



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 2, 2017

1650 Mission St.
Suite 400
San Francisco,
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415.558.6377

Date: February 17, 2017
Case No.: **2014.0016CUA**
Project Address: **132 Corbett Avenue**
Permit Application: 2016.11.10.2474
Zoning: RH-2 (Residential House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2652/010
Project Sponsor: Philip Liang
Ohashi Design
5895 Doyle Street
Emeryville, CA 94608
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project is for the construction of a detached second dwelling unit at 132 Corbett Avenue, a through lot with an existing two-story, single-family residence (1,022 sq. ft. footprint). The proposed two-story over garage, single-family dwelling (987 sq. ft. footprint) will front 17th Street and share a 30 foot – 8 inch court yard with the existing unit. The proposed building has been designed within the context of the neighborhood with respect to height and massing of other buildings along 17th Street.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of Corbett Avenue, between Ord and Mars Streets, Block 2652, Lot 010. It is located within the RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District. The approximately 3,060 sq. ft. through lot is developed with an existing two-story, single-family structure originally constructed in 1915 and fronts Corbett Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project is located on the western side of Castro/Upper Market within Supervisor District 8. Parcels within the immediate vicinity consist of two to four-story buildings with one-, two- and three-residential dwelling units. Architectural styles, building heights and building depths vary within the neighborhood. The subject property is within the Castro/Upper Market neighborhood, and is located less than ½ mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the

Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 10, 2017	February 10, 2017	20 days
Posted Notice	20 days	February 10, 2017	February 10, 2017	20 days
Mailed Notice	10 days	February 10, 2017	February 10, 2017	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

- To date, the Department has received no public comment for the proposed Project.
- The Project Sponsor held a pre-application community outreach meeting on July 19, 2016.

ISSUES AND OTHER CONSIDERATIONS

- In July 2014, the Zoning Administrator granted a Variance reducing the rear yard to 25% of the lot depth (30 foot – 8 inches) to allow for construction of a second unit in the rear of the lot. The Board of Appeals unanimously upheld the Variance decision in September 2014 following an appeal by a neighboring property owner.
- On March 9, 2015, the Board of Supervisors passed legislation under Resolution 76-15 to impose interim zoning controls for an 18-month period (subsequently extended 6 months) for parcels in RH-1, RH-2, and RH-3 zoning districts within neighborhoods known as Corbett Heights and Corona Heights, requiring Conditional Use Authorization for any residential development on a vacant parcel that would result in total residential square footage exceeding 3,000 gross square feet; Conditional Use Authorization for any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 gross square feet by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and requiring Conditional Use Authorization for residential development that results in greater than 55% total lot coverage upon finding unique or exceptional lot constraints that would make the addition of a residential unit infeasible without exceeding 55% total lot coverage and upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot. The proposal increases the total residential square

footage on a developed parcel by approximately 130% with an increase in unit legal count and will result in nearly 66% total lot coverage on a through lot.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow the construction of the second dwelling unit at 132 Corbett Avenue that would increase the total residential square footage on a developed parcel by more than 100% with an increase in unit count and will result in greater than 55% total lot coverage on a through lot, pursuant to Resolution 76-15.

BASIS FOR RECOMMENDATION

- The Project would add a quality, family-sized dwelling unit to the City's housing stock.
- The Project conforms to the Department's Residential Design Guidelines, and has been well-designed with respect to site design and topography, building scale and form, architectural features, and building details.
- The Project is well-served by and would not over-burden the City's public transportation network.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion

Parcel Map

Sanborn Map

Zoning Map

Height & Bulk Map

Aerial Photograph

Combined CUA/311 Notification

Project Sponsor Submittal, including:

- Application
- Reduced Plans

Variance Decision

CEQA Categorical Exemption Determination

Interim Zoning Controls – Resolution 76-15

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"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

NHT
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)

- ☐ First Source Hiring (Admin. Code)
- ☒ Child Care Requirement (Sec. 414)
- ☐ Other

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Planning Commission Draft Motion

HEARING DATE: MARCH 2, 2017

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 306.7 ESTABLISHING INTERIM ZONING CONTROLS IMPOSED BY RESOLUTION NO. 76-15 ON MARCH 9, 2015 TO CONSTRUCT A SECOND DWELLING UNIT AT 132 CORBETT AVENUE, A THROUGH LOT WITH AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE. THE PROPOSED TWO-STORY OVER GARAGE, SINGLE-FAMILY DWELLING FRONTING 17TH STREET WOULD INCREASE THE TOTAL RESIDENTIAL SQUARE FOOTAGE ON A DEVELOPED PARCEL BY MORE THAN 100% AND RESULT IN GREATER THAN 55% TOTAL LOT COVERAGE WHILE ALSO INCREASING THE LEGAL UNIT COUNT FROM ONE TO TWO-UNITS, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 11, 2016 Philip Liang of Ohashi Design on behalf of Jean Miu (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 306.7 and interim zoning controls established under Resolution 76-15 to construct a detached second dwelling unit at 132 Corbett Avenue, a through lot with an existing two-story, single-family residence within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On March 2, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0016CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0016CUA, 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 north side of Corbett Avenue, between Ord and Mars Streets, Block 2652, Lot 010. It is located within the RH-2 (Residential House, Two-Family) District and the 40-X Height and Bulk District. The approximately 3,060 sq. ft. through lot is developed with an existing two-story, single-family structure originally constructed in 1915 and fronts Corbett Avenue. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.
3. **Surrounding Properties and Neighborhood.** The Project is located on the western side of Castro/Upper Market within Supervisor District 8. Parcels within the immediate vicinity consist of two to four-story buildings with one-, two and three-residential dwelling units. Architectural styles, building heights and building depths vary within the neighborhood. The subject property is within the Castro/Upper Market neighborhood and is located less than ½ mile west of the Castro and Market Street intersection. The immediately surrounding area is characterized by residential zoning districts, predominantly RH-2, RH-3, and RM-1, and then transitions around the aforementioned intersection, containing the Upper Market Street NCD and NCT Districts as well as the Castro Street NCD. These latter zoning districts are multi-purpose commercial districts, well served by transit including the Castro Street MUNI station and the historic F-Market streetcar line, and which provide limited convenience goods to the adjacent neighborhoods, but also provide shopping opportunities for a broader area.
4. **Project Description.** The Project is for the construction of a detached second dwelling unit at 132 Corbett Avenue, a through lot with an existing two-story, single-family residence (1,022 sq. ft. footprint). The proposed two-story over garage, single-family dwelling (987 sq. ft. footprint) will

front 17th Street and share a 30' – 8" court yard with the existing unit. The proposal would increase the total residential gross square footage on site by approximately 130% (from 2,171 GSF to 4,980 GSF) and result in nearly 66% total lot coverage. The proposed building has been designed within the context of the neighborhood with respect to height and massing of other buildings along 17th Street.

5. **Public Comment/Community Outreach.** To date, the Department has received no public comment for the proposed Project. The Project Sponsor held a pre-application community outreach meeting on July 19, 2016.
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. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

The proposed building will be below the 40 foot height maximum from 17th Street and measure 33 feet – 6 inches to the finished roof.

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

The Project will provide the minimum 1 foot – 8 ¾ inch front setback required based on the average of adjacent properties along 17th Street.

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

A Variance was granted in July 2014 to reduce the rear yard to 25% of the lot depth to allow for construction of a second unit in the rear of the lot. The Project will provide the required 25% rear yard via a shared 30 foot – 8 inch court yard with the existing unit.

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

No side setbacks are required. The proposed building will be built to both side lot lines.

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

The Project complies with Section 132 as approximately 6 sq. ft. of landscaping and 23.5 sq. ft. of permeable surface in the front yard are proposed, where approximately 1.7 sq. ft. of landscaping and 21.6 sq. ft. of permeable are required.

- F. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

The Project complies as the off-street parking entrance will not exceed 10 feet and the minimum $\frac{1}{3}$ width visual relief at the ground story street frontage will be provided.

- G. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq. ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

The Project proposes an approximately 900 square foot common yard between the two dwelling units.

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

The Project proposes free-standing glass deck railings on the roof deck above the third level, with unbroken glazing not exceeding 17.5 sq. ft. in area, therefore the requirement is met.

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

The Project proposes two parking spaces. There is presently no off-street parking on site.

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

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

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

The Project proposes to increase the existing legal unit count from one to two units; therefore the permitted density is not exceeded.

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

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

The proposed Project – construction of a second dwelling unit – is consistent with development patterns in this residential neighborhood and with the requirements of the Planning Code. The property is centrally located within the block and part of a series of buildings that create a strong mid-block open space pattern. Most other lots contributing to this pattern already have secondary structures on the opposite sides of the lot, or they front 17th Street. For these reasons, the Project has been found to be desirable for and compatible with the neighborhood.

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

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

The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet higher than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, family-sized home while retaining the existing structure fronting Corbett Avenue. Although the Project will exceed 55% total lot coverage and result in more than 100% increase in residential square footage, its coverage and scale are consistent with other properties in the surrounding neighborhood.

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

The Project proposes to increase the unit count on site from one to two units and remain compliant with respect to permitted density in the zoning district. This should have minimal impacts to overall traffic patterns in the neighborhood as the additional unit is a single-family dwelling proposing two off-street parking spaces and two Class 1 bicycle spaces. At present, the existing house has no curb-cut or off-street parking.

The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.

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

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

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

The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes planter at the base of the entry stair and will retain the existing tree in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front building and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.

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

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

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

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

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

The proposed Project proposes residential development on a developed parcel that will increase the existing gross square footage by approximately 130% with an increase in unit count and will result in nearly 66% total lot coverage, therefore Conditional Use Authorization pursuant to Planning Code Section 303 is required. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.

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

The site's steep upslope from Corbett Avenue is an exceptional constraint that makes it infeasible to be below 55% total lot coverage and create a second unit along Corbett Avenue without demolition of a potential historic resource, hindering views or compromising the existing mid-block open space pattern. Moreover, strict adherence to Planning Code and lot coverage would result in an unusually shallow building no larger than 26 feet, inhibiting the property owner from constructing a reasonably sized single-family home along 17th Street.

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

The site's steep upslope from Corbett Avenue is an exceptional constraint that makes it infeasible to create a second unit along the developed street frontage without demolition of a potential historic resource, hindering views or compromising the existing mid-block open space pattern. The alternative construction along 17th Street where the topography is moderate will protect and preserve existing housing stock and create a quality, family-sized home designed sensitively to existing and adjacent site conditions.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.6:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family, while additionally adding one net new unit to the City's housing stock.

OBJECTIVE 4:

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

Policy 4.1:

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

The Project advances this policy by creating a quality family-sized home that could accommodate a family with multiple children or a multi-generational family.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.15:

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

The Project furthers this policy by ensuring that the proposed addition is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage.

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

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

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

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

The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.

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

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

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

The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as the unit count is only increasing by one unit.

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

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

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

The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0016CUA** pursuant to Planning Code Sections 303 and 306.7 establishing interim zoning controls imposed by Resolution No. 76-15 on March 9, 2015 to construct a second single-family dwelling unit, increasing the total residential square footage on a developed parcel by more than 100% and resulting in greater than 55% total lot coverage while also increasing the legal unit count from one-to two-units, within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 31, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 2, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 2, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a second single-family dwelling unit, increasing the total residential square footage on a developed parcel by more than 100% and resulting in greater than 55% total lot coverage while also increasing the legal unit count from one- to two-units, at 132 Corbett Avenue, Block 2652, Lot 010 pursuant to Planning Code Sections 303 and 306.7 within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated January 31, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0016CUA and subject to conditions of approval reviewed and approved by the Commission on March 2, 2017 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 March 2, 2017 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

PARKING AND TRAFFIC

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

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

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

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

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

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

11. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

OPERATION

12. **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

OPERATION

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

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

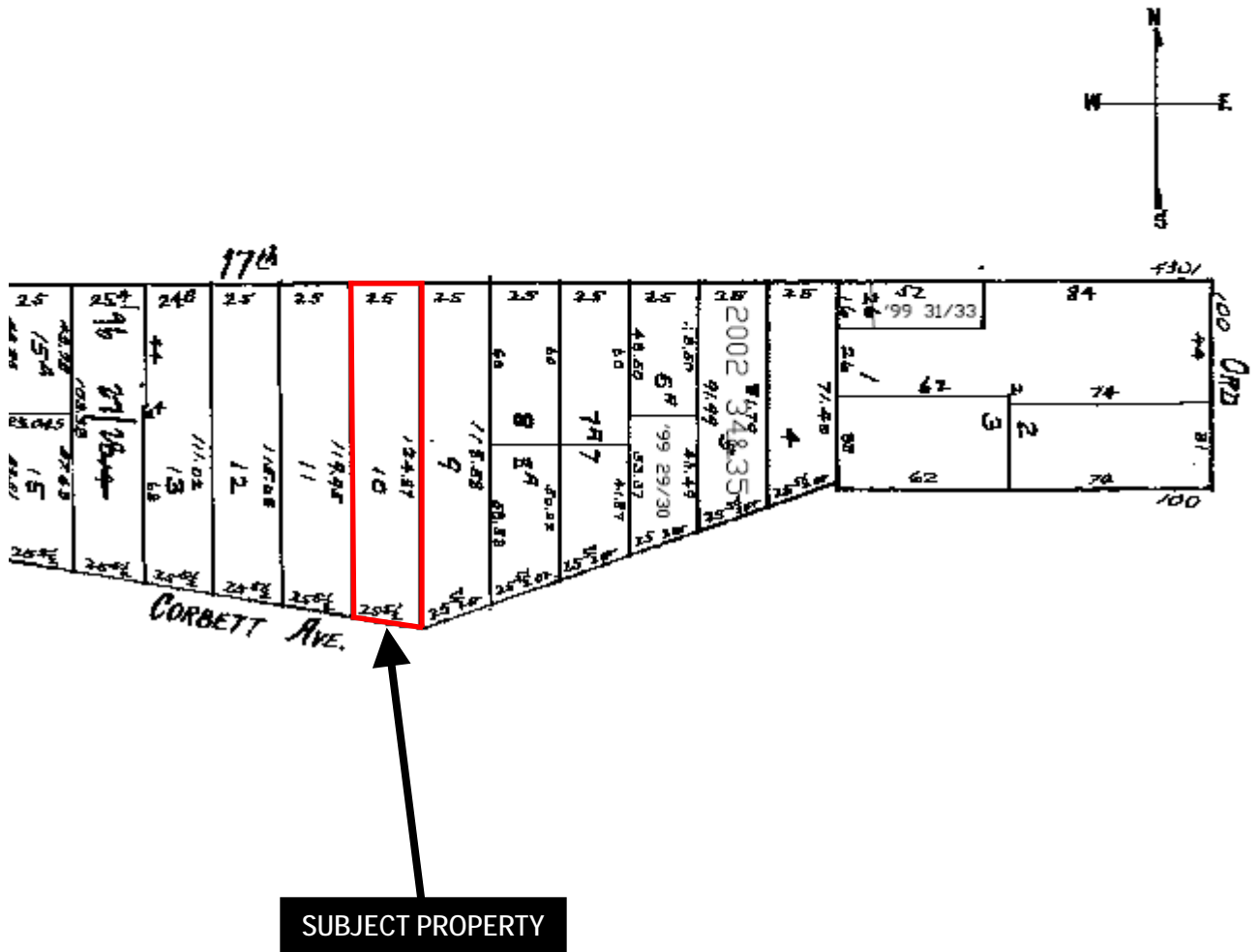
14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

