



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 7, 2016

Continued from the January 7, 2016 and March 3, 2016 Hearings

Date: March 31, 2016
Case No.: **2014-000174CUA**
Project Address: **32 ORD STREET**
Permit Application: 2014.10.17.9274
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2626/005
Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Staff Contact: Andrew Perry – (415) 575-9017
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Recommendation: **Approve with Conditions**

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BACKGROUND

On January 7, 2016, the Planning Commission heard Case No. 2014-000174CUA proposing a 2,592 square feet horizontal and vertical addition to an existing single-family house at 32 Ord St. The Project required a Conditional Use authorization due to the interim zoning controls passed by Resolution 76-15; the Project would result in a house in excess of 3,000 square feet, and an increase of more than 100% to the existing structure, while proposing a second unit.

The Commission voted 6-0 to continue the Project. While recognizing the unique topography of the site and the addition of much of the square footage through excavation, the Commission did ask that the second unit deliver more, adding a quality unit to the City's housing stock and functioning as a true second unit. Additionally, the Commission directed the Project Sponsor to continue working with neighbors regarding the Project's massing at the third floor and along the side setbacks at the rear. Lastly, the Commission directed the Project Sponsor to work with neighbors in resolving perceived discrepancies between surveyed and proposed heights, and corresponding shadow impact studies.

CURRENT PROPOSAL

The current project responds to the comments made by neighbors and Commissioners at the hearing in a number of ways. Regarding the second unit, the proposed size has been increased from a 490 square-foot studio to 1,374 square-foot two-bedroom unit. This was achieved by maintaining the existing one-car garage instead of expanding to a two-car garage, and providing this additional space at the basement level to the second unit. As a result, the second unit has a clear second, direct entrance at street level. To provide more light to the unit, lightwells are proposed below grade along the southern side of the

building. The unit has access to the rear yard and patio area through the tradesman passage along the northern side of the building, the door to which also allows for light into the unit.

The massing of the building has also been further reduced, pulling in the rear building wall by an additional 9'-6", to be 15'-0" from the 45% rear yard line. Along the southern side property line, a portion of the existing second floor and the new third floor have increased the amount of setback with the adjacent building from 1'-7" to 6'-2"; this change will reduce impacts on light and air to the adjacent property line windows. Along the northern property line, the Project is now slightly closer to the adjacent building. At the second floor the existing wall of the popout will remain, at approximately 4' to the property line. The third floor will have a 7'-0" setback from the shared property line, however, with the neighbor's adjacent setback, total building separation is approximately 16'-6". Lastly, the overall height of the Project has been lowered, so that the top of parapet height is essentially equal to that of the adjacent building, for no shading to the adjacent solar panels.

The Project Sponsor has revised the 3D models and looked further into the discrepancies with the shadow diagrams, adjusting the parameters such that the existing conditions in the model match the existing conditions as provided through photo evidence by the neighbor. Department staff has reviewed previously approved plans for the adjacent property and is not aware of any discrepancy with how heights are being represented in the current Project and plans, based off a licensed survey.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow for expansion of a single-family home to a two-family home, in excess of 3,000 square feet, and by more than 100% of the existing square footage, within a RH-2 District.

BASIS FOR RECOMMENDATION

- The project provides one net new family-sized dwelling unit to the City's housing stock.
- The project is compatible with the neighborhood and immediately adjacent buildings, providing setbacks to allow for light and air to neighboring windows, and minimizing the amount of shading.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve with Conditions

Attachments:

- Revised Draft Motion
- Revised Draft Motion (with Tracked Changes from January 7th Draft Motion)
- Revised Project Sponsor Submittal
 - Revised Plans
- Letter from Daniel Westover, Project Surveyor
- Additional Comments in Opposition
- Project Plans as proposed during January 7th hearing (for reference)



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT A HORIZONTAL AND VERTICAL ADDITION TO A SINGLE-FAMILY HOME THAT WOULD INCREASE THE EXISTING SQUARE FOOTAGE BY MORE THAN 100% AND RESULT IN EXCESS OF 3,000 SQUARE FEET WHILE ALSO INCREASING THE LEGAL UNIT COUNT FROM ONE- TO TWO-UNITS, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2014, Jonathan Pearlman (hereinafter “Project Sponsor”), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter “Department”).

On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage. The project site was affected by the interim legislation, requiring Conditional Use Authorization.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use Authorization for horizontal and vertical additions to the existing single-family dwelling that would increase the existing gross square footage in excess of 3,000 square feet and more than 75% without an increase to the legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces, and is an addition of approximately 2,985 square feet, bringing the total square footage of the home to approximately 4,750. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line.

On January 4, 2016, the Project Sponsor submitted a revised proposal with the Department that would provide an additional residential dwelling unit at the first floor. The revised proposal also eliminated some of the excavation that was proposed at the rear of the first floor, so that the total square footage for the building was reduced to 4,336 square feet. The previously proposed building envelope at the second and third stories remained unchanged.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000174CUA. After receipt of public testimony, the Commission voted 6-0 to continue the item until March 3, 2016. At the hearing, the Commission directed the Project Sponsor to continue to work with neighbors regarding the Project design and the creation of a viable second unit. The Commission also asked the Project Sponsor to continue to work with neighbors to resolve any perceived discrepancies between the surveyed heights shown on the plans and the corresponding 3D massing and shadow studies. To allow more time in order to resolve these concerns, the Project Sponsor requested a continuance until the April 7, 2016 Commission hearing.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000174CUA, pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count from one- to two-units, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited

convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

4. **Project Description.** The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately 4,208 square feet, an addition of approximately 2,413 square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a two-unit home, comprised of a two-bedroom unit with 1,374 square feet at the basement and first floor levels, and a three-bedroom unit with 2,834 square feet at the second and third floor levels. The one existing off-street parking space will remain, and two bicycle parking spaces will be provided within the garage.. The addition will excavate into the upsloping lot at the basement and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal utilizes much of the existing building, with minor material changes to the front façade, and is not tantamount to demolition under Planning Code Section 317. The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.
5. **Public Comment/Community Outreach.** The Department has received numerous emails with regard to the Project from both adjacent neighbors at 30 and 36-38 Ord Street. The first communication was received on January 8, 2015 with concerns about the accuracy of the plans and the representation of the subject and adjacent properties. Additionally, the neighbor at 30 Ord Street presented concerns that the Project height and vertical addition would result in shadowing and loss of function to their rooftop solar panels; also, that the addition at the rear (including the new third story) would cause significant impacts to light, air, and privacy to their property, particularly to their living room located at grade in the rear yard, with windows facing the Subject Property. The neighbor at 36-38 Ord Street was concerned that the Project would have significant impacts to several windows located in proximity to the shared property line and that face onto the Subject Property.

The Planner has conveyed these communications to the Project Sponsor, and subsequent revisions addressed the discrepancies and plan deficiencies that were identified in the public comments. The Planner has also met with the neighbors in person on two occasions, including one at the project site, so that conditions could be understood from inside both adjacent homes. The Project Sponsor has revised the plans based on the comments received in order to alleviate some of the concerns. Specifically, the Project height has been lowered toward the rear of the proposed structure, so that it does not exceed the height of the solar panels and shadowing does not occur; additional setbacks and lightwells have been provided to give more protection to the windows along 36-38 Ord Street; at the rear of the proposed Project, the new building mass will have a setback of 8'-9" from the shared side property line with 30 Ord Street, resulting in a total setback of 18'-3" from the adjacent neighbor's living room wall.

Additionally, the Department received an inquiry from Jack Keating of the Eureka Valley Neighborhood Association on December 9th, 2015 requesting information about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

Following the original Commission hearing on January 7, 2016, the Project Sponsor and neighbors were in communication regarding the modified Project design. During this time, a meeting occurred at the Planning Department, attended by the Project Sponsor, subject property owner, neighbors and representatives of the Eureka Heights Neighborhood Association and Corbett Heights Neighborhood Association. The Project Sponsor has submitted three sets of revisions during this time. With regard to the shadow models for the Project, the Project Sponsor has revised the parameters of the model and adjusted the sun angle, to more accurately represent the existing conditions as documented in photographs supplied by the adjacent property owner.

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

- A. **Rear Yard (Section 134).** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The subject property has a lot depth of 136 feet, and a required rear yard depth of 61'-2½". The rear building walls of the adjacent properties would not allow for any reduction of the rear yard requirement. The Project maintains a rear yard setback of approximately 76'-2", with the rear wall of the third floor 15' from the rear yard line. An elevated walkway connects the third floor with a patio area and stairs that lead to the second floor below, which do encroach into the required rear yard setback. However, these features qualify as permitted obstructions pursuant to Planning Code Sections 136(c)(14) and 136(c)(24), as they will be built into the upsloping topography of the site and will not exceed a height that is 3 feet above grade within the required rear yard area.

- B. **Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private.

The Project proposes to add one (1) additional dwelling unit for a total of two (2) dwelling units on the property. The upper unit at the second and third floors meets the usable open space requirement through the provision of a private front deck area at the third floor with approximately 224 square feet of deck area, exceeding the 125 square feet that is required for the unit as private usable open space. The lower unit has access to the rear yard through a passage along the northern side of the building. At the rear, there is a shared common patio with approximately 216 square feet of area; this exceeds the 166.25 square feet common usable open space requirement for the second unit.

- C. **Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of frontage for projects that meet the conditions contained in Section 806(d) of the Public Works Code.

The Project triggers the requirement contained in the Public Works Code, as it proposes to add at least 500 square feet to the existing building. The subject property has 28 feet of linear frontage and would therefore require one (1) street tree. There is an existing street tree proposed to remain, therefore the requirement is met.

- D. **Bird Safety (Section 139).** Planning Code Section 139 requires that feature-related hazards, such as free standing glass deck railings, either be treated with bird-friendly glazing or limited in size such that no unbroken glazed segment is 24 square feet or larger in size.

The Project proposes free-standing glass deck railings at the rear deck on the third floor level, however the area of unbroken glazing is only approximately 8 square feet, therefore the requirement is met.

- E. **Off-Street Parking (Section 151).** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes to maintain the existing 1-car garage. The Project with the addition of one unit, does not constitute a major addition pursuant to Planning Code Section 150. No additional parking is therefore required by Code.

- F. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires one (1) Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two (2) Class 1 Bicycle Parking spaces within the garage, therefore the requirement is met.

- G. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two (2) dwelling units per lot in an RH-2 District.

The Project proposes to increase the existing legal unit count from one (1) to two (2) units, therefore the permitted density is not exceeded.

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

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

The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The additions have been designed such that a large amount of the increase in square footage is achieved through excavation into the upsloping lot – approximately 1,558 square feet of the total expansion, or 65% of the added square footage is below grade – and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common residential materials that can be found elsewhere in the neighborhood and a new entry for the second unit will be created at street level. The other existing openings and proportions of the front façade will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.

The vertical addition at the third floor raises the building height of the subject home, however, it will be approximately two inches taller than the height of the adjacent neighbor at 30 Ord Street, so that no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 10 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, the second floor (at rear yard grade) will maintain the existing setback of the popout at approximately 4', and the new third floor will be further set back, at 7' from the side property line. In conjunction with the neighbor's setback, total building separation is 16'-6", which helps minimize shadowing of the adjacent property. Along the southern side property line, the Project maintains the existing building separation of 1'-7" at the front of the building. At the rear, the second floor and the new third floor will provide approximately 6 feet of separation between the buildings and help maintain light and air for the adjacent property's bedroom windows. The third floor also has a 6' side setback from the southern property line at the front portion of the building.

Although the Project does result in an increase of 138% to the existing square footage, it will create a higher-quality two-family house, one unit with three bedrooms, the other with two. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in

coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately 16'-6" separation from 30 Ord Street, and approximately 6 feet of setback for much of the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.

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

The Project does propose to increase the unit count by one (1) unit, however will remain within the permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a studio, which would likely only have a single vehicle. Furthermore, the existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and one off-street parking space. Within the garage are also two (2) Class 1 Bicycle Parking spaces.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.

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

The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

8. **Interim Zoning Controls (Resolution 76-15).** On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage.

The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

- A. The Planning Commission shall only grant a Conditional Use Authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.

The Project would not result in greater than 55% lot coverage, therefore additional findings are not required, however the lot is exceptional and unique due to the steep upsloping grade at the site. A deck at the third floor and stairs which lead to the second floor below exceed the 55% lot coverage threshold, but are considered as permitted obstructions under Section 136 of the Code; it would be difficult to otherwise create usable open space at the rear of the property without these permitted obstructions exceeding the coverage threshold.

- B. The Planning Commission, in considering a Conditional Use Authorization in a situation where an additional residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon

finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The Project is not a through lot, nor does it propose to add an additional residential unit, therefore additional findings are not required.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.6:

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock through the creation of a two-bedroom unit at the existing structure's basement and first floors.

OBJECTIVE 4:

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

Policy 4.1:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality two-family house in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a 10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings; a front setback minimizes the impact of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.

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

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house. The Project contributes one net new family-sized unit to the City's housing stock.

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

The Project is located in an area well-served by the City's public transit systems, maintains the existing off-street parking space and provides two bicycle parking spaces. The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, therefore the Project

will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is only increasing by one unit.

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

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000174CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 16, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 7, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

**Draft Motion
April 7, 2016**

**CASE NO. 2014-000174CUA
32 Ord Street**

NAYS:

ABSENT:

ADOPTED: April 7, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, at 32 Ord Street, Block 2626, Lot 005 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated March 16, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000174CUA and subject to conditions of approval reviewed and approved by the Commission on April 7, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 7, 2016 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PARKING AND TRAFFIC

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

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

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

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

13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

1650 Mission St.
Suite 400
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CA 94103-2479

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: ~~JANUARY 7~~APRIL 7, 2016

CONTINUED FROM JANUARY 7, 2016 AND MARCH 3, 2016

Date: ~~December 31~~March 31, 2016~~5~~

Case No.: **2014-000174CUA**

Project Address: **32 ORD STREET**

Permit Application: 2014.10.17.9274

Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District

Block/Lot: 2626/005

Project Sponsor: Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109

Staff Contact: Andrew Perry – (415) 575-9017
Andrew.Perry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO PERMIT A HORIZONTAL AND VERTICAL ADDITION TO A SINGLE-FAMILY HOME THAT WOULD INCREASE THE EXISTING SQUARE FOOTAGE BY MORE THAN 100% AND RESULT IN EXCESS OF 3,000 SQUARE FEET WHILE ALSO INCREASING THE LEGAL UNIT COUNT FROM ONE- TO TWO-UNITS, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2014, Jonathan Pearlman (hereinafter “Project Sponsor”), on behalf of Sunae Chon, filed Building Permit Application Number 2014.10.17.9274 for the horizontal and vertical expansion to an existing single-family dwelling at 32 Ord Street. On February 20, 2015, the property was sold to John Harty, and on March 5, 2015 an Environmental Evaluation application was filed with the Planning Department (hereinafter “Department”).

On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage. The project site was affected by the interim legislation, requiring Conditional Use Authorization.

On August 18, 2015, Jonathan Pearlman, on behalf of John Harty, filed Application No. 2014-000174CUA (hereinafter "Application") with the Department seeking Conditional Use Authorization for horizontal and vertical additions to the existing single-family dwelling that would increase the existing gross square footage in excess of 3,000 square feet and more than 75% without an increase to the legal unit count, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a four-bedroom single-family home with two off-street parking spaces, and is an addition of approximately 2,985 square feet, bringing the total square footage of the home to approximately 4,750. The addition will excavate into the upsloping lot at the basement garage and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line.

On January 4, 2016, the Project Sponsor submitted a revised proposal with the Department that would provide an additional residential dwelling unit at the first floor. The revised proposal also eliminated some of the excavation that was proposed at the rear of the first floor, so that the total square footage for the building was reduced to 4,336 square feet. The previously proposed building envelope at the second and third stories remained unchanged.

On January 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000174CUA. After receipt of public testimony, the Commission voted 6-0 to continue the item until March 3, 2016. At the hearing, the Commission directed the Project Sponsor to continue to work with neighbors regarding the Project design and the creation of a viable second unit. The Commission also asked the Project Sponsor to continue to work with neighbors to resolve any perceived discrepancies between the surveyed heights shown on the plans and the corresponding 3D massing and shadow studies. To allow more time in order to resolve these concerns, the Project Sponsor requested a continuance until the April 7, 2016 Commission hearing.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014-000174CUA, pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count from one- to two-units, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of Ord Street, between Ord Court and the Vulcan Stairway to the north and 17th Street and the Saturn Street Steps to the South, Block 2626, Lot 005. The subject property is located within a RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District, within the Castro/Upper Market neighborhood. The property is developed with an existing two-story over basement, +/- 1,765 square-feet, single-family structure on a 3,808 square foot lot, originally constructed in 1913 and without substantial subsequent alterations. Based on review conducted by Planning Department staff, the existing building is not eligible for listing in the California Register under any criteria individually or as part of a historic district, and is therefore not an eligible historic resource under CEQA.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two-residential dwelling units. Ord Street slopes up slightly to the north, but the neighborhood as a whole is characterized by very steep slopes; all of the lots along the western side of Ord Street are steeply upsloping, in excess of 20 percent. The adjacent building to the north is a two-story over garage, single-family home, and is two stories in height at the rear yard grade. The adjacent building to the south is a three-story over garage, two-family dwelling, and is also two stories in height at the rear yard grade; there is additionally a two-story cottage at the rear of the lot.

The subject property is within the Castro/Upper Market neighborhood, and is located approximately one-quarter mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited

convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

4. **Project Description.** The proposal is to expand the existing approximately 1,765 square foot single-family home through horizontal and vertical additions, which will bring the total area of the home to approximately ~~4,3364,208~~ square feet, an addition of approximately ~~2,5922,413~~ square feet, including the basement garage level. The proposal will convert the two-bedroom single-family home with one off-street parking space, into a two-unit home, comprised of a ~~two-bedroom small studio~~ unit ~~with of 1,374490~~ square feet at the ~~basement and~~ first floor levels, and a ~~threefour~~-bedroom unit ~~with 2,834 square feet~~ at the second and third floor levels. ~~Two~~~~The one existing~~ off-street parking spaces will ~~remain, and two bicycle parking spaces will be provided within the garage.~~~~be provided at the basement garage level for the upstairs unit, and the total square footage (including parking) is 3,846 square feet.~~ The addition will excavate into the upsloping lot at the basement ~~garage~~ and first floor levels, expand the building at the rear of the second floor, and add a new third story. The upper floor will be set back from the main front building wall by approximately 10 feet and by approximately 17 feet from the front property line. The proposal ~~fully~~ utilizes ~~much of~~ the existing building, with minor material changes to the front façade, ~~and is not tantamount to demolition under Planning Code Section 317.~~ The proposed additions have been sensitively designed within the context of the adjacent buildings by providing ample setbacks, and the vertical addition is consistent with the height and massing of other buildings along the west side of Ord Street, being two stories at the rear yard grade.
5. **Public Comment/~~Community and Outreach.~~** The Department has received numerous emails with regard to the Project from both adjacent neighbors at 30 and 36-38 Ord Street. The first communication was received on January 8, 2015 with concerns about the accuracy of the plans and the representation of the subject and adjacent properties. Additionally, the neighbor at 30 Ord Street presented concerns that the Project height and vertical addition would result in shadowing and loss of function to their rooftop solar panels; also, that the addition at the rear (including the new third story) would cause significant impacts to light, air, and privacy to their property, particularly to their living room located at grade in the rear yard, with windows facing the Subject Property. The neighbor at 36-38 Ord Street was concerned that the Project would have significant impacts to several windows located in proximity to the shared property line and that face onto the Subject Property.

The Planner has conveyed these communications to the Project Sponsor, and subsequent revisions addressed the discrepancies and plan deficiencies that were identified in the public comments. The Planner has also met with the neighbors in person on two occasions, including one at the project site, so that conditions could be understood from inside both adjacent homes. The Project Sponsor has revised the plans based on the comments received in order to alleviate some of the concerns. Specifically, the Project height has been lowered toward the rear of the proposed structure, so that it does not exceed the height of the solar panels and shadowing does not occur; additional setbacks and lightwells have been provided to give more protection to the windows along 36-38 Ord Street; at the rear of the proposed Project, the new building mass will

have a setback of 8'-9" from the shared side property line with 30 Ord Street, resulting in a total setback of 18'-3" from the adjacent neighbor's living room wall.

Additionally, the Department received an inquiry from Jack Keating of the Eureka Valley Neighborhood Association on December 9th, 2015 requesting information about the Project and the Department's internal review procedures more generally for proposals subject to the interim zoning controls under Ordinance 76-15.

Following the original Commission hearing on January 7, 2016, the Project Sponsor and neighbors were in communication regarding the modified Project design. During this time, a meeting occurred at the Planning Department, attended by the Project Sponsor, subject property owner, neighbors and representatives of the Eureka Heights Neighborhood Association and Corbett Heights Neighborhood Association. The Project Sponsor has submitted three sets of revisions during this time. With regard to the shadow models for the Project, the Project Sponsor has revised the parameters of the model and adjusted the sun angle, to more accurately represent the existing conditions as documented in photographs supplied by the adjacent property owner.

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

- A. **Rear Yard (Section 134).** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

The subject property has a lot depth of 136 feet, and a required rear yard depth of 61'-2½". The rear building walls of the adjacent properties would not allow for any reduction of the rear yard requirement. The Project maintains a rear yard setback of approximately 76'3"-28", with the rear wall of the third floor 15' from the rear yard line-deepest building depth at the second floor. An elevated walkway connects the third floor with a ~~As the Section diagram shows, the rear of this floor is partially below the average grade line. At the third floor above, the rear-most cross-section of the addition is located approximately 66'-8" from the rear property line. A patio-deck area and is proposed at the third floor with~~ stairs that lead to the second floor below, which ~~does~~ encroach into the required rear yard setback. However, these features qualify as permitted obstructions pursuant to Planning Code Sections 136(c)(14) and 136(c)(24), as they will be built into the upsloping topography of the site and will not exceed a height that is 3 feet above grade within the required rear yard area.

- B. **Open Space (Section 135).** Planning Code Section 135 requires a minimum of 125 square feet of usable open space for each dwelling unit if all private.

The Project proposes to add one (1) additional dwelling unit for a total of two (2) dwelling units on the property. The upper unit at the second and third floors meets the usable open space requirement through the provision of a private front deck area at the third floor, with ~~approximately at least~~ 22400 square feet of deck area, exceeding the 125 square feet that is required for the unit as private usable

open space. The ~~studio-lower unit at the first floor~~ has access to the rear yard through a passage along the northern side of the building. At the rear, there is a shared common patio with ~~at least approximately 216±90~~ square feet of area; this exceeds the 166.25 square feet common usable open space requirement for the second unit.

- C. **Streetscape and Pedestrian Improvements (Section 138.1).** Planning Code Section 138.1 requires one new street tree for every 20 feet of frontage for projects that meet the conditions contained in Section 806(d) of the Public Works Code.

The Project triggers the requirement contained in the Public Works Code, as it proposes to add at least 500 square feet to the existing building. The subject property has 28 feet of linear frontage and would therefore require one (1) street tree. There is an existing street tree proposed to remain, therefore the requirement is met.

- D. **Bird Safety (Section 139).** Planning Code Section 139 requires that feature-related hazards, such as free standing glass deck railings, either be treated with bird-friendly glazing or limited in size such that no unbroken glazed segment is 24 square feet or larger in size.

The Project proposes free-standing glass deck railings at the rear deck on the third floor level, however the area of unbroken glazing is only approximately 8 square feet, therefore the requirement is met.

- E. **Off-Street Parking (Section 151).** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

The Project proposes to ~~expand-maintain~~ the existing 1-car garage from a 1-car to a 2-car garage. The Project with the addition of one unit, does not constitute a major addition pursuant to Planning Code Section 150. No additional parking is therefore required by Code.

- F. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires one (1) Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

The Project proposes two (2) Class 1 Bicycle Parking spaces within the garage, therefore the requirement is met. This meets the requirement for two dwelling units.

- F.G. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two (2) dwelling units per lot in an RH-2 District.

The Project proposes to increase the existing legal unit count from one (1) to two (2) units, therefore the permitted density is not exceeded.

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

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

The proposed Project – a horizontal and vertical expansion of the existing single-family home – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The additions have been designed such that a large amount of the increase in square footage is achieved through excavation into the upsloping lot – ~~1,350~~approximately 1,558 square feet of the total expansion, or 65% of the added square footage is below grade – ~~into the upsloping lot~~, and will therefore be hidden from the public right-of-way, and with minimal impact to the adjacent neighbors. Much of the existing structure will be retained. Material changes are proposed for the front façade consistent with common residential materials that can be found elsewhere in the neighborhood and a new entry for the second unit will be created at street level. ~~The other~~ existing openings and proportions of the front façade will be retained, and the third floor addition will be set back from the main front building wall by 10' and from the front property line by approximately 17', so as to be minimally visible from the street.

The vertical addition at the third floor raises the building height of the subject home, however, it will be ~~even approximately two inches taller than~~ with the height of the adjacent neighbor at 30 Ord Street, so that ~~virtually~~ no shadowing of the adjacent solar panels will occur. The proposed vertical addition will also be 8-10 feet lower than the ridge of the adjacent neighbor at 36-38 Ord Street. At the rear, setbacks along the side property lines have been provided for both adjacent neighbors. Along the northern side, the second floor (at rear yard grade) will maintain the existing setback of the popout at approximately 4', and the new third floor will be further set back, at 7' from the side property line. In conjunction with the neighbor's setback, total building separation is 16'-6", which helps minimize shadowing of the adjacent property. a setback of 8'-9" is proposed, which is similar to the neighboring setback and provides for a cumulative separation of 18'-3" between the living room at 30 Ord Street and the side building wall of the proposed project. Along the southern side property line, the Project maintains the existing building separation of 1'-7" at the front of the building. At the rear, the second floor and the new third floor will provide approximately 6 feet of separation between the buildings and help maintain light and air for the adjacent property's bedroom windows. The third floor also has a 6' side setback from the southern property line at the front portion of the building. ~~has been set back from the neighboring building in varying degrees by approximately 4 to 6 feet to allow for continued light and air to their existing windows along the property line.~~

Although the Project does result in ~~an~~ substantial increase of 138% to the existing ~~in total~~ square footage, it will create a higher-quality single-two-family home-house, one unit with three bedrooms, the other with two. that can accommodate a large family, and will additionally provide one net new dwelling unit to the City's housing stock, through the creation of a studio unit at the first floor. The resulting depth and height of the Project is comparable and consistent with the immediately adjacent buildings and others in the surrounding neighborhood, and has been sensitively designed with regard to site-specific constraints. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

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

The Subject Property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 50 feet higher than the front property line. The proposed additions will not exceed 55% lot coverage, as stipulated by Code, and is similar in coverage to both adjacent neighbors. The third floor level is set back from the front façade to be minimally visible, is in scale with the adjacent building heights, and due to the upsloping nature of the site, is only one story above grade at the rear of the building. At the rear portion, setbacks have been provided on both sides of the building relative to the adjacent buildings' own extent of setbacks. The result is approximately ~~18' 3"~~16'-6" separation from ~~the living room at~~ 30 Ord Street, and ~~between 4 and~~approximately 6 feet of setback ~~from for much of~~ the building at 36-38 Ord Street, which has a number of windows near the property line. To facilitate privacy, the Project is not proposing any windows at the rear along the northern or southern walls which would look directly onto either of the adjacent properties.

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

The Project does propose to increase the unit count by one (1) unit, however will remain within the permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a studio, which would likely only have a single vehicle. Furthermore, the existing house has a single curb cut and off-street parking for one vehicle; the Project proposes to maintain the existing curb cut and one off-street parking space. ~~Within the garage are also two (2) Class 1 Bicycle Parking spaces.garage opening, while expanding the area of the garage through excavation to accommodate a second off-street vehicle parking space, alleviating demand for on-street parking.~~

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street Muni Station, and within a quarter-mile of the 24, 33, 35, and 37 Muni bus lines.

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

The Project will not produce noxious or offensive emissions related to noise, glare, and dust.

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The existing front setback is occupied by the entry stair and garage structure, however the Project proposes an additional small planter at the base of the stair, and will retain the existing, healthy street tree in front of the property. Additional planters are proposed at the rear, second and third floor levels, and existing trees in the rear yard will be retained to contribute to an enjoyable rear yard and open space area. A planter and wood trellis along the northern side of the front deck at the third floor will help to screen the area and provide privacy to the adjacent building at 30 Ord Street. The rear deck at the third floor creates level, usable open space within the steep site conditions, and is located such that it will minimally impact the neighboring properties and their own enjoyment of their space.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.

- 8. **Interim Zoning Controls (Resolution 76-15).** On March 9, 2015, the Board of Supervisors passed interim legislation to impose interim zoning controls for an 18-month period for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use authorization for residential development that results in greater than 55% lot coverage.

The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 100% while also increasing the existing legal unit count, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

- A. The Planning Commission shall only grant a Conditional Use Authorization allowing residential development to result in greater than 55% lot coverage upon finding unique or exceptional lot constraints that would make development on the lot infeasible without exceeding 55% total lot coverage, or in the case of the addition of a residential unit, that such addition would be infeasible without exceeding 55% total lot coverage.

The Project would not result in greater than 55% lot coverage, therefore additional findings are not required, however the lot is exceptional and unique due to the steep upsloping grade at the site. A deck at the third floor and stairs which lead to the second floor below exceed the 55% lot coverage threshold, but are considered as permitted obstructions under Section 136 of the Code; it would be difficult to otherwise create usable open space at the rear of the property without these permitted obstructions exceeding the coverage threshold.

- B. The Planning Commission, in considering a Conditional Use Authorization in a situation where an additional residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The Project is not a through lot, nor does it propose to add an additional residential unit, therefore additional findings are not required.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.6:

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock through the creation of a ~~smaller studio~~ two-bedroom unit at the existing structure's

~~basement and first floors. Studio units, by virtue of their reduced square footage, are more financially accessible and provide a housing type that may be more suitable for an individual without many belongings.~~

OBJECTIVE 4:

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

Policy 4.1:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family. Families with children typically seek more bedrooms and larger shared living areas, which this home directly provides, and also maintains all bedrooms on the same living level.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

The Project supports these policies in that it is an addition that utilizes a large portion of the existing structure, is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project furthers this policy by creating a quality two-family house~~uality family housing and an additional studio dwelling unit~~ in an area well-served by the City's public transit system. The Castro Street Muni Station is less than a 10-minute walk from the project site, and several Muni bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project furthers this policy by ensuring that the proposed addition is not incompatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the adjacent buildings' scale in terms of bulk and lot coverage. Setbacks have been provided at the rear to allow for increased light, air, and privacy to the adjacent buildings; a front setback minimizes the impact of the addition as seen from the street, and a side setback at the front and planter and privacy trellis minimize privacy concerns to the neighbors at the front deck area.

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

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

This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.

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

The Project is consistent with this policy, as the proposed additions are designed to be consistent with the height and size typical of the existing neighborhood. The openings and proportions of the existing façade and entry stair will be retained, and a large portion of the increase in square footage is achieved below grade through excavation, which will not be perceived from the street or adjacent properties.

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

The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house. ~~size unit suitable for a large family with multiple children or generations. Through the addition of a studio unit,~~ The Project also contributes one net new family-sized unit to the City's housing stock, ~~which will be relatively affordable given the small square footage of the unit.~~

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

The Project is located in an area well-served by the City's public transit systems, maintains the existing off-street parking space and provides two bicycle parking spaces ~~and expands an existing garage from one to two off-street parking spaces.~~ The Castro Muni Rail Station and several Muni bus lines are in close proximity to the subject property, ~~and the expansion of the garage will help to alleviate the need for on-street parking,~~ therefore, the Project will not overburden streets or neighborhood parking. Muni transit service will not be overburdened as the existing unit count is only increasing by one unit.

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

This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.

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

The existing building is substandard relative to earthquake preparedness with removal of some interior walls, dry rot and foundations that were built in 1927. The Project will meet or exceed all current California Building Code requirements for earthquake preparedness, and is therefore consistent with this policy.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000174CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated ~~December-March~~ 16, 2016~~5~~, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on ~~January-April~~ 7, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

Draft Motion
| ~~January~~ April 7, 2016

CASE NO. 2014-000174CUA
32 Ord Street

NAYS:

ABSENT:

| ADOPTED: ~~January~~ April 7, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to to permit expansion of a single-family home and an increase in the existing gross square footage in excess of 3,000 square feet and by more than 100%, while also increasing the existing legal unit count from one- to two-units, at 32 Ord Street, Block 2626, Lot 005 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated ~~December-March~~ 16, 2015~~2016~~, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000174CUA and subject to conditions of approval reviewed and approved by the Commission on ~~January-April~~ 7, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on ~~January-April~~ 7, 2016 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

PARKING AND TRAFFIC

8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PARKING AND TRAFFIC

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

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

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

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

13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016



32 ORD STREET IS A RENOVATION AND ADDITION TO A 1913 ECLECTIC STYLE HOME IN THE CORONA HEIGHTS NEIGHBORHOOD. THE PROJECT INCLUDES:

- Creation of a 3 bedroom / 3 1/2 bath family-sized unit
- Creation of a new 2 bedroom / 2 1/2 bath family-sized unit
- Vertical addition of a new 3rd floor
- Retaining of the existing home



The project is designed to retain the existing house with an addition that is minimally visible from the street

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

CU FINDING I:

THAT THE PROPOSED USE OR FEATURE, AT THE SIZE AND INTENSITY CONTEMPLATED AND AT THE PROPOSED LOCATION WILL PROVIDE A DEVELOPMENT THAT IS NECESSARY OR DESIRABLE FOR, AND COMPATIBLE WITH THE NEIGHBORHOOD OR COMMUNITY.

THE PROJECT IS DESIRABLE AND COMPATIBLE WITH THE OVERALL CHARACTER OF THE CORONA HEIGHTS NEIGHBORHOOD

- The addition creates two quality family-sized homes with a 3-bedroom / 3 1/2 bath unit and a 2-bedroom / 2 1/2 bath unit;
- A significant amount of the increased space of the addition is buried in the hill and invisible to the immediate neighbors and the community at-large;
- Most of the existing building will be retained to preserve neighborhood character;
- The new 3rd floor addition is setback 10'-0" from the front façade so as to be minimally visible from the street;
- The addition is 15'-0" less than the allowable 55% lot coverage and is only one-story at the rear yard;
- The design of the addition of the 3rd floor provides for privacy between neighbors and a form that reduces shadowing onto the neighboring homes.

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

IS THE PROJECT A MONSTER HOUSE?

The Interim Zoning Controls for Corona Heights are based in the concern that new and renovated over-scaled homes are destroying the small-scale character of the neighborhood. From the legislation:

WHEREAS, The Planning Code encourages development that preserves existing neighborhood character yet recent residential development proposals within the boundaries established by this Resolution have been significantly larger and bulkier than existing residential buildings

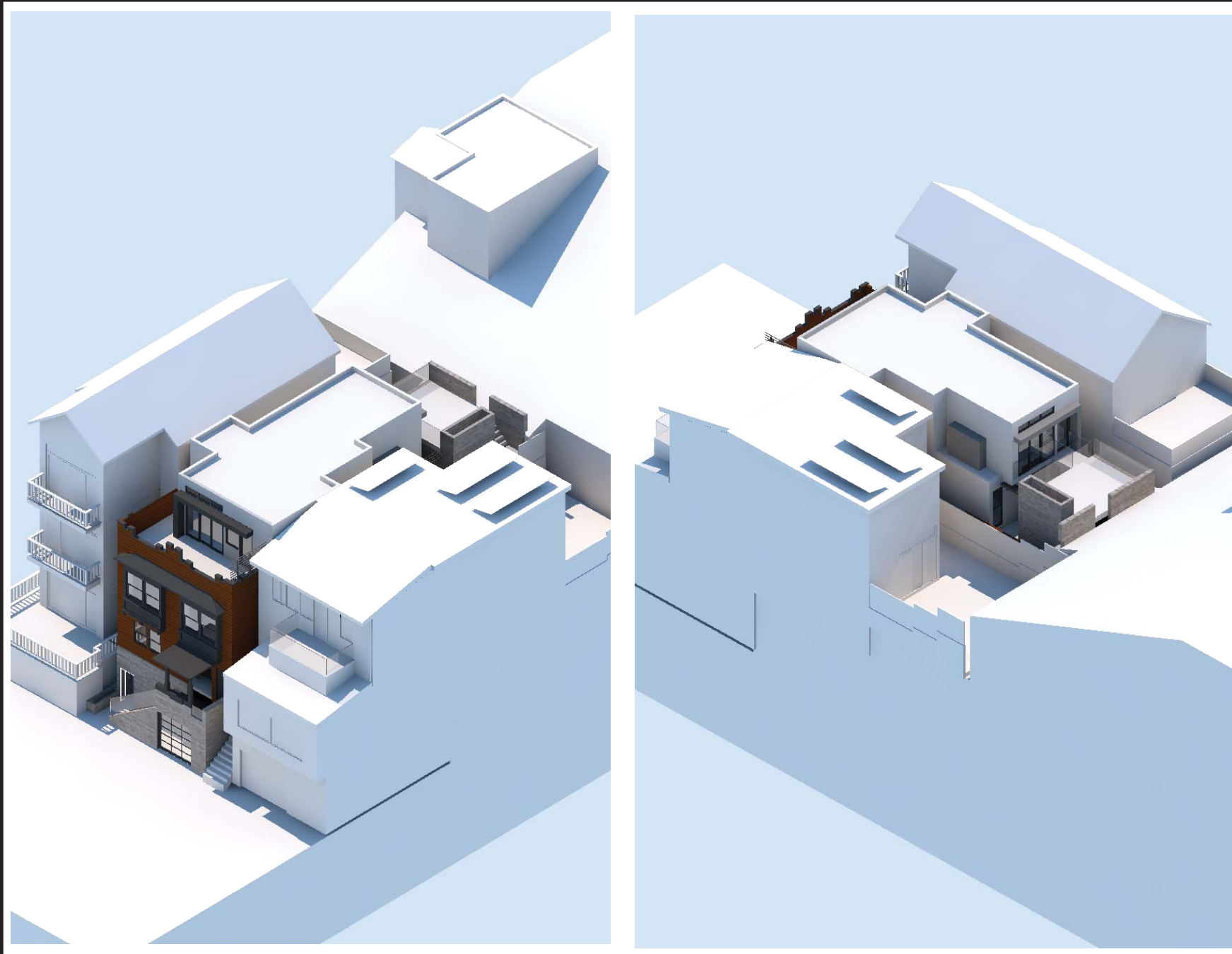
The legislation calls for a Conditional Use hearing for a project with a greater than 100% increase over 3,000 square feet (with an additional dwelling unit). The legislation does NOT limit the building size to 3,000 square feet. At 4,208 square feet, the project exceeds the 100% increase by 678 square feet.

THE FORM AND SCALE

- 64% (1,558 square feet) of the expansion is below grade and unseen from Ord Street or from the immediate neighbor's homes
- The 3rd floor addition is 893 square feet
- The 3rd floor addition is set back from the existing facade to not block the north facing windows of 36-38 Ord. The addition can be barely seen from the street.
- The 3rd floor addition is virtually the same height as 30 Ord and is significantly lower than 36-38 Ord Street
- The rear of the 3rd floor has a setback away from 30 Ord creating a separation of 16'-6" at the north side property line
- The rear of the 3rd floor is setback 6'-2" from 36-38 Ord Street to allow light into their property line windows
- The massing of the new 3rd floor is smaller than the 3rd floor of 30 Ord and substantially smaller than the 3rd floor of 36-38 Ord

SENSITIVITY TO THE NEIGHBORHOOD

- Much of the existing house is retained to preserve the character of the street
- The new materials of the facade and addition are all common materials found throughout Corona Heights and in all residential neighborhoods of San Francisco
- The existing single-car curb cut and street tree will be retained in the same location

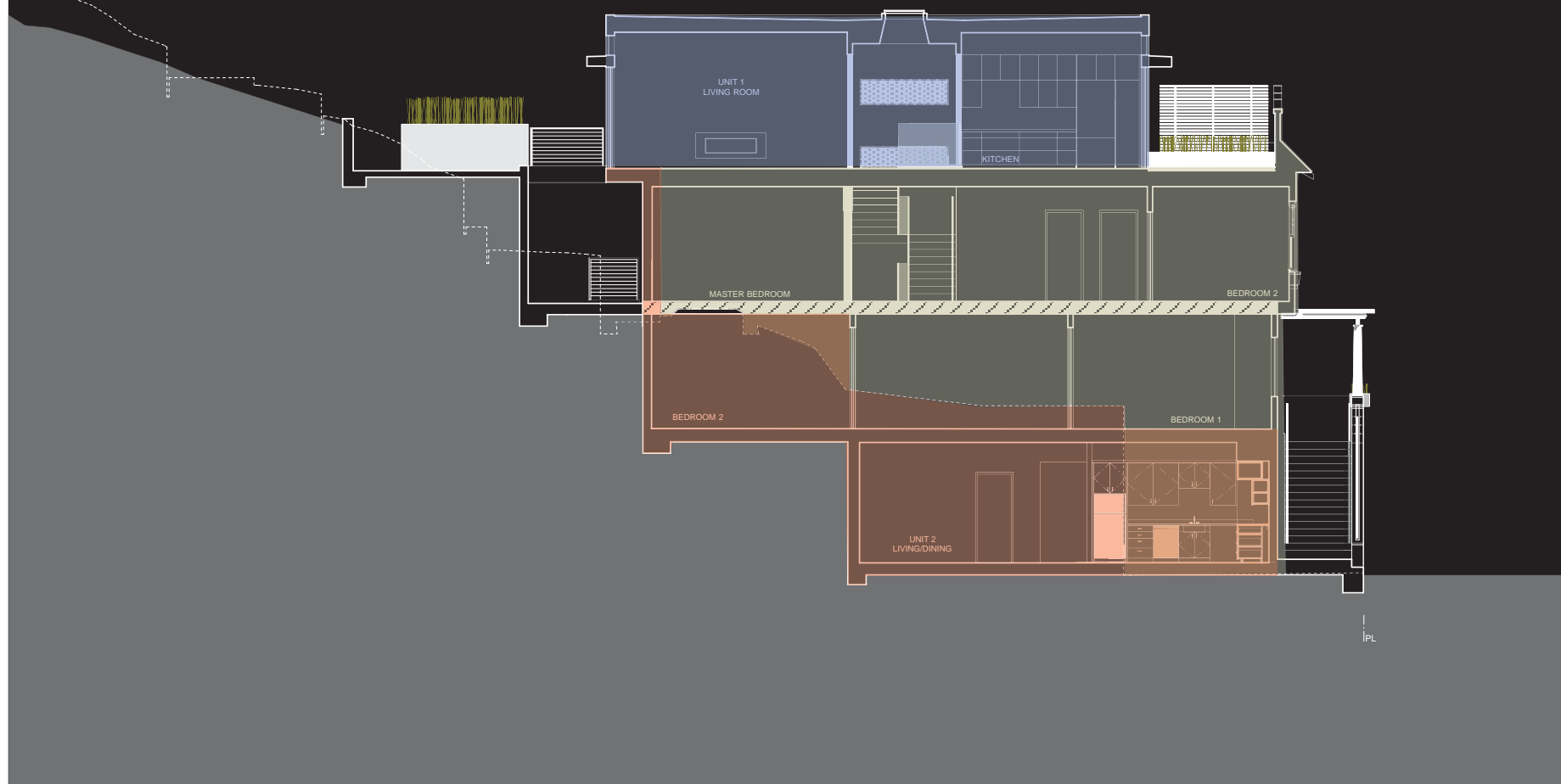


HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

- 3rd floor addition
- Sub-grade addition
- Existing house



CU FINDING 2:

THAT SUCH USE OR FEATURE PROPOSED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE OF PERSONS IN THE VICINITY, OR INJURIOUS TO PROPERTY OR POTENTIAL DEVELOPMENT IN THE VICINITY, WITH RESPECT TO:

(A) THE NATURE OF THE PROPOSED SITE, INCLUDING ITS SIZE AND SHAPE, AND THE PROPOSED SIZE, SHAPE AND ARRANGEMENT OF STRUCTURES;

- This is a unique site with 56'-0" of rise from front to rear property line
- 64% of the project is built into the hillside at the basement and 1st floor
- Due to the up-slope, the new 3rd floor is only 1-story above grade at the rear portion of the house

(B) THE ACCESSIBILITY AND TRAFFIC PATTERNS, THE TYPE AND VOLUME OF SUCH TRAFFIC, AND THE ADEQUACY OF PROPOSED OFF-STREET PARKING AND LOADING;

- There is an existing curb cut and a one-car garage. The project retains the curb cut and expands the garage for 2 cars
- There is no perceptible change to the nature or volume of traffic

(C) THE SAFEGUARDS TO PREVENT NOXIOUS OR OFFENSIVE EMISSIONS SUCH AS NOISE, GLARE, DUST AND ODOR;

- There will be no noxious or offensive emissions, noise, glare or dust emanating from the building.

(D) TREATMENT GIVEN TO SUCH ASPECTS AS LANDSCAPING, SCREENING, OPEN SPACES, PARKING AND LOADING AREAS, SERVICE AREAS, LIGHTING AND SIGNS;

- There is no change to the front of the house regarding landscape
- Privacy for the northern neighbor is created with an 16'-6" side separation from the west rear side of 30 Ord
- The 3rd floor addition is setback 6'-2" from the south property line to provide light to the property line windows of 36-38 Ord
- A privacy screen to the upper floor windows of 30 Ord is provided at the northeast corner of the new 3rd floor deck

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

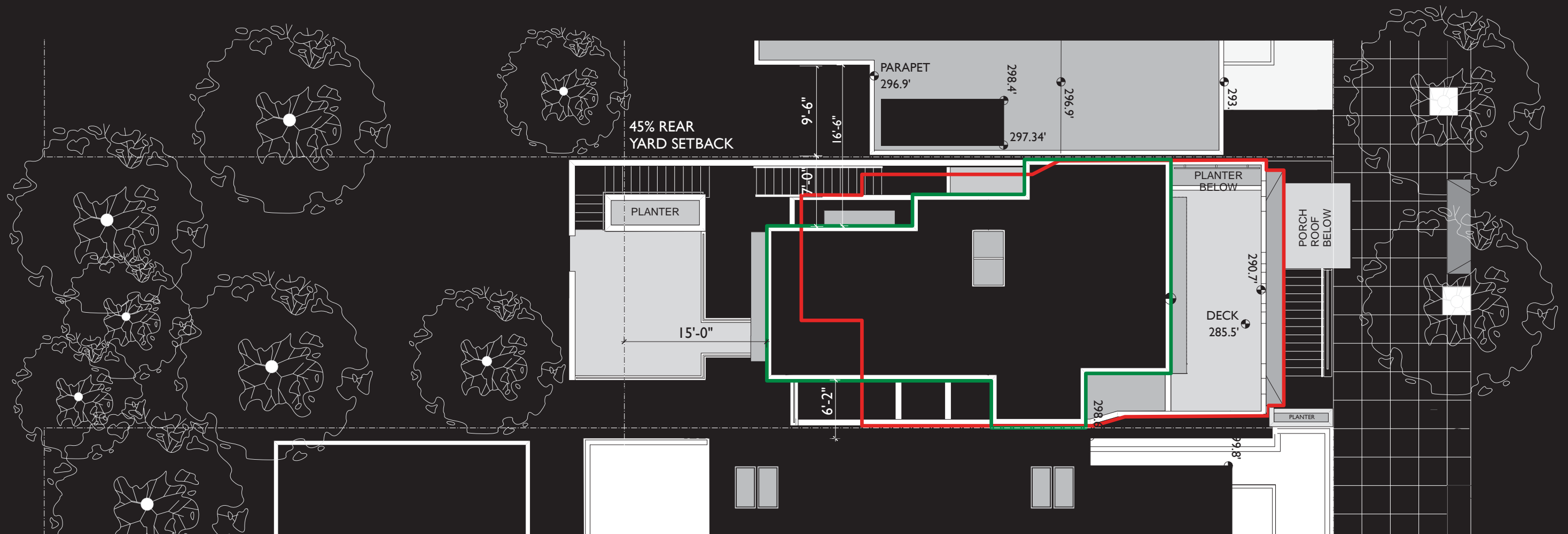
A VERY MODEST ADDITION

THE 3RD FLOOR ADDITION IS SMALL AND ONLY HAS A MINIMAL EFFECT ON THE NEIGHBORING PROPERTIES

- The front is setback 5'-6" from the front of 30 Ord and 6'-0" from the front of 36-38 Ord
- The north side is setback 3'-6" MORE than the existing house from 30 Ord for a total of a 7'-0" setback
- The south side INCREASES the setback by 4'-6" to 6'-2" increasing the light and air to property line windows of 36-38 Ord
- The floor extends only 3'-9" beyond the existing rear end of the house
- The rear is SHORTER than both 30 Ord and 36-38 Ord and 15'-0" less than the rear yard setback line
- The parapet height is 2" above 30 Ord and 10'-0" lower than the ridge of 36-38 Ord
- There will be no shadowing of the solar panels on the roof of 30 Ord
- The overall footprint of the proposed building is only 31 square feet larger than the existing house

— FOOTPRINT OF EXISTING HOUSE

— OUTLINE OF 3RD FLOOR ADDITION





HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016

CU FINDING 3:
THAT SUCH USE AND FEATURE WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE CODE AND WILL NOT ADVERSELY AFFECT THE MASTER PLAN.

The design of the remodel and addition to 32 Ord Street complies with all code provisions and its dimensions, mass and form are all well below all code maximums allowed in this RH-2 district.

Sec. 132: Front Setback Area in RH District:
There is no change to the location of the front of the building as the front entry stair and façade are retained in this project. The new 3rd floor addition is setback 10'-0" from the front façade.

Sec 134(a)(2): Rear Yard Setback: 45% of total depth of the lot
The proposed addition to this building will be within the allowed area.

Sec 138.1 (c)(1)(B)(i)(cc): Streetscape and Pedestrian Improvements
There is a healthy "Bottle Brush" street tree in front of the house which will be maintained

Sec. 151(b): Schedule of Required Off-street Parking Spaces
The project proposes to add one additional parking space for a total of 2 off-street parking spaces.
The project will retain the single width garage door.

Sec. 155.2.(a)(3): Bicycle Parking For addition to a building or lot that increases the building's gross floor area by more than 20 percent;
One Class I bicycle parking space will be provided in the garage.

CU FINDING 3:
THAT SUCH USE AND FEATURE WILL NOT ADVERSELY AFFECT THE MASTER PLAN.

- 1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced: *The existing building is residential with no business use.*
- 2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods: *Retaining the existing house and setting the new 3rd floor addition back 10'-0" will conserve existing housing and neighborhood character.*
- 3) That the City's supply of affordable housing be preserved and enhanced: *There is no affordable housing on this site.*
- 4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking. *The existing curb cut will be retained and with the addition of a 2nd dwelling unit there may be one or two additional cars on this street*
- 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. *There is no existing industrial or service sector use on this site.*
- 6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake. *The existing building is sub-standard relative to earthquake preparedness with some dry rot and foundations built in 1913. The new building will meet or exceed performance standards of the current California Building Code.*
- 7) That landmarks and historic buildings be preserved. *The existing building is not considered a historic resource and has been classified with a status rating of "C". Despite this listing, the project retains the 100 year old house.*
- 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 in the vicinity of the proposed project. There will be no effect on parks and open space.*

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PLANNING COMMISSION HEARING: APRIL 7, 2016

The neighbor to the north at 30 Ord Street has expressed concern that the 3rd floor addition to 32 Ord Street would throw additional shadow on his home. These diagrams represent **the worst case scenario** on the first day of winter, December 21. There is a small increase of shadow during the mid-day hours.



9 AM, December 21

12 PM, December 21

3 PM, December 21

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PLANNING COMMISSION HEARING: APRIL 7, 2016

At the Spring and Fall equinox, there is no change to the shadowing on 30 Ord.
These diagrams are based on surveyed heights and locations.



9 AM, March 21 and September 21

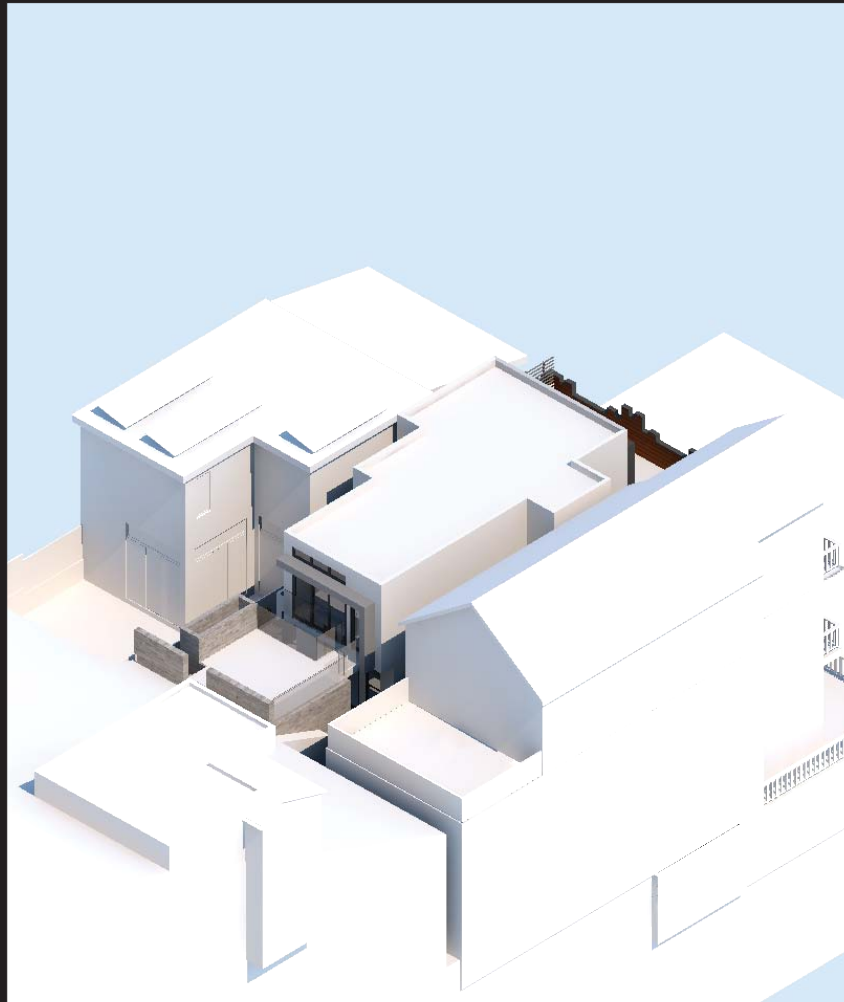
12 PM, March 21 and September 21

3 PM, March 21 and September 21

HARTY RESIDENCE

32 ORD STREET • SAN FRANCISCO, CA • 94114

PLANNING COMMISSION HEARING: APRIL 7, 2016



The 3rd floor addition is smaller than the 3rd floor of both 30 Ord and 36-38 Ord.



RESPONDING TO COMMISSION CONCERNS

REVISIONS TO THE PROPOSED PROJECT SINCE THE CU HEARING ON JANUARY 7, 2016

- The project sponsor has revised the project 3 times in response to the neighbor's concerns
- The project sponsor met with the neighbors and representatives of the neighborhood association and provided all drawings to them for their review
- The project sponsor acknowledges that the sun path study was not accurate. It has been updated to reflect actual light conditions with a revision of 1.75°
- The project size has been reduced by 125 square feet while increasing the 2nd unit by 885 square feet
- The 2nd unit has been increased from 490 square foot studio to a 1,374 square foot 2 bedroom/ 2 1/2 bath unit with its own street level entry
- The upper unit has been reduced to a 3 bedroom / 3 1/2 bath unit
- The parapet has been lowered so it is lower than the solar panels on 30 Ord
- The rear extension into the rear yard has been reduced by 9'-6" to be 15'-0" from the rear yard setback line
- The side setback of 6'-2" to 36-38 Ord has been extended by 13'-0" impacting only one property line window
- The design of the rear of the 3rd floor has increased the privacy between the neighboring houses

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PLANNING COMMISSION HEARING: APRIL 7, 2016



THIS PROJECT MEETS ALL OF THE REQUIREMENTS FOR A CONDITIONAL USE AUTHORIZATION AND COMPLETELY COMPLIES WITH THE CORONA HEIGHTS INTERIM ZONING CONTROLS

THE PROPOSED PROJECT IS DESIREABLE TO THE NEIGHBORHOOD AND WILL HAVE VIRTUALLY NO IMPACT ON THE NEIGHBORHOOD, ORD STREET AND THE IMMEDIATE NEIGHBORS

- Project is fully in context and is NOT larger or bulkier than neighboring houses on Ord Street
- Project adds a family-sized unit to the community
- Project retains existing 1913 house to preserve character of the street
- Project additions are either buried into the hillside or minimally visible from the street
- Project is respectful to immediate neighbors

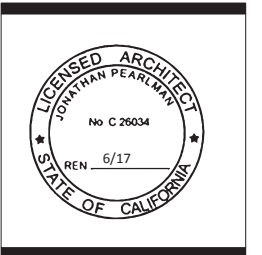
HARTY RESIDENCE

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PROJECT TEAM

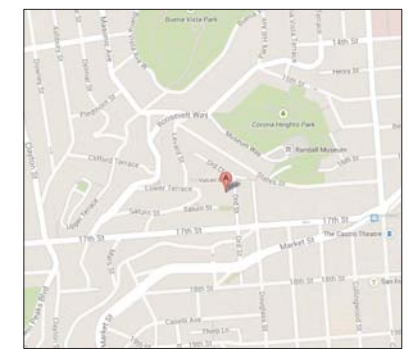
Building Owner:
John Harty
627 Occidental Avenue
San Mateo, CA 94402
Contact: John Harty
Phone: 415-716-0093
dharty913@yahoo.com

Architect:
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Contact: Jonathan Pearlman
415.537.1125 x101
jonathan@elevationarchitects.com

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VICINITY MAP



WALL TYPES

	EXISTING	NEW
NON-RATED WALL		
1 HOUR RATED WALL		
	ELEVATION KEY	
	DETAIL KEY	
	SECTION KEY	
	WALL TYPE KEY	
	DOOR NUMBER KEY	
	WINDOW TYPE KEY	
	REVISION CLOUD & KEY	

GLOSSARY

ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CLR	CENTERLINE	O.C.	ON CENTER
CONC	CLEAR	O/	OVER
CONT	CONCRETE	OD	OVERFLOW DRAIN
CPT	CONTINUOUS	O.H.	OPPOSITE HAND
CT	CARPET	PLAM	PLASTIC LAMINATE
	CERAMIC TILE	PLY.	PLYWOOD
DIA	DIAMETER	PTD	PAINTED
DIM.	DIMENSION	RAD	RADICAL
DIMS.	DIMENSIONS	REF	REFRIGERATOR
DN	DOWN	REQ.	REQUIRED
DWG	DRAWING	RB	RUBBER BASE
(E), EX.	EXISTING	RM	ROOM
EA.	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RDWD	REDWOOD
ELEC	ELECTRIC	SC	SOLID CORE
EL., ELEV.	ELEVATION	SHTG	SHEETING
EMB.	EMBEDDED	SHT	SHEET
EQ	EQUAL	SIM	SIMILAR
EXT	EXTERIOR	SQ	SQUARE
FA	FIRE ALARM	S.S.D.	SEE STRUCTURAL DWGS
FD	FLOOR DRAIN	STL	STEEL
FF	FINISH FLOOR	ST. STL	STAINLESS STEEL
FLR	FLOOR	STOR	STORAGE
F.O.S.	FACE OF STUD	STRL	STRUCTURAL
F.O.M.	FACE OF MASONRY	STV	SHEET VINYL
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYP. BOARD	TYP.	TYPICAL
GWB	GYP. WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

PERMITS

- SITE PERMIT
- ADDENDA FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL
- ELECTRICAL, PLUMBING PERMITS TO BE FILED SEPARATELY

APPLICABLE CODES

BUILDING: 2013 CBC
MECHANICAL: 2010 CMC
PLUMBING: 2013 CPC
ELECTRICAL: 2013 CEC
FIRE: 2013 CFC
ENERGY: 2013 CEC (TITLE 24, PART 6)

SCOPE OF WORK

- REMODEL INTERIOR OF HOUSE, ADD 3RD FLOOR.
- EXPAND BASEMENT AND 1ST FLOOR TO ADD NEW DWELLING UNIT

PLANNING DEPARTMENT NOTES

LOCATION: 32 ORD STREET
BLOCK/LOT: 2626/005
ZONING: RH-2
EXISTING BUILDING USE: 1-UNIT RESIDENTIAL
PROPOSED BUILDING USE: 2-UNIT RESIDENTIAL
SETBACKS: FRONT: AVERAGE (NO CHANGE)
SIDE: NONE REQUIRED
REAR: 45% OF LOT: NOT < 15'-0"

HEIGHT & BULK: 40'-X
(E): BUILDING HEIGHT: 31'-8"
(N): BUILDING HEIGHT: 39'-0"
PARKING: 1-CAR GARAGE
PARKING: 1-CAR GARAGE

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASS: R-3
OCCUPANCY SEPARATION: 1-HR BETWEEN GARAGE AND LIVING SPACE
1-HR BETWEEN UNIT 1 AND UNIT 2
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 STORIES OVER BASEMENT

SQUARE FOOTAGE CALCULATIONS

	EXISTING	NEW
BASEMENT:	200 SF	1,003 SF
1ST FLOOR:	315 SF	1,070 SF
2ND FLOOR:	1,250 SF	1,242 SF
3RD FLOOR:		893 SF + 224 SF DECK
TOTAL:	1,765 SF	4,208 SF + 224 SF DECK
UNIT 1:	2,834 SF	
UNIT 2:	1,374 SF	

GENERAL NOTES

- THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.
- IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT, AT ONCE, TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.
- ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
- CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.
- ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS AND THE PROPERTY OWNER WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE OTHER THAN THE PROPERTY OWNER FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.
- SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
- IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED, THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114
APP #2014.1017.9274 S

#	date	issue
	03.16.16	REVISION 5

Cover Sheet

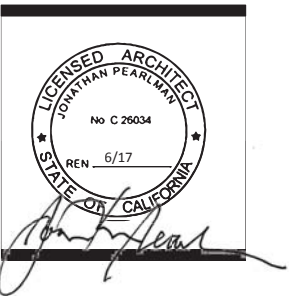
project: 14.12
drawn by: JP
checked by:
date: 07.20.15
scale:

A-0.1



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

date issue
03.16.16 REVISION 5

Green Building
Site Permit Submittal

project: 14.12
drawn by: JP
checked by:
date: 07.20.15
scale:

A-0.2

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name ¹	Harty Residence	Block/Lot	2626/005	Address	32 Ord Street
Gross Building Area	4,143 SF	Primary Occupancy	2-UNIT RESIDENTIAL	Design Professional/Applicant:	<i>[Signature]</i> MARCH 1, 2016
# of Dwelling Units ¹	1	Height to highest occupied floor	32'-1"	Number of occupied floors	3

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

Attachment C-2 -
Green Building:
Site Permit Submittal
Version: July 18, 2012

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines.
Water Efficient Irrigation - Projects that include ≥1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance.
Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	

Notes

1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.

2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

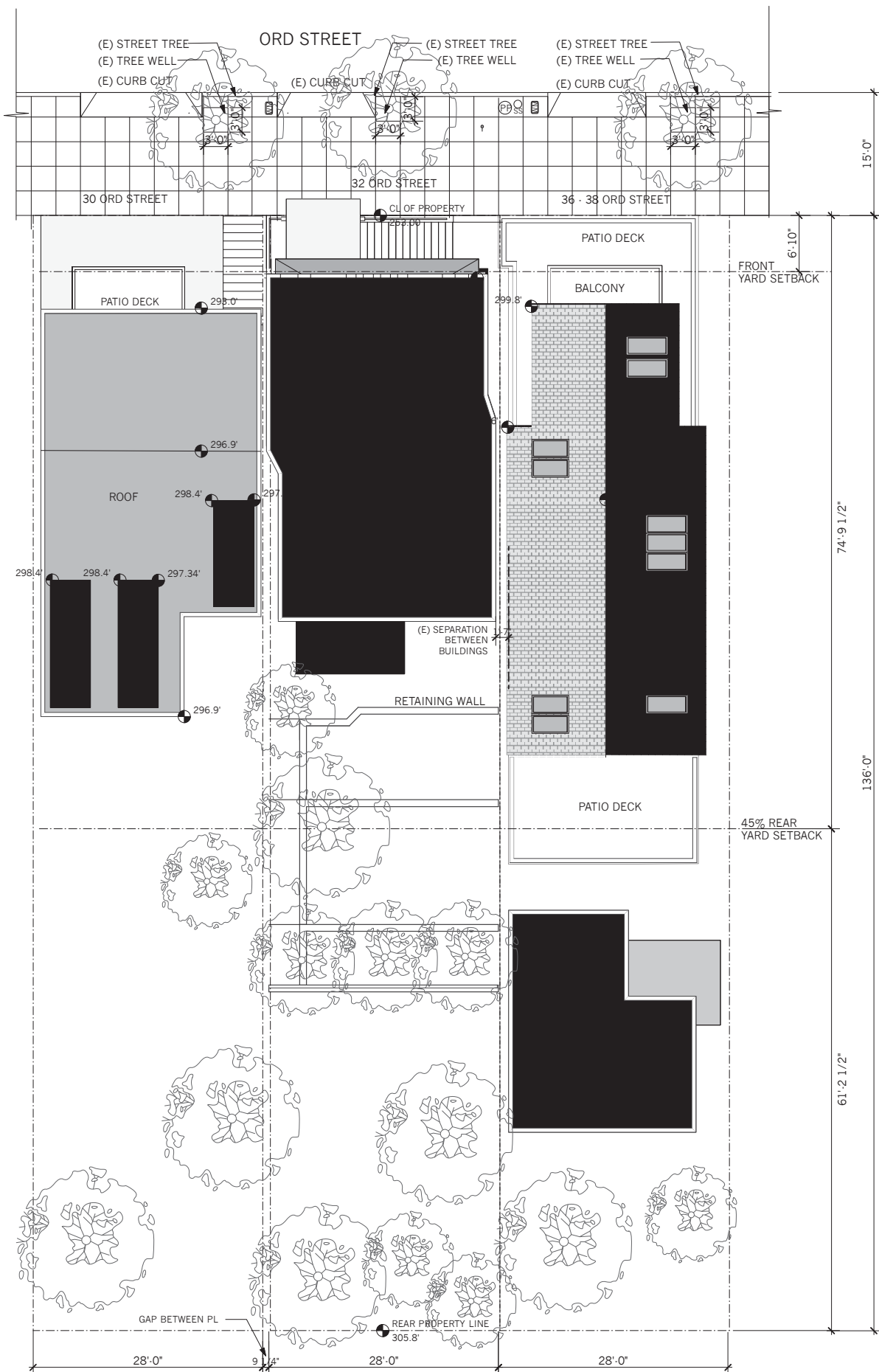
3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS

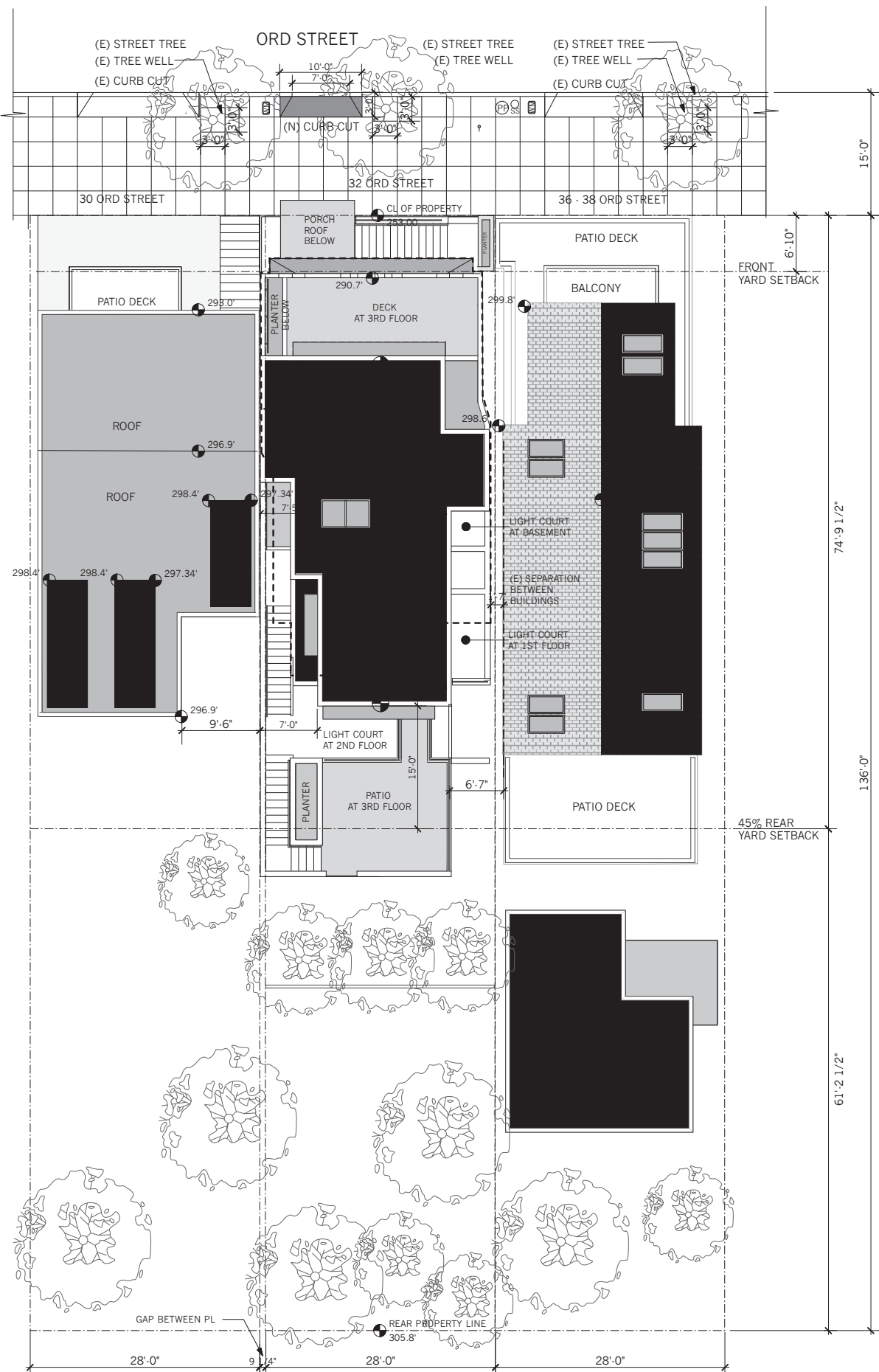
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60		50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points					Meet C&D ordinance only	
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points					LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).		n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3				Meet LEED prerequisites		
Water Use - 30% Reduction LEED WE 3, 2 points		n/r		Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4		n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1		n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1.4.2, 4.3, and 4.4		n/r				
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2. (13C.5.106.4)			n/r		n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)			See San Francisco Planning Code 155		n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq ft. (13C5.303.1)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)		n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-13 filters in residential buildings in all-quality hotspots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)		n/r			n/r	n/r
Acoustical Control: Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C5.507.4)			See CBC 1207		n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

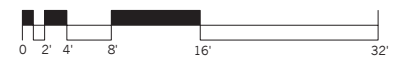
Other New Non-Residential	Addition >2,000 sq ft OR Alteration >500,000 ²
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after³.	
Type of Project Proposed (Check box if applicable)	
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1.1)	n/r
Bicycle Parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2). (13C.5.106.4)	
Low-emitting, fuel efficient, and carpool/van pool vehicles: approximately 8% of total spaces. (13C.5.106.5)	
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash basins, water closets, and urinals. (13C.5.504.3)	
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 sq ft, testing and adjusting of systems is required.	(Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	
Adhesives, sealants and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CSI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceiling STC 40. (13C.5.507.4)	See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet	
Construction Waste Management: Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	n/r



1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"

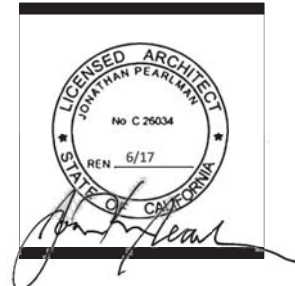


2 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

Site / Roof Plan

project:	14.12
drawn by:	JP
checked by:	
date:	10.16.14
scale:	

A-1.1

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SAN FRANCISCO PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	27'-0"	2'-7"	10%
REAR FAÇADE	26'-6"	26'-6"	100%
TOTALS	53'-6"	29'-1"	54%
NORTH SIDE	49'-0"	28'-0"	57%
SOUTH SIDE	49'-0"	13'-10"	28%
TOTALS	151'-6"	68'-4"	47%

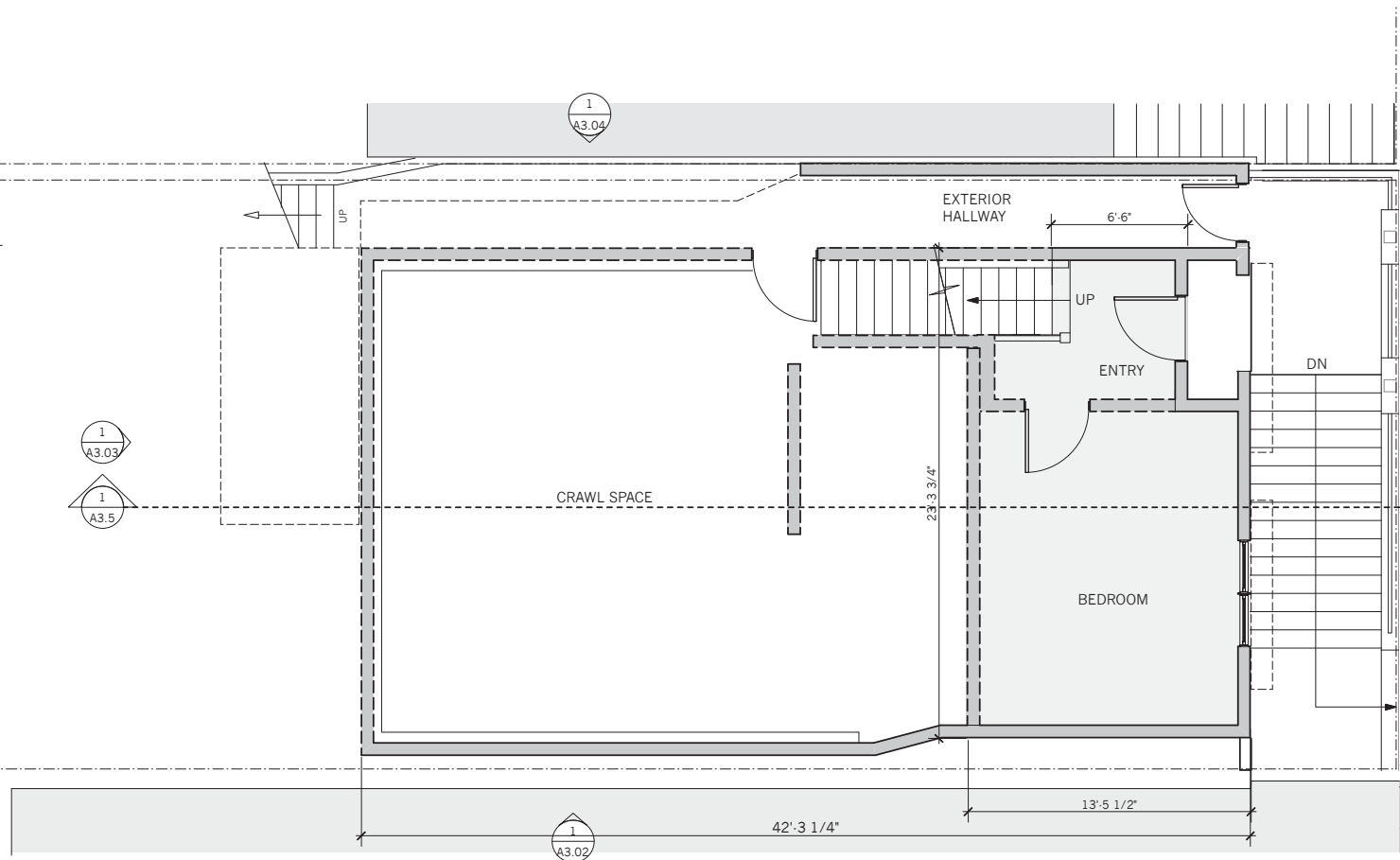
AREA MEASUREMENT

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	1,028 SF	28 SF	3%
REAR FAÇADE	410 SF	410 SF	100%
NORTH SIDE	1,078 SF	538 SF	50%
SOUTH SIDE	1,145 SF	314 SF	27%
VERTICAL TOTAL	3,661 SF	1,290 SF	35%

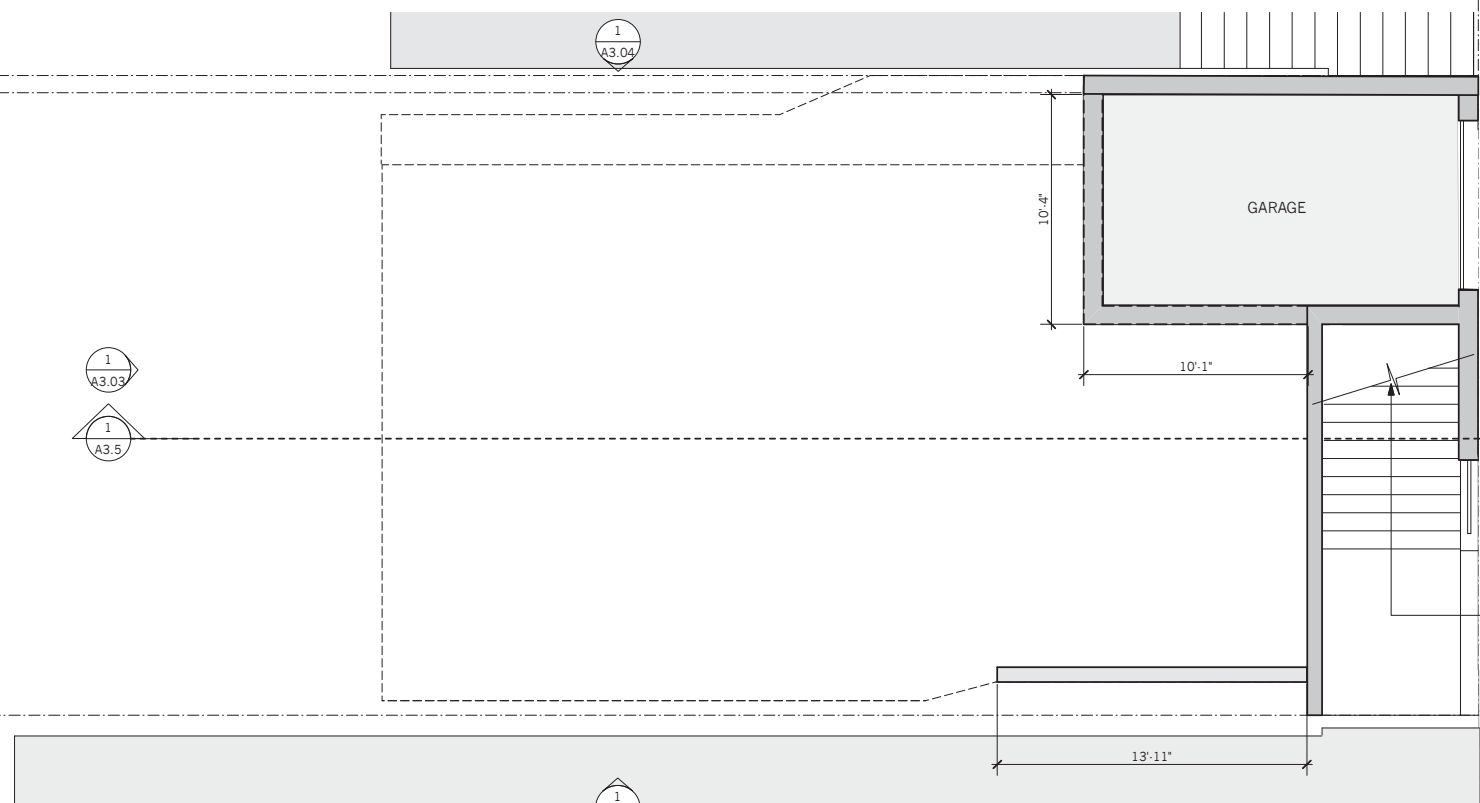
HORIZONTAL ELEMENTS

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
1ST FLOOR	277 SF	0 SF	0%
2ND FLOOR	1,249 SF	195 SF	60%
ROOF	1,249 SF	914 SF	73%
HORIZONTAL TOTALS	2,775 SF	1,035 SF	40%

SEC. 317(b)(2) "Residential Demolition" shall mean any of the following:
 (A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or
 ==> DBI DOES NOT CONSIDER THIS A DEMOLITION
 (B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade **and also** proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or
 ==> 54% OF THE SUM OF THE FRONT AND REAR FAÇADES REMOVED AND ALSO THE REMOVAL OF 47% OF ALL EXTERIOR WALLS. THEREFORE, THIS DOES NOT APPLY.
 (C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements **and** more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.
 ==> REMOVAL OF 35% OF VERTICAL ELEMENTS AND 40% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY.
 DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)



2 EXISTING 1ST FLOOR
Scale: 1/4" = 1'-0"

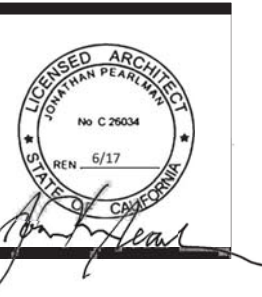


1 EXISTING BASEMENT LEVEL - GARAGE
Scale: 1/4" = 1'-0"



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San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

Existing Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.01



DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SAN FRANCISCO PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

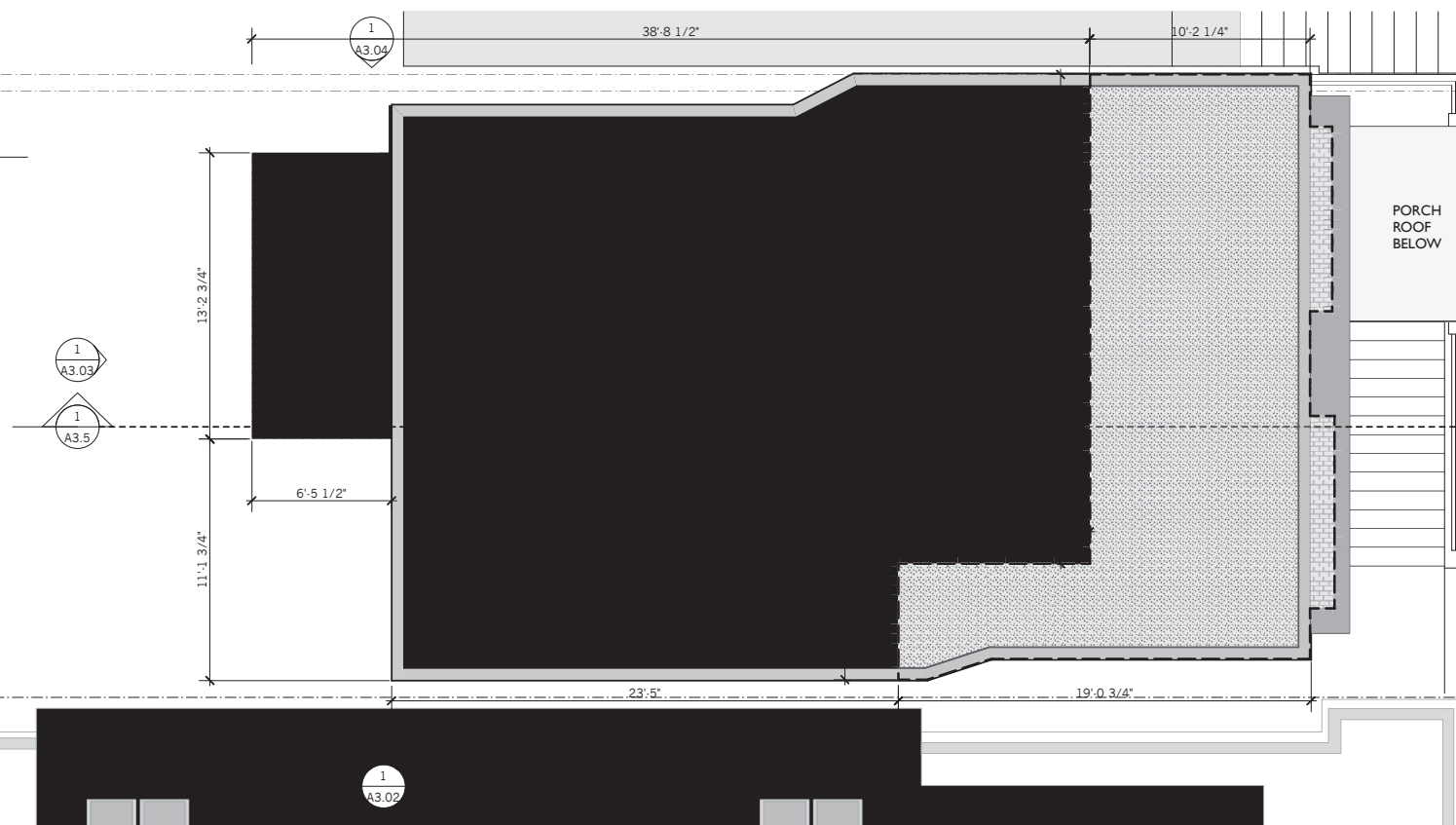
LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	27'-0"	2'-7"	10%
REAR FAÇADE	26'-6"	26'-6"	100%
TOTALS	53'-6"	29'-1"	54%
NORTH SIDE	49'-0"	28'-0"	57%
SOUTH SIDE	49'-0"	13'-10"	28%
TOTALS	151'-6"	68'-4"	47%

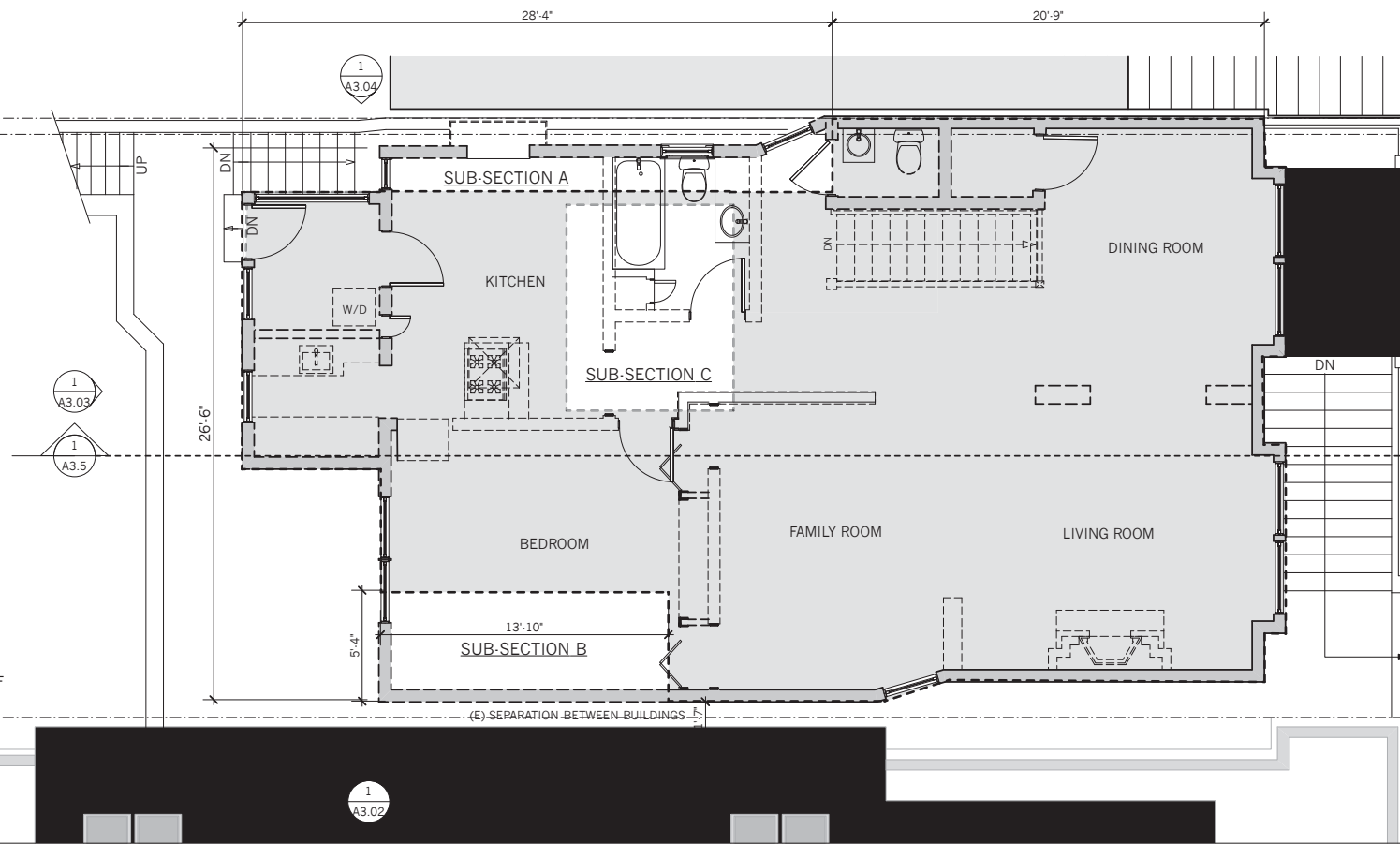
AREA MEASUREMENT

VERTICAL ELEMENTS	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	1,028 SF	28 SF	3%
REAR FAÇADE	410 SF	410 SF	100%
NORTH SIDE	1,078 SF	538 SF	50%
SOUTH SIDE	1,145 SF	314 SF	27%
VERTICAL TOTAL	3,661 SF	1,290 SF	35%
HORIZONTAL ELEMENTS	LENGTH	REMOVED	% REMOVED
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ROOF	1,249 SF	914 SF	73%
HORIZONTAL TOTALS	2,775 SF	1,035 SF	40%

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 ==> 54% OF THE SUM OF THE FRONT AND REAR FAÇADES REMOVED AND ALSO THE REMOVAL OF 47% OF ALL EXTERIOR WALLS. THEREFORE, THIS DOES NOT APPLY.
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 ==> REMOVAL OF 35% OF VERTICAL ELEMENTS AND 40% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY.
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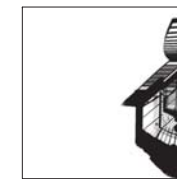


2 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



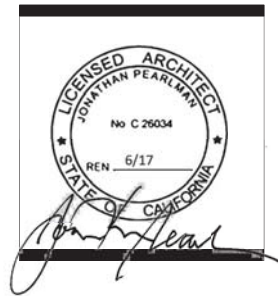
SUB-SECTION A: 49 SF
 SUB-SECTION B: 73 SF
 SUB-SECTION C: 73 SF
 TOTAL REMOVED: 195 SF
 TOTAL FLOOR AREA: 1,249 SF
 PERCENTAGE REMOVED: 16%

1 EXISTING 2ND FLOOR
Scale: 1/4" = 1'-0"



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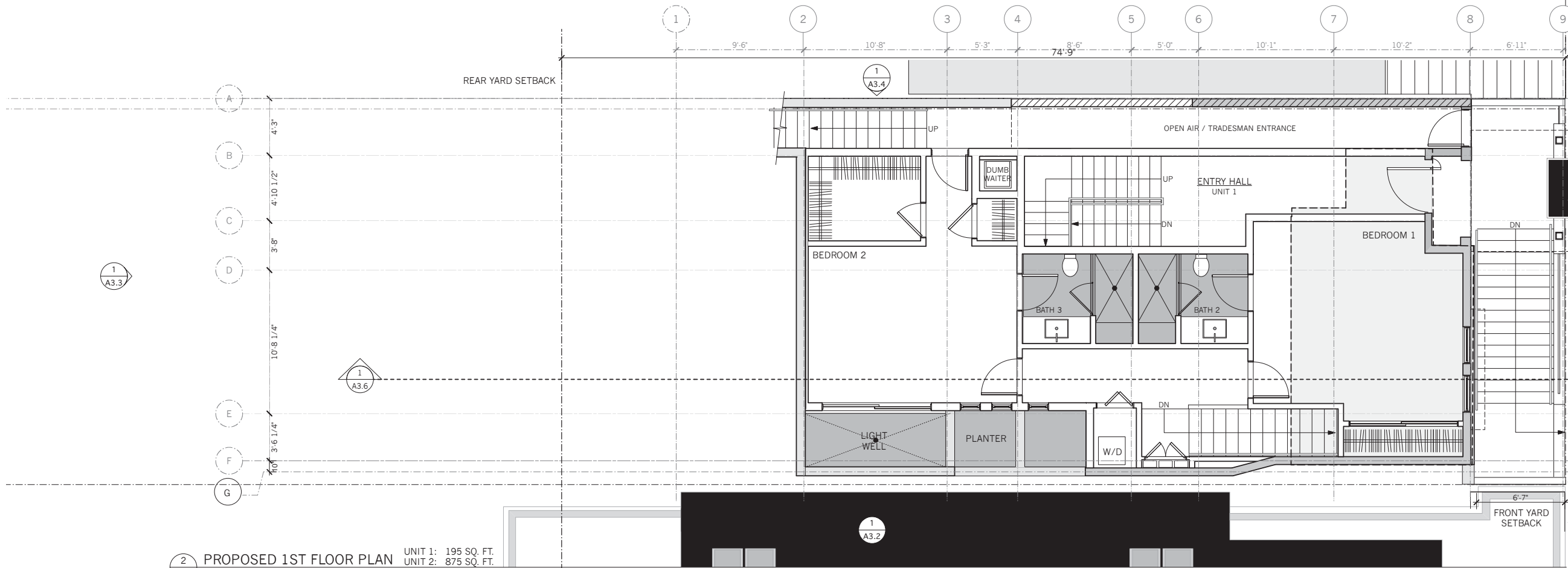
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 32 Ord Street
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#	date	issue
03.16.16	REVISION 5	

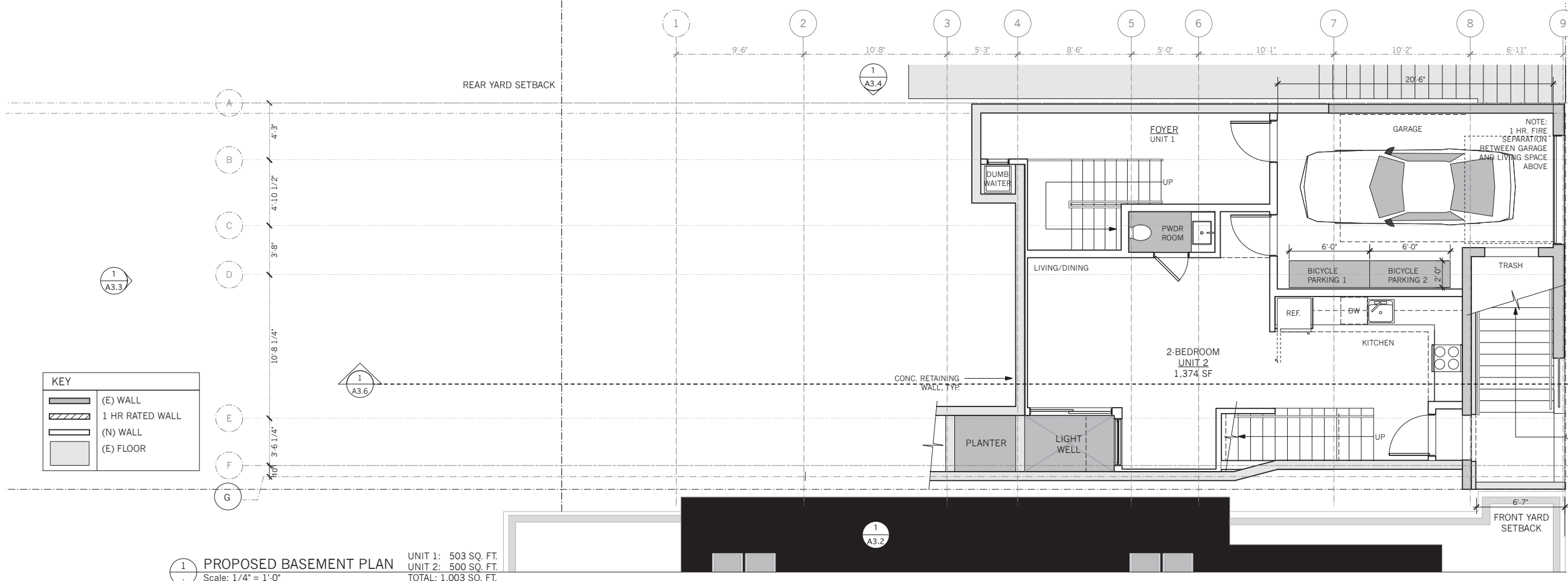
Existing Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.02



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



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



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San Francisco, CA 94114

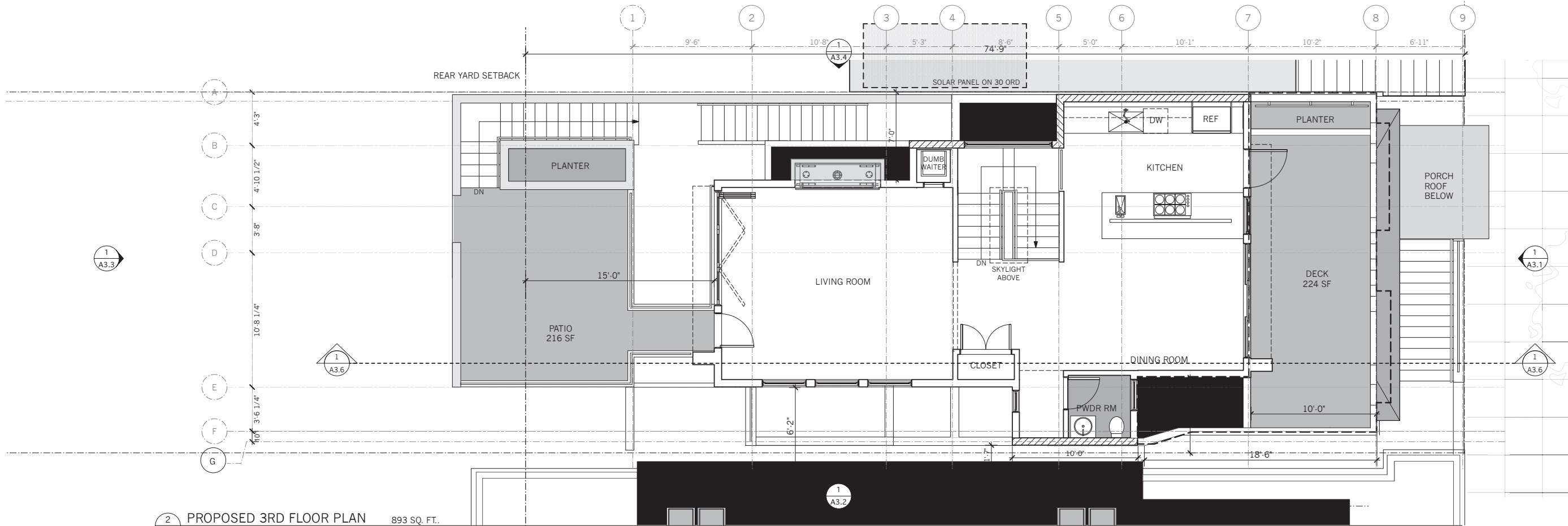
#	date	issue
03.16.16	REVISION 5	

Floor Plans

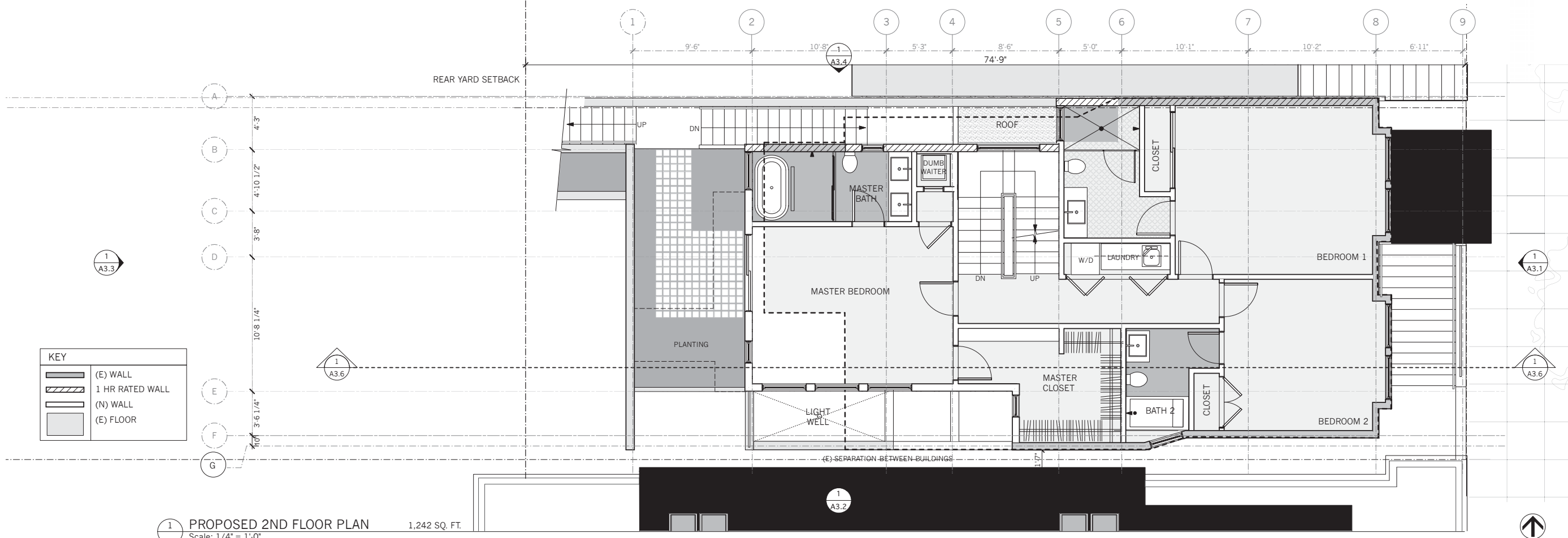
project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.1





2 PROPOSED 3RD FLOOR PLAN 893 SQ. FT., 216 SQ. FT. PATIO
Scale: 1/4" = 1'-0"



1 PROPOSED 2ND FLOOR PLAN 1,242 SQ. FT.
Scale: 1/4" = 1'-0"

KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

Floor Plans

project: 14.11
drawn by: JP
checked by:
date: 02.25.15
scale:

A-2.2



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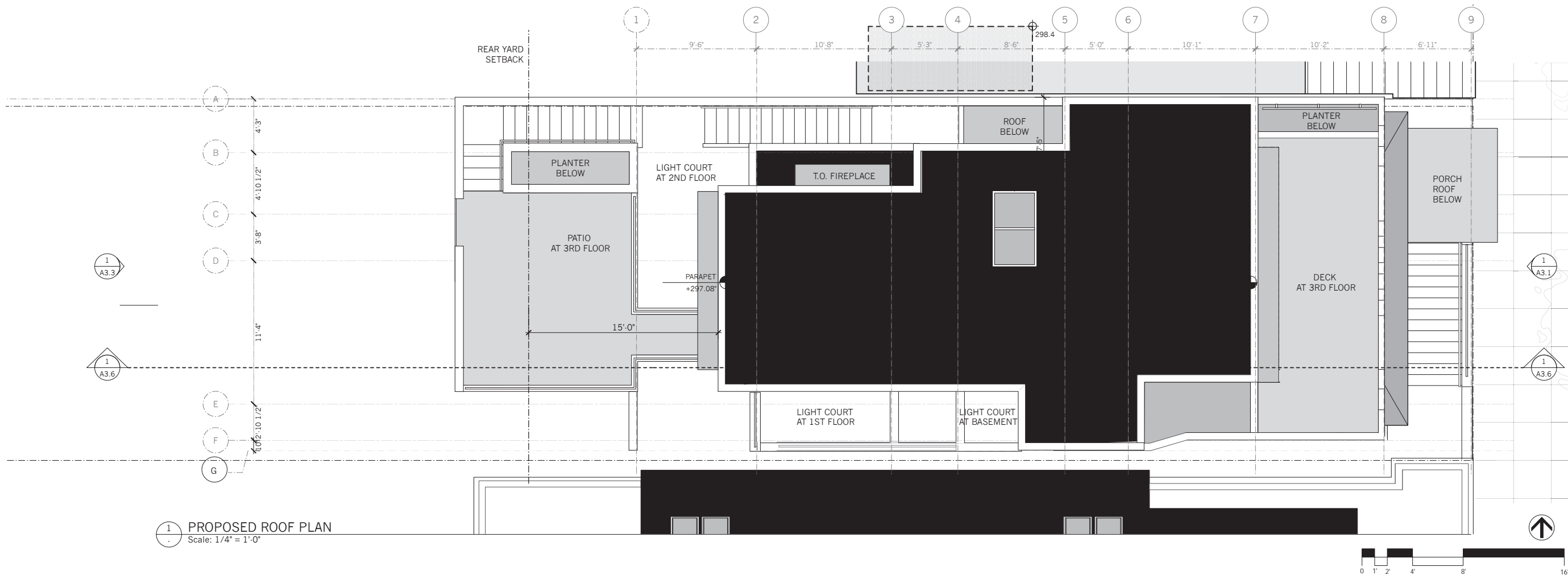
Remodel and Addition
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#	date	issue
03.16.16	REVISION 5	

Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.3



1 PROPOSED ROOF PLAN
 Scale: 1/4" = 1'-0"

DEMOLITION CALCULATIONS

CHART FROM PG. 9 OF SAN FRANCISCO PLANNING DOCUMENT:
ZONING CONTROLS ON THE REMOVAL OF DWELLING UNITS

LINEAR FOOTAGE MEASUREMENT

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT FAÇADE	27'-0"	2'-7"	10%
REAR FAÇADE	26'-6"	26'-6"	100%
TOTALS	53'-6"	29'-1"	54%
NORTH SIDE	49'-0"	28'-0"	57%
SOUTH SIDE	49'-0"	13'-10"	28%
TOTALS	151'-6"	68'-4"	47%

AREA MEASUREMENT

VERTICAL ELEMENTS			
FRONT FAÇADE	1,028 SF	28 SF	3%
REAR FAÇADE	410 SF	410 SF	100%
NORTH SIDE	1,078 SF	538 SF	50%
SOUTH SIDE	1,145 SF	314 SF	27%
VERTICAL TOTAL	3,661 SF	1,290 SF	35%
HORIZONTAL ELEMENTS			
1ST FLOOR	277 SF	0 SF	0%
2ND FLOOR	1,249 SF	195 SF	60%
ROOF	1,249 SF	914 SF	73%
HORIZONTAL TOTALS	2,775 SF	1,035 SF	40%

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(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

==> DBI DOES NOT CONSIDER THIS A DEMOLITION

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade **and also** proposes the removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

==> 54% OF THE SUM OF THE FRONT AND REAR FAÇADES REMOVED AND ALSO THE REMOVAL OF 47% OF ALL EXTERIOR WALLS. THEREFORE, THIS DOES NOT APPLY.

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements **and** more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

==> REMOVAL OF 35% OF VERTICAL ELEMENTS AND 40% OF HORIZONTAL ELEMENTS. THEREFORE, THIS DOES NOT APPLY.

DOES NOT MEET THE DEFINITION OF DEMOLITION: SEC. 317 (b)(2)

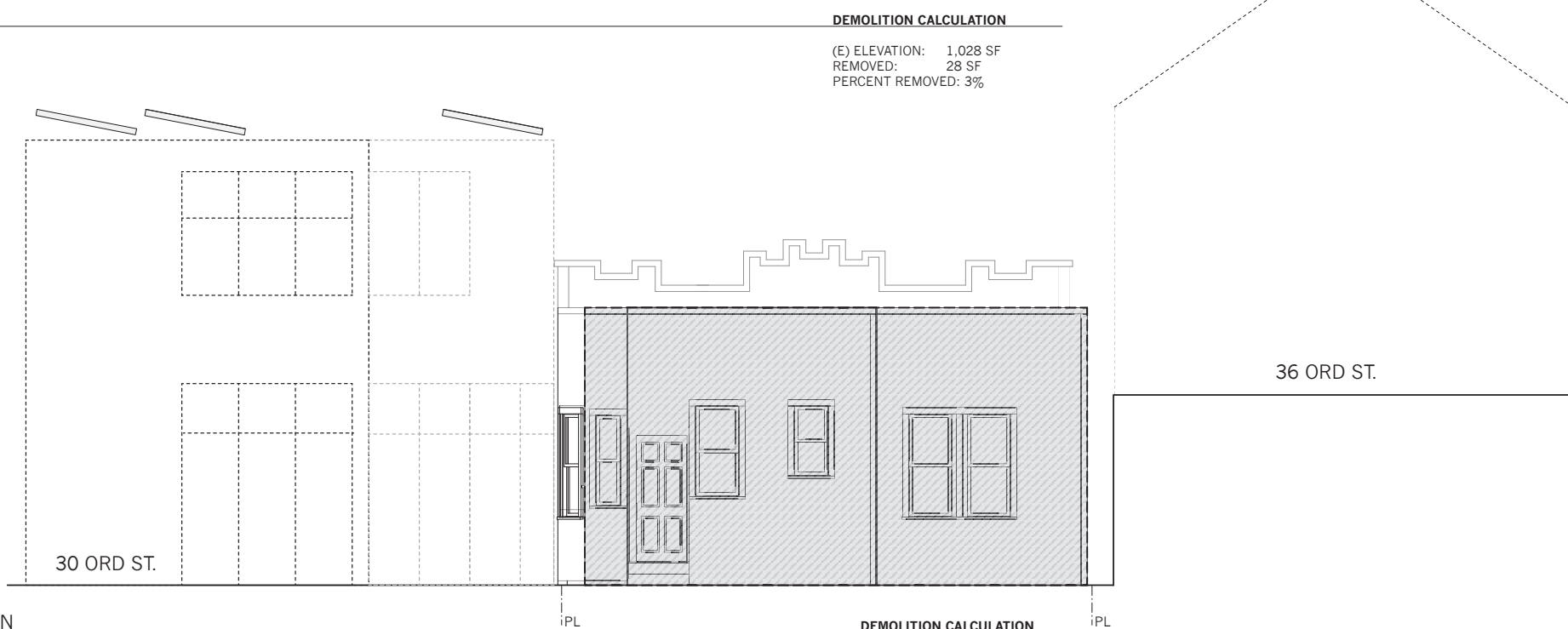


1 - EXISTING EAST ELEVATION
Scale: 1:48

DEMOLITION CALCULATION
(E) ELEVATION: 1,028 SF
REMOVED: 28 SF
PERCENT REMOVED: 3%

KEY	
	(E) WALL REMAINING
	(E) WALL TO BE DEMO'D

1 - EXISTING WEST ELEVATION
Scale: 1:48

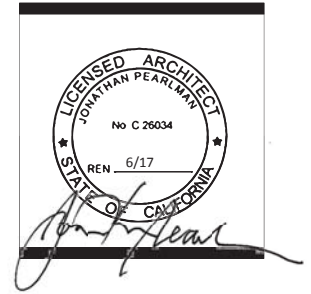


DEMOLITION CALCULATION
(E) ELEVATION: 410 SF
REMOVED: 410 SF
PERCENT REMOVED: 100%



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Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

East/West Elevation
Demo Plan

project:	14.11
drawn by:	JP
checked by:	
date:	01.29.16
scale:	

A-3.01



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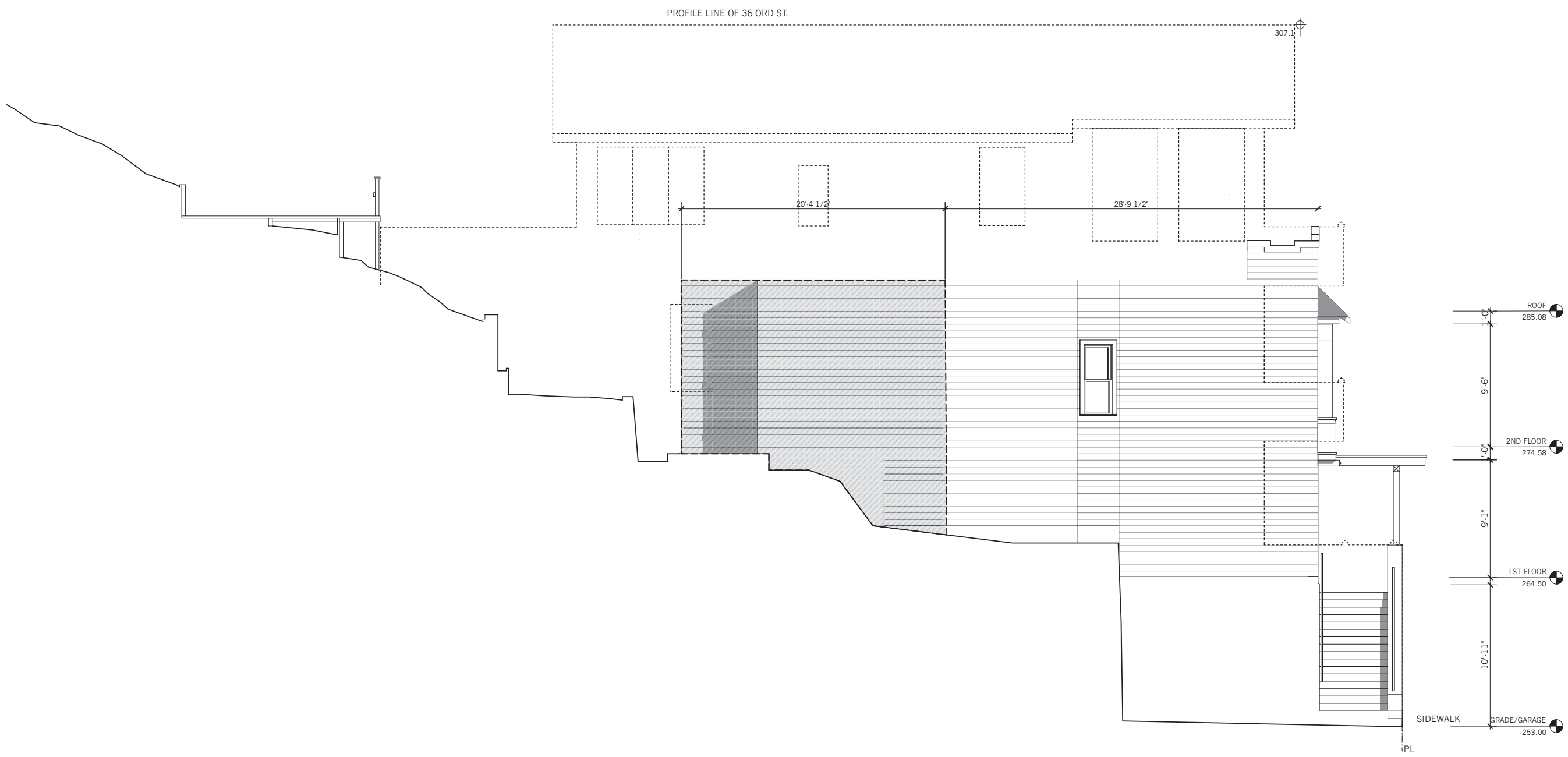
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

**South Elevation
 Demo Plan**

project: 14.11
 drawn by: JP
 checked by:
 date: 01.29.16
 scale:

A-3.02

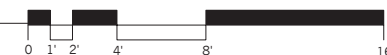


KEY	
	(E) WALL REMAINING
	(E) WALL TO BE DEMO'D

1 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

DEMOLITION CALCULATION

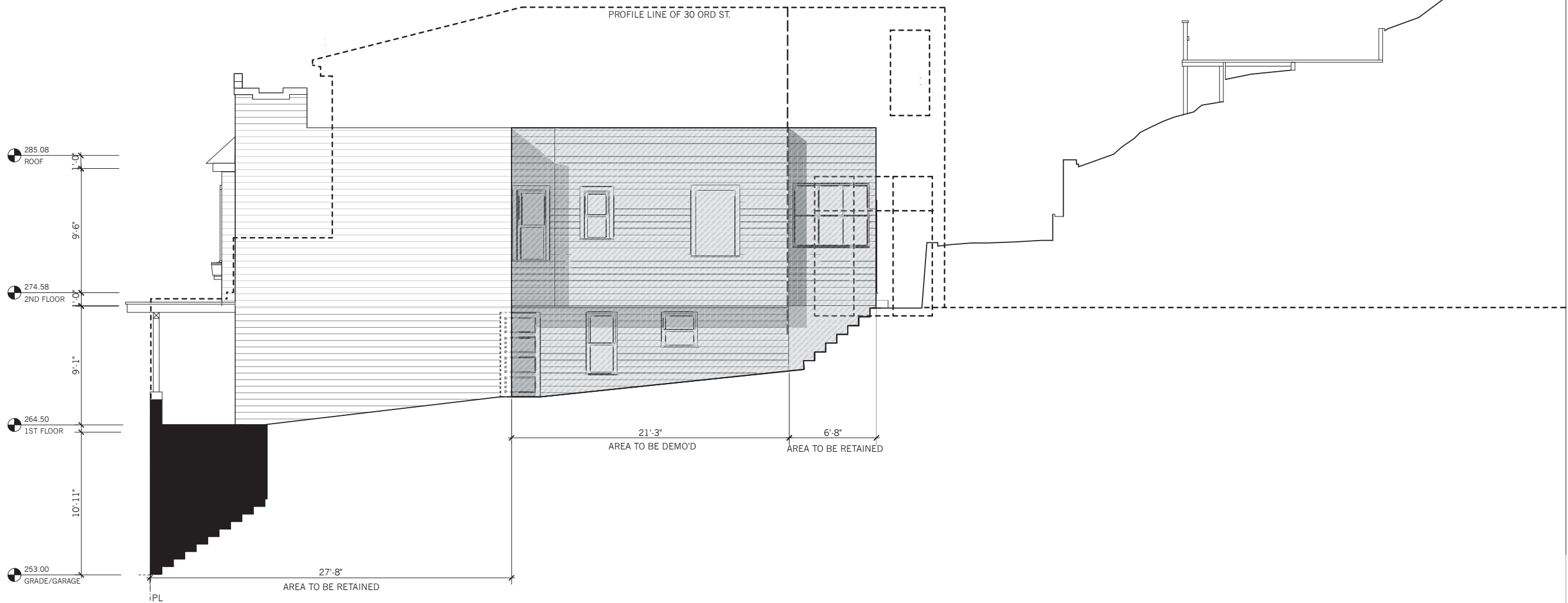
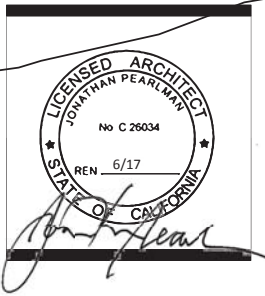
(E) ELEVATION: 1,145 SF
 REMOVED: 314 SF
 PERCENT REMOVED: 27%





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Remodel and Addition
HARTY RESIDENCE
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#	date	issue
	03.16.16	REVISION 5

**North Elevation
 Demo Plan**

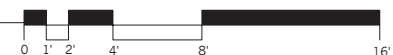
project: 14.11
 drawn by: JP
 checked by:
 date: 01.29.16
 scale:

KEY	
	(E) WALL REMAINING
	(E) WALL TO BE DEMO'D

1 EXISTING NORTH ELEVATION
 Scale: 1/4" = 1'-0"

DEMOLITION CALCULATION

(E) ELEVATION: 1,078 SF
 REMOVED: 538 SF
 PERCENT REMOVED: 50%



A-3.03



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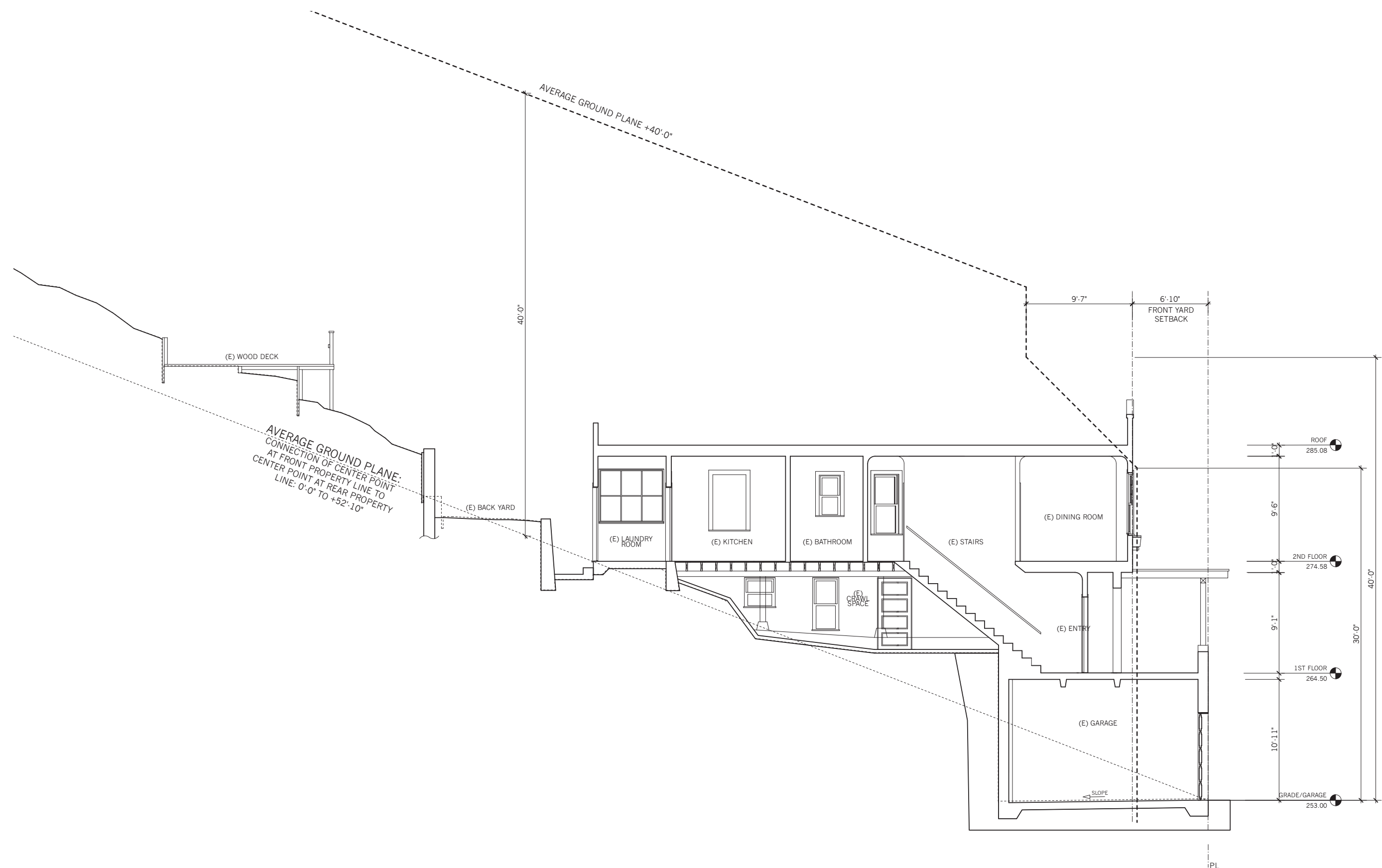
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

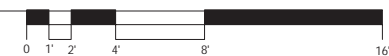
**(E) East-West
 Building Section**

project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.04



1 EXISTING BUILDING SECTION
 Scale: 1/4" = 1'-0"





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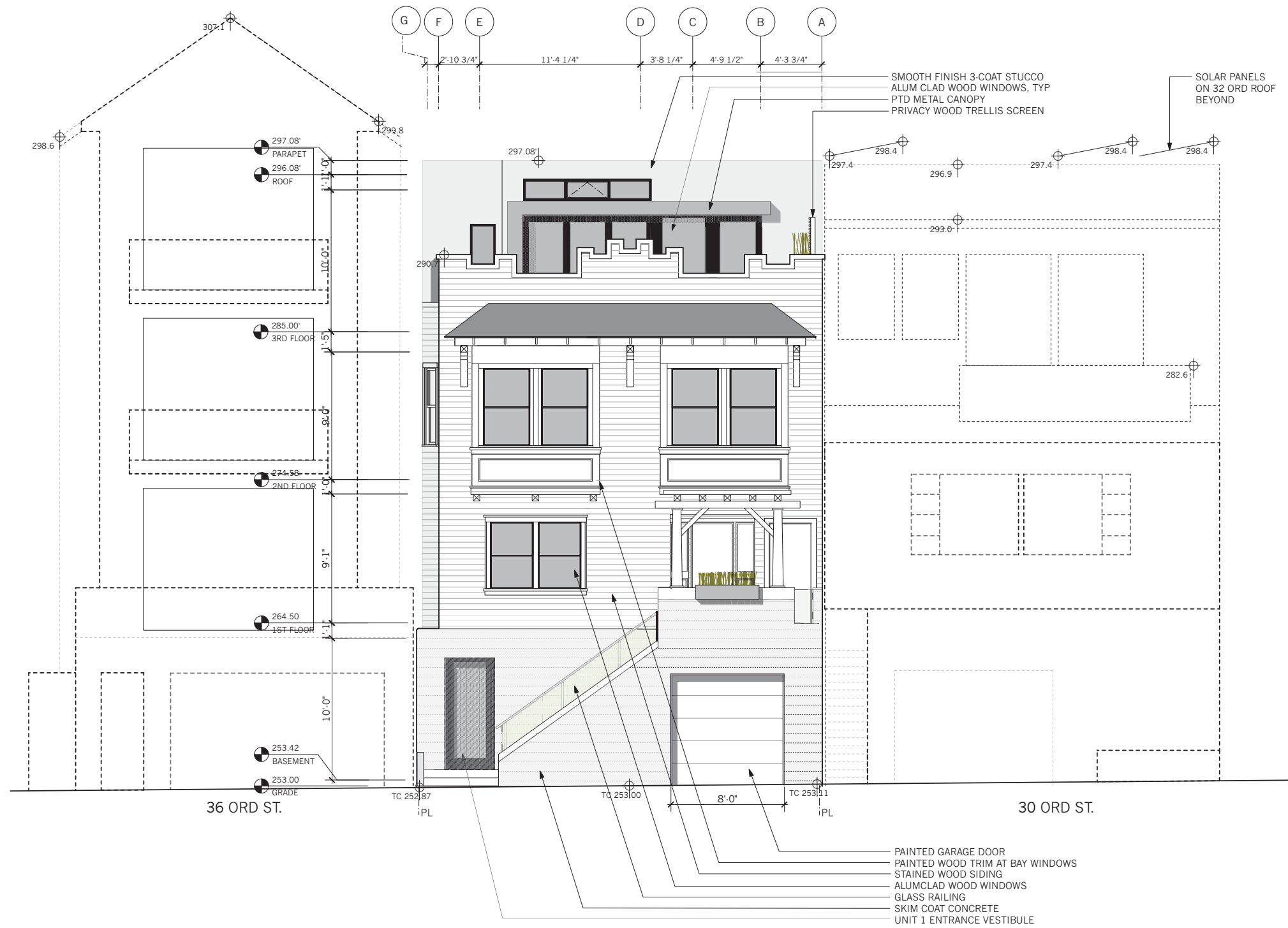
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
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#	date	issue
	03.16.16	REVISION 5

East Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.1



1 PROPOSED EAST ELEVATION
 Scale: 1:48





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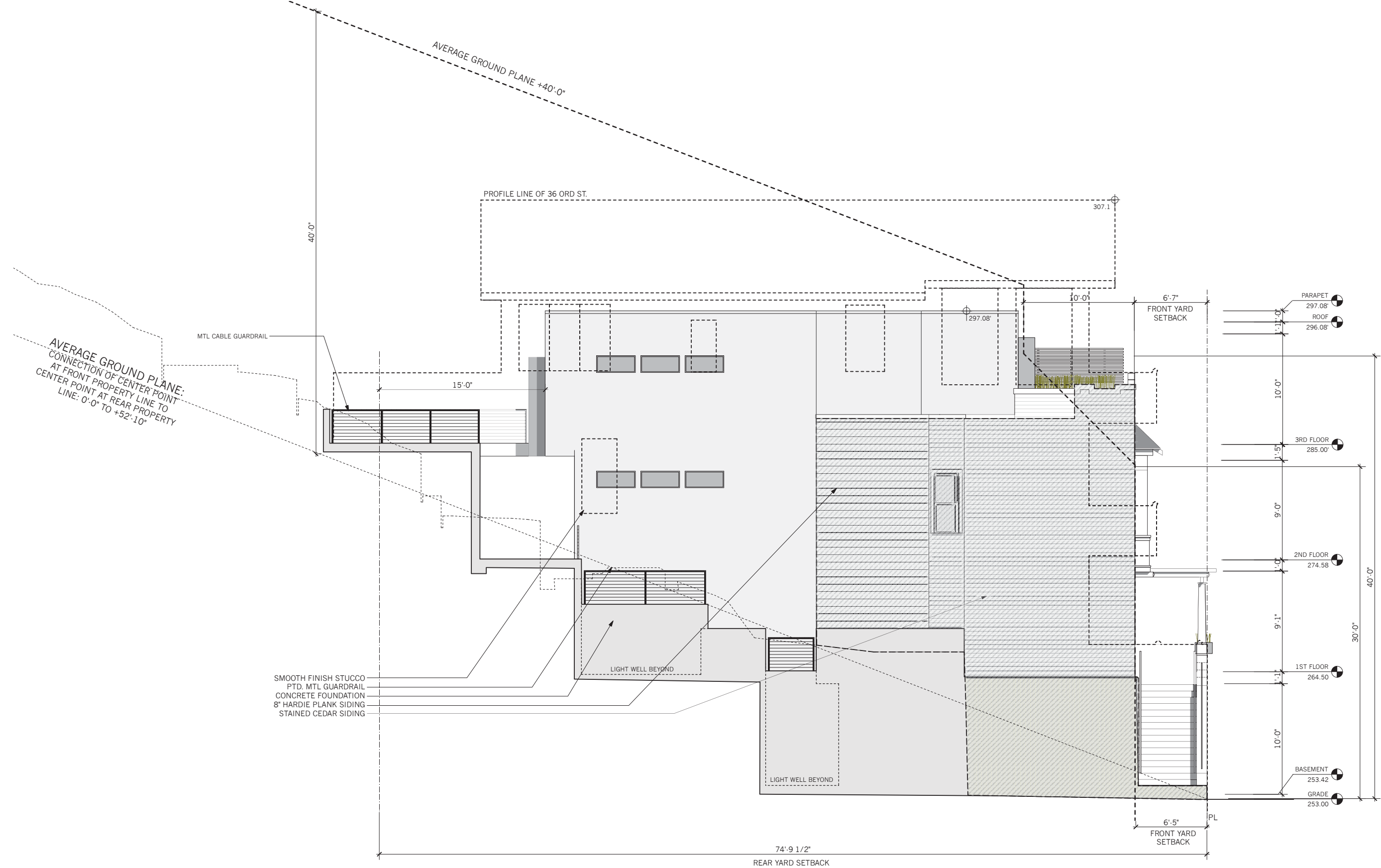
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

South Elevation

project:	14.11
drawn by:	JP
checked by:	
date:	04.13.15
scale:	

A-3.2

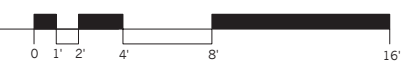


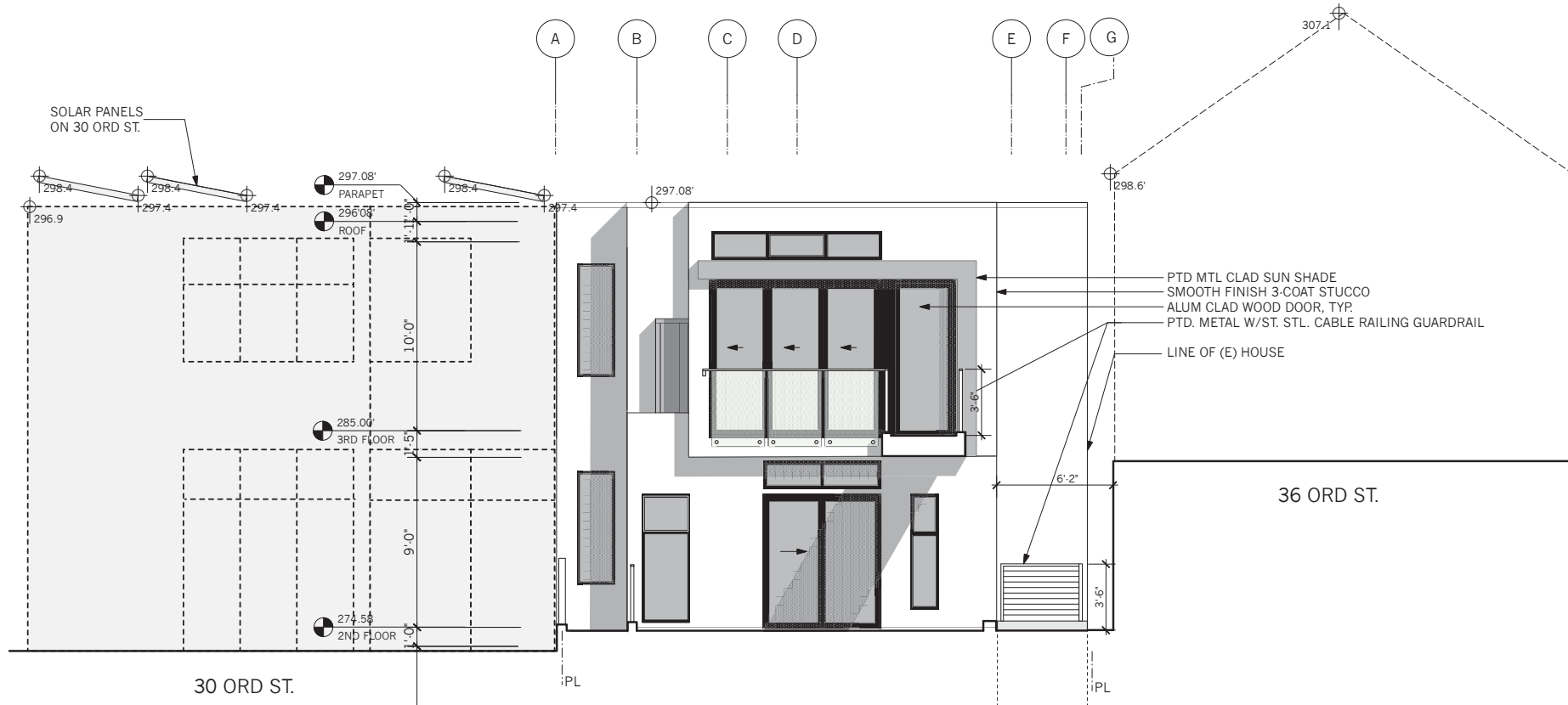
- SMOOTH FINISH STUCCO
- PTD. MTL GUARDRAIL
- CONCRETE FOUNDATION
- 8" HARDIE PLANK SIDING
- STAINED CEDAR SIDING

DEMOLITION CALCULATION

(E) ELEVATION: 1,145 SF
 REMOVED: 314 SF
 PERCENT REMOVED: 27%

1 PROPOSED SOUTH ELEVATION
 Scale: 1/4" = 1'-0"





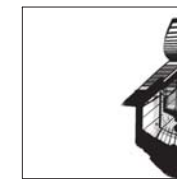
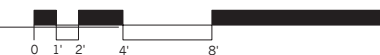
2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

DEMOLITION CALCULATION

(E) ELEVATION: 410 SF
REMOVED: 410 SF
PERCENT REMOVED: 100%



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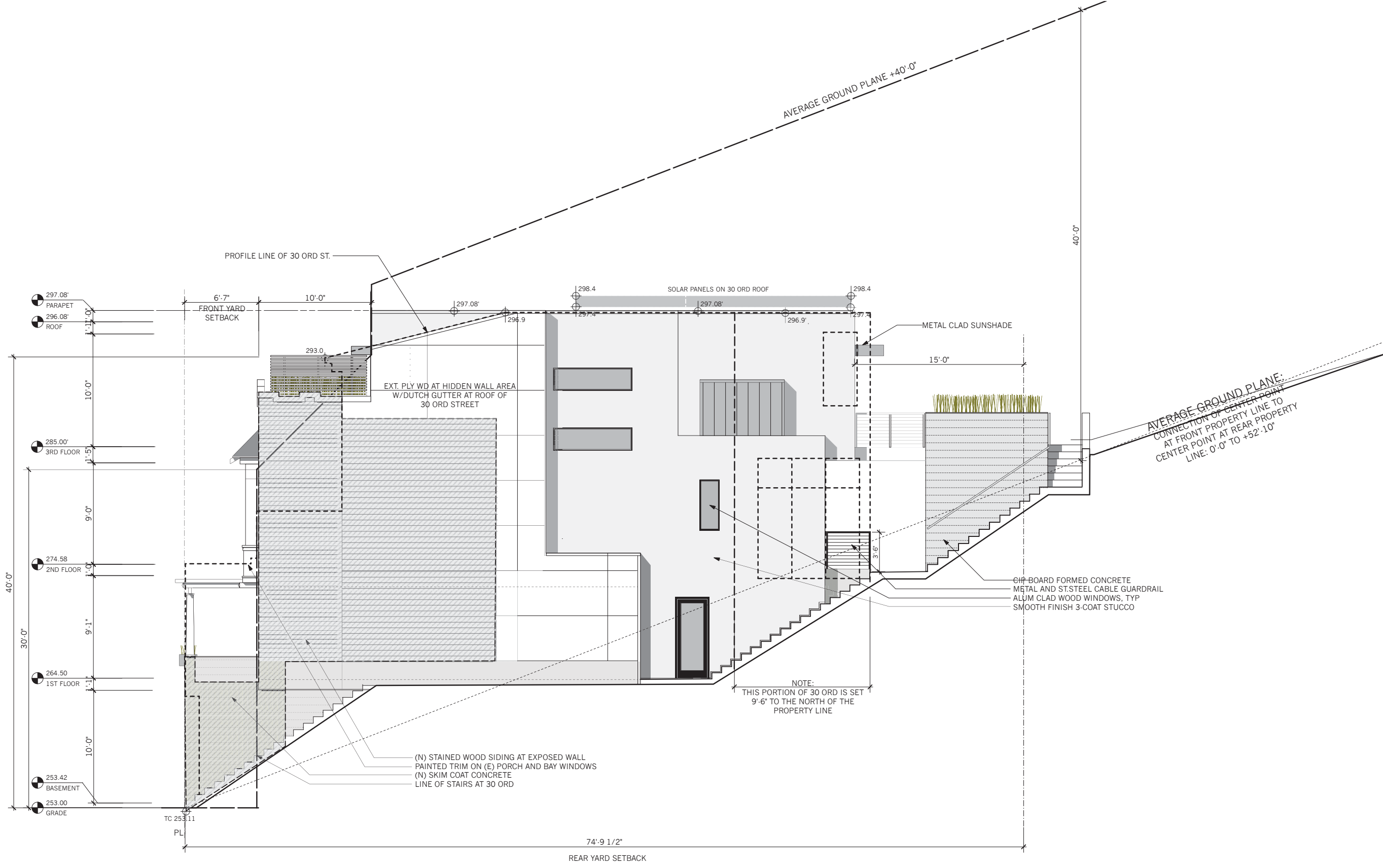
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

West Elevation

project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.3



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

DEMOLITION CALCULATION

(E) ELEVATION: 1,078 SF
REMOVED: 538 SF
PERCENT REMOVED: 50%



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AVERAGE GROUND PLANE:
CONNECTION OF CENTER POINT
AT FRONT PROPERTY LINE TO
CENTER POINT AT REAR PROPERTY
LINE: 0'-0" TO +52'-10"

Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
	03.16.16	REVISION 5

North Elevation

project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.4



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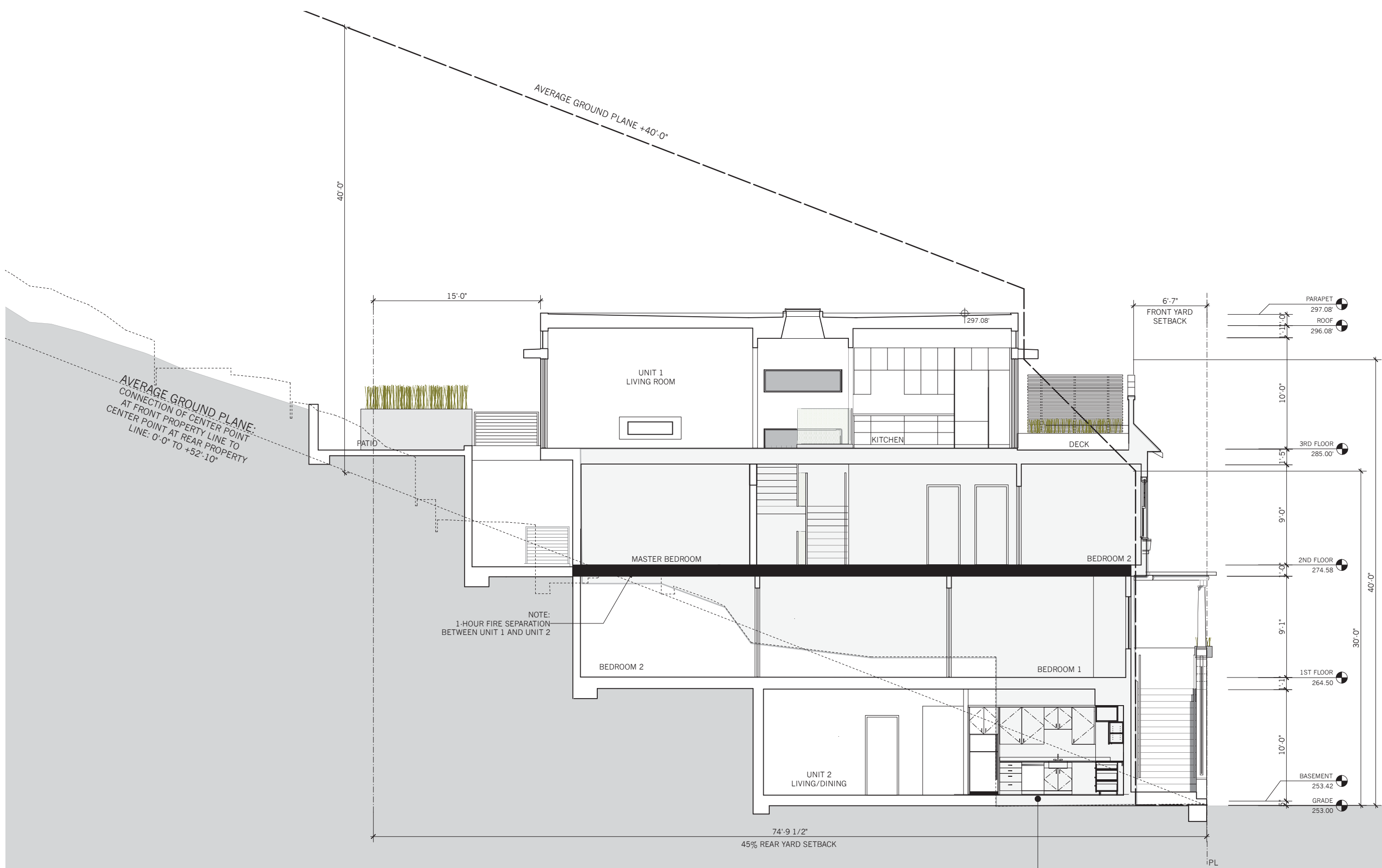
Remodel and Addition
HARTY RESIDENCE
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 San Francisco, CA 94114

#	date	issue
03.16.16	REVISION 5	

**(N) East-West
 Building Section**

project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.5



1 E-W BUILDING SECTION
 Scale: 1/4" = 1'-0"





March 24, 2016

RE: #32 Ord Street, San Francisco, CA

To whom it may concern:

This letter is to certify that on March 20, 2015, I personally performed a boundary and site survey of the above referenced property. On this survey, I also located the building corners and heights of the adjacent buildings. The Site Plan that I prepared, signed and dated April 8, 2015 correctly shows the relationships between the structures on all three properties. As part of this survey I will be preparing and filing a Record of Survey with the city and county of San Francisco to comply with Civil Section 8762(b) of the Professional Land Surveyor's Act.

I further certify that my license is in good standing with state of California and can be looked up on the following website:

[http://www2.dca.ca.gov/pls/wllpub/WLLQRYNA\\$LCEV2.QueryView?P_LICENSE_NUMBER=7779&P_LTE_ID=750](http://www2.dca.ca.gov/pls/wllpub/WLLQRYNA$LCEV2.QueryView?P_LICENSE_NUMBER=7779&P_LTE_ID=750)

A handwritten signature in black ink, appearing to read 'Daniel J. Westover'.

Daniel J. Westover, PLS 7779
License Expiration: 12/31/17



From: [Maryann Dresner](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: 32 Ord Street
Date: Thursday, March 24, 2016 4:03:42 PM

to: Andrew Perry:

I have lived in the area surrounded by Ord Street, States Street and Ord Court for over 20 years and I believe that it is important that the Planning Commission understand that I and I believe ALL of my neighbors definitely oppose the 32 Ord Street Conditional Use Application.

While I am happy that the current owner and architect of 32 Ord Street has now proposed a second unit at 32 Ord Street, and that the second unit is now slightly larger than what was originally envisioned, the developer has failed to resolve the two other Planning Commission requests: The concerns of the neighbors immediately north of the proposed building that the proposed building will block the light to that neighbor's home, and the size of the proposed project.

Therefore, the Planning Commission should not grant a Conditional Use on the grounds stated by the architect. If such an action is taken, it is saying to the public, I believe, that any owner in our neighborhood may enlarge a home as much as that owner wants without regard to the effects upon the light and quality of life of the immediate neighbors..

I would also like to state that I am confused by the initial recommendation for approval as I understand that about 120 neighbors and at least 2 neighborhood organizations have opposed this application. As I understand the rules regarding the issuance of a Conditional Use permit, the project has to be desirable for the neighborhood or the community and not just for the developer. I and I believe my neighbors, as judged by the number of opponents to this project, cannot understand how this project, as currently proposed is desirable for the neighborhood or community.

Could you please relay my continued opposition to the Planning Commission? Thank you for your attention to this matter.

Maryann Dresner

MARYANN DRESNER
Attorney at Law
1390 Market, Fox Plaza Suite 818
San Francisco, California 94102
(415) 864-7636
fax (415) 863-8596
Please note change for Suite number

From: [Rick Walsh](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: 32 Ord
Date: Thursday, March 24, 2016 4:14:47 PM

Dear Mr. Perry,

I would like to reiterate my opposition to the 32 Ord Street Conditional Use Application.

While I am pleased with the proposal of a second unit, the developer has failed to resolve the two other Planning Commission requests: The concerns of the immediate neighbors and the continued flaws in his plans. A Conditional Use should not be granted on these grounds, it would set a bad precedent and be detrimental to the adjacent neighbors.

I would also like to state that the initial recommendation for approval has been deeply disconcerting, given that 120 neighbors and 2 neighborhood organizations have opposed this application. In order to earn a Conditional Use permit, the project has to be desirable for the neighborhood or the community and not just for the developer.

Could you please relay my continued opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,
Rick Walsh
18 Ord St
San Francisco

From: [Alan Broussard](#)
To: [Perry, Andrew \(CPC\)](#)
Cc: [Dirk Aguilar](#)
Subject: Continued opposition to 32 Ord Street (2014-000174CUA)
Date: Friday, March 25, 2016 10:42:25 AM

Dear Mr. Perry,

I would like to reiterate my opposition to the 32 Ord Street Conditional Use Application.

While I am pleased with the proposal of a second unit, the developer has failed to resolve the two other Planning Commission requests: The concerns of the immediate neighbors and the continued flaws in his plans. A Conditional Use should not be granted on these grounds, it would set a bad precedent and be detrimental to the adjacent neighbors.

I would also like to state that the initial recommendation for approval has been deeply disconcerting, given that 120 neighbors and 2 neighborhood organizations have opposed this application. In order to earn a Conditional Use permit, the project has to be desirable for the neighborhood or the community and not just for the developer.

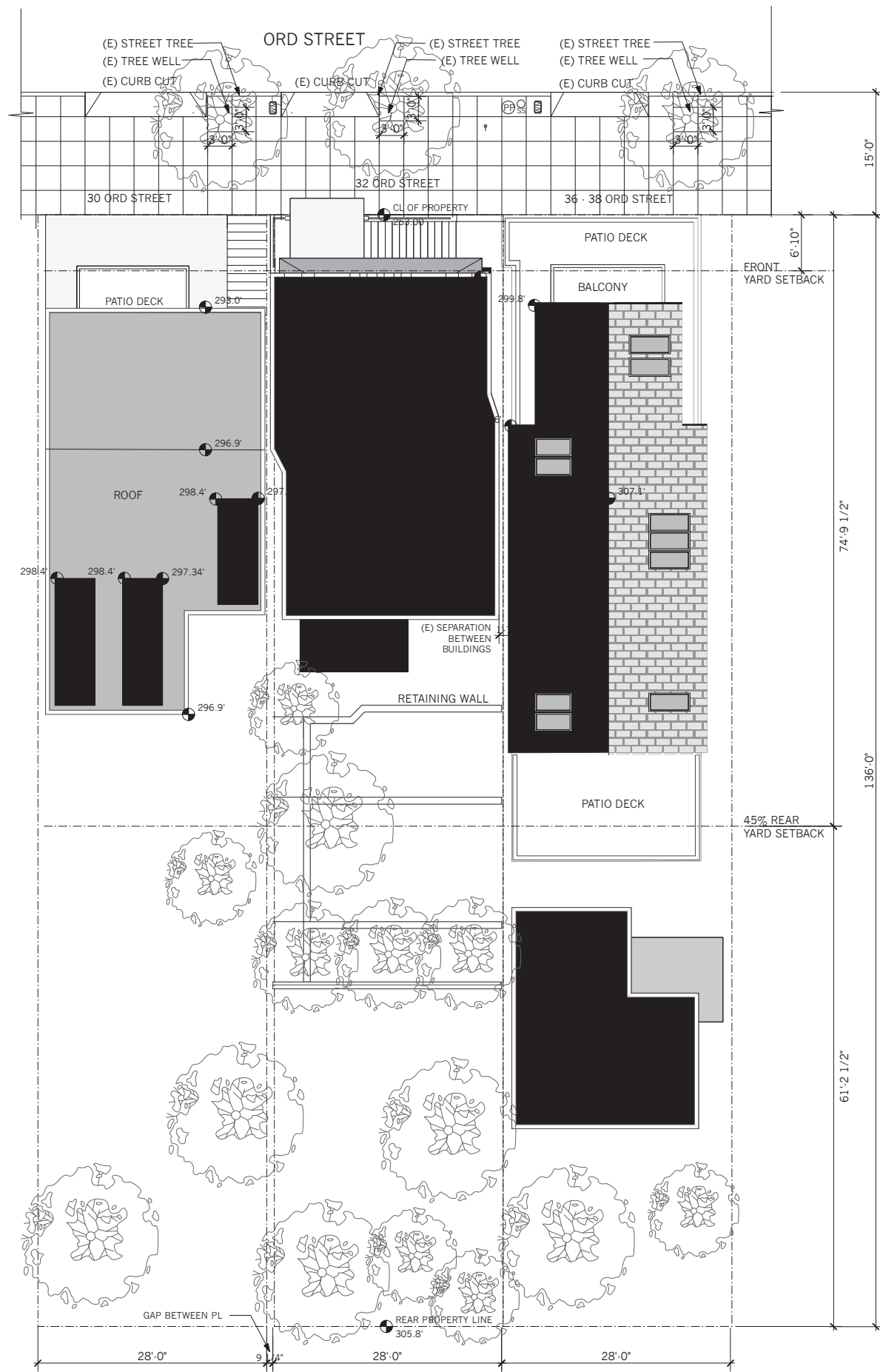
Could you please relay my continued opposition to the Planning Commission? Thanks for your attention to this matter.

Best regards,

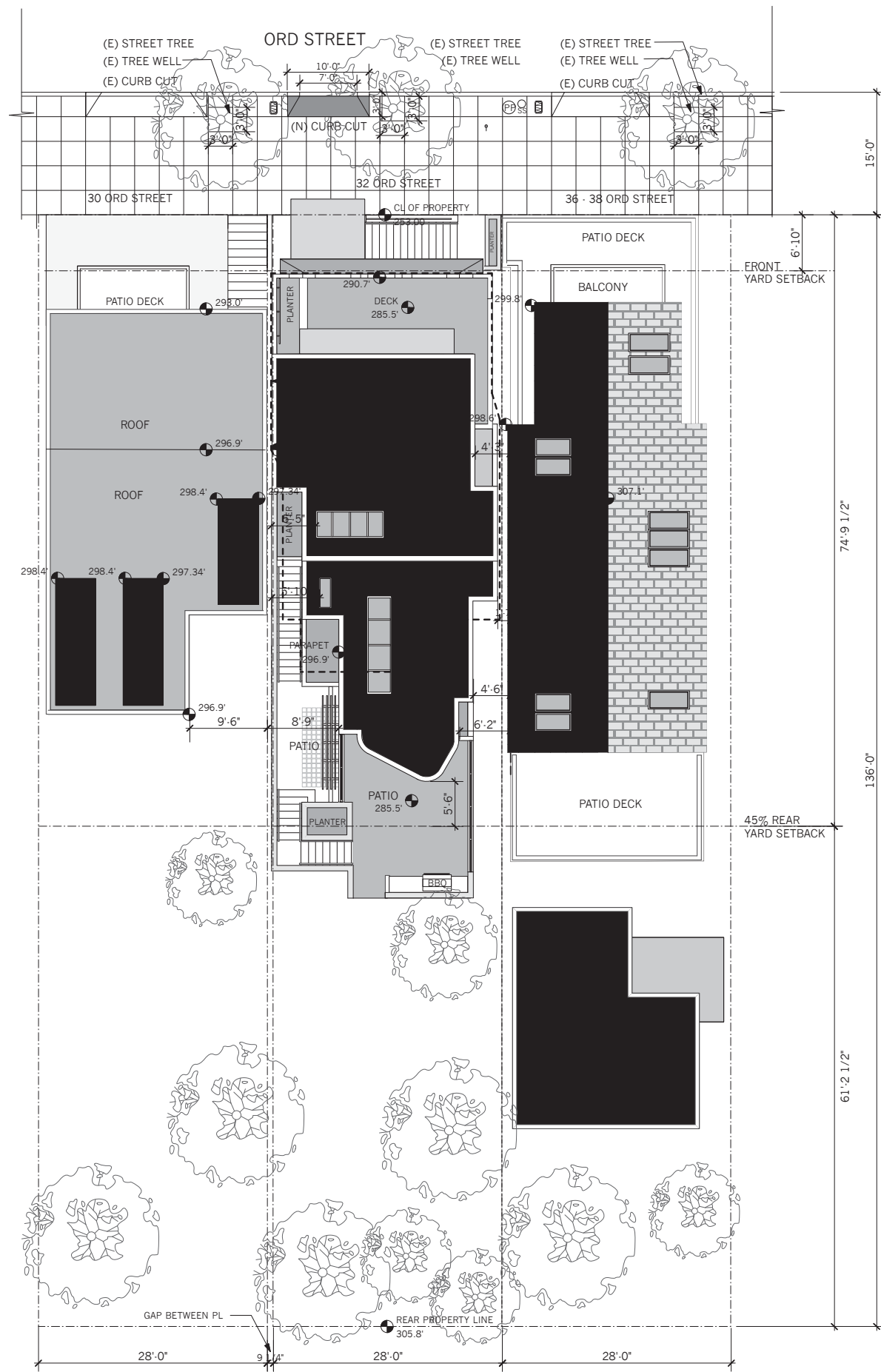
Alan Broussard

Alan Broussard
Independent Early Education Consultant
(415) 933-9361

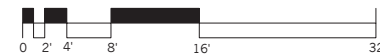
**Previous Plans
From January 7th, 2016 Hearing
(For Reference Only)**



1 EXISTING SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



2 PROPOSED SITE / ROOF PLAN
Scale: 1/8" = 1'-0"



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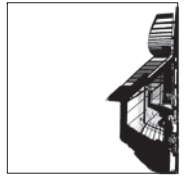
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

Site / Roof Plan

project: 14.12
drawn by: JP
checked by:
date: 10.16.14
scale:

A-1.1



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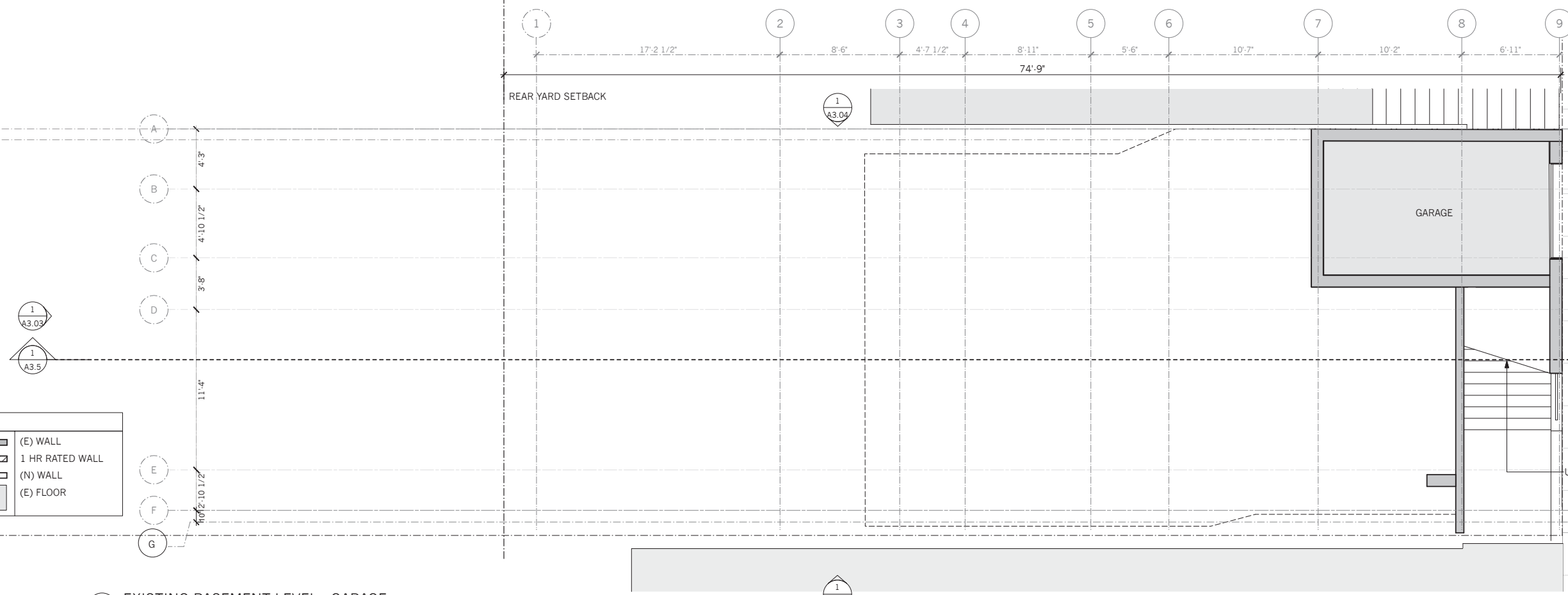
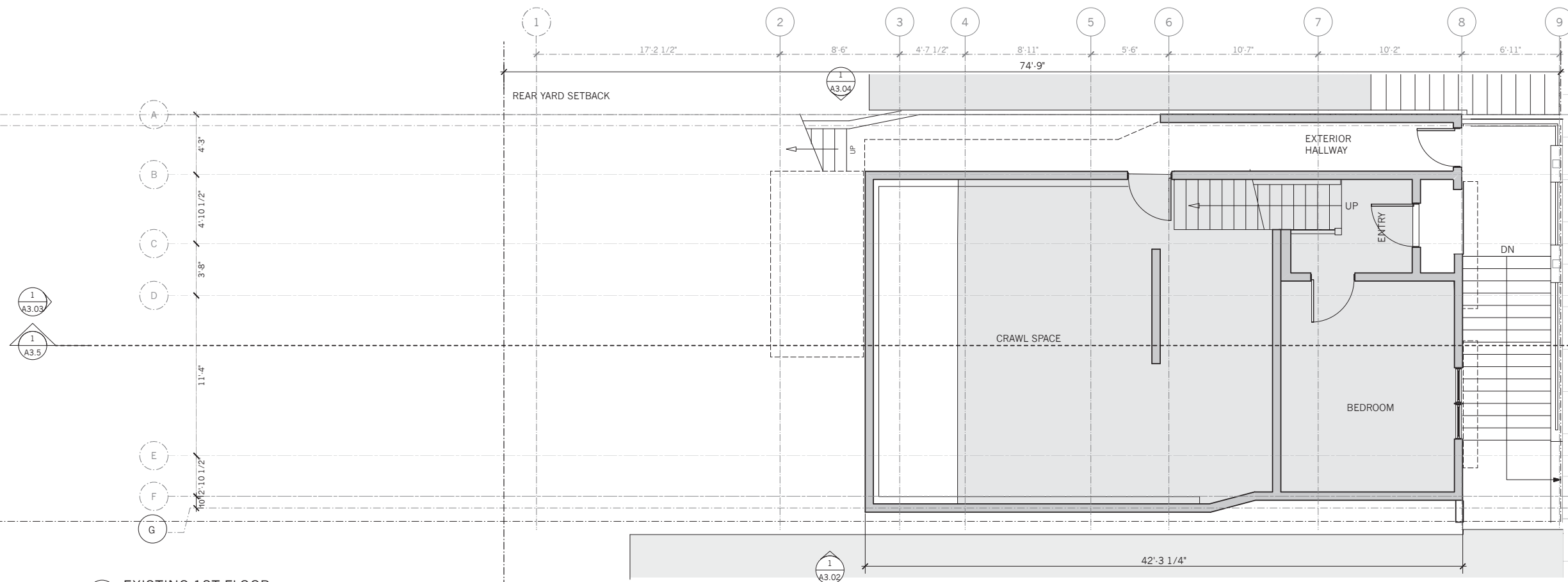
Remodel and Addition
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#	date	issue

Existing Floor Plans

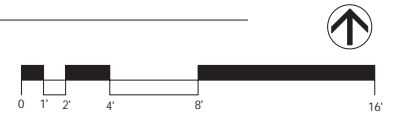
project: 14.11
 drawn by: JP
 checked by:
 date: 02.25.15
 scale:

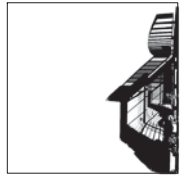
A-2.01



KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR





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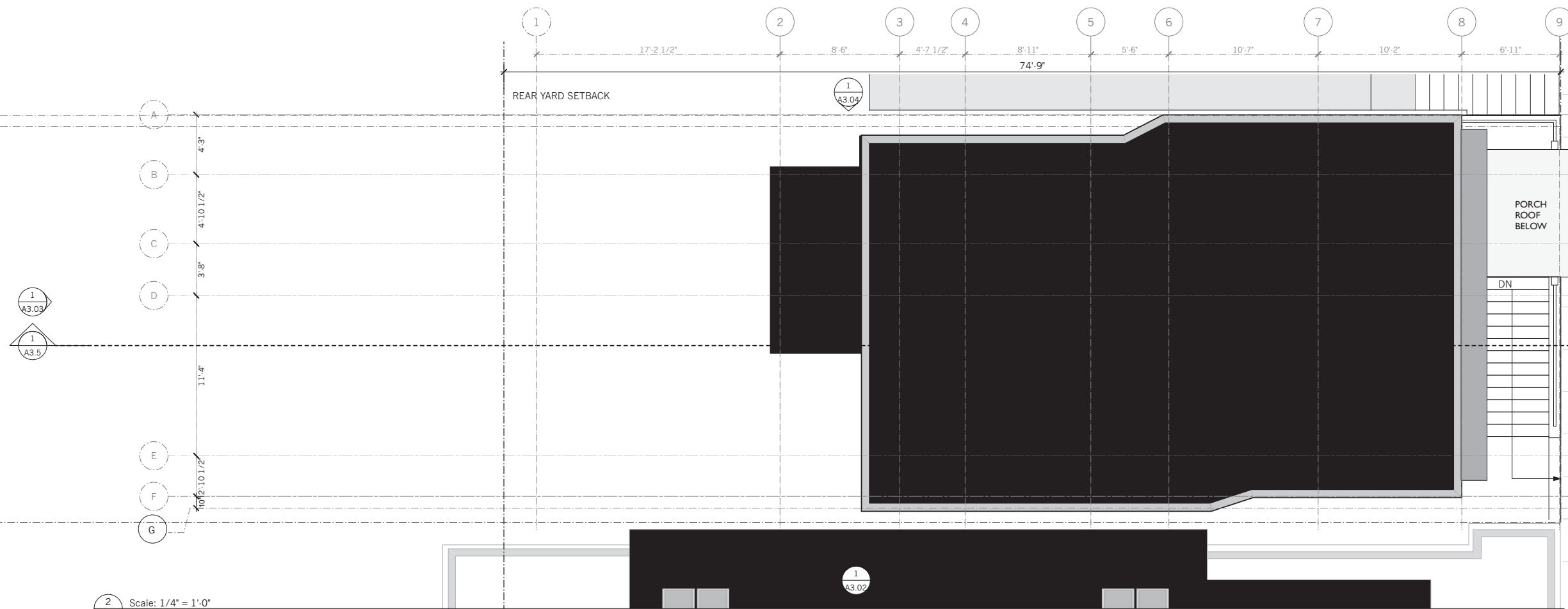
Remodel and Addition
HARTY RESIDENCE
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 San Francisco, CA 94114

#	date	issue

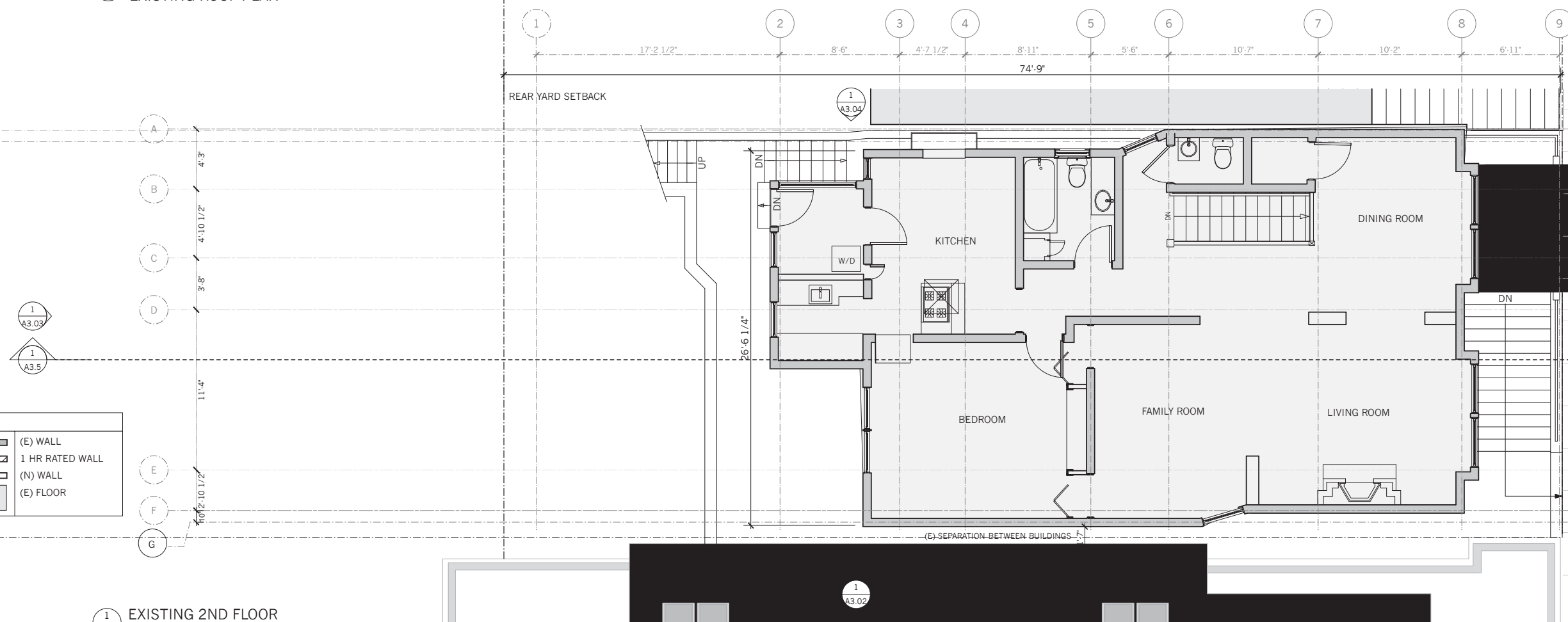
Existing Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.02



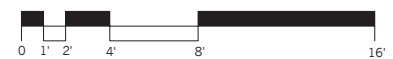
2 EXISTING ROOF PLAN
 Scale: 1/4" = 1'-0"

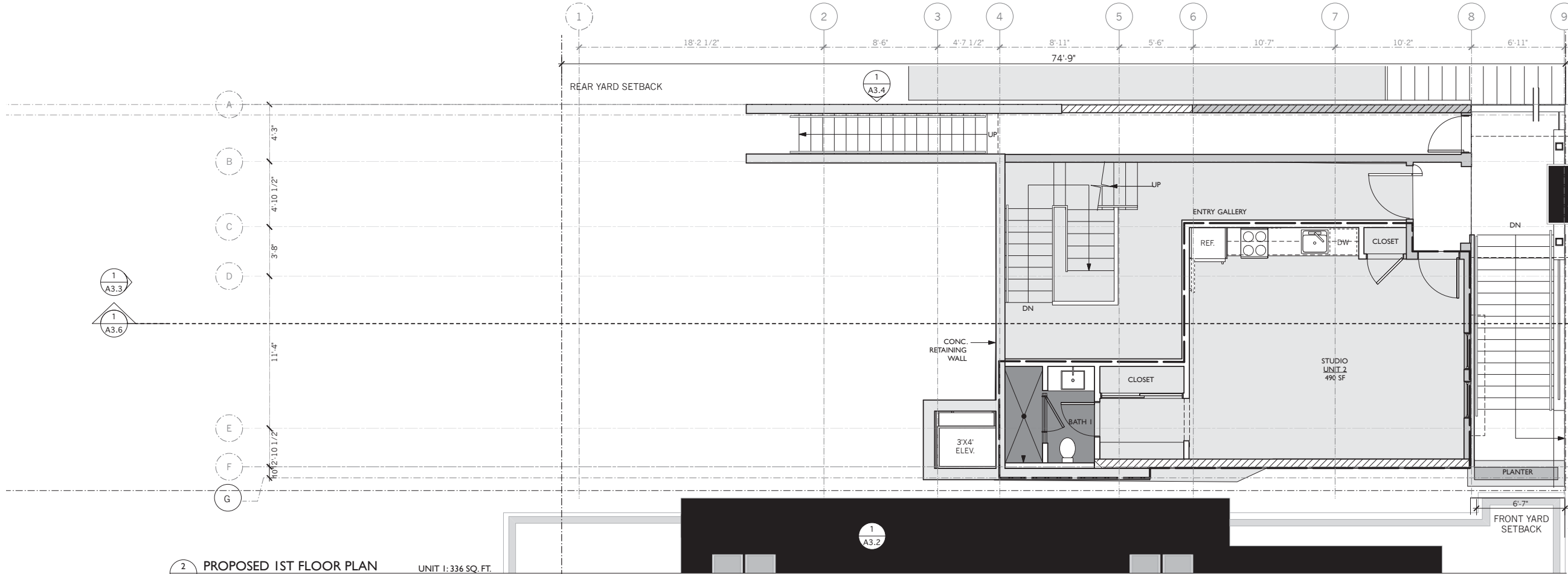


1 EXISTING 2ND FLOOR
 Scale: 1/4" = 1'-0"

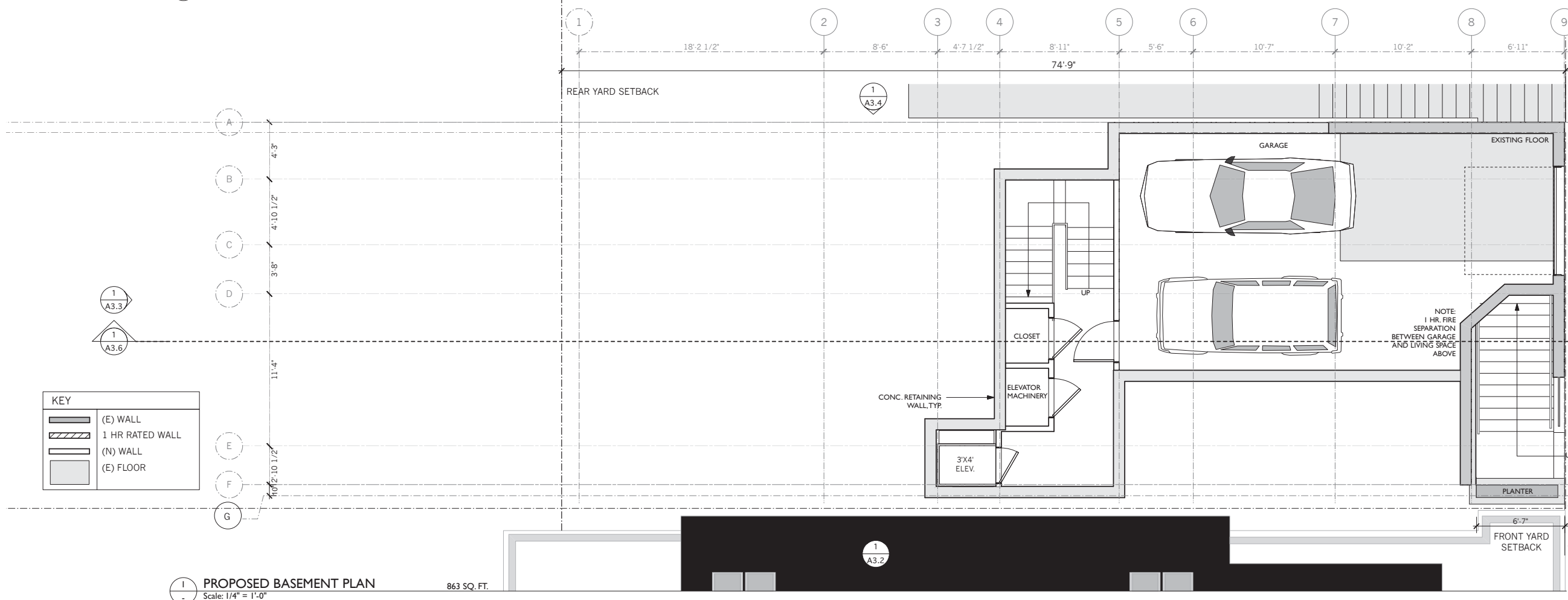
KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR





2 PROPOSED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"
UNIT 1: 336 SQ. FT.
UNIT 2: 490 SQ. FT.



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"
863 SQ. FT.

KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR



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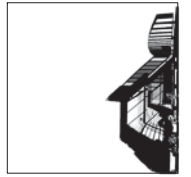
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
1	7.22.15	REVISION 1
2	9.10.15	REVISION 2
	10.16.15	REVISION 3
	11.09.15	REVISION 4

Floor Plans

project: 14.11
drawn by: JP
checked by:
date: 02.25.15
scale:

A-2.1



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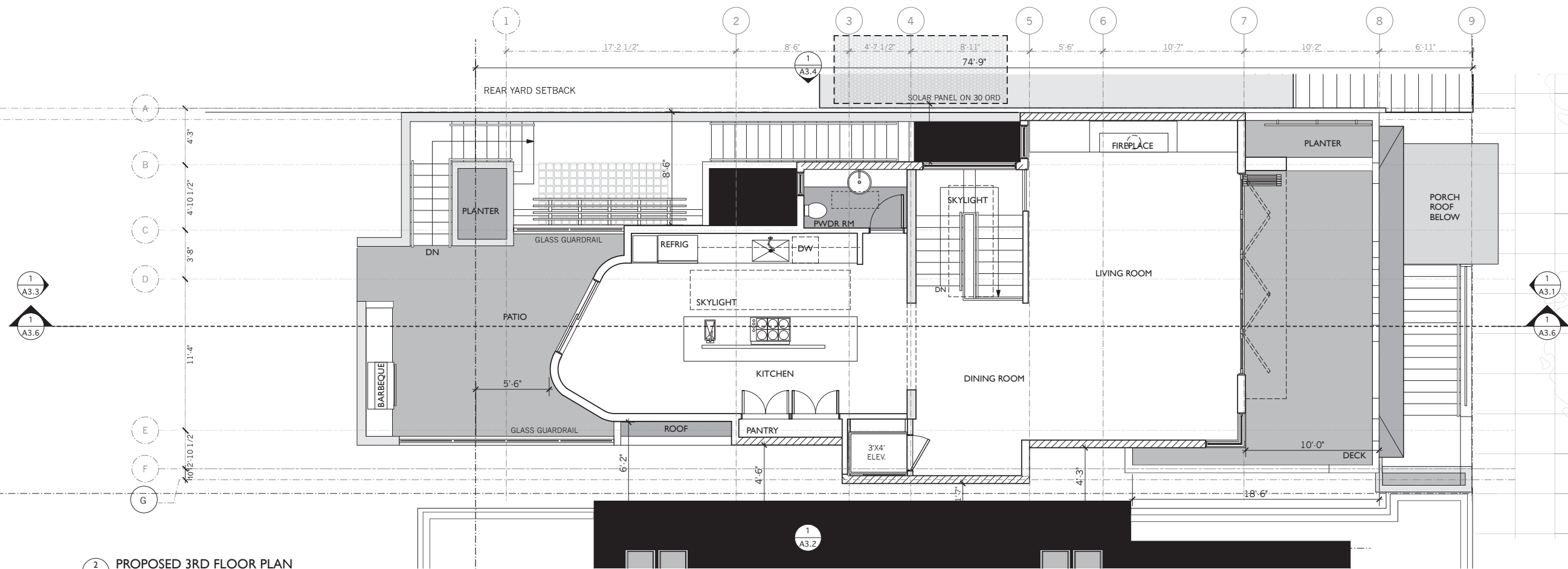
Remodel and Addition
HARTY RESIDENCE
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#	date	issue

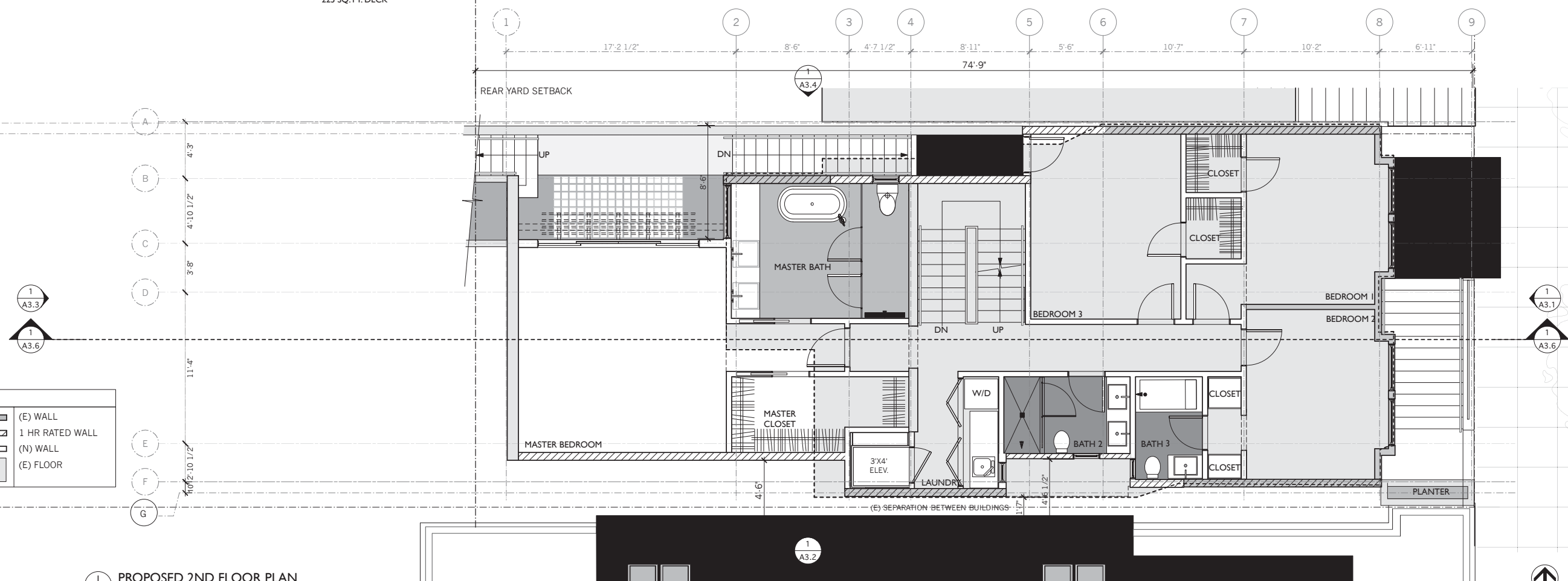
Floor Plans

project:	14.11
drawn by:	JP
checked by:	
date:	02.25.15
scale:	

A-2.2



2 PROPOSED 3RD FLOOR PLAN
 Scale: 1/4" = 1'-0"
 1,070 SQ. FT.
 225 SQ. FT. DECK



1 PROPOSED 2ND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 1,583 SQ. FT.

KEY

	(E) WALL
	1 HR RATED WALL
	(N) WALL
	(E) FLOOR





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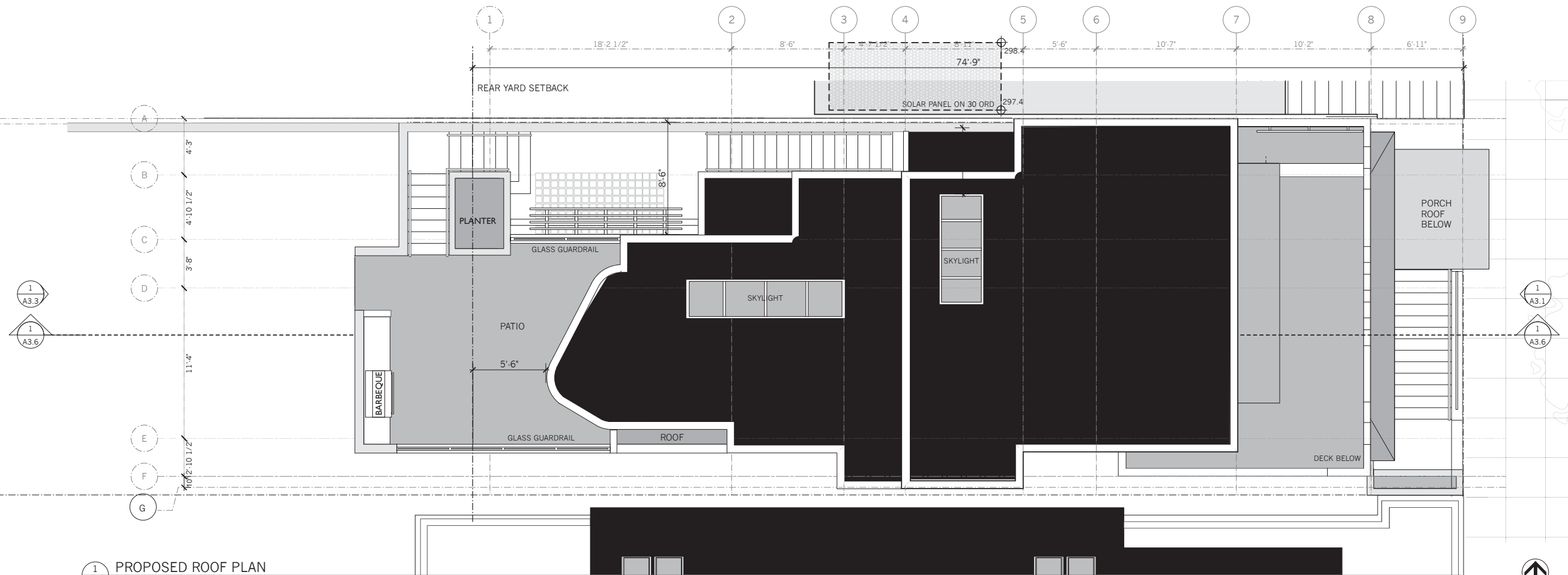
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue
1		

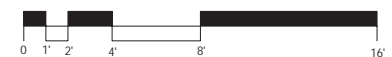
Floor Plans

project: 14.11
 drawn by: JP
 checked by:
 date: 02.25.15
 scale:

A-2.3



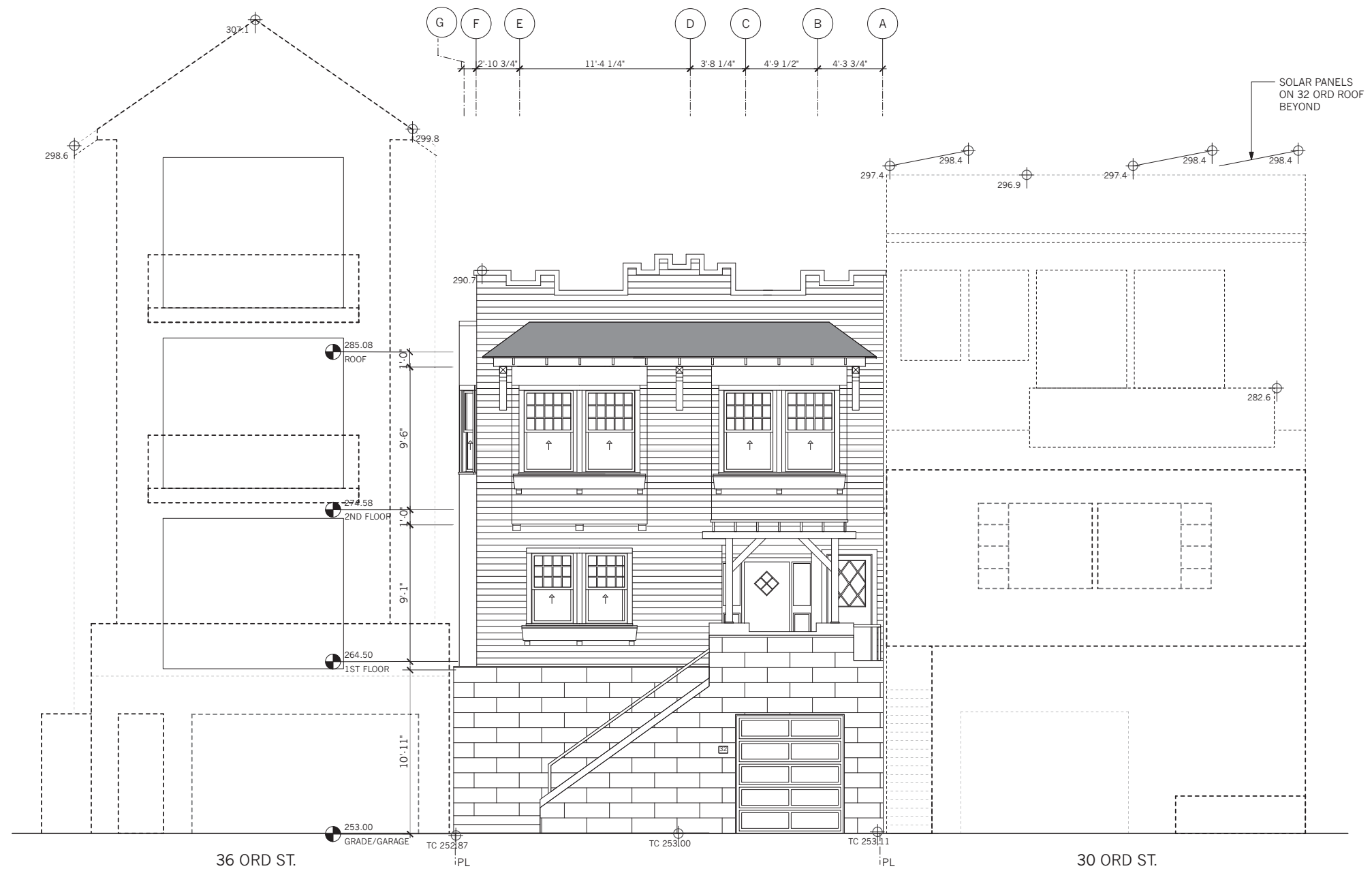
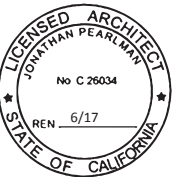
1 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"





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1 EXISTING EAST ELEVATION
Scale: 1:48



Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

(E) East Elevation

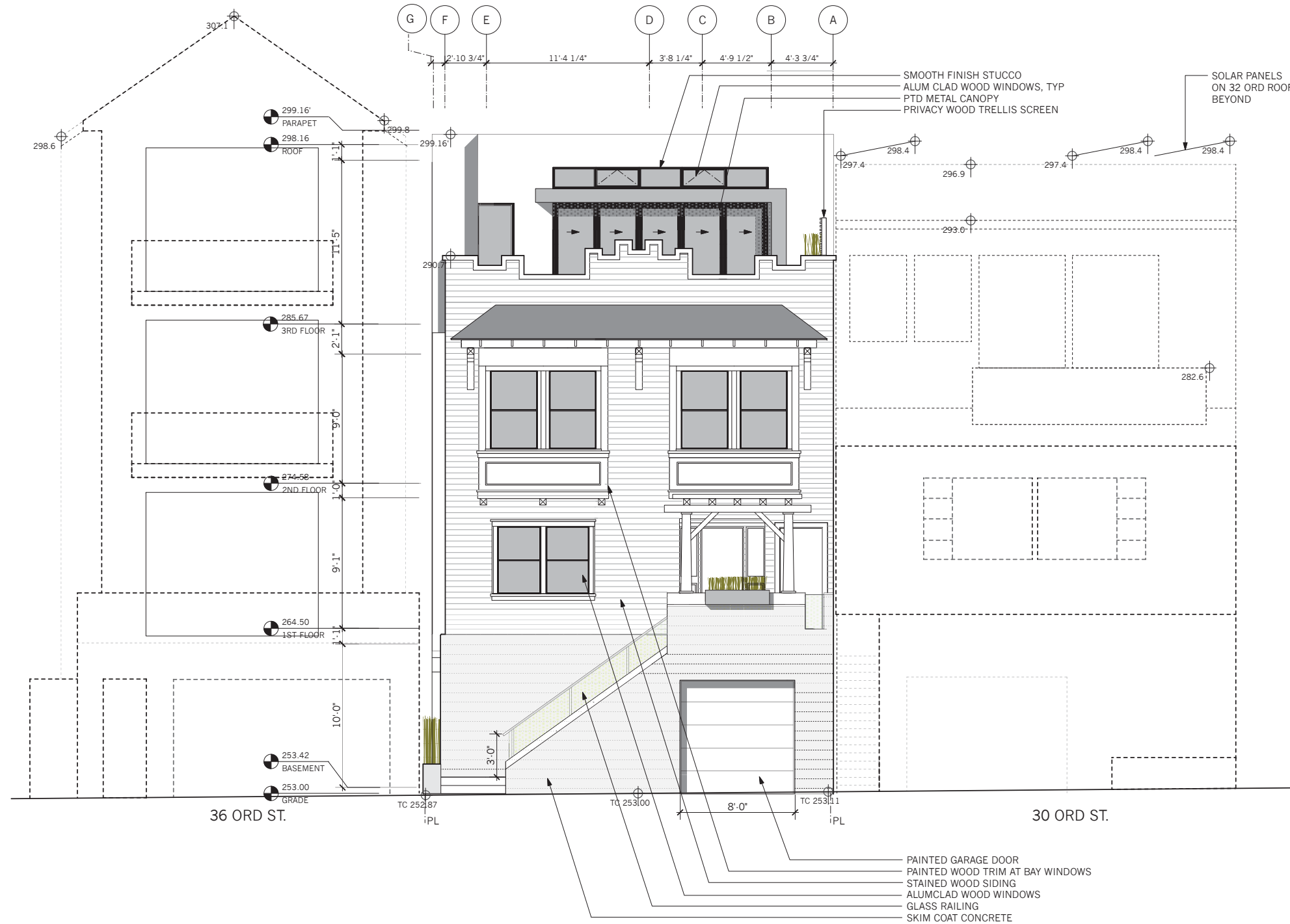
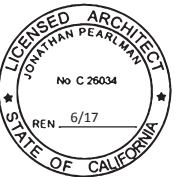
project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.01



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1 PROPOSED EAST ELEVATION
 Scale: 1:48



Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue

East Elevation

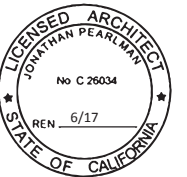
project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.1



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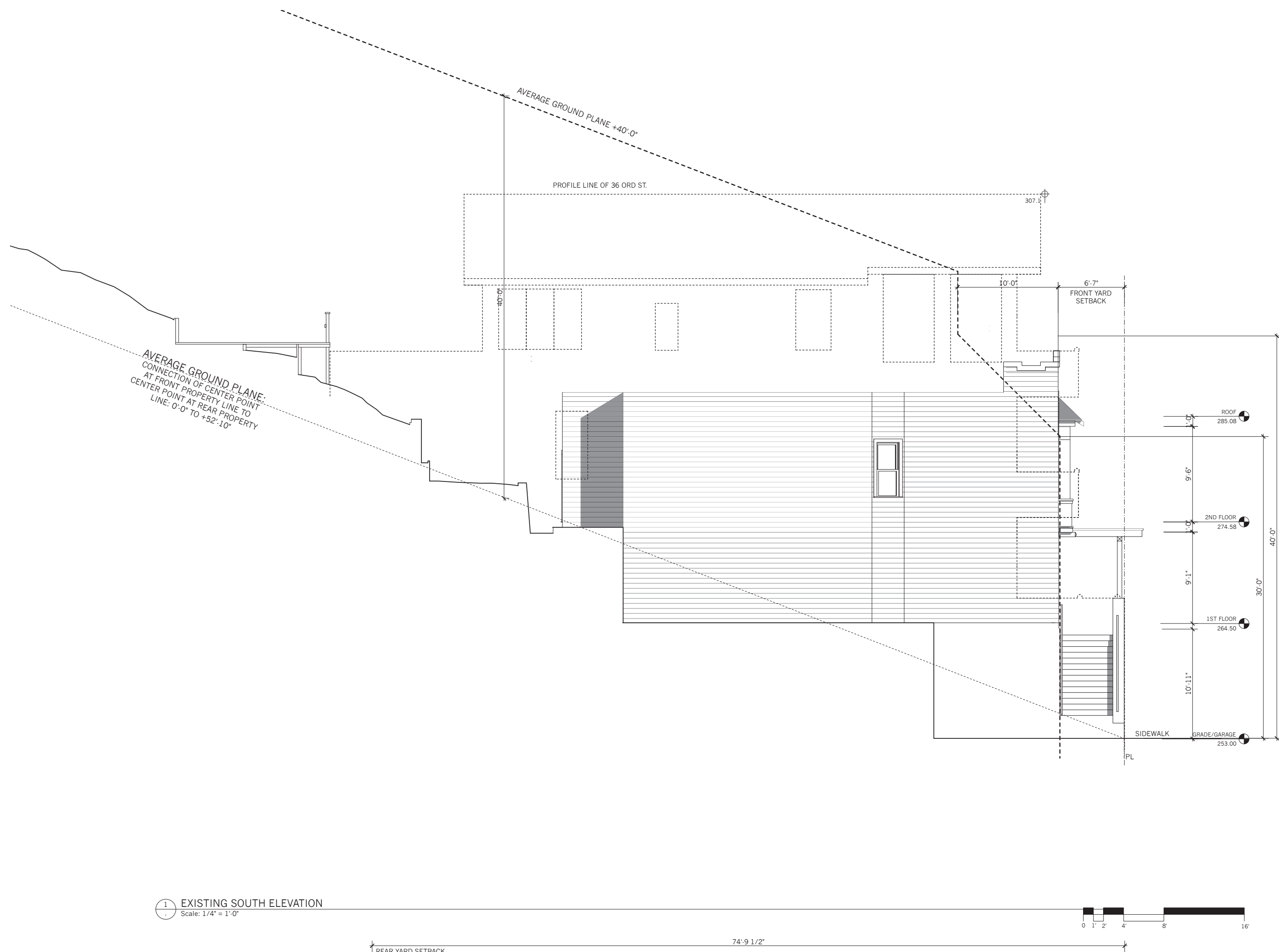
Remodel and Addition
HARTY RESIDENCE
 32 Ord Street
 San Francisco, CA 94114

#	date	issue

(E) South Elevation

project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.02



1 EXISTING SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

REAR YARD SETBACK

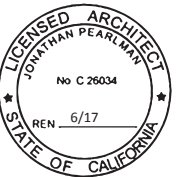
74'-9 1/2"





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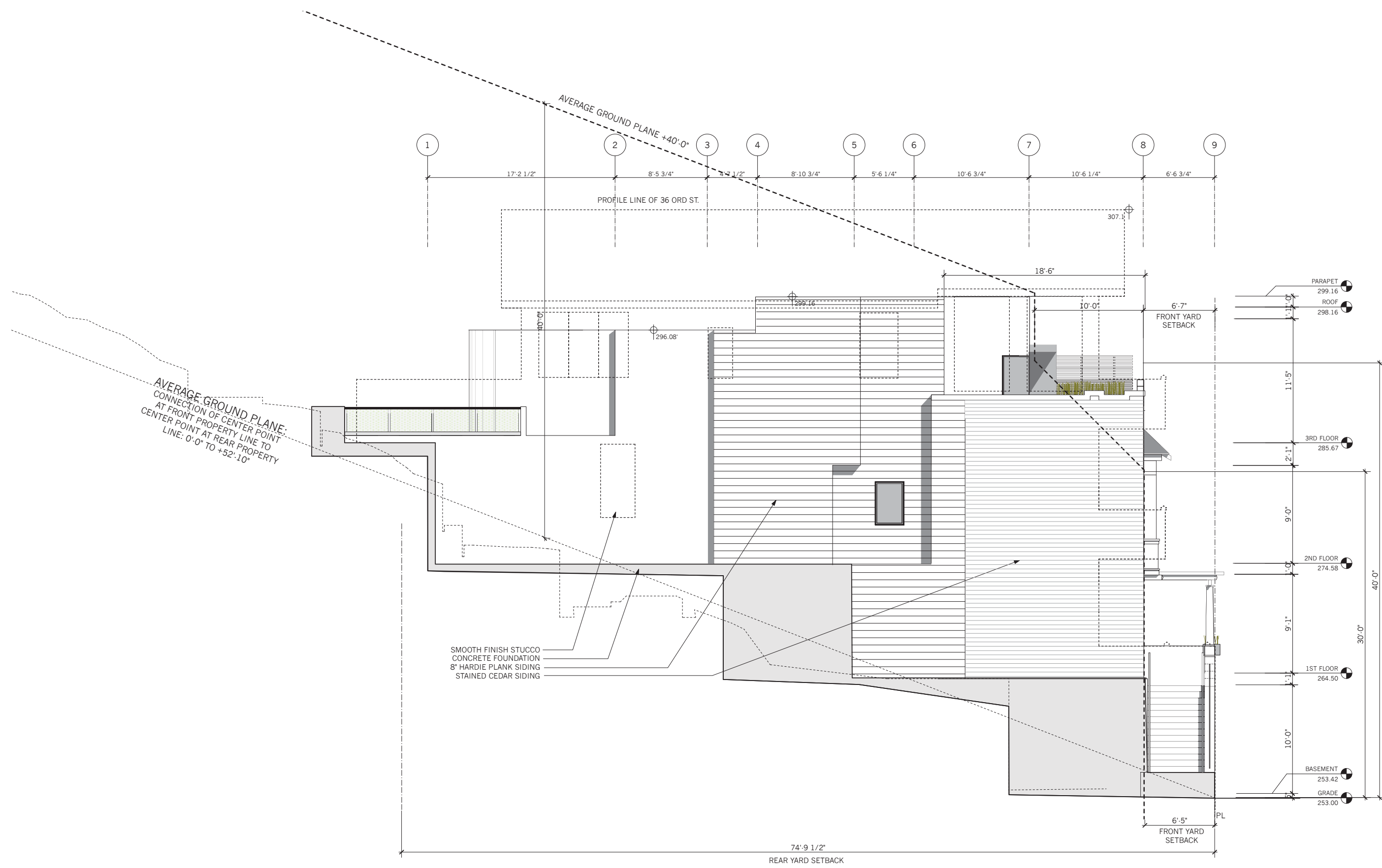
Remodel and Addition
HARTY RESIDENCE
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San Francisco, CA 94114

#	date	issue

South Elevation

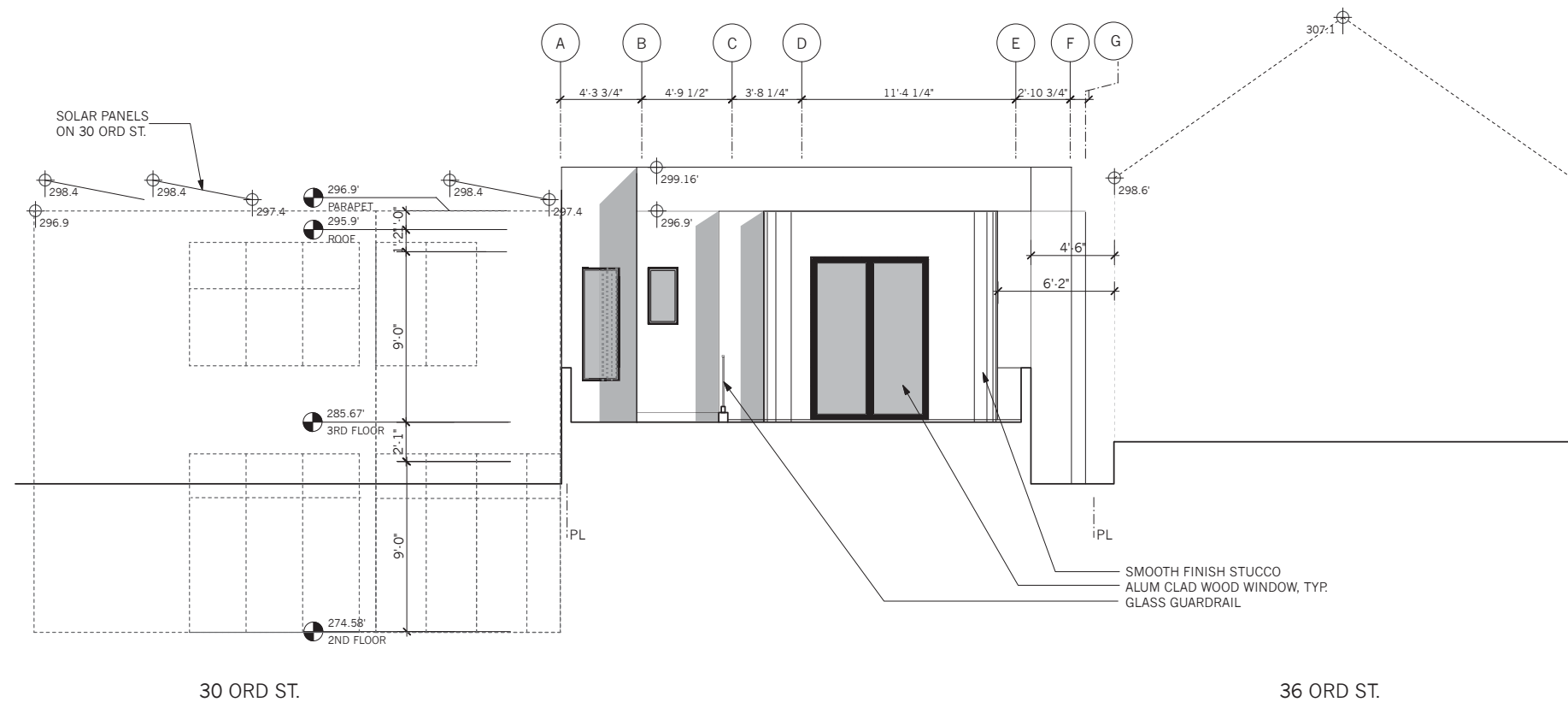
project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.2



1 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

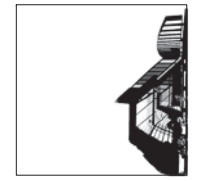




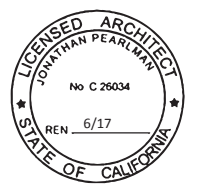
2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



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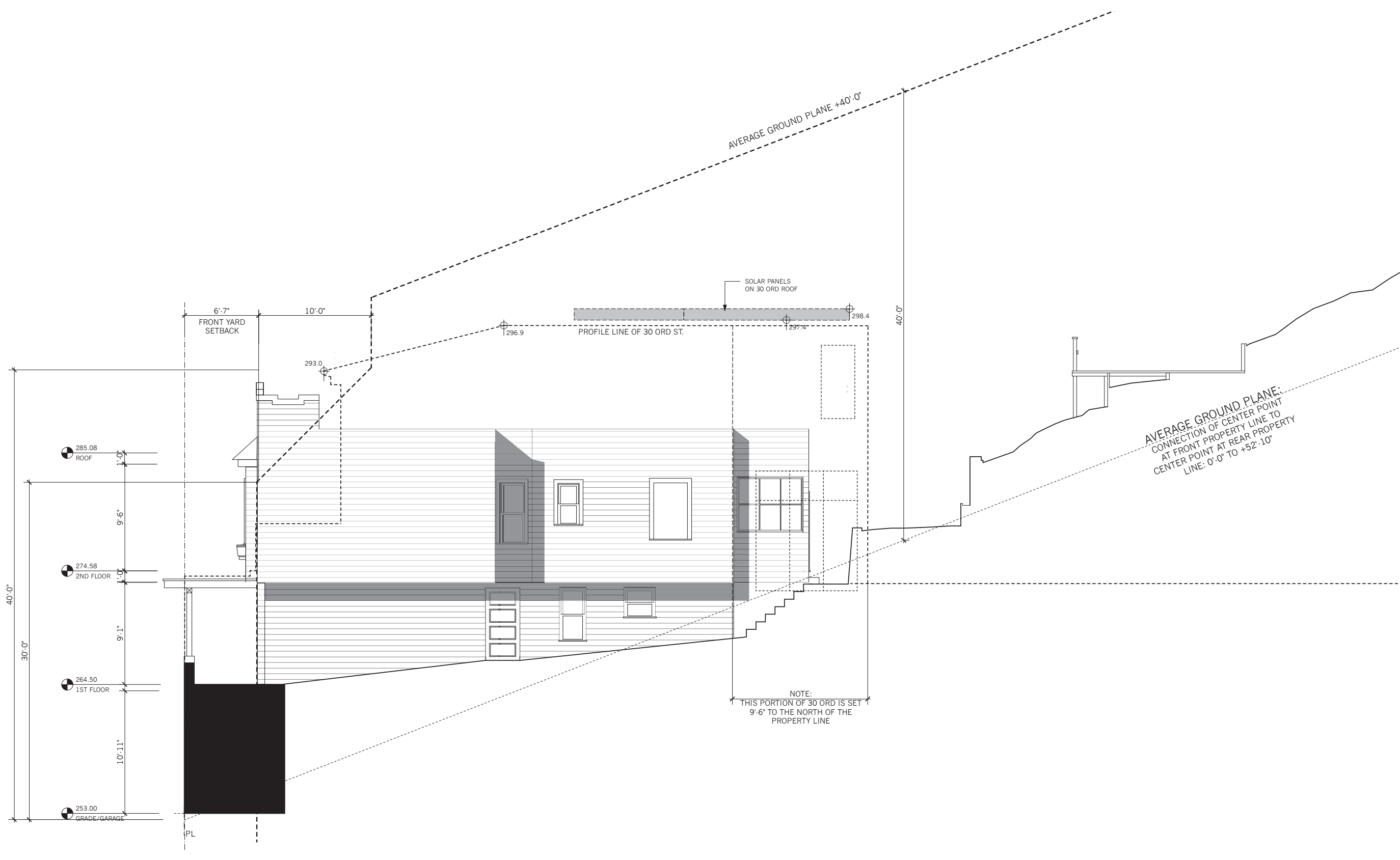


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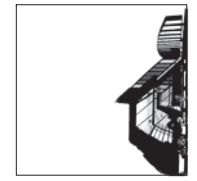
#	date	issue

West Elevation
project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

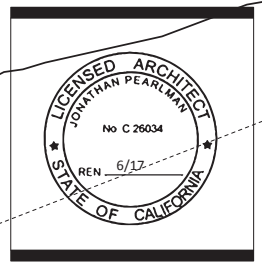
A-3.3



1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



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AVERAGE GROUND PLANE:
CONNECTION OF CENTER POINT
AT FRONT PROPERTY LINE TO
CENTER POINT AT REAR PROPERTY
LINE: 0'-0" TO +52'-10"

Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

(E) North Elevation
project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

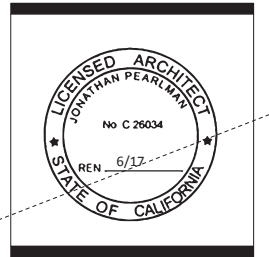


A-3.03



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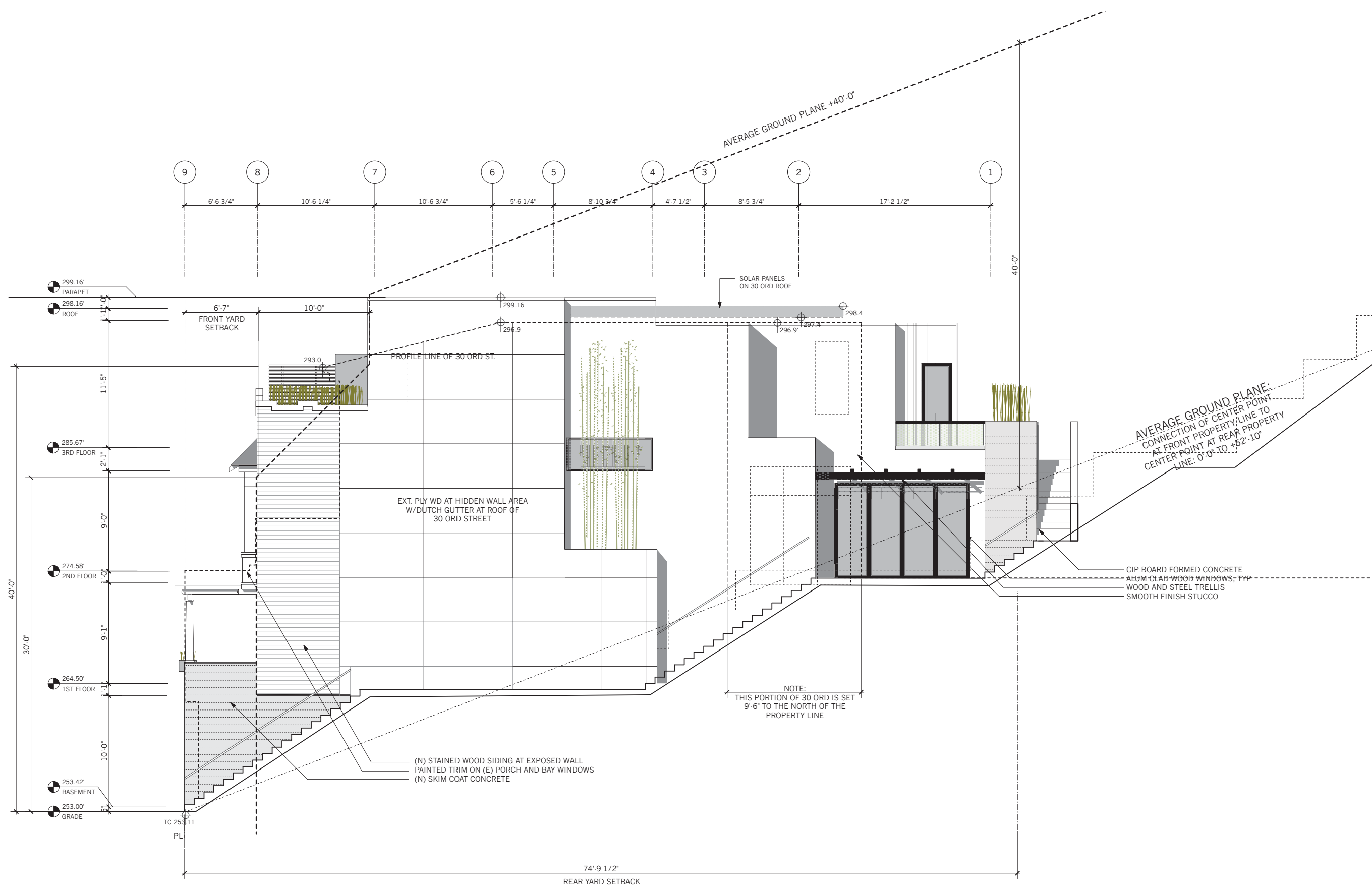
Remodel and Addition
HARTY RESIDENCE
32 Ord Street
San Francisco, CA 94114

#	date	issue

North Elevation

project: 14.11
drawn by: JP
checked by:
date: 04.13.15
scale:

A-3.4



1 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

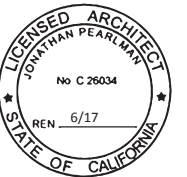




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#	date	issue

(E) East-West
Building Section

project: 14.11

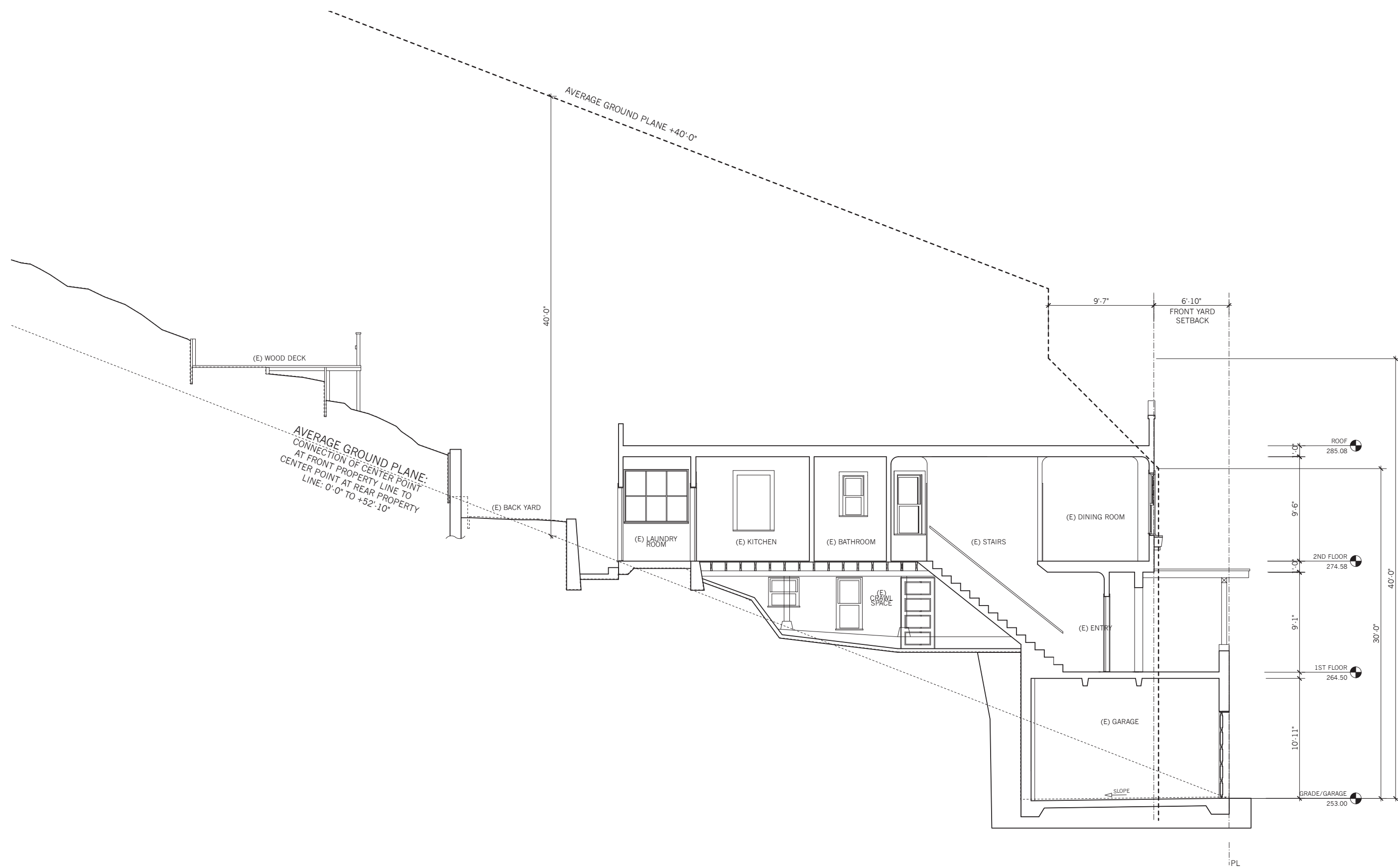
drawn by: JP

checked by:

date: 04.13.15

scale:

A-3.04



1 EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"



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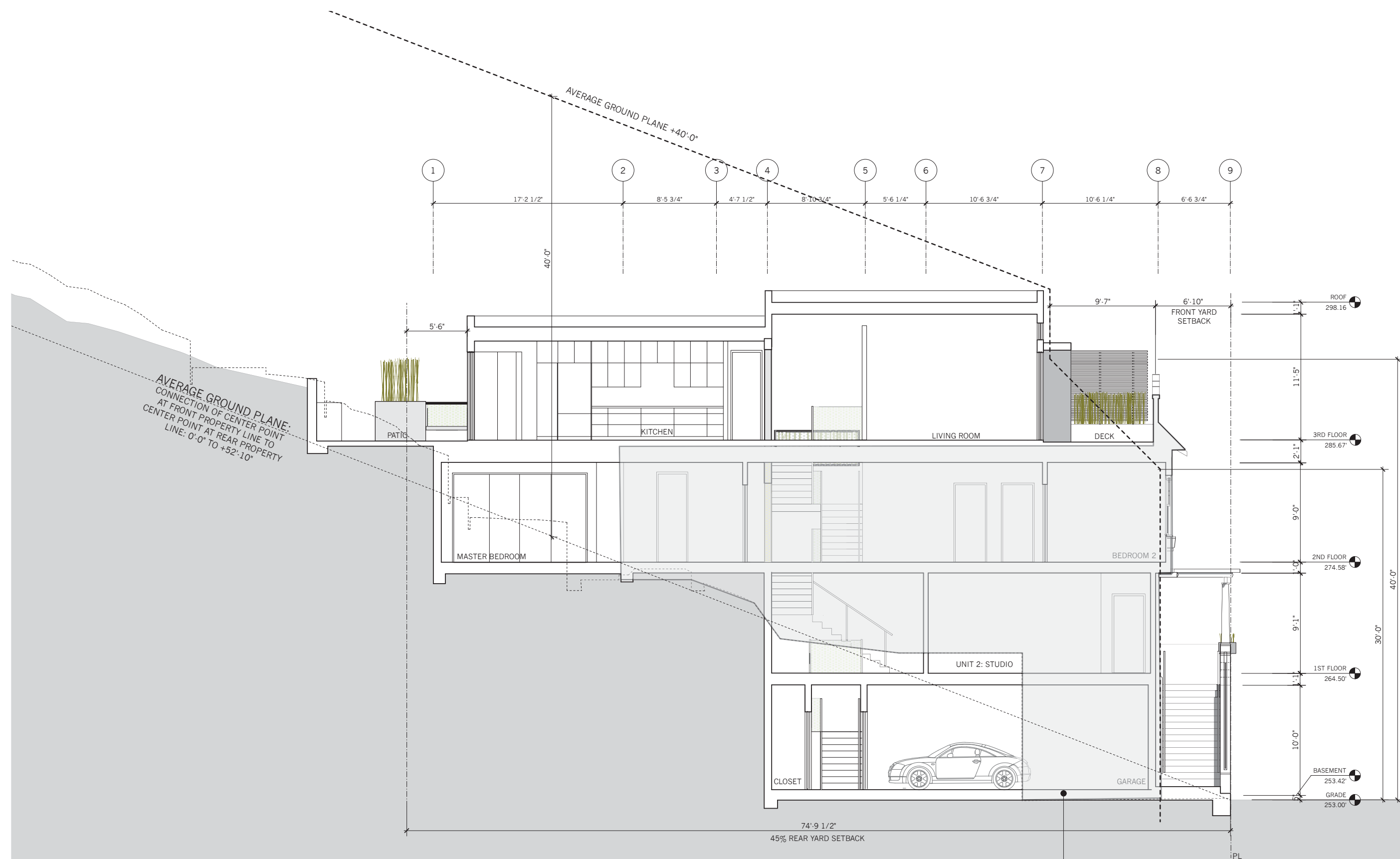
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#	date	issue
01.03.16	REVISION 5	

(N) East-West
Building Section

project: 14.11
 drawn by: JP
 checked by:
 date: 04.13.15
 scale:

A-3.5



1 E-W BUILDING SECTION
Scale: 1/4" = 1'-0"

