



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use / Residential Demolition

HEARING DATE: APRIL 23, 2015

(CONTINUED FROM APRIL 2, 2015)

Date: April 16, 2015
Case No.: **2014.1408C**
Project Address: **3822 24th STREET**
Zoning: 24th Street – Noe Valley NCD (Neighborhood Commercial) District
40-X Height and Bulk District
Block/Lot: 3651/018
Project Owner: Branch Properties, LLC
PO Box 590591
San Francisco, CA 94104
Project Sponsor: Ryan Patterson,
Zacks & Freedman, P.C.
235 Montgomery Street, Suite 400
San Francisco, CA 94104
Staff Contact: Marcelle Boudreaux – (415) 575-9140
marcelle.boudreaux@sfgov.org
Recommendation: Approval with Conditions

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PROJECT DESCRIPTION

The project proposes to demolish the existing two-story, single-family residential building. The proposed replacement is a four-story at street, five-story at rear, five-unit residential building with ground floor commercial space. Five bicycle parking spaces are provided on site for the residential units; no parking for vehicles is provided. Two bicycle parking spaces are provided for the proposed commercial use on the sidewalk. The proposed height is 45 feet, with permitted exemptions such as stair and elevator penthouses. Pursuant to Section 263.20 of the Planning Code, in order to encourage generous ground floor ceiling heights for commercial and other active uses up to an additional 5 feet of height is allowed in certain NCT and NCD areas, including the 24TH Street – Noe Valley NCD.

Pursuant to Planning Code Section 728.37, within the 24th Street – Noe Valley NCD, residential demolition at the 2nd story requires conditional use authorization, whereas in this NCD residential demolition is permitted at the 1st story. Further, pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes finding for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2014.1408C	New Building Case Number	2014.1408C
Recommendation	Approve with conditions	Recommendation	Approve with conditions
Demolition Application Number	201402219035	New Building Application Number	201402219037
Number Of Existing Units	1	Number Of New Units	5
Existing Parking	1	New Parking	0
Number Of Existing Bedrooms	1	Number Of New Bedrooms	10
Existing Building Area	±1,312 Sq. Ft.	New Building Area	±10,607 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
312 Expiration Date	04/01/15	Date Time & Materials Fees Paid	N/A

SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of 24TH Street between Church and Vicksburg Streets, Lot 018 in Assessor's Block 3651, in Noe Valley. The project site is within the 24TH Street – Noe Valley NCD (Neighborhood Commercial) District and a 40-X Height and Bulk district. The project site currently contains an owner-occupied, two-story single-family dwelling. The lot is 25 feet wide and 114 in depth, containing approximately 2,850 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located approximately in the middle of the block-face flanked by buildings on either side. The adjacent building to the east is currently under construction for a four-story mixed use residential and commercial building. The adjacent building to the west is a two-story-over-garage, six-unit apartment building. The block-face on the north and the south are characterized by one to two-story above ground floor commercial buildings, two- and three-story residential buildings, and is of mixed architectural style. The buildings also vary in density from two-family residences to small multi-unit apartment buildings. Half a block to the east is the Muni J-Church line on Church Street, the Muni 24-bus runs in front of the proposed project, and the regional serving BART stop at 24th Street-Mission is within a ¼-mile walk from the subject property.

REPLACEMENT STRUCTURE

The use and size of the proposed project is compatible with the immediate neighborhood. The overall scale, design, and materials of the proposed buildings are consistent with the block-face and compliment the neighborhood character with a contemporary design. The replacement building is also designed to be in keeping with the existing development pattern and the neighborhood character. The ground floor commercial is in keeping with the pedestrian-oriented neighborhood commercial district. The project's residential entry is defined with a transition between the public and private realms. A majority of the street frontage is dedicated to commercial use, with requirements for active use. As designed, the storefront windows are transparent and unobstructed, defined by window casework and bulkhead.

Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood.

No automobile parking is provided, thus there is no garage entry and no curb cut. This is a transit-rich neighborhood commercial district and the residential and proposed commercial use will be well-served by Muni and the regional serving BART.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. Case No. 2013.0380E determined the property not to be an historic resource.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	April 3, 2015	April 1, 2015	22 days
Mailed Notice	20 days	March 13, 2015	March 13, 2015	42 days

- The notice was mailed March 13, 2015 in advance of the April 2, 2015 hearing; the hearing date was continued at the April 2, 2015 Planning Commission meeting to the April 23, 2015 Planning Commission meeting due to a posted notice delay.

PUBLIC COMMENT

The project sponsor collected thirteen (13) letters of support from the neighborhood. The Department has received no direct communication in support or in objection to the project.

ISSUES AND OTHER CONSIDERATIONS

- In the 24th St- Noe Valley NCD, Conditional Use authorization is required for residential demolition at the 2nd story and above; however, authorization is not required for demolition at the 1st story.

- The proposed building complements the neighborhood's pattern of development, with scale and character respective of the existing streetwall, and preserving the pattern of mid-block open space in the rear.

URBAN DESIGN ADVISORY TEAM REVIEW

The request(s) for demolition and new construction was reviewed by the Department's Urban Design Advisory Team (UDAT). The UDAT's comments include:

- Design the storefront system so that the commercial entry door is off-center to allow for a more substantial storefront window and slightly setback to allow for a defined entry, consistent with the residential doorways. Also, the storefront windows should meet the property line for a more pedestrian-oriented design.
- Remove the horizontal wood slats from the commercial storefront area.

The Project Sponsor made the above changes to the proposal per UDAT comments.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization for the demolition of residential use at the 2nd story.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of four dwelling-units.
- The Project will create two family-sized dwelling-units, each with three bedrooms.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The 24th St – Noe Valley NCD Zoning District generally allows one dwelling unit per 600 square feet of lot area. The Project is therefore an appropriate in-fill development.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The District is well served by transit; therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions.
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Conditional Use Hearing Public Notice/Section 312 Notice

Residential Demolition Application

Prop M findings

Environmental Evaluation / Historic Resources Information

Context Photos

Project Sponsor Submittal

- Sponsor Letter
- Letters of Support
- Appraisal of Property

Reduced Plans

Color Rendering

Attachment Checklist

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

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

MWB

Planner's Initials

Enter Initials Here: MWB



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 type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 317 AND 728.37 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF A TWO-STORY SINGLE-FAMILY RESIDENTIAL DWELLING AND REPLACEMENT WITH A FIVE-UNIT RESIDENTIAL BUILDING WITH GROUND-FLOOR COMMERCIAL USE.

PREAMBLE

On October 10, 2014, Ryan Patterson of Zacks & Freedman, P.C. (Project Applicant) for Branch Properties, LLC (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 317 and 728.37 to demolish a two-story single-family dwelling and replace with a five-unit residential building with ground-floor commercial use at **3822 24TH Street** within the 24TH Street – Noe Valley NCD (Neighborhood Commercial) District and a 40-X Height and Bulk District.

On April 23, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1408C.

On July 10, 2013, the Project was determined by the Department not to be an historic resource under Case No. 2013.0380E. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. The Commission has reviewed and concurs with said determination. Further, on October 15, 2014, a shadow fan analysis was completed determining that the proposed project would not cast any new shadow on any properties under the jurisdiction of the Recreation and Parks Department (Section 295 of the Planning Code).

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. 2014.1408C, 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. **Project Description.** The project proposes to demolish the existing two-story, single-family residential building. The proposed replacement is a four-story at street, five-story at rear, five-unit residential building with ground floor commercial space. Five bicycle parking spaces are provided on site for the residential units; no parking for vehicles is provided. Two bicycle parking spaces are provided for the proposed commercial use on the sidewalk. The proposed height is 45 feet, with permitted exemptions such as stair and elevator penthouses. Pursuant to Section 263.20 of the Planning Code, in order to encourage generous ground floor ceiling heights for commercial and other active uses up to an additional 5 feet of height is allowed in certain NCT and NCD areas, including the 24TH Street – Noe Valley NCD.

Pursuant to Planning Code Section 728.37, within the 24th Street – Noe Valley NCD, residential demolition at the 2nd story requires conditional use authorization, whereas in this NCD, residential demolition is permitted at the 1st story. Further, pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes finding for a Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

3. **Site Description and Present Use.** The project site is located on the north side of 24TH Street between Church and Vicksburg Streets, Lot 018 in Assessor's Block 3651, in Noe Valley. The project site is within the 24TH Street – Noe Valley NCD (Neighborhood Commercial) District and

a 40-X Height and Bulk district. The project site currently contains an owner-occupied two-story single-family dwelling. The lot is 25 feet wide and 114 in depth, containing approximately 2,850 square feet.

4. **Surrounding Properties and Neighborhood.** The project site is located approximately in the middle of the block-face flanked by buildings on either side. The adjacent building to the east is currently under construction for a four-story mixed use residential and commercial building. The adjacent building to the west is a two-story-over-garage, six-unit apartment building. The block-face on the north and the south are characterized by one to two-story above ground floor commercial buildings, two- and three-story residential buildings, and is of mixed architectural style. The buildings also vary in density from two-family residences to small multi-unit apartment buildings. Half a block to the east is the Muni J-Church line on Church Street.
5. **Public Comment.** The project sponsor collected thirteen (13) letters of support from the neighborhood. The Department has received no direct communication with comments in support or in objection to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition – Section 317:** Pursuant to Planning Code Sections 728.17 and 317, Conditional Use Authorization is required for applications proposing to remove residential units, located at the second floor or above. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

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

- B. **Rear Yard Requirement.** Planning Code Section 134 requires, in the 24TH Street- Noe Valley NCD, a rear yard measuring 25 percent of the total depth.

The Project proposes an approximately 28-foot 6-inch rear yard, which is equal to 25 percent of lot depth.

- C. **Street Frontages in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The Project site has approximately 25 feet of lineal street frontage along 24TH Street with approximately 10 feet of street frontage devoted to either the potential commercial entrance or storefront window space. The proposed windows are un-tinted. As designed, the storefront windows are transparent and unobstructed, with exception of the window casework and bulkhead.

- D. **Floor Area Ratio, Non-Residential Uses.** Planning Code Section 728.21 restricts floor area ratio to 1.8 to 1.

Approximately 5,130 gross square feet of non-residential use is permitted pursuant to this Section of the Code. The project would provide approximately 563 gross square feet of non-residential use, which is within the permitted limits.

- E. **Use Size, Non-Residential.** Planning Code Section 728.21 permits use sizes up to 2,499 square feet, with a Conditional Use Authorization required for use sizes of 2,500 square feet and above, as defined by Planning Code Section 790.130.

The proposed size for the commercial space is 563 square feet, therefore is permitted.

- F. **Parking, Commercial.** Planning Code Section 151 generally requires one automobile parking space for commercial uses with greater than 5,000 occupied square feet. Planning Code Section 155.2(b)(6) requires two Class 2 bicycle parking spaces.

No automobile parking is provided. The proposed commercial square footage area is 563 square feet, below the threshold for required automobile parking. Two Class 2 bicycle parking spaces are proposed, although the commercial use has not been identified at this time. Where a project proposes to construct new non-residential uses or increase the area of existing non-residential uses, for which the project has not identified specific uses at the time of project approval by the Planning Department or Planning Commission, the project shall provide the amount of non-residential bicycle parking required for Retail Sales.

- G. **Parking, Residential.** Planning Code Section 151 requires one automobile parking space per dwelling unit. However, Planning Code Section 155.1(d) permits the reduction of required automobile parking for all districts when fulfilling bicycle parking requirements. Planning Code Section Table 155.2 requires one Class 1 bicycle parking space for each dwelling unit.

The Project proposes five (5) Class 1 bicycle parking spaces, one for each dwelling unit. The bicycle parking for the residential units will be provided in an enclosed room in the basement.

- H. **Density of Dwelling Units.** The ratio of dwelling units in the 24th Street – Noe Valley (NCD) Neighborhood Commercial District is generally one dwelling unit per 600 square feet, pursuant to Planning Code Section 728.91. Pursuant to Planning Code Section 207.1, fractions of one-half or more are rounded up.

The lot area is approximately 2,850 square feet, thus five dwelling units are permitted.

- I. **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. Pursuant to Planning Code Section 263.20, an additional 5 feet of height is permitted.

The project proposes a replacement building of approximately 45 feet in height, with permitted exceptions such as stair and elevator penthouses. In order to encourage generous ground floor ceiling heights for commercial and other active uses up to an additional 5 feet of height is allowed in certain NCT and NCD areas, including the 24TH Street – Noe Valley NCD. The proposed ground floor commercial ceiling height is approximately 19 feet at the street.

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

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

The use and size of the proposed project is compatible with the immediate neighborhood. The replacement building increases the number of units at the project site by four, and increases the number of bedrooms by nine. The replacement building is also designed to be in keeping with the existing development pattern and the neighborhood character. The ground floor commercial is in keeping with the pedestrian-oriented neighborhood commercial district.

- 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 Project is designed to be compatible with the surrounding neighborhood commercial district and specifically with both adjacent buildings. It will comport with the neighborhood's pattern of development, scale and character, preserving mid-block open space.

