



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use / Residential Demolition

HEARING DATE: JUNE 2, 2016

*Date:* May 26, 2016  
*Case No.:* **2014-000550CUA**  
*Project Address:* **2920 Franklin Street**  
*Zoning:* RH-3 (Residential, House, Three-Family) District  
 40-X Height and Bulk District  
*Block/Lot:* 0498/020  
*Project Sponsor:* Michael Hennessey  
 Michael Hennessey Architecture  
 290 Division Street, Suite 303  
 San Francisco, CA 94103  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
*Recommendation:* Approval with Conditions

1650 Mission St.  
 Suite 400  
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### PROJECT DESCRIPTION

The project proposes demolition of the existing single-family dwelling and new construction of a four-story, 40 foot tall, two-unit dwelling of 4,665 gross square feet. The proposed lower unit has 1,677 square feet of habitable area with two bedrooms and the proposed upper unit has 2,574 square feet of habitable area with two bedrooms. The new building contains two independently accessible off-street parking spaces and two Class 1 bicycle parking spaces. The project is not seeking any exceptions or variances from the Planning Code.

The project requires Conditional Use Authorization pursuant to Planning Code Section 317(d) to demolish a dwelling unit. This report includes findings for a Conditional Use Authorization in addition to the Demolition Criteria established in Planning Code Section 317.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Existing Units	1	Number Of New Units	2
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	3	Number Of New Bedrooms	4
Existing Building Area	±1,925 Sq. Ft.	New Building Area	±4,665 Sq. Ft.

## **SITE DESCRIPTION AND PRESENT USE**

The subject property is located on the east side of Franklin Street, between Chestnut and Lombard Streets, Lot 020 in Assessor's Block 0498 in the Cow Hollow neighborhood. The project site is within an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk district. The subject lot is 25 feet wide and 87.5 feet deep, with an area of approximately 2,187.5 square feet, and slopes upward from the front of the property to the rear. The property contains one building, a 22-foot 9.75-inch tall, two-story single-family dwelling of 1,925 gross square feet, constructed circa 1922.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located at the southeast corner of an RH-3 Zoning District, just north of an NC-3 (Moderate Scale, Neighborhood Commercial) Zoning District and just east of an RC-3 (Residential, Commercial, Moderate Density) Zoning District. The prevailing land uses, architectural scale and building mass are characteristic of these districts. The immediate context includes two- to four-story residential flats and four-story multi-unit apartments or hotels. On each side, both north and south of the subject property, is a three-story two-unit building. East of, and behind, the subject property is a four-story 72 room motel (d.b.a. Travelodge by the Bay). West of the subject property, and across Franklin Street, is a three-story seven-unit apartment building and a three-story four-unit apartment building. The subject property is also within .25-miles of stops for the following MUNI transit lines: 19-Polk, 28-19<sup>th</sup> Avenue, 30-Stockton, 47-Van Ness, 49-Van Ness/Mission, and 90-San Bruno. The property is also well served by the Golden Gate Transit lines which connect Marin County to San Francisco's Financial District and South of Market neighborhood.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 13, 2016	May 11, 2016	22 days
Posted Notice	20 days	May 13, 2016	May 13, 2016	20 days
Mailed Notice	20 days	May 13, 2016	May 13, 2016	20 days

The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

The Department has not received any public comment on the project at this time.

## **ISSUES AND OTHER CONSIDERATIONS**

- The project will demolish an existing three-bedroom single-family dwelling.

- The new construction proposal will result in one net new unit, bringing the property closer to the maximum density of three units that is allowed per the Planning Code.
- The resulting two new dwelling units are appropriately sized for families and include two bedrooms each.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the demolition of a dwelling unit within an RH-3 Zoning District, pursuant to Planning Code Section 317(d).

### **BASIS FOR RECOMMENDATION**

- The Project will result in a net gain of one dwelling-unit.
- The Project will create two family-sized dwelling-units, each with two bedrooms.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The Project is therefore an appropriate in-fill development within the RH-3 Zoning District.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The District is well served by transit; therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions.</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Environmental Evaluation / Historic Resources Information
- Reduced Plans
- Color Rendering

\* All page numbers refer to the Residential Design Guidelines

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>                          |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Context Photos              | 3-D Renderings (new construction or significant addition)     |
| <input checked="" type="checkbox"/> Site Photos                 | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Community Meeting Notice             |
|   | <input type="checkbox"/> Environmental Determination          |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_BB\_\_\_\_\_  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code)             |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414A) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> 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 SECTIONS 303 AND 317(D) OF THE PLANNING CODE TO DEMOLISH A TWO-STORY SINGLE FAMILY DWELLING AND TO CONSTRUCT A FOUR STORY TWO-FAMILY DWELLING WITHIN AN RH-3 (RESIDENTIAL – HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 2, 2016, Michael Hennessey of Michael Hennessey Architecture (Project Architect) for Emerson and Jennifer Quan (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a two-story single family dwelling and to construct a four-story two-family dwelling 2920 Franklin Street within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On June 2, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-000550CUA.

On July 2, 2015, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2014-000550ENV. The Commission has reviewed and concurs with said determination.

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. 2014-000550CUA, 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 subject property is located on the east side of Franklin Street, between Chestnut and Lombard Streets, Lot 020 in Assessor's Block 0498 in the Cow Hollow neighborhood. The project site is within an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk district. The subject lot is 25 feet wide and 87.5 feet deep, with an area of approximately 2,187.5 square feet, and slopes upward from the front of the property to the rear. The property contains one building, a 22-foot 9.75-inch tall, two-story single-family dwelling of 1,925 gross square feet, constructed circa 1922.
3. **Surrounding Properties and Neighborhood.** The project site is located at the southeast corner of an RH-3 Zoning District, just north of an NC-3 (Moderate Scale, Neighborhood Commercial) Zoning District and just east of an RC-3 (Residential, Commercial, Moderate Density) Zoning District. The prevailing land uses, architectural scale and building mass are characteristic of these districts. The immediate context includes two- to four-story residential flats and four-story multi-unit apartments or hotels. On each side, both north and south of the subject property, is a three-story two-unit building. East of, and behind, the subject property is a four-story 72 room motel (d.b.a. Travelodge by the Bay). West of the subject property, and across Franklin Street, is a three-story seven-unit apartment building and a three-story four-unit apartment building. The subject property is also within .25-miles of stops for the following MUNI transit lines: 19-Polk, 28-19<sup>th</sup> Avenue, 30-Stockton, 47-Van Ness, 49-Van Ness/Mission, and 90-San Bruno. The property is also well served by the Golden Gate Transit lines which connect Marin County to San Francisco's Financial District and South of Market neighborhood.
4. **Project Description.** The project proposes demolition of the existing single-family dwelling and new construction of a four-story, 40 foot tall, two-unit dwelling of 4,665 gross square feet. The proposed lower unit has 1,677 square feet of habitable area with two bedrooms and the proposed upper unit has 2,574 square feet of habitable area with two bedrooms. The new building contains two independently accessible off-street parking spaces and two Class 1 bicycle parking spaces. The project is not seeking any exceptions or variances from the Planning Code.

5. **Public Comment/Community Outreach.** The Department has not received any public comment on the project at this time.
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. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in an RH-3 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

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

- B. **Front Setback Requirement.** Planning Code Section 132 states that the minimum front setback shall be based on the average of adjacent properties or a Legislated Setback.

*The front setback of the two adjacent buildings is 0 feet, therefore, there is no front setback requirement for the proposed building.*

- C. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard at grade and above, for properties containing dwelling units in RH-3 Zoning Districts. The required rear yard is 45 percent of the total depth, or a distance equal to the average depths of the rear building walls of the two adjacent buildings. However, the required rear yard will not be less than 25 percent of the lot depth or 15 feet, whichever is greater. Further, when applying the average alternative, the last 10 feet of the proposed building depth is limited to a height of 30 feet above curb.

*The subject property is 87.5 feet deep; the 45 percent requirement is 39.375 feet and the 25 percent requirement is 21 feet 10.5 inches. Based on averaging, the required rear yard is 16 feet 10.5 inches, which is less than 25 percent of the lot depth. Therefore the required rear yard is 21 feet 10.5 inches, and the rearmost 10 feet of the proposed building is limited to 30 feet in height. The proposal complies with the rear yard requirement.*

- D. **Useable Open Space.** Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or 226 square feet of common usable open space.

*The Project provides access to the rear yard area for the lower level unit and access to a fourth floor deck and roof deck for the upper level unit. The open space areas to both units exceed the 100 square feet required.*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley, at least 30 feet in width, a side yard at

least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*Both units have direct exposure onto Franklin Street, which is 68 feet 9 inches wide.*

- F. **Street Frontages.** Section 144 of the Planning Code requires that no more than one-third of the width of the ground story along the front lot line, or along a street side lot line, or along a building wall that is setback from any such lot line, shall be devoted to entrances to off-street parking, except that in no event shall a lot be limited by this requirement to a single such entrance of less than ten feet in width, or to a single such entrance of less than 8 feet in RTO and RTO-M districts.

*The Project proposes a code-complying garage door width of 10-feet.*

- G. **Off-Street Parking.** Planning Code Section 151 requires one parking space for each dwelling unit and a maximum of four spaces when two are required.

*The Project provides a minimum of two independently accessible off-street parking spaces, although the garage is configured to accommodate up to four spaces.*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for every 20 dwelling units.

*The project requires two Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The project proposes two bicycle parking spaces, one for each dwelling unit, in the garage.*

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. For properties in RH-3 Zoning Districts, height is measured at the center of the building starting from curb to a point of 40 at the front setback.

*The existing building is 22 feet 9.75 inches. The Project will construct a four-story two-family dwelling that is 40 feet at the street front, and thereby complies with the Planning Code.*

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a building that results in one net new dwelling. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

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

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

*The use and size of the proposed project is compatible with the immediate neighborhood. The proposal demolishes an existing dwelling unit, but increases the density of the property in a code-complying design-sensitive manner.*

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

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

*The four story massing at the street front is appropriate given the 3- to 4-story context of the immediate neighborhood. Additionally, the massing at the mid-block open space complies with the requirements of the Planning Code and the Residential Design Guidelines, although there is not a strong open space pattern.*

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;

*While the Planning Code requires two off-street parking spaces for the proposed dwelling units; the garage is designed up to accommodate four, in addition to two Class 1 bicycle parking spaces.*

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

*As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.*

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

*Although designed in a contemporary aesthetic, the façade treatment and materials of the new building are appropriate given the surrounding neighborhood context.*

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-3 District.

*The proposed project is consistent with the stated purpose of the RH-3 Districts and brings the property into greater conformance with the RH-3 District controls.*

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

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

***Project meets criterion.***

*A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.*

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

***Project meets criterion.***

*The existing dwelling appears to be in decent, safe, and sanitary condition with no recent Code violations.*

- iii. Whether the property is an “historical resource” under CEQA;

***Project meets criterion.***

*Although the existing structure is more than 50 years old, a review of supplemental information on the property’s history resulted in a determination that the property is not an historical resource.*

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

***Project meets criterion.***

*Not applicable. The structure is not an historical resource.*

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

***Project does not meet criterion.***

*The existing single-family dwelling is currently a rental unit, although it is the intent of the owners to move in upon completion of the project.*

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

***Project meets criterion.***

*No rent-controlled units will be removed, as the single-family dwelling is not subject to rent control.*

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

***Project does not meet criterion.***

*Although the project proposes the demolition of an existing dwelling, the new construction project will result in an additional two-bedroom unit.*

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

***Project meets criterion.***

*The Project conserves neighborhood character with appropriate scale, design, and materials, and improves cultural and economic diversity by appropriately increasing the number of family-sized units.*

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

***Project does not meet criterion.***

*The project removes an older dwelling unit, which is generally considered more affordable than a more recently constructed unit. However, the project also adds a second two-bedroom unit to the City's housing stock.*

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

***Project does not meet criterion.***

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

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

***Project meets criterion.***

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

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

***Project meets criterion.***

*The Project proposes two opportunities for family-sized housing by creating two two-bedroom dwellings. Currently the property only contains one three-bedroom dwelling.*

- xiii. Whether the Project creates new supportive housing;

***Project does not meet criterion.***

*The Project does not create supportive housing.*

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

***Project meets criterion.***

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

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

***Project meets criterion.***

*The Project will increase the number of on-site units from one to two.*

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

***Project meets criterion.***

*The existing building contains a total of three bedrooms. The Project will contain a total of four bedrooms, two per dwelling unit.*

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

***Project does not meet criterion.***

*The maximum density for the subject property is three units. The project proposes the new construction of a two unit building, increasing the existing site density.*

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

***Project meets criterion.***

*The existing single-family dwelling is not subject to the Residential Rent Stabilization and Arbitration Ordinance. However, the existing residence has 1,925 square feet of habitable area and three bedrooms. The proposed lower unit has 1,677 square feet of habitable area with two bedrooms and the proposed upper unit has 2,574 square feet of habitable area with two bedrooms.*

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



## HOUSING ELEMENT

### OBJECTIVE 2:

**RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

#### Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

*The project proposes demolition of a sound residential structure containing a three-bedroom single family dwelling. However, the new construction proposal will result in two units, each with two bedrooms, and thereby contribute to the general housing stock of the city.*

### OBJECTIVE 3:

**PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

#### Policy 3.1:

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

#### Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

#### Policy 3.4:

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

*The property does not contain rent-controlled units. However, the Project Sponsor is currently renting the subject property while the project goes through the entitlement process. The owner has stated an intent to move into the building upon completion of the project and may rent or sell the second smaller unit. The new construction project will result in an increase in the density of the property and contributes two new family sized units to the existing housing stock.*

### 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.

**Policy 11.5:**

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

*The proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.*

## URBAN DESIGN

### OBJECTIVE 1:

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

**Policy 1.2:**

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

*The project proposes new construction that will reinforce the existing street pattern as the building scale is appropriate for the subject block's street frontage.*

**Policy 1.3:**

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

*The proposed façade and vertical addition are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures along the block-face. The choice to include brick as a design material is especially compatible with the two immediately adjacent neighbors.*

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.

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces.*

- 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 compatible with the existing housing and neighborhood character of the immediate neighborhood. The project proposes a height and scale compatible with the adjacent neighbors, and the project proposes adding an additional unit, which is consistent with the higher density buildings on the block.*

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

*The subject property does not contain any existing affordable housing or rent controlled units. The proposed two family dwellings are appropriately sized to promote diversity in the city's housing stock.*

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

*The project meets the density, off-street parking and bicycle parking requirements of the Planning Code and is therefore not anticipated to impede transit service or overburden our streets with neighborhood parking.*

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

*The Project is a residential project in an RH-3 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.*

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

*The replacement structure would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.*

- G. That landmarks and historic buildings be preserved.

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

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

*The project will have no negative impact on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000550CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17820. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 2, 2016.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: June 2, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of a two-story single-family dwelling and to construct a four-story two-family dwelling, located at 2920 Franklin Street, Lot 020 in Assessor's Block 0498, pursuant to Planning Code Section(s) **303 and 317(d)** within the **RH-3** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **March 19, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. **2014-000550CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 2, 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 **June 2, 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](http://www.sf-planning.org)*

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

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

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

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

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

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

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

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

## DESIGN

6. **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 architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## PARKING AND TRAFFIC

7. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

8. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two (2)** independently accessible off-street parking spaces.

