



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use & Variance

HEARING DATE: JULY 16, 2015

Date: July 2, 2015
Case No.: **2014.1186CV**
Project Address: **25 ELGIN PARK**
Zoning: RTO (Residential, Transit Oriented)
40-X Height and Bulk District
Block/Lot: 3502/111
Project Sponsor: Anthony Pantaleoni
Kotas/Pantaleoni Architects
775 Burnett Avenue
San Francisco, CA 94131
Staff Contact: Doug Vu – (415) 575-9120
doug.vu@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project Sponsor proposes to construct a new fourth story with three dwelling units to an existing building that exceeds the principally permitted number of residential units pursuant to Planning Code Sections 209.4 and 303. The 3,210 sq. ft. property is currently developed with a 6,860 sq. ft., three-story, nine-family apartment building with a ground story that includes eight off-street parking spaces in addition to one of the dwelling units. The new fourth story would be constructed using the existing building footprint for a total of twelve dwelling units, and one parking space in the garage will be removed to provide dedicated space for twelve Class 1 bicycle parking spaces. Since the three new units would be constructed using the same noncomplying building footprint, they would also lack the required rear yard, amount of usable open space, and one unit would not meet the exposure requirement. Therefore, the Project will require rear yard variance, usable open space and exposure variances pursuant to Planning Code Sections 134, 135 and 140, respectively.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the east side of Elgin Park, between Market Street and Duboce Avenue. Referred to as Block 3502 and Lot 111, the irregular quadrilateral shaped property has 75 feet of frontage along Elgin Park, 85 feet that abuts the Central Freeway, a depth of 23 feet at the north property line and 63 feet at the south property line, located within the RTO (Residential, Transit Oriented) Zoning and the 40-X Height and Bulk Districts. The structure on the property was originally built in 1962 as an eight-unit multi-family building, but received Conditional Use authorization in 2013 (Motion No. 18959) to add a 520 sq. ft. unit at the ground floor by enclosing an existing overhang behind the garage, for a total of nine dwelling units. The noncomplying building maintains an approximately 6-feet 3-inch deep rear yard that is less than the minimum required 15 feet, and has an area of approximately 873 sq. ft. that is less than the minimum required 1,197 sq. ft. of common usable open space. The addition of the dwelling unit at the ground floor in 2013 also required an exposure variance, which was granted under Case No. 2011.0053V.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project is located within the Market Octavia Plan Area, approximately 200 feet south of Market Street. The Central Freeway is located to the immediate north and east of the Property, and single- and multi-family residences within the RTO (Residential, Transit-Oriented) District are located to the south and west. The properties located to the north in the NCT-3 (Moderate Scale Neighborhood Commercial Transit) District include retail commercial and institutional in addition to residential uses that results in a neighborhood that has a generally dense, central city environment.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 27, 2015	June 24, 2015	23 days
Posted Notice	20 days	June 27, 2015	June 27, 2015	20 days
Mailed Notice	10 days	July 7, 2015	June 26, 2015	22 days

PUBLIC COMMENT

- To date, the Department has received one letter opposing the Project stating it would result in negative light and air impacts to a property across the Elgin Park.

ISSUES AND OTHER CONSIDERATIONS

- Planning Code Section 209.4 principally permits one dwelling unit per 600 sq. ft. of lot area, or five dwelling units for this Property, and requires conditional use authorization for unit density above this amount. Density is limited not by lot area but rather by the applicable requirements and limitations set forth in the Planning Code that include but are not limited to height, bulk, setbacks, open space, and exposure as well as the Residential Design Guidelines, elements and area plans of the General Plan and design review by the Planning Department.
- Planning Code Section 134 requires a rear yard equal to the depth of the rear building wall of the one adjacent building, but under no circumstances less than a depth of 25 percent of the total lot depth, or less than 15 feet, whichever is greater. The addition of a new story will intensify the Property's existing noncomplying 6-foot 3-inch setback, requiring the approval of a rear yard variance by the Zoning Administrator. The hearing will be held concurrently with the Conditional Use authorization.
- Planning Code Section 135 requires a minimum of 100 sq. ft. of private, or 133 sq. ft. of common usable open space per dwelling unit, or 1,596 sq. ft. The addition of a new story with three dwelling units will intensify the Property's existing noncomplying usable open space that is

approximately 873 sq. ft., requiring the approval of a variance by the Zoning Administrator. The hearing will be held concurrently with the Conditional Use authorization.

- Planning Code Section 140 requires the windows of at least one room for each dwelling unit face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard a rear yard that meet the requirements of the Code. The addition of a new story includes one dwelling unit at the rear of the building that will not face a Code complying rear yard, requiring the approval of a variance by the Zoning Administrator. The hearing will be held concurrently with the Conditional Use authorization.
- The existing building was reclassified to a Category C building on January 18, 2013, and is not a historical resource.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization for the construction of a fourth story with three new dwelling units that exceed the principally permitted number of units to the existing three-story, nine-unit apartment building on the 3,210 sq. ft. lot in the RTO Zoning District, pursuant to Planning Code Sections 209.4 and 303.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of three dwelling units.
- The Project is consistent with the Residential Design Guidelines.
- The addition will maintain the existing building envelope and thus maintain the development pattern of the surrounding neighborhood. The height and depth of the proposed buildings are compatible with the immediate context, including the adjacent property at 27 Elgin Park.
- The placement and scale of the architectural details for the Project are compatible with the existing character of the building.
- The scale of the Project will not result in significant impacts on the existing capacity of the local street or MUNI systems.
- The Project is appropriate because the Planning Code allows residential density greater than one unit per 600 sq. ft. of lot area with a Conditional Use authorization if it is consistent with the Residential Design Guidelines and compatible with the neighborhood. The RTO District is intended to accommodate a greater density than what currently exists on this underutilized lot, which is located less than 300 feet from Market Street, the City's primary transit corridor. Several of the surrounding properties reflect this ability to accommodate more density than is principally permitted.
- The structure was reclassified to a Category C building on January 18, 2013, and is not a historical resource.
- With the exception of the rear yard, open space and exposure requirements, the proposed Project meets all other applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Site Photograph
Aerial Photographs
Reduced Plans
Project Sponsor Submittal
Public Correspondence

Attachment Checklist

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

DV
Planner's Initials

DV: G:\Documents\CUA\25 Elgin Park_2014.1186C\Report\25 Elgin_Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input checked="" type="checkbox"/> Market Octavia Community Improvements Fee |

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Suite 400
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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.4 AND 303 OF THE PLANNING CODE TO ALLOW THE CONSTRUCTION OF A NEW 2,334 SQUARE FOOT FOURTH STORY WITH THREE DWELLING UNITS TO AN EXISTING THREE-STORY, NINE-FAMILY DWELLING WITHIN THE RTO (RESIDENTIAL, TRANSIT ORIENTED) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 13, 2014 Anthony Pantaleoni (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.4 and 303 to increase the residential density and allow the construction of a 2,334 sq. ft. fourth story with three new dwelling units to the existing three-story, nine-unit apartment building on the 3,210 sq. ft. lot within the RTO (Residential, Transit Oriented) District and a 40-X Height and Bulk District.

On July 16, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1186CV.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The existing building was reclassified to a Category C building on January 18, 2013, and is not a historical resource.

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. 2014.1186CV, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the east side of Elgin Park, between Market Street and Duboce Avenue. Referred to as Block 3502 and Lot 111, the irregular quadrilateral shaped property has 75 feet of frontage along Elgin Park, 85 feet that abuts the Central Freeway, a depth of 23 feet at the north property line and 63 feet at the south property line, located within the RTO (Residential, Transit Oriented) Zoning and the 40-X Height and Bulk Districts. The structure on the property was originally built in 1962 as an eight-unit multi-family building, but received Conditional Use authorization in 2013 (Motion No. 18959) to add a 520 sq. ft. unit at the ground floor by enclosing an existing overhang behind the garage, for a total of nine dwelling units. The noncomplying building maintains an approximately 6-feet 3-inch deep rear yard that is less than the minimum required 15 feet, and has an area of approximately 873 sq. ft. that is less than the minimum required 1,197 sq. ft. of common usable open space. The addition of the dwelling unit at the ground floor in 2013 also required an exposure variance, which was granted under Case No. 2011.0053V.
3. **Surrounding Properties and Neighborhood.** The Project is located within the Market Octavia Plan Area, approximately 200 feet south of Market Street. The Central Freeway is located to the immediate north and east of the Property, and single- and multi-family residences within the RTO (Residential, Transit-Oriented) District are located to the south and west. The properties located to the north in the NCT-3 (Moderate Scale Neighborhood Commercial Transit) District include retail commercial and institutional in addition to residential uses that results in a neighborhood that has a generally dense, central city environment.
4. **Project Description.** The Project Sponsor proposes to construct a new fourth story with three dwelling units to an existing building that exceeds the principally permitted number of

residential units pursuant to Planning Code Sections 209.4 and 303. The 3,210 sq. ft. property is currently developed with a 6,860 sq. ft., three-story, nine-family apartment building with a ground story that includes eight off-street parking spaces in addition to one of the dwelling units. The new fourth story would be constructed using the existing building footprint for a total of twelve dwelling units, and one parking space in the garage will be removed to provide dedicated space for twelve Class 1 bicycle parking spaces. Since the three new units would be constructed using the same noncomplying building footprint, they would also lack the required rear yard, amount of usable open space, and one unit would not meet the exposure requirement. Therefore, the Project will require rear yard variance, usable open space and exposure variances pursuant to Planning Code Sections 134, 135 and 140, respectively.

5. **Public Comment.** The Department received one letter opposing the Project stating it would result in negative light and air impacts to a property across the Elgin Park.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard Requirement in the RTO District.** Planning Code Section 134 requires a rear yard equal to the depth of the rear building wall of the one adjacent building, but under no circumstances less than a depth of 25 percent of the total lot depth, or less than 15 feet, whichever is greater.

The Subject Property has a rear yard requirement of 15 feet, but the existing rear yard measures an average of 6-feet 3-inches. The addition of a new story using the existing building's footprint will intensify this Property's noncomplying rear yard, requiring the approval of a rear yard variance that will be heard by the Zoning Administrator.

- B. **Usable Open Space.** Planning Code Section 135 requires a minimum of 100 sq. ft. of private, or 133 sq. ft. of common usable open space per dwelling unit.

The minimum amount of usable open space for the Project total of twelve units is 1,596 square feet. The addition of a new story with three dwelling units will intensify the Property's noncomplying usable open space that currently measures approximately 873 sq. ft., requiring the approval of a variance that will be heard by the Zoning Administrator.

- C. **Street Trees.** Planning Code Section 138.1(c) specifies the street tree requirements of this Section to be met with the construction of new dwelling units.

The Subject Property has 75' of frontage along Elgin Park with no existing trees, and the Project will include the planting of four street trees that meet the requirements of Planning Code Section 138.1(c).

- D. **Exposure.** Planning Code Section 140 requires the windows of at least one room for each dwelling unit face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, or rear yard that meet the requirements of the Code.

The Project's addition of a new story includes one dwelling unit at the rear of the building that will not face a Code complying rear yard, requiring the approval of a variance that will be heard by the Zoning Administrator.

- E. **Parking.** Planning Section 151 permits 0.75 off street parking spaces per dwelling unit in the RTO Zoning District.

The Property currently has eight parking spaces located in the ground floor garage, and one parking space will be removed as part of the Project to provide space for bicycle parking spaces. The remaining seven spaces are less than the nine permitted by the Planning Code.

- F. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space for each dwelling unit when a building contains at least four dwelling units. Where bicycle parking is required due to addition, conversion, or renovation of an existing building, the bicycle parking shall be calculated based on the total square footage of the building or lot for all uses after the addition.

The Project will result in twelve dwelling units that require one Class 1 bicycle parking space for each unit. The Project will remove one existing automobile parking space located in the ground level garage to provide the required twelve Class 1 bicycle parking spaces.

- G. **Density.** Planning Code Section 209.4 principally permits one dwelling unit per 600 sq. ft. of lot area, and requires Conditional Use authorization for unit density above this amount. Density is limited not by lot area but rather by the applicable requirements and limitations set forth in the Planning Code that include but are not limited to, height, bulk, setbacks, open space, exposure and unit mix as well as applicable design guidelines, elements and area plans of the General Plan and design review by the Planning Department.

The Property has a lot area of approximately 3,210 sq. ft. and is principally permitted to have five dwelling units. The resulting density of units requires a Conditional Use authorization, and the Project Sponsor is seeking this authorization.

- H. **Height.** The Subject Property is limited to a 40-X Height and Bulk District.

The Subject Property is improved with a three-story building that measures approximately 27-feet. The new fourth story will increase the building's height to approximately 37-feet 6-inches and does not exceed the height limit.

- I. **Market and Octavia Community Improvements Fund.** The Market and Octavia Community Improvements Impact Fee is applicable to any development project in the Market and Octavia Program Area which results in the addition of at least one new residential unit.

The Project is subject to the Market and Octavia Community Improvements Impact Fee and shall be paid prior to the issuance of the building permit.

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

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

The construction of three additional dwelling units is compatible with the surrounding neighborhood, which includes a variety of densities that range from one dwelling up to ten per lot. The net increase of three dwelling units are necessary and desirable as they add to the City's supply of housing stock with minimal adverse impacts on the surrounding neighborhood.