- 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;

There is no proposed off-street automobile parking, thereby minimizing any change in traffic volume directly at the subject site. The site is one-half block from the Muni J-Church line, the Muni 48-bus line runs on 24th Street and the regional BART stop at 24th Street-Mission is approximately 1/4-mile away.

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

As the proposed project is primarily residential, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions. The commercial use has not been determined at this time.

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

Although designed in a contemporary aesthetic, the façade treatment and materials of the replacement buildings have been appropriately selected to be harmonious with the existing surrounding neighborhood.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable 24th St- Noe Valley NCD District.

The proposed project is consistent with the stated purpose of this named NCD.

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

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

Criterion not applicable.

Not applicable. Soundness is not a criterion for review in the neighborhood commercial districts.

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

Project meets criterion.

A review of the Planning Department database showed no enforcement cases for the subject property. A review of the Department of Building Inspection showed some notices of violation that have been abated.

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

Project meets criterion.

The structure appears to be in decent condition.

- iv. Whether the property is an “historic resource” under CEQA;

Project meets criterion.

Although the existing structure is more than 50 years old, a review of the historic resource evaluation resulted in a determination that neither structure is an historical resource.

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

Project meets criterion.

The structure is not an historical resource.

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

Project meets criterion.

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building is being used as a single-family residence. There are no restrictions on whether the new units will be rental or ownership.

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

Project meets criterion.

No rent controlled units will be removed. The project site is owned by the project sponsor.

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

Project does not meet criterion.

Although the Project proposes demolition of a one-bedroom single-family dwelling, the replacement structure will bring on-line four additional units and nine additional bedrooms at the project site.

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

Project meets criterion.

The replacement buildings conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by providing three of the five units with multiple bedrooms, which provides family-sized housing. The project would provide a net gain of four dwelling units and nine bedrooms to the City's housing stock.

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

Project meets criterion.

The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building and construction of a new building. However, it should be taken into consideration that the proposed structure offers an increased number of units and a variety of unit sizes.

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

Project meets criterion.

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

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

Project meets criterion.

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

- xiii. Whether the Project creates quality, new family housing;

Project meets criterion.

The Project proposes three opportunities for family-sized housing. Two three-bedroom units are proposed, and one, two-bedroom unit is proposed within the five-unit building.

- xiv. Whether the Project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

- xv. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project meets criterion.

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

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

Project meets criterion.

The Project increases the number of on-site units by four.

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

Project meets criterion.

The project proposes ten bedrooms: nine bedrooms more than that of the existing building.

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

HOUSING ELEMENT

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.

This project will create three family-sized 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.

This new construction project will conform to the scale and character of the district, respecting the neighborhood character in design and use.

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 conforms to the zoning and height districts for the named NCD.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The project's residential entry is defined with a transition between the public and private realms. A majority of the street frontage is dedicated to commercial use, with requirements for active use, and designed with transparent storefront system.

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

The project proposes demolition of two existing buildings with noncomplying features. Similar to other existing structures on the block-face, the replacement structure, built to the property line, will be mixed-use with ground-floor commercial and residential units.

Policy 1.3:

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

The proposed replacement buildings reflect the existing neighborhood character and development pattern, particularly by proposing buildings of similar mass, width and height as the existing structures along the block-face. The front setbacks of the building reflects the prevailing pattern of front setbacks – built to the property line at the public right-of-way.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

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

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. The proposed project will add a 563 sq ft. retail space to the NCD, which will enhance opportunities for resident employment. The five new residential units, which are pedestrian and mass-transit oriented, will also support 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.

While the existing housing is proposed to be demolished, the new replacement building would provide a net gain of four dwelling units and nine bedrooms. In addition, the replacement structure respects the neighborhood's mixed-use character, scale, mass, and proportions.

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

The project site is an owner-occupied single-family dwelling. While the affordability of the existing dwelling is not preserved since it is proposed to be demolished, the replacement building will provide dwelling units that are well-designed and contain additional bedrooms. The proposed project will contain a mix of small units and family sized housing. The project will also increase the number of dwelling units on the lot from one to five.

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

The project would not have a significant adverse affect on automobile traffic congestion or create parking problems in the neighborhood. No off-street automobile parking is provided for the project. The site is one-half block from the Muni J-Church line, the Muni 48-bus line runs on 24th Street and the regional BART stop at 24th Street-Mission is approximately ¼-mile away, thus offering transit opportunities for resident commuters and potential users of the commercial space.

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

The Project is not a commercial office project. The proposed commercial space is required to be an active use by the Planning Code. The project will include a retail space at street level, creating opportunities for resident employment and business ownership without displacing existing industrial

or service uses. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The proposed height is greater than 40 feet, therefore a shadow fan analysis was completed determining that the proposed project would not cast any new shadow on any properties under the jurisdiction of the Recreation and Parks Department (Section 295 of the Planning Code).

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. 2014.1408C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 23, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 23, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow demolition of a two-story single-family dwelling and replacement with a five-unit residential building with ground-floor commercial use located at 3822 24TH Street, Block 3651, Lot 018, pursuant to Planning Code Section(s) **303, 317, 728.37** within the **24TH Street – Noe Valley NCD (Neighborhood Commercial) District** and a **40-X Height and Bulk District**; in general conformance with plans, dated **March 9, 2015**, and stamped “EXHIBIT B” included in the docket for Case No. **2014.1408C** and subject to conditions of approval reviewed and approved by the Commission on **April 23, 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 **April 23, 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

DESIGN – COMPLIANCE AT PLAN STAGE

2. **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 415-558-6378, www.sf-planning.org

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

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

DESIGN

4. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

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

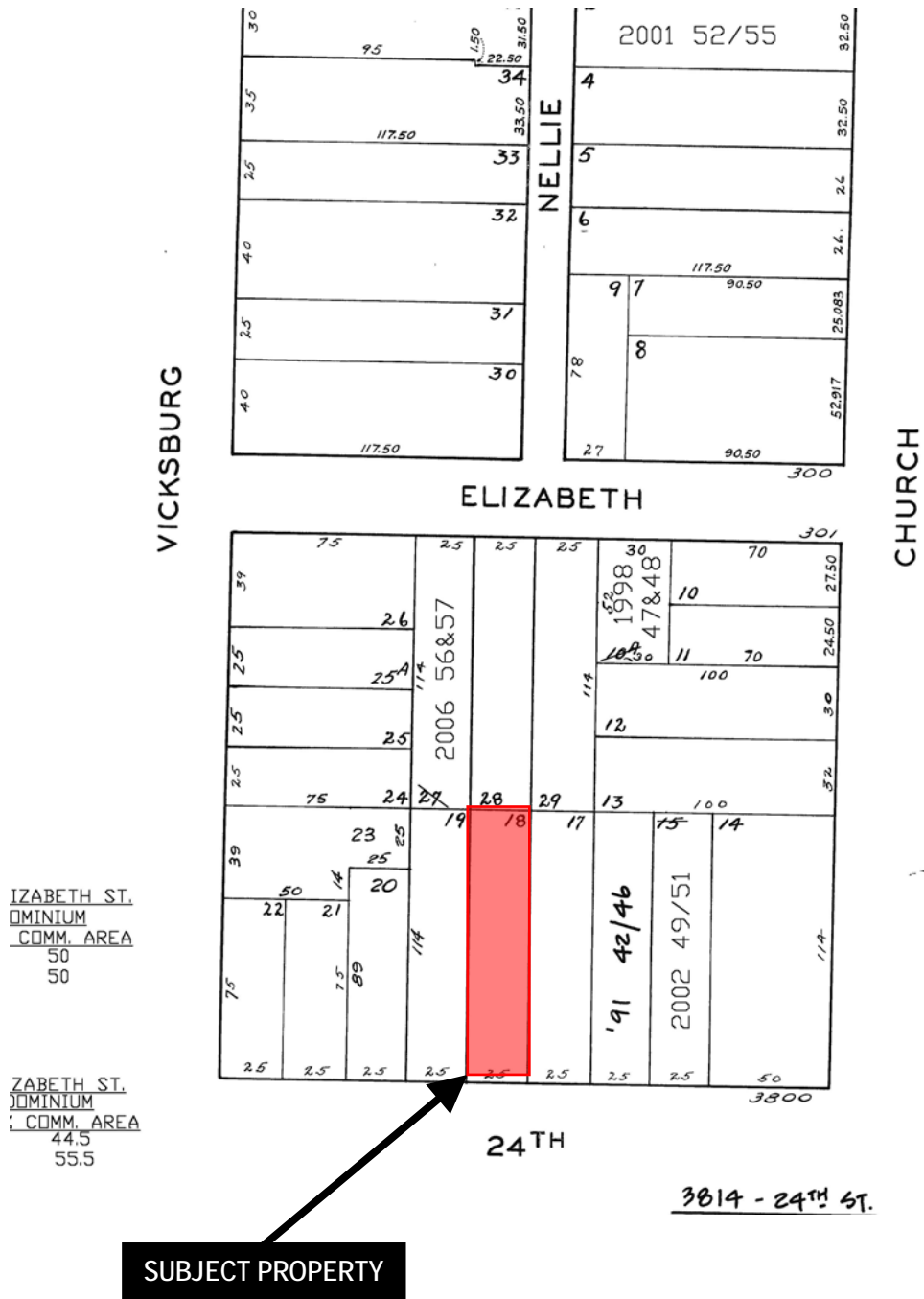
MONITORING

5. **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*

OPERATION

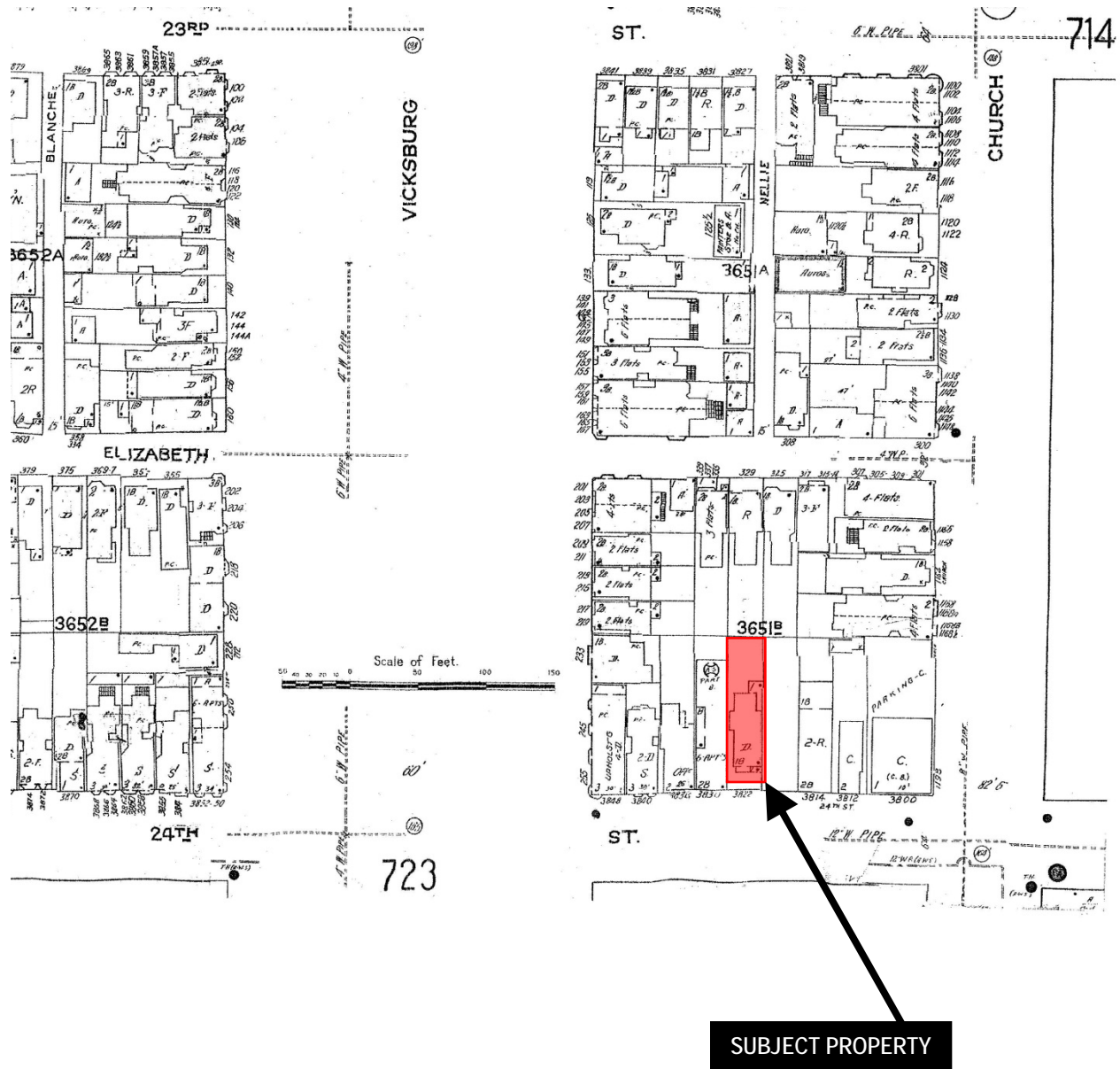
6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