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

## PROVISIONS

9. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

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

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

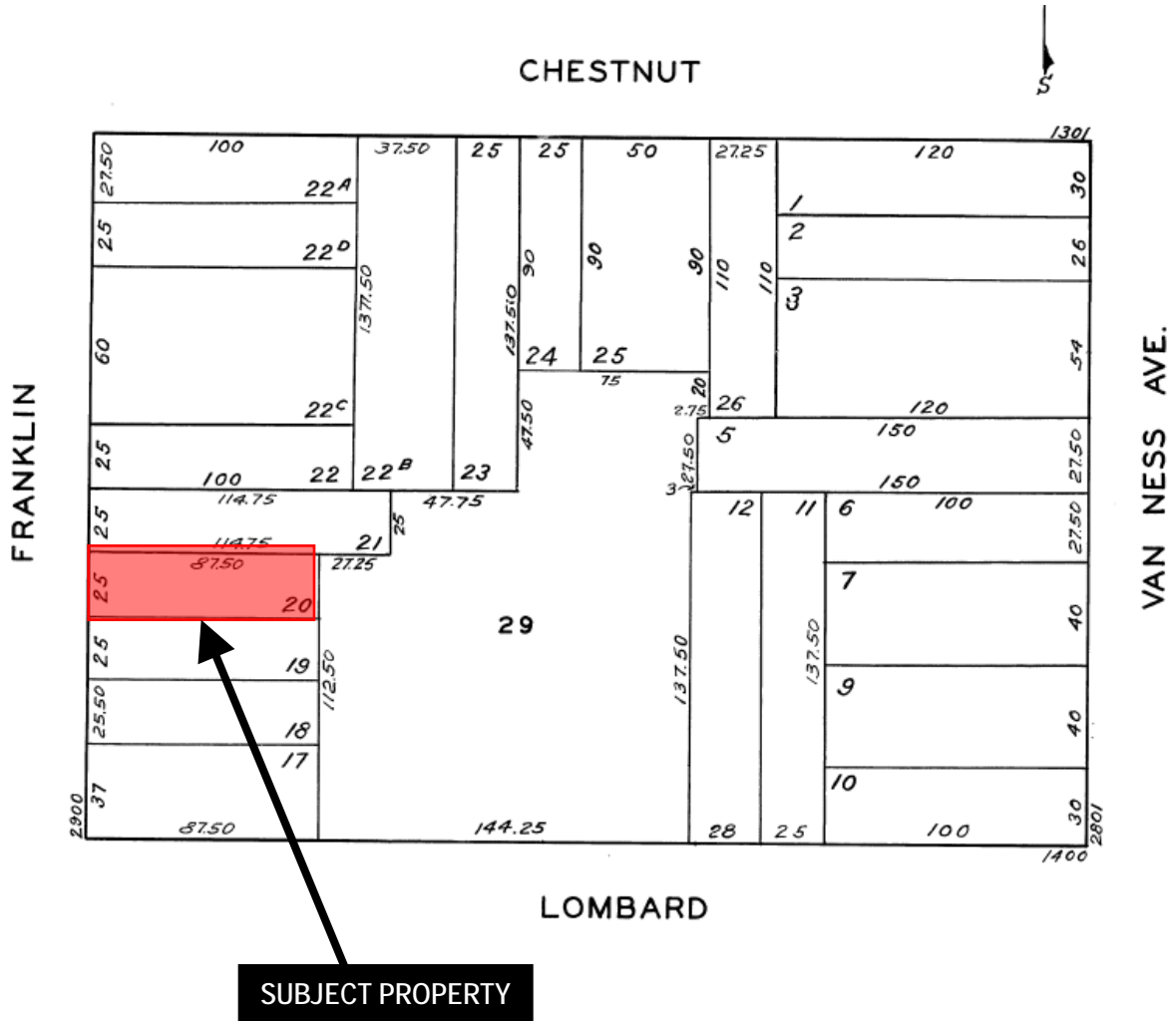


*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

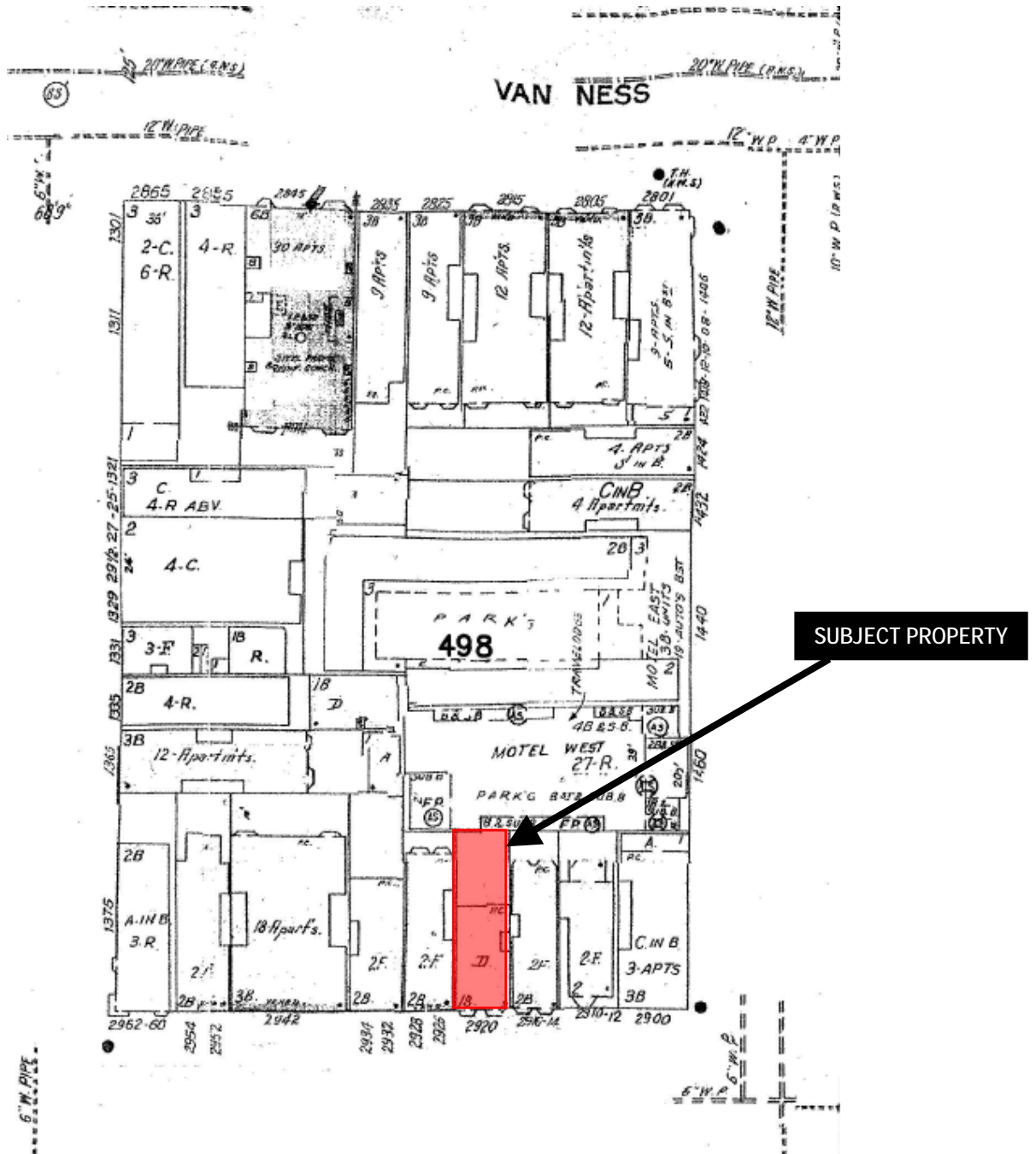
## OPERATION

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/>*

# Parcel Map



# Sanborn Map\*



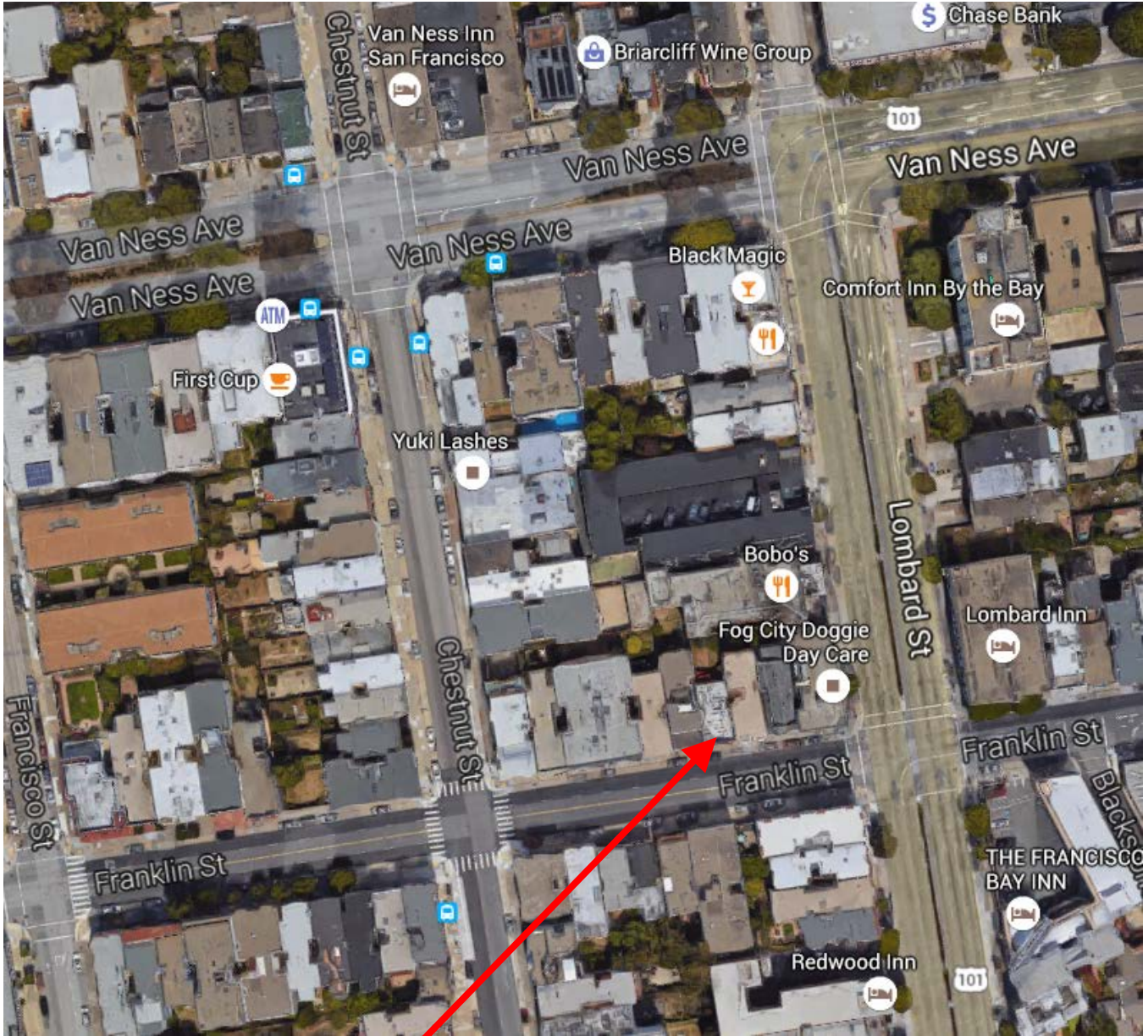
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

FRANKLIN



Conditional Use Authorization  
Case Number 2014-000550CUA  
2920 Franklin Street

# Aerial Photo

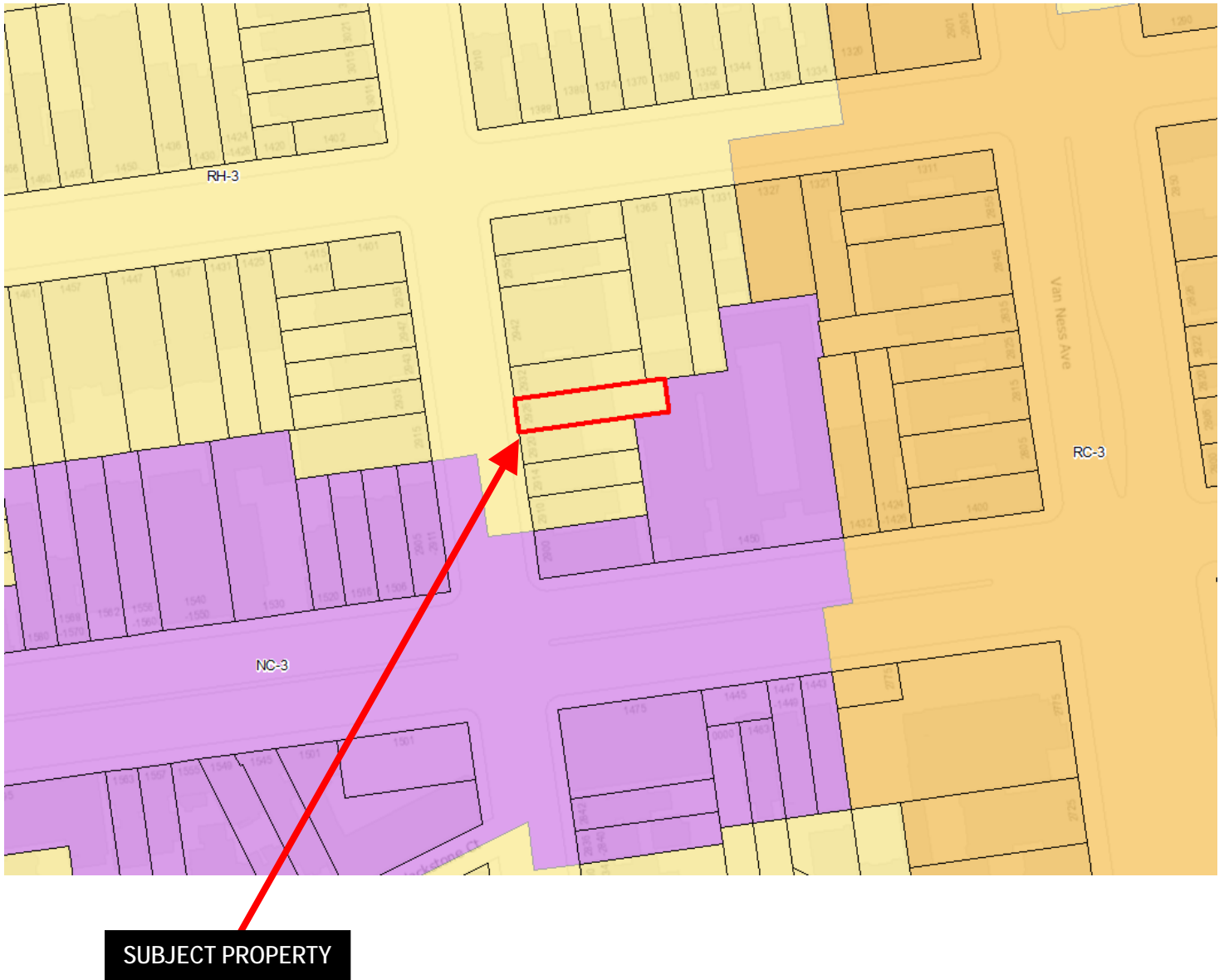


**SUBJECT PROPERTY**



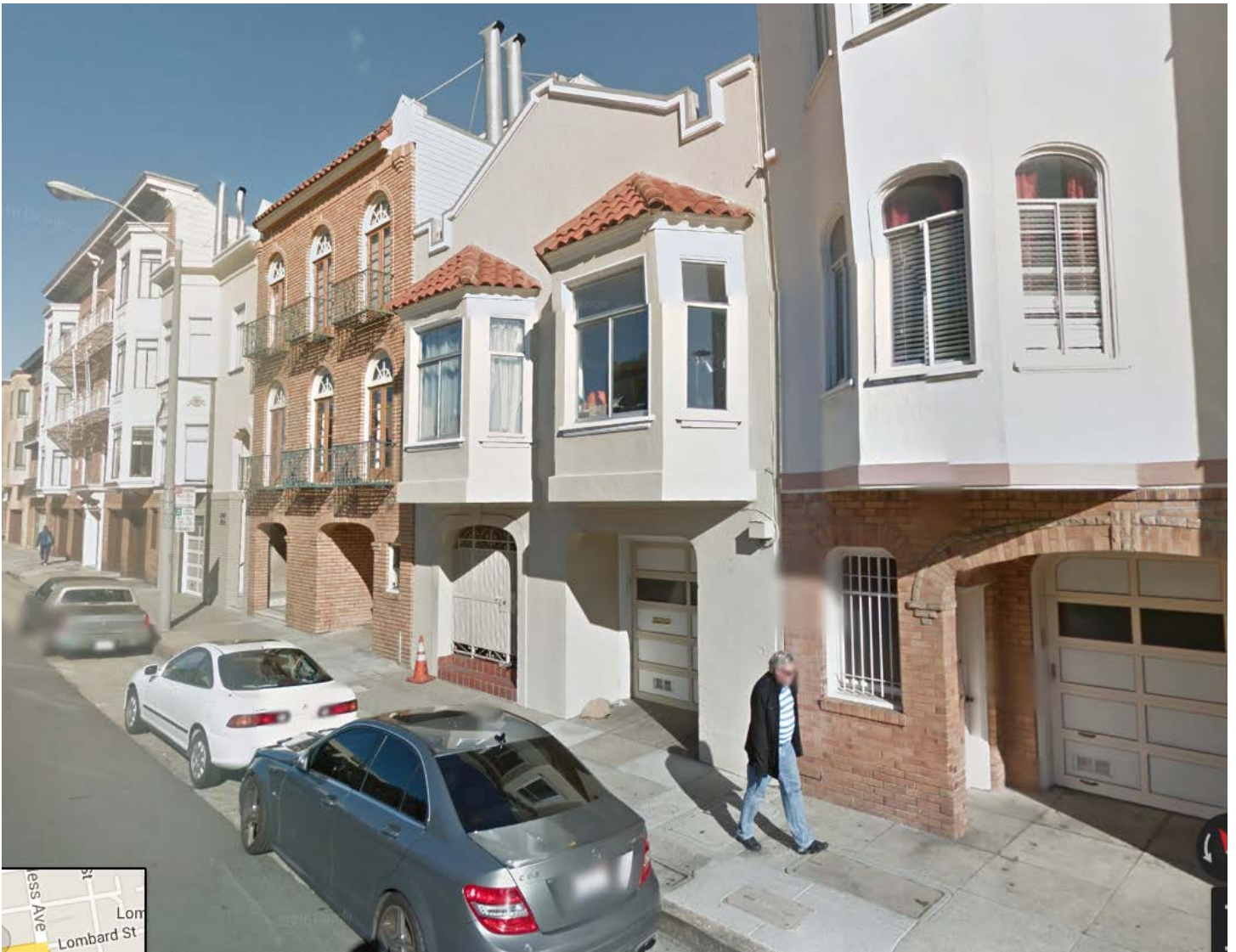
Conditional Use Authorization  
Case Number 2014-000550CUA  
2920 Franklin Street

# Zoning Map





# Site Photo





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2920 Franklin Street		0498/020	
Case No.	Permit No.	Plans Dated	
2014-000550ENV		2/25/15	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of a 1922 single-family residence to be replaced by a four-story, two-unit residential building.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input checked="" type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input checked="" type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Jean Poling <small>Digital signed by Jean Poling DN: cn=Jean Poling, o=City and County of San Francisco, ou=CEQA Planning, mail=jean.poling@sfplanning.org, c=US Date: 2015.09.29 17:13:08 -0700</small>	
Enrolled in DPH Maher program. Project will follow recommendations of 11/15/14 Gruen geotechnical report and 6/22/15 FHA noise report.	

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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>



**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: 5/22/2015 _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving DN: cn=Justin Greving, o=San Francisco Planning and Urban Design Department, ou=City Planning, email=Justin.Greving@sfgov.org, date=2015.06.26 17:17:15 -0700</small>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b>  <b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b>  <b>Jean Poling</b> <small>Digitally signed by Jean Poling DN: dc=org, dc=sfgov, dc=cityplanning, ou=City Planning, ou=Environmental Planning, cn=Jean Poling, email=jeanie.poling@sfgov.org, date=2015.06.26 17:17:15 -0700</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

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

**TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	5/21/2015
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Justin Greving	2920 Franklin Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
0498/020	Lombard and Chestnut streets	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	n/a	2014-000550ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	02/25/2015
------------------------------------	------------


PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by William Kostura (dated December 2014)	
Proposed Project: Demolition of a 1922 single-family residence to be replaced by a four-story, two-unit residential building.	

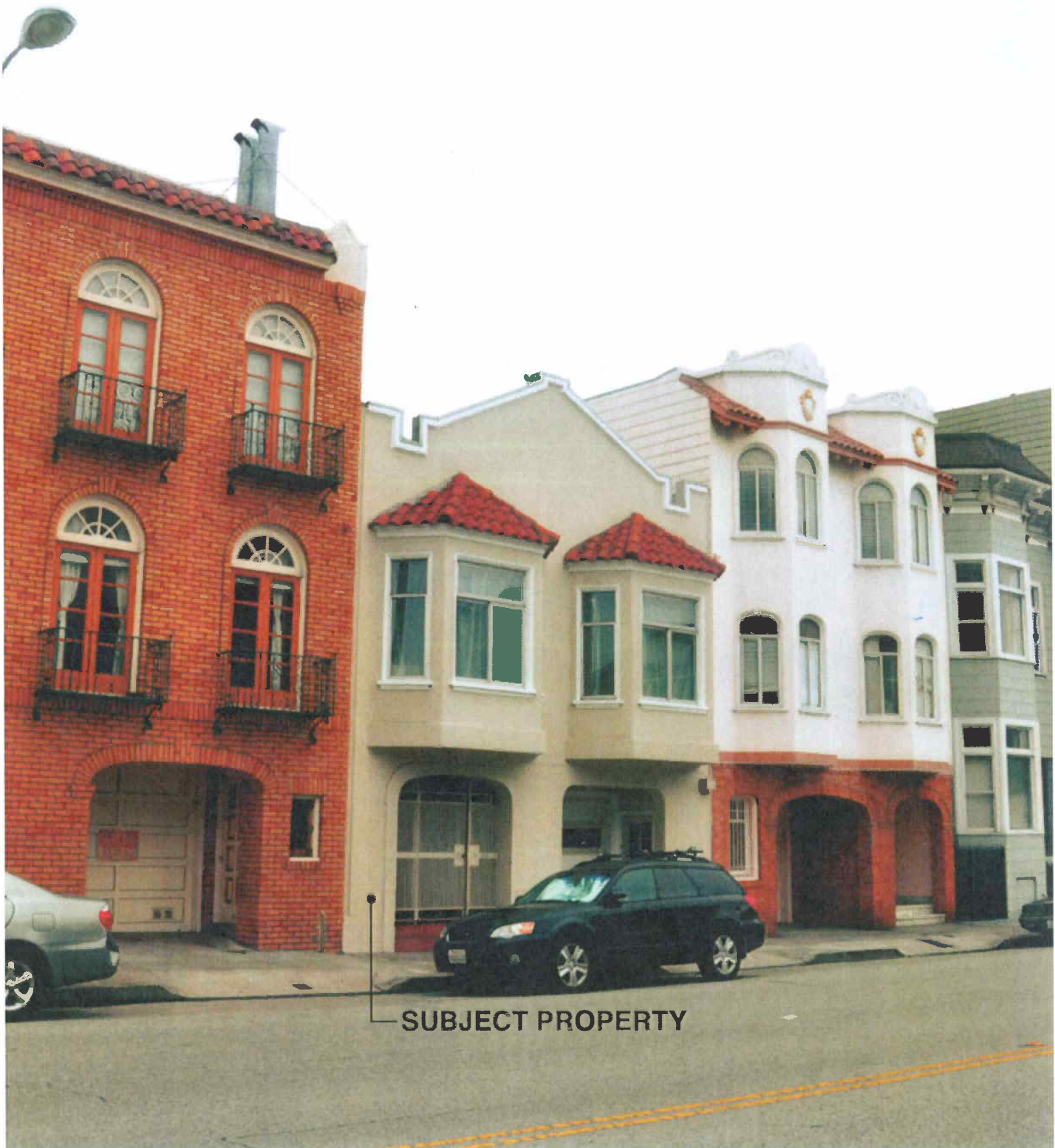
PRESERVATION TEAM REVIEW:				
<b>Historic Resource Present</b>		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
<b>Individual</b>		<b>Historic District/Context</b>		
Property is individually eligible for inclusion in a California Register under one or more of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

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

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the Historic Resource Evaluation prepared by William Kostura (dated December, 2014) and information found in the Planning Department files, the subject property at 2920 Franklin Street contains a single-story over garage wood-frame single-family residence constructed in 1922 (source: building permit). The building was one of three identical speculative developments designed by August Headman for the Estate of P. Micheletti. The stuccoed primary façade is minimally detailed and features two prominent bay windows and a decorative parapet. The first owners and occupants were Basilio and Asunta Lippi, who lived in the house until 1950. Basilio worked as a waiter, cook, and later co-owner of the Italian restaurant, Fior D'Italia. Although the only known permitted exterior alterations to the building include roof replacement (1995), visual inspection reveals that the original windows have been replaced with aluminum windows and a security gate has been installed at the entryway.</p> <p>No known historic events occurred at the subject property (Criterion 1). As one of three properties developed by P. Micheletti, the subject property was not part of a large speculative development in the Marina after closure of the PPIE. None of the owners or occupants have been identified as important to history (Criterion 2). While Lippi is associated with Fior D'Italia, a well known San Francisco restaurant, he did not play an important role in the restaurant's history. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. With its ornamental parapet, and arched tunnel entryway, 2920 Franklin is a minimally detailed building that has architectural elements typical of speculative development projects from the 1920s. August Headman has been recognized as an important local architect who was a founding member of the San Francisco Architecture Club and designed a number of mansions in San Francisco for wealthy clientele. In comparison with some of Headman's other designs, the subject property is not representative or the best example of his work.</p> <p>The subject property is not located within the boundaries of any identified historic district. 2920 Franklin is located in the Marina district on a block consisting of single- and multi-family residences developed almost entirely during the 1920s. While there is some consistency in architectural character, this is not unique as most of the Marina was developed during the 1920s. If there is a district identified in the future in relation to the post-PPIE development, it would likely not include this block as it was just outside of the redevelopment area.</p> <p>Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5/22/2015



SUBJECT PROPERTY

03 - FRANKLIN STREET FRONT

**MICHAEL HENNESSEY ARCHITECTURE**

290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T:415.512.1559

May 23rd, 2016

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

**RE: 2920 Franklin Street - Conditional Use Authorization  
(Permits #2015.0320.1463 and #2015.0320.1461)**


Dear Planning Commission -

Thank you for your consideration of the Conditional Use Authorization related to the proposed project located at 2920 Franklin Street. This project requests the removal of an existing single-family residence, which will be replaced by a 2-unit residential building. Below are the primary reasons to support this requested Conditional Use Authorization:

- The subject property is zoned RH-3. The existing building is the only single-family residence along this section of Franklin Street. Creating a multi-family building will make the property more consistent with the existing surrounding context.
- The city is in need of additional housing units as noted in the Mayor's Executive Directive 13-01 dated December 18, 2013. That Directive notes within the first paragraph, "...to prioritize in their administrative work plans the construction and development of all net new housing..." This proposed project provides an additional dwelling unit on the property.
- This project will house a life-long San Francisco family within the Upper Unit, as well as, their elderly grandparents within the Lower Unit.
- The existing single-family residence has been found to be Categorically Exempt under CEQA.
- The existing single-family residence is not subject to Rent Control.
- The existing single-family residence is valued over the current \$1.63 million threshold for Affordable Housing.
- The proposed building is compatible with the character of the neighboring buildings and has received support from Planning Staff after a collaborative design review process with the Residential Design Team.