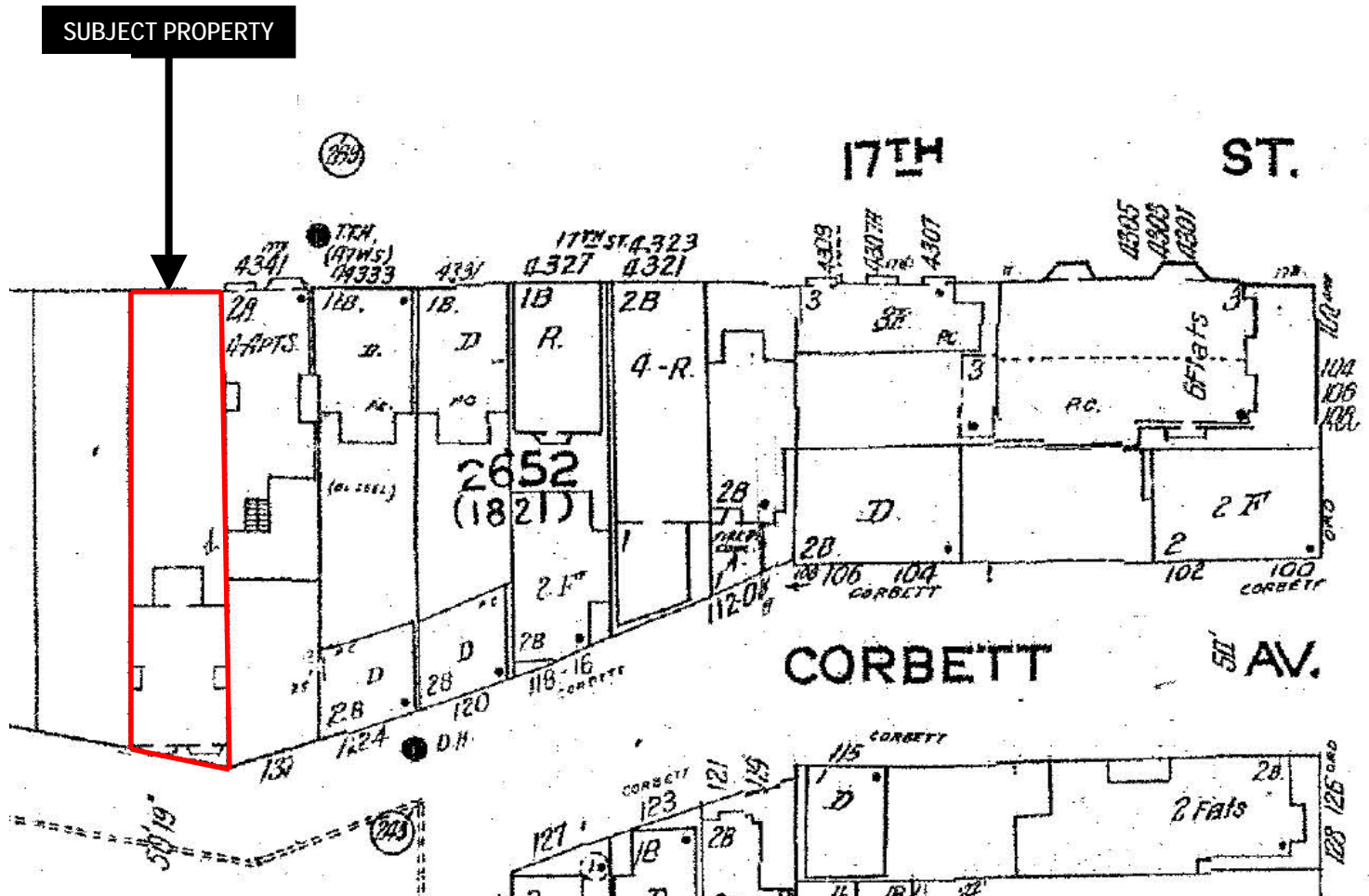
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization
Case Number 2014.0016CUA
132 Corbett Avenue

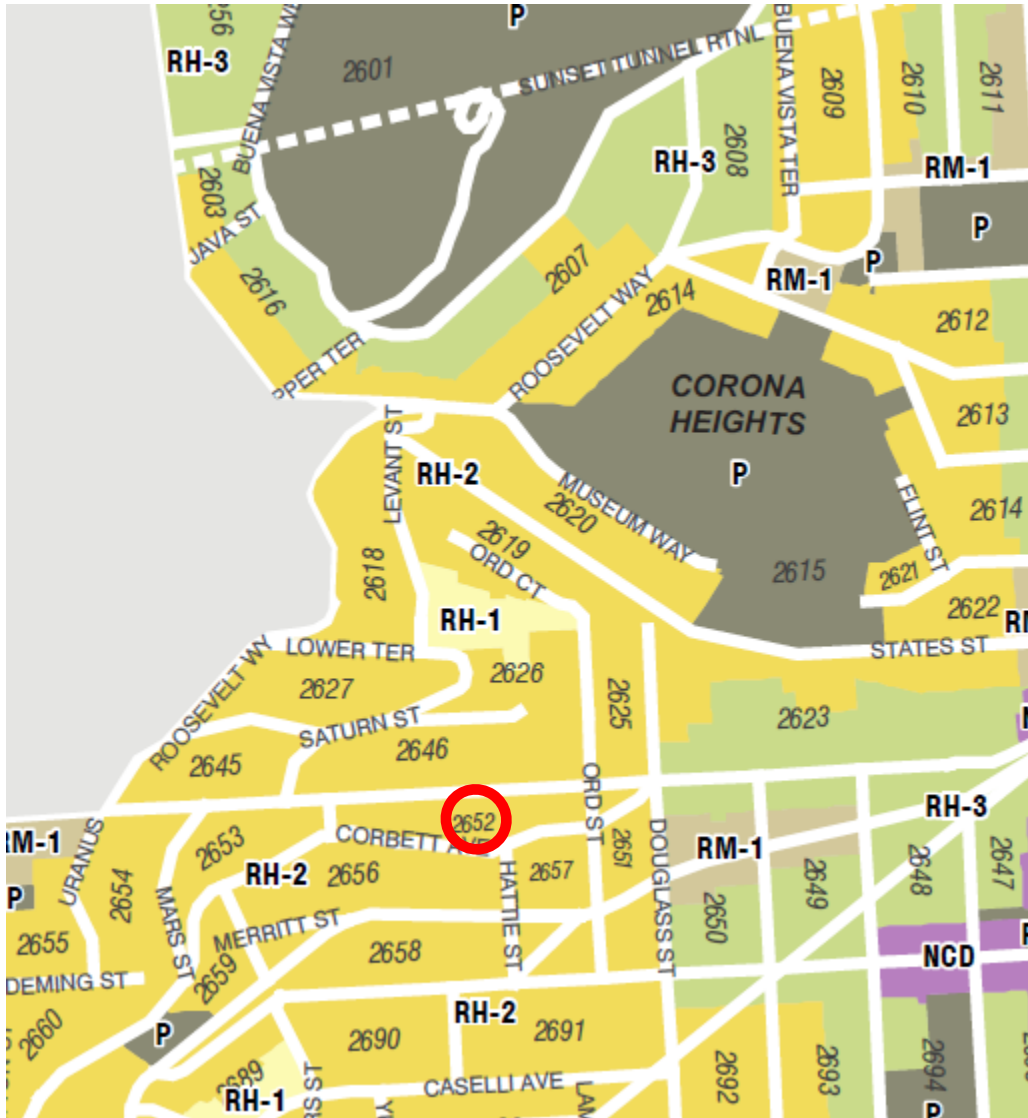
Sanborn Map*



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

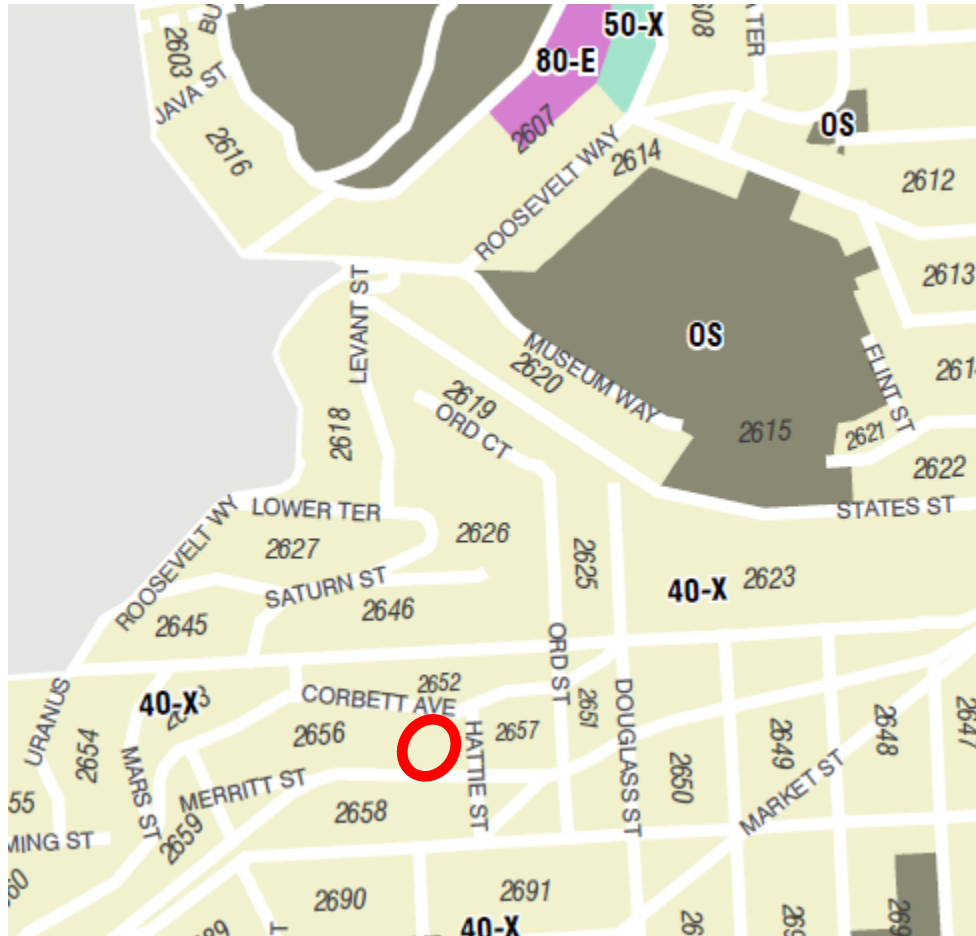


Zoning Map



Conditional Use Authorization
Case Number 2014.0016CUA
132 Corbett Avenue

Height & Bulk Map



Conditional Use Authorization
Case Number 2014.0016CUA
132 Corbett Avenue

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2014.0016CUA
132 Corbett Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 2, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Conditional Use**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	132 Corbett Avenue	Case No.:	2014.0016CUA
Cross Street(s):	Ord & Mars Streets	Building Permit:	2016.11.10.2474
Block /Lot No.:	2652 / 010	Applicant:	Philip Liang, Ohashi Design
Zoning District(s):	RH-2 / 40-X	Telephone:	510-595-1300
Area Plan:	N/A	E-Mail:	philip@ohashidesign.com
PROJECT DESCRIPTION			
<p>This notice is regarding a request for Conditional Use Authorization, pursuant to Planning Code Sections 303, 306.7 and interim zoning controls established under Resolution 76-15. The proposal increases the total residential square footage on a developed parcel by more than 100% with an increase in unit count and will result in greater than 55% total lot coverage. The project is for construction of a second unit at 132 Corbett Avenue, a through lot with an existing two-story, single-family residence. The proposed two-story over garage, single-family dwelling will front 17th Street and share a 30'-8" yard with the existing unit. A rear yard variance was granted in 2014 to allow construction of a second unit in the rear of the lot.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p>ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Nancy Tran Telephone: (415) 575-9174 E-Mail: nancy.h.tran@sfgov.org</p>			

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 notification requirement.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

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

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Jean Miu	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1405 Golden Gate Avenue, San Francisco CA 94115	(917) 880-8994
	EMAIL:
	jymiu@sbcglobal.net

APPLICANT'S NAME:	
Ohashi Design Studio (Philip Liang) Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
5895 Doyle Street, Emeryville CA 94608	(510) 595-1300
	EMAIL:
	philip@ohashidesign.com

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
132 Corbett Ave., San Francisco CA	94114
CROSS STREETS:	
Ord St. and Mars St.	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2652 / 010	25' x 122'-5"	3,060	RH-2	40-X

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE:	
		PROPOSED USE: single family residence	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	1	1	2
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	2	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	2
Height of Building(s)	n/a	n/a	n/a	n/a
Number of Stories	2	2	3	3
Bicycle Spaces	n/a	n/a	n/a	n/a
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,150	1,150	2,556	3,706
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	511	511
Other (Specify Use)	0	0	0	0
TOTAL GSF	1,150	1,150	3,067	4,217

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Proposing a second unit single family residence that keeps 25% shared yard space between the two units per approved variance (case no. 2014.0016V). Proposed additional new residential unit will result in lot coverage of 65%. San Francisco Planning Code Section 306.7.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

7. That landmarks and historic buildings be preserved; and

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

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

See attached document "Conditional Use Authorization Submittal- Conditional Use Findings"

Estimated Construction Costs

TYPE OF APPLICATION:	
New Residential Construction	
OCCUPANCY CLASSIFICATION:	
R-3	
BUILDING TYPE:	
Type - V	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
2,556 sq. ft.	single family residential
ESTIMATED CONSTRUCTION COST:	
\$600,000.00	
ESTIMATE PREPARED BY:	
Ohashi Design Studio	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: _____

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

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Address: 132 Corbett Ave.
APN: 2652/010
Neighborhood: Corona Heights
Zoning District: RH-2

Conditional Use Authorization Submittal

Conditional Use Findings:

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

The subject property has 2 fronts, 17th Street and Corbett Ave. The RH-2 zone allows us to have two single family houses. In order to preserve the existing historical single-family house fronting Corbett Ave., we are proposing a second single-family house fronting 17th St. In looking at the neighborhood pattern, most of the lots on this block consists of structures fronting both sides of the streets (17th St. and Corbett Ave.), therefore our proposed structure fronting 17th Street on the subject property is following the same pattern as the other properties on this same block. We are allocating 905 s.f. (30% of the lot) as a shared open rear yard space between the two units. We are proposing the curb height of the building to be 30' and it is lower than the calculated average height of the adjacent neighboring buildings.

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

- a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The pattern of the neighborhood block consists of structures fronting both sides of the streets (17th St. and Corbett Ave.), therefore our proposed structure fronting 17th Street on the subject property is following the same pattern as the block it is located on. In efforts to keep 30% open space on the lot, the proposed structure is actually much smaller than the neighboring houses on 17th Street. The front elevation maintains the integrity of no more than the average height of the adjacent neighbors.

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

The existing property does not have a garage or available parking for residence. The proposed house will include a 2 car tandem garage space to help mitigate the problem of on-street parking.

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

The proposed structure is a single family house that does not have offensive emissions to noise, glare, dust and odor.

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

The entry of the proposed project includes a planter used as privacy screening from the street to the front entrance. 905 s.f. (30% of the lot) will be preserved as a shared open rear yard space for both residence on the property. There will be minimal outdoor lighting used for the safety of the residence. The proposed house will include a 2 car tandem garage space to help mitigate the problem of on-street parking.

3. **That such use or feature as proposed will comply with the applicable provisions of this Code and will not affect the Master Plan.**

The proposed 2nd unit is consistent with the RH-2 zoning code and the Master plan.

Priority General Plan Policies Findings:

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

The proposed house will not affect the existing neighborhood-serving retail uses and enhance the overall value of the neighborhood.

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

The existing, historical, single family house fronting Corbett Ave. will remain in order to conserve and protect the historical neighborhood of Corbett Heights. The proposed single family house fronting 17th Street has the same proportions and massing as its adjacent neighbors to keep the building frontage consistent with the rest of the neighborhood.

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

The proposed house will help alleviate the City's need for housing by building an additional single family residence.

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

The proposed house will include a tandem parking garage (for two cars) on the ground level to help relieve on- street parking problems in the neighborhood.

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

The proposed single family residence does not contribute to such a concern

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

The proposed building will comply with the building and structural code to be earthquake resistant and take the necessary precautions to prevent collapsing in the case of an earthquake. The proposed building will also have fire sprinklers on all floors and all required egress standards are met to current code standards.

7. **That landmarks and historic buildings be preserved; and**

In order to preserve the integrity of the historic existing single family house fronting Corbett Ave., a second single family house is proposed fronting 17th St., instead of demolishing the existing house or doing an addition that may conflict with the historical nature of the existing house.

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

The proposed projects is proposing 30% (905 sq. ft.) as open space. The proposed building is approximately 25 ft. shorter than the adjacent neighbors and will not block much day lighting and views. The proposed building will have lightwells in respect to the adjacent neighbors to allow for natural lighting.

ABBREVIATIONS:

AC	Asphaltic Concrete
AD	Area Drain
ADJ	Adjustable
AFF	Above Finished Floor
CAB	Cabinet
CBC	California Building Code
CL	Center Line
CLR	Clear Dimension
CLO	Closet
CMU	Concrete Masonry Unit
COL	Column
(D)	to be Demolished / Removed
DBL	Double
DIA	Diameter
DISP	Dispenser
DS	Downspout
(E)	Existing
ELEC	Electrical
EXH	Exhaust
EXT	Exterior
FAR	Floor Area Ratio
FD	Floor Drain
FL	Fluorescent
FOS	Face of Stud
GSM	Galvanized Sheet Metal
GC	General Contractor
GFI (GFCI)	Ground Fault (Circuit) Interrupter
GWB	Gypsum Wall Board
HB	Hose Bib
HC	Hollow Core
HDWD	Hardwood
HT	Height
HVAC	Heating, Ventilating, Air Conditioning
INC	Incandescent
INT	Interior
MFR	Manufacture
MAX	Maximum Dimension
MC	Medicine Cabinet
MECH	Mechanical
MIR	Mirror
MTL	Metal
MTL	Material
MIN	Minimum
(N)	New
NIC	Not In Contract
NTS	Not To Scale
OC	On Center
OFCI	Owner Furnished Contractor Installed
OP'NG	Opening
o/	Over
PLAM	Plastic Laminate
RCP	Reflected Ceiling Plan
RD	Roof Drain
SC	Solid Core
SD	Smoke Detector
SHT	Sheet
SPEC	Specification
SS	Stainless Steel
SSD	See Structural Drawings
STRUCT	Structural
TB	Towel Bar
TBD	To Be Determined
TEMP	Tempered
TP	Toilet Paper Dispenser
TYP	Typical
U.O.N.	Unless Otherwise Noted
VCT	Vinyl Composition Tile
VIF	Verify In Field
WC	Water Closet
WH	Water Heater
W/O	Without
WP	Waterproof

SYMBOLS:

Detail Number		Reference Indicator
Sheet Number		
Detail Area		Detail Indicator
Section Direction		Detail Indicator (Section)
Elevation Direction		Exterior Elev. Building Sec.
Elevation Direction		Interior Elevation
Elevation References		
		Grid Lines & Bubbles
		Door Symbol
		Window Symbol
Revision Area		Revision Cloud
Revision Number		

PROJECT DATA:

Zoning:	RH-2 (Residential, House - Two-Family) 40-X (Height and Bulk District)
Parcel Number:	2652-010
Address:	132 Corbett Avenue
Neighborhood:	Castro Upper Market
Lot Area:	3,060 S.F.
Building Area:	987 S.F.
Max. F.A.R.:	3.0 to 1
Occupancy Group:	R-3 / U
Construction Type:	V
Setbacks:	Front: 1'-8" (Average of adjacent property setbacks - Article 1.2, Sec.132) Rear: 30'-8" (25% of total lot depth) *See Variance Decision, Case No.: 2014.0016V
Side:	None
Height:	40-X (40' max.)

AREA CALC:

Conditioned Space	
1st Floor	423 sf
2nd Floor	965 sf
3rd Floor	910 sf
Total	2,298 sf

Unconditioned Space	
Garage	511 sf
Balcony	44 sf
Roof Deck	362 sf

PROPOSED (W/ EXISTING) F.A.R. CALC:

Floor Area Ratio =	Gross Floor Area Lot Area
Existing house Gross Floor Area = 2,171 sf	
Proposed Gross Floor Area = 2,298 + 511 + 44 + 362 = 3,215 sf	
Lot Area = 3,060 sf	
Floor Area Ratio = 2,171 sf + 3,215 sf 3,060 sf	
= 1.76 (< 3.0 to 1 max)	

LOT COVERAGE CALC:

See Lot Coverage Diagram on sheet A1.1

PROJECT DESCRIPTION:

A variance (Case No.: 2014.0016V) was granted to allow the rear yard of a through lot to be reduced to 25%. The existing single family dwelling fronts Corbett Ave. We are proposing a 3 story single family dwelling fronting 17th St. The scope of work will include a 2 car tandem garage, 3 bedrooms, 3.5 baths, front balcony at 3rd floor, and roof deck.

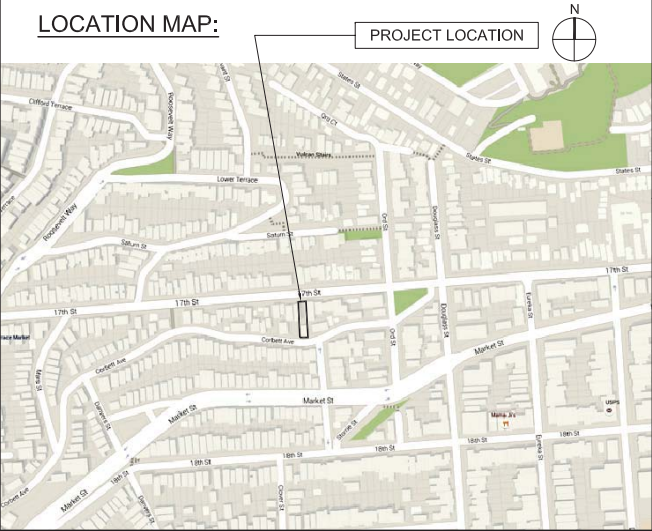
FIRE NOTES:

A residential fire sprinkler system shall be provided throughout. (This item shall be a deferred submittal for approval.)

GENERAL NOTES:

- All construction and installations shall conform to the:
2013 CODES
California Building Code, Vols 1 & 2
California Residential Code
California Plumbing Code
California Mechanical Code
California Electrical Code
California Energy Code
California Green Building Code
California Fire Code
California Reference Standards Code
- Notes are an aid to the Contractor in understanding the work and should not be construed as being complete in every detail. It is the responsibility of the Contractor to visit the site, familiarize themselves thoroughly with the work and report all discrepancies between the drawings and actual conditions to the Architect.
- All critical areas of work involving sub-trades or specialized pieces of equipment such as cabinetry, skylights, solarium/greenhouses and other finish materials shall have all dimensions verified in field by the Contractor or by the Subcontractor responsible for supplying and installing these items or materials regardless whether noted Verify In Field on drawings.
- No one drawing or specification shall govern. Contractors shall correlate work between architectural drawings and specifications, and between drawings of different scales within each section. Report all discrepancies encountered to the Architect and await resolution of any item affected before proceeding.
- Contractor shall pay specific attention to all dimensioned or implied plan and section spatial relationships, and verify all axes and implied symmetries before beginning work.
- Do not scale drawings. Use figured dimensions only for all aspects of work.
- Contractor will pay all licenses and permits necessary to the performance and completion of the work, and all inspection and other applicable fees.
- Any building areas unaffected by this work shall be protected from any damage caused by this work. Any damage to the existing building so caused shall be the financial responsibility of the Contractor.
- Any waste and refuse caused by this work shall be removed from the premises and disposed of by the Contractor. Demolition is not shown in its entirety; remove all existing construction necessary to complete the work.
- Contractor shall warranty all equipment and installation work for a period of one year after completion.
- All dimensions to face of finish unless otherwise noted.
- All nailing or mechanical fastening through roofing felt, flashing or membrane will be sealed in accordance with the roofing felt, flashing or membrane manufacturer's recommendations.
- Where contractor proposes a substitution for a specified product (other than those noted above) the contractor shall provide documentation or sample proof indicating that the proposed substitution is equal.
- Contractor shall bid on plumbing fixtures, door hardware and kitchen fixtures and lighting fixtures not supplied by Owner as specified. Substitutions will be reviewed and are subject to approval by architect.
- Building permit plans for the proposed dwelling shall incorporate the recommendations for site preparation & earth work, surface drainage, house foundations and seismic design parameters of the geotechnical engineer's report.
- Construction activity shall be limited to certain hours. G.C. to verify hours with local jurisdiction.

LOCATION MAP:



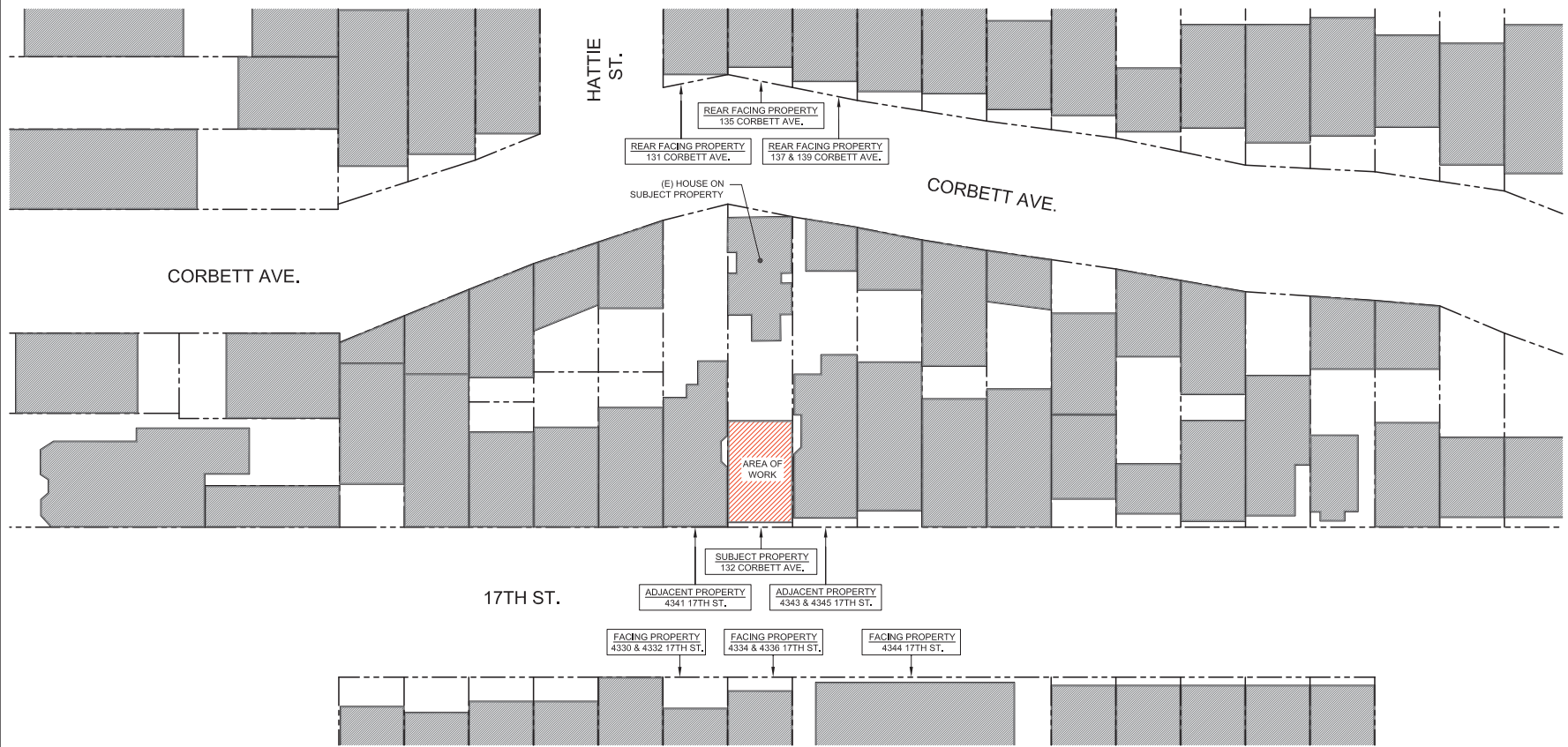
LIST OF DRAWINGS:

ARCHITECTURAL

A0	Cover Sheet	A3.1	(N) Exterior Elevations
A0.1	Site Photos	A3.2	(N) Exterior Elevations
A0.2	Attachment C-2 Green Building Form	A3.3	(N) Exterior Elevations
-	Site Survey	A4.1	(N) Sections
A1.1	(D) & (N) Site Plans	A4.2	(N) Sections
A2.1	(N) 1st Floor Plan & (N) 2nd Floor Plan	A9.1	Exterior Colors and Materials
A2.2	(N) 3rd Floor Plan & (N) Roof Plan		

PROJECT DIRECTORY:

Owner:	Jean Miu 1405 Golden Gate Avenue San Francisco, CA, 94115 (917) 880-8994 jymiu@sbcglobal.net	Architect:	Alan Ohashi, A.I.A. Ohashi Design Studio 5895 Doyle Street Emeryville, CA 94608 Tel. (510) 595-1300 Fax. (510) 595-1313 alano@ohashidesign.com
Surveyor:	Westover Surveying 336 Claremont Blvd. San Francisco, CA 94127 Tel. (415) 242-5400		



1 CONTEXT MAP
1" = 30'-0"



PROJECT
NORTH

0' 1' 5' 10' 20' 40'
SCALE: 1/16" = 1'-0"

MIU RESIDENCE

132 CORBETT AVE, SAN FRANCISCO, CA 94114
(17TH STREET ADDRESS, T.B.D.)

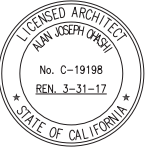


FRONT PERSPECTIVE RENDER

OHASHI DESIGN STUDIO

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Miu Residence

132 Corbett Ave
San Francisco, CA
94114

APN: 2652 / 010

OWNER:

Jean Miu
1405 Golden Gate Ave.
San Francisco, CA
94115
917-880-8994

PLANNING SUBMITTAL

SHEET TITLE:

Cover Sheet

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
△	1.17.2017	PLANNING REVISIONS

A0



1. VIEW TOWARDS CORBETT AVE.



2. VIEW TOWARDS 17TH ST.



3. VIEW OF (E) SUBJECT PROPERTY FROM 17TH ST.



4. STREET VIEW OF (E) SUBJECT PROPERTY FROM ACROSS 17TH ST.



5. STREET VIEW OF (E) SUBJECT PROPERTY FROM ACROSS 17TH ST.



6. STREET VIEW OF (E) SUBJECT PROPERTY FROM SIDEWALK ON 17TH ST.



7. REAR VIEW OF (E) SUBJECT PROPERTY FROM CORBETT AVE.



8. REAR VIEW OF (E) SUBJECT PROPERTY FROM CORBETT AVE.



B. VIEW OF BUILDINGS ON THE FACING SIDE OF THE STREET OF SUBJECT PROPERTY (FROM 17TH ST.)



A. VIEW OF BUILDINGS ON THE SAME SIDE OF THE STREET OF SUBJECT PROPERTY (FROM 17TH ST.)

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PLANNING SUBMITTAL

SHEET TITLE:

Site Photos

Date	Issues & Revisions
8.11.2016	PLANNING SUBMITTAL

A0.1

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 MIU RESIDENCE	Block/Lot 2652-010	Address 132 CORBETT AVENUE
Gross Project Area 3067 SF	Primary Occupancy SINGLE FAMILY RESIDENCE	Number of occupied floors 3
Design Professional/Applicant: Sign & Date		

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

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

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

LEED PROJECTS						
	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (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		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), 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 EA c5).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management CalGreen 5.508.1.2, may contribute to LEED EA c4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS c4.2.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: 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
Air Filtration: 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	●
Acoustical Control: 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		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS c4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Sustainable Choice, 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.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: 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.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), 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 EA c6).	●	n/r

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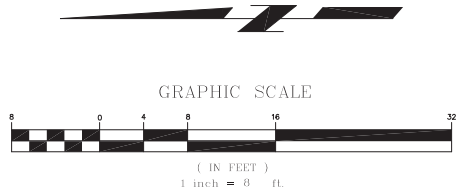
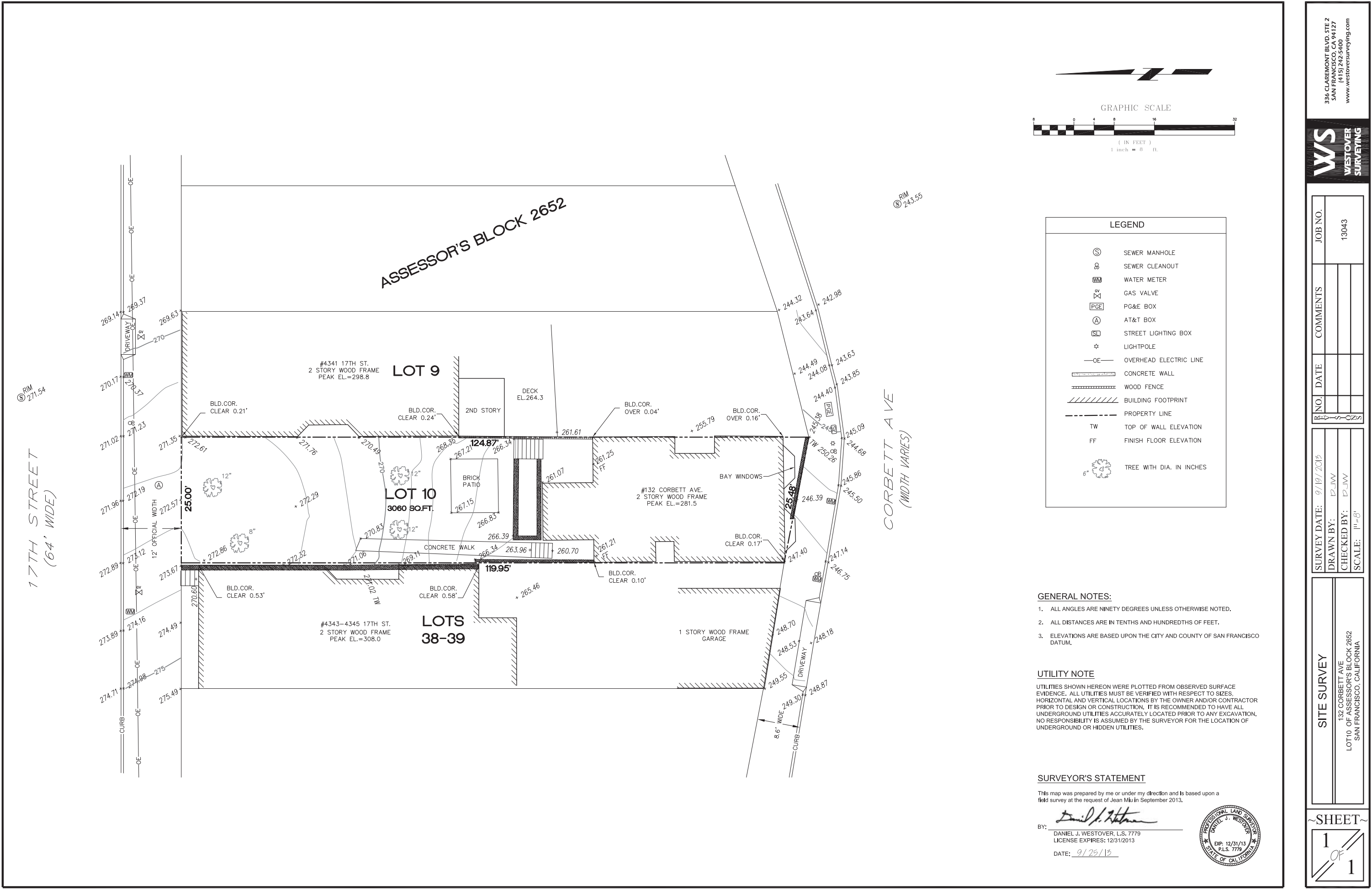
PLANNING
SUBMITTAL

SHEET TITLE:

Attachment C-2
Green Building

Date	Issues & Revisions
8.11.2016	PLANNING SUBMITTAL

A0.2



LEGEND	
	SEWER MANHOLE
	SEWER CLEANOUT
	WATER METER
	GAS VALVE
	PG&E BOX
	AT&T BOX
	STREET LIGHTING BOX
	LIGHTPOLE
	OVERHEAD ELECTRIC LINE
	CONCRETE WALL
	WOOD FENCE
	BUILDING FOOTPRINT
	PROPERTY LINE
	TW TOP OF WALL ELEVATION
	FF FINISH FLOOR ELEVATION
	TREE WITH DIA. IN INCHES

- GENERAL NOTES:**
- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
 - ELEVATIONS ARE BASED UPON THE CITY AND COUNTY OF SAN FRANCISCO DATUM.

UTILITY NOTE

UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVED SURFACE EVIDENCE. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey at the request of Jean Miu in September 2013.

BY:
DANIEL J. WESTOVER, L.S. 7779
LICENSE EXPIRES: 12/31/2013
DATE: 9/25/13



336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 282-5400
www.westoversurveying.com

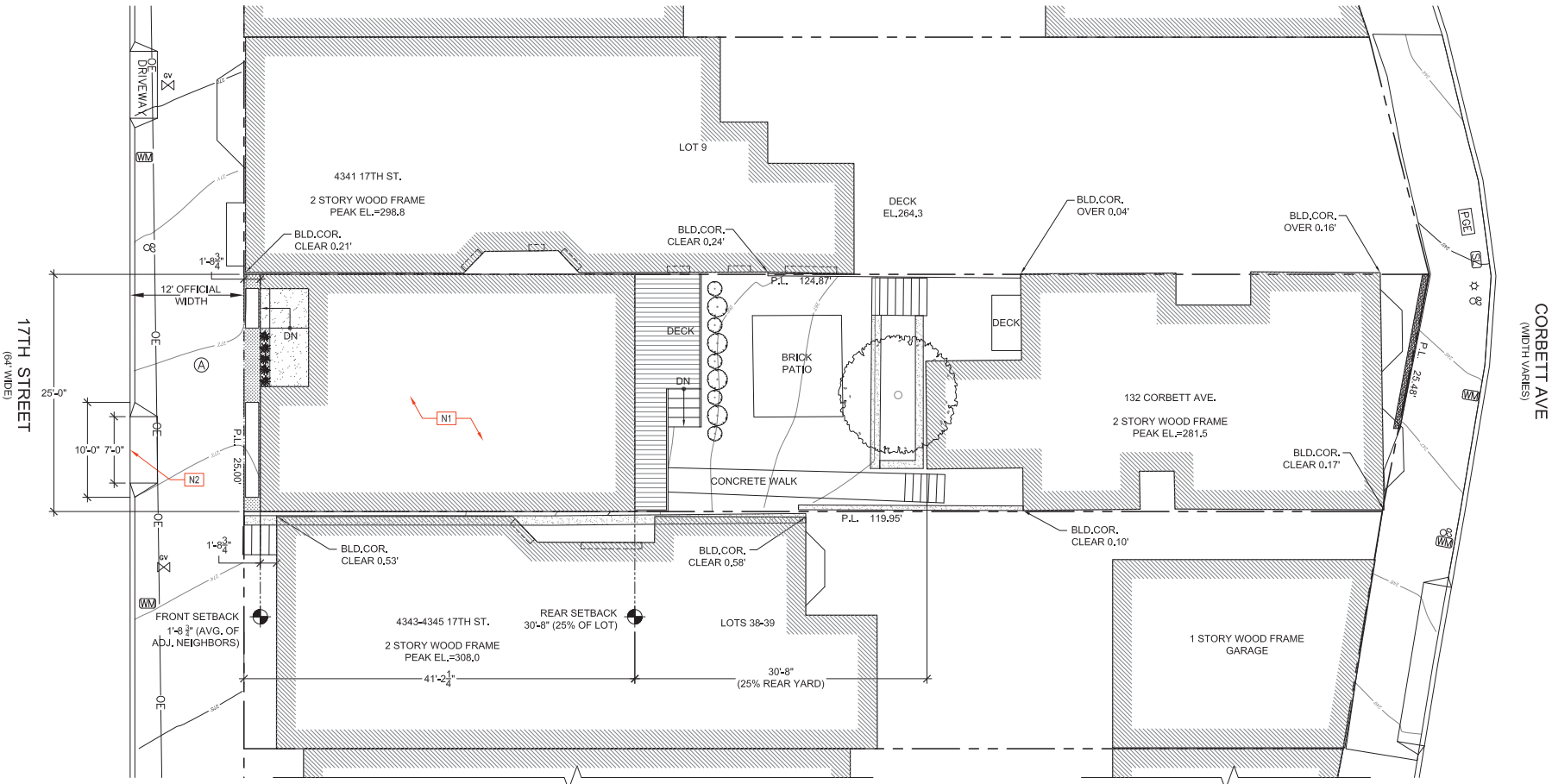
NO.	DATE	COMMENTS	JOB NO.
			13043

SURVEY DATE: 9/19/2013	DRAWN BY: DJW
CHECKED BY: DJW	SCALE: 1"=8'

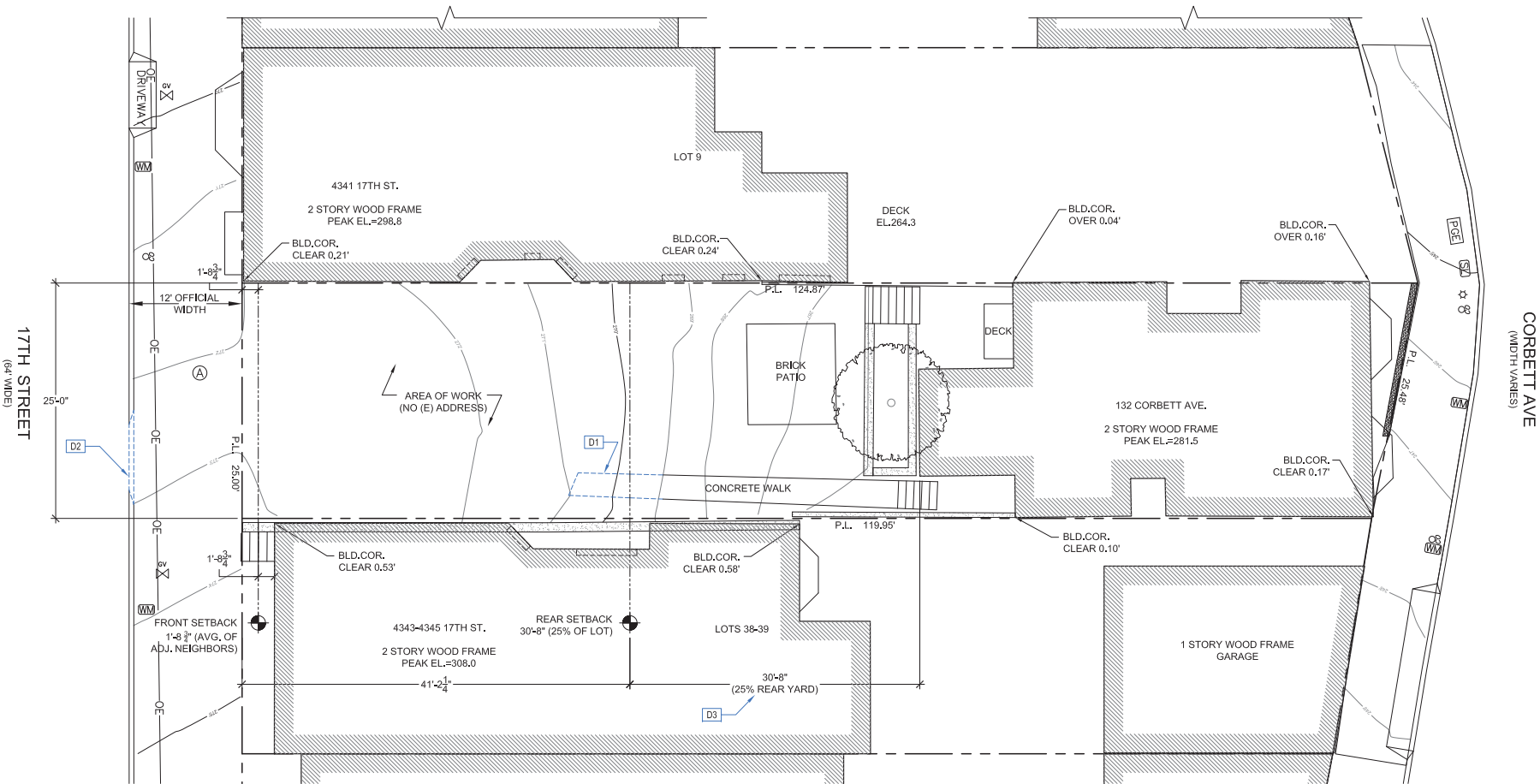
SITE SURVEY	132 CORBETT AVE LOT 10 OF ASSESSOR'S BLOCK 2652 SAN FRANCISCO, CALIFORNIA
-------------	---

~SHEET~

1 OF 1



2 (N) PROPOSED SITE PLAN + (N) PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"



1 (D) SITE PLAN
1/8" = 1'-0"

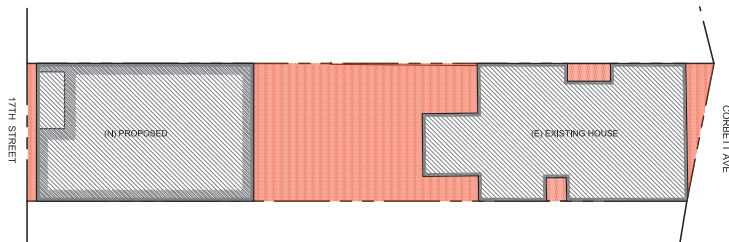
LOT COVERAGE DIAGRAM:

TOTAL LOT AREA = 3,060 S.F.
EXISTING BUILDING AREA = 1,022 S.F.
PROPOSED BUILDING AREA = 987 S.F.

$$\text{LOT COVERAGE} = \frac{\text{TOTAL BUILDING AREA}}{\text{TOTAL LOT AREA}} = \frac{1,022 + 987}{3,060} = 65\%$$

LEGEND:

- BUILDING FOOTPRINT
- OPEN SPACE



FRONT YARD PERMEABILITY CALC.:

FRONT YARD AREA = 1'-8 3/4" X 25'-0" = 43.2 S.F.

50% PERMEABILITY REQUIREMENT = 50% OF 43.2 S.F. = 21.6 S.F.

AREA OF PERMEABLE SURFACE @ FRONT YARD = 23.5 S.F. (< REQUIRED 21.6 S.F.)

(N) PROPOSED KEY NOTES:

- N1 SEE A2.1 FOR ENLARGED (N) 1ST FLOOR PLAN
- N2 (N) CURB CUT FOR (N) DRIVEWAY

(D) DEMOLITION KEY NOTES:

- D1 REMOVE PORTION OF (E) CONCRETE PATH
- D2 REMOVE PORTION OF (E) CURB FOR (N) DRIVEWAY, SEE 2/- FOR (N) DRIVEWAY CURB CUT
- D3 REAR YARD REDUCED TO 25% OF LOT (30'-8"). SEE VARIANCE CASE NO.: 2014.0016V

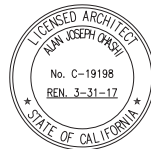
LEGEND:

- (E) ITEMS TO BE REMOVED
- (N) WALL
- PROPOSED KEY NOTE
- DEMOLITION / EXISTING KEY NOTE

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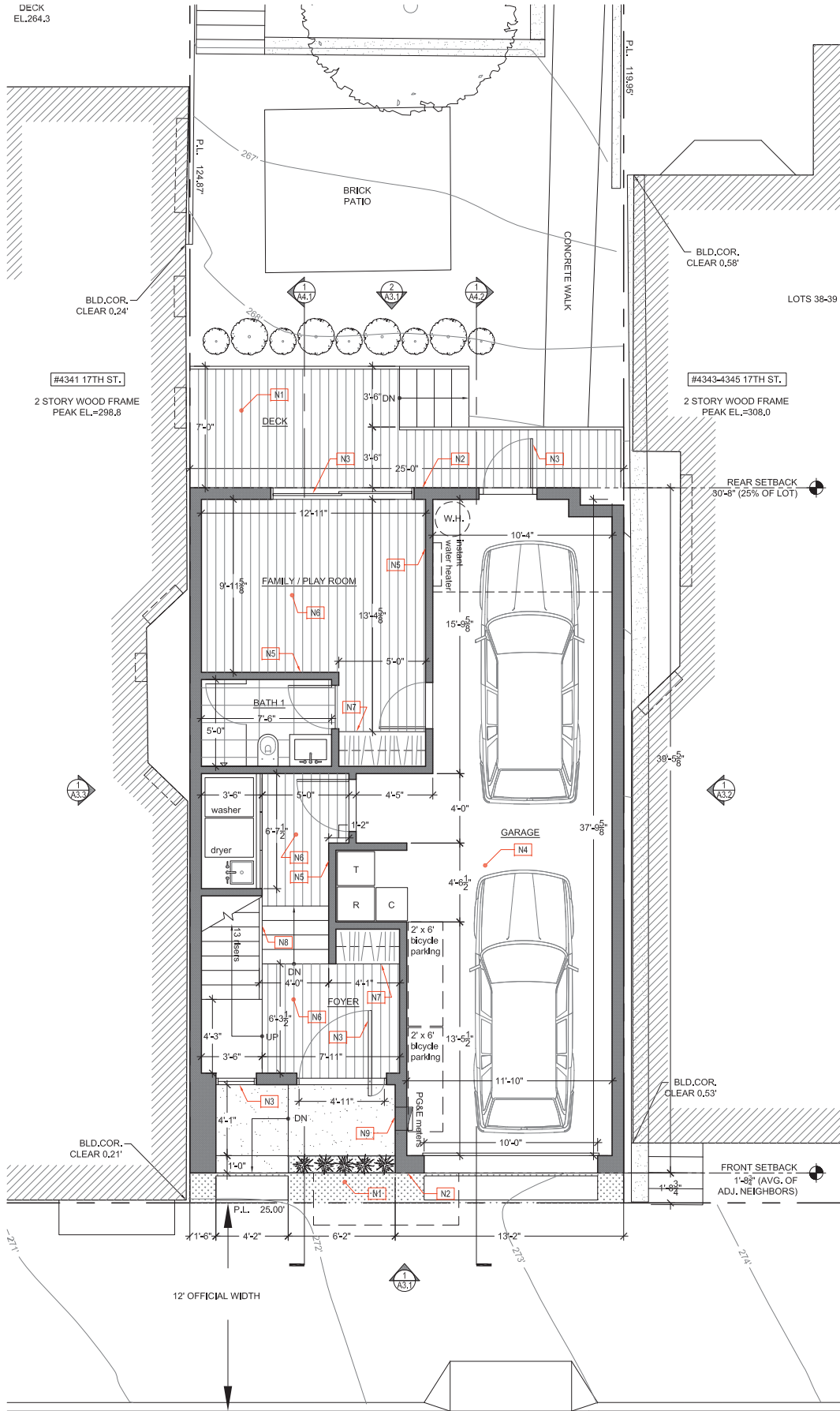
PLANNING SUBMITTAL

SHEET TITLE:

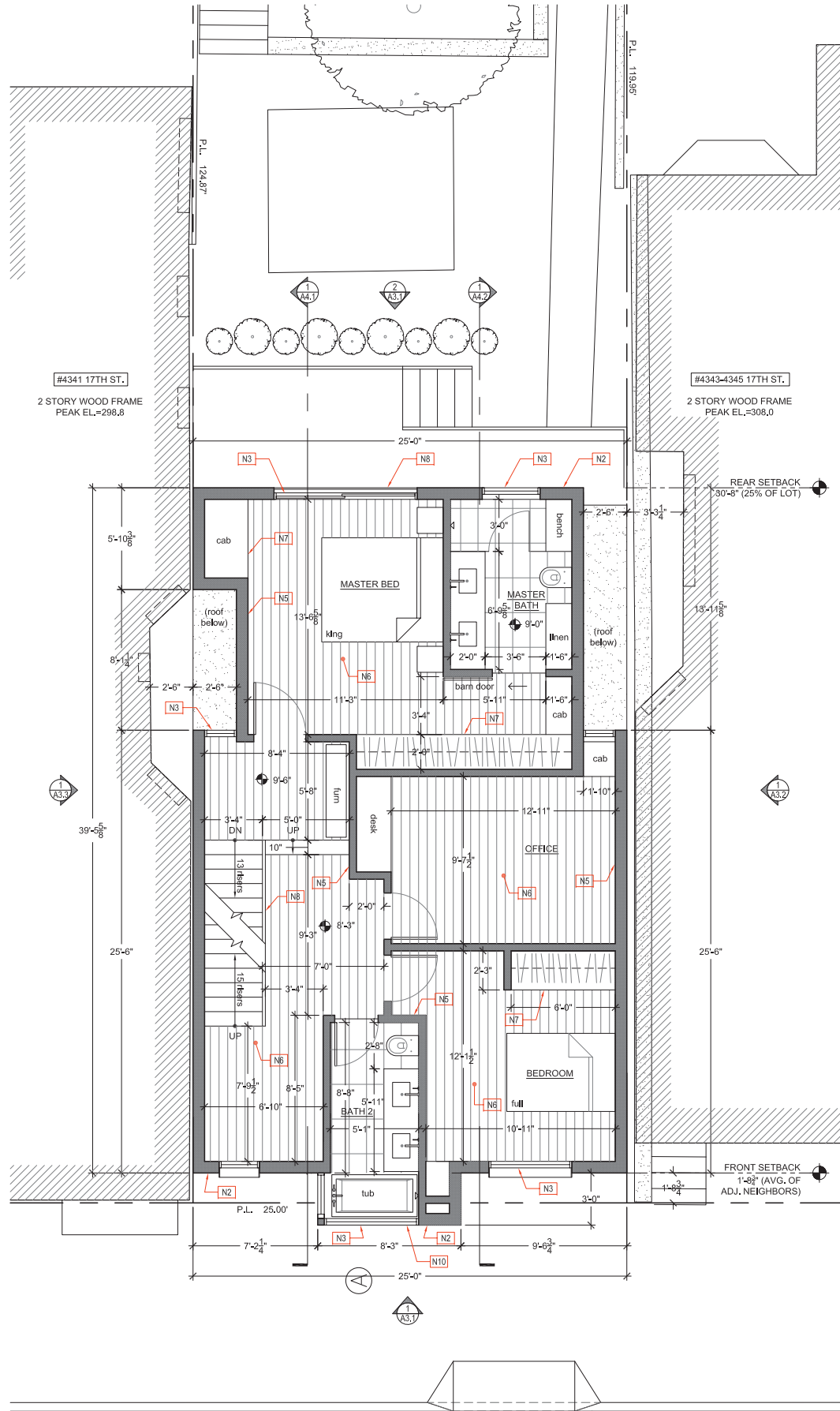
(D) & (N) Site Plan

Date	Issues & Revisions
8.11.2016	PLANNING SUBMITTAL
1.17.2017	PLANNING REVISIONS

A1.1



1 (N) PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"



2 (N) PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

(N) PROPOSED KEY NOTES:

- N1 SEE A1.1 FOR (N) SITE PLAN AND NOTES
- N2 SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES
- N3 (TYP.) THERMALLY BROKEN ALUMINUM FRAME EXTERIOR WINDOW & DOOR SYSTEM
- N4 SLAB ON GRADE
- N5 INTERIOR GYP WALL WITH LEVEL V FINISH
- N6 VERTICAL GRAIN WHITE OAK WOOD FLOORING
- N7 BUILT-IN CABINET
- N8 GLASS PARTITION / GUARDRAIL
- N9 ACCESSIBLE PG&E METERS AS REQUIRED
- N10 BAY WINDOW AND BALCONY CALCULATION:

THE AGGREGATE LENGTH OF BAY AND BALCONIES (SECTION 136 (c)(3)(D)): THE AGGREGATE LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA SHALL BE NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL, 2/3 THE BUILDABLE LENGTH OF A STREET SIDE BUILDING WALL, OR 1/3 THE LENGTH OF ALL OPEN AREAS ALONG THE BUILDABLE LENGTH OF AN INTERIOR SIDE LOT LINE; IN THE CASE OF YARDS, THESE LIMITS ON AGGREGATE LENGTH SHALL APPLY TO THE AGGREGATE OF ALL BAY WINDOWS, BALCONIES, FIRE ESCAPES AND CHIMNEYS.

FRONT ELEVATION:

2/3 X 25' (LENGTH OF PROPERTY LINE) = 16.67' (ALLOWABLE LENGTH OF BAY WINDOWS AND/OR BALCONIES)

BAY WINDOW @ 2ND FLOOR	8.25'
BALCONY @ 3RD FLOOR	8.25'
TOTAL @ FRONT ELEVATION	16.5'

LEGEND:

- (N) WALL
- PROPOSED KEY NOTE



OHASHI
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STUDIO

Architecture

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Emeryville, California
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Tel 510-595-1300
Fax 510-595-1313
www.ohashidesign.com



Miu
Residence

132 Corbett Ave
San Francisco, CA
94114

APN: 2652 / 010

OWNER:

Jean Miu
1405 Golden Gate Ave.
San Francisco, CA
94115
917-880-8994

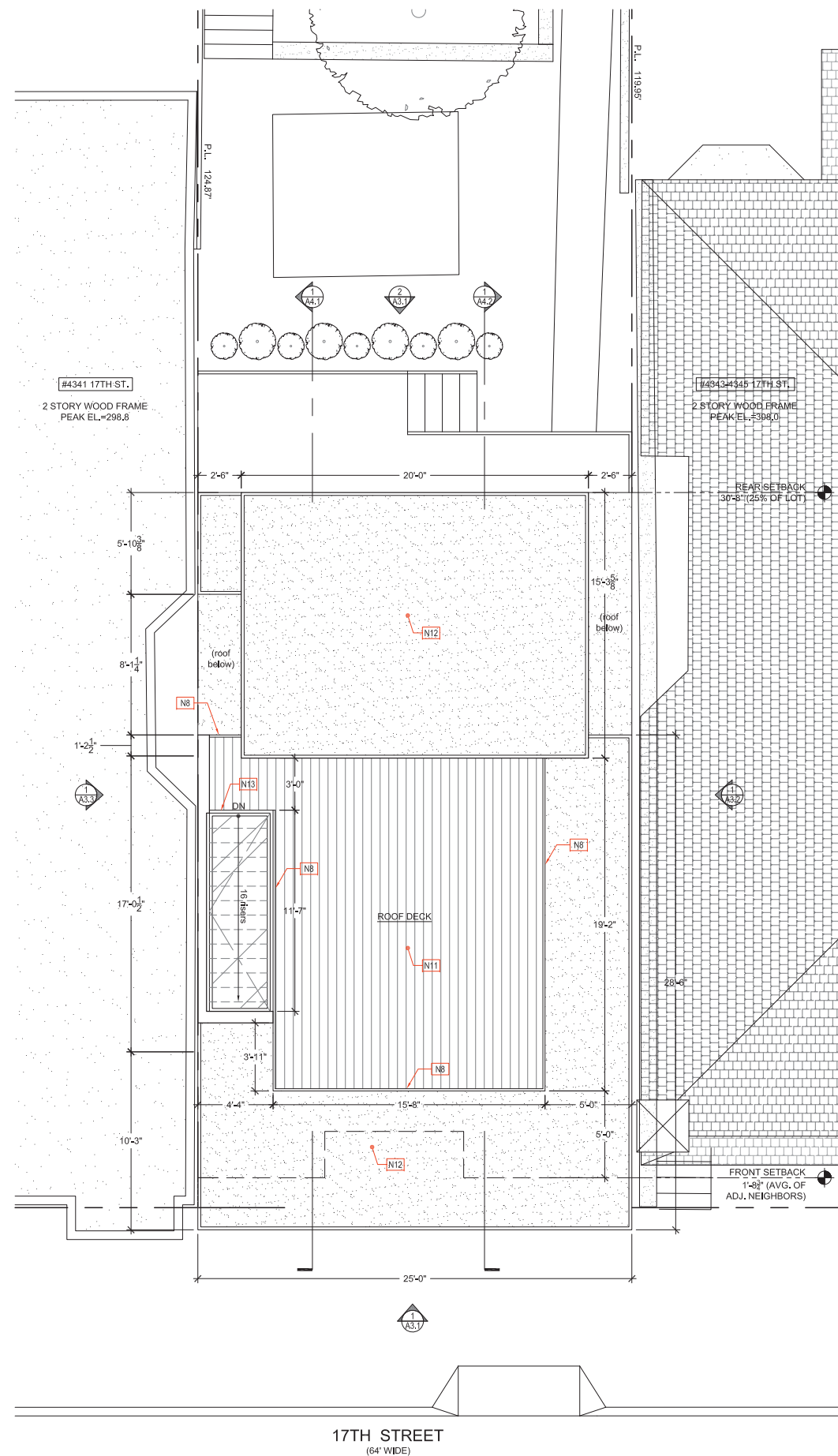
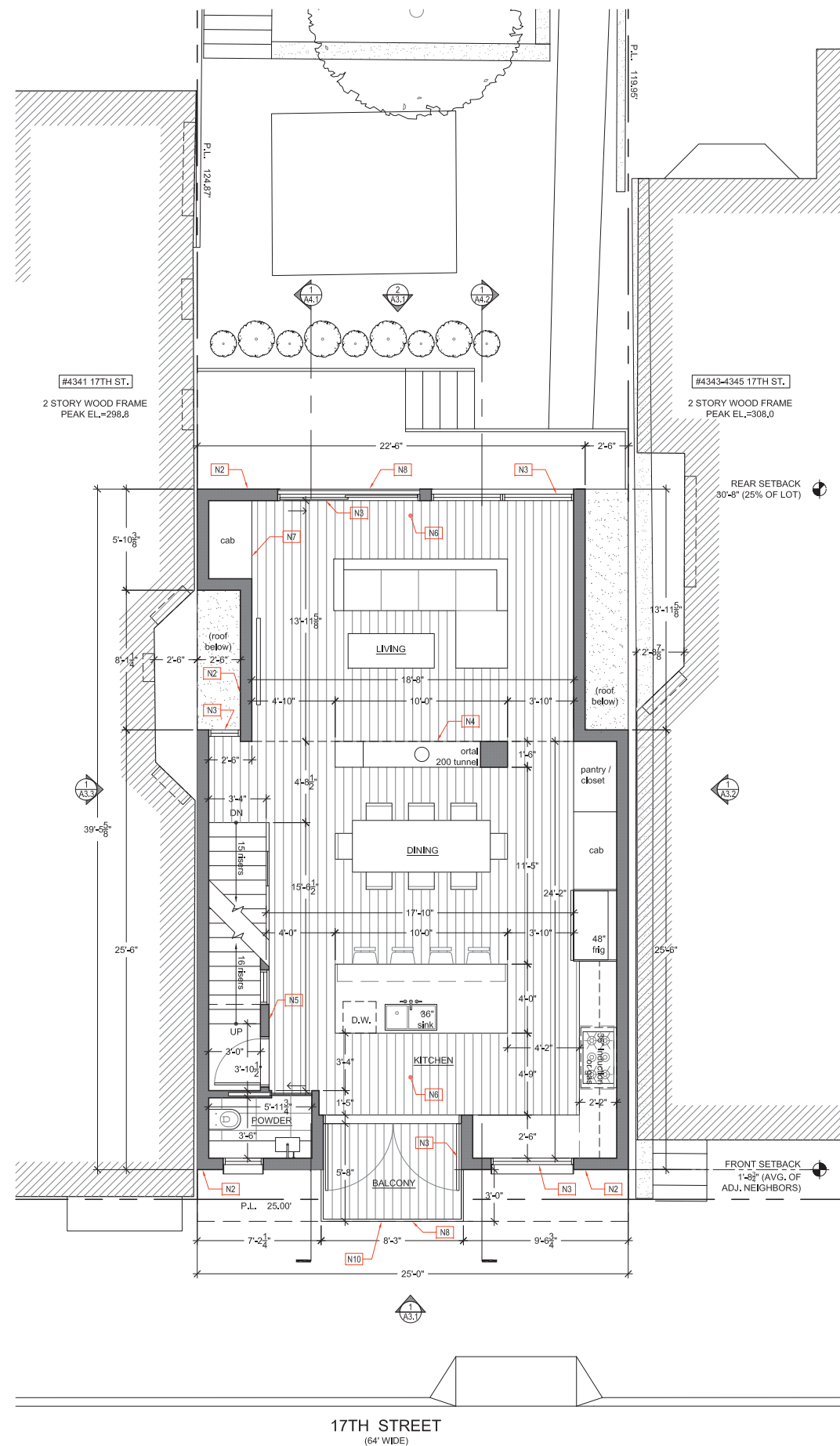
PLANNING
SUBMITTAL

SHEET TITLE:

(N) 1st Floor Plan &
(N) 2nd Floor Plan

Date	Issues & Revisions
8.11.2016	PLANNING SUBMITTAL
1.17.2017	PLANNING REVISIONS

A2.1



(N) PROPOSED KEY NOTES:

- | | |
|-----|--|
| N1 | SEE A1.1 FOR (N) SITE PLAN AND NOTES |
| N2 | SEE EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES |
| N3 | (TYP.) THERMALLY BROKEN ALUMINUM FRAME EXTERIOR WINDOW & DOOR SYSTEM |
| N4 | FIREPLACE |
| N5 | INTERIOR GYP WALL WITH LEVEL V FINISH |
| N6 | VERTICAL GRAIN WHITE OAK WOOD FLOORING |
| N7 | BUILT-IN CABINET |
| N8 | GLASS GUARDRAIL WITH C/R, LAURENCE CAP |
| N9 | GLASS PARTITION / GUARDRAIL |
| N10 | <u>BAY WINDOW AND BALCONY CALCULATION:</u> |

THE AGGREGATE LENGTH OF BAY AND BALCONIES (SECTION 135 (c)(3)(D)); THE AGGREGATE LENGTH OF ALL BAY WINDOWS AND BALCONIES PROJECTING INTO THE REQUIRED OPEN AREA SHALL BE NO MORE THAN 2/3 THE BUILDABLE WIDTH OF THE LOT ALONG A REAR BUILDING WALL, 2/3 THE BUILDABLE LENGTH OF A STREET SIDE BUILDING WALL, OR 1/3 THE LENGTH OF ALL OPEN AREAS ALONG THE BUILDABLE LENGTH OF AN INTERIOR SIDE LOT LINE; IN THE CASE OF YARDS, THESE LIMITS ON AGGREGATE LENGTH SHALL APPLY TO THE AGGREGATE OF ALL BAY WINDOWS, BALCONIES, FIRE ESCAPES AND CHIMNEYS.

FRONT ELEVATION:

2/3 X 25' (LENGTH OF PROPERTY LINE) = **16.67'** (ALLOWABLE LENGTH OF BAY WINDOWS AND/OR BALCONIES)

BAY WINDOW @ 2ND FLOOR	8.25'
BALCONY @ 3RD FLOOR	8.25'

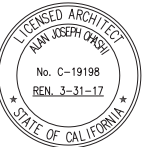
TOTAL @ FRONT ELEVATION 16.5'

- N11 IPE WOOD DECK o/ BISON PEDESTAL SYSTEM o/ TPO ROOFING
- N12 TPO ROOFING
- N13 SKYLIGHT HATCH ACCESS TO ROOF DECK

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94114


APN: 2652 / 010

OWNER:

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San Francisco, CA
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917-880-8994

SHEET TITLE:

(N) 3rd Floor Plan &
(N) Roof Plan

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
	1.17.2017	PLANNING REVISIONS

A2.2

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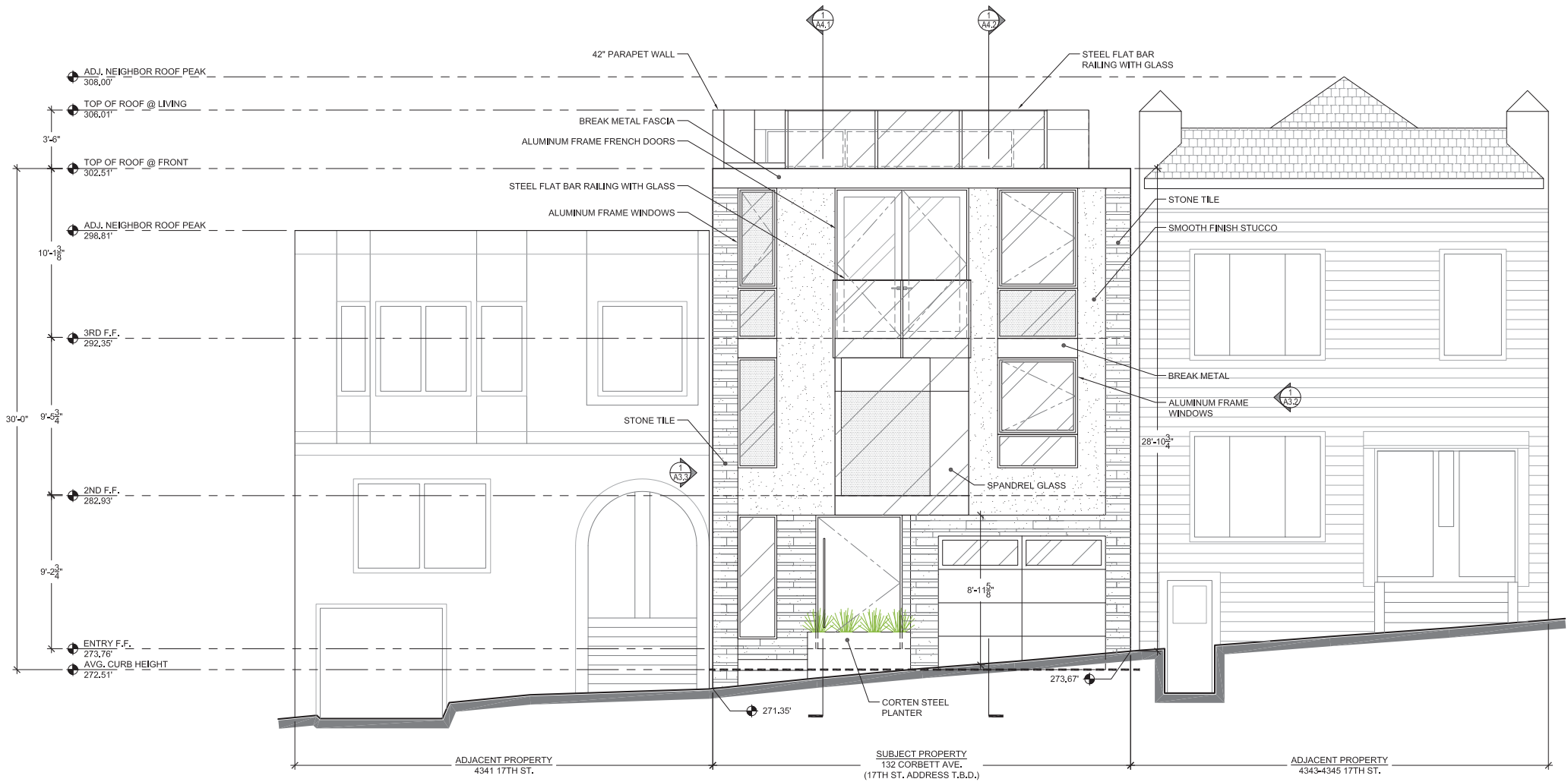
PLANNING
SUBMITTAL

SHEET TITLE:

(N) Exterior Elevations

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
△	1.17.2017	PLANNING REVISIONS

A3.1



GLASS AREA @ BAY WINDOW
CALC:

SECTION 136 (3) (C):

THE GLASS AREAS OF EACH BAY WINDOW, AND THE OPEN PORTIONS OF EACH BALCONY, SHALL BE NO LESS THAN 50% OF THE SUM OF THE AREAS OF THE VERTICAL SURFACES OF SUCH BAY WINDOW OR BALCONY ABOVE THE REQUIRED OPEN AREA.

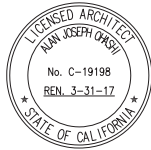
AREA OF VERTICAL SURFACES:
84 + 30 + 30 = 144 S.F.
50% OF 144 = 72 S.F. (REQUIRED AREA OF GLASS)

AREA OF GLASS:
24 + 48 = 72 S.F.

AVERAGE CURB HEIGHT CALC.

$$\frac{(271.35' + 273.67')}{2} = 272.51'$$

0 1' 5' 10'
SCALE: 1/4" = 1'-0"



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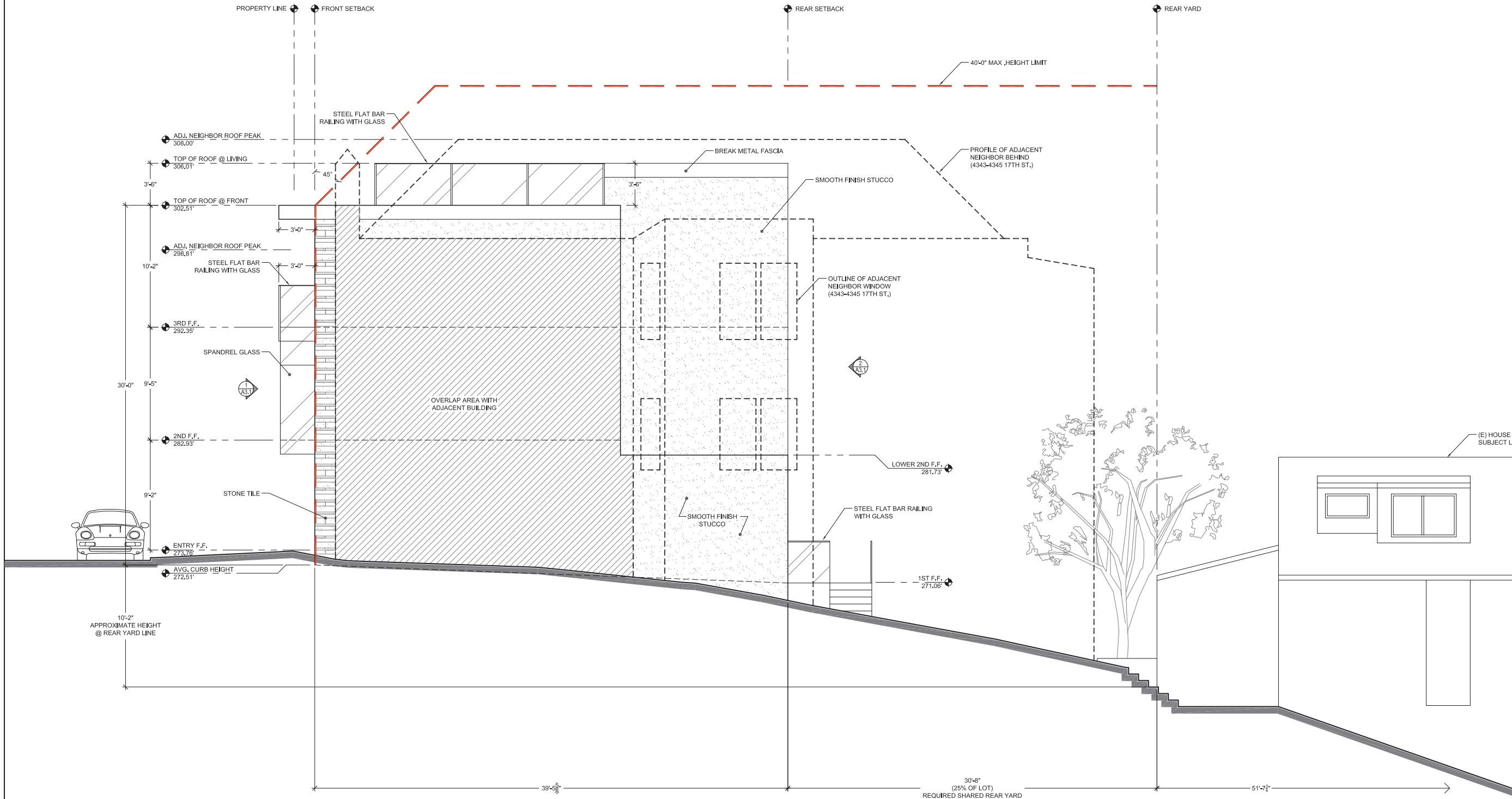
PLANNING
SUBMITTAL

SHEET TITLE:

(N) Exterior Elevations

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
△	1.17.2017	PLANNING REVISIONS

A3.2



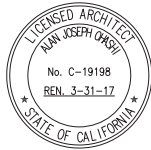
1 (N) PROPOSED WEST ELEVATION + 4343-4345 17TH ST.
1/4" = 1'-0"

0 1' 5' 10'
SCALE: 1/4" = 1'-0"

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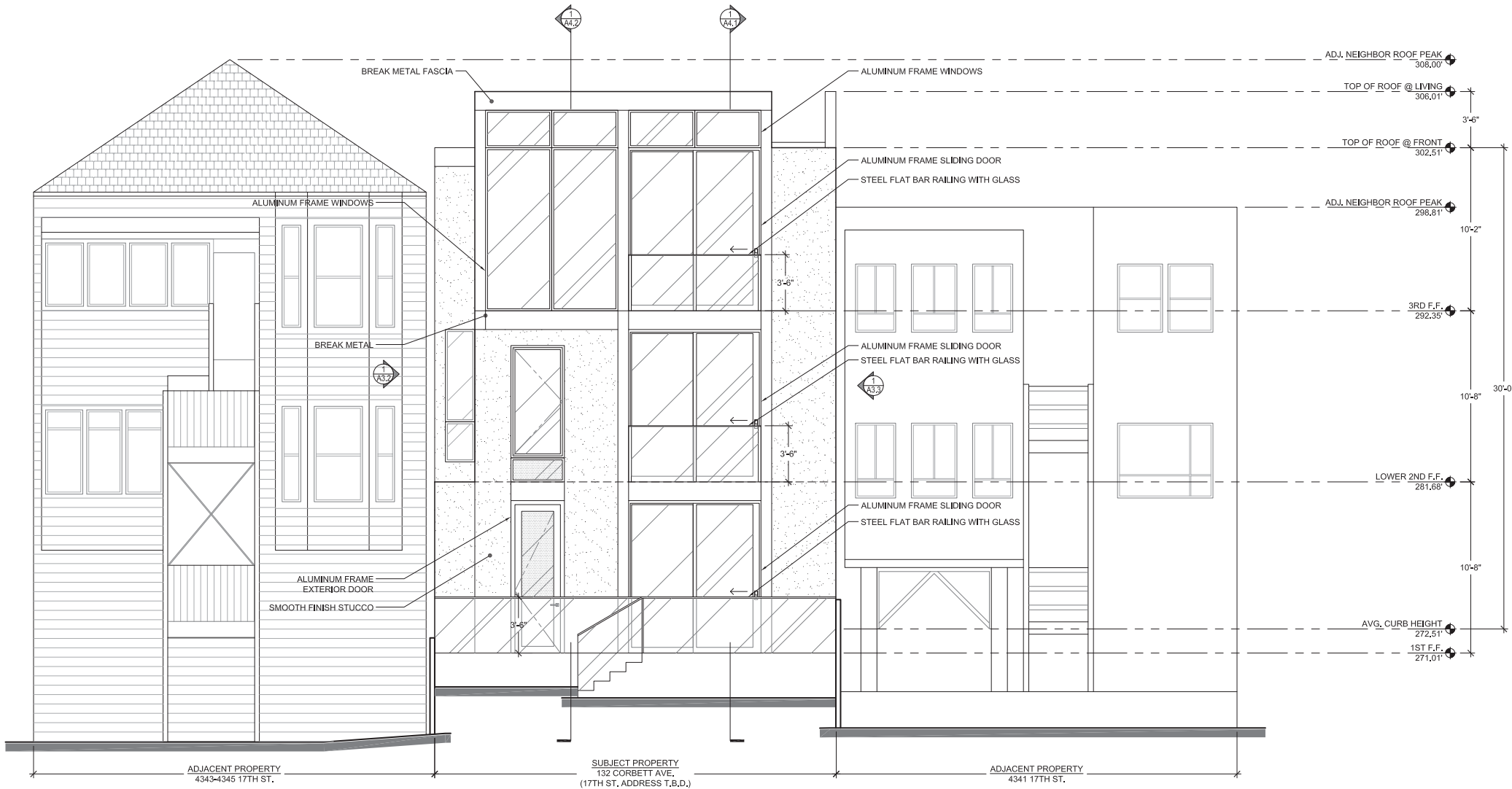
PLANNING
SUBMITTAL

SHEET TITLE:

(N) Exterior Elevations

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
△	1.17.2017	PLANNING REVISIONS

A3.3



2 (N) PROPOSED SOUTH ELEVATION (REAR)
1/4" = 1'-0"

0 1' 5' 10'
SCALE: 1/4" = 1'-0"

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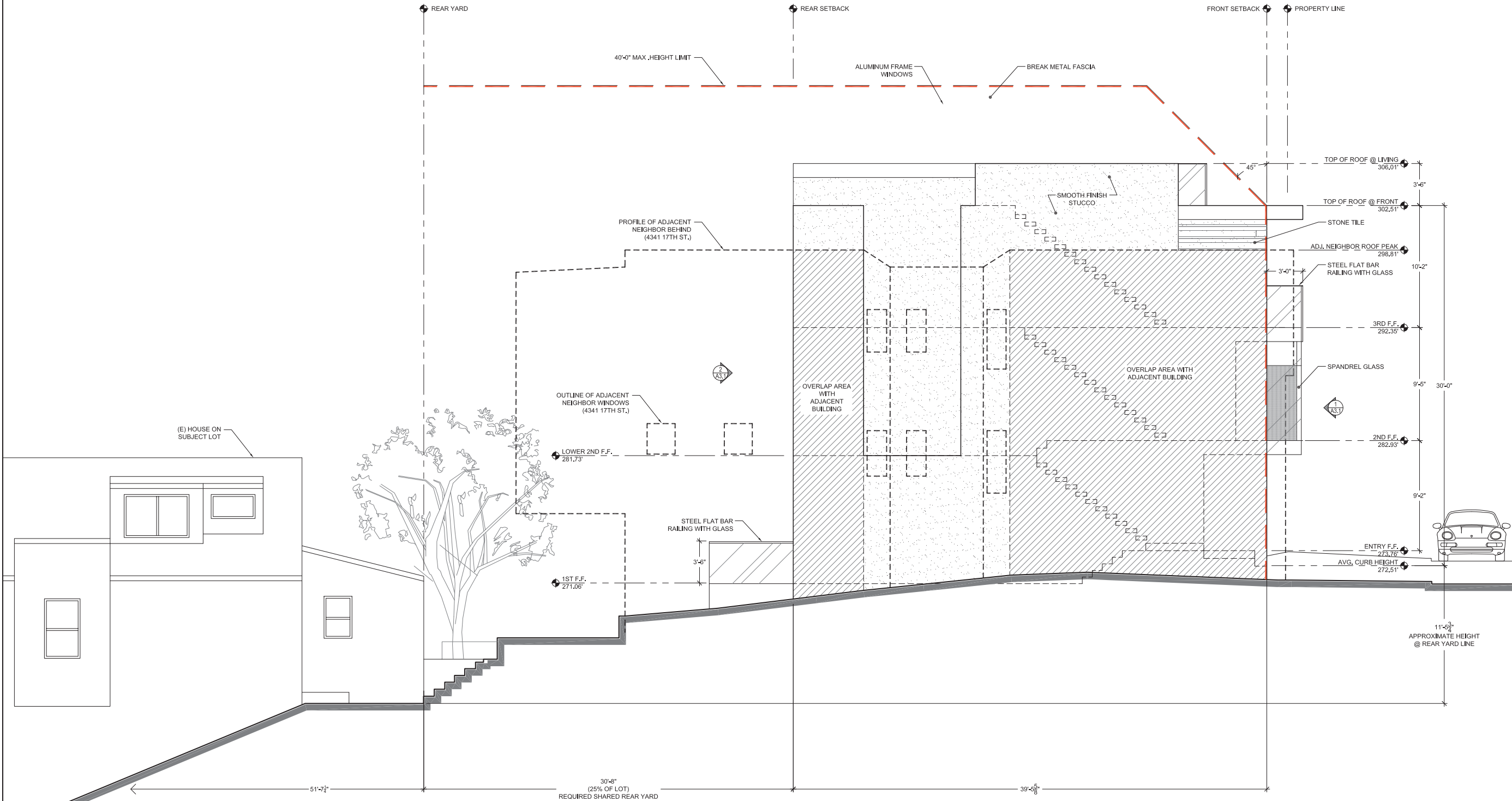
PLANNING
SUBMITTAL

SHEET TITLE:

(N) Exterior Elevations

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
△	1.17.2017	PLANNING REVISIONS

A3.4



1 (N) PROPOSED EAST ELEVATION + 4341 17TH ST.
1/4" = 1'-0"

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PLANNING
SUBMITTAL

SHEET TITLE:

(N) Site Section

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
⚠	1.17.2017	PLANNING REVISIONS

A4.1



1 (N) SITE SECTION
3/16" = 1'-0"

0 1' 5' 10'
SCALE: 3/16" = 1'-0"

UPDATED - 01/26/2017

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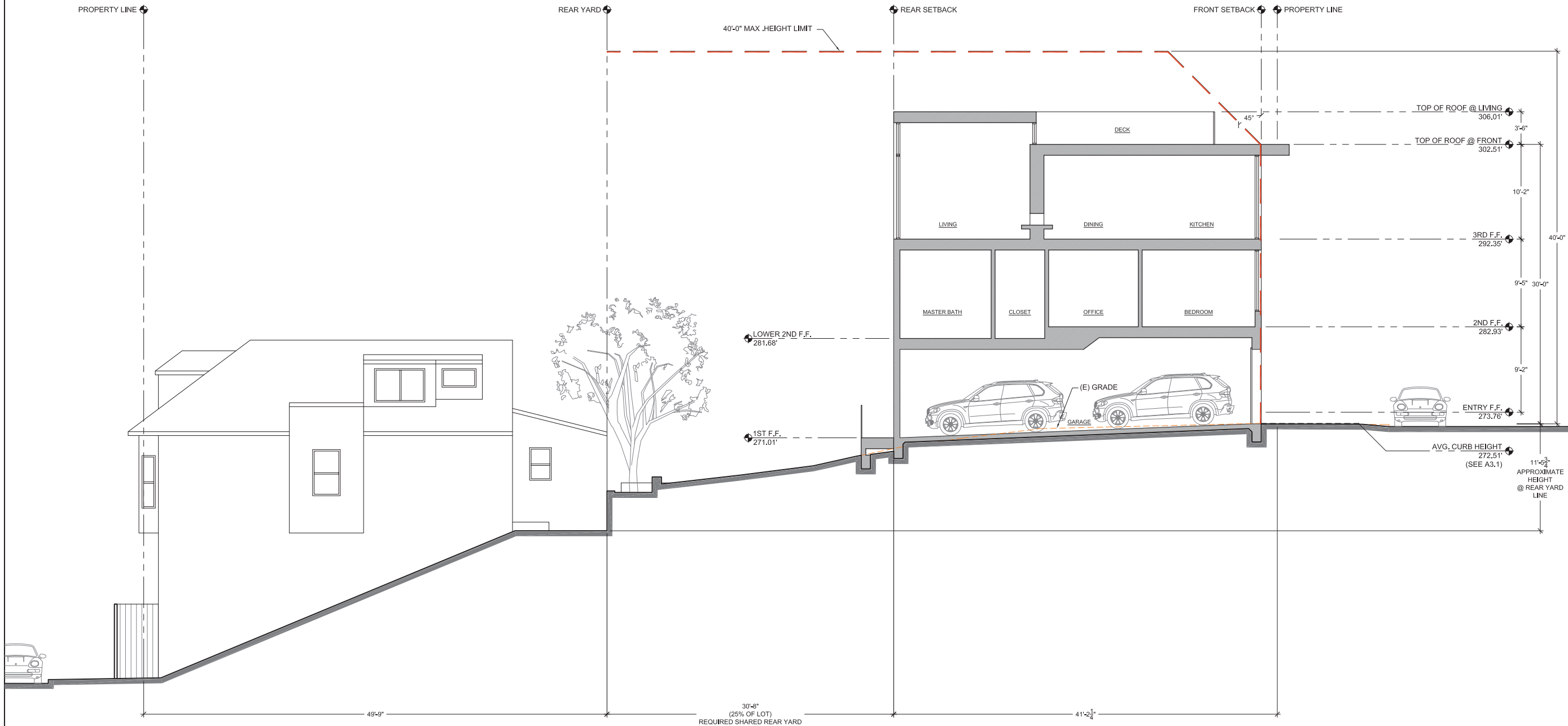
PLANNING
SUBMITTAL

SHEET TITLE:

(N) Site Section

	Date	Issues & Revisions
	8.11.2016	PLANNING SUBMITTAL
⚠	1.17.2017	PLANNING REVISIONS

A4.2



1 (N) SITE SECTION
3/16" = 1'-0"

0 1' 5' 10'
SCALE: 3/16" = 1'-0"

UPDATED - 01/26/2017



STUCCO:
STEEL TROWL SMOOTH COLOR INTEGRATED STUCCO
COLOR : WHITE



WHITE SPANDREL GLASS



STONE OR PORCELAIN TILE

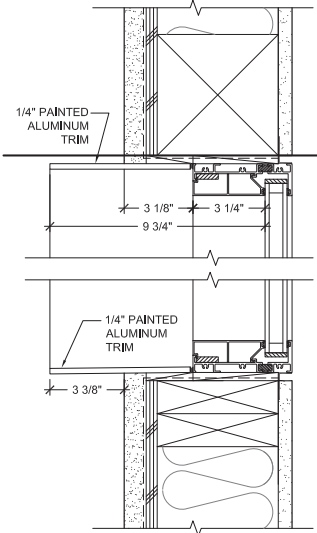


FROSTED GLASS:



FASCIA:
BREAK METAL FASCIA

WINDOWS & DOORS:
ALUMINUM WINDOWS AND DOORS (THERMALLY BROKEN)
MANUFACTURE : "FLEETWOOD" OR EQ.
COLOR : MARTIN MEDIUM BRONZE OR SIM.



1. TYPICAL WINDOW DETAIL
SCALE: 3" = 1'-0"



STAINED WOOD SOFFIT



1 FRONT PERSPECTIVE RENDERING
N.T.S.



RAILING:
1/2" x 2" STAINLESS STEEL FLAT BAR RAILING AND
2" x 2" POSTS WITH TEMPERED GLASS
(ALTERNATE: POWDER COAT TO MATCH
WINDOW & DOOR COLOR)



CORTEN STEEL PLANTER

**OHASHI
DESIGN
STUDIO**

Architecture

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**Miu
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OWNER:

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San Francisco, CA
94115
917-880-8994

**PLANNING
SUBMITTAL**

SHEET TITLE:

Exterior Colors &
Materials

Date	Issues & Revisions
8.11.2016	PLANNING SUBMITTAL
1.17.2017	PLANNING REVISIONS

A9.1



SAN FRANCISCO PLANNING DEPARTMENT

Variance Decision

Date: July 10, 2014
Case No.: **2014.0016V**
Project Address: **132 Corbett Avenue**
Zoning: RH-2 (Residential, House – Two-Family)
40-X Height and Bulk District
Block/Lots: 2652 / 010
Applicant: Jeff Burris
665 3rd St., Suite 335
San Francisco, CA 94107
Owners: Jean Miu
132 Corbett Ave.
San Francisco, CA 94114
Staff Contact: Tina Chang – (415) 575-9197
Tina.chang@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DESCRIPTION OF VARIANCE – REAR YARD VARIANCE SOUGHT:

The proposal is to construct a second dwelling unit at the rear of a through lot between 17th Street and Corbett Avenue. The property is currently developed with a two-story, single-family dwelling unit (fronting Corbett Avenue). The second dwelling unit (fronting 17th Street) would reduce the rear yard from approximately 71' 9" to 30' 8" (between the two buildings), or about 25% of the lot depth.

SECTION 134 OF THE PLANNING CODE requires a rear yard that is 45% of lot depth for properties within the RH-2 (Residential House, Two-Family) Zoning District. The project applicant requests a variance to this requirement to construct a second dwelling unit at the rear of the lot (fronting 17th Street).

PROCEDURAL BACKGROUND:

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2014.0016V** on **June 25, 2014**
3. A building permit has not yet been filed for this project. Section 311 neighborhood notification will be performed as part of the building permit.

DECISION:

GRANTED, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a second dwelling within the required rear yard of the subject property (fronting 17th Street), subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. This Variance Decision and the recorded Notice of Special Restrictions, Case No. 2012.0825V, shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other properties or uses in the same class of district.

Requirement Met.

- A. The subject 1,150 SF single-family residence fronting Corbett Avenue, constructed circa 1915, was built on a 3,057 SF through-lot, centrally located within the block and part of a series of buildings that create a strong mid-block open space pattern. Most other lots contributing to this pattern already have secondary structures on the opposite sides of the lot, or they front 17th Street.
- B. Due to the centrality of the subject within the larger context of the mid-block open space pattern and the topography of the lot, options to construct a secondary unit without compromising the established open space pattern are limited.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

Requirement Met.

- A. Literal enforcement of the rear yard requirements of the Planning Code for the subject property results in hardship when attempting to construct a second dwelling unit on the lot, which is permitted as-of-right per the underlying zoning. The project sponsor has identified three alternatives for adding a second dwelling unit to the property:
1. Add Height and depth to the existing house, creating a two-unit building fronting Corbett. The challenges imposed by this alternative include adding height and depth to the house which would compromise the mid-block open space pattern, contrary to the Residential Design Guidelines. Additionally, this alternative might negatively impact neighbors fronting 17th street (which are at a higher elevation than properties that front on Corbett Avenue).
 2. Demolish the existing house at Corbett and construct a new two-unit structure facing 17th Street. The challenges imposed by this alternative include demolition of the house, which was constructed in 1915 and is considered to be a potential historic resource. Additionally, protection and preservation of existing housing stock is a priority, per Planning Code Section 317.
 3. Add a second structure facing 17th Street. The challenges imposed by this alternative include the requirement for a rear yard variance; however, this proposal preserves the existing dwelling on the lot and complies with the Residential Design Guidelines.

FINDING 3.

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

Requirement Met.

- A. The subject property is within the RH-2 Zoning District, permitting two units per lot as-of-right. Denial of the variance would prevent the sponsor from adding a second dwelling unit to the subject property in a manner that complies with the Residential Design Guidelines and retains the existing building on the lot. Of the 34 lots on the block, approximately 23 or 67% housed multiple units. As such, the variance is necessary for the preservation and enjoyment of a substantial property right of the subject property possessed by other property in the same class of district.
- B. To achieve the preservation and enjoyment of a substantial property right possessed by other property in the same class of district, the project sponsor is proposing a rear yard amounting to

25% of lot depth, or approximately 30' 8", which would retain the existing dwelling on the lot. If approved as proposed, the property would function similar the pattern of development in the neighborhood and to the pattern of development on other through-lots (with dwelling units fronting opposing sides of the lot).

FINDING 4.

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Requirement Met.

- A. One intent of the rear yard requirement is to establish and preserve a pattern of mid-block open spaces. The subject property is a through lot between Corbett Avenue and 17th Street, developed with an existing single-family dwelling (fronting Corbett Avenue). Construction of a new dwelling at the rear of the property (fronting 17th Street) and providing a rear yard between the two buildings will maintain and strengthen the mid-block open space, consistent with the Planning Department's Residential Design Guidelines and the intent of Planning Code Section 134.
- B. Granting the variance would not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity. The construction of a second dwelling unit at the rear of the lot minimizes disturbance of views, which are strongest facing south, down-sloping towards Corbett Avenue.
- C. The Planning Department is aware of opposition to the project from two neighbors; however, the project has been designed in a manner to reduce impacts on adjacent properties.

FINDING 5.

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Requirement Met.

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, maintaining housing stock and the intent of Planning Code Section 134, from which the applicant desires a variance.
 - 1. Existing neighborhood retail uses will not be adversely affected by the proposed project.
 - 2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal will preserve the existing single family dwelling unit on the property and add a second dwelling unit to the property.

3. The proposed project will have no effect on the City's supply of affordable housing.
4. The proposed project does not adversely affect neighborhood parking or public transit.
5. The project will have no effect on the City's industrial and service sectors.
6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
7. The project will have no effect on the City's landmarks or historic buildings.
8. The project would not affect any existing or planned public parks or open spaces.


The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

APPEAL: Any aggrieved person may appeal this variance decision to the Board of Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3rd Floor (Room 304) or call 575-6880.

Very truly yours,



Scott F. Sanchez

Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

G:\Documents\VARIANCES\132 Corbett Ave_2014.0016V\132CorbettAve_Variance Decision Letter.doc
Copy to I:\Decision Documents\Variance Decision Letters\2014\2014.0016V – 132 Corbett Ave -
Granted



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. 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. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: 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 > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: 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</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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"/>	Archeological Resources: 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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 Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

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?
If at least one of the above boxes is checked, further environmental review is required.	

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.	
Planner Name:	Signature or Stamp:

1 [Interim Zoning Controls - Large Residential Projects in RH-1, RH-2, and RH-3 Zoning
2 Districts]

3 **Resolution extending, for an additional six-month period, interim zoning controls in the**
4 **RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street,**
5 **Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the**
6 **eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern**
7 **property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street,**
8 **requiring Conditional Use authorization for: any residential development on a vacant**
9 **parcel that will result in total residential square footage exceeding 3,000 gross square**
10 **feet; any new residential development on a developed parcel that will increase the**
11 **existing gross square footage in excess of 3,000 square feet and by more than 75%**
12 **without increasing the existing legal unit count, or more than 100% if increasing the**
13 **existing legal unit count; and for any residential development that results in greater**
14 **than 55% total lot coverage; and affirming the Planning Department's determination**
15 **under the California Environmental Quality Act.**

16
17 WHEREAS, Planning Code, Section 306.7 provides for the imposition of interim zoning
18 controls that promote the public interest, including but not limited to development and
19 conservation of the City's commerce and industry to maintain the City's economic vitality and
20 maintain adequate services for its residents, visitors, businesses, and institutions; and
21 preservation of neighborhoods and areas of mixed residential and commercial uses and their
22 existing character; and

23 WHEREAS, Planning Code, Section 306.7(h) authorizes imposition of interim controls
24 for a period of 18 months, which may be extended by the body imposing the controls for an
25 additional six months; and

1 WHEREAS, On March 10, 2015, the Board of Supervisors adopted Resolution No. 76-
2 15, which was signed by the Mayor on March 19, 2015; and

3 WHEREAS, Resolution No. 76-15 imposed interim controls for an 18-month period that
4 required, for all parcels zoned RH-1, RH-2, or RH-3 within a perimeter established by Market
5 Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the
6 eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and
7 Douglass Street, (1) a Conditional Use authorization pursuant to Planning Code, Section 303
8 for any residential development that will result in total residential square footage exceeding
9 3,000 gross square feet on a parcel if the residential development will occur on a vacant
10 parcel; (2) a Conditional Use authorization pursuant to Planning Code, Section 303 for any
11 residential development that will increase the total existing gross square footage on a
12 developed parcel in excess of 3,000 square feet and by (a) more than 75% without increasing
13 the existing legal unit count or (b) more than 100% if increasing the existing legal unit count;
14 and (3) a Conditional Use authorization pursuant to Planning Code, Section 303 for any
15 residential development, either as an addition to an existing building or as a new building, that
16 results in greater than 55% lot coverage; and

17 WHEREAS, Resolution No. 76-15 provided that the Planning Commission shall only
18 grant a Conditional Use authorization allowing residential development to result in greater
19 than 55% lot coverage upon finding unique or exceptional lot constraints that would make
20 development on the lot infeasible without exceeding 55% total lot coverage, or, in the case of
21 the addition of a residential unit, that such addition would be infeasible without exceeding 55%
22 total lot coverage; and

23 WHEREAS, Resolution No. 76-15 provided that the Planning Commission, in
24 considering a Conditional Use authorization where an additional new residential unit is
25 proposed on a through lot on which there is already an existing building on the opposite street

1 frontage, shall only grant such authorization upon finding that it would be infeasible to add a
2 unit to the already developed street frontage of the lot; and

3 WHEREAS, It is necessary to extend the interim controls for an additional six-month
4 period to allow time for further study and possibly permanent legislation to be enacted; and


5 WHEREAS, The Planning Commission should consider whether the expansion of an
6 existing unit would significantly alter the unit's affordability when considering a Conditional
7 Use authorization; and

8 WHEREAS, The Planning Department has determined that the actions contemplated in
9 this Resolution are in compliance with the California Environmental Quality Act (California
10 Public Resources Code, Sections 21000 et seq.); and

11 WHEREAS, The Board of Supervisors hereby affirms that determination on file with
12 the Clerk of the Board of Supervisors in File No. 150192 and incorporated herein by
13 reference; now, therefore, be it

14 RESOLVED, That pursuant to Planning Code Section 306.7, the Board of Supervisors
15 hereby extends the interim controls imposed by Resolution No. 76-15 for an additional six-
16 month period that begins on September 20, 2016, or until permanent controls are enacted,
17 whichever shall first occur.

18
19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By: 
22 ROBB KAPLA
23 Deputy City Attorney

24 n:\egana\as2016\1600701\01135053.docx



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 160989

Date Passed: October 25, 2016

Resolution extending, for an additional six-month period, interim zoning controls in the RH-1, RH-2, and RH-3 zoning districts within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of Assessor's Parcel Block No. 2620, Lot No. 063, the eastern property line of Assessor's Parcel Block No. 2619, Lot No. 001A, and Douglass Street, requiring Conditional Use authorization for: any residential development on a vacant parcel that will result in total residential square footage exceeding 3,000 gross square feet; any new residential development on a developed parcel that will increase the existing gross square footage in excess of 3,000 square feet and by more than 75% without increasing the existing legal unit count, or more than 100% if increasing the existing legal unit count; and for any residential development that results in greater than 55% total lot coverage; and affirming the Planning Department's determination under the California Environmental Quality Act.

October 17, 2016 Land Use and Transportation Committee - RECOMMENDED

October 25, 2016 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160989

I hereby certify that the foregoing
Resolution was ADOPTED on 10/25/2016
by the Board of Supervisors of the City and
County of San Francisco.


for Angela Calvillo
Clerk of the Board


Mayor

11/4/2016
Date Approved