Parcel Map



Conditional Use Authorization Request
Case Number 2014.1408C
3822 24TH Street

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 Request
Case Number 2014.1408C
3822 24TH Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2014.1408C
3822 24TH Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2014.1408C
3822 24TH Street

Context Photo



SUBJECT PROPERTY

Conditional Use Authorization Request
Case Number 2014.1408C
3822 24TH Street

Site Photo



Conditional Use Authorization Request
Case Number 2014.1408C
3822 24TH Street



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 2, 2015**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Rm 400**
Case Type: **Conditional Use Authorization**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	3822 24th Street	Case No.:	2014.1408 C
Cross Street(s):	Church/Vicksburg	Building Permit:	201402219037 & 201402219035
Block /Lot No.:	3651 /018	Applicant:	Ryan Patterson, Zacks & Freedman, P.C.
Zoning District(s):	24th Street – Noe Valley NCD; 40-X	Telephone:	415-356-8100
Area Plan:	N/A	E-Mail:	ryanp@zulpc.com
PROJECT DESCRIPTION			
<p>The proposal is for Conditional Use Authorization to allow demolition of an existing two-story single-family dwelling. The proposed new construction includes a five-story-over-basement building, approximately 45 feet in height (pursuant to Planning Code Section 263.20). This will include five residential units with a ground-floor commercial space. Five bicycle parking spaces are provided on site. The existing structure was determined not to be an historic resource through Case no. 2013.0380E.</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 one week 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: Marcelle Boudreaux Telephone: (415) 575-9140 E-Mail: marcelle.boudreaux@sfgov.org</p>			

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

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 or 312 notification requirements, if required.**

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.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

APPLICATION FOR

Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Branch Properties, LLC	
PROPERTY OWNER'S ADDRESS: PO Box 590591, San Francisco, CA	TELEPHONE: (415) 517-4432 EMAIL: alan@branchpropertiesllc.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS: 	TELEPHONE: () EMAIL:

CONTACT FOR PROJECT INFORMATION: Ryan J. Patterson, Esq. / Zacks & Freedman, P.C. Same as Above <input type="checkbox"/>	
ADDRESS: 235 Montgomery Street, Suite 400 San Francisco, CA, 94104	TELEPHONE: (415) 956-8100 EMAIL: ryanp@zulpc.com

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: 3822 24th Street	ZIP CODE: 94114
CROSS STREETS: Vicksburg St. and Church St.	

ASSESSORS BLOCK/LOT: 3651 / 018	LOT DIMENSIONS: 25 x 114	LOT AREA (SQ FT): 2,850	ZONING DISTRICT: NCD	HEIGHT/BULK DISTRICT: 40-X
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3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" 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	BUILDING PERMIT NUMBER(S): 201402219035		DATE FILED: 2/21/2014
		201402219037		2/21/2014
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 03/09/2012		
		ELLIS ACT Was the building subject to the Ellis Act within the last decade?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates. (Measurements approximated)

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	5	5
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	20'	0	45'	45'
Number of Stories	1 + basement story	0	5	5
Bicycle Spaces	0	0	5	5
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,312	0	6,348	6,348
Retail	0	0	563	563
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	Basement: 1,312	0	Bicycle parking: 160	Bicycle parking: 160
TOTAL GSF	2,624	0	10,607	10,607

Incl. storage, etc.

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	5	+4
Rental Units:	0	0	0
Total Units:	1	5	+4
Units subject to Rent Control:	0	0	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	1	10	+9
Rental Bedrooms:	0	0	0
Total Bedrooms:	1	10	+9
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	3822	1	1,312	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	See #7 below			<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Continuation of #6 - Unit Specific Information:

Proposed:

Unit No.	No. of Bedrooms	GSF	Occupancy
102	1	788	Owner occupied
201	1	902	Owner occupied
301	3	1,690	Owner occupied
401	3	1,690	Owner occupied
501	2	1,278	Owner occupied

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the 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 is not applicable.

Please respond to each policy; if it's not applicable explain why:
<p>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</p> <p>The existing structure does not contain any neighborhood-serving uses. The proposed project will add a 563 sq. ft. retail space to the NCD, which will enhance opportunities for resident employment. The five new residential units, which are pedestrian and mass-transit oriented, will also support existing neighborhood-serving retail uses.</p>
<p>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</p> <p>The proposed project will bring an underdeveloped lot into conformity with the neighborhood's mixed-use character, scale, mass, and proportions. It will add additional dwelling units and improve the cultural and economic diversity of the neighborhood by supporting neighborhood businesses. The project's ground-floor retail use will activate this space and boost the NCD's economy.</p>
<p>3. That the City's supply of affordable housing be preserved and enhanced;</p> <p>The project site's existing owner-occupied single-family house does not qualify as affordable housing. (See attached appraisal.) The proposed project will contain a mix of small units and family sized housing. The project will also increase the number of dwelling units on the lot from one to five. This increase will bring the underdeveloped project site into conformity with the block's prevailing scale and character.</p>
<p>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</p> <p>The proposed project is pedestrian- and mass-transit oriented, located in a transit-rich NCD, and supports the City's transit-first policy. It will include 160 sq. ft. of indoor bicycle parking in conformity with Planning Code Section 155.2. It will not impede Muni transit service or overburden our streets or neighborhood parking.</p>

Please respond to each policy; if it's not applicable explain why:

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 project will replace an unaffordable owner-occupied single-family house with a moderately sized mixed-use building. The project will include a retail space at street level, creating opportunities for resident employment and business ownership without displacing existing industrial or service uses.

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

The proposed project will be built in compliance with the current Building Code to meet all earthquake safety requirements.

7. That landmarks and historic buildings be preserved; and

Per the project's Historic Resource Evaluation, the existing structure is not a landmark or historic building. It "does not meet the criteria" to be determined eligible for local, state, or national listing as a historic resource.

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

The project site is not located near any existing park or open space. The project will create significant open space for its residential units.

Section 303 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.

The proposed project is highly desirable for several reasons: First, the scale, design, and materials of the project are compatible with the block-face and complement the NCD's mixed-use character. The project follows a pattern of development that is consistent with the neighborhood and has a character that is more in line with the adjacent and nearby properties. Second, the project will contain five residential units (increased from the existing one) – adding to the City's housing stock – and keeping with the surrounding multifamily and mixed-use structures. Third, the project includes a 563 sq. ft. ground-floor retail space, which will promote the NCD's economy, activate the ground level and provide employment opportunities for residents.

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 proposed project is consistent with the NCD neighborhood, and the project's size, shape and character will be more in line with adjacent and nearby structures, which are significantly larger and more massive than the existing structure. It will comport with the neighborhood's pattern of development, preserving rear-yard open space.

(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 proposed project is transit-oriented and located within a transit-rich NCD. It does not contain off-street parking, thereby minimizing any change in traffic volume or traffic patterns. A loading zone is located directly across the street if needed. The project contains five indoor bicycle parking spaces pursuant to Planning Code Section 155.2.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The project will use minimal glass to reduce glare. Its roof deck is set back to reduce noise and increase privacy, and best practices will be utilized to reduce construction-related emissions.

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

The proposed project includes a roof deck and rear-yard open space. There is no proposed car parking, but a dedicated bicycle parking room is included. No lighting or signage is proposed as part of this application.

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.

The proposed project is consistent with the applicable provisions of the Code, including Section 317. The project will create new housing, including family sized housing, and a new retail unit. The retail unit will activate the ground floor of the subject property and will help bolster the neighborhood's economy. The project is consistent with and will not adversely affect the General Plan.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); OR
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

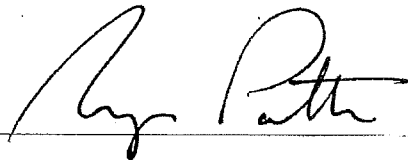
REPLACEMENT STRUCTURE		YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Does the Project increase the number of family-sized units on-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Does the Project create new supportive housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Does the Project increase the number of on-site dwelling units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	Does the Project increase the number of on-site bedrooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: Other information or applications may be required.

Signature: _____



Date: 10/10/14

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

Ryan J. Patterson, Esq.

Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Demolition	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input checked="" type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<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 checked="" 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.

☐* Required upon request upon hearing scheduling.

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: _____



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 1 or 3 applies, an *Environmental Evaluation Application* 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.
	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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 Maher 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"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation 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 excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <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 excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <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 excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <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 <i>Environmental Evaluation Application</i> 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 3822 24th ST	BLOCK/LOT(S) 3651/018
---------------------------------	--------------------------

CASE NO. 2013.0380E	PERMIT NO.	PLANS DATED
------------------------	------------	-------------

☐ Addition/ Alteration (detailed below)

☒ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**

Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☒ **Class 3: New Construction**

Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:

If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **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?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

✓ _____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

cleared for archeo
on 4/19/2013
Allison Vindul

CONTINUED ON PAGE 2

Slope = or > 20%: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Landslide Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

Seismic: Liquefaction Zone: Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

Serpentine Rock: Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:

Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

Requires Review

Per GIS database, the project requires Review & Hist Preservation review.

04/04/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. **Change of Use and New Construction** (tenant improvements not included).
2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' 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.

☒ **Project is not listed:**

GO TO STEP 5

☐ **Project does not conform to the scopes of work:**

GO TO STEP 5

☐ **Project involves 4 or more work descriptions:**

GO TO STEP 5

☐ **Project involves less than 4 work descriptions:**

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**

Specify: _____

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated.

* Attach Historic Resource Evaluation Report

b. Other, please specify: per attached PIR form dated 7/10/13

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

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

AV

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*. _____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Print Name

7/11/2013

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	7/10/2013	Date of Form Completion	7/10/2013
--	-----------	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	3822 24th Street	
Block/Lot:	Cross Streets:	
3651/018	Church and Vicksburg	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

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

DATE OF PLANS UNDER REVIEW:	03/19/2013
------------------------------------	------------

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

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

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

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

PRESERVATION TEAM COMMENTS:
<p>The Department agrees with the conclusion of the Historic Resource Evaluation (HRE) report by Jonathan Pearlman for 3822 24th Street (dated October 24, 2012). The building is not individually eligible for the California Register and is not within an historic district. The building stands on the north side 24th Street between Church and Vicksburg Streets in the Noe Valley neighborhood. Constructed in c.1891, the subject property is a one-story-over-basement, roughly rectangular-plan, single-family residential building topped with a gable roof and false-front. This building is clad with horizontal wood boards and features a squared bay topped with a non-original hipped roof. The building has been substantially altered and was primarily stripped of its ornamentation in the 1950s. The building was constructed for Martin Ciblich, an Austrian coffee saloon owner. The builder was not identified.</p> <p>Constructed in c.1891, the building was constructed after this area of the Noe Valley neighborhood was initially developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2. The local builder was not identified but due to alterations to the building, it cannot be considered a representative example of the work of a master builder or architect. The building has been altered and primarily stripped of its ornamentation; it is not a significant example of a period or style. Therefore, The subject property is not significant under Criterion 3.</p> <p>Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.</p>

Signature of Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Smada</i>	7-10-2013

IMAGE



3822 24th Street

Source: Jonathan Pearlman, 2012.

ZACKS & FREEDMAN

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zulpc.com

April 8, 2015

VIA HAND DELIVERY

Hon. Rodney Fong and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 3822 24th Street
Case No. 2014.1408C

Dear President Fong and Commissioners:

Our office represents Branch Properties, LLC, beneficially owned by Alan Maloney and Owen Linzmayer (the “Project Sponsors”). This is an application to demolish an aging single-family residence to enable its replacement with a moderately sized building containing five new housing units and ground-floor retail. The project site is 3822 24th Street, between Vicksburg and Church Streets (the “Subject Property”).

The Subject Property’s existing structure is a single-family residence, and it is owner-occupied. It also sticks out from the neighborhood like a sore thumb—incompatible in size, architectural style, and setbacks. The proposed project will be a great improvement to the neighborhood.



The existing single-family residential structure is out of character with the neighborhood commercial district

We respectfully request that the Commission approve this application for the following reasons:

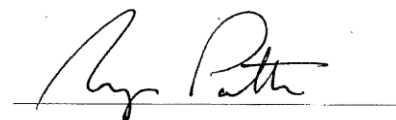
1. San Francisco needs new housing. This project will create five new housing units, including family-sized housing—a net increase of four new housing units—in keeping with the surrounding multifamily and mixed-use structures.

2. The proposed project will bring an underdeveloped lot into conformity with the neighborhood's mixed-use character, scale, and proportions. The project follows a pattern of development that is consistent with the neighborhood's pattern of development, preserving rear-yard open space. It will be consistent with the adjacent and nearby structures, which are significantly larger than the existing structure.
3. The neighborhood supports the project. We are not aware of any opposition, and a dozen neighbors have written letters of support. (See Letters of Support, Exhibit A.)
4. Although it is not a requirement or criterion in this application, it is worth noting that the existing single-family residence is demonstrably unaffordable. (See appraisal, Exhibit B.)
5. The existing single-family residence is not a landmark or historic building. It "does not meet the criteria" to be determined eligible for local, state, or national listing as a historic resource. (See Historic Resource Evaluation.)
6. The project includes a 563 sq. ft. ground-floor retail space, which will promote the NCD's economy, activate the ground level and provide employment opportunities for residents.
7. The project is transit-oriented and located within a transit-rich NCD. The project contains five indoor bicycle parking spaces pursuant to Planning Code Section 155.2.
8. The project is code-compliant and requires no variances.

Thank you for your consideration of this project, which will add to the City's housing stock and improve consistency with the neighborhood's character. We look forward to presenting it to you on April 23.

Very truly yours,

ZACKS & FREEDMAN, P.C.

A handwritten signature in black ink, appearing to read "Ryan J. Patterson", is written over a horizontal line.

Ryan J. Patterson

Encl.

EXHIBIT A

April, 2015

President Rodney Fong
Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 3822 24th Street
BPA Nos. 201402219035 and 201402219037 and Related Applications

Dear President Fong and Commissioners:

As a residential neighbor, I wish to express my support for the mixed-use project proposed at 3822 24th Street.

The 24th Street - Noe Valley Neighborhood Commercial District is one of the most vibrant in the city, and this project will enhance the small-scale commercial ambience that makes the neighborhood so attractive. The small, ground-floor retail space will provide an opportunity for local residents to open a small business near their home. It will also bring additional shoppers into the neighborhood, which will improve the local economy and promote job creation.

Projects such as this can also help alleviate the City's housing crisis. The project will provide five new dwelling units, including family-sized dwellings. Noe Valley is a family-friendly neighborhood and this kind of project ensures that families will continue to find suitable housing in the area. At the same time, the project is scaled appropriately to match surrounding buildings and its design respects the neighborhood's existing character.

The proposed building will complement and comport with the mixed-use fabric of this district. This is exactly the kind of development we want to encourage in the City.

I respectfully urge you to approve the project.

Sincerely,

COURTNEY YOUNG

Printed Name

Signature

3618 22ND ST #3
Address SAN FRANCISCO, CA
94114

Date: 2-25-15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

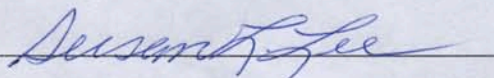
To Whom It May Concern:

I, SUSAN L. LEE, am a resident or an owner of a property located at 3830-24TH ST., San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: SUSAN L. LEE

Signature: 

Date: 2-25-15

Address: 551 MUNICH ST. S.F. CA. 94112

Owner or Resident (Circle One)

Comments:

Date: 3/20/15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, Brian Kendall, am a resident or an owner of a property located at 3820 24th, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: BRIAN KENDALL

Signature: Brian Kendall

Date: 3/20/15

Address: 3820 24th St.

☒ Owner or ☐ Resident (Circle One)

Comments:

Please approve this. All
we need more housing

Date: 2-13-15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, JERRY YI, am a resident or an owner of a property located
at 3783 24th ST., San Francisco. I have reviewed the proposed project
at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use
building and the demolition of the existing single family home. I find the proposed project to be
an agreeable design and believe the future building will be a suitable addition to the
neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: Jerry Yi N&W BEST CLEANERS

Signature: [Handwritten Signature]

Date: 2-13-15

Address: 3783 24th st.

Owner or Resident (Circle One)

Comments:

Date: 2-13-15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, KAMAL ABO-NIE, am a resident or an owner of a property located at _____, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Shufat Market owner

Print Name: KAMAL ABO-NIE

Signature: Kamal

Date: 2-13-2015

Address: 3805-24th st S.F. CA 94114

Owner or Resident (Circle One)

Comments:

Date: 2-13-15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, John Dampier, am a resident or an owner of a property located at 3853 24th St, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: John Dampier, OWNER CASHHOUSE

Signature: [Signature]

Date: 2-13-15

Address: 3853 24th St.

Owner or Resident (Circle One)

Comments:

Mike owns blog.

Date: 2/13/15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

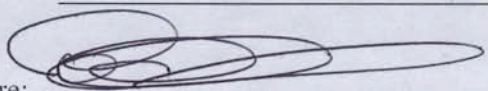
To Whom It May Concern:

I, DON NORTON, am a resident or an owner of a property located at 3821 24TH ST., San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: DON NORTON, MANAGER NOE VALLEY WINE

Signature: 

Date: 2/13/15

Address: 3821 24TH ST.

☒ Owner or Resident (Circle One)

Comments:

Date: 4/7/15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, Soyun Yim, am a resident or an owner of a property located
at 24th Street, San Francisco. I have reviewed the proposed project
at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use
building and the demolition of the existing single family home. I find the proposed project to be
an agreeable design and believe the future building will be a suitable addition to the
neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: Soyun Yim

Signature: 

Date: 4/7/15

Address: 3856 24th Street

Owner or Resident (Circle One) SARU SUSHI BAR

Comments:

Date: 4/7/15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, Daniel Fuentes, am a resident or an owner of a property located at 3800 24th St Ste 2, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: DANIEL FUENTES

Signature: [Signature]

Date: 4/7/15

Address: 3800 24th St. Ste 2, S.F., CA 94114

Owner or Resident (Circle One) 24HR FITNESS

Comments:

Date: 4/7/2015

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

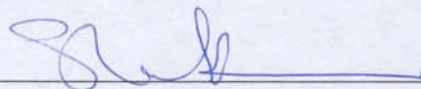
To Whom It May Concern:

I, Samantha Whitehouse, am a resident or an owner of a property located at 3823 24th St, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: Samantha Whitehouse

Signature: 

Date: 4/7/2015

Address: 3823 24th St

Owner or Resident (Circle One)

Comments:

Date: April 7, 2015

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

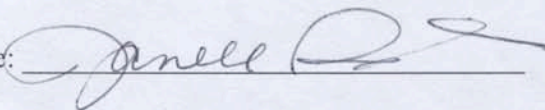
To Whom It May Concern:

I, Janele Pekkari, am a resident or an owner of a property located at 304 Vicksburg St, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: Janele Pekkari

Signature: 

Date: 4/7/15

Address: 304 Vicksburg St.

Biz
Owner or Resident (Circle One) OLIVE THIS OLIVE THAT

Comments:

- Concerned about parking + what will go into
commercial space.
- Confident w/ owner's plans + perspective to
enhance neighborhood and add more
affordable housing.

Date: 4.7.2015

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

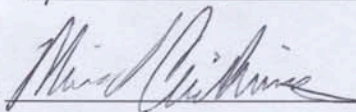
To Whom It May Concern:

I, Michael Cichuniec, am a resident or an owner of a property located at 3820 24th Street, San Francisco. I have reviewed the proposed project at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use building and the demolition of the existing single family home. I find the proposed project to be an agreeable design and believe the future building will be a suitable addition to the neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: Michael Cichuniec

Signature: 

Date: 4.07.2015

Address: 3820 24th Street SF 94114

Owner or Resident (Circle One) SHOE BIZ MANAGER

Comments:

Date: 4/7/15

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

To Whom It May Concern:

I, Chick Yeung, am a resident or an owner of a property located
at 3838 24th St, San Francisco. I have reviewed the proposed project
at 3822 24th Street, San Francisco and hereby certify that I fully support the proposed mixed-use
building and the demolition of the existing single family home. I find the proposed project to be
an agreeable design and believe the future building will be a suitable addition to the
neighborhood.

I do not oppose the proposed scope of work.

Sincerely,

Print Name: Chick Yeung

Signature: Chick Yeung

Date: 4/7/15

Address: 3838 24th Street

☒ Owner or Resident (Circle One) DUBLINER BAR

Comments:

WALKUP CLARK & ASSOCIATES
QUALITY REAL ESTATE APPRAISAL

RES
File No. 14J008STC

***** INVOICE *****

File Number: 14J008STC

10/20/2014

owen@branchpropertiesllc.com
Owen Linzmayer
3822 24th Street
San Francisco, CA 94114

Invoice # : 14J008STC

Single Family Dwelling:

3822 24th Street
San Francisco, CA 94114

General Purpose Appraisal:	\$	450.00
	\$	-----
Invoice Total	\$	450.00
Deposit	(\$	450.00)
Deposit	(\$	-----)
Amount Due	\$	0.00

Terms: Paid in full.

Please Make Check Payable To:

Walkup Clark & Associates
2332 Taraval Street, Ste 1
San Francisco CA 94116

Fed. I.D. #: 54-2140360

Thank you for your business!!!

WALKUP CLARK & ASSOCIATES
QUALITY REAL ESTATE APPRAISAL

RES
File No. 14J008STC

APPRAISAL OF

A Single Family Dwelling

LOCATED AT:

3822 24th Street
San Francisco, CA 94114

CLIENT:

Owen Linzmayer
3822 24th Street
San Francisco, CA 94114

AS OF:

October 14, 2014

BY:

Trisha L. Clark

WALKUP CLARK & ASSOCIATES
Summary Residential Appraisal Report

RES
 File No. 14J008STC

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																																																																																																																																	
	Client Name/Intended User Owen Linzmayer		E-mail owen@branchpropertiesllc.com																																																																																																																																																															
	Client Address 3822 24th Street		City San Francisco	State CA Zip 94114																																																																																																																																																														
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	Site Comments The subject is an interior site in a mixed residential and small scale commercial neighborhood. The site topography is mostly level with average utility. No apparent encroachments, easements or adverse site factors noted. The subject has no significant views from the current 1-story improvements, however, the site would enjoy views of the city from potential upper levels. This is only taken into account when compared to other properties of similarity, in the Sales Comparison Approach to value.																																																																																																																																																																	
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WALKUP CLARK & ASSOCIATES
Summary Residential Appraisal Report

RES
 File No. 14J008STC

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
3822 24th Street Address San Francisco		4171 24th Street San Francisco	119 Valley Street San Francisco	433 Eureka Street San Francisco
Proximity to Subject		0.42 miles SW	0.54 miles SE	0.57 miles NW
Sale Price	\$	\$ 1,850,000	\$ 1,500,000	\$ 1,500,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1541.67 sq. ft.	\$ 1818.18 sq. ft.	\$ 941.62 sq. ft.
Data Source(s)		SFMLS#423235;DOM 8	SFMLS#420460;DOM 17	SFMLS#422451;DOM 33
Verification Source(s)		NDC/DOC#J92300880	NDC/DOC#J89000938	NDC/DOC#J92700545
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		ArmLth	ArmLth	Trust/No Court
Concessions		Cash;0	Conv;0	Conv;0
Date of Sale/Time		08/06/2014 COE	06/04/2014 COE	08/15/2014 COE
Location	Average+	Average+	Average	Average
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	2850 Sq.Ft.	2848 sf	2850 sf	2900 sf
View	None	None	None	None
Design (Style)	Victorian	Victorian	Victorian	Victorian
Quality of Construction	Average	Average+	Average+	Average+
Actual Age	1900	1900	1900	1908
Condition	Average	Average	Average	Poor
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	4 2 1	5 2 1	4 2 1	4 2 1.5
Gross Living Area	120 1,155 sq. ft.	1,200 sq. ft.	825 sq. ft.	1,593 sq. ft.
Basement & Finished	Full	Full	Full	Full
Rooms Below Grade	Unfinished	Unfinished	Unfinished	Unfinished
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Floor/None	FAU/None	FAU/None	FAU/None
Energy Efficient Items	None	None	None	None
Garage/Carport	None	2 Car Garage	2 Car Garage	None
Porch/Patio/Deck	Deck/Yard	Deck/Yard	Deck/Yard	Deck/Yard
Kitchen & Baths	Avg.Kt&Bths	Avg.Kt&Bths	Avg.Kt&Bths	Avg.Kt&Bths
Net Adjustment (Total)		+ 80,000	+ 34,600	+ 67,400
Adjusted Sale Price		Net Adj. -4.3 %	Net Adj. 2.3 %	Net Adj. 4.5 %
of Comparables		Gross Adj. 4.3 % \$ 1,770,000	Gross Adj. 13.0 % \$ 1,534,600	Gross Adj. 12.2 % \$ 1,567,400
Sales Comparison Approach The comparable sales are the most recent and appropriate sales available from conventional market data sources. The data sources consulted were office files, the multiple listing service, local real estate agents, NDCdata and exterior inspection. The living area is adjusted at \$120 per sq.ft. and rounded to the nearest hundred for differences over 100 ft. Differences in room count are recognized in the GLA adjustments. View, quality, age and condition adjustments are made at a percentage of respective sale prices. Kitchen and bath quality is adjusted as a separate line item for clarity purposes. Comparable 1 is given greatest weight due to overall greater similarity in terms of location on the subject street with similar zoning, condition and appeal to the market. The other sold comparables are considered as supporting due to similar condition and appeal, but inferior zoning.				
COST APPROACH TO VALUE				
Site Value Comments				
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW Source of cost data Dwelling Sq. Ft. @ \$ = \$ Quality rating from cost service Effective date of cost data Sq. Ft. @ \$ = \$ Comments on Cost Approach (gross living area calculations, depreciation, etc.) The cost approach is most applicable to new and/or special purpose type properties. Due to the age and limited number of land sales available for use as comparables, the cost approach was omitted. A credible value estimate can be reached without utilizing this approach to value. Garage/Carport Sq. Ft. @ \$ = \$ Total Estimate of Cost-New = \$ Less Physical Functional External Depreciation = \$ () Depreciated Cost of Improvements = \$ "As-is" Value of Site Improvements = \$ INDICATED VALUE BY COST APPROACH = \$ N/A				
INCOME APPROACH TO VALUE				
Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ N/A Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM)				
Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other: Discussion of methods and techniques employed, including reason for excluding an approach to value: The sales comparison analysis best indicates market value. The income approach is not used as single family residences in this neighborhood are primarily owner occupied. Due to the age, speculative depreciation methods and limited number of land sales available for use as comparables, the cost approach was omitted.				
Reconciliation comments: Sales Comparison Approach has sufficient data to arrive at an opinion of market value for the subject.				
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/14/2014, which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ 1,600,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following: <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed				

RES
File No. 14J008STC

FEATURE		SUBJECT		COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
3822 24th Street		531 Sanchez Street		207 Hoffman Avenue					
Address San Francisco		San Francisco		San Francisco					
Proximity to Subject		0.62 miles NW		0.68 miles NW					
Sale Price	\$		\$ 1,400,000		\$ *1,495,000		\$		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1250.00 sq. ft.		\$ 1064.06 sq. ft.		\$	sq. ft.		
Data Source(s)		SFMLS#421231;DOM 8		SFMLS#426169;DOM 12					
Verification Source(s)		NDC/DOC#J90300004		NDC/*List Price Used					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment		
Sale or Financing		Trust/No Court		Pending					
Concessions		Conv;0		Sale					
Date of Sale/Time		07/01/2014 COE		10/03/2014 LD					
Location	Average+	Average+		Average+					
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple					
Site	2850 Sq.Ft.	2247 sf		2247 sf					
View	None	None		City/Bay	-50,000				
Design (Style)	Victorian	Victorian		Victorian					
Quality of Construction	Average	Average+		Average+					
Actual Age	1900	1900		1900					
Condition	Average	Poor	50,000	Good	-50,000				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths			
Room Count	4 2 1	5 2 1		4 2 1					
Gross Living Area	120 1,155 sq. ft.	1,120 sq. ft.	0	1,405 sq. ft.	-30,000		sq. ft.		
Basement & Finished	Full	Non-permitted		Non-permitted					
Rooms Below Grade	Unfinished	Finished		Finished					
Functional Utility	Average	Average		Average					
Heating/Cooling	Floor/None	FAU/None		FAU/None					
Energy Efficient Items	None	None		None					
Garage/Carport	None	1 Car Garage	-40,000	None					
Porch/Patio/Deck	Deck/Yard	Deck/Yard		Deck/Yard					
Kitchen & Baths	Avg.Kt&Bths	Avg- Kt&Bths	50,000	Avg+ Kt&Bths	-50,000				
Net Adjustment (Total)		[X] + [] - \$ 60,000		[] + [X] - \$ 180,000		[X] + [] - \$			
Adjusted Sale Price		Net Adj. 4.3 %		Net Adj. -12.0 %		Net Adj. 0.0 %			
of Comparables		Gross Adj. 10.0 % \$ 1,460,000		Gross Adj. 12.0 % \$ 1,315,000		Gross Adj. 0.0 % \$			
Summary of Sales Comparison Approach									

ADDENDUM

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114

SCOPE OF WORK
THE FOLLOWING IS A DESCRIPTION OF THE WORK UNDERTAKEN IN THE COURSE OF COMPLETING THIS APPRAISAL:

STATE THE PROBLEM: AN APPRAISAL ASSIGNMENT WAS NEGOTIATED BETWEEN THE APPRAISER(S) AND THE CLIENT. THE ASSIGNMENT REQUIRED AGREEMENT BETWEEN THE PARTIES ON THE PURPOSE OF THE APPRAISAL, THE TYPE OF APPRAISAL AND THE TYPE OF REPORT THAT WOULD BE ADEQUATE FOR THE PURPOSE AS UNDERSTOOD BY THE APPRAISER(S), THE APPRAISER(S) COMPENSATION FOR COMPLETING THE ASSIGNMENT, AND THE PROJECTED DELIVERY DATE, AND DELIVERY PLACE FOR THE APPRAISAL REPORT.

THE PURPOSE IS TO ESTIMATE MARKET VALUE OF THE FEE SIMPLE INTEREST OF THE SUBJECT DESCRIBED IN THIS REPORT FOR PLANNING DEPARTMENT DECISIONS ONLY.

THIS APPRAISAL HAS BEEN COMPLETED AT THE REQUEST OF THE CLIENT AND IS INTENDED FOR THEIR SOLE USE. THIS APPRAISAL REPORT HAS BEEN COMPLETED WITHIN USPAP GUIDELINES.

CONSIDER THE DATA NEEDED: A VARIETY OF DATA WAS NEEDED TO UNDERTAKE THE ASSIGNMENT INCLUDING GENERAL DATA ABOUT THE NATION, THE REGION, THE GOVERNING AUTHORITY AND THE MARKET AREA, AS WELL AS DATA ABOUT THE SUBJECT SITE AND IMPROVEMENTS. DATA RELEVANT TO EACH APPROACH TO VALUE WAS DEVELOPED FOR COSTS, SALES, INCOME, AND EXPENSES.

DATA UTILIZED IN THIS REPORT WAS ASSEMBLED USING THE FOLLOWING SOURCES; PUBLIC RECORD, RECORDS MAINTAINED BY AND INTERVIEWS GRANTED BY MARKET PARTICIPANTS, RECORDS OF LOCAL BOARDS OF REALTY AND MULTIPLE LISTING SERVICES, DATA SITES MAINTAINED BY CITY, COUNTY, REGIONAL, AND STATE GOVERNMENT, DATA SITES MAINTAINED BY SERVICE AND BUSINESS GROUPS SEARCHED AT THIS TIME AND PREVIOUSLY. RESULTS WERE BOTH SELECTED AND EDITED AGAINST A STANDARD OF PROVIDING AN ADEQUATE LEVEL OF REPORTING TO SUPPORT THE ANALYSIS AND CONCLUSIONS DEVELOPED, WITH AN EYE ON THE AGREEMENTS MADE WITH THE CLIENT AND OUR RESPONSIBILITIES UNDER USPAP.

INSPECT THE PROPERTIES: THE APPRAISER(S) CONDUCTED AN INSPECTION OF BOTH THE INTERIOR AND EXTERIOR OF THE SUBJECT PROPERTY, AND AN INSPECTION OF THE EXTERIOR OF THE COMPARABLE PROPERTIES. PHOTOS FROM MULTIPLE LISTINGS WERE USED FOR COMPARABLES. THE APPRAISER HAS PROVIDED A SKETCH IN THIS APPRAISAL REPORT TO SHOW THE APPROXIMATE DIMENSIONS OF THE SUBJECT IMPROVEMENTS. THE SKETCH IS INCLUDED ONLY TO ASSIST THE READER IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE APPRAISER'S DETERMINATION OF IT'S SIZE. THE APPRAISER IS NOT AN EXPERT IN SURVEYING.

DETERMINE THE HIGHEST AND BEST USE: THE APPRAISERS IDENTIFIED THE PERTINENT FACTORS APPLICABLE TO THE SUBJECT PROPERTY "AS-IF" IT LACKED IMPROVEMENTS BUT WAS READY FOR DEVELOPMENT. THEY FORMED AN OPINION OF THE REASONABLE, PROBABLE, AND LEGAL USE OF IT AS VACANT LAND OR UNIMPROVED PROPERTY WITH THE INTENTION THAT THIS USE MUST MEET THE STANDARDS OF LEGAL PERMISSIBILITY, PHYSICAL POSSIBILITY, FINANCIAL FEASIBILITY AND MAXIMUM PRODUCTIVITY.

IN KEEPING WITH THE PURPOSE OF THIS APPRAISAL AND THE REQUIREMENTS OF THE CLIENT, A LIMITED DEGREE OF RESEARCH AND ANALYSIS WAS INVESTED IN THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE. A MUCH HIGHER DEGREE OF RESEARCH AND ANALYSIS WOULD BE REQUIRED TO FIRST PREDICT THE CONSEQUENCES OF DEMOLISHING THE SUBJECT IMPROVEMENTS AND THEN TO VISUALIZE WHAT IMPROVEMENTS WOULD BE MOST LIKELY TO MEET THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE CRITERIA. THAT STUDY WAS CONSIDERED BEYOND THE SCOPE OF THIS REPORT, HENCE A PRELIMINARY FINDING WAS OFFERED HERE FOR THE "AS-IF" VACANT AND READY FOR DEVELOPMENT HIGHEST AND BEST USE.

DETERMINE THE APPROPRIATE APPROACHES TO VALUE: THE THREE APPROACHES TO VALUE WERE CONSIDERED: THE COST APPROACH, THE SALES COMPARISON APPROACH, AND THE INCOME APPROACH. THE APPROPRIATE APPROACHES TO VALUE WERE SELECTED AND DEVELOPED. WHEN AN APPROACH WAS OMITTED AN EXPLANATION WAS PRESENTED. UNLESS OTHERWISE SPECIFICALLY STATED, THE THREE APPROACHES TO VALUE WERE ALL FOUND TO BE APPROPRIATE.

ELECTRONIC SIGNATURE DISCLOSURE: IF THIS REPORT HAS BEEN SIGNED WITH A DIGITAL SIGNATURE THEN IT IS PASSWORD PROTECTED. THE SOFTWARE UTILIZED BY APPRAISER TO GENERATE THE APPRAISAL PROTECTS SECURITY BY MEANS OF A DIGITAL SIGNATURE SECURITY FEATURE FOR EACH APPRAISER SIGNING THE REPORT, AND EACH APPRAISER MAINTAINS SOLE CONTROL OF THEIR RELATED SIGNATURE THROUGH A PASSWORD, HARDWARE DEVICE, OR OTHER MEANS.

ADDENDUM

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114

Neighborhood Description
THE SUBJECT IS LOCATED IN THE "NOE VALLEY" NEIGHBORHOOD OF SAN FRANCISCO, AN URBAN RESIDENTIAL ENVIRONMENT COMPOSED OF AVERAGE TO GOOD QUALITY SINGLE FAMILY, MULTI-FAMILY AND NEIGHBORHOOD COMMERCIAL USES. PROPERTY MIX IS COMPATIBLE. PROPERTIES WERE PRIMARILY DEVELOPED BETWEEN 1880 AND 1950. THE AREA HAS A SIGNIFICANT NUMBER OF VICTORIAN AND EDWARDIAN ERA PROPERTIES, WITH MOST APPEARING TO HAVE BEEN RENOVATED. THE MARKET TENDS TO FAVOR THIS TYPE OF BUILDING, WITH IT'S APPEALING DESIGN AND CHARACTER.

Neighborhood Market Conditions
OPEN MARKET SALES WITH CONVENTIONAL FINANCING AND NO SIGNIFICANT CONCESSIONS ARE THE NORM IN THIS MARKET. TYPICAL TERMS ARE 80% LOANS WITH ALL CASH TO SELLER. IN SOME INSTANCES, THE SELLER MAY CARRY BACK A SMALL SECOND LOAN. 2008 AND 2009 SAW A DECREASE IN MARKET VALUES THROUGHOUT THE BAY AREA AND THE NATION DUE TO INCREASING LOAN DEFAULTS. A GENERAL WEAKENING OF THE ECONOMY COUPLED WITH FALLING PRICES IN THE NATIONAL HOUSING MARKET HAVE ALSO TIGHTENED LENDING STANDARDS IN GENERAL, HOWEVER FINANCING IS STILL AVAILABLE FOR QUALIFIED BUYERS. SAN FRANCISCO, IN GENERAL, HAD FOLLOWED THIS DOWNWARD TREND THROUGH 2010 AND SHOWED EVIDENCE OF STABILIZATION IN MANY NEIGHBORHOODS THROUGHOUT 2011 AND 2012. THERE WERE STABLE GAINS TO THE REAL ESTATE MARKET THROUGHOUT THE BAY AREA IN 2013 WHICH HAS CONTINUED INTO 2014 ALTHOUGH PLATEAUED IN MANY SECTORS OF THE SAN FRANCISCO MARKET.

MARKET DATA IS CONSIDERED TO PROVIDE APPROPRIATE INDICATIONS OF THE CURRENT MARKET ENVIRONMENT; HOWEVER, THE APPRAISER NOTES THAT CURRENT AND RECENT SALE DATA PROVIDE NO INDICATIONS OF VALUE FOR THE SUBJECT IN THE FUTURE.