We have taken great care to design a building that not only provides an additional dwelling unit within the city, but also enhances the existing neighborhood character. I look forward to answering any questions you may have regarding this project during the upcoming hearing on June 2nd.

Best Regards -



Michael Hennessey, AIA



May 23rd, 2016

Dear San Francisco Planning Commission:

Our names are Emerson and Jennifer Quan and we are the owners of 2920 Franklin Street. We wanted to write to you to tell you why we aspire to design and build our home here in the city. We are a family with two young boys and another baby on the way. Along with our future family of five, we also have two aging parents that are planning to move to San Francisco to be closer to us and their grandchildren. We, being what they now call the "sandwich generation", would love to be able to take care of both our children as well as our parents. We had been looking around for a while to find a place where we could have our entire family living together, but we couldn't find anything that would fit our needs. We would like our parents to have their own space in order to maintain some independence, but we need their place to be safe and handicap accessible. Therefore, we would like to build a house that can give us the space we need as a growing family and fit our parents' needs all in the same building. This way we can look after our parents, and our children can spend precious time with them as well.

When we chose to start a family, we decided to commit ourselves to raising children in San Francisco. Being born-in and raised as a lifelong San Franciscan, I can attest to the wonderful experiences of growing up in this city. The culture and atmosphere here really do develop creative, thoughtful, and compassionate citizens. I too grew up with grandparents living in the city and there were a myriad of cultural and distinctly San Franciscan experiences that we shared together. I would love for my children to continue being fourth generation San Franciscans and our family being threads to the fabric of this city.

Throughout this process, we've strived to work with the city in following the latest guidelines for building a truly wonderful home in a special neighborhood. We've spent time going over our design with the residential design team to come up with a building that we can all be proud of. Our architect Michael has done a tremendous job working with the city and our hopes is to continue having a successful partnership with the departments of planning and building on our project.

Thank you again for considering our project and we hope to have the opportunity to move forward.

Best regards,  
Emerson and Jennifer Quan

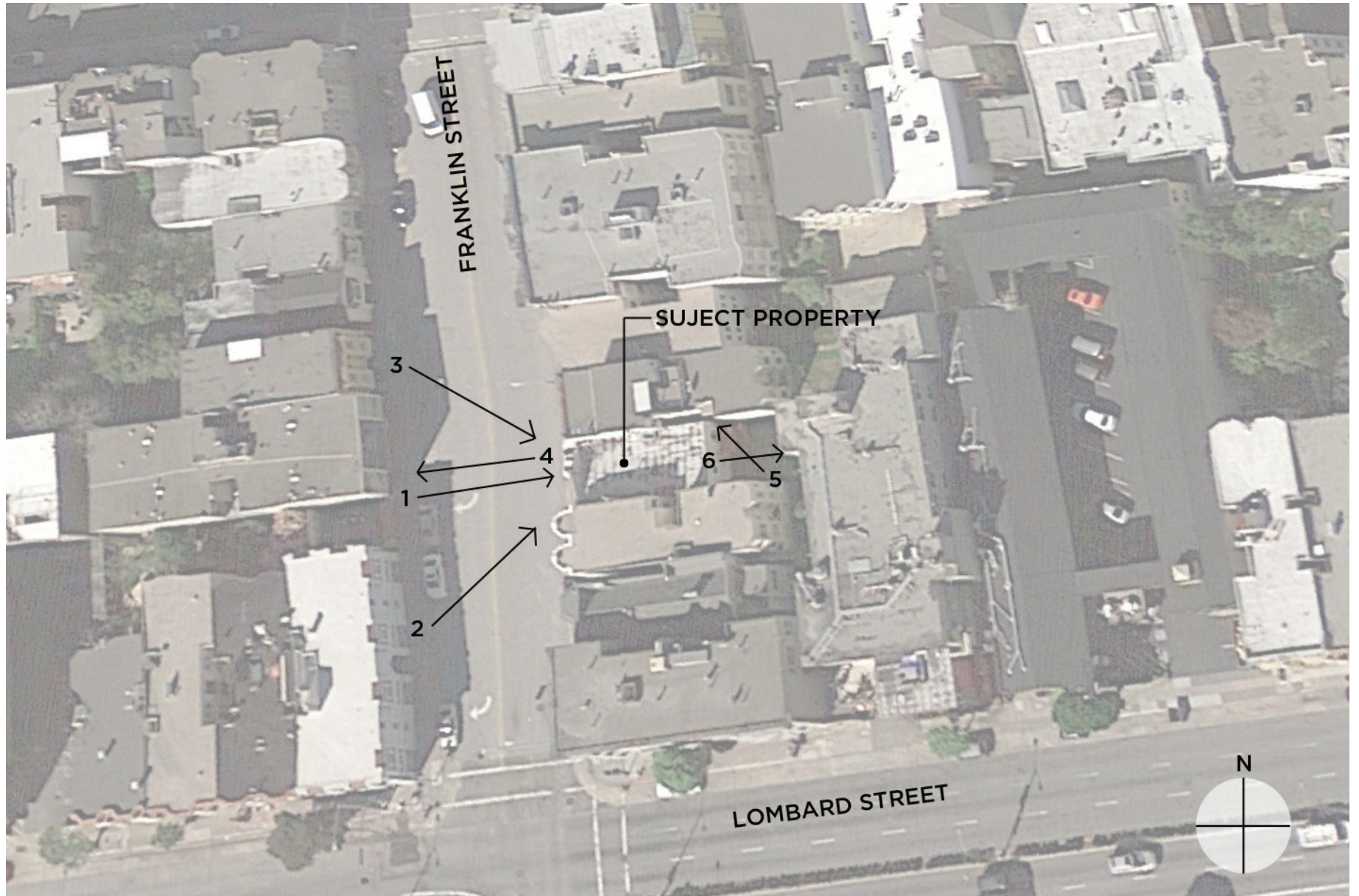


PHOTO KEY

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

MICHAEL HENNESSEY ARCHITECTURE



SUBJECT PROPERTY

01 - FRONT ELEVATION

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

MICHAEL HENNESSEY ARCHITECTURE





SUBJECT PROPERTY

02 - FRANKLIN STREET FRONTAGE LOOKING NORTH/EAST

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

MICHAEL HENNESSEY ARCHITECTURE





SUBJECT PROPERTY

03 - FRANKLIN STREET FRONTAGE LOOKING SOUTH/EAST

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

MICHAEL HENNESSEY ARCHITECTURE





**04 - FRANKLIN STREET FRONTAGE LOOKING WEST**

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

**MICHAEL HENNESSEY ARCHITECTURE**

SUBJECT PROPERTY



05 - REAR YARD LOOKING NORTH/WEST

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

MICHAEL HENNESSEY ARCHITECTURE





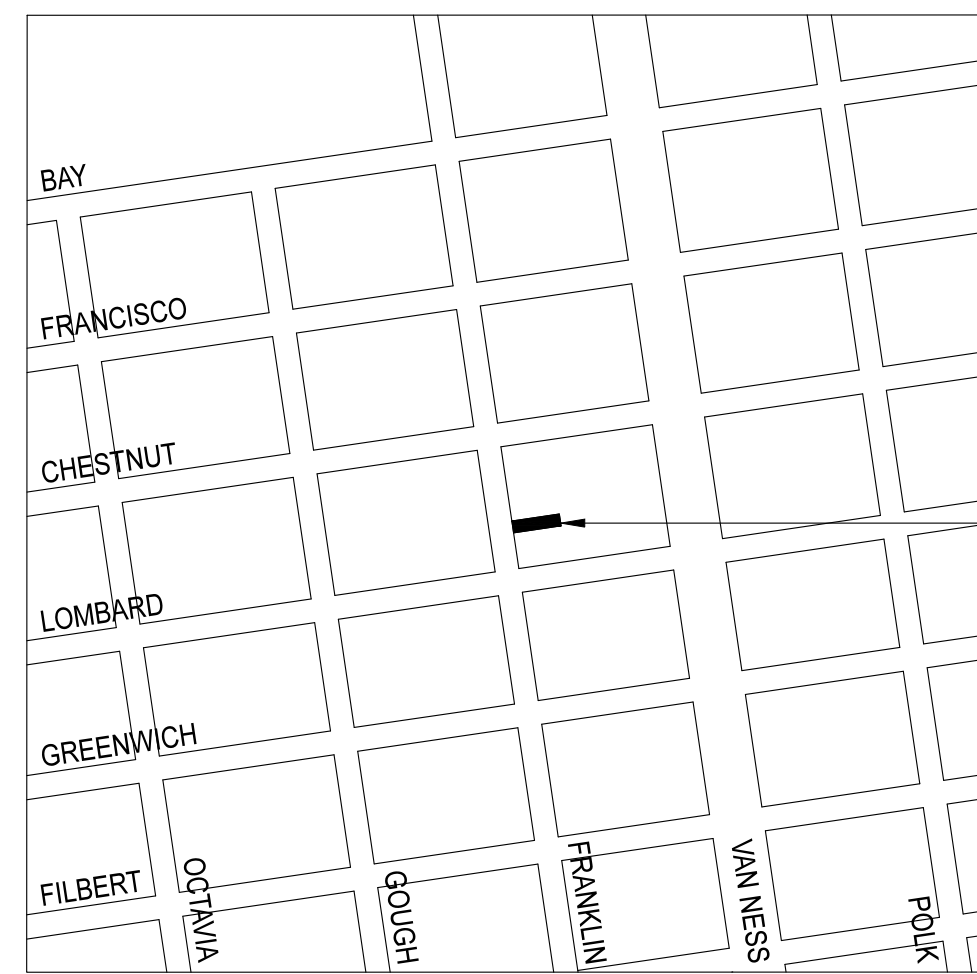
06 - REAR YARD LOOKING EAST

**2920 FRANKLIN STREET**  
SAN FRANCISCO, CA  
SITE PERMIT SUBMITTAL - 03.19.15

MICHAEL HENNESSEY ARCHITECTURE



**VICINITY MAP**



**SITE**

**SYMBOLS**

- WINDOW SYMBOL / TYPE
- DOOR SYMBOL / TYPE
- REVISION TAG
- DETAIL NUMBER SHEET NUMBER
- ELEVATION / SECTION NUMBER SHEET NUMBER
- DRAWING NUMBER SHEET NUMBER
- PARTITION TYPE
- ALIGN
- FIRE SPRINKLER
- RETURN AIR
- SUPPLY AIR
- AIRBAR
- HOSE BIB

**ABBREVIATIONS**

- & AND
- @ AT
- ABV ABOVE
- A.C. AIR CONDITIONING
- A.C.T. ACUSTIC CEILING TILE
- ADJ. ADJUSTABLE
- AL.F. ABOVE FINISHED FLOOR
- ALT. ALTERNATE
- ALUM. ALUMINUM
- ANG. ANGLE
- APPROX. APPROXIMATE
- ARCH. ARCHITECTURAL
- AXON. AXONOMETRIC
- BD. BOARD
- B.J. BUTT-JOINT
- BLDG. BUILDING
- BLKG. BLOCKING
- B.O. BOTTOM OF
- B.P. BUILDING PAPER
- BRZ. BRONZE
- B.U.R. BUILT-UP ROOF
- CAB. CABINET
- CEM. CEMENT
- CER. CERAMIC
- CHAN. CHANNEL
- C.I.P. CAST-IN-PLACE
- C.L. CENTERLINE
- CL. CLEAR
- CLG. CEILING
- CLO. CLOSET
- CLR. CLEAR
- C.M.U. CONCRETE MASONRY UNIT
- COL. COLUMN
- CONC. CONCRETE
- CONT. CONTINUOUS
- CPT. CARPET
- CTR. CENTER
- DEPT. DEPARTMENT
- DET. DETAIL
- D.F. DOUGLAS FIR
- DIA. DIAMETER
- DN. DOWN
- DR. DOOR
- D.W. DISHWASHER
- DWG. DRAWING
- (E) EXISTING
- EA. EACH
- EL. ELEVATION
- S.D. SEE MECHANICAL DRAWINGS
- ELECT. ELECTRICAL
- ENGR. ENGINEER
- EQ. EQUAL
- EQUIPT. EQUIPMENT
- EXEC. EXECUTIVE
- EXP. EXPANSION
- EXT. EXTERIOR
- FAB. FABRIC
- F.B.O. FURNISHED BY OWNER
- F.D. FLOOR DRAIN
- FIN. FINISH
- FIXT. FIXTURE
- FL. FLOOR
- F.O. FINISHED OPENING
- F.O.F. FACE OF FINISH
- F.O.S. FACE OF STUD
- F.O.C. FACE OF CONCRETE
- FRM. FRAME
- FRMG. FRAMING
- FT. FOOT OR FEET
- FURR. FURRING
- GA. GAUGE
- GALV. GALVANIZED
- G.D. GARBAGE DISPOSAL
- GEN. GENERAL
- GL. GLASS
- GYP. GYPSUM
- G.W.B. GYPSUM WALL BOARD
- H.B. HOSE BIB
- H.C. HOLLOW CORE
- HDWD. HARDWOOD
- HT. HEIGHT
- HORIZ. HORIZONTAL
- HR. HOUR
- H.M. HOLLOW METAL
- H.W. HOT WATER
- I.D. INSIDE DIAMETER
- IN. INCH
- INSUL. INSULATION
- INT. INTERIOR
- JAN. JANITOR
- JT. JOINT
- KIT. KITCHEN
- LAM. LAMINATE
- LAV. LAVATORY
- LOC. LOCATION
- LTWT. LIGHTWEIGHT
- LVL. LEVEL
- MAT. MATERIAL
- MAX. MAXIMUM
- M.B. MOISTURE BARRIER
- M.C. MEDICINE CABINET
- MECH. MECHANICAL
- MEMB. MEMBRANE
- MFR. MANUFACTURER
- MIN. MINIMUM
- MIR. MIRROR
- MISC. MISCELLANEOUS
- MSRY. MASONRY
- MTD. MOUNTED
- MTL. METAL
- (N) NATURAL
- N.I.C. NOT IN CONTRACT
- NO. NUMBER
- # NUMBER
- NOM. NOMINAL
- N.T.S. NOT TO SCALE
- OBSC. OBSCURE
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- O.H. OPPOSITE HAND
- OPER. OPERABLE
- OPNG. OPENING
- OPP. OPPOSITE
- PART. PARTITION
- PERF. PERFORATED
- PL. PLATE
- PL. PROPERTY LINE
- PLAM. PLASTIC LAMINATE
- PLAS. PLASTER
- PLY. PLYWOOD
- PNL. PANEL
- PNT. PAINT
- PROP. PROPERTY
- PTD. PAINTED
- P.V. PHOTOVOLTAIC
- R. RADIUS
- R. RISER
- R.B. RESILIENT BASE
- R.C.P. REFLECTED CEILING PLAN
- REF. REFERENCE
- REF. REFRIGERATOR
- REFIN. REFINISH
- REINF. REINFORCED
- REQD. REQUIRED
- REV. REVISION/REVISED
- ROOM ROOM
- R.O. ROUGH OPENING
- RATED RATED
- R.T.D. RAIN WATER LEADER
- R.W.L. RAIN WATER LEADER
- S.C. SOLID CORE
- SCHED. SCHEDULE
- S.J. SOAP DISPENSER
- SECT. SECTION
- S.E.D. SEE ELECTRICAL DRAWINGS
- SHT. SHEET
- SHTG. SHEATHING
- SM. SIMILAR
- S.L.D. SEE LANDSCAPE DRAWINGS
- S.M.D. SEE MECHANICAL DRAWINGS
- S.P.D. SEE PLUMBING DRAWINGS
- SPEC. SPECIFICATION
- S.S. STAINLESS STEEL
- S.S.D. SEE STRUCTURAL DRAWINGS
- STD. STANDARD
- STL. STEEL
- STN. STONE
- STOR. STORAGE
- STRUCT. STRUCTURAL
- SUSP. SUSPENDED
- SYMM. SYMMETRICAL
- T. TREAD
- T.B.D. TO BE DETERMINED
- TEL. TELEPHONE
- TEMP. TEMPERED
- TEMP. TEMPORARY
- TF. TRANSPARENT FINISH
- TFWD. TRANSPARENT FINISHED WOOD
- T&G. TONGUE AND GROOVE
- T.O. TOP OF
- T.O.C. TOP OF CONCRETE
- T.O.W. TOP OF WALL
- TRANS. TRANSLUCENT
- TV. TELEVISION
- TYP. TYPICAL
- U.B.C. UNIFORM BUILDING CODE
- U.C. UNDER COUNTER
- U.O.N. UNLESS OTHERWISE NOTED
- UTIL. UTILITY
- VAR. VARIES
- V.C. VINYL COMPOSITION TILE
- VEN. VENEER
- VERT. VERTICAL
- VEST. VESTIBULE
- V.I.F. VERIFY IN FIELD
- V.P. VENEER PLASTER
- W/ WITH
- W.C. WATER CLOSET
- WD. WOOD
- WD. WASH/DRYER
- WIN. WINDOW
- WH. WATER HEATER
- WO. WITHOUT
- WO. WHERE OCCURS
- W.P. WATERPROOFING
- WT. WEIGHT

**GENERAL NOTES**

1. AIA DOCUMENT A201-GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
2. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND FIELD CONDITIONS.
3. THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE.
4. PRIOR TO CONSTRUCTION, DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE REPORTED TO THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING CODES AND REQUIREMENTS.
6. THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT, WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT.
7. ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL BE VERIFIED.
9. THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY.
10. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE.
11. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
12. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OF DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPAIRED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
13. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUBCONTRACTORS.
14. THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA, SHOP DRAWINGS AND SAMPLES FOR THE PROJECT.
15. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATE THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.
16. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
17. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THREE (3) PRINTS, TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS THREE (3) COPIES OF EITHER PRODUCT DATA OR SAMPLES.
18. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.
19. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
20. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
21. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED UNDER THE CONTRACT.
22. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.
23. EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE. PRIOR TO COMMENCING HIS WORK, AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.
24. THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, VOICEDATA CABLING, TELEPHONE WORK, ETC.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT, ETC.
26. ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
27. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATED DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK.
28. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE.
29. LARGER SCALE DETAILED DRAWINGS SUPERCEDES SMALLER SCALED ELEVATION AND PLAN DRAWINGS.
30. ALL WORK PERTAINING TO OR EFFECTED BY THIS CONTRACT SHALL CONFORM TO 2013 CALIFORNIA BUILDING CODE (C.B.C.), CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES (C.P.C., C.M.C. AND C.E.C.) AND ALL LOCAL CODES AND ORDINANCES.

**SHEET INDEX**

- ARCHITECTURAL**  
A0.1 - COVER SHEET / PROJECT DATA  
A0.2 - GREEN BUILDING CHECKLIST
- A1.0 - SITE SURVEY  
A1.1 - EXISTING SITE PLAN  
A1.2 - PROPOSED SITE PLAN
- A2.1 - FIRST FLOOR PLAN  
A2.2 - SECOND FLOOR PLAN  
A2.3 - THIRD FLOOR PLAN  
A2.4 - FOURTH FLOOR PLAN  
A2.5 - ROOF PLAN
- A5.1 - EXTERIOR ELEVATIONS  
A5.2 - EXTERIOR ELEVATIONS  
A5.3 - EXTERIOR ELEVATIONS  
A5.4 - EXTERIOR ELEVATIONS  
A5.5 - BUILDING SECTIONS  
A5.6 - BUILDING SECTIONS

**PROJECT DATA**

- ADDRESS**  
2920 FRANKLIN STREET  
SAN FRANCISCO, CA, 94123
- BLOCKLOT #**  
0498 / 020
- ZONING DISTRICT**  
RH-3
- OCCUPANCY GROUP:**  
R-3
- TYPE OF CONSTRUCTION**  
V-B
- HEIGHT LIMIT**  
40-X
- OFF-STREET PARKING**  
4 SPACES PROVIDED
- DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE. CONSTRUCTION OF NEW 4-STORY 2-UNIT RESIDENCE. PROVIDE FIRE SPRINKLER SYSTEM PER FIRE DISTRICT REQUIREMENTS.
- M.E.P. SYSTEMS TO BE DESIGN/BUILD.
- FIRE SPRINKLER SYSTEM TO BE DESIGN/BUILD.

- EXISTING GROSS BUILDING AREA**  
FLOOR 1: 742 S.F.  
FLOOR 2: 1,183 S.F.  
TOTAL: 1,925 S.F.
- GARAGE/MECH: 348 S.F.
- PROPOSED GROSS BUILDING AREA**  
FLOOR 1: 579 S.F.  
FLOOR 2: 1,442 S.F.  
FLOOR 3: 1,487 S.F.  
FLOOR 4: 1,157 S.F.  
TOTAL: 4,665 S.F.
- GARAGE/MECH: 954 S.F.

- APPLICABLE BUILDING CODES**  
2013 CALIFORNIA BUILDING CODE (C.B.C.)  
2013 CALIFORNIA PLUMBING CODE (C.P.C.)  
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2013 CAL. GREEN BUILDING CODE (CALGREEN)  
2013 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN

**NOT FOR CONSTRUCTION**

<p><b>MICHAEL HENNESSEY ARCHITECTURE</b></p> <p>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</p>	<p>PROJECT TITLE:  <b>FRANKLIN STREET RESIDENCES</b></p>	<p>CONSULTANT:</p>	<p>STAMP:</p>	<p>ISSUE:  <b>SITE PERMIT</b></p>	<p>DATE:  <b>03.19.15</b></p>	<p>REVISIONS:</p>	<p>SCALE:  <b>N/A</b></p>	<p>SHEET TITLE:  <b>COVER SHEET / PROJECT DATA</b></p>	<p>SHEET NUMBER:  <b>A0.1</b></p>
	<p>2920 FRANKLIN STREET SAN FRANCISCO, CA</p>				<p>JOB:  <b>1403</b></p>				



# Green Building: Site Permit Submittal

## BASIC INFORMATION:

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

Project Name <b>2920 FRANKLIN STREET</b>	Block/Lot <b>0498 / 020</b>	Address <b>2920 FRANKLIN STREET</b>
Gross Project Area <b>4,665 SQ.FT.</b>	Primary Occupancy <b>R-3</b>	Number of occupied floors <b>4</b>
Design Professional/Applicant: Sign & Date <b>MICHAEL HENNESSEY - ARCHITECT</b>		

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 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 using such tools as early as possible is strongly recommended.

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. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> 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	
<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	X
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	-
Final number of required points (base number +/- adjustment)	75
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

- New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 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.

LEED PROJECTS	LEED PROJECTS					
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
<b>Type of Project Proposed</b> (Indicate at right)						
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management - 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>Energy Use</b> Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), 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
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	●	●	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
<b>Bicycle parking:</b> 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.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
<b>Water Meters:</b> 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.	●	n/r	n/r	●	(addition only)	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
<b>Acoustical Control:</b> wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	(envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 <sup>3</sup>
<b>Energy Efficiency:</b> Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
<b>Bicycle parking:</b> 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).	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
<b>Commissioning:</b> 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. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b>	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
<b>Carpet:</b> 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 01569). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database. AND carpet cushion must meet Carpet and Rug Institute Green Label. AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood	●	●
<b>Resilient flooring systems:</b> For 80% 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.	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons.	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

Attachment C-2:  
Green Building:  
Site Permit Submittal

2920 FRANKLIN STREET

Version: July 1, 2014

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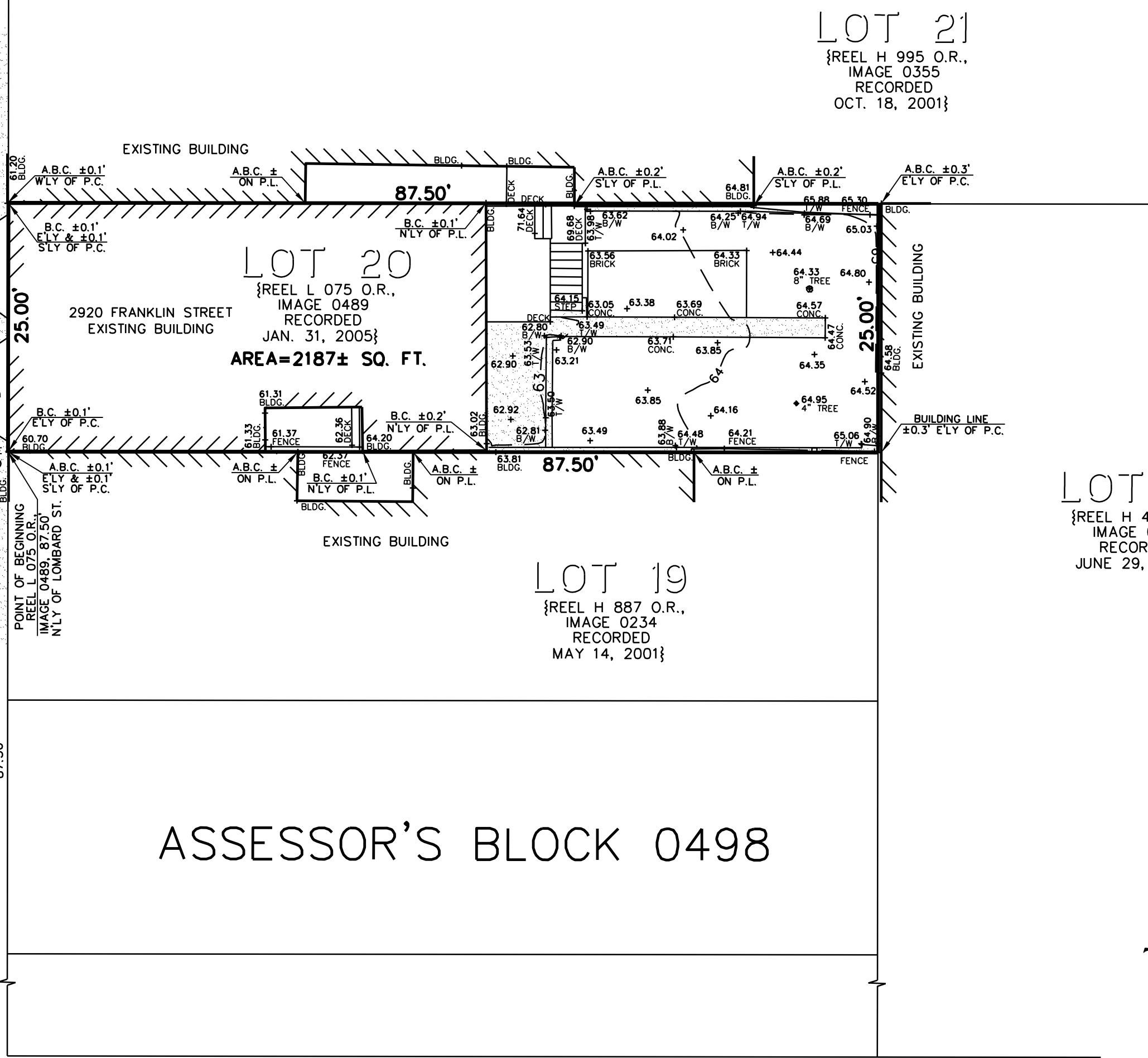
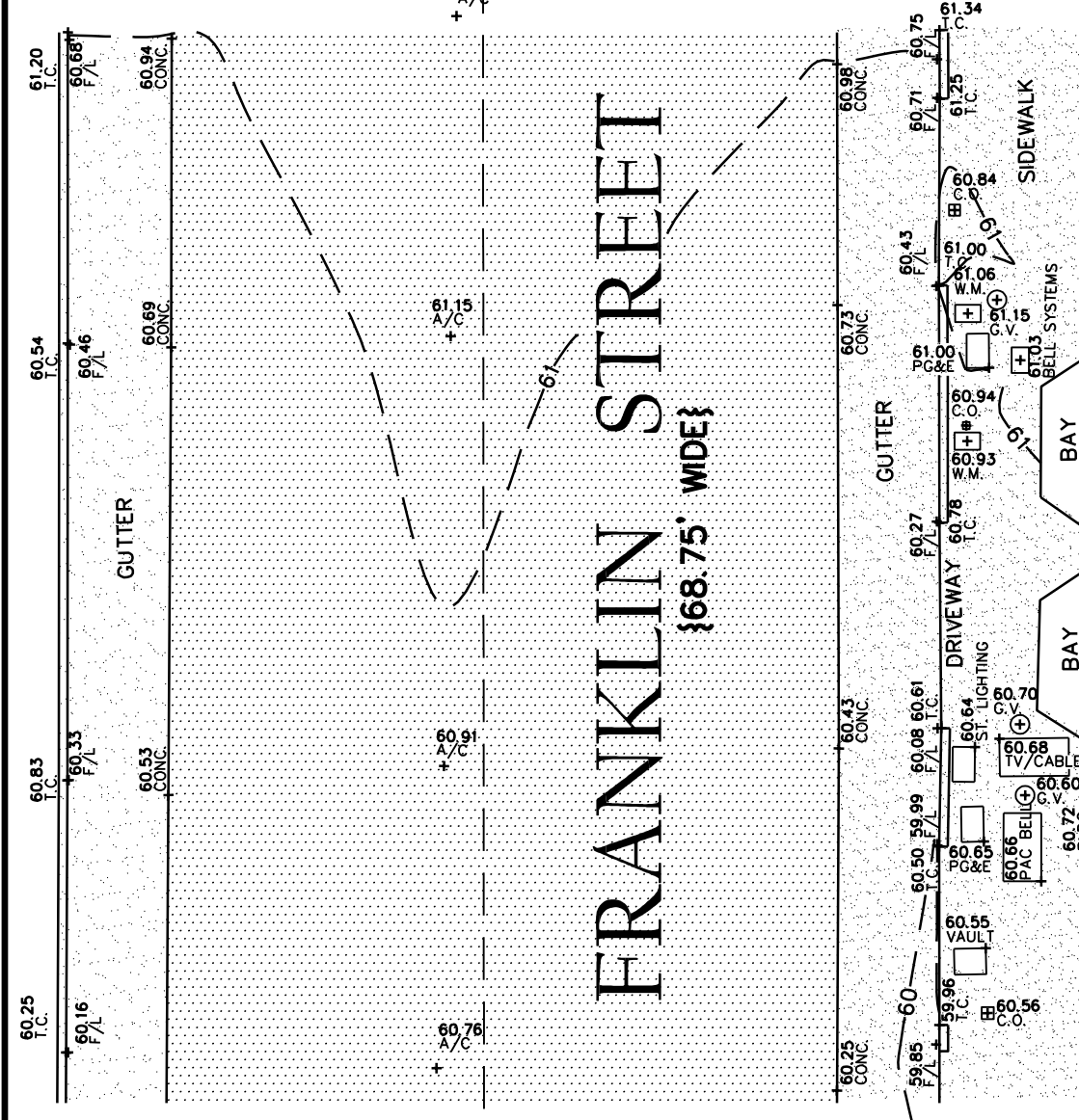
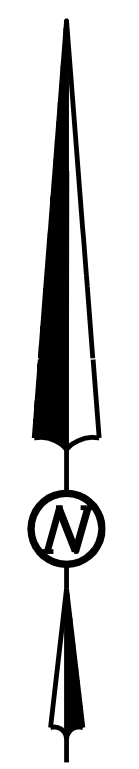
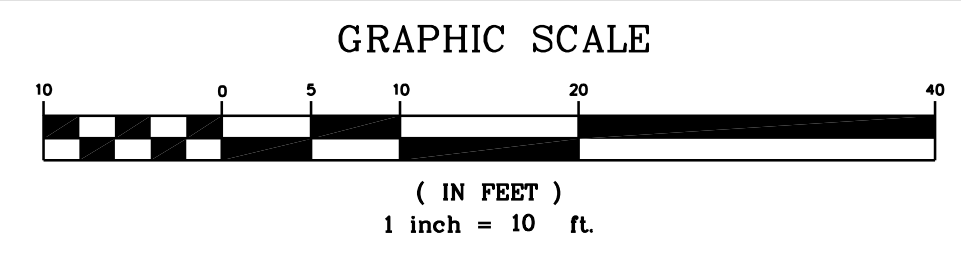
MICHAEL HENNESSEY ARCHITECTURE  290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>FRANKLIN STREET RESIDENCES</b>	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: <b>03.19.15</b>	REVISIONS:	SCALE: <b>N/A</b>	SHEET TITLE: <b>GREEN BUILDING CHECKLIST</b>	SHEET NUMBER: <b>A0.2</b>
	2920 FRANKLIN STREET SAN FRANCISCO, CA				JOB: <b>1403</b>				

S.S.M.H.  
RIM=63.52

S.S.

S.S.M.H.  
RIM=60.40

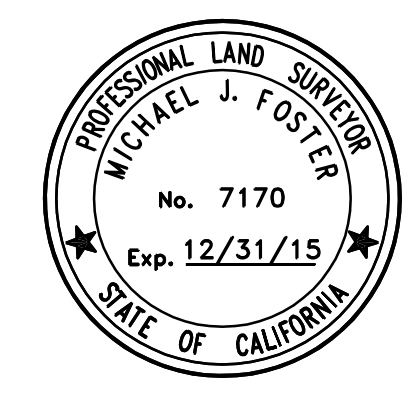
LEGEND			
	BUILDING EDGE	P.L.	PROPERTY LINE
	CONCRETE	S.S.	SANITARY SEWER
	ASPHALT	T.C.	TOP OF CURB
	WOOD FENCE	W.M.	WATER METER
	B.C. BUILDING CORNER	A/C	ASPHALT CROWN
	C.O. CLEANOUT	B/W	BOTTOM OF WALL
	D.I. DRAIN INLET	F/L	FLOW LINE
	G.C. GUTTER CORNER	T/W	TOP OF WALL
	E.C. EAVES CORNER	( )	RECORD DATA
	P.C. PROPERTY CORNER	A.B.C.	ADJACENT BLDG. CORNER
	S.S.M.H.		SANITARY SEWER MANHOLE



**BENCHMARK:**  
CROW CUT OUTER RIM  
NNE SWM AT INTERSECTION  
OF FRANKLIN STREET &  
LOMBARD STREET  
EL.=59.401' PER CITY OF  
SAN FRANCISCO DATUM.

**REFERENCES**  
O.R. = OFFICIAL RECORDS OF  
THE CITY AND COUNTY OF  
SAN FRANCISCO, CALIFORNIA

**NOTES:**  
ALL ANGLES ARE 90°  
UNLESS NOTED OTHERWISE



LOT 29  
{REEL H 416 O.R.,  
IMAGE 0262  
RECORDED  
JUNE 29, 1999}

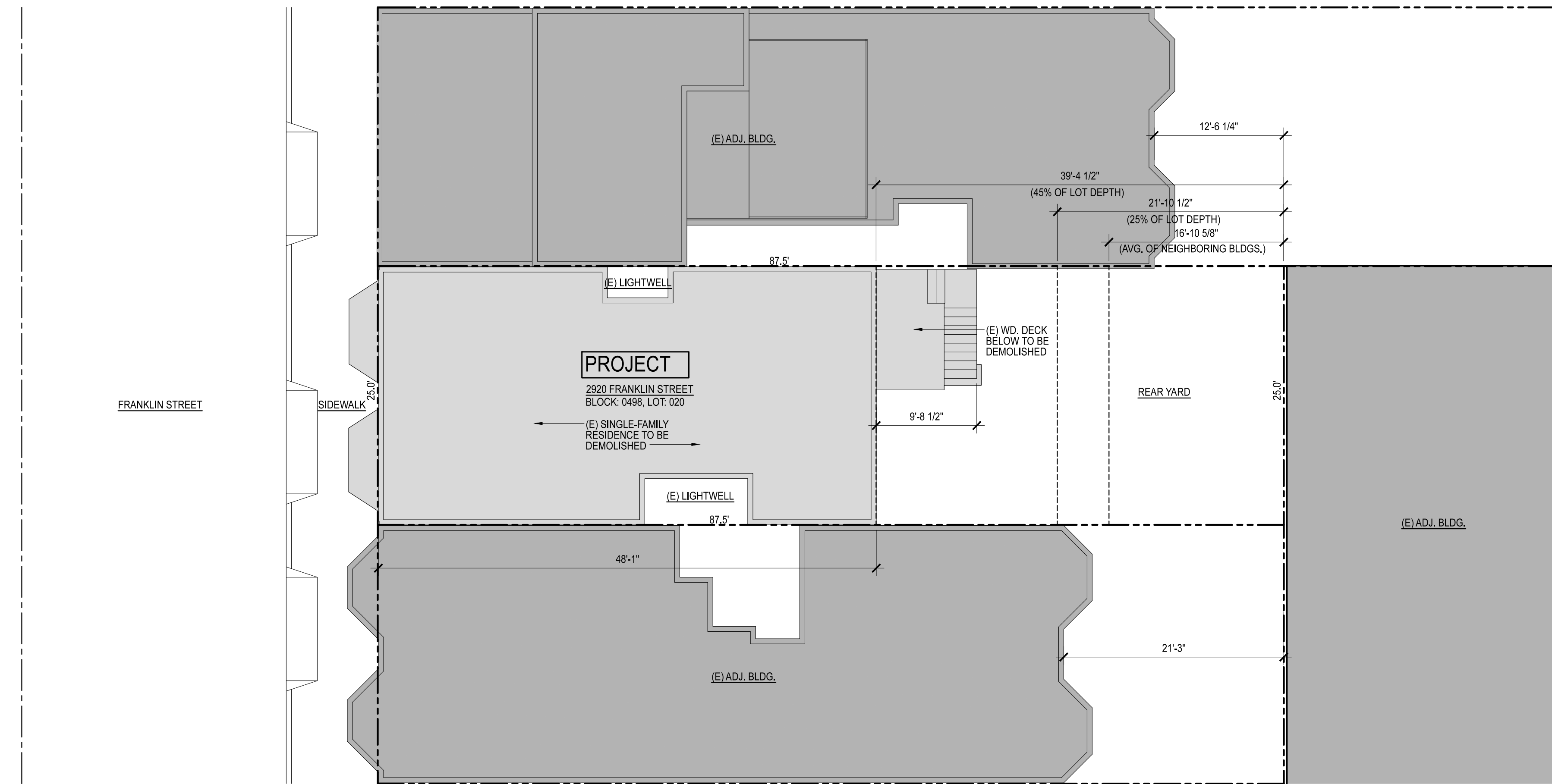
# BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED  
IN THE DEED RECORDED ON APRIL 04, 2012,  
IN REEL L 075, IMAGE 0489  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
JUNE, 2014 SCALE 1" = 10'  
BAY AREA LAND SURVEYING INC.

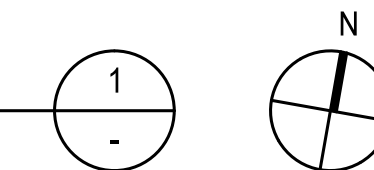
961 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-5167

SHT. 1 OF 1 F.B. # 529 /FRANKLIN2596 14-2596

ASSESSOR'S BLOCK 0498, LOT 020, 2920 FRANKLIN STREET

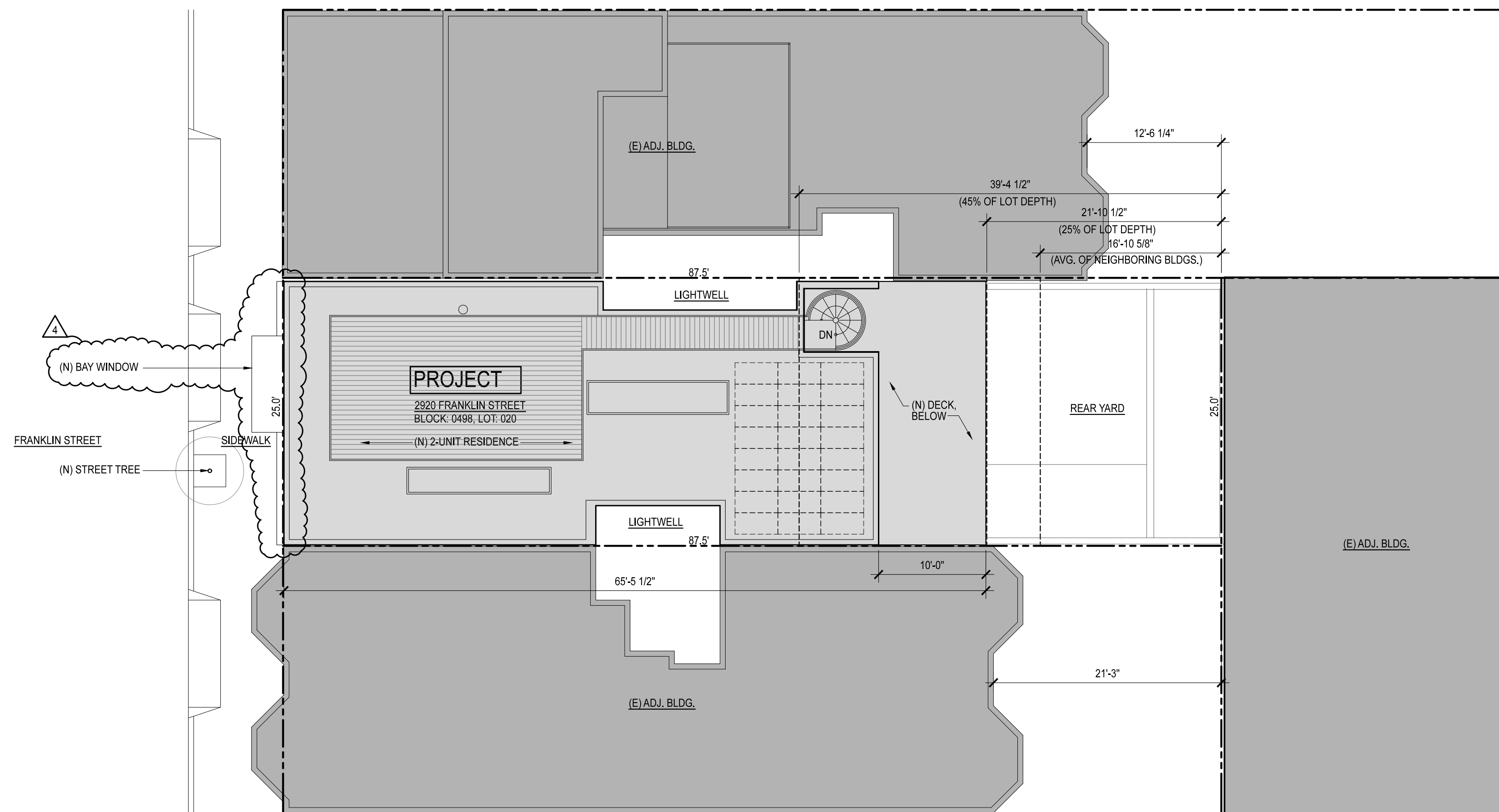


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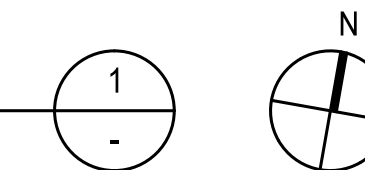


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<b>MICHAEL HENNESSEY ARCHITECTURE</b> <small>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</small>	PROJECT TITLE: <b>FRANKLIN STREET RESIDENCES</b>	CONSULTANT: 	STAMP: 	ISSUE: <b>SITE PERMIT</b>	DATE: <b>03.19.15</b>	REVISIONS: 	SCALE: <b>1/8" = 1'-0"</b>	SHEET TITLE: <b>EXISTING SITE PLAN</b>	SHEET NUMBER: <h1>A1.1</h1>
	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				JOB: <b>1403</b>				



PROPOSED SITE PLAN



NOT FOR CONSTRUCTION

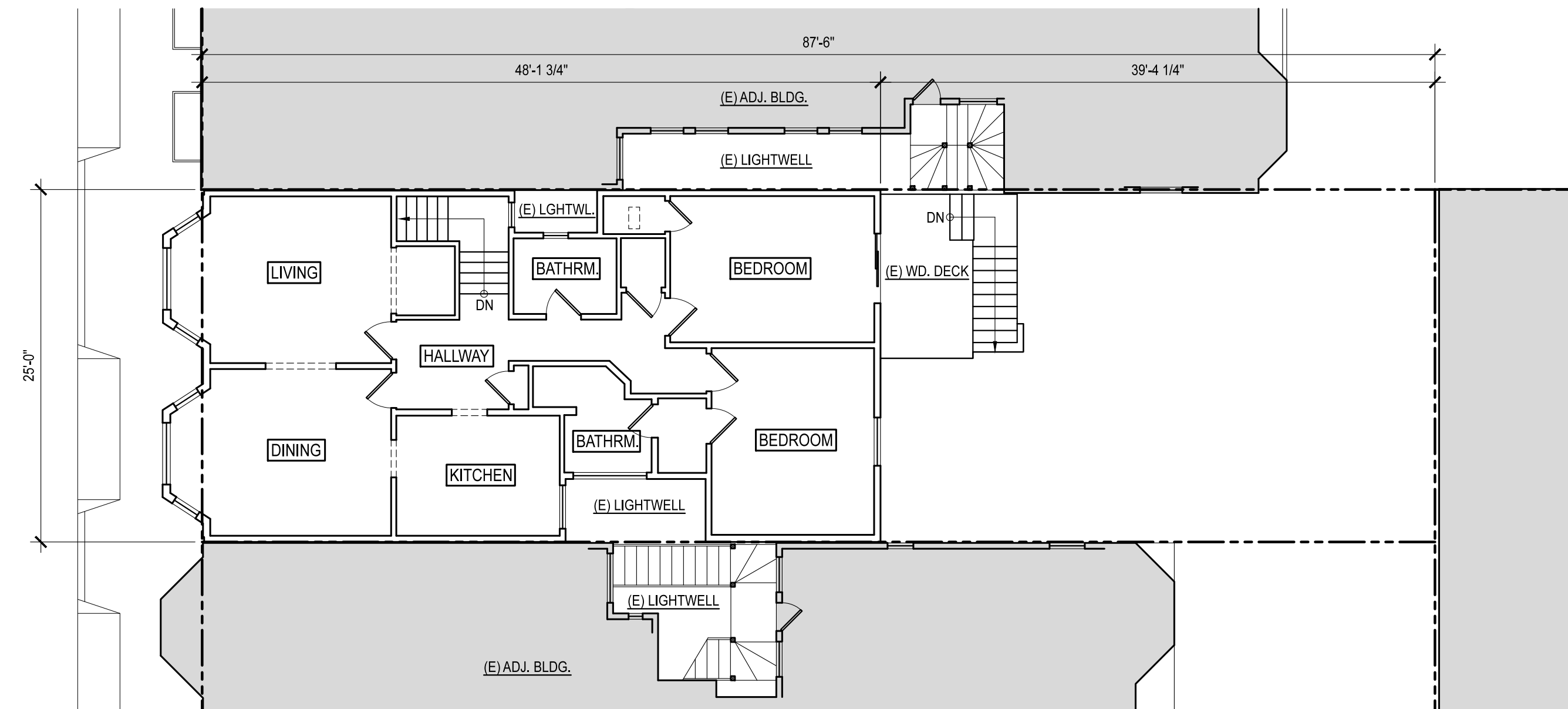
<b>MICHAEL HENNESSEY ARCHITECTURE</b> <small>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</small>	PROJECT TITLE: <b>FRANKLIN STREET RESIDENCES</b>	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: <b>03.19.15</b>	REVISIONS: <small>△ PERMIT REVS.  02.19.16</small>	SCALE: <b>1/8" = 1'-0"</b>	SHEET TITLE: <b>PROPOSED SITE PLAN</b>	SHEET NUMBER: <h1>A1.2</h1>
	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				JOB: <b>1403</b>				





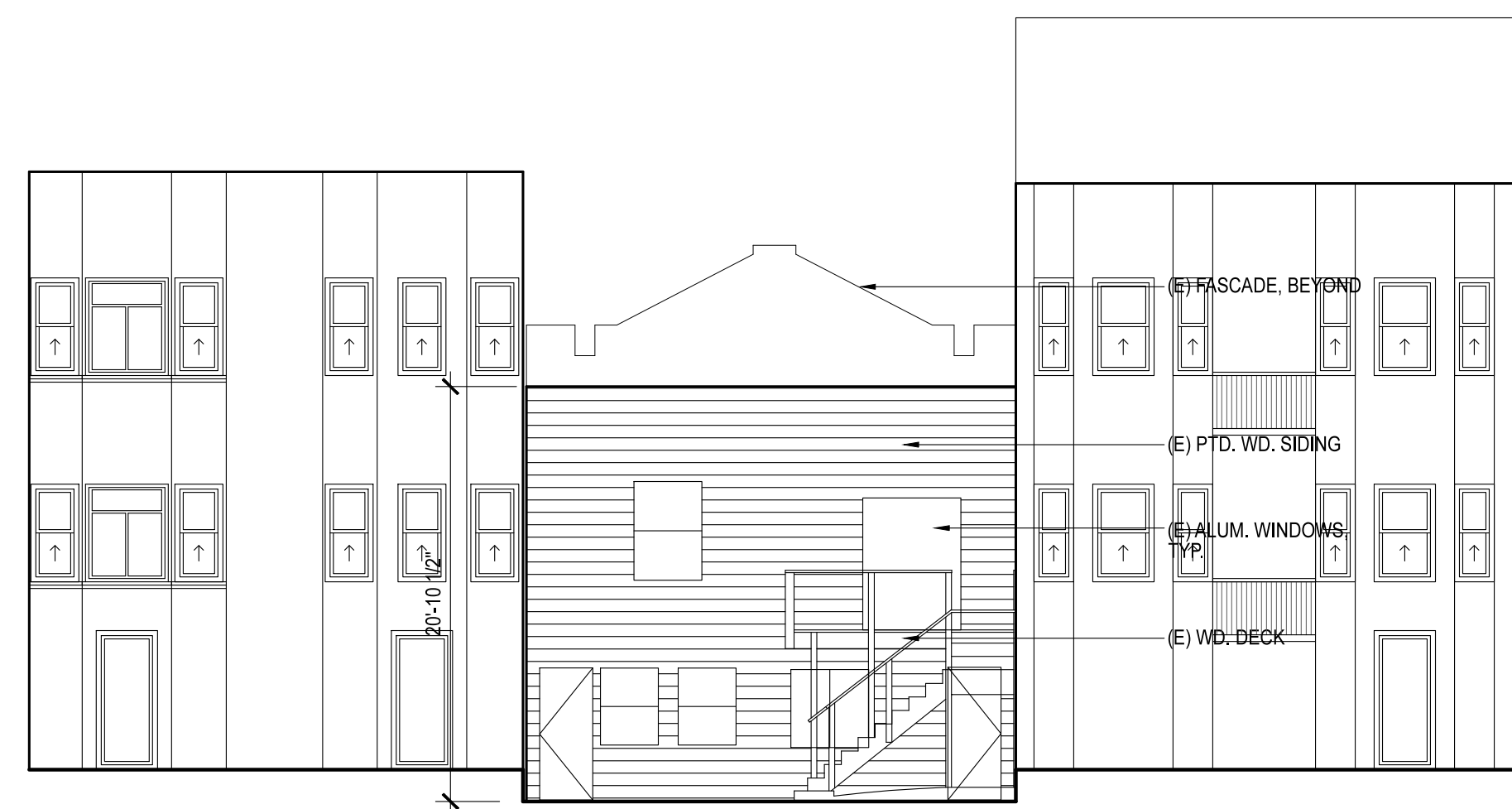
EXISTING FRONT ELEVATION

4  
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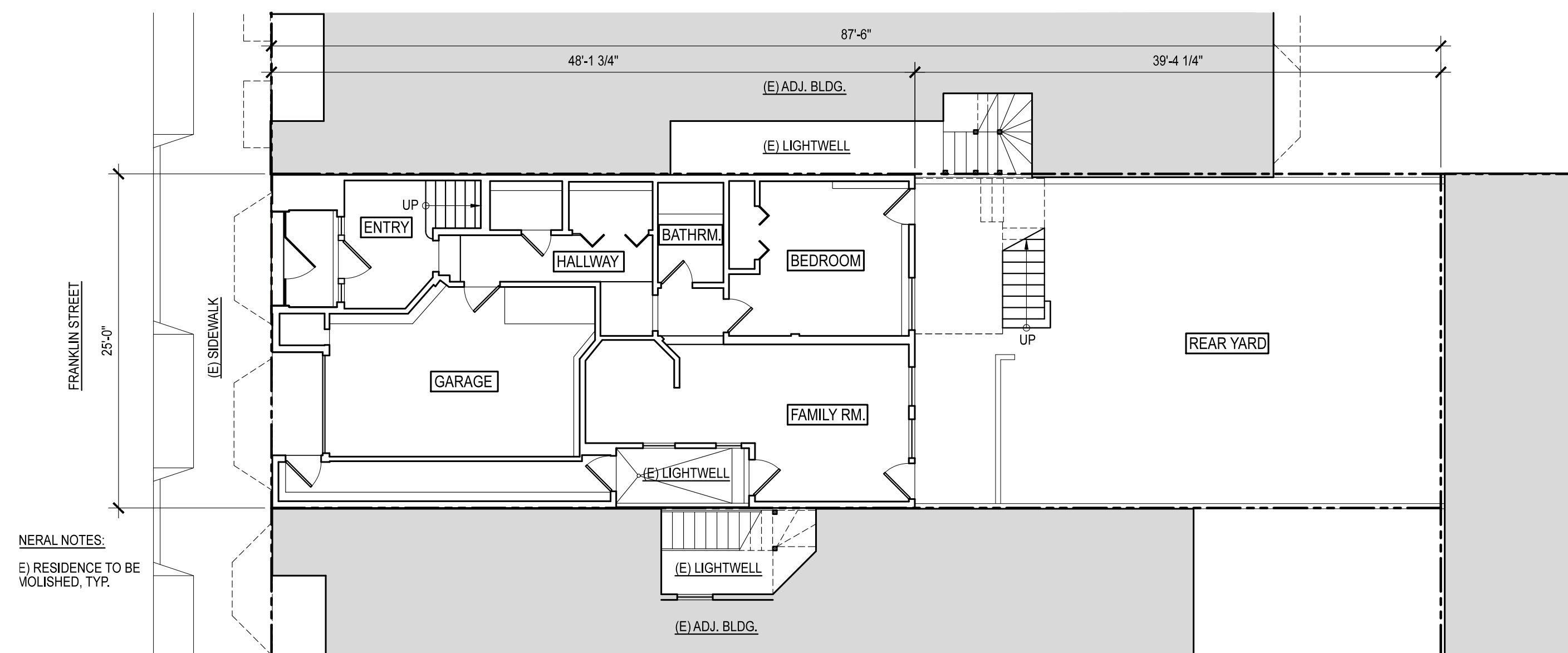
EXISTING SECOND FLOOR PLAN

2  
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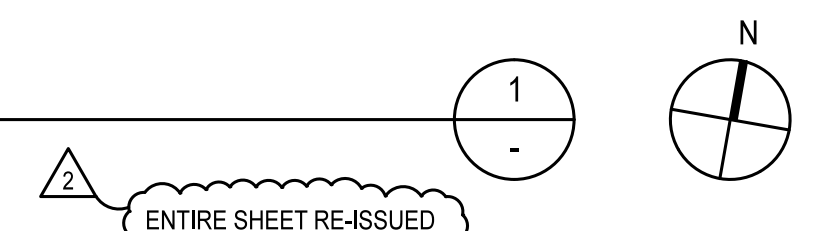
EXISTING REAR ELEVATION

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-



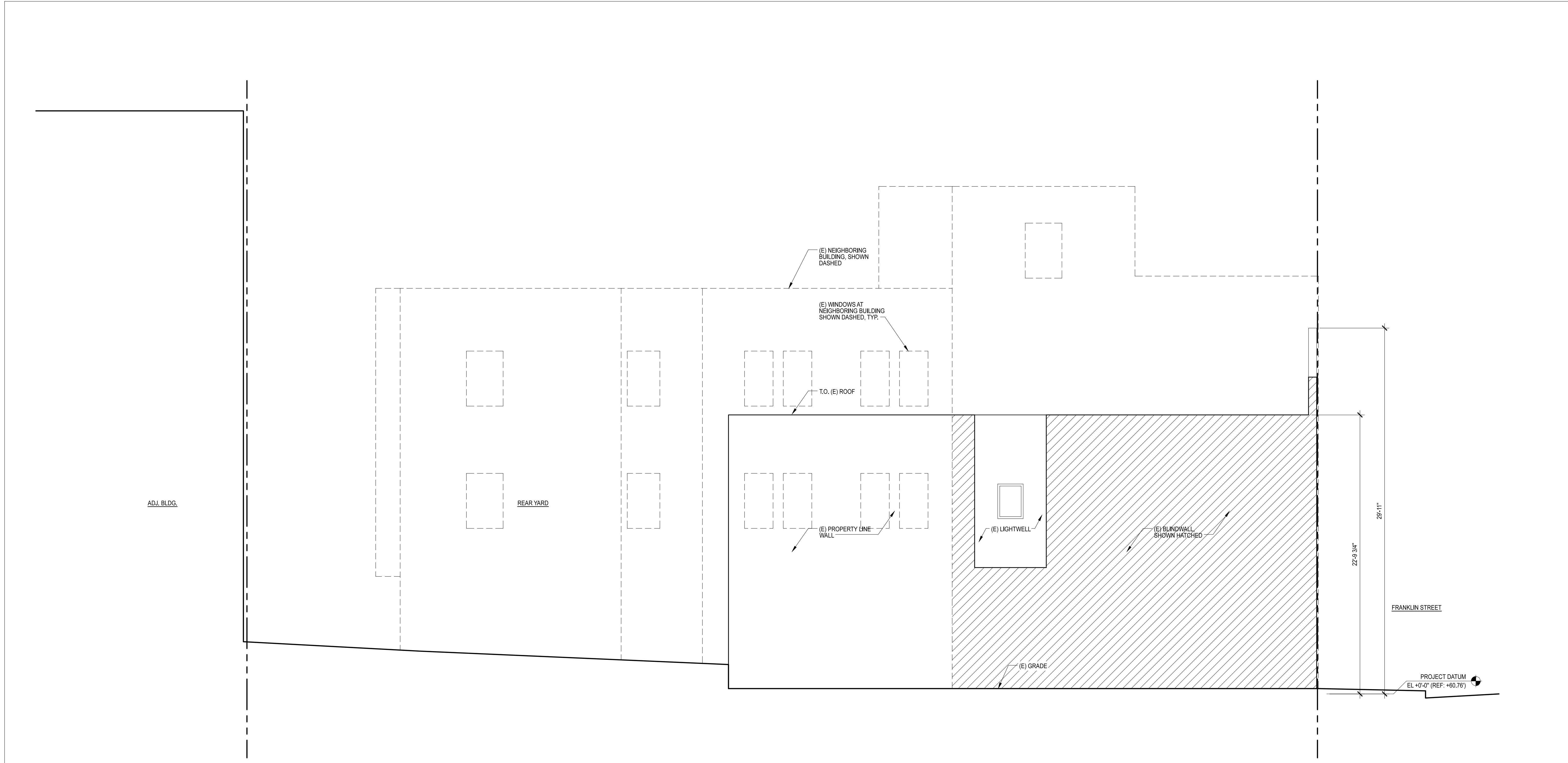
EXISTING FIRST FLOOR PLAN

1  
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<b>MICHAEL HENNESSEY ARCHITECTURE</b> <small>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</small>	<small>PROJECT TITLE:</small> <b>FRANKLIN STREET RESIDENCES</b> <small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>	<small>CONSULTANT:</small>	<small>STAMP:</small>	<small>ISSUE:</small> <b>SITE PERMIT</b>	<small>DATE:</small> <b>03.19.15</b>	<small>REVISIONS:</small> △ PERMIT REVS. 10.28.15 △ PERMIT REVS. 12.01.15	<small>SCALE:</small> <b>1/8" = 1'-0"</b>	<small>SHEET TITLE:</small> <b>EXISTING FLOOR PLANS</b>	<small>SHEET NUMBER:</small> <b>A1.3</b>
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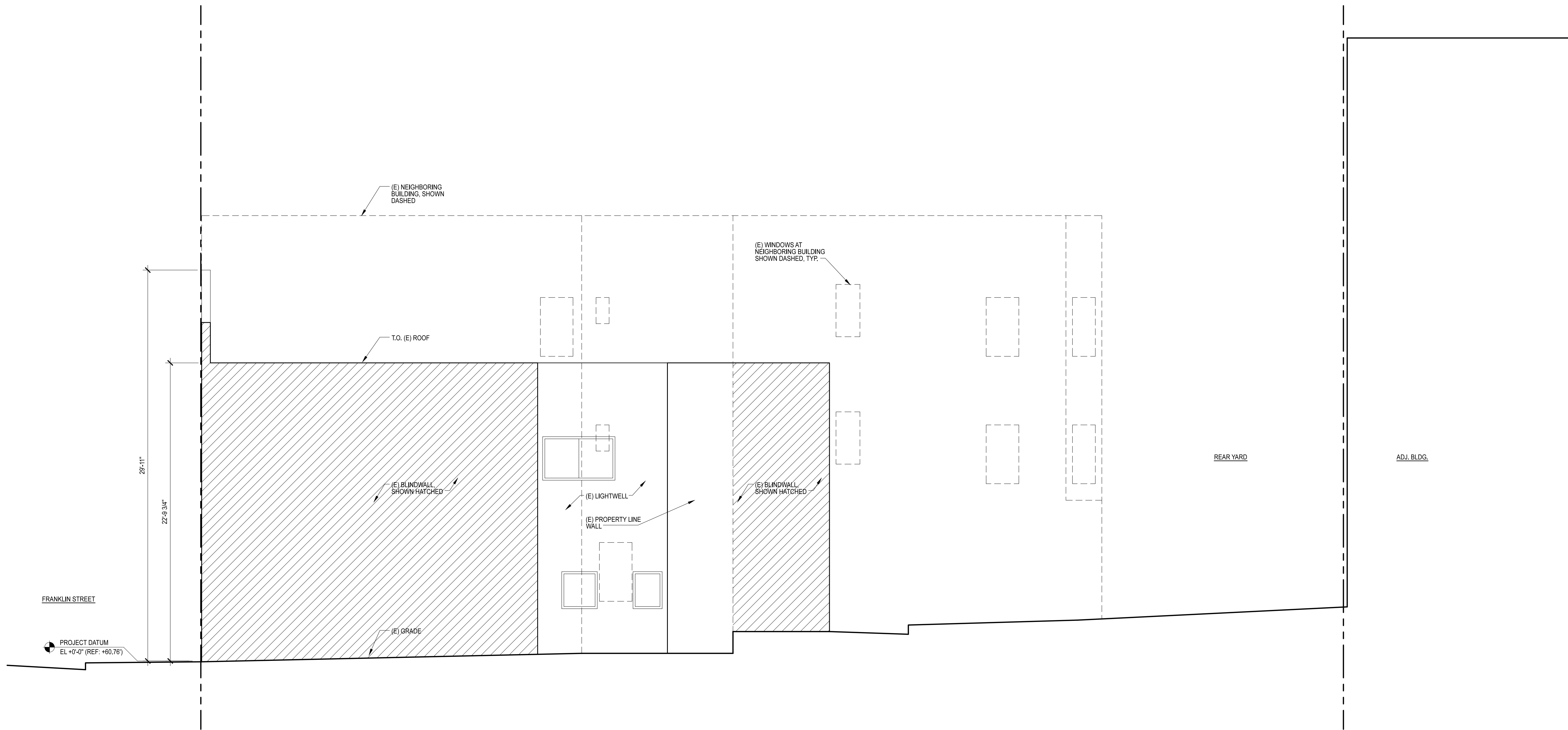
EXISTING SIDE ELEVATION - NORTH

ENTIRE SHEET RE-ISSUED 2

1  
-

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	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				<small>JOB:</small> <b>1403</b>				



EXISTING SIDE ELEVATION - SOUTH

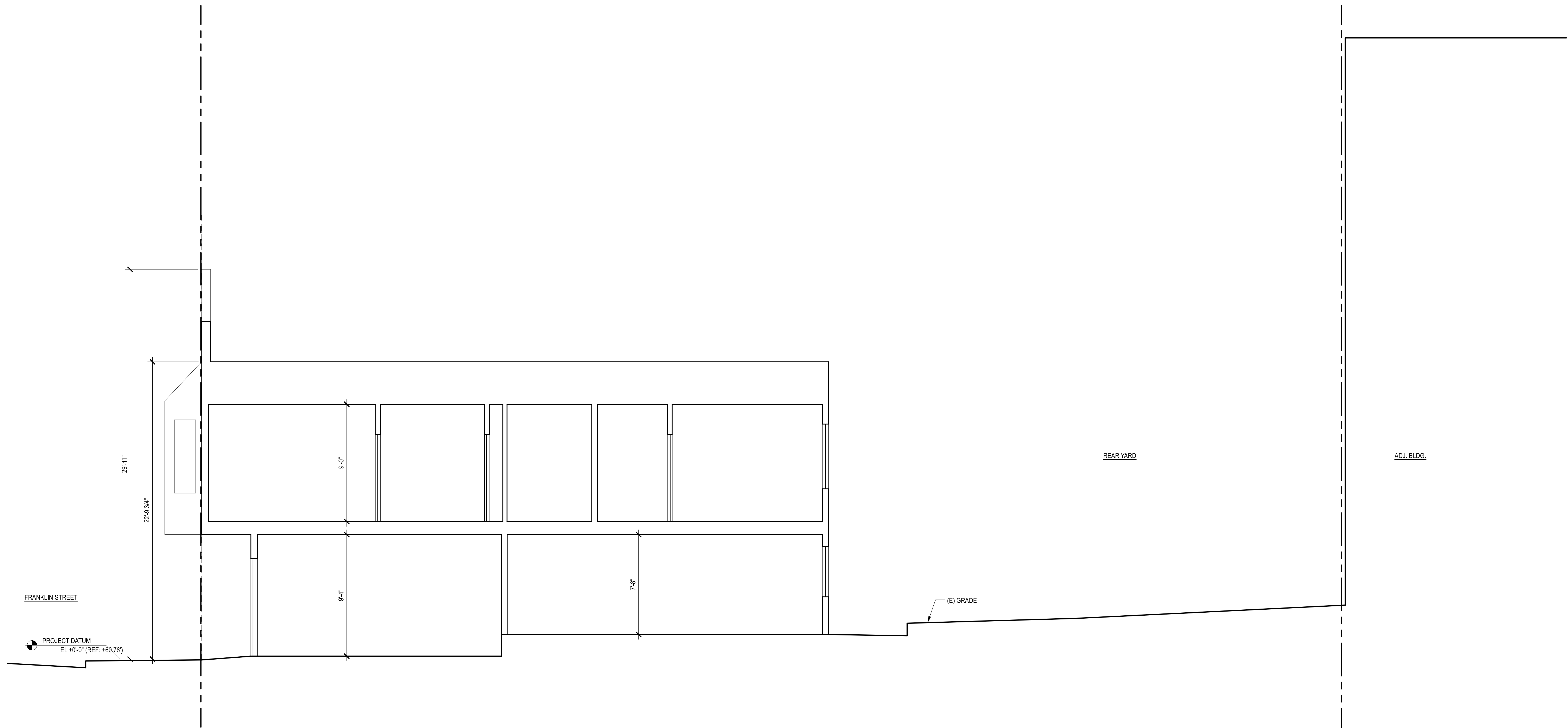
ENTIRE SHEET RE-ISSUED

1  
-

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<b>MICHAEL HENNESSEY ARCHITECTURE</b> <small>290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103  T 415.512.1559 WWW.HENNESSEYARCHITECT.COM</small>	PROJECT TITLE: <b>FRANKLIN STREET RESIDENCES</b>	CONSULTANT: 	STAMP: 	ISSUE: <b>SITE PERMIT</b>	DATE: <b>03.19.15</b>	REVISIONS: PERMIT REVS. 10.28.15 PERMIT REVS. 12.01.15	SCALE: <b>1/4" = 1'-0"</b>	SHEET TITLE: <b>EXISTING ELEVATIONS</b>	SHEET NUMBER: <b>A1.5</b>
	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				JOB: <b>1403</b>				



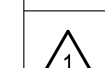
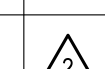


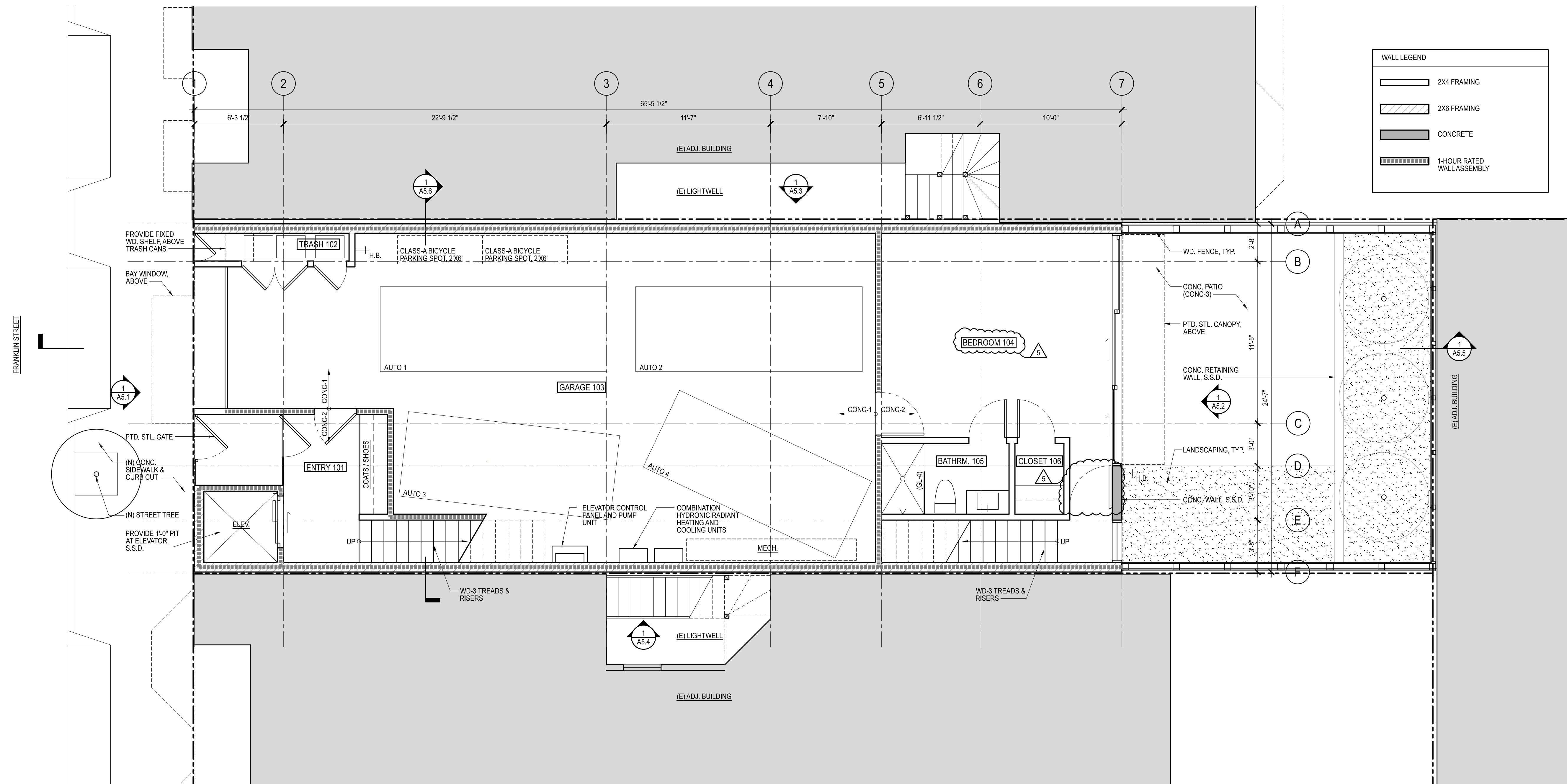
EXISTING BUILDING SECTION

ENTIRE SHEET ISSUED 

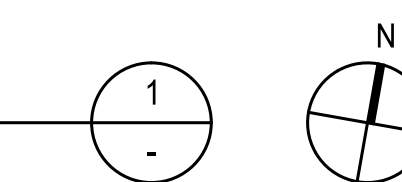
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NOT FOR CONSTRUCTION

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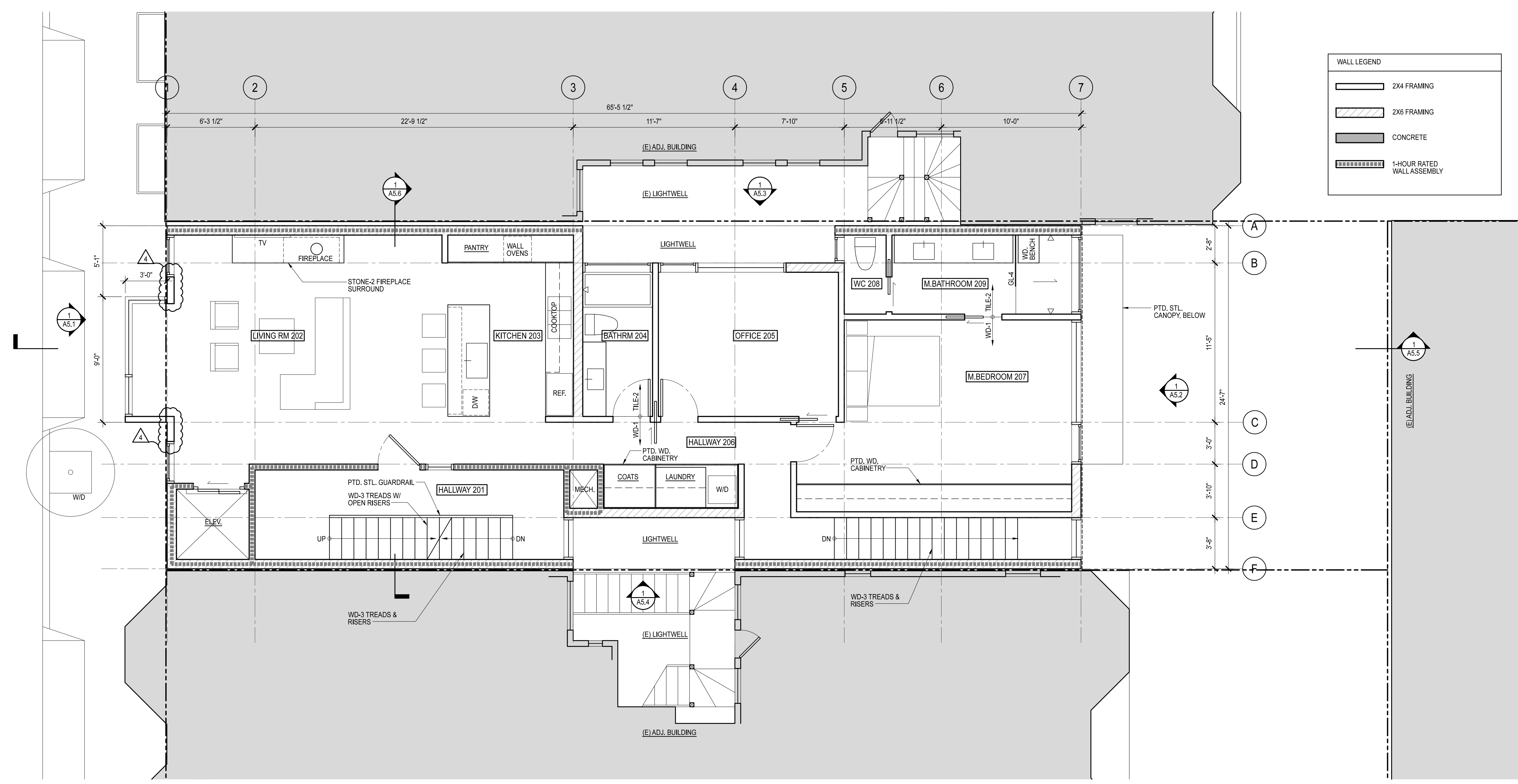


PROPOSED FIRST FLOOR PLAN

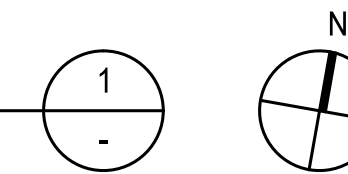


NOT FOR CONSTRUCTION

<b>MICHAEL HENNESSEY ARCHITECTURE</b> 290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>FRANKLIN STREET RESIDENCES</b>  2920 FRANKLIN STREET SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: 03.19.15	REVISIONS: 5 PERMIT REVS. 05.23.16	SCALE: 1/4" = 1'-0"	SHEET TITLE: PROPOSED FIRST FLOOR PLAN	SHEET NUMBER: <b>A2.1</b>
					JOB: 1403				

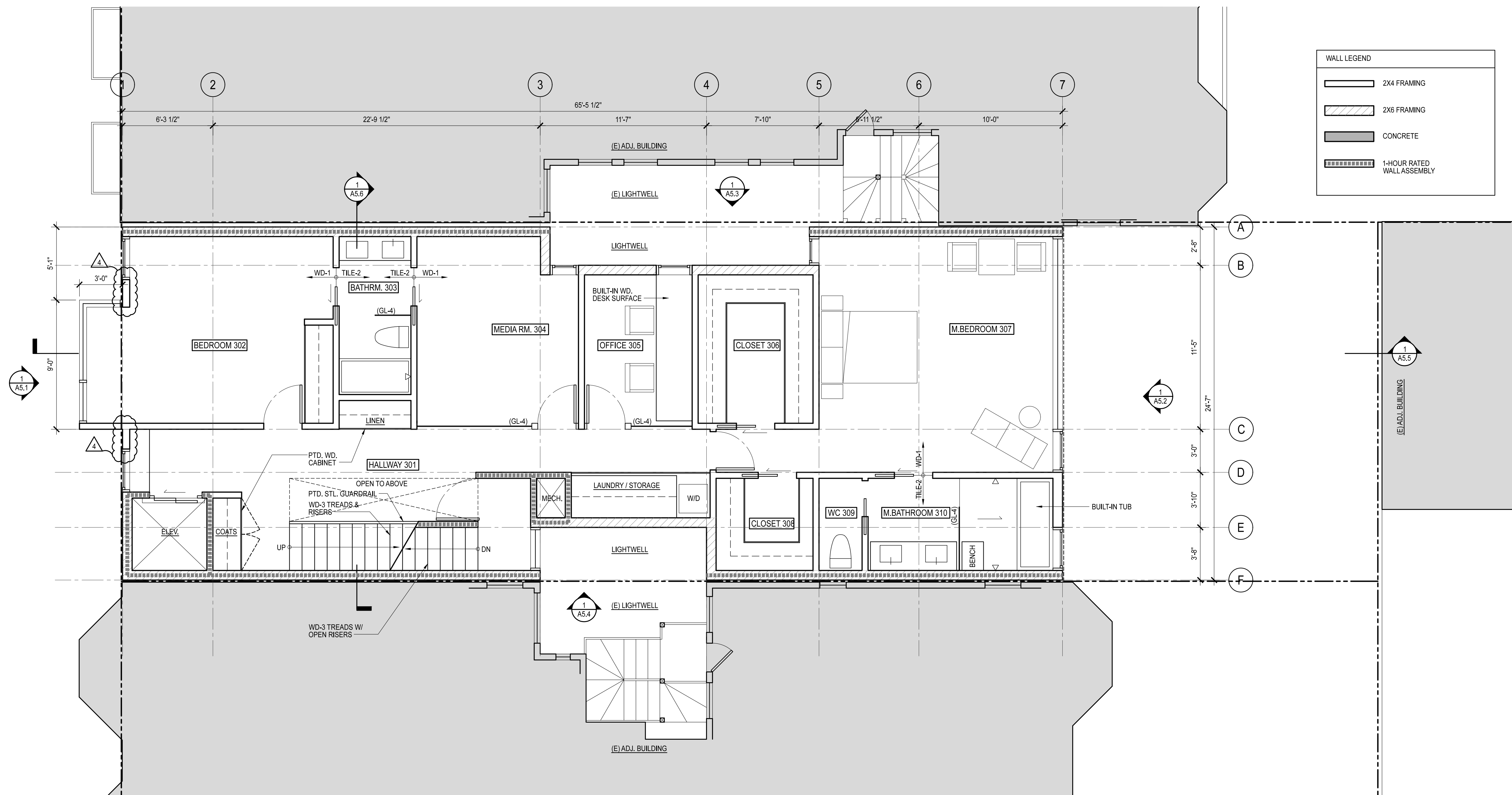


PROPOSED SECOND FLOOR PLAN

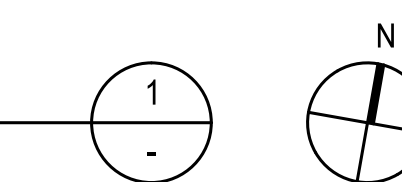


NOT FOR CONSTRUCTION

<b>MICHAEL HENNESSEY ARCHITECTURE</b> 290 DIVISION STREET SUITE 303 SAN FRANCISCO CA 94103 T 415.512.1559 WWW.HENNESSEYARCHITECT.COM	PROJECT TITLE: <b>FRANKLIN STREET RESIDENCES</b> 2920 FRANKLIN STREET SAN FRANCISCO, CA	CONSULTANT:	STAMP:	ISSUE: <b>SITE PERMIT</b>	DATE: 03.19.15	REVISIONS: 1 PERMIT REVS. 02.19.16	SCALE: 1/4" = 1'-0"	SHEET TITLE: PROPOSED SECOND FLOOR PLAN	SHEET NUMBER: <b>A2.2</b>
					JOB: 1403				

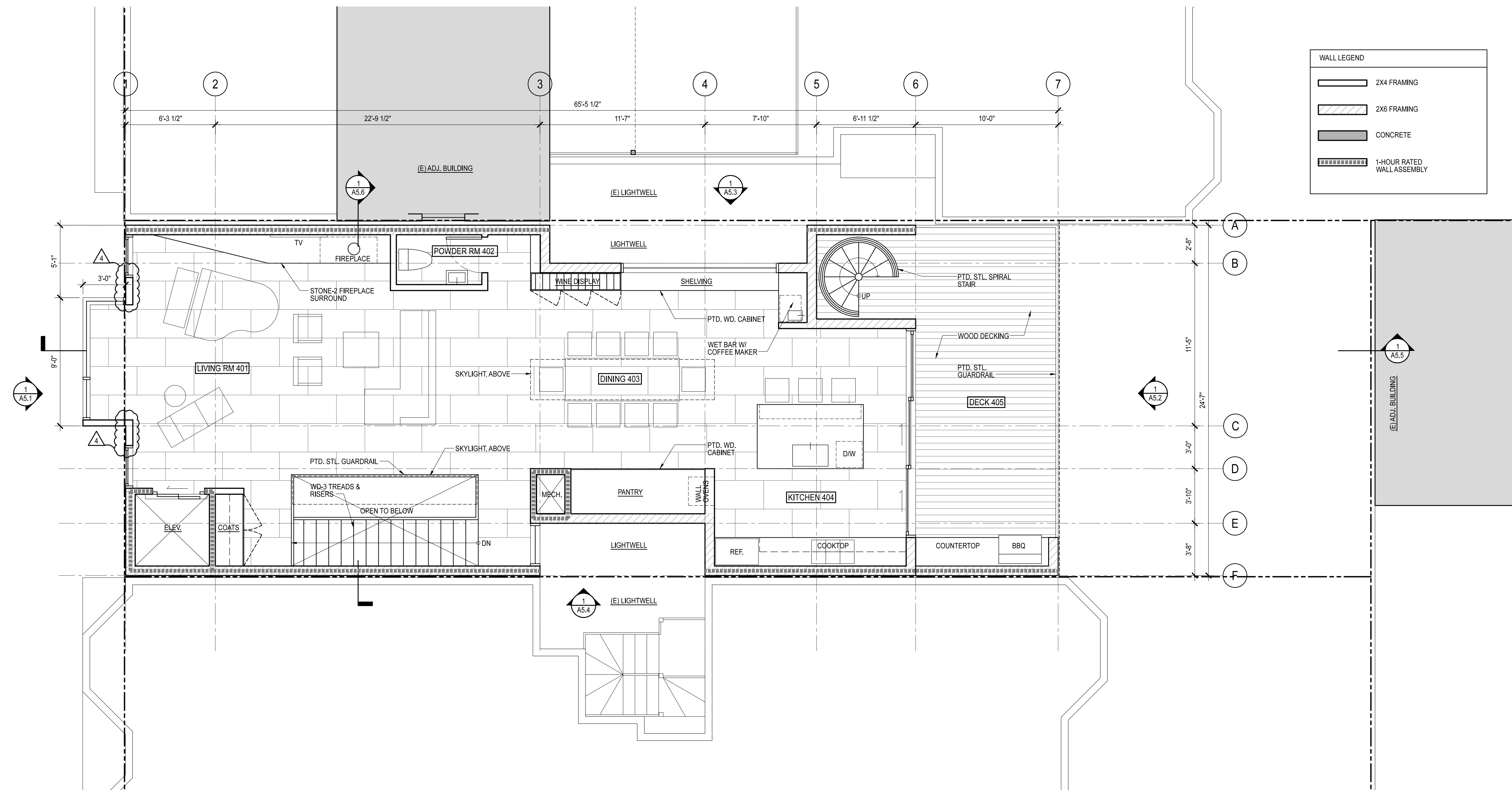


PROPOSED THIRD FLOOR PLAN

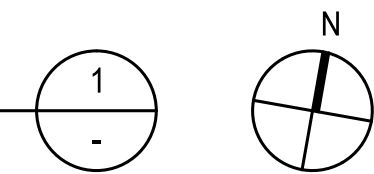


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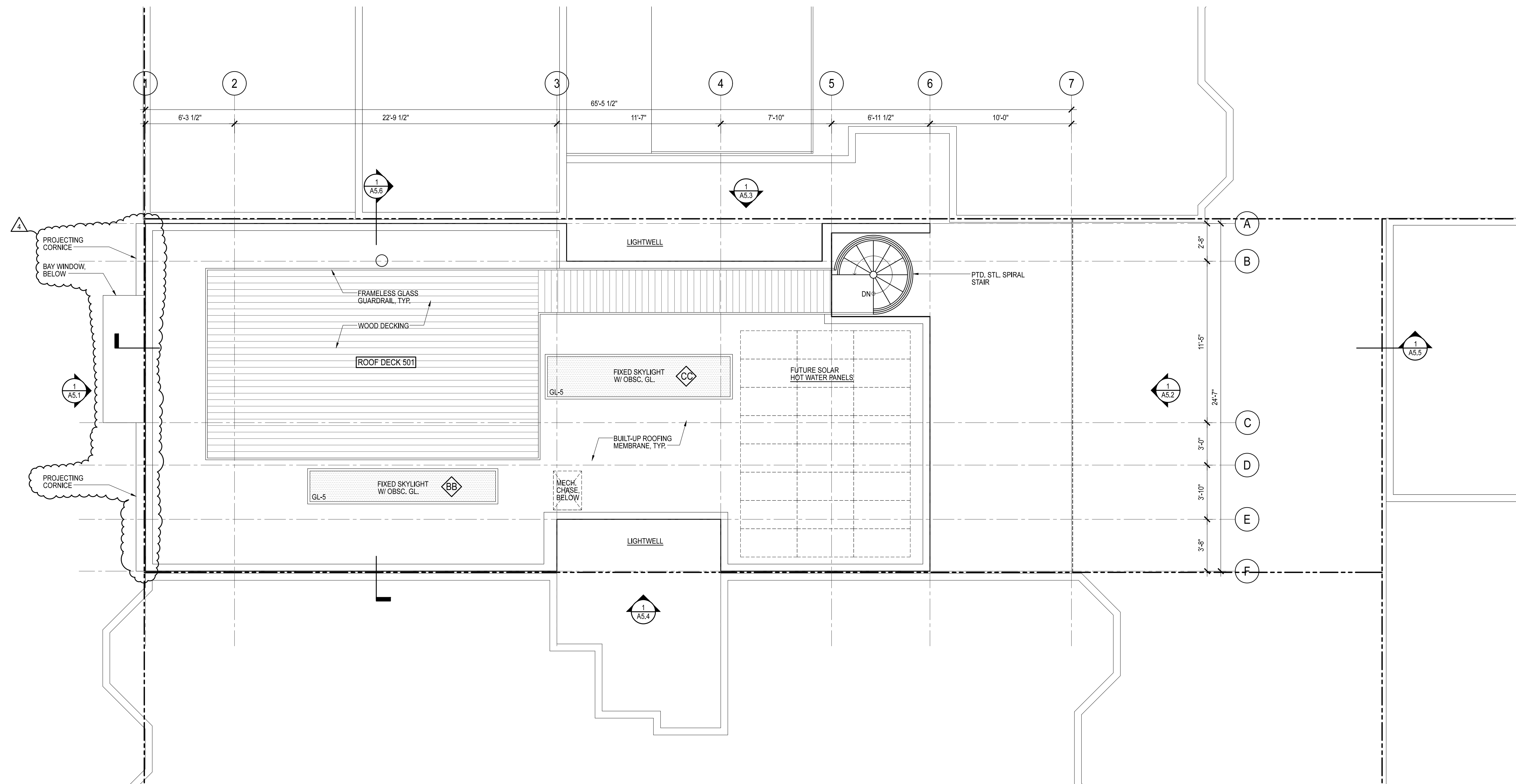


PROPOSED FOURTH FLOOR PLAN

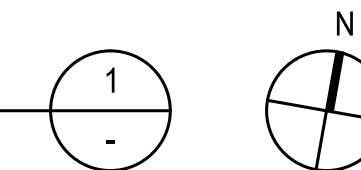


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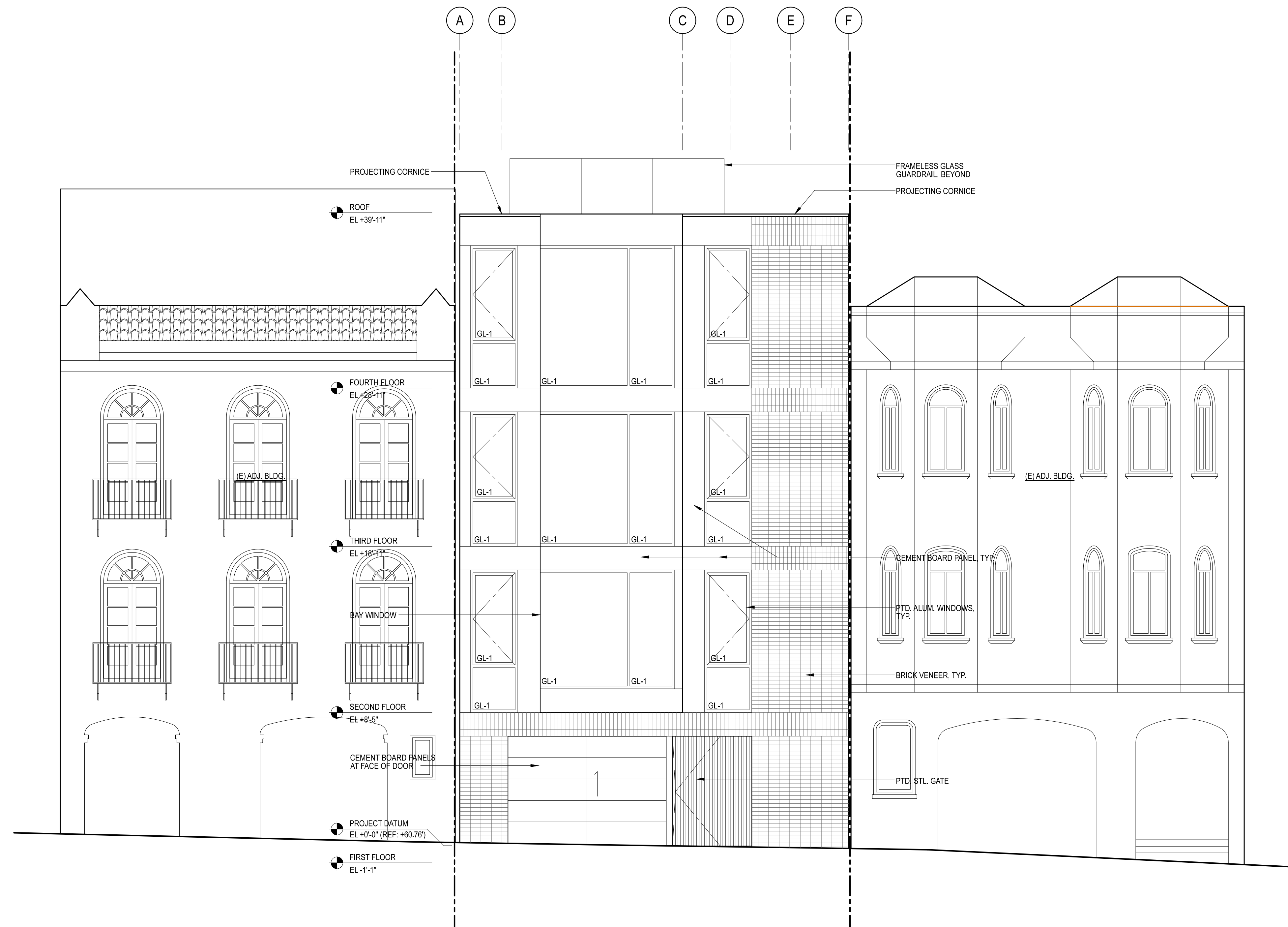


PROPOSED ROOF PLAN



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	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				JOB: <b>1403</b>				



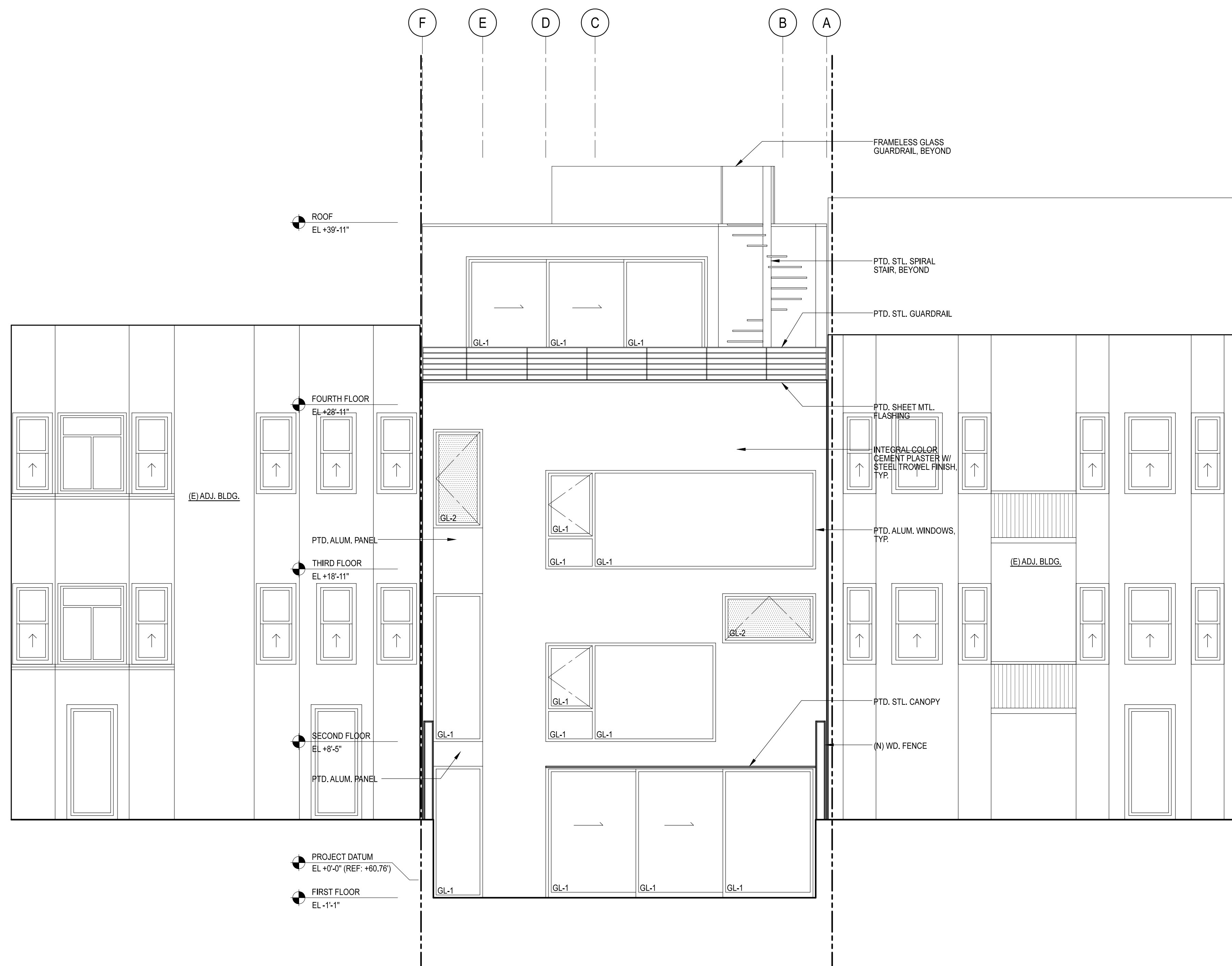
FRONT ELEVATION

ENTIRE SHEET RE-ISSUED

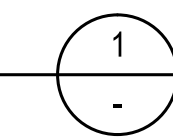
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	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				JOB: <b>1403</b>				



REAR ELEVATION

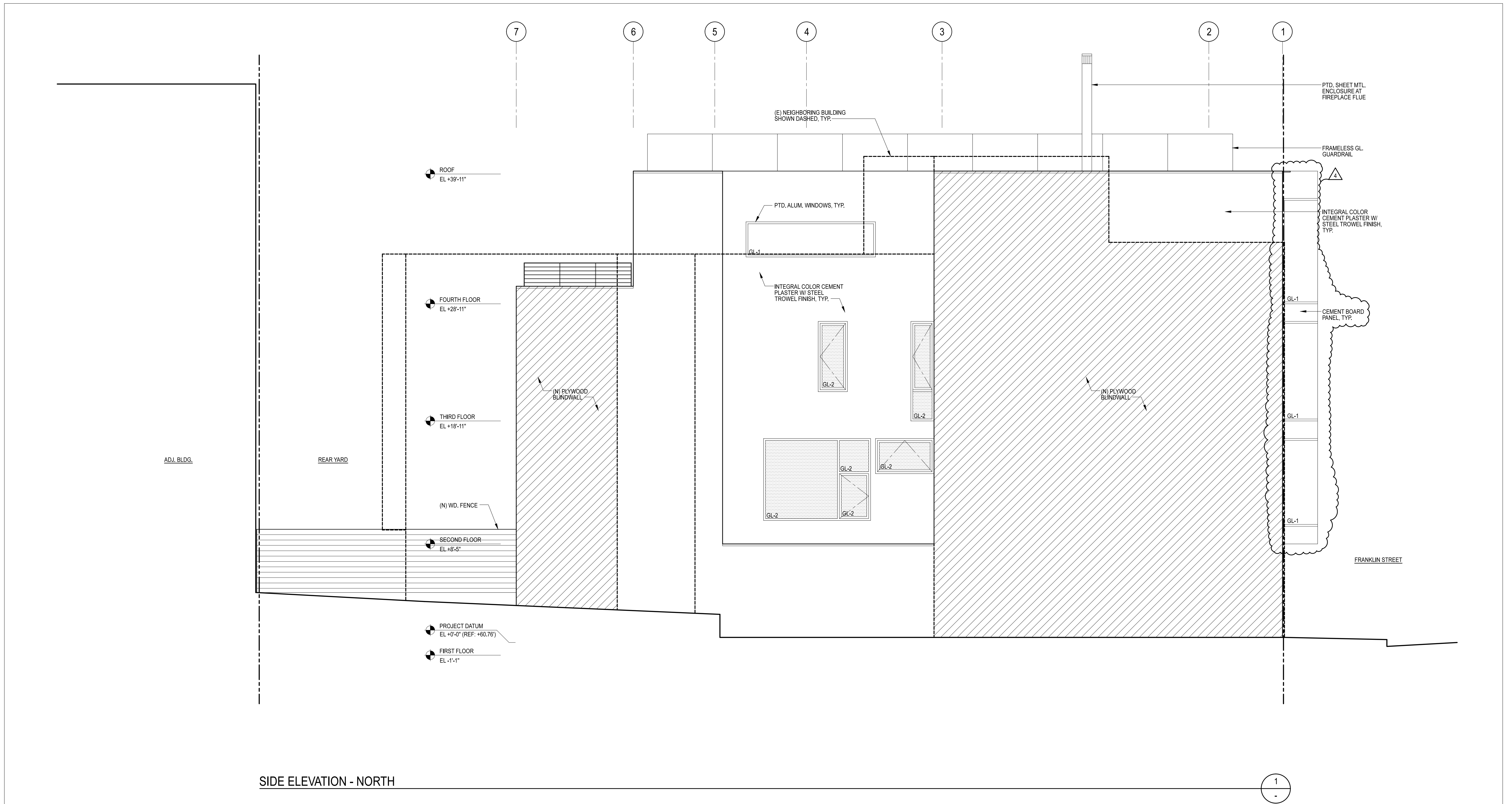


ENTIRE SHEET RE-ISSUED

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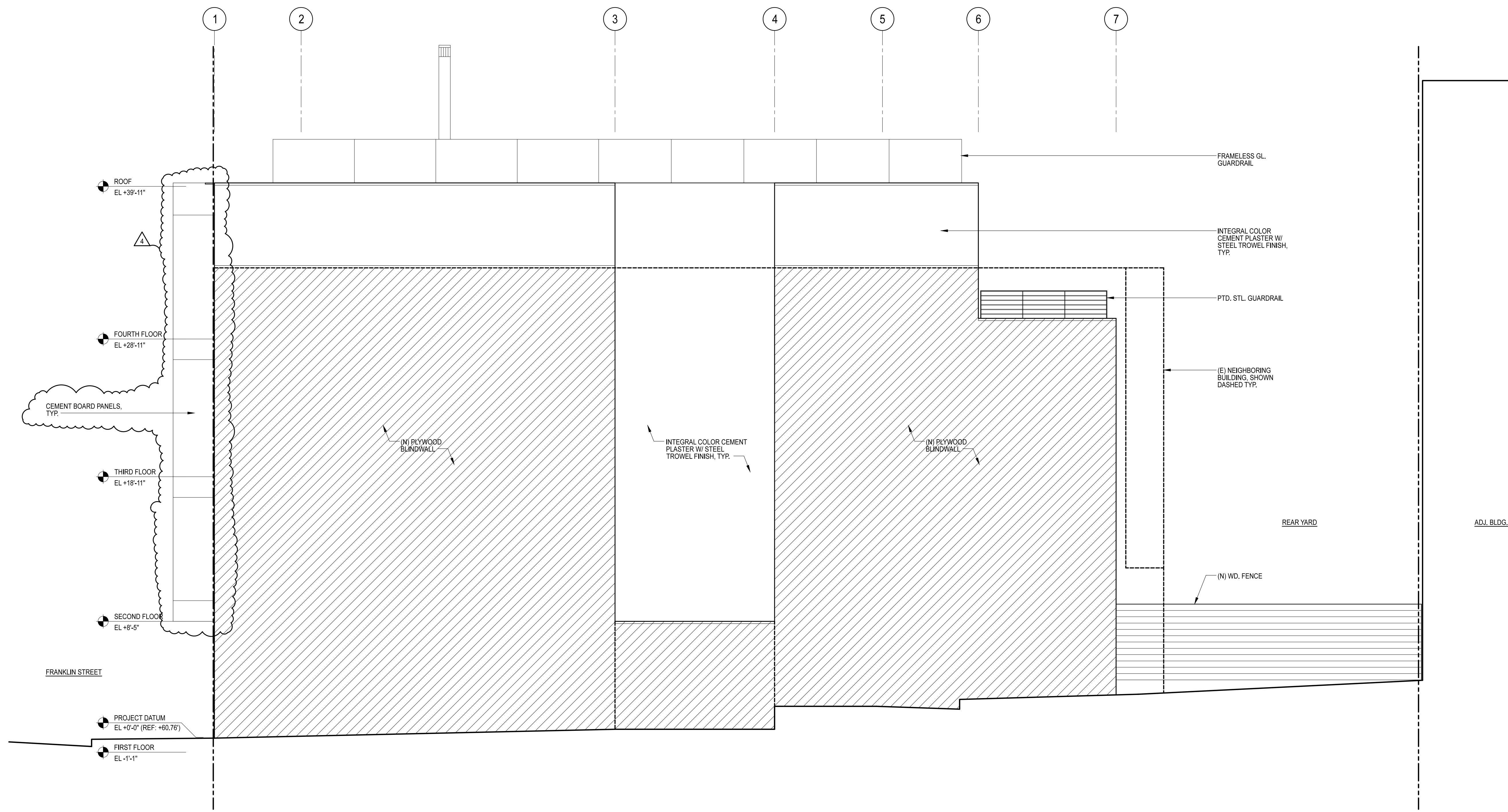


SIDE ELEVATION - NORTH

1

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	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>				JOB: <b>1403</b>				



SIDE ELEVATION - SOUTH

1

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**MICHAEL HENNESSEY ARCHITECTURE**

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PROJECT TITLE:  
**FRANKLIN STREET RESIDENCES**

2920 FRANKLIN STREET SAN FRANCISCO, CA

CONSULTANT:

STAMP:

ISSUE:  
**SITE PERMIT**

DATE:  
03.19.15

JOB:  
1403

REVISIONS:

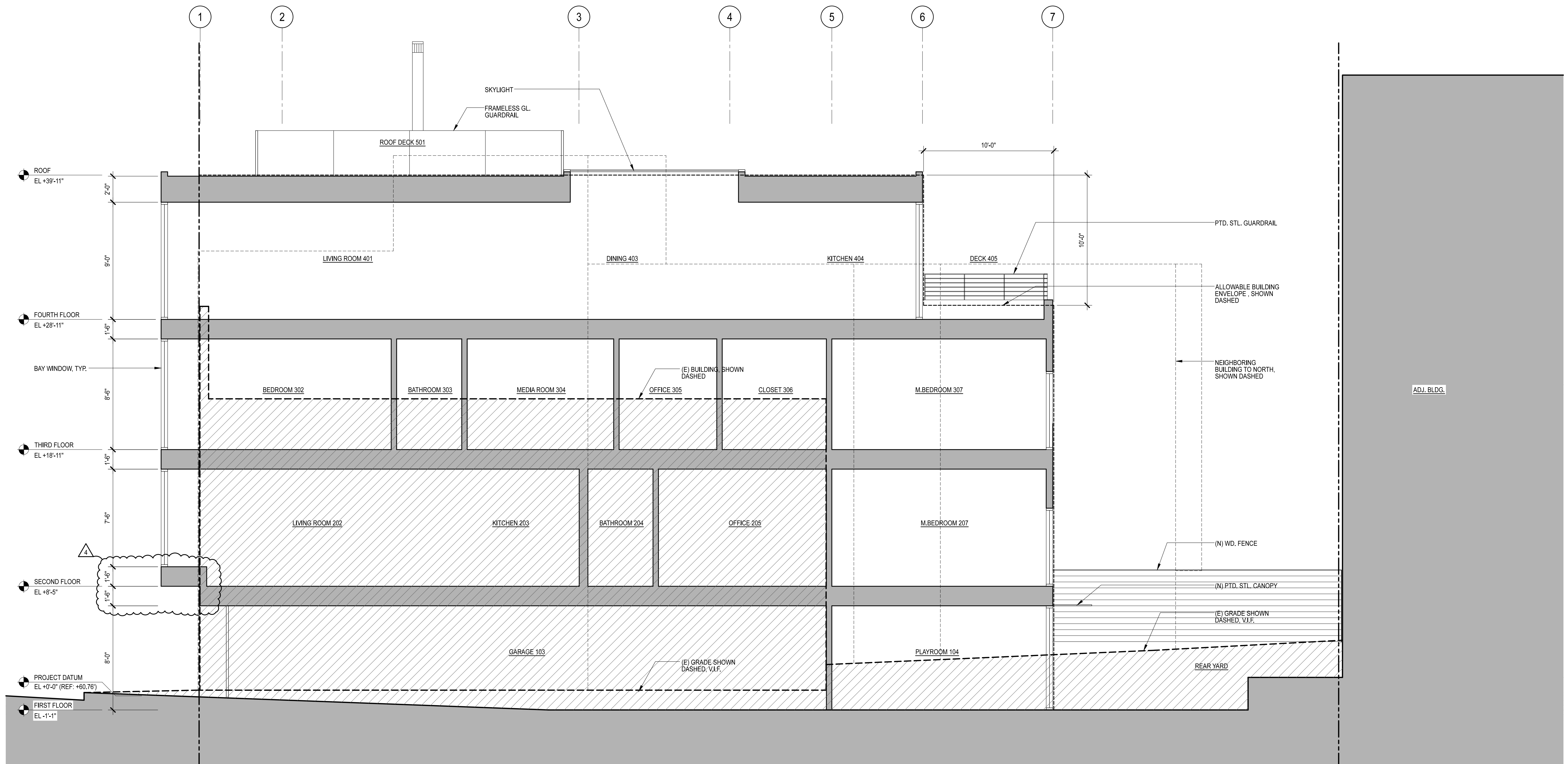
△ PERMIT REVS.  
02.19.16

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

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A5.4**

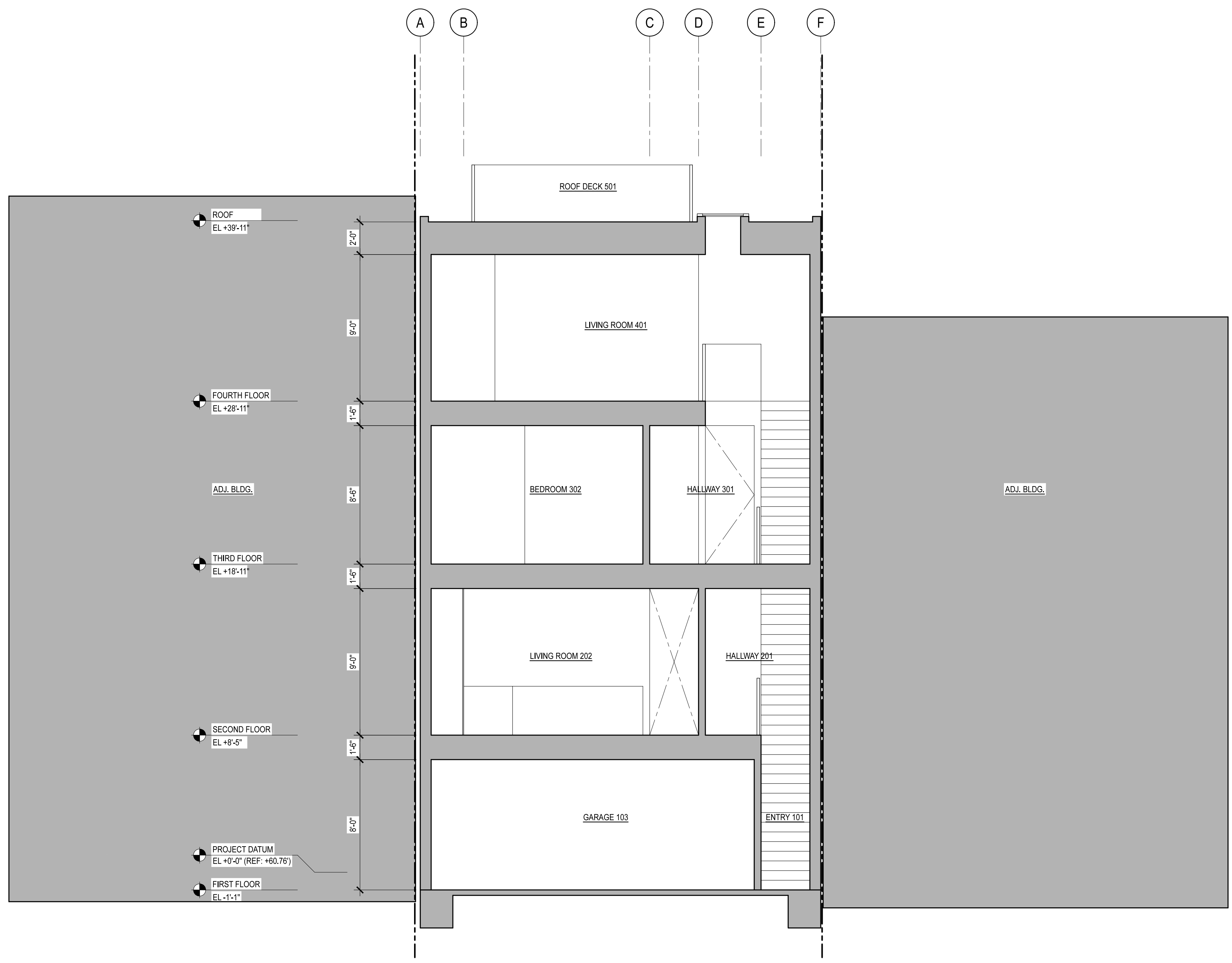


LONGITUDINAL BUILDING SECTION

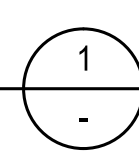
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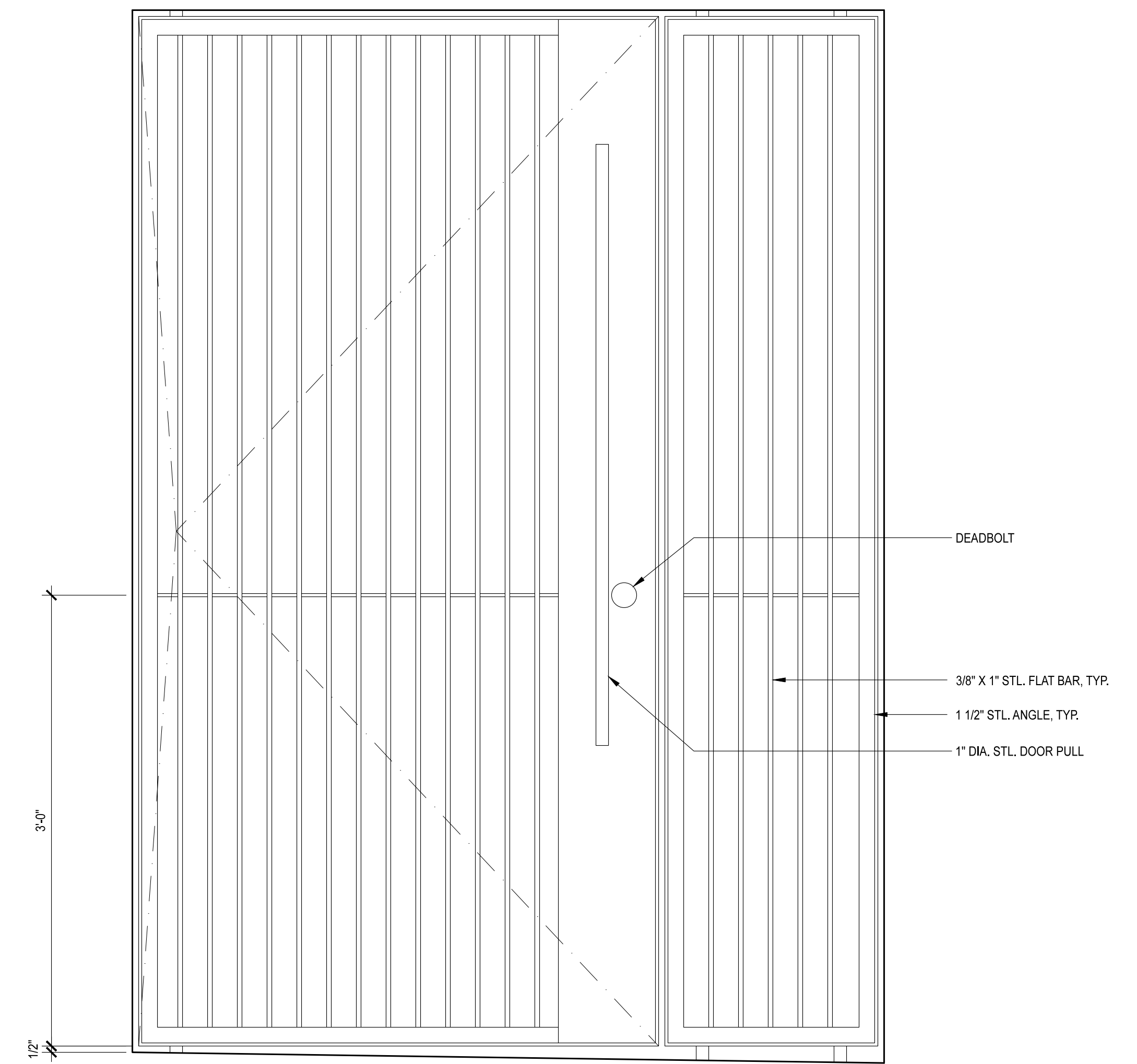


TRANSVERSE BUILDING SECTION



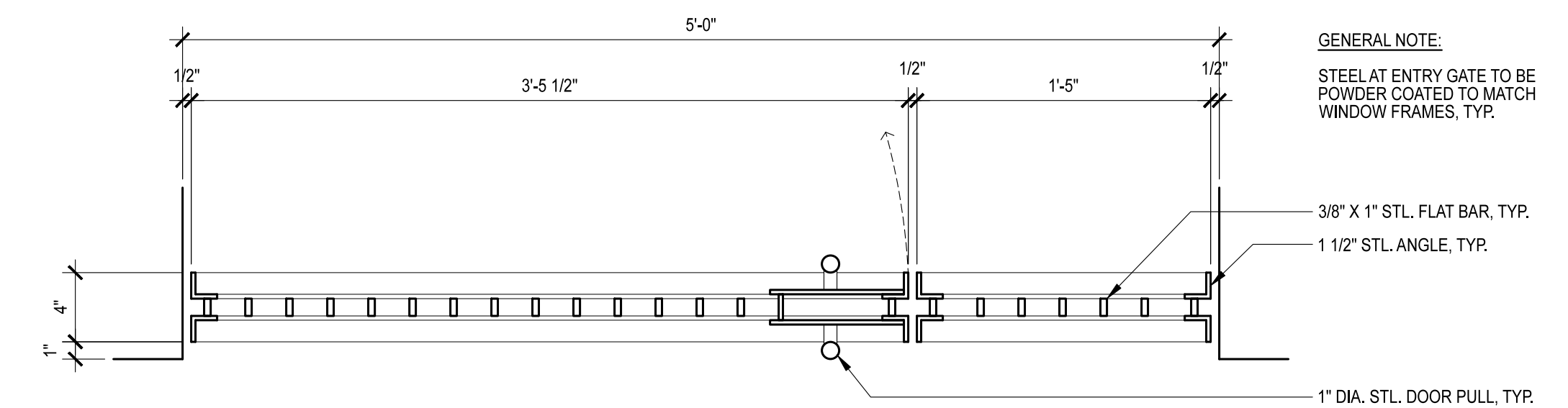
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					JOB: 1403				



**ELEVATION - ENTRY GATE**  
SCALE: 1 1/2" = 1'-0"

2  
-



**PLAN DETAIL - ENTRY GATE**  
SCALE: 1 1/2" = 1'-0"

1  
-

ENTIRE SHEET ISSUED

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	<small>2920 FRANKLIN STREET SAN FRANCISCO, CA</small>					<small>JOB:</small> <b>1403</b>			