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

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

The Property gently slopes to the rear, is considered a corner property on the subject block, measures 3,210 sq. ft. and is currently improved with a three-story, nine-unit apartment building. The Project's addition of a new fourth story using the building's existing footprint would be compatible with the immediate context of three and four story buildings, and would not result in any significant light and air impacts to the surrounding properties. The form, width, and proportion of the proposed addition are consistent with the block face and compatible with the dense mixed residential neighborhood character.

- 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;

Traffic conditions will remain substantially unaltered by the Project because the proposed use is consistent with the residential character of the neighborhood and will not provide any additional off-street parking. The Project will also maintain the existing sidewalk, thereby not affecting the movement of pedestrians and vehicles.

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

The proposed uses are dwelling units, which do not typically emit noxious or offensive emissions such as noise, glare, dust or odor.

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

The Project will provide the required amount of off-street Class 1 bicycle parking spaces. Although the subject property does not have a front setback, the Project will include the planting of four street trees within the Elgin Park public right-of-way. If trees cannot be planted, the Project would be required to pay the appropriate in-lieu fees so that trees can be planted elsewhere.

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

The Project complies with all relevant requirements and standards of the Planning Code, other than Sections 134, 135 and 140, and is consistent with the Objectives and Policies of the General Plan as detailed below. The Project Sponsor is seeking a variance from the rear yard (Section 134), open space (Section 135) and exposure (Section 140) requirements of the Planning Code, which will be heard separately by the Zoning Administrator.

8. **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.

The Project will provide three additional dwelling units that are in close proximity to several public transit lines, and new residents can easily rely on walking and bicycling for the majority of daily trips.

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 will allow the construction of three net new dwelling units without removal or demolition of any existing units.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.4:

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

The Project is well designed, is consistent with the Residential Design Guidelines, and will accommodate growth that conforms to the permissible density of the RTO Zoning District while respecting the existing neighborhood character.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

The Project will include the planting of four street trees within the Elgin Park public right-of-way. If trees cannot be planted, the Project would be required to pay the appropriate in-lieu fees so that trees can be planted elsewhere.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

The subject property does not have any bicycle parking and the Project will remove one existing automobile parking space located in the ground level garage to provide twelve Class 1 bicycle parking spaces.

OBJECTIVE 34:

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

The Property currently has eight parking spaces located in the ground floor garage, and one parking space will be removed as part of the Project to provide space for bicycle parking spaces. The remaining seven spaces are less than the nine permitted by the Planning Code and the Project will not impact the movement of pedestrians and automobiles.

MARKET AND OCTAVIA AREA PLAN

Objectives and Policies

OBJECTIVE 1.1:

IMPROVE CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN ENVIRONMENT.

Policy 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The Project will increase the density of the existing residential property and provide three additional units that are located less than 300 feet from Market Street, the City's primary transit corridor.

OBJECTIVE 1.2:

ENCOURAGE URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Policy 1.2.1

Relate the prevailing height of buildings to street widths throughout the plan area.

Policy 1.2.2:

Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

Policy 1.2.10:

Preserve midblock open spaces in residential districts.

The Project will utilize the building's existing footprint to increase the Property's residential density through a design that is compatible with the immediate context of three and four story buildings, would

preserve the existing midblock open space, and would not result in any significant light and air impacts to the surrounding properties. The form, width, and proportion of the proposed addition are consistent with the block face and compatible with the dense mixed residential neighborhood character.

OBJECTIVE 2.2:

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

Policy 2.2.5:

Encourage additional units in existing buildings.

The Project will add three new dwelling units to the City's housing stock.

9. **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.

The Project would not adversely impact neighborhood-serving retail uses because it includes the addition of three new dwelling units to an existing building within an established residential neighborhood that will allow for new customers of 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 includes the addition of three new dwelling units through the construction of an additional story to an existing multi-family apartment building, thus minimizing any negative impacts and preserving and contributing to the cultural and economic diversity of the neighborhood.

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

The Project will not reduce or affect the City's supply of affordable housing because it includes the addition of three new dwelling units to an existing building.

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

The traffic generated by the residential use will not overburden local streets nor increase existing traffic patterns because no additional off-street parking would be created.

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

The Project will not displace any service or industry establishment, and will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by the Project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code, and will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

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

The project will have no negative impact on existing parks and open spaces.

10. 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.
11. 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. 2014.1186CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 7, 2015, 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 July 16, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 16, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to construct a new fourth story with three dwelling units to an existing three-story, nine-family dwelling for a total of twelve units on the approximately 3,210 square feet lot located at 25 Elgin Park, Block 3502 in Assessor's Lot 111 pursuant to Planning Code Sections 209.4 and 303 within the Residential, Transit Oriented (RTO) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 7, 2015 and stamped "EXHIBIT B" included in the docket for Case No. **2014.1186CV** and subject to conditions of approval reviewed and approved by the Commission on July 16, 2015 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 July 16, 2015 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.
6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance from the Zoning Administrator from Planning Code Sections 134 (required rear yard), 135 (usable open space),

and 140 (dwelling unit exposure) and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

PARKING AND TRAFFIC

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

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

PROVISIONS

8. **Market Octavia Community Improvements Fund.** Pursuant to Planning Code Section 421, the Project Sponsor shall comply with the Market Octavia Community Improvements Fund provisions through payment of an Impact Fee in full to the Treasurer, or the execution of a Waiver Agreement, or an In-Kind agreement approved as described per Planning Code Section 421 (formerly 326) prior to the issuance by Department of Building Inspection of the construction document for the development project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING – AFTER ENTITLEMENT

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

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

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

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

OPERATION

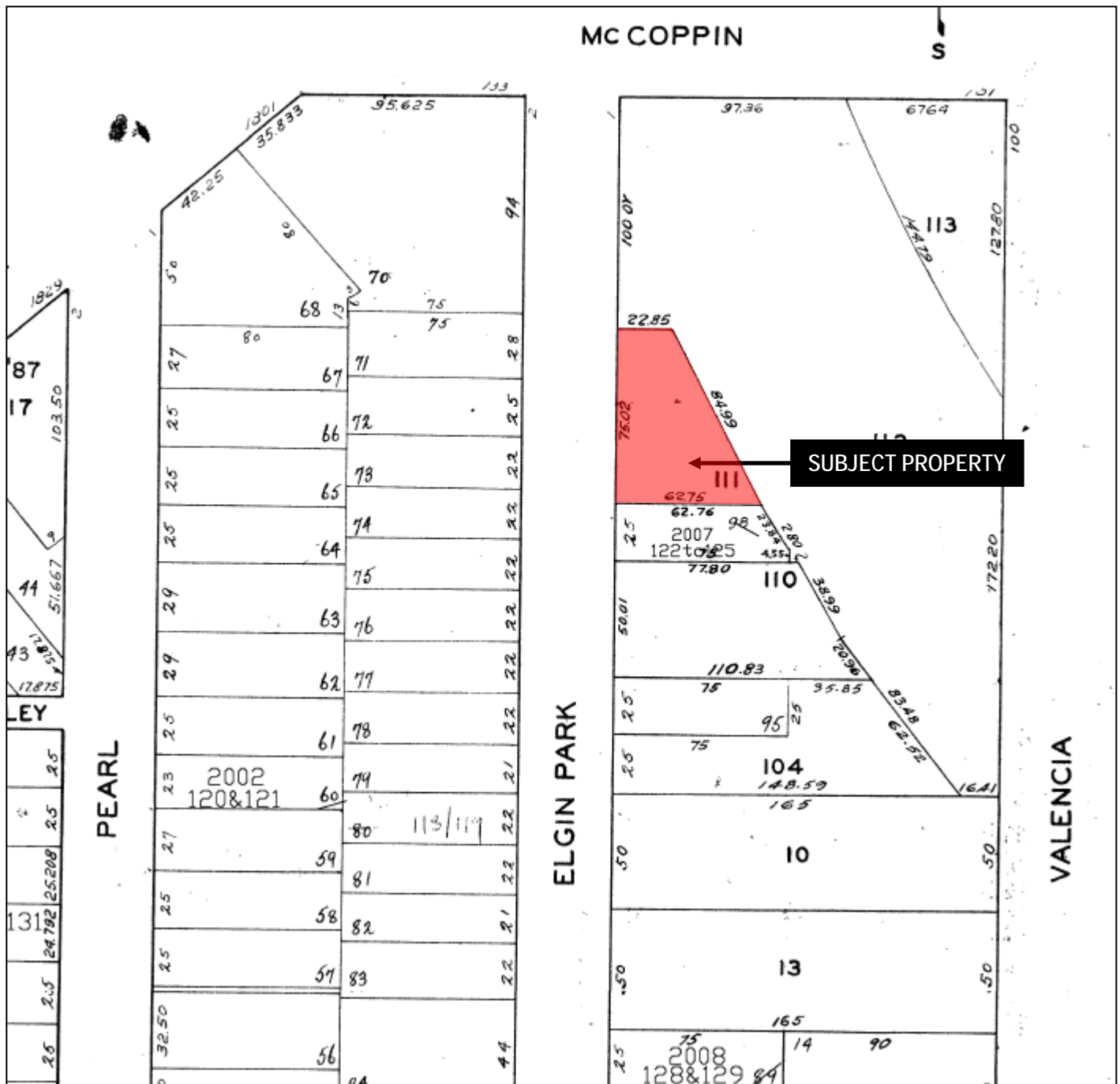
11. **Sidewalk Maintenance.** Prior Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

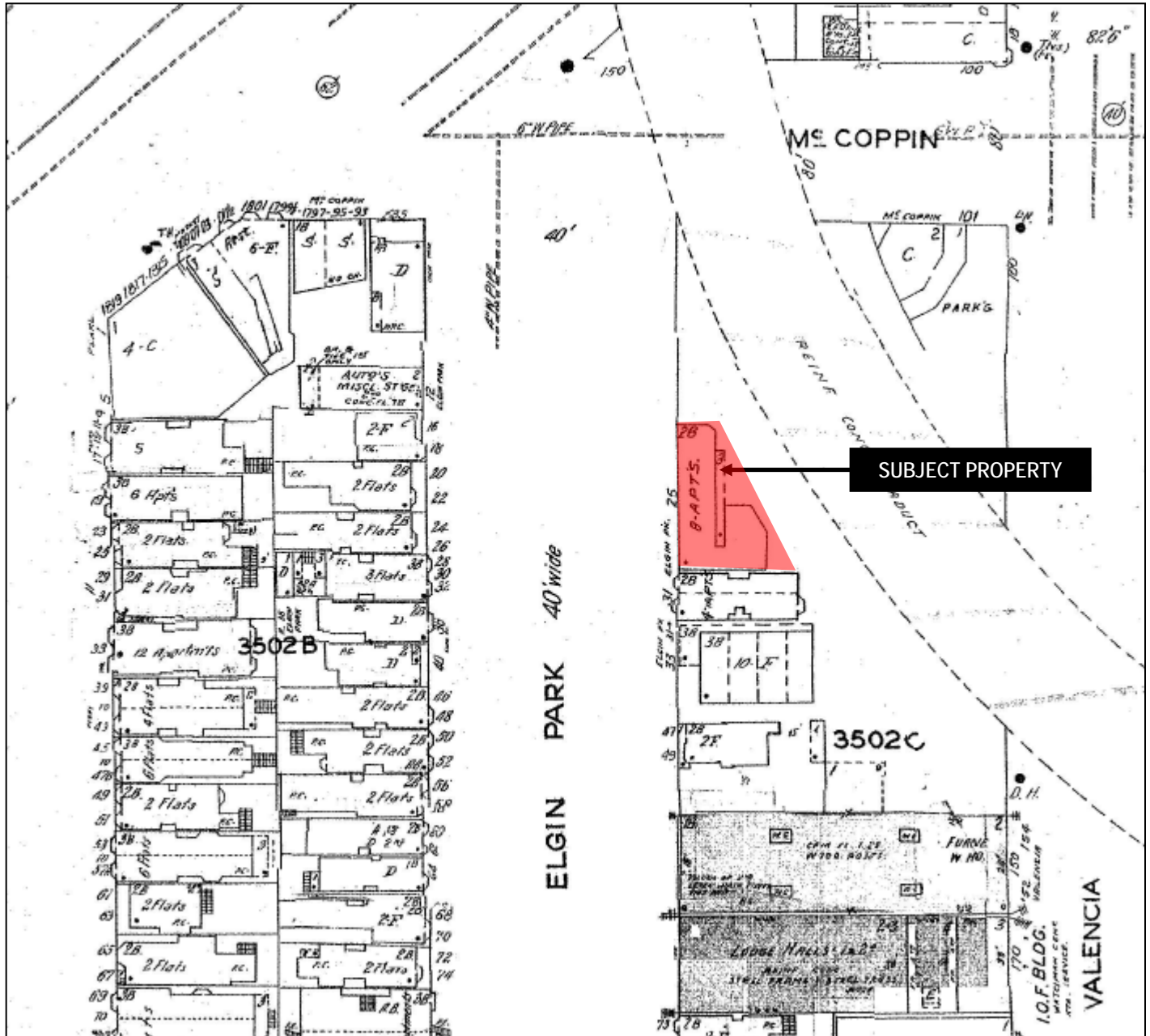
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Parcel Map



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

Sanborn Map*

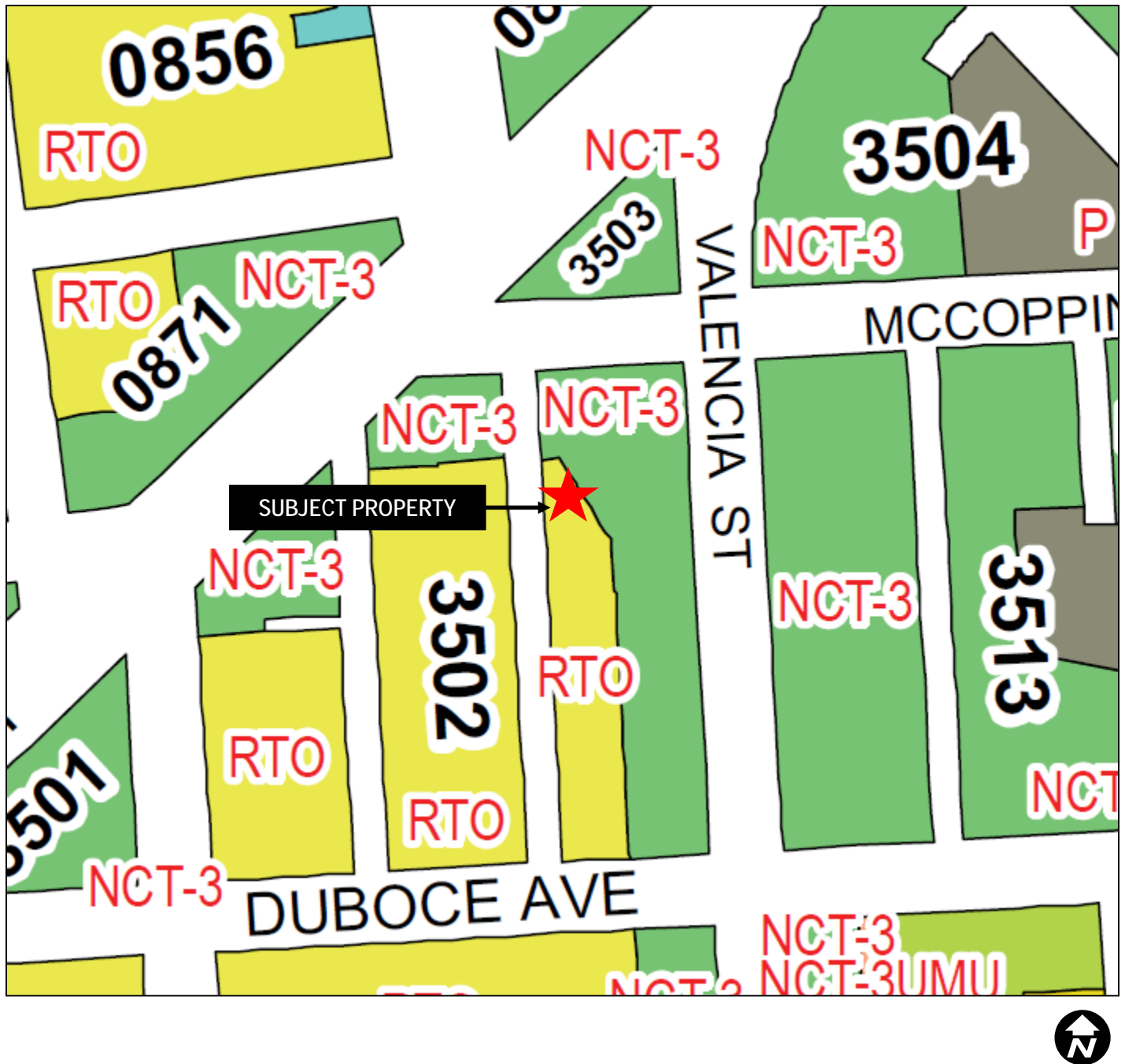


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

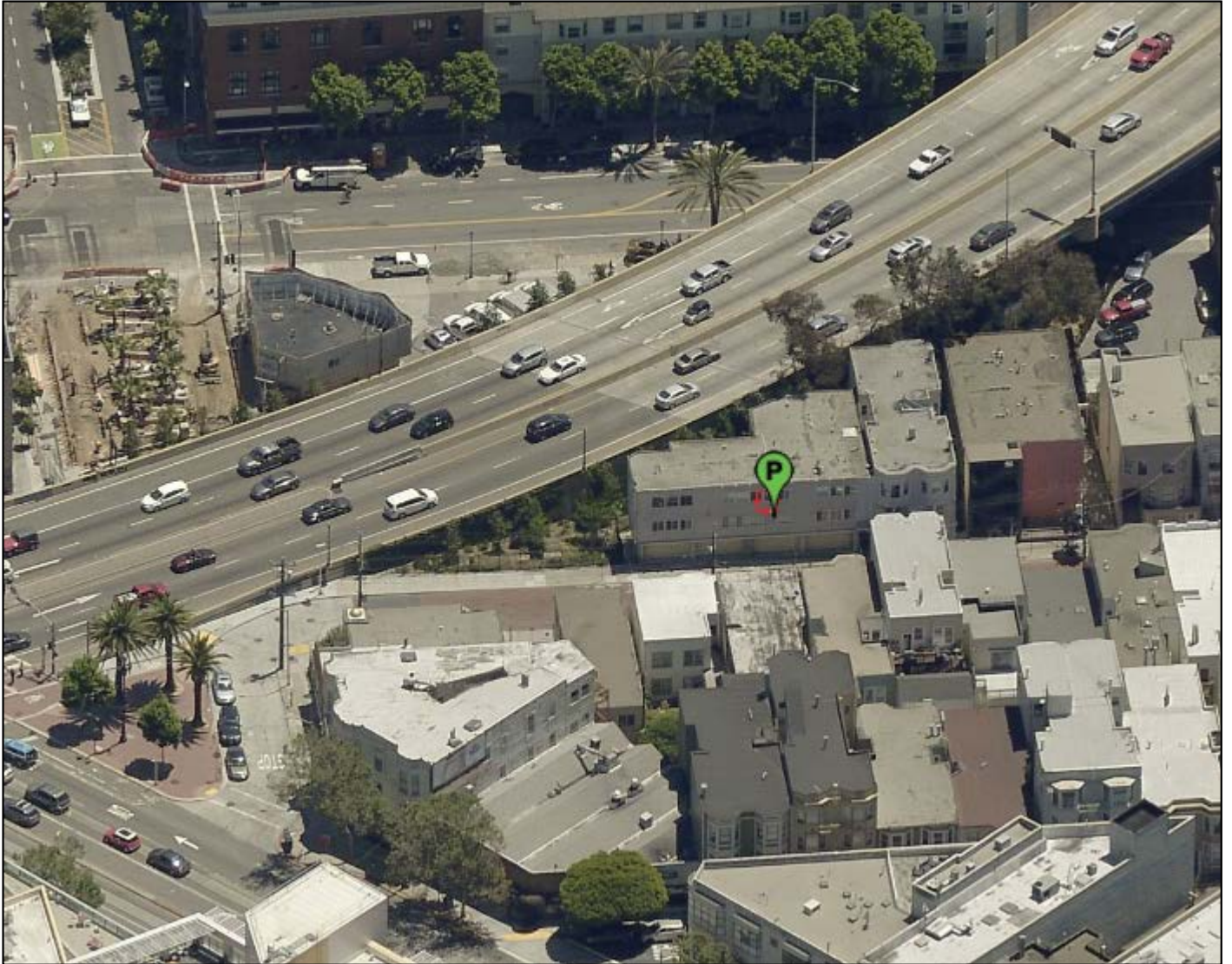
Zoning Map



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

Aerial Photo

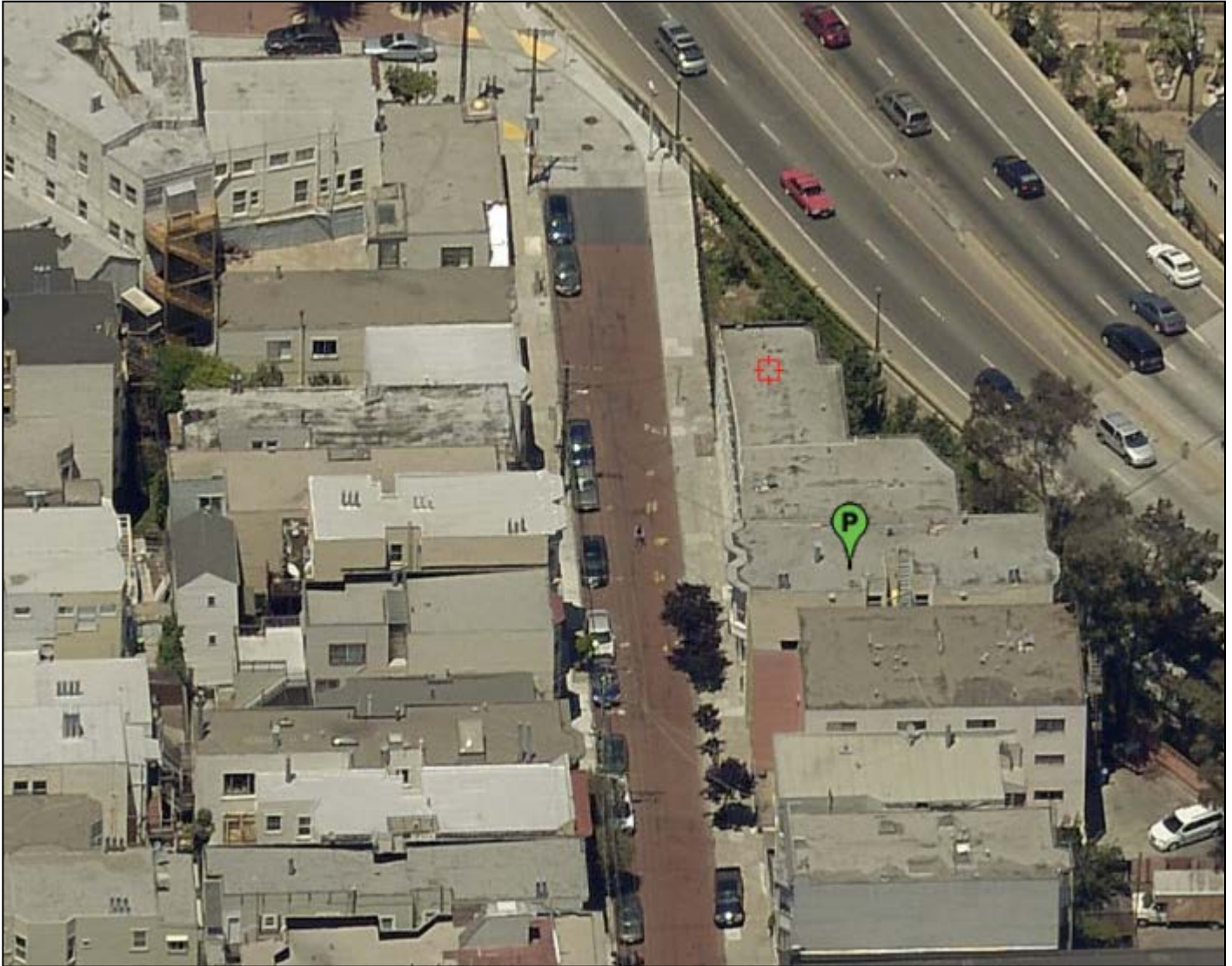
view facing east



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

Aerial Photo

view facing north



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

Aerial Photo

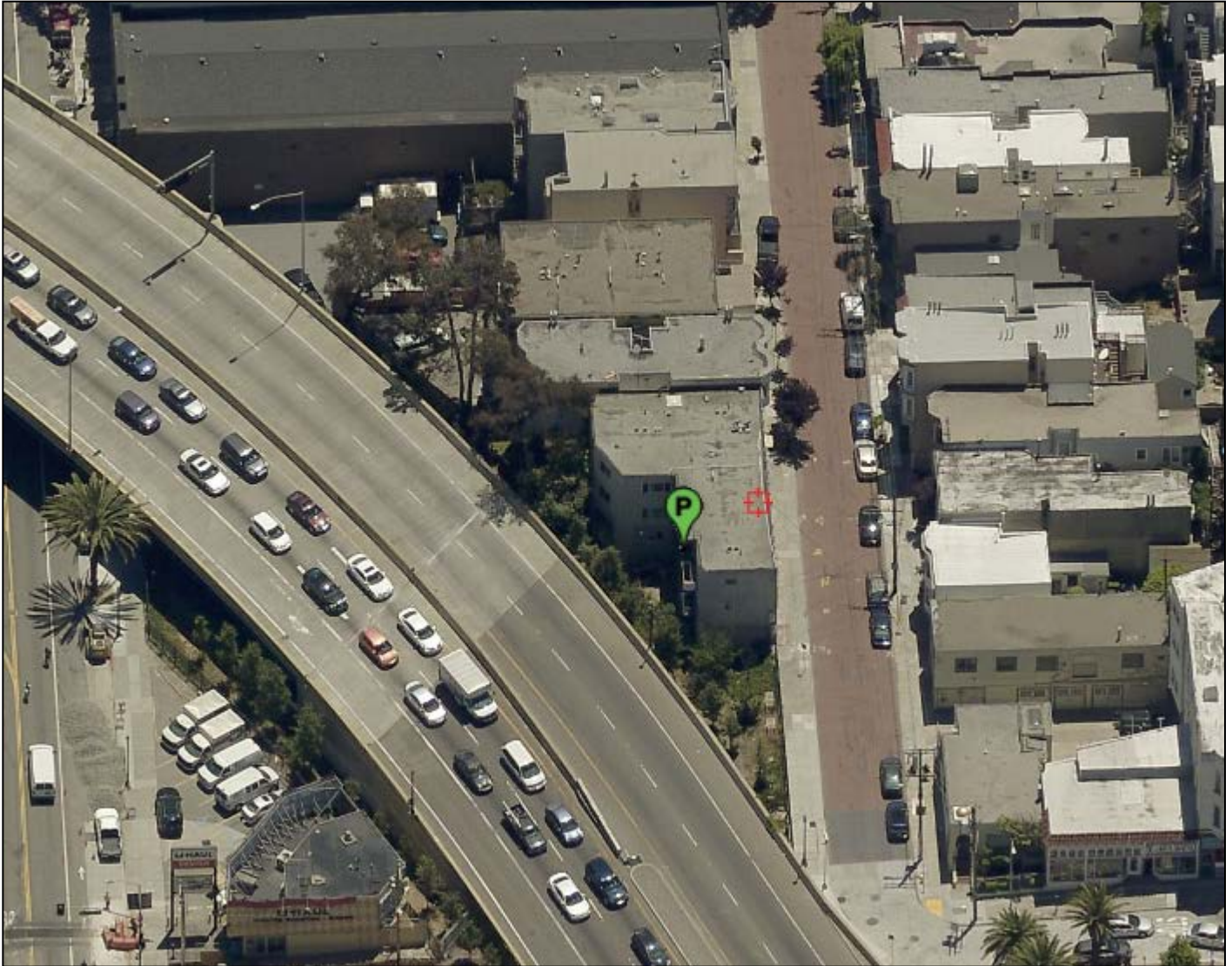
view facing west



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

Aerial Photo

view facing south



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

Site Photo

view from Elgin Park



Conditional Use Authorization
Case Number 2014.1186C
25 Elgin Park

From: [Ken Dean](#)
To: [Vu, Doug \(CPC\)](#)
Subject: 25 Elgin Park Case 2014.1186C
Date: Monday, June 29, 2015 9:25:42 AM

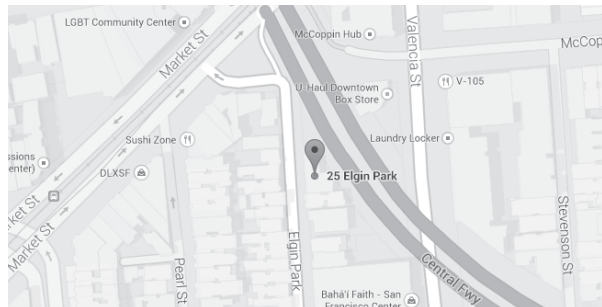
Doug,

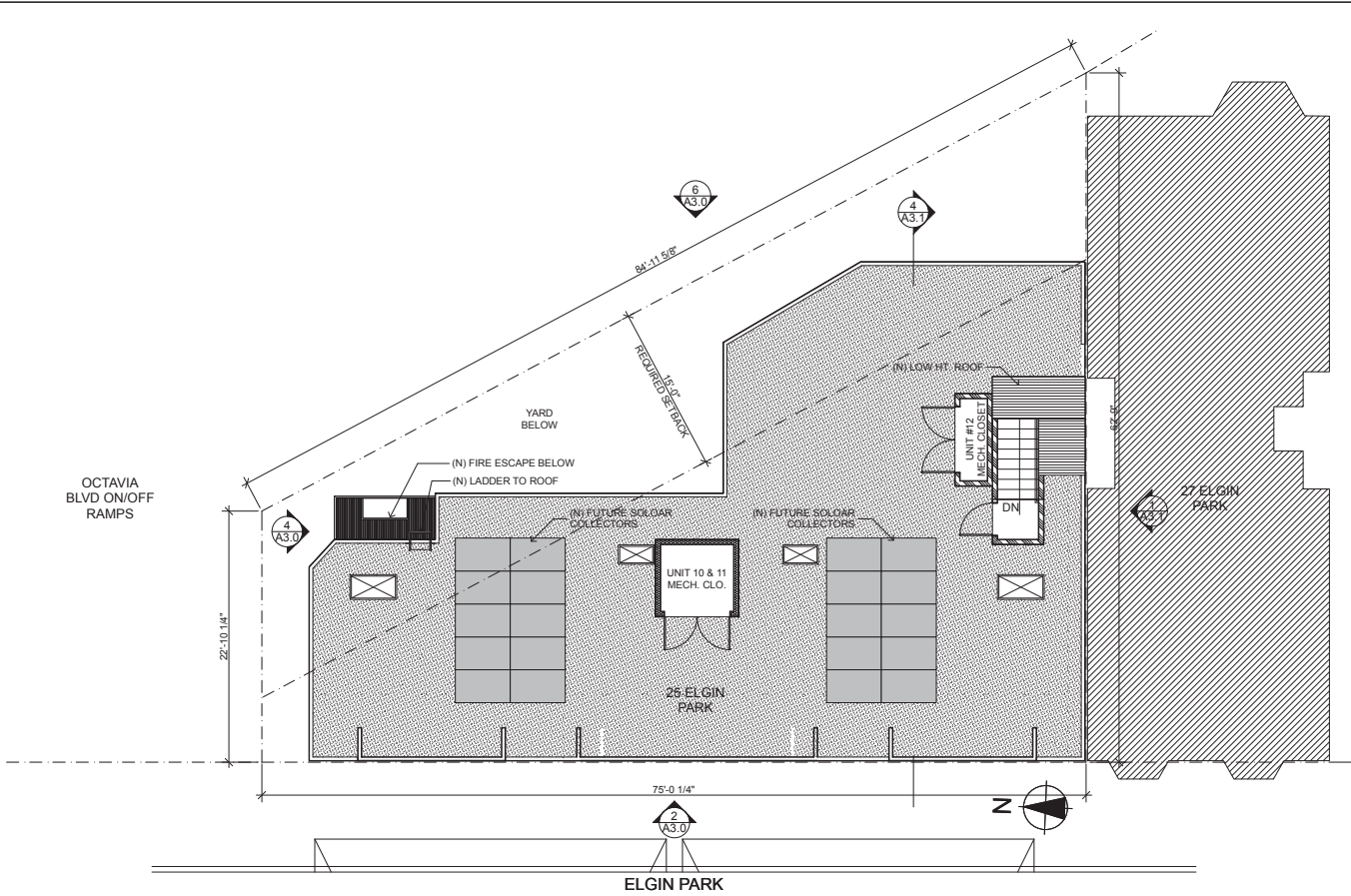
I live across the street from the proposed conditional use of increasing the height of the building. I extremely object to this as this use is inadequate for this lot increasing the height of this building will severely impact my light and air. I am permanently disabled and my choice in buying my house was the limitation on the height in the building directly across from where I purchased my home. I will pursue every avenue available to me to stop the conditional use of adding another floor to the building. The reasons behind planning add stability to a neighborhood not to just maximize property owner's income. I do not believe this should be approved.

When the owner and architect held a meeting I signed up on their list to be kept informed about the project and this is the 1st I have heard anything from them since that meeting

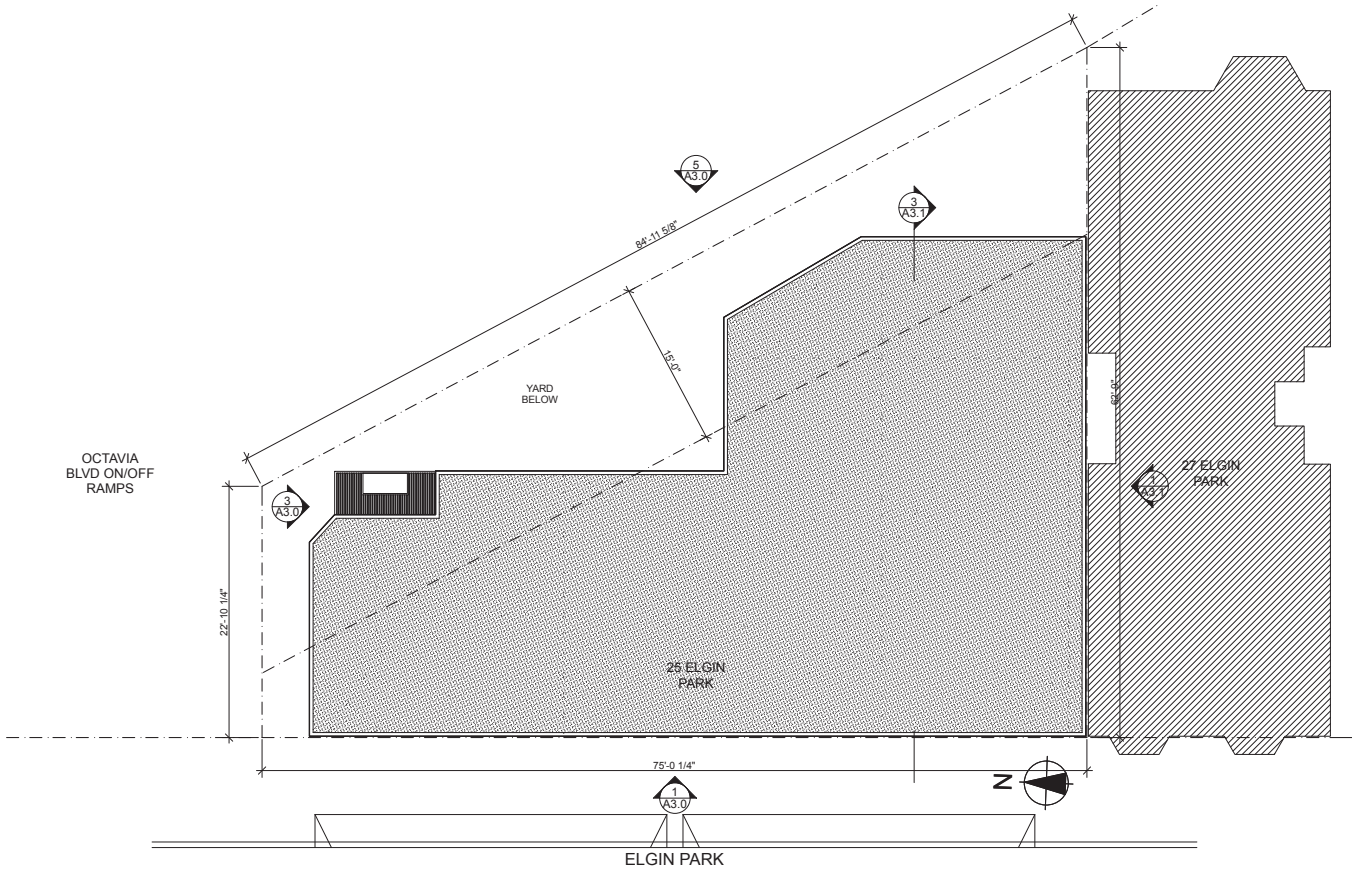
Ken Dean

20 Elgin Park | San Francisco, CA 94103

<div>City Information</div> <div><div>25 Elgin Park</div><div>Block: 3502 Lot: 111 Zoning: RTO Ht. Limit: 40'X Occupancy: R2/S2 Construction: VA – sprinklered</div><div>Square Footage: Lot Size: 3,210 Sq.Ft. Building Size: 2,205 Sq.Ft.</div><div>Existing 1st Floor: Garage/Mechanical: 1,390 Sq.Ft. Circulation: 274 Sq.Ft. Habitable: 528 Sq.Ft.</div><div>Existing 2nd Floor: Circulation: 334 Sq.Ft. Habitable: 2,000 Sq.Ft.</div><div>Existing 3rd Floor: Circulation: 334 Sq.Ft. Habitable: 2,000 Sq.Ft.</div><div>Proposed 4th Floor: Circulation: 334 Sq.Ft. Habitable: 2,000 Sq.Ft.</div><div>Proposed Total Sq.Ft.: 9194 Sq.Ft.</div><div>Building Code: 2013 California Building Code (CBC) 2013 San Francisco Addendums to CBC 2010 Energy Code - Title 24 2013 San Francisco Mech. & Elec. Codes 2013 San Francisco Fire Codes</div></div>	<div>Scope of Work</div> <div>ADDITION OF 4TH FLOOR (3 UNITS) TO EXISTING 3 STORY, 9 UNIT BUILDING. BUILDING TO BE SPRINKLERED.</div>																																										
<div>Vicinity Map</div> <div></div>	<div>Schedule of Drawings</div> <div>ARCHITECTURAL</div> <div>A1,0 SITE PLAN, CITY INFORMATION A1,1 PRE-SUBMITTAL A1,2 C-2 GREEN BUILDING – SITE PERMIT A2,0 FLOOR PLANS: EXISTING & PROPOSED A2,1 FLOOR PLANS: PROPOSED 4TH FLOOR A3,0 EXTERIOR ELEVATIONS A3,1 EXTERIOR ELEVATIONS & SECTIONS</div>																																										
<div>Project Directory</div> <div>CLIENT Ron Dudum 775 Burnett Avenue, Suite 14 San Francisco, CA 94131</div> <div>ARCHITECT Tony Pantaleoni Kotas/Pantaleoni Architects 70 Zoe Street, Suite 200 San Francisco, CA. 94107 415-495-4051 415-495-8885 FAX</div>	<div>General Notes</div> <div>1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF BLOCK, U.O.N. VERTICAL DIMENSIONS ARE SHOWN TO TOP OF SLAB, FLOOR JOISTS OR FLOOR FRAMING. 2. CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS PRIOR TO COMMENCING WORK. 3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE, CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DIMENSIONS/CONDITIONS SHOWN IN THESE DRAWINGS. 4. MECHANICAL, PLUMBING, ELECTRICAL AND SPRINKLER PERMITS SHALL BE THE RESPONSIBILITY OF THOSE SUBCONTRACTORS. 5. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION IS TO BE PERFORMED UNDER A SEPARATE PERMIT OBTAINED BY THE FIRE PROTECTION SUBCONTRACTOR, FIRE SPRINKLERS ARE DESIGNED TO BE ZONED BY FLOOR, FIRE ALARM ZONED BY FLOOR AND DEVICE. 6. STREET AND SIDEWALK IMPROVEMENTS SHALL BE CONDUCTED UNDER SEPARATE PERMITS. 7. CONTRACTOR SHALL REVIEW AND UTILIZE SPECIFICATIONS PROVIDED IN CONJUNCTION WITH THIS SET OF CONSTRUCTION DOCUMENTS. ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS. 8. ELEVATOR TO COMPLY WITH CODES SET FORTH IN CHAPTER 30 OF THE UBC, INSTALLATION OF THE ELEVATOR ACCESS HATCH WILL BE IN COMPLIANCE WITH NFPA 72, 1996 EDITION, UNDER SEPARATE PERMIT. 9. SHORING AND UNDERPINNING WORK TO BE UNDER SEPARATE PERMITS. 10. ALL WORK PERFORMED WILL COMPLY WITH THE AMERICAN DISABILITIES ACT OUTLINED IN SECTIONS 10&11 IN THE CBC, SEE SHEET A1.2 FOR STANDARD ACCESSIBILITY DETAILS APPLICABLE THROUGHOUT PROJECT. 11. SOUND TRANSMISSION CONTROL TO BE PROVIDED AS REQUIRED BY APPENDIX CHAPTER 35, 1992 SFGC (STC AND IIC OF 50 BETWEEN UNITS). 12. THE BUILDING SHALL COMPLY WITH VENTILATION REQUIREMENTS, SEE CODE SECTION 1202.2.7</div>																																										
<div>Symbols</div> <div><div><div>3</div><div>DOOR NO.</div></div><div><div>8</div><div>WINDOW NO.</div></div><div><div>6</div><div>DETAIL NO.</div><div>A-1</div><div>SHEET NO.</div></div><div><div>4</div><div>SECTION NO.</div><div>A-4</div><div>SHEET NO.</div></div><div><div>5</div><div>INTERIOR & EXTERIOR ELEVATION NO.</div><div>A-3</div><div>SHEET NO.</div></div><div><div>1</div><div>INTERIOR ELEV. NO.</div><div>4</div><div>A-1</div><div>2</div><div>SHEET NO.</div></div><div><div>DINING ROOM</div><div>ROOM NAME</div></div><div><div>EL.=164'-2"</div><div>ELEVATION</div></div></div>	<div>Wall Schedule</div> <div><div><div><div></div></div><div>DEMOLITION WALL: EXISTING WALL TO BE REMOVED (DASHED)</div></div><div><div><div></div></div><div>EXISTING EXTERIOR WALL: EXISTING WALL NO CHANGE</div></div><div><div><div></div></div><div>EXISTING INTERIOR WALL: EXISTING WALL NO CHANGE</div></div><div><div><div></div></div><div>NEW ONE-HOUR RATED EXTERIOR WALL: INTERIOR: ONE LAYER 5/8" TYPE "X" GYP. BOARD OVER 2X WOOD STUDS EXTERIOR: WOOD SIDING OR CEMENT PLASTER (SEE ELEVATIONS) OVER 2 LAYERS 15# BUILDING PAPER OVER PLYWOOD S.S.D. OVER 5/8" TYPE "X" GYP OVER 2X STUDS W/ R-19 BATT INSULATION, S.S.D. FOR STUD SIZE & SHEAR WALL REQUIREMENTS. SEE A-2/A5.0</div></div><div><div><div></div></div><div>NEW TWO-HOUR RATED INTERIOR PARTY WALL: TWO LAYERS 5/8" TYPE "X" GYP. BOARD ON THE EXTERIOR SIDE OF A DOUBLE 2X4 STUD 16" O.C. WALL SPACED 1' APART W/ R-19 BATT INSUL. TYP. SEE E-2/A5.0</div></div><div><div><div></div></div><div>NEW TWO-HOUR RATED INTERIOR WALL: TWO LAYER 5/8" TYPE "X" GYP. BOARD EACH SIDE OVER 2X4 WOOD STUDS STAGGERED ON 2X6 PLATE. SEE J-2/A5.0</div></div><div><div><div></div></div><div>NEW NON-RATED INTERIOR WALL: 2X WOOD STUDS WITH ONE LAYER 5/8" TYPE "X" GYP. BOARD ON BOTH SIDES. S.S.D. FOR STUD SIZES & SHEAR REQUIREMENTS. USE 2x6 FOR PLUMBING WALLS.</div></div><div><div><div></div></div><div>NEW TWO-HOUR RATED SHAFT WALL: INTERIOR: ONE LAYER 1"x24" TYPE "X" GYP. PANELS ON 2 1/2" FLOOR & CEILING J RUNNERS W/ T SECTION OF 2 1/2" STEEL C-T STUD BTWN. PANELS EXTERIOR: TWO LAYERS 1/2" TYPE "X" GYP. SEE F-2/A5.0</div></div><div><div><div></div></div><div>NEW LOW HEIGHT INTERIOR WALL: 2X WOOD STUDS WITH ONE LAYER 1/2" GYP. BOARD ON BOTH SIDES. S.S.D. FOR STUD SIZES. USE 2x6 FOR PLUMBING WALLS.</div></div></div>																																										
<div>Abbreviations</div> <div><table><tr><td>& @ # P</td><td>AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER PROPERTY LINE</td><td>FDN. FIN. FL. FLUOR. F.O.C. F.O.F. F.O.C. FT. FTG. FUR. FUT.</td><td>FOUNDATION FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FOOT OR FEET FOOTING FURRING FUTURE</td><td>PT. PTN. R. R.D. REF. REINFORCED REQ. RM. R.O. RWD. R.W.L.</td><td>POINT PARTITION RISER ROOF DRAIN REFRIGERATOR REQUIRED ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER</td></tr><tr><td>ABV AC ADJ. A.F.F. AL. APPROX. ARCH.</td><td>ABOVE AIR CONDITIONER ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL</td><td>GA. GALV. G.D. GYP.</td><td>GUAGE GALVANIZED GRADE GYPSUM</td><td>S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. SST. STD. STL. STOR. STRSL. SUSP. SYM.</td><td>SOLID CORE SCHEDULE SECTION DRAWING SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SEE STRUCTURAL DRAWINGS</td></tr><tr><td>BD. BLDG. BLK. BLKG. BM. B.W.</td><td>BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF WALL</td><td>H.B. H/C H.C. HDW. HDWD. H.M. HT. HTH</td><td>HOSE BIB HANDICAPPED HOLLOW CORE HARDWARE HARDWOOD HOLLOW METAL HEIGHT HOT WATER HEATER</td><td>S.T. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT.</td><td>THICK TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF PAVEMENT TOP OF WALL TYPICAL</td></tr><tr><td>CAB. CEM. CER. CLG. CL. CLR. COL. CONC. CONT. CTR.</td><td>CABINET CEMENT CERAMIC CEILING CLOSET CLEAR COLUMN CONCRETE CONTINUOUS CENTER</td><td>INSUL. INT. JAN. JT. LAM. LAV. LIGHT</td><td>INSULATION INTERIOR JANITOR JOINT LAMINATE LAVATORY LIGHT</td><td>T T.B.D. T.B.S. T.C. TEL. T&G THK T.P. T.W. TYP.</td><td>TREAD TO BE DETERMINED TO BE SELECTED TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF PAVEMENT TOP OF WALL TYPICAL</td></tr><tr><td>DBL. DEPT. D.F. DET. DIA. DIM. DN. DOWN DTL. DET. DW. DWG.</td><td>DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DETAIL DESHWASHER DRAWING</td><td>MAX. MECH. MEMB. MFR. MN. M.C. M.O. MOUNTED</td><td>MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MASORNY OPENING MOUNTED</td><td>U.O.N. V.I.F. VERT.</td><td>UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL</td></tr><tr><td>(E) EA. EL. ELEC. ELEV. EQ. EQPT. EXP. EXT.</td><td>EXISTING EACH ELEVATION ELECTRICAL ELEVATOR EQU EQUIPMENT EXPANSION EXTERIOR</td><td>(N) N.C. NO. OR # N.T.S. O.C. O.D. O.C. P.L. P.LAM. PLYWOOD PR. P.T.</td><td>NEW NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER PLATE PLASTIC LAMINATE PLYWOOD PAIR PRESSURE TREATED</td><td>W/ W.C. W.D. W.D. W.O. W/O W.P. W.T.</td><td>WITH WATER CLOSET WASHER/DRYER WOOD WINDOW WITHOUT WATERPROOF WEIGHT</td></tr><tr><td>FAU F.D.</td><td>FORCED AIR UNIT FLOOR DRAIN</td><td></td><td></td><td></td><td></td></tr></table></div>	& @ # P	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER PROPERTY LINE	FDN. FIN. FL. FLUOR. F.O.C. F.O.F. F.O.C. FT. FTG. FUR. FUT.	FOUNDATION FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FOOT OR FEET FOOTING FURRING FUTURE	PT. PTN. R. R.D. REF. REINFORCED REQ. RM. R.O. RWD. R.W.L.	POINT PARTITION RISER ROOF DRAIN REFRIGERATOR REQUIRED ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER	ABV AC ADJ. A.F.F. AL. APPROX. ARCH.	ABOVE AIR CONDITIONER ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL	GA. GALV. G.D. GYP.	GUAGE GALVANIZED GRADE GYPSUM	S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. SST. STD. STL. STOR. STRSL. SUSP. SYM.	SOLID CORE SCHEDULE SECTION DRAWING SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SEE STRUCTURAL DRAWINGS	BD. BLDG. BLK. BLKG. BM. B.W.	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF WALL	H.B. H/C H.C. HDW. HDWD. H.M. HT. HTH	HOSE BIB HANDICAPPED HOLLOW CORE HARDWARE HARDWOOD HOLLOW METAL HEIGHT HOT WATER HEATER	S.T. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT.	THICK TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF PAVEMENT TOP OF WALL TYPICAL	CAB. CEM. CER. CLG. CL. CLR. COL. CONC. CONT. CTR.	CABINET CEMENT CERAMIC CEILING CLOSET CLEAR COLUMN CONCRETE CONTINUOUS CENTER	INSUL. INT. JAN. JT. LAM. LAV. LIGHT	INSULATION INTERIOR JANITOR JOINT LAMINATE LAVATORY LIGHT	T T.B.D. T.B.S. T.C. TEL. T&G THK T.P. T.W. TYP.	TREAD TO BE DETERMINED TO BE SELECTED TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF PAVEMENT TOP OF WALL TYPICAL	DBL. DEPT. D.F. DET. DIA. DIM. DN. DOWN DTL. DET. DW. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DETAIL DESHWASHER DRAWING	MAX. MECH. MEMB. MFR. MN. M.C. M.O. MOUNTED	MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MASORNY OPENING MOUNTED	U.O.N. V.I.F. VERT.	UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL	(E) EA. EL. ELEC. ELEV. EQ. EQPT. EXP. EXT.	EXISTING EACH ELEVATION ELECTRICAL ELEVATOR EQU EQUIPMENT EXPANSION EXTERIOR	(N) N.C. NO. OR # N.T.S. O.C. O.D. O.C. P.L. P.LAM. PLYWOOD PR. P.T.	NEW NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER PLATE PLASTIC LAMINATE PLYWOOD PAIR PRESSURE TREATED	W/ W.C. W.D. W.D. W.O. W/O W.P. W.T.	WITH WATER CLOSET WASHER/DRYER WOOD WINDOW WITHOUT WATERPROOF WEIGHT	FAU F.D.	FORCED AIR UNIT FLOOR DRAIN					
& @ # P	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER PROPERTY LINE	FDN. FIN. FL. FLUOR. F.O.C. F.O.F. F.O.C. FT. FTG. FUR. FUT.	FOUNDATION FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FOOT OR FEET FOOTING FURRING FUTURE	PT. PTN. R. R.D. REF. REINFORCED REQ. RM. R.O. RWD. R.W.L.	POINT PARTITION RISER ROOF DRAIN REFRIGERATOR REQUIRED ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER																																						
ABV AC ADJ. A.F.F. AL. APPROX. ARCH.	ABOVE AIR CONDITIONER ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL	GA. GALV. G.D. GYP.	GUAGE GALVANIZED GRADE GYPSUM	S.C. SCHED. SECT. SHT. SIM. SPEC. SQ. SST. STD. STL. STOR. STRSL. SUSP. SYM.	SOLID CORE SCHEDULE SECTION DRAWING SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL SEE STRUCTURAL DRAWINGS																																						
BD. BLDG. BLK. BLKG. BM. B.W.	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF WALL	H.B. H/C H.C. HDW. HDWD. H.M. HT. HTH	HOSE BIB HANDICAPPED HOLLOW CORE HARDWARE HARDWOOD HOLLOW METAL HEIGHT HOT WATER HEATER	S.T. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT. SHT.	THICK TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF PAVEMENT TOP OF WALL TYPICAL																																						
CAB. CEM. CER. CLG. CL. CLR. COL. CONC. CONT. CTR.	CABINET CEMENT CERAMIC CEILING CLOSET CLEAR COLUMN CONCRETE CONTINUOUS CENTER	INSUL. INT. JAN. JT. LAM. LAV. LIGHT	INSULATION INTERIOR JANITOR JOINT LAMINATE LAVATORY LIGHT	T T.B.D. T.B.S. T.C. TEL. T&G THK T.P. T.W. TYP.	TREAD TO BE DETERMINED TO BE SELECTED TOP OF CURB TELEPHONE TONGUE & GROOVE THICK TOP OF PAVEMENT TOP OF WALL TYPICAL																																						
DBL. DEPT. D.F. DET. DIA. DIM. DN. DOWN DTL. DET. DW. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DOWN DETAIL DESHWASHER DRAWING	MAX. MECH. MEMB. MFR. MN. M.C. M.O. MOUNTED	MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MASORNY OPENING MOUNTED	U.O.N. V.I.F. VERT.	UNLESS OTHERWISE NOTED VERIFY IN FIELD VERTICAL																																						
(E) EA. EL. ELEC. ELEV. EQ. EQPT. EXP. EXT.	EXISTING EACH ELEVATION ELECTRICAL ELEVATOR EQU EQUIPMENT EXPANSION EXTERIOR	(N) N.C. NO. OR # N.T.S. O.C. O.D. O.C. P.L. P.LAM. PLYWOOD PR. P.T.	NEW NOT IN CONTRACT NUMBER NOT TO SCALE ON CENTER OUTSIDE DIAMETER PLATE PLASTIC LAMINATE PLYWOOD PAIR PRESSURE TREATED	W/ W.C. W.D. W.D. W.O. W/O W.P. W.T.	WITH WATER CLOSET WASHER/DRYER WOOD WINDOW WITHOUT WATERPROOF WEIGHT																																						
FAU F.D.	FORCED AIR UNIT FLOOR DRAIN																																										



2
A1.0
Proposed Roof/Site Plan
SCALE: 1/8" = 1'-0"



1
A1.0
Existing Roof/Site Plan
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 8885

Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Project Info:
Site & City Info.

Scale:
As Noted

Date:
4.7.15

Drawn By:
MGG

Job Number:
2-212

Sheet:
A1.0
Site Permit

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200 San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Project Info:
Pre-Submittal

Scale:
As Noted

Date:
4.7.15

Drawn By:
MGG

Job Number:
2-212

Sheet:
A1.1
Site Permit

Page 3

APPROVED

DBI
Jeff Ma, P.E.

SFFD Micki Jones 5/2/14
Micki Jones, Captain

2. Currently we have one stairwell and a fire escape as means of egress for the existing 2nd & 3rd floors. We want to extend that stairwell to the 4th Story and Roof.
Can we extend the existing fire escape to the new 4th floor to meet the exiting requirement?

Per our meeting with you it was agreed that we could extend the existing fire escape to the 4th floor for our 2nd means of egress from the 2nd, 3rd and new 4th floor. We will replace the existing drop ladder that extends from the 2nd floor fire escape to the ground floor with a counter-balanced rigid ladder that meets the requirements of AB-019.

APPROVED

DBI
Jeff Ma, P.E.

SFFD Micki Jones 5/2/2014
Micki Jones, Captain

3. The existing stairwell is an exterior stair with cement plaster enclosure walls & is open to the corridors @ each floor. The existing stair construction will be continued to the new 4th floor & roof. The stairs have concrete treads and open risers. For a 4-story building the stairwell is required to have a 2-Hour rating by CBC SEC.1022.2.

If we will seal off the 4-story stairwell with a 2-Hr. enclosure, 90min. rated doors at each floor and stand pipes at the 2nd, 3rd, 4th & roof levels. The stairwell will meet current code.

DBI
Jeff Ma, P.E.

SFFD Micki Jones 5/2/2014
Micki Jones, Captain

Sincerely,

Anthony A. Pantaleoni

Page 2

Allowable Floor Area	Occupancy	Construction Type	Area
	R-2	Type 5	36,000 SQ.FT.
	S-2	Type 5B	13,500 SQ.FT.

Allowable Building Height	Stories
R-2	4 stories (Sprinklered)
S-2	2 stories

Separation Between Occupancies R-2 and S-2 1 hour separation

Square Footage	Existing	Proposed
1 st Floor/Residential	872 SQ.FT.	872 SQ.FT.
1 st Floor/Garage	1329 SQ.FT.	1329 SQ.FT.
2nd Floor/Residential	2334 SQ.FT.	2334 SQ.FT.
3rd Floor/Residential	2334 SQ.FT.	2334 SQ.FT.
4th Floor/Residential	0000 SQ.FT.	2242 SQ.FT.
Total	6869 Sq. Ft.	9111 Sq. Ft.

We would like to review the following code concerns with you and the Fire Department.
The existing building is a 3-Story, 9-Unit, 8-Parking Type 5B Non-Sprinklered Residential building.
We are proposing to add a 4th Story with 3 units.

1. Per CBC SEC 504.2 we are allowed to add an additional Story if the building is Type 5A fully sprinklered. We propose to fully sprinkle the lower 3-Stories and the new 4th story. You asked us to confirm that the existing bearing walls & floors meet the one hour rating for Type 5A construction. We have calculated the existing floor & wall assemblies to be one-hour based on the values listed below.
Existing 1 Hr. Exterior Bearing Walls:

Material	Fire Rating in minutes
5/8" Gypsum wall board	30 per CBC 722.6.2(1)
2x Stud wall @ 16"O.C.	20 per CBC 722.6.2(2)
3/4" Cement Plaster	30 per CBC 722.6.2(1)
TOTAL	70 Minutes

Existing 1-Hr. Floors:	Fire Rating in minutes
Material	
5/8" Gypsum wall board	30 per CBC 722.6.2(1)
2x floor joist @ 16"O.C.	10 per CBC 722.6.2(2)
19/32" Plywood	15 per CBC 722.6.2(1)
TOTAL	55 Minutes

The floor assembly is 5 minutes short of the required 60 minutes but with the existing insulation between floors we feel that should make up the 5 minutes to comply? Will this satisfy the requirements to make the existing building a Type 5A building?

Architects

Kotas Pantaleoni

70 Zoe Street Suite 200 San Francisco CA 94107
Telephone 415 • 495 • 4051 Fax 415 • 495 • 6885
www.kp-architects.com • design@kp-architects.com

April 4, 2014

Captain Micki Jones & Jeff Ma, P.E.
Fire Dept. & D.B.I.
1660 Mission Street, Second Floor
San Francisco, CA. 94103

Re: 25 Elgin Park, Pre-Submittal Meeting

Per our meeting on April 2, 2014 with Captain Micki Jones & Jeff Ma, P.E. we have developed responses to the issues that we agreed upon in the meeting. They are stated below.

The existing building consists of 9 residential units. The building is Type 5B, 3-Stories of wood frame construction. The 1st story consists of 8-Parking spaces on the street side and one residential unit at the rear. The 2nd & 3rd stories have 4-residential units on each floor.

We are proposing to add an additional 4th Story with 3-Units, 1845 Sq. Ft. of Residential above the existing 3rd floor. We intend to extend the existing stairwell to the new 4th floor and to the roof.

Block	3502
Lot	111
Zoning	RTO
Lot Area	3210 SQ.FT.
Existing Residential Units	9 Units
Existing Height	± 27'-0"
Proposed Height	± 36'-0"
Height Limit	40'-X
Rear Yard	15'-0" Required
Existing Parking	8 spaces
Parking Requirements	1 per unit
Parking Provided	8 parking spaces

Occupancy	Residential R-2 Private Garage S-2
Existing Construction Type	Type VB (entire building)
Proposed Construction Type	Type VA Sprinklered (4 th Story) Type VB Sprinklered (1 st -3 rd Stories)

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Project Info:
C-2 Green Building

Scale:
As Noted

Date:
4.7.15

Drawn By:
MGG

Job Number:
2-212

Sheet:
1.2
Site Permit

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 4 th Floor Addition	Block/Lot 3502/111	Address 25 Elgin Park
Gross Project Area 2,295 Sq.Ft.	Primary Occupancy Residential	Number of occupied floors 4
Design Professional/Applicant: Sign & Date Anthony Pantaleoni		

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.	●

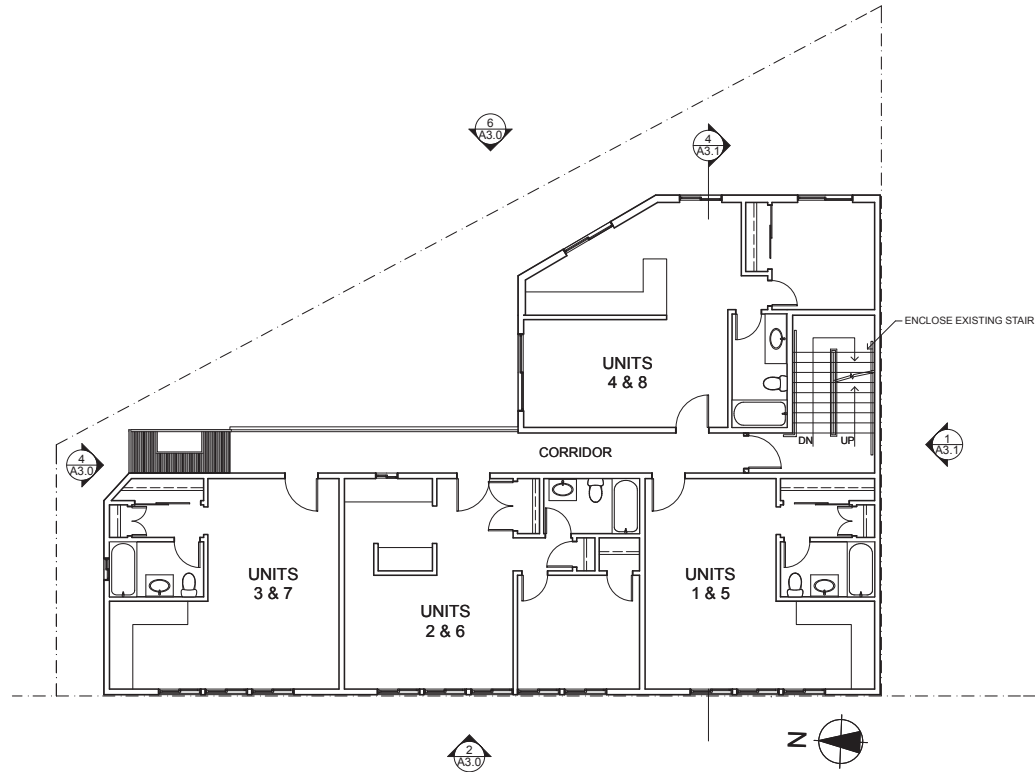
GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. 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.)	●

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 CAD 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 EA c2), 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 c6)	●	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 LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.0A(1)	CalGreen 4.0A(1)	CalGreen 4.0A(1)	CalGreen 4.0A(1)	CalGreen 4.0A(1)
Low-Emitting Materials LEED EQ 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

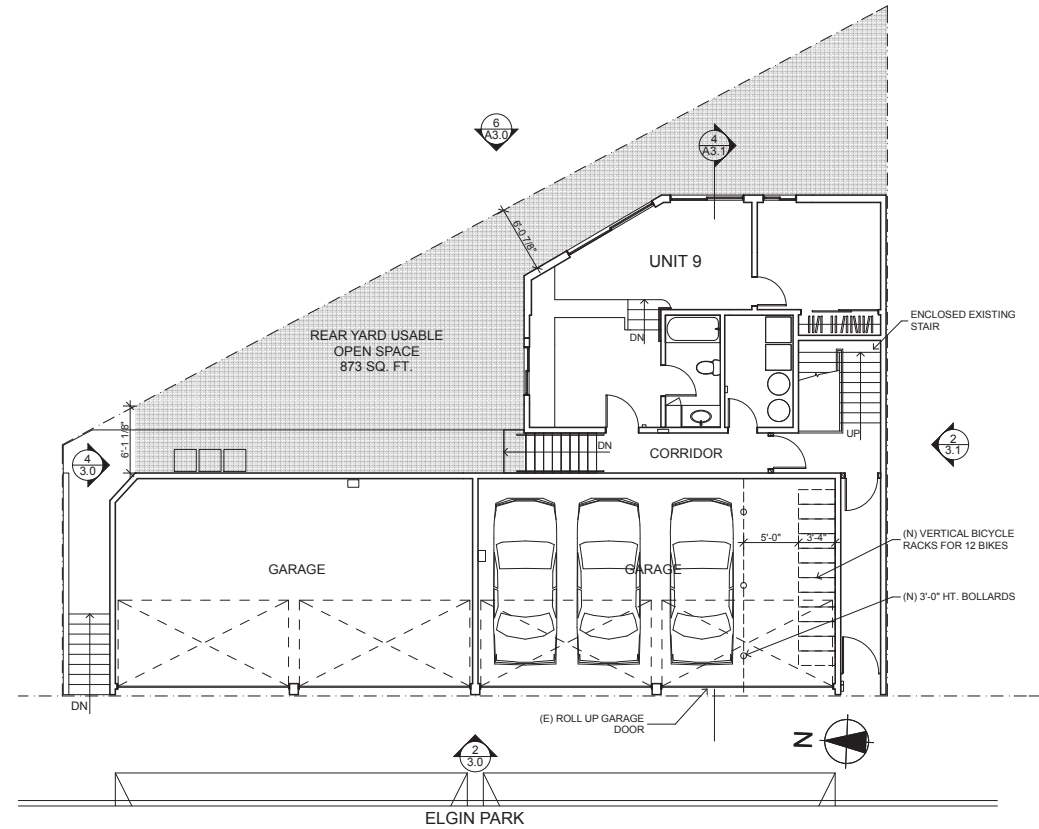
OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ¹
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term 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 showrooms, 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 Certification Systems Sustainable Choices, 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 EA c2), 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

Attachment C-2:
Green Building: Site
Permit Submittal

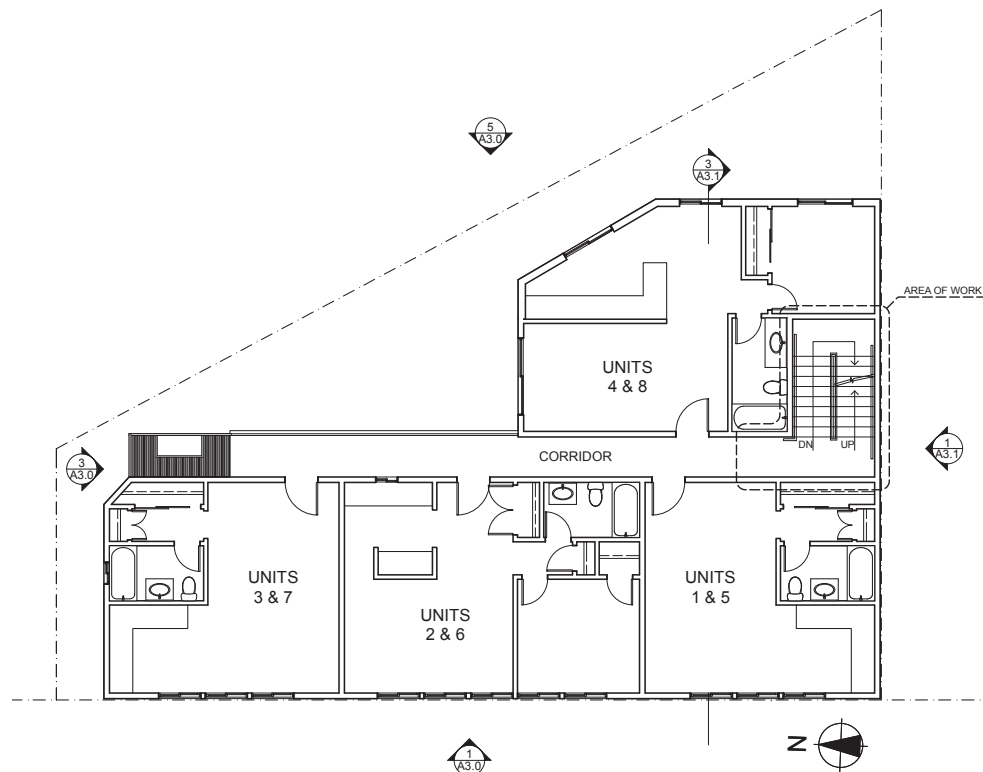
A1.2 - 4th Floor Addition/25 Elgin Park



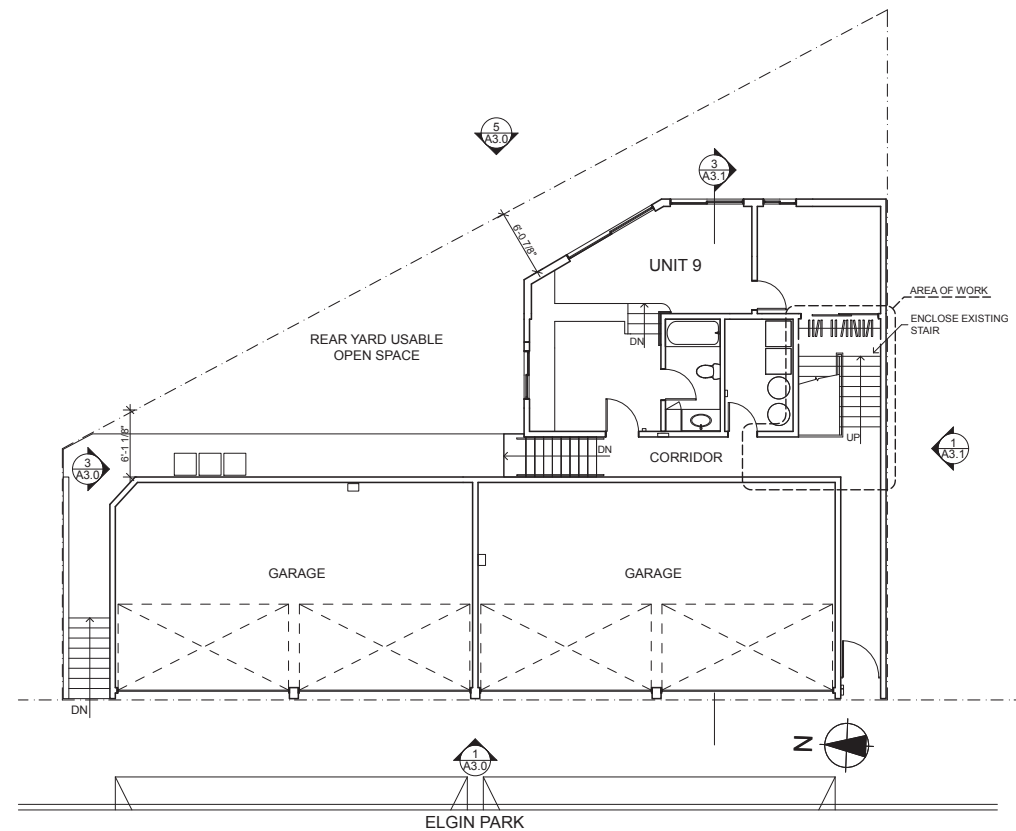
4 Proposed 2nd & 3rd Floors
SCALE: 1/8" = 1'-0"



2 Proposed 1st Floor
SCALE: 1/8" = 1'-0"



3 Existing 2nd & 3rd Floors
SCALE: 1/8" = 1'-0"



1 Existing 1st Floor
SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP
70 Zoe Street, Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
Existing & Proposed

Scale:
As Noted

Date:
4.7.15

Drawn By:
MGG

Job Number:
2-212

Sheet:
A2.0
Site Permit

Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Floor Plans:
Proposed 4th Floor

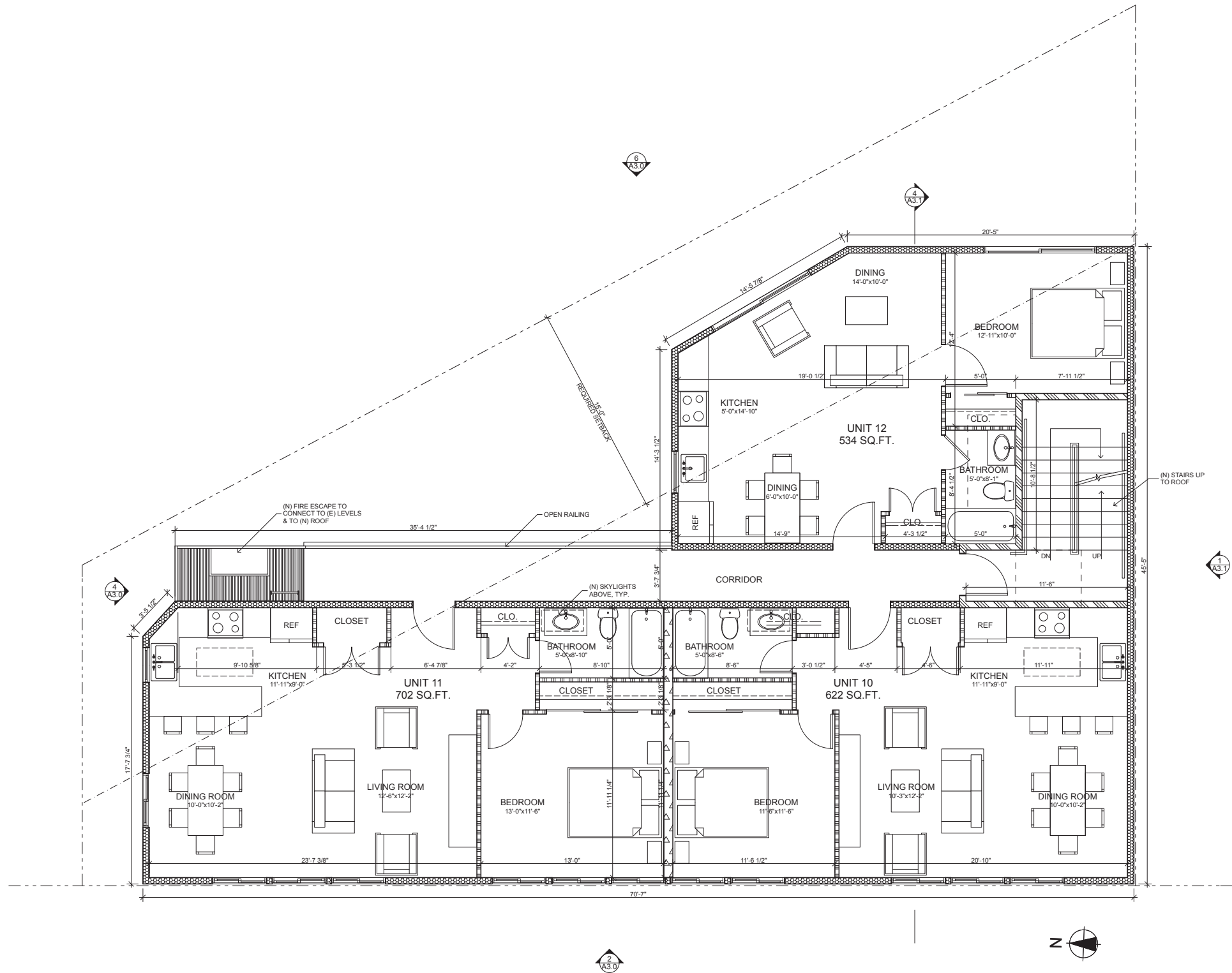
Scale:
As Noted

Date:
4.7.15

Drawn By:
MGG

Job Number:
2-212

Sheet:
A2.1
Site Permit



Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs:
Elevations

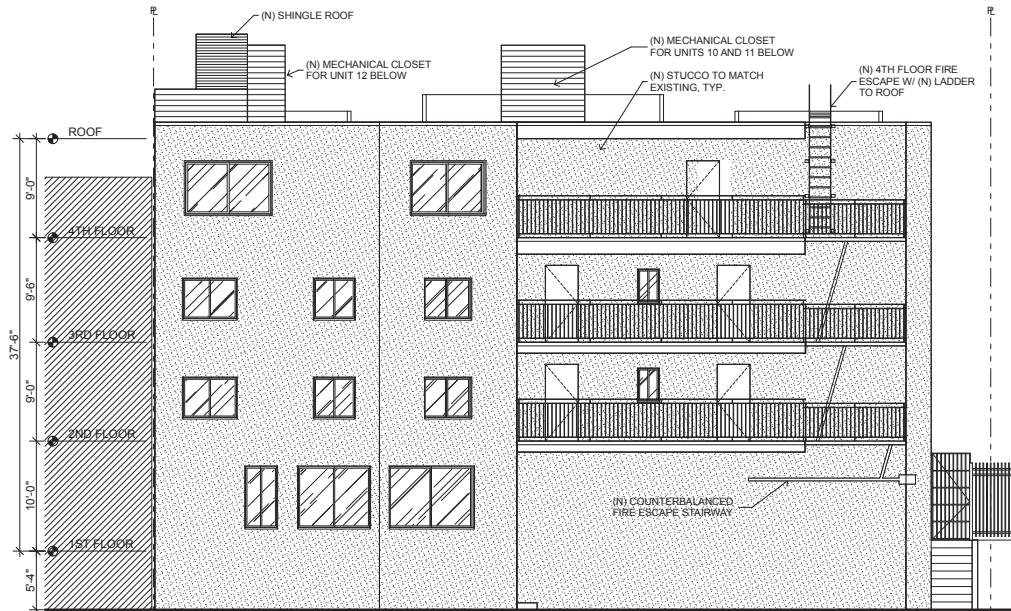
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Date:
4.7.15

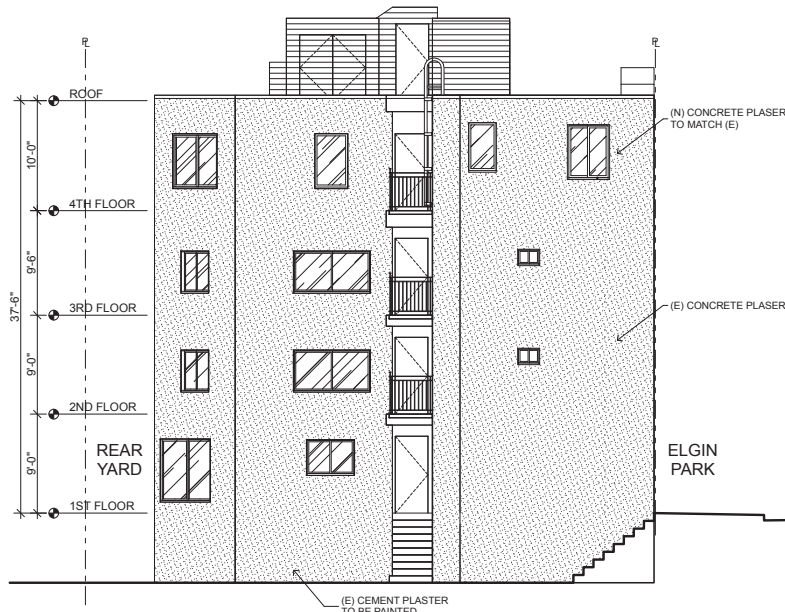
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MGG

Job Number:
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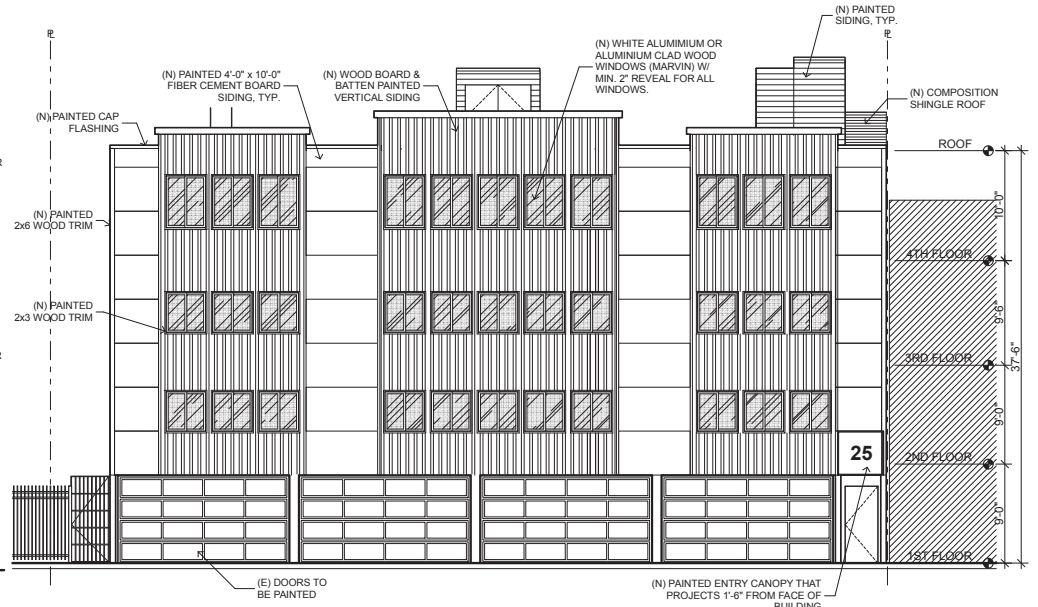
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Site Permit



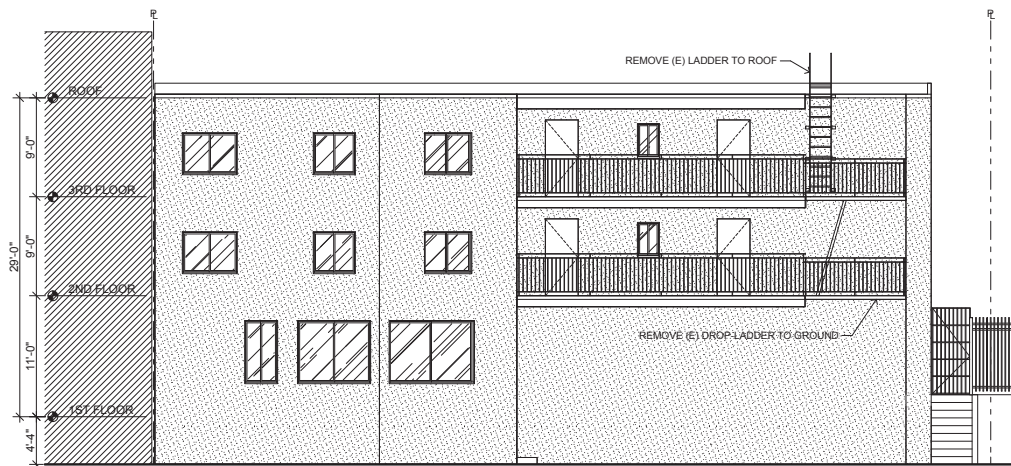
6 Proposed East Elevation
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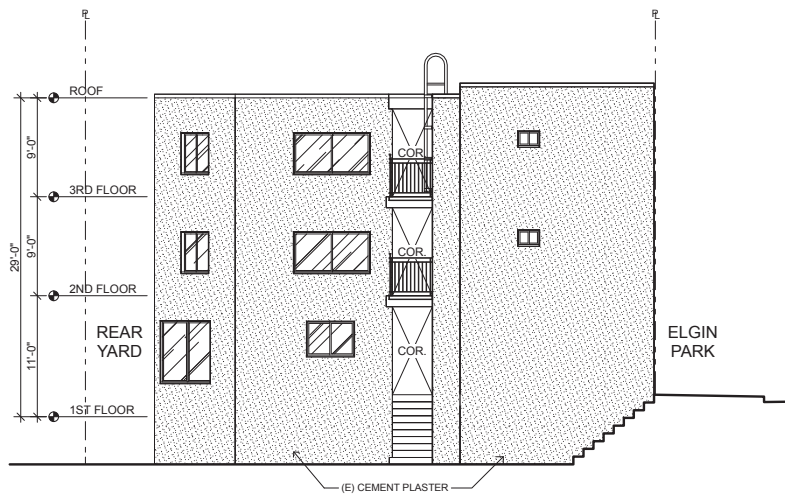
4 Proposed North Elevation
A3.0 SCALE: 1/8" = 1'-0"



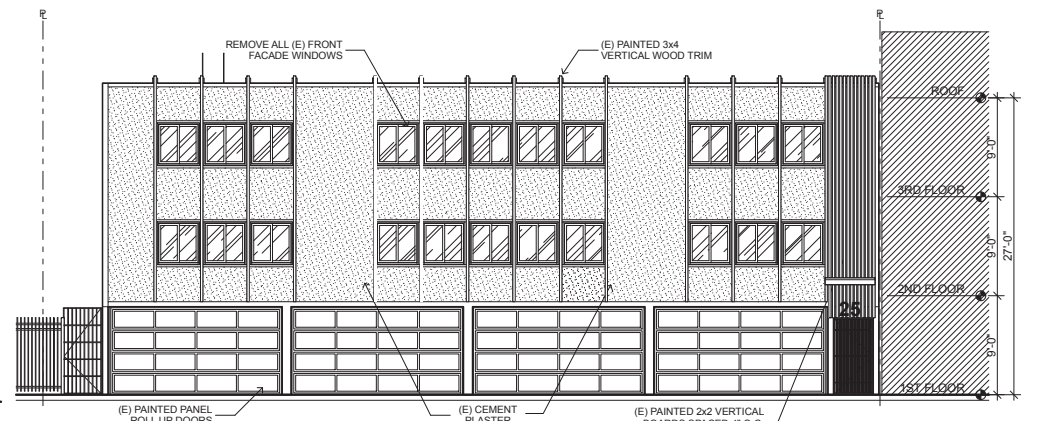
2 Proposed West Elevation
A3.0 SCALE: 1/8" = 1'-0"



5 Existing East Elevation
A3.0 SCALE: 1/8" = 1'-0"



3 Existing North Elevation
A3.0 SCALE: 1/8" = 1'-0"



1 Existing West Elevation
A3.0 SCALE: 1/8" = 1'-0"

Kotas/
Pantaleoni
Architects

Anthony A. Pantaleoni
LEED AP

70 Zoe Street Suite 200
San Francisco, California 94107
t. 415 495 4051
f. 415 495 6885

Revisions	By

4TH FLOOR ADDITION
25 ELGIN PARK
SAN FRANCISCO, CA

Sheet Title:
Exterior Elevs:
Elevations & Sections

Scale:
As Noted

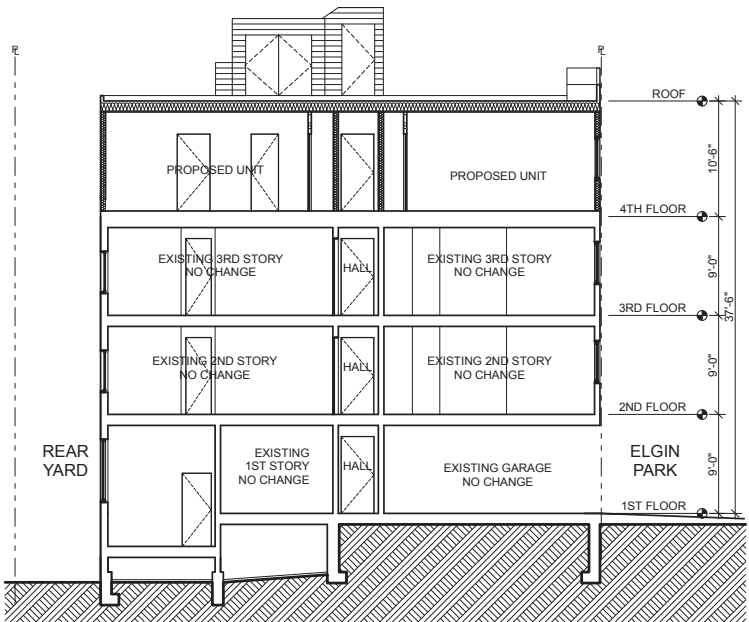
Date:
4.7.15

Drawn By:
MGG

Job Number:
2-212

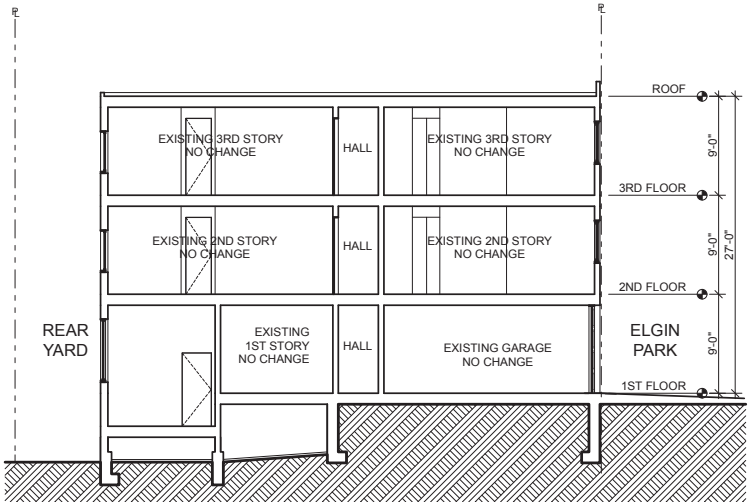
Sheet:
A3.1

Site Permit



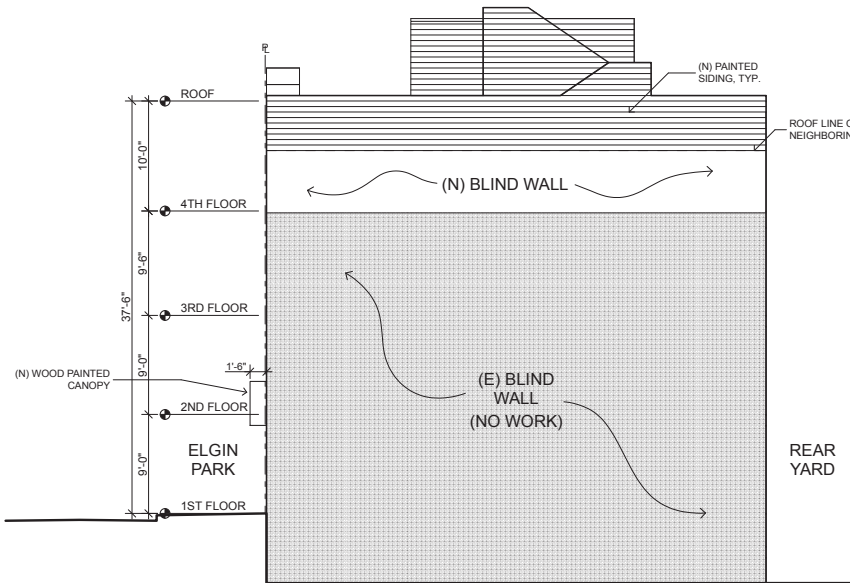
4 Proposed Cross Section

SCALE: 1/8" = 1'-0"



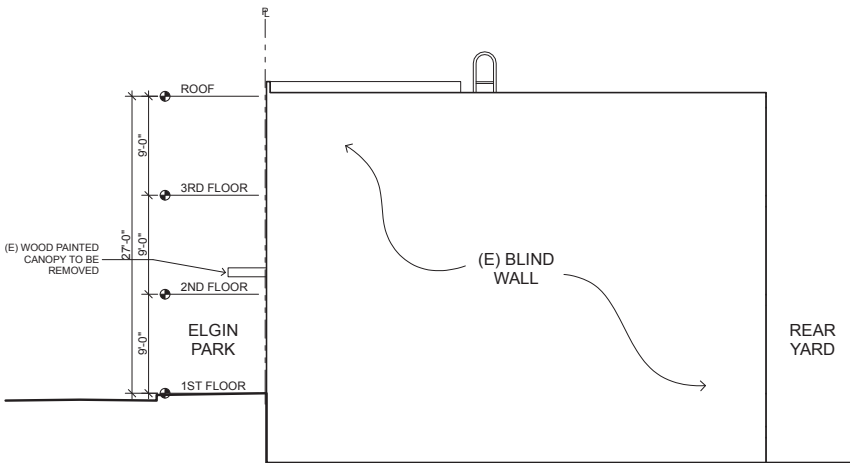
3 Existing Cross Section

SCALE: 1/8" = 1'-0"



2 Proposed South Elevation

SCALE: 1/8" = 1'-0"



1 Existing South Elevation

SCALE: 1/8" = 1'-0"