Conditions of Appraisal
THIS APPRAISAL VALUE HAS BEEN MADE "AS IS". NO PERSONAL PROPERTY INCLUDED IN THE APPRAISED VALUE. A CURRENT PRELIMINARY TITLE REPORT WAS NOT REVIEWED. THE ESTIMATE OF VALUE IS MADE UPON THE CONDITION THAT TITLE TO THE SUBJECT PROPERTY IS MARKETABLE, AND FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENT AND RESTRICTIONS EXCEPT THOSE SPECIFICALLY DISCUSSED IN THIS REPORT. ADDITIONALLY, THE ESTIMATE OF VALUE IS MADE UPON THE SUBJECT PROPERTY ONLY AS DESCRIBED IN THIS REPORT. THIS IS NOT A HOME INSPECTION AND SHOULD NOT BE RELIED UPON TO DISCLOSE CONDITIONS OF THE PROPERTY. ANY PHYSICAL OR LEGAL ASPECTS OF THE SUBJECT PROPERTY UNKNOWN TO THE APPRAISER AT THIS TIME MAY REQUIRE FURTHER ANALYSIS. THE APPRAISERS ARE NOT EXPERTS IN BUILDING CODES. THE APPRAISER SHOULD NOT BE RELIED UPON TO DISCOVER BUILDING CODE VIOLATIONS. THE APPRAISER DOES NOT HAVE THE SKILL OR EXPERTISE NEEDED TO MAKE SUCH DISCOVERIES. IT IS ASSUMED BY THE APPRAISERS THAT ALL BUILDING CONSTRUCTION CONFORMS TO CITY BUILDING CODES. THE APPRAISER ASSUMES NO RESPONSIBILITY FOR THESE ITEMS. THE APPRAISAL HAS BEEN COMPLETED TO ASSIST IN PLANNING DEPARTMENT DECISIONS ONLY, FOR THE SOLE USE OF THE CLIENT LISTED ON PAGE ONE AND/OR THEIR ASSIGNEES.

FIRREA ADDENDUM/APPRaiser CERTIFICATION
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.
- THE REPORTED ANALYSES, OPINIONS AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS, AND CONCLUSIONS.
- I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
- I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THIS ASSIGNMENT.
- MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
- MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
- MY ANALYSES, OPINIONS AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.
- I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.
- NO ONE PROVIDED SIGNIFICANT PROFESSIONAL ASSISTANCE TO THE PERSON SIGNING THIS REPORT UNLESS OTHERWISE STATED WITHIN THIS REPORT.

ADDENDUM

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114

THIS REPORT INTENDS TO COMPLY WITH APPRAISAL STANDARDS OF THE OFFICE OF THRIFT SUPERVISION AND THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) AS ADOPTED BY THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION.

THE APPRAISER HAS NOT RESEARCHED THE TITLE REPORT OR ANY EXISTING PERMITS. THE APPRAISER IS NOT QUALIFIED TO DETECT STRUCTURAL INSTABILITY, SOIL INSTABILITY, OR INFESTATION.

COMPETENCY OF THE APPRAISER: THE APPRAISER ATTESTS THAT HE OR SHE HAS THE APPROPRIATE KNOWLEDGE AND EXPERIENCE NECESSARY TO COMPLETE THIS ASSIGNMENT COMPETENTLY.

PURPOSE AND SCOPE OF WORK OF THE APPRAISAL: THIS APPRAISAL REPORT IS INTENDED FOR PLANNING DEPARTMENT DECISIONS ONLY. THIS REPORT IS NOT INTENDED FOR ANY OTHER USE. THE SCOPE OF THE APPRAISAL INVOLVED AN INTERIOR AND EXTERIOR INSPECTION AND MEASUREMENT OF THE SUBJECT PROPERTY, A THOROUGH RESEARCHING OF ALL APPROPRIATE CONVENTIONAL DATA SOURCES, EXTERIOR INSPECTIONS OF COMPARABLE SALES USED, AND THE PREPARATION OF A FULLY DOCUMENTED APPRAISAL REPORT CONFORMING TO ALL APPLICABLE STANDARDS. IN DEVELOPING THIS APPRAISAL, THE APPRAISER(S) IS AWARE OF, UNDERSTANDS, AND HAS CORRECTLY EMPLOYED THOSE RECOGNIZED METHODS AND TECHNIQUES THAT ARE NECESSARY TO PRODUCE A CREDIBLE APPRAISAL; AND USPAP SPECIFIC APPRAISAL GUIDELINES FOR DEVELOPING AND REPORTING AN APPRAISAL HAVE BEEN FOLLOWED.

ENVIRONMENTAL CONDITIONS OBSERVED BY OR KNOWN TO THE APPRAISER: THE VALUE ESTIMATED IN THIS REPORT IS BASED ON THE ASSUMPTION THAT THE SUBJECT PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. ROUTINE INSPECTION AND INQUIRIES ABOUT THE SUBJECT PROPERTY DID NOT REVEAL ANY INFORMATION WHICH WOULD INDICATE ANY APPARENT SIGNIFICANT HAZARDOUS SUBSTANCES OR DETRIMENTAL CONDITIONS WHICH WOULD NEGATIVELY AFFECT THE SUBJECT. THE APPRAISER IS NOT AN EXPERT IN THE IDENTIFICATION OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS.

EXPOSURE TIME FOR THE SUBJECT PROPERTY: THE ESTIMATED EXPOSURE TIME FOR THE SUBJECT PROPERTY UNDER CURRENT MARKET CONDITIONS IS APPROXIMATELY 1-3 MONTHS. THIS ESTIMATE IS BASED ON THE ANALYSIS OF CURRENT MARKET TRENDS IN THE GENERAL AREA, AND TAKES INTO CONSIDERATION THE SIZE, CONDITION, AND PRICE RANGE OF THE SUBJECT AND SURROUNDING PROPERTIES.

APPRAISAL DATE: THIS APPRAISAL IS BASED ON AN ANALYSIS OF THE SUBJECT PROPERTY AS OF THE DATE OF INSPECTION ON 10/14/2014. VALUATION IS BASED ON CURRENT MARKET CONDITIONS AS OF THE DATE OF INSPECTION OF THE SUBJECT PROPERTY. DATA AND CONCLUSIONS ARE BASED ON THE ASSUMPTIONS THAT THERE HAVE BEEN NO DETRIMENTAL PHYSICAL, FUNCTIONAL, OR EXTERNAL FACTORS TRANSPIRING BETWEEN THE DATE OF INSPECTION AND THE DATE OF COMPLETION OF THIS REPORT ON 10/20/2014.

TRISHA CLARK
AG028651

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:
10. I have performed NO other services, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

Additional Certifications:

Definition of Value: ☒ Market Value ☐ Other Value: _____


Source of Definition: USPAP 2012-2013

A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

ADDRESS OF THE PROPERTY APPRAISED:

3822 24th Street
San Francisco, CA 94114
EFFECTIVE DATE OF THE APPRAISAL: October 14, 2014
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 1,600,000

APPRAISER

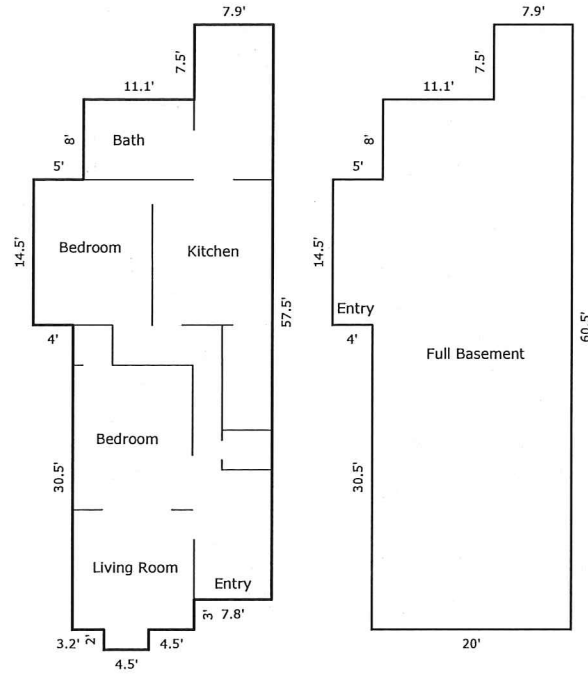
Signature: 
Name: Trisha L. Clark
State Certification # AG028651
or License # _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 01/29/2016
Date of Signature and Report: 10/20/2014
Date of Property Viewing: 10/14/2014
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

FLOORPLAN SKETCH

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1154.9	1154.9
BSMT	Basement	1169.3	1169.3
Net LIVABLE Area		(rounded)	1155

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
12.2	x	3.0	36.6
2.0	x	4.5	9.0
24.0	x	14.5	348.0
27.5	x	20.0	550.0
8.0	x	19.0	152.0
7.5	x	7.9	59.3
6 Items			(rounded)
			1155

PLAT MAP

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114

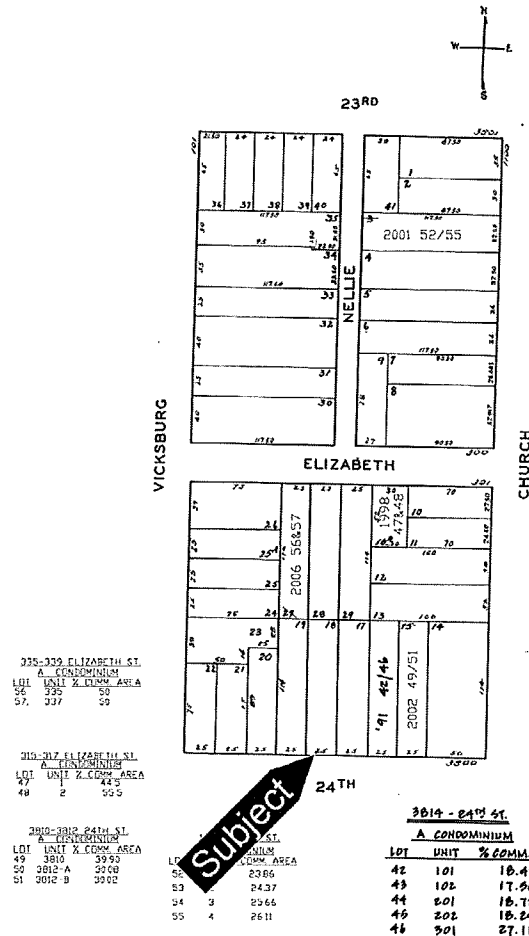
© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1913

lot10A into lots47&48 for 1998 roll
lot11 into lots35/55 for 2001 roll
lot15 into lots49/51 for 2002 roll
lot27 into lots56&57 for 2006 roll

3651
HORNER'S ADDN. BLK. 86

Revised 1991

Revised 1998
Revised 2001
Revised 2002
Revised 2006



Market Conditions Addendum to the Appraisal Report

File No. 14J008STC

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 3822 24th Street City San Francisco State CA Zip Code 94114

Borrower _____

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	60	23	33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	10.00	7.67	11.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	70	41	52	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	7.00	5.35	4.73	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	2,110,000	2,300,000	1,900,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	19	14	18	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,797,000	1,995,000	1,732,050	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	20	17	18	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	107.46%	117.95%	110.70%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Concessions are not too common in this market, however, non-recurring closing costs are covered by the seller at times.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
Foreclosures and short sales make up a small portion of the sales in this area. It does not appear to be significant.

Cite data sources for above information. San Francisco MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
Market data indicates stable values for properties comparable to the subject in the area.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.
N/A

Summarize the above trends and address the impact on the subject unit and project.

APPRaiser

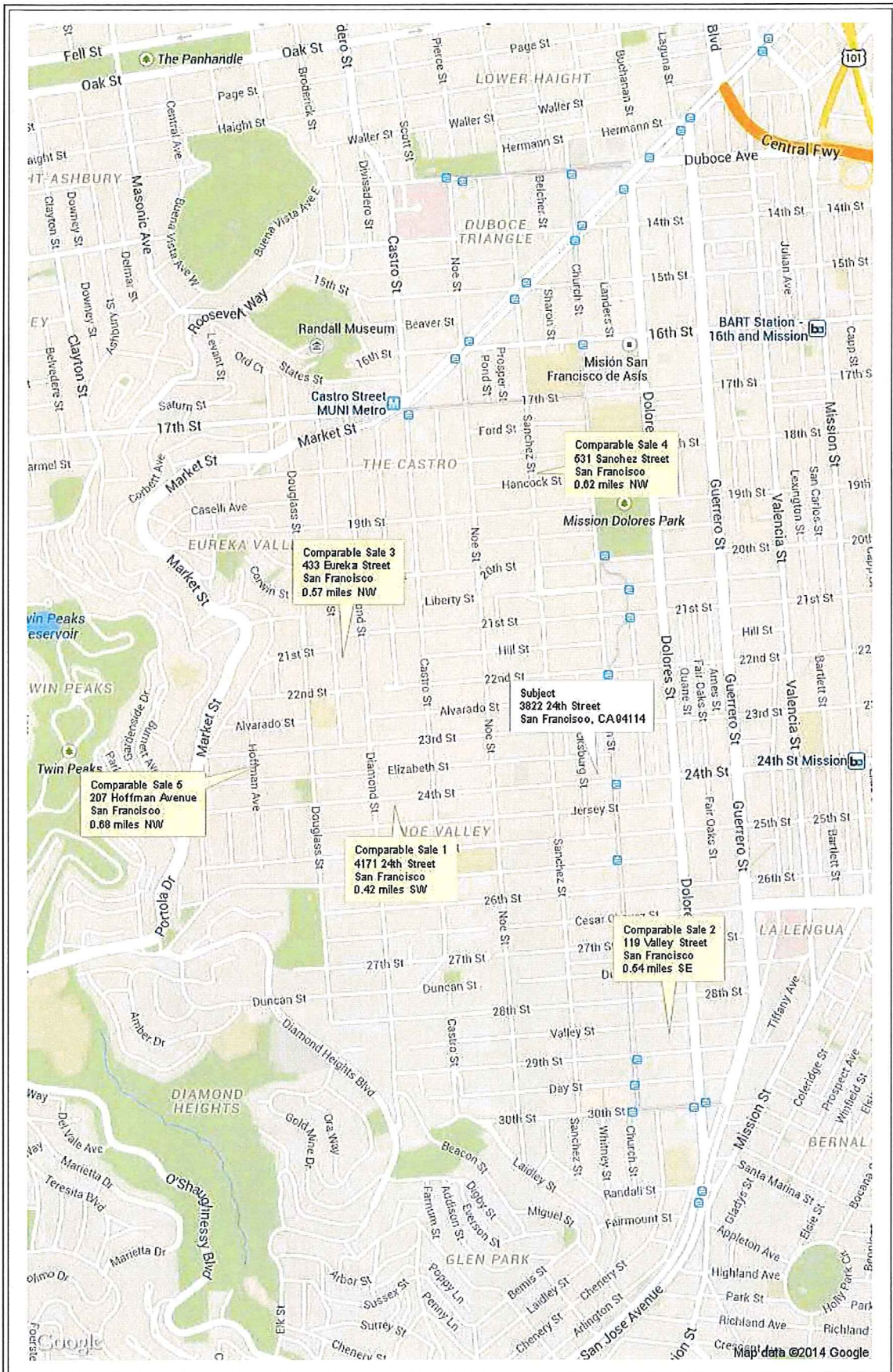
SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature [Signature]
Name Trisha L. Clark
Company Name Walkup Clark & Associates
Company Address 2332 Taraval Street #1
San Francisco, CA 94116
State License/Certification # AG028651 State CA
Email Address orders@walkupclark.com

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

LOCATION MAP

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA
	Zip: 94114



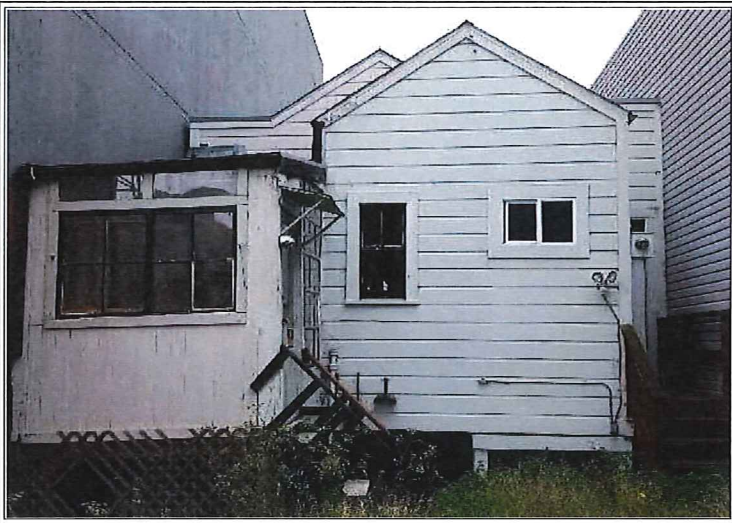
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: October 14, 2014
Appraised Value: \$ 1,600,000

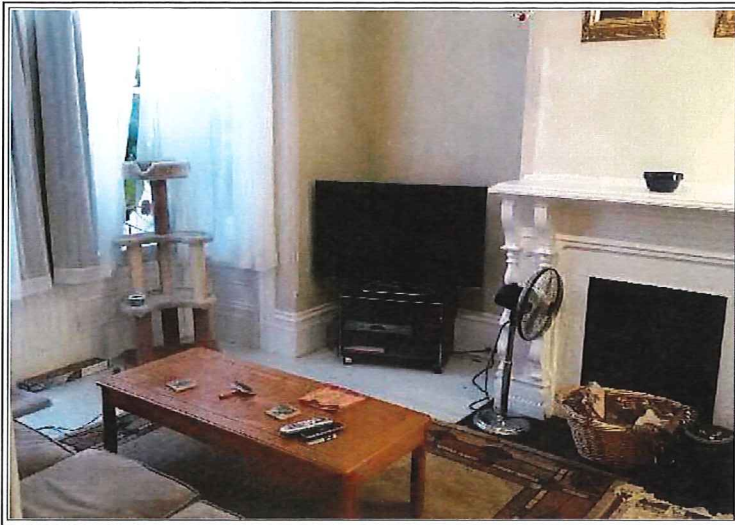


**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

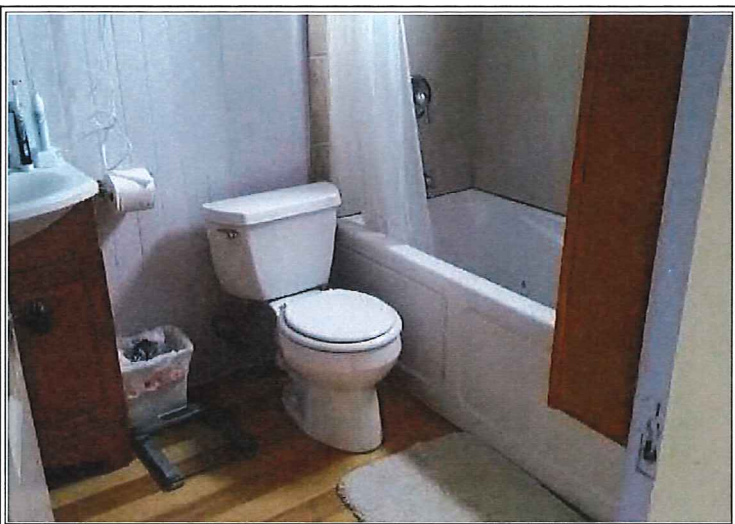
Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114



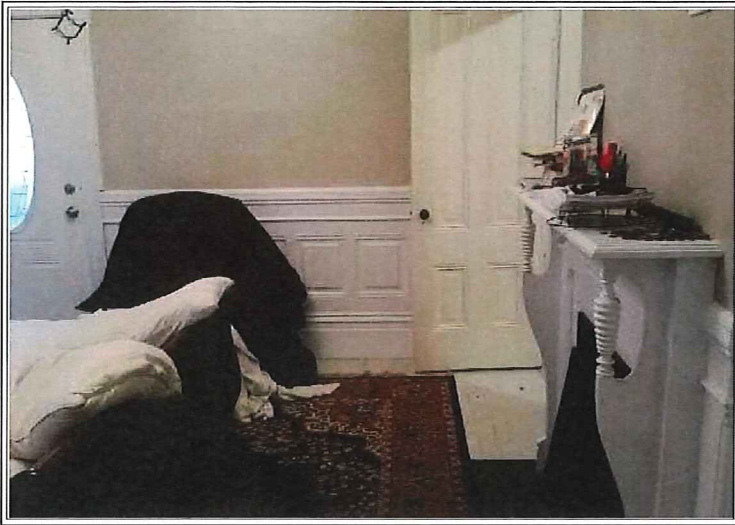
Living room



Kitchen



Bathroom



Bedroom



Room off Kitchen



Basement

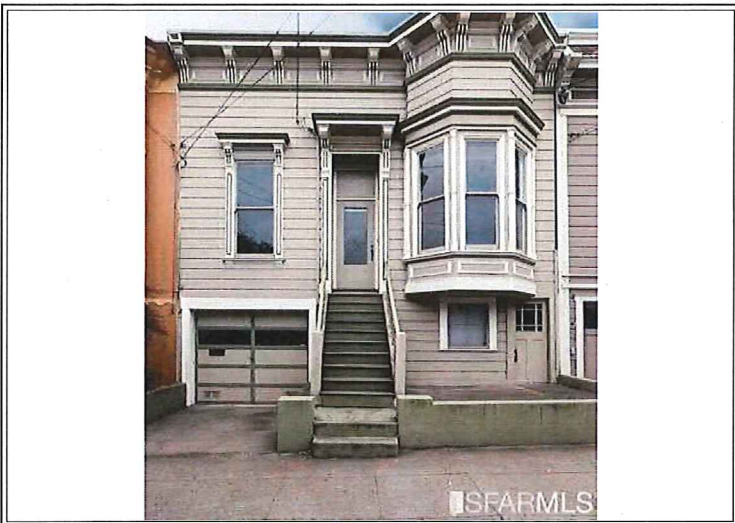
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA
	Zip: 94114



COMPARABLE SALE #1

4171 24th Street
San Francisco
Sale Date: 08/06/2014 COE
Sale Price: \$ 1,850,000



COMPARABLE SALE #2

119 Valley Street
San Francisco
Sale Date: 06/04/2014 COE
Sale Price: \$ 1,500,000

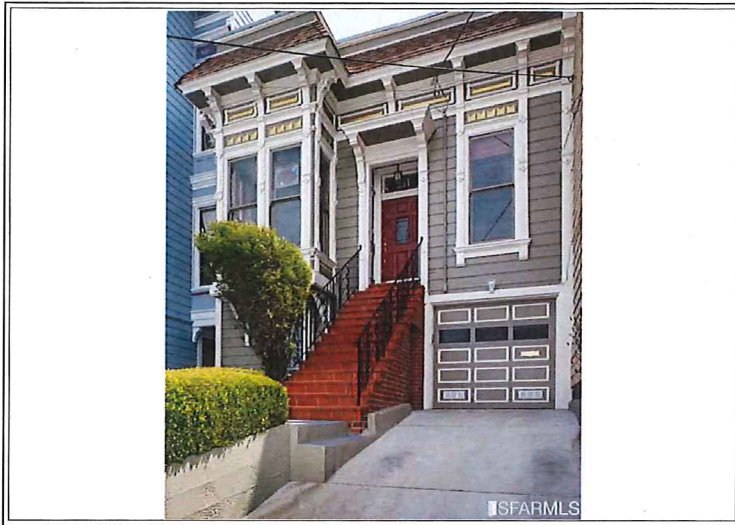


COMPARABLE SALE #3

433 Eureka Street
San Francisco
Sale Date: 08/15/2014 COE
Sale Price: \$ 1,500,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Owen Linzmayer	File No.: 14J008STC
Property Address: 3822 24th Street	Case No.: RES
City: San Francisco	State: CA Zip: 94114



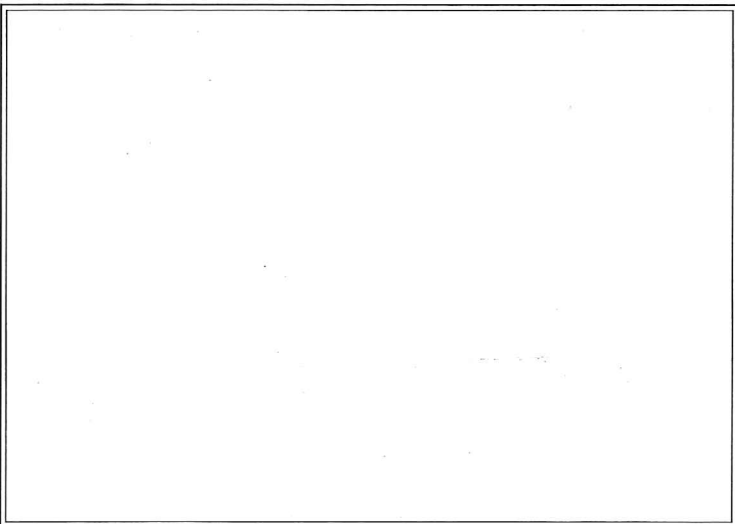
COMPARABLE SALE #4

531 Sanchez Street
San Francisco
Sale Date: 07/01/2014 COE
Sale Price: \$ 1,400,000



COMPARABLE SALE #5

207 Hoffman Avenue
San Francisco
Sale Date: 10/03/2014 LD
Sale Price: \$ *1,495,000



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

EXHIBIT B









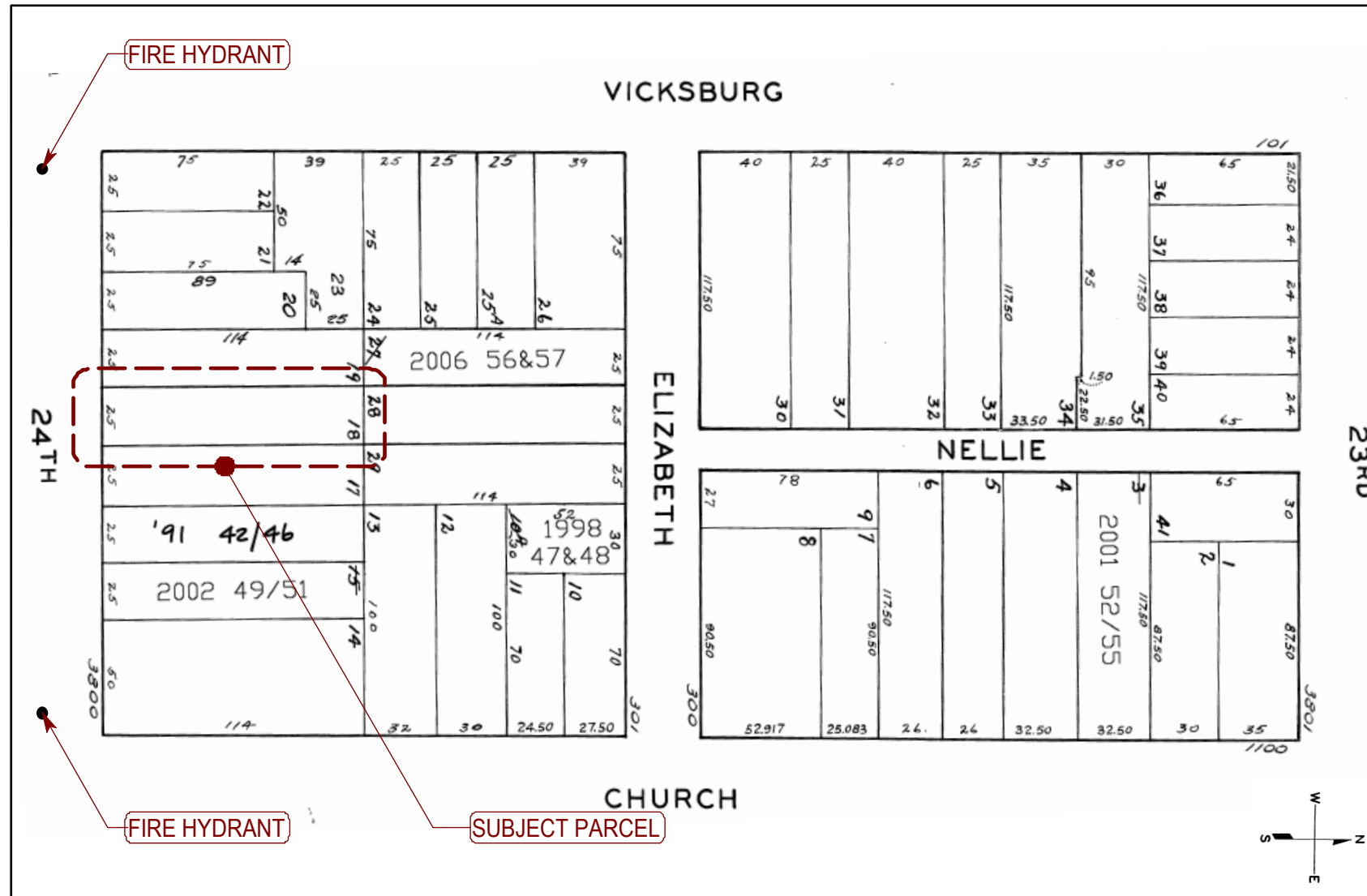




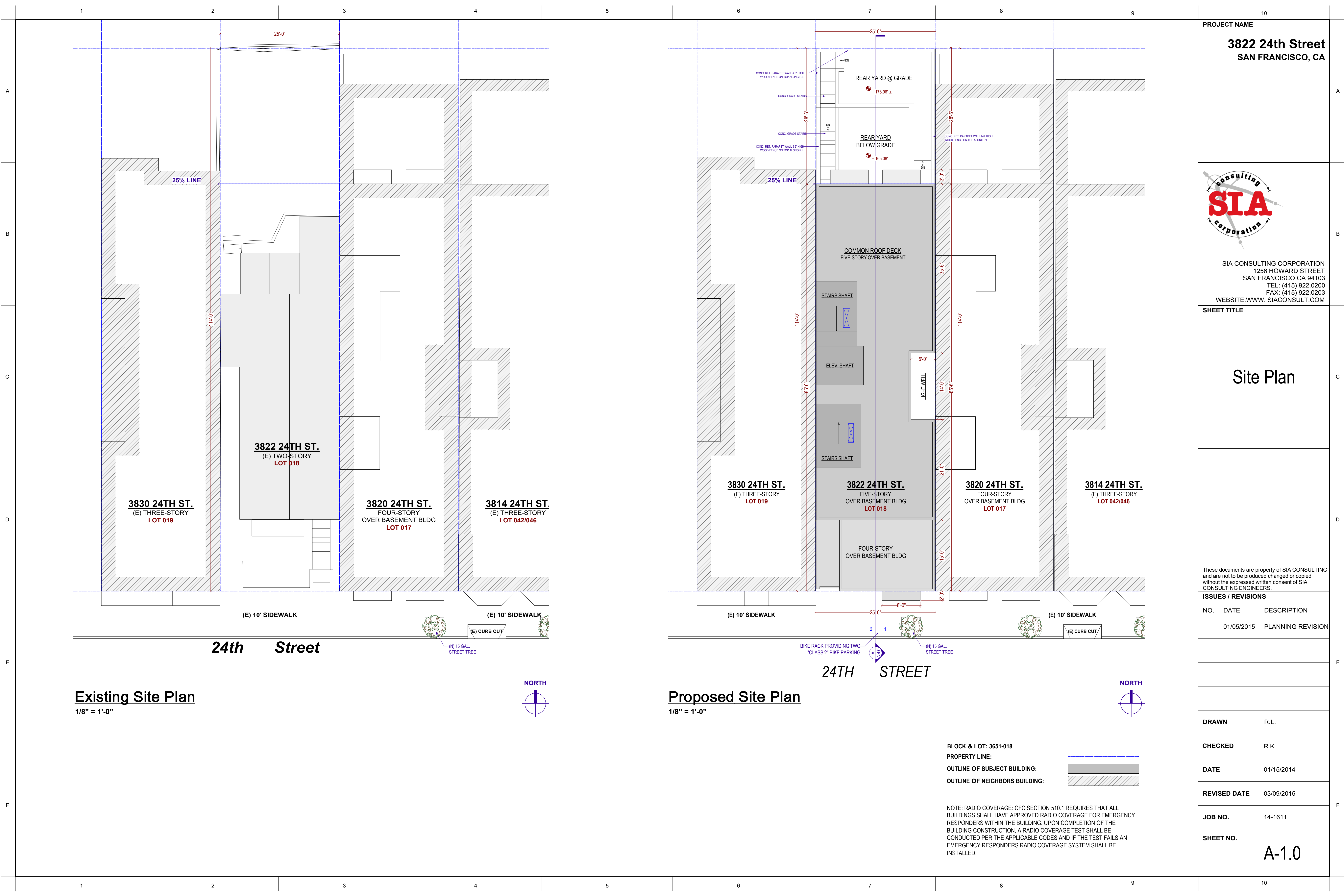
**NORTH ELEVATION
24TH STREET**



**SOUTH ELEVATION
24TH STREET**



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	- PROPOSED NEW CONSTRUCTION OF FIVE-STORY OVER BASEMENT BUILDING WITH FIVE RESIDENTIAL CONDO UNITS, & ONE COMMERCIAL UNIT AT STREET LEVEL						<u>ARCHITECTURAL</u> A-0.1 COVER SHEET A-1.0 SITE PLAN A-2.0 EXISTING FLOOR PLANS A-2.1 BASEMENT & FIRST FLOOR PLANS A-2.2 SECOND & THIRD FLOOR PLANS A-2.3 FOURTH & FIFTH FLOOR PLANS A-2.4 ROOF PLAN & NOTES A-3.0 EXISTING ELEVATIONS A-3.1 BUILDING FRONT & REAR ELEVATIONS (SOUTH & NORTH) A-3.2 BUILDING LEFT ELEVATION (WEST) A-3.3 BUILDING RIGHT ELEVATION (EAST) A-4.1 BUILDING SECTION G-0.1 GREEN BUILDING CHECKLIST C-1 SURVEY																																																																																																																																																																																																																																																																																						
B										 SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE:WWW. SIACONSULT.COM																																																																																																																																																																																																																																																																																			
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	<p>1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.</p> <p>2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS DIMENSIONS, AND MEASUREMENTS IN THE FIELD BEFORE BEGINNING WORK. ANY AND ALL DISCREPANCIES, UNUSUAL CIRCUMSTANCES, ERRORS OMISSIONS AND/OR CONFLICTS FUNDS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER'S AND THE OWNER ATTENTION IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.</p> <p>5. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.</p> <p>6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.</p> <p>7. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.</p> <p>8. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.</p> <p>9. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.</p> <p>11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.</p> <p>12. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.</p> <p>13. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF , OR INSTALLATION OF ANY ITEM OF WORK.</p> <p>14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS, PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.</p> <p>15. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.</p> <p>16. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH CBC SEC. 719.</p> <p>17. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.</p> <p>18. ALL NEW SMOKE DETECTORS TO E HARD WIRED.</p>			<table><tr><td>#</td><td>POUND OR NUMBER</td><td>H.C.</td><td>HANDICAPPED</td></tr><tr><td>&</td><td>AND</td><td>HI</td><td>HIGH</td></tr><tr><td>@</td><td>AT</td><td>HM</td><td>HOLLOW METAL</td></tr><tr><td>ABV</td><td>ABOVE</td><td>HP</td><td>HIGH POINT</td></tr><tr><td>ACT</td><td>ACOUSTIC CEILING TILE</td><td>HR</td><td>HOOR</td></tr><tr><td>AD</td><td>AREA DRAIN</td><td>HVAC</td><td>HEATING, VENTILATING, AND AIR CONDITIONING</td></tr><tr><td>AFF</td><td>ABOVE FINISHED FLOOR</td><td>IRGWB</td><td>IMPACT RESISTANT GYPSUM WALLBOARD</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>ILO</td><td>IN LIEU OF</td></tr><tr><td>APPROX</td><td>APPROXIMATE</td><td>INSUL</td><td>INSULATED</td></tr><tr><td>ANOD</td><td>ANODIZED</td><td>INT</td><td>INTERIOR</td></tr><tr><td>ASPH</td><td>ASPHALT</td><td>LO</td><td>LOW</td></tr><tr><td>BD</td><td>BUILDING</td><td>MAX</td><td>MAXIMUM</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>MECH</td><td>MECHANICAL</td></tr><tr><td>BOT</td><td>BOTTOM</td><td>MEMBR</td><td>MEMBRANE</td></tr><tr><td>BSMT</td><td>BASEMENT</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>BST</td><td>BOTTOM OF STAIRS</td><td>MO</td><td>MASONRY OPENING</td></tr><tr><td>BYND</td><td>BEYOND</td><td>MTL</td><td>METAL</td></tr><tr><td>CIP</td><td>CAST IN PLACE</td><td>(N)</td><td>NEW</td></tr><tr><td>CHNL</td><td>CHANNEL</td><td>NIC</td><td>NOT IN CONTRACT</td></tr><tr><td>CJ</td><td>CONTROL JOINT</td><td>NO</td><td>NUMBER</td></tr><tr><td>CLG</td><td>CEILING</td><td>NOM</td><td>NOMINAL</td></tr><tr><td>CLO</td><td>CLOSET</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr><tr><td>CLR</td><td>CLEAR</td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>CNTR</td><td>COUNTER</td><td>OFF</td><td>OFFICE</td></tr><tr><td>CMU</td><td>CONCRETE MASONRY UNIT</td><td>OH</td><td>OPPOSITE HAND</td></tr><tr><td>COL</td><td>COLUMN</td><td>OZ</td><td>OUNCE</td></tr><tr><td>COMPR</td><td>COMPRESSIBLE</td><td>PCC</td><td>PRE-CAST CONCRETE</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>P.L</td><td>PROPERTY LINE</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>PLUMB</td><td>PLUMBING</td></tr><tr><td>CORR</td><td>CORRIDOR</td><td>PLYD</td><td>PLYWOOD</td></tr><tr><td>CPT</td><td>CARPET</td><td>PT</td><td>PRESSURE TREATED</td></tr><tr><td>CT</td><td>CERAMIC TILE</td><td>PNT</td><td>PAINT/PAINTED</td></tr><tr><td>CTR</td><td>CENTER</td><td>PVC</td><td>POLYVINYL CHLORIