Policy 4.1, to encourage the remodeling of existing housing for families with children. These policies recognize that unit merger controls require flexibility allowing approval where, as with the current project, they will allow a family to grow without leaving their community.

- **No “Affordable” Dwelling Units Affected.** There are no below-market-rate units at the Property. The two bedroom first-floor unit (which would remain following the project) currently rents for \$3,800 per month. In addition, the second and third floor units were appraised in September 2013 for approximately \$1,350,000 each. It is anticipated that both units would appraise for a higher amount in the current market. *According, the project would not result in loss of any dwelling units that would be affordable to low or moderate-income residents.*
- **Increased Accessibility for Elderly and Disabled Residents.** The existing building was built in 1908, and was not designed to achieve current accessibility standards. It contains upper-floor dwelling units over a street-level garage. Accessing even the first-floor unit requires visitors and occupants to climb a steep flight of stairs. This challenge increases with each subsequent floor, *making the building’s dwelling units difficult, if not impossible, for elderly or disabled individuals to access.* For this reason, Ms. Beckham’s elderly father-in-law was never able to visit with his family at the Property before passing away in 2014, and her elderly mother is similarly unable to access the Property.

As part of the project, Ms. Beckham intends to install a residential elevator that will be accessible to all floors of the building. However, installing an elevator in the current three-unit building is not financially feasible, because state building standards require a commercial elevator system for buildings with three or more units. Such a system would cost an estimated \$350,000, versus an estimated \$40,000 cost otherwise applicable to a residential elevator in a two-unit building.

Approving this project and allowing the merger of the two upper-floor units would therefore facilitate installation of a residential elevator that will benefit occupants and visitors for years to come, and increase the amount of housing available to elderly or disabled San Franciscans. *This would directly advance policies of the City’s Housing Element, including Objective 4, to foster a housing stock that meets the needs of all residents across lifecycles; Policy 4.2, to provide a range of housing options for residents with special needs for housing support and services; and Policy 4.3, to create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.*

- **Consistency with Neighborhood Character.** The project will not change the existing building's conformity with neighborhood character. The Property is located in an RM-2 zoning district, which characterized by a mix of multi and single family residences. A number of one- and two unit buildings exist in the surrounding neighborhood, including single family homes just west of the property at 824, 840, & 852 Green Street, and two-unit buildings on the same block at 880-882 Green Street, 1812-14 and 1846-48 Taylor Street, and 1725-1727 and 1731-33 Mason Street, just to name a few.

C. Compliance with Dwelling Unit Merger Criteria

The purpose of the City's dwelling unit merger controls is to *protect against a shortage of the City's rental and affordable housing stock*. The project should be considered in light of these objectives. It would not remove any existing rental units, and would have no effect on the City's supply of affordable housing. Rather, the project would be consistent with the goals of Planning Code Section 317 and would advance express objectives of the City's Housing Element. In addition, the balance of criteria set forth in Code support approval of the project.

First, *no residents will be displaced by the project*. The second and third floor units have been occupied by Ms. Beckham's family since 2012. Before that time, they had been vacant since 2008 and were marketed as TICs. There is only one rental unit at the Property, and it would not be affected by the project. Following the unit merger, Ms. Beckham intends to continue occupying the building's second and third floors as her long-term family home.

Second, *the project will not remove any below-market-rate units, or affect any units that would otherwise be affordable to the vast majority of San Francisco residents*. The Property's second floor and third floor units were appraised in September 2013 at approximately \$1,350,000 each, and it is anticipated that both units would appraise for higher amounts in the current market.

Third, the project would not alter the residential character of the district, which contains a mix of single and multi-family properties. While the project would merge two existing units, it would also diversify the City's housing supply by providing an additional family dwelling unit. *This will directly advance policies of the City's Housing Element, including Policy 2.2, to retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing, and Policy 4.1, to develop new housing, and encourage the remodeling of existing housing, for families with children*. While the need for family housing in the City is growing, multi-bedroom units are often too expensive for San Francisco families. Accordingly, unit merger controls should be applied with flexibility where, as with the current project, they will allow an urban family to grow without leaving their community.

Finally, the project would correct an existing design or functional deficiency at the site by facilitating the installation of a residential elevator. The building's existing dwelling units are simply not accessible to many elderly or disabled individuals who are unable to climb its stairwells, including Ms. Beckham's mother. Installing a residential elevator as part of the proposed project will correct this deficiency, and would *directly advance policies of the City's Housing Element*, including Objective 4, *to foster a housing stock that meets the needs of all residents across lifecycles*; Policy 4.2, *to provide a range of housing options for residents with special needs for housing support and services*; and Policy 4.3, *to create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units*.

D. Conclusion

The project is consistent with the intent of the City's dwelling unit merger restrictions, as well as the criteria set forth in Planning Code Section 317. No occupants would be displaced by the project, and no existing rental or affordable units would be removed. Instead, the project will diversify the City's existing housing stock by creating a desirable new family-size unit and increasing accessibility of the entire property for elderly or disabled individuals. This will directly advance policies of the City's Housing Element. For all of these reasons, as well as those listed in the application, we respectfully urge the Commission to approve this project.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures

cc: Vice-President Rodney Fong
Commissioner Michael Antonini
Commissioner Christine D. Johnson
Commissioner Rich Hillis
Commissioner Kathrin Moore

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REUBEN, JUNIUS & ROSE, LLP

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President Wu and Commissioners

August 1, 2014

Page 6

Commissioner Bill Sugaya
Jonas P. Ionin – Commission Secretary
John Rahaim – Planning Director
Kanishka Burns– Planner
Leiasa Beckham – Project Sponsor

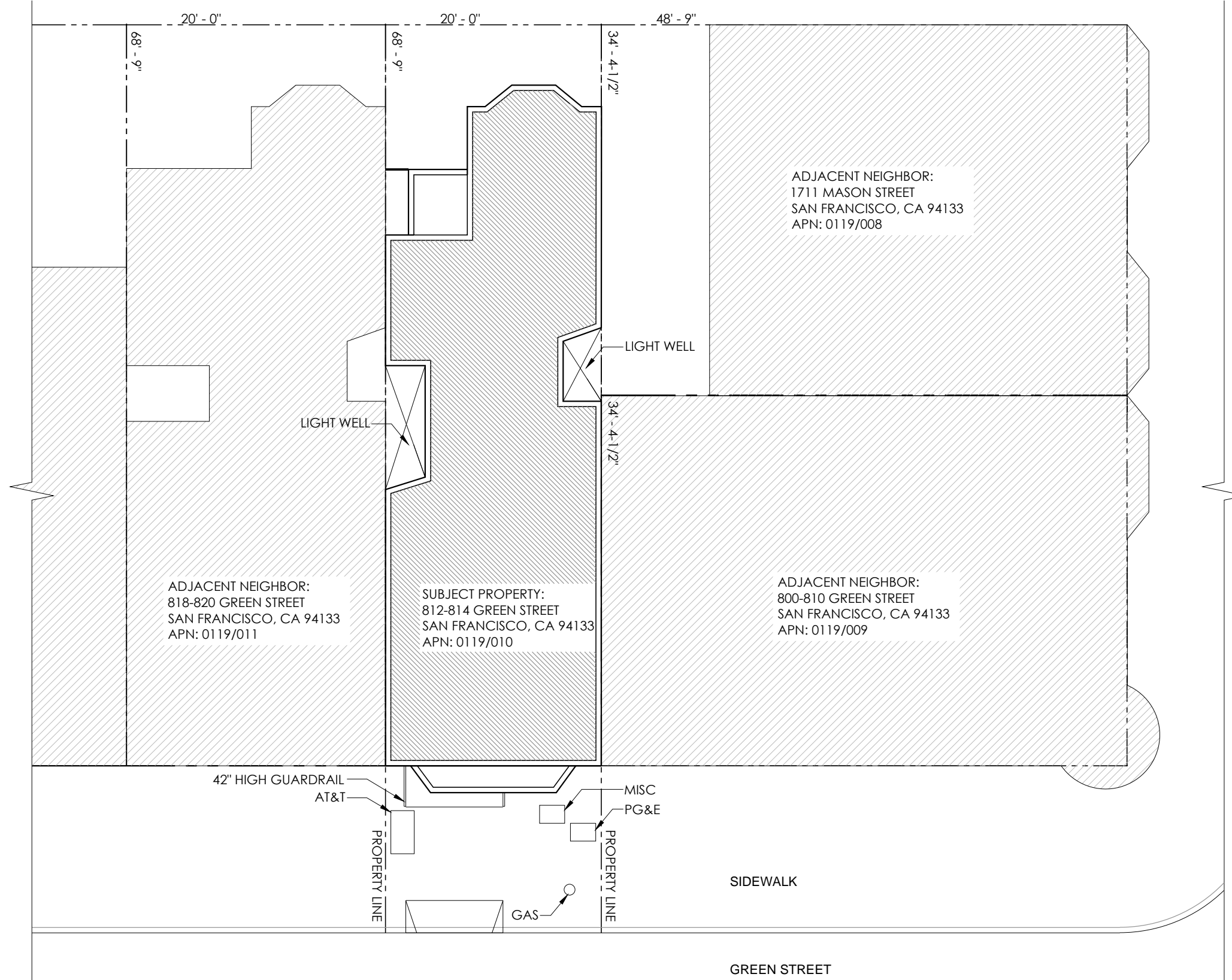
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tel: 415-567-9000
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REUBEN, JUNIUS & ROSE, LLP

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GENERAL NOTES:
 1. ALL SCOPE OF WORK TO BUILDING INTERIOR ONLY. NO PROPOSED CHANGES TO EXTERIOR ELEMENTS INCLUDING WALLS, SIDING, WINDOWS, OR DOORS. REFER TO SHEETS A1.1 AND A1.2 FOR SCOPE OF WORK.



ADJACENT NEIGHBOR:
 818-820 GREEN STREET
 SAN FRANCISCO, CA 94133
 APN: 0119/011

SUBJECT PROPERTY:
 812-814 GREEN STREET
 SAN FRANCISCO, CA 94133
 APN: 0119/010

ADJACENT NEIGHBOR:
 800-810 GREEN STREET
 SAN FRANCISCO, CA 94133
 APN: 0119/009

ADJACENT NEIGHBOR:
 1711 MASON STREET
 SAN FRANCISCO, CA 94133
 APN: 0119/008

1 | EXISTINGSITE PLAN - NO PROPOSED CHANGES

Scale: 3/32" = 1'-0"

SUTRO ARCHITECTS

415.956.3445
 sutroarchitects.com

915 Battery Street, First Floor San Francisco, CA 94111

BECKHAM DUNN RESIDENCE

812 & 814 GREEN ST, SAN FRANCISCO CA 94133

BLOCK 0119 LOT 010 | PROJECT NO. 2013.030

DATE: 04.21.2014
 SITE PLAN

A1.0

GENERAL NOTES:

- 1. THICK DASHED LINE INDICATES SCOPE OF WORK.
- 2. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, - SEE LEGEND FOR CLARIFICATION.

SECOND FLOOR DEMO NOTES:

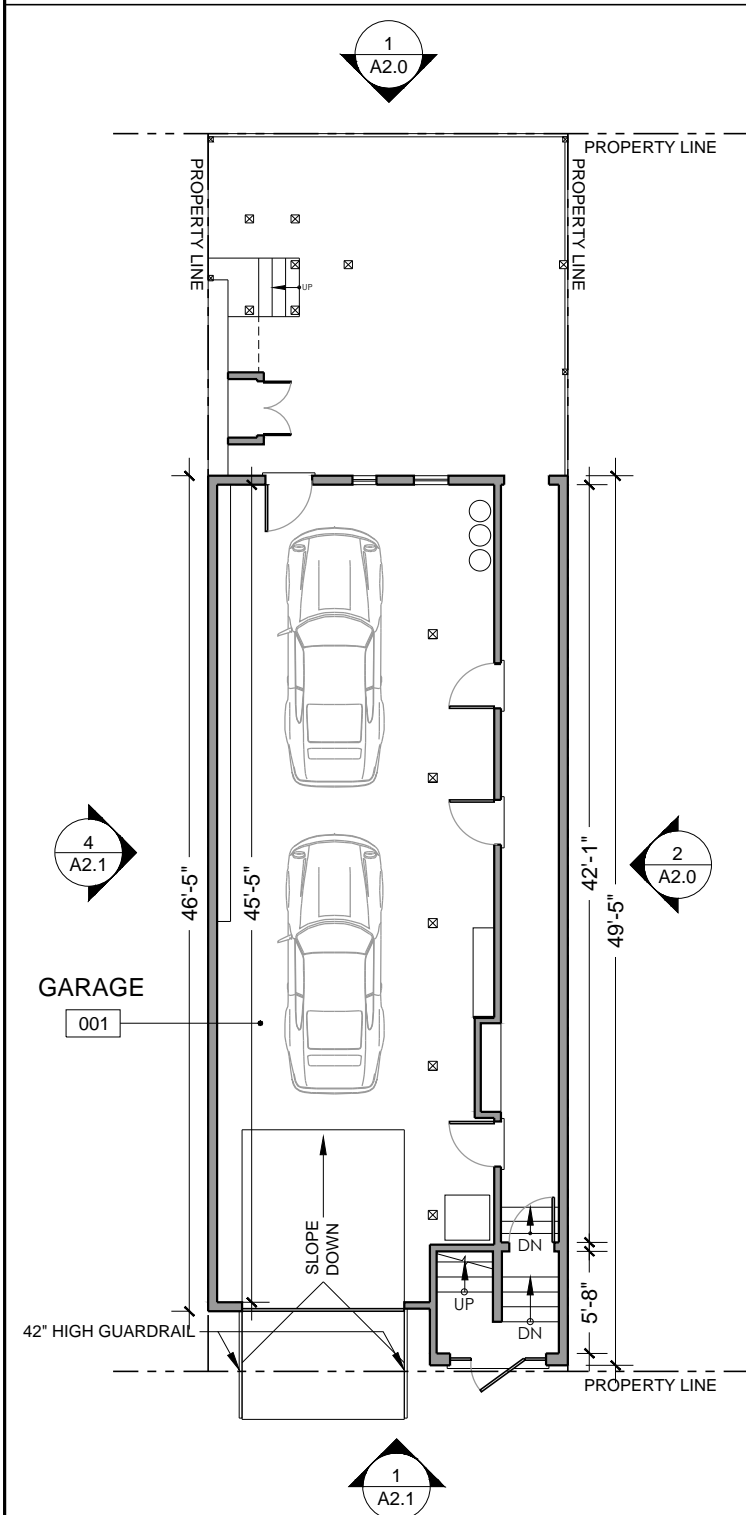
- D1 (E) KITCHEN CABINETS TO BE REMOVED, SALVAGE AND DONATE IF POSSIBLE.
- D2 (E) KITCHEN APPLIANCES TO BE REMOVED, SALVAGE AND DONATE IF POSSIBLE.

SECOND FLOOR PROPOSED NOTES:

- 1 (N) PLUMBING FIXTURES IN (N) MASTER BATH.
- 2 (N) CABINETS AND (N) WALL/FLOOR FINISH IN (N) MASTER BATH.
- 3 (N) CABINETS IN MASTER CLOSET.

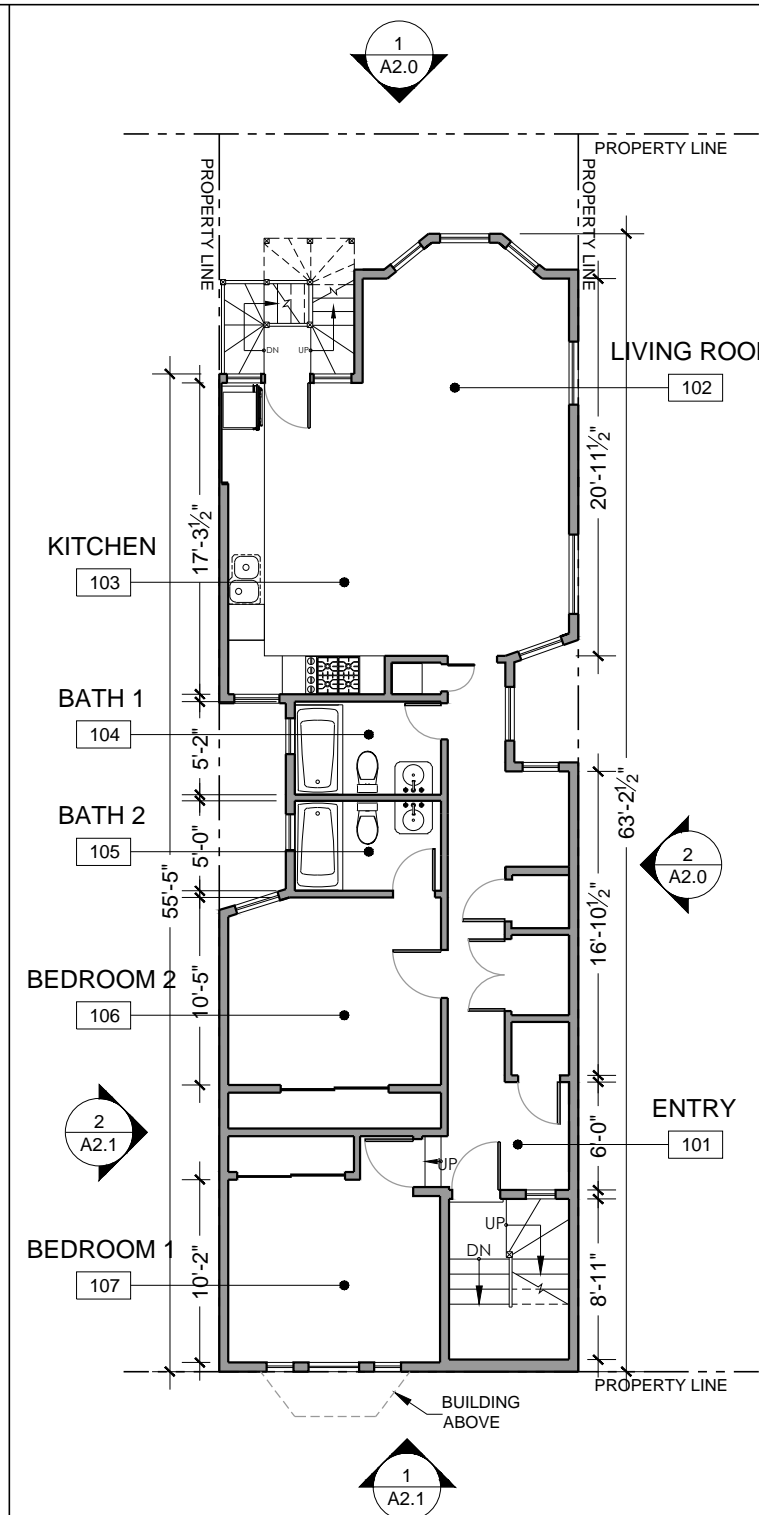
WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS



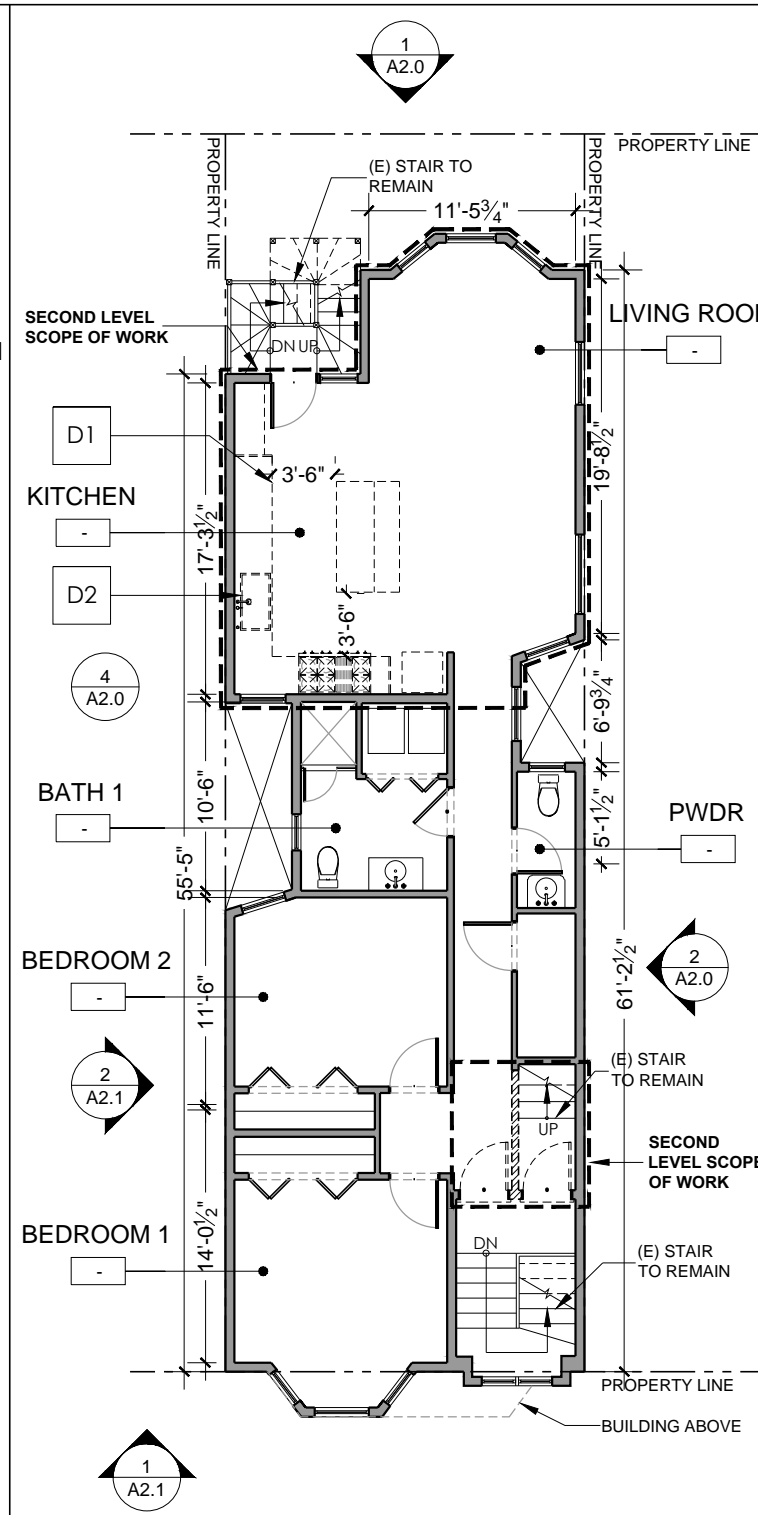
1 EXISTING BASEMENT LEVEL PLAN - NO CHANGES

Scale: 3/32" = 1'-0"



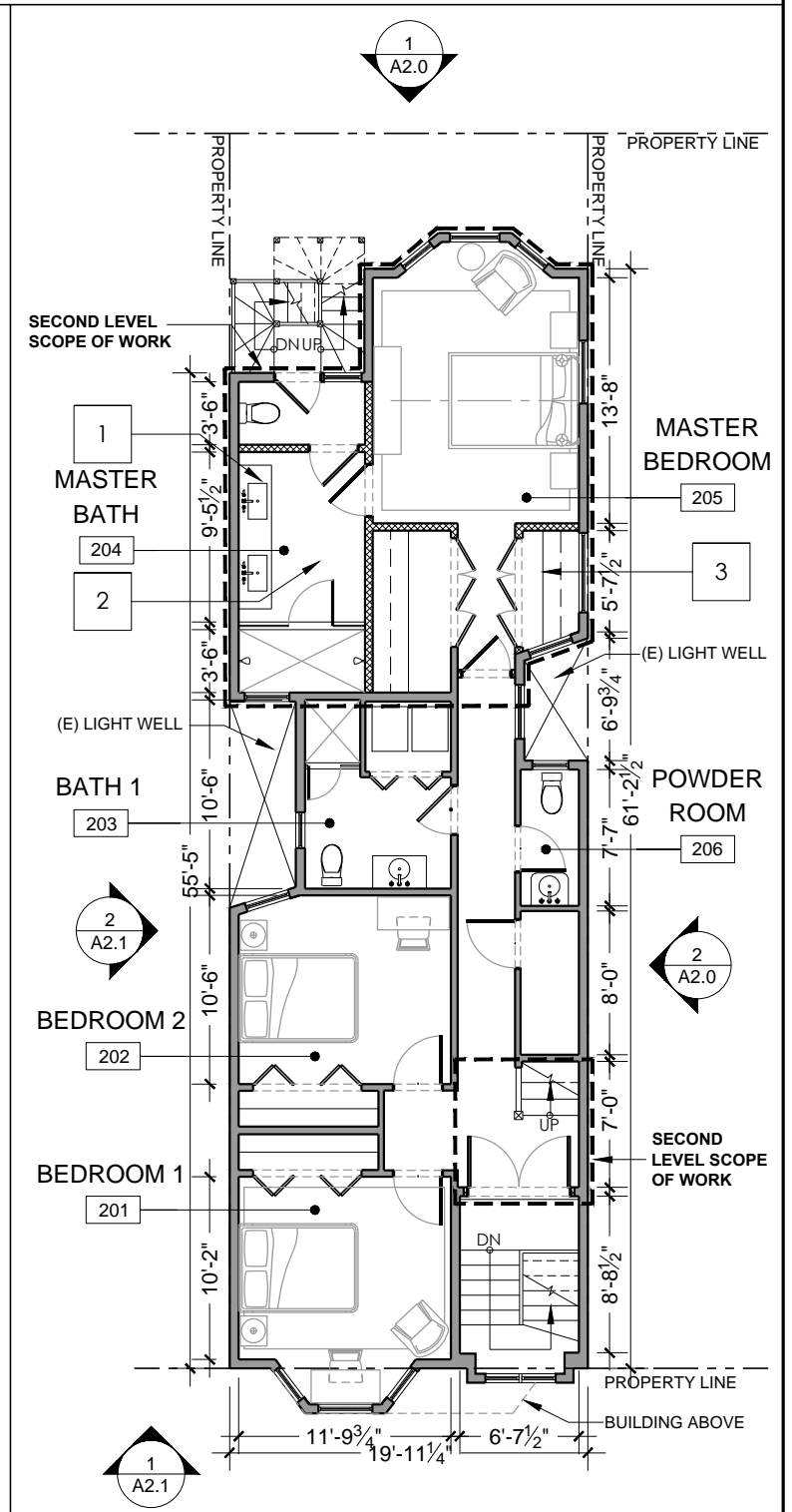
2 EXISTING FIRST LEVEL PLAN - NO CHANGES

Scale: 3/32" = 1'-0"



3 EXISTING/DEMO SECOND LEVEL PLAN

Scale: 3/32" = 1'-0"



4 PROPOSED SECOND LEVEL PLAN

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

GENERAL NOTES:

- THICK DASHED LINE INDICATES SCOPE OF WORK.
- DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED. - SEE LEGEND FOR CLARIFICATION.

THIRD FLOOR DEMO NOTES:

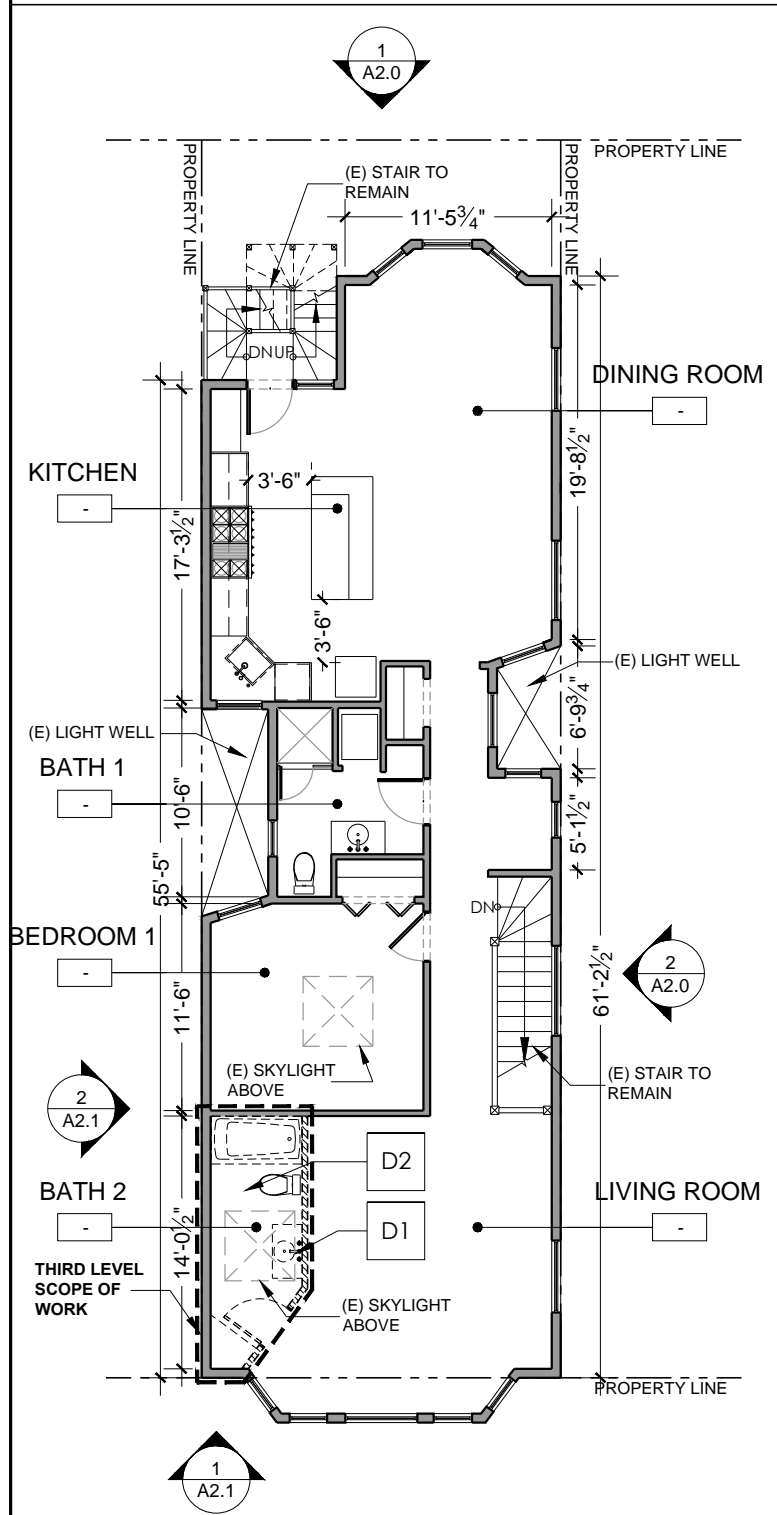
- D1 (E) WALL/FLOOR FINISH TO BE REMOVED IN (E) BATH.
- D2 (E) PLUMBING FIXTURE TO BE REMOVED IN (E) BATH.

THIRD FLOOR PROPOSED NOTES:

- 1 (N) WALL/FLOOR FINISH TO MATCH (E) IN LIVING ROOM.

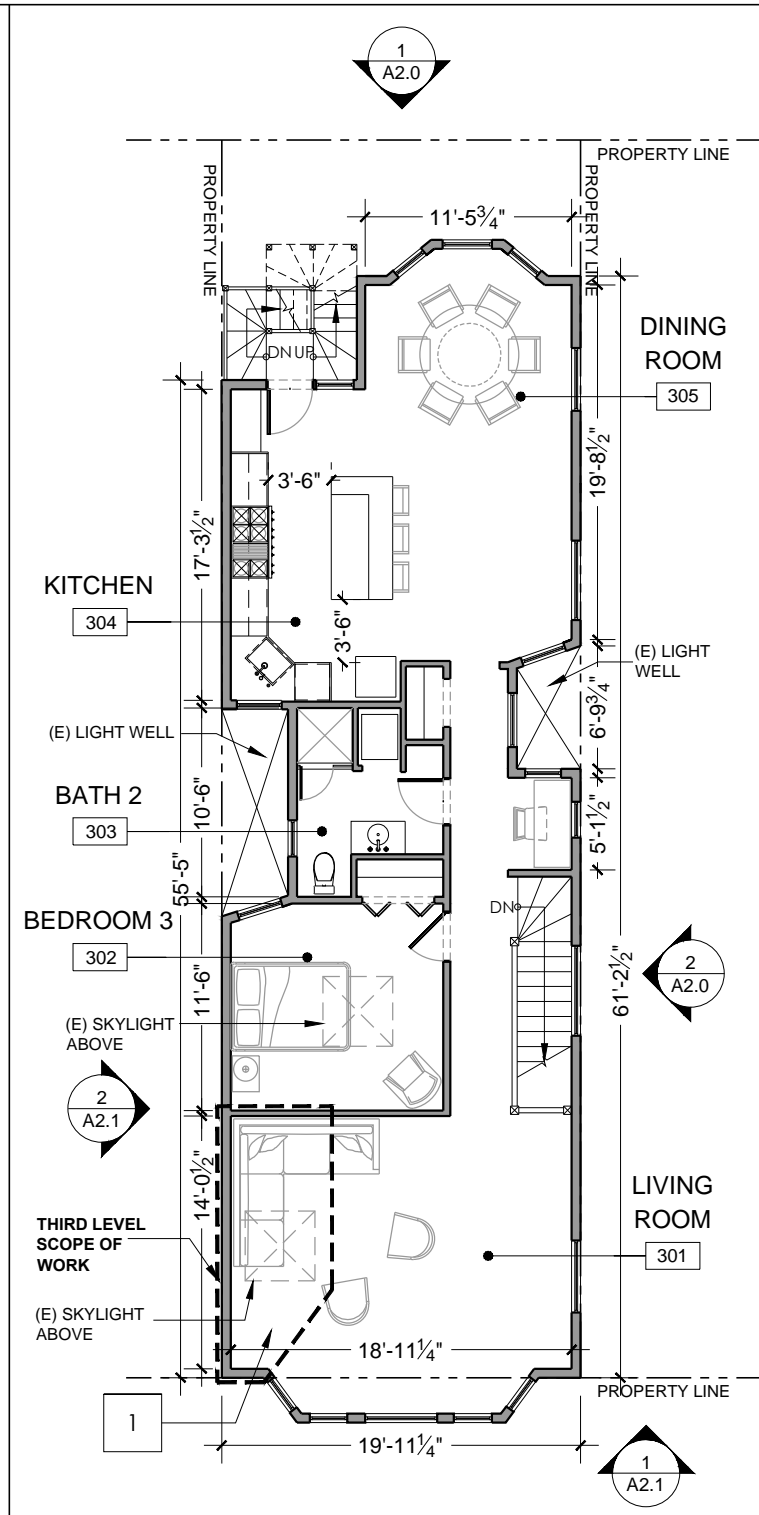
WALL LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING ELEMENTS TO BE REMOVED
- NEW WALLS



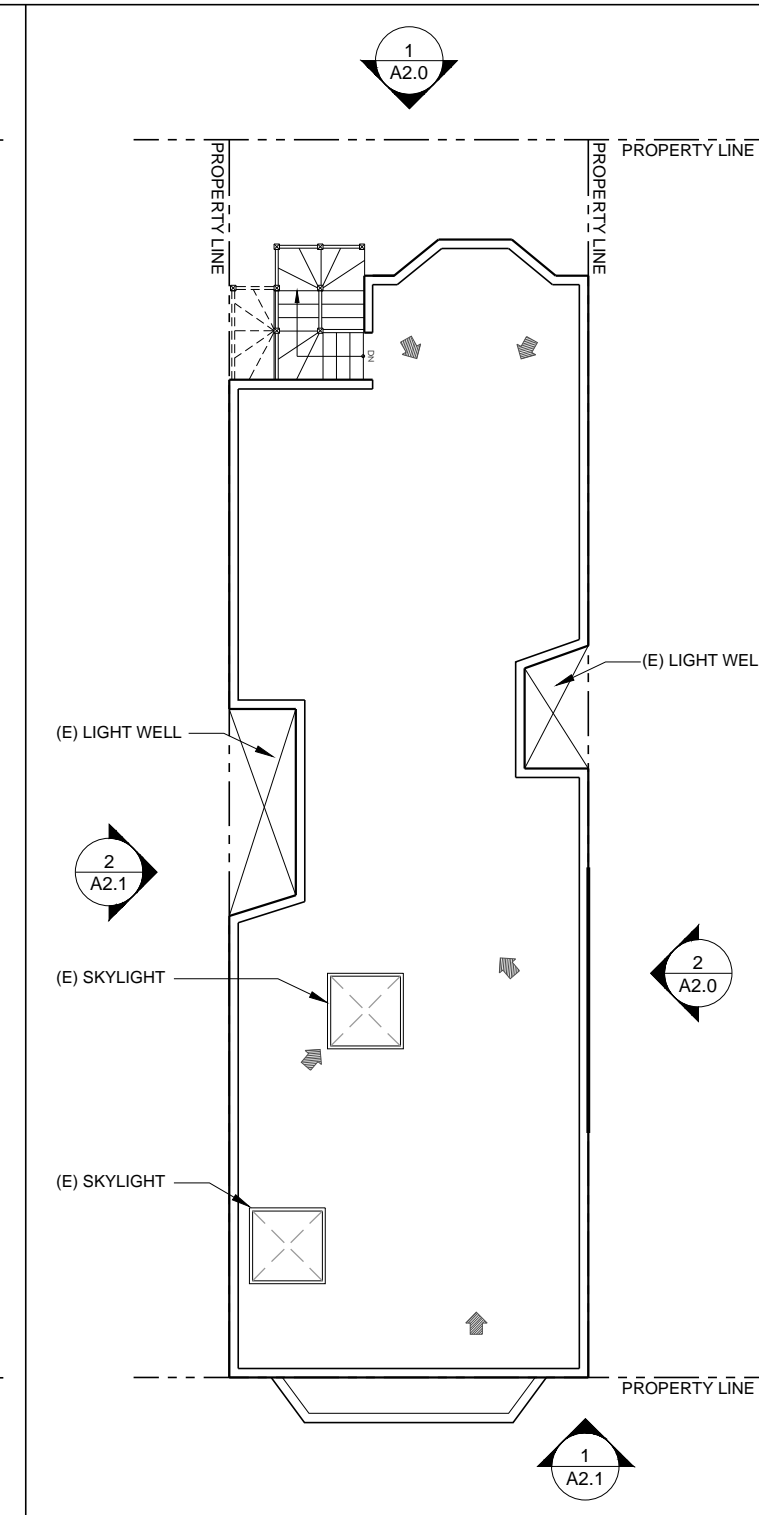
1 EXISTING/DEMO THIRD LEVEL PLAN

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



2 PROPOSED THIRD LEVEL PLAN

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



3 EXISTING ROOF PLAN - NO CHANGES

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

1 EXISTING/PROPOSED NORTH ELEVATION - NO CHANGES

Scale: 3/32" = 1'-0"



GENERAL NOTES:
 1. ALL SCOPE OF WORK TO BUILDING INTERIOR ONLY. NO PROPOSED CHANGES TO EXTERIOR ELEMENTS INCLUDING WALLS, SIDING, FINISHES, WINDOWS, DOORS, OR DECORATIVE ELEMENTS. REFER TO SHEETS A1.2 AND A1.4 FOR SCOPE OF WORK.

2 EXISTING/PROPOSED EAST ELEVATION - NO CHANGES

Scale: 3/32" = 1'-0"



WALL LEGEND:
 □ □ EXISTING ELEMENTS TO BE REMOVED

SUTRO ARCHITECTS

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BECKHAM DUNN RESIDENCE

812 & 814 GREEN ST, SAN FRANCISCO CA 94133

BLOCK 0119 LOT 010 | PROJECT NO. 2013.030

DATE: 04.21.2014
 ELEVATIONS

3/32" = 1'-0"

A2.0

1 EXISTING/PROPOSED SOUTH ELEVATION - NO CHANGES

Scale: 3/32" = 1'-0"



GENERAL NOTES:
 1. ALL SCOPE OF WORK TO BUILDING INTERIOR ONLY. NO PROPOSED CHANGES TO EXTERIOR ELEMENTS INCLUDING WALLS, SIDING, FINISHES, WINDOWS, DOORS, OR DECORATIVE ELEMENTS. REFER TO SHEETS A1.2 AND A1.4 FOR SCOPE OF WORK.

2 EXISTING/PROPOSED WEST ELEVATION - NO CHANGES

Scale: 3/32" = 1'-0"



WALL LEGEND:
 □ □ □ EXISTING ELEMENTS TO BE REMOVED

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DATE: 04.21.2014
 ELEVATIONS

3/32" = 1'-0"

A2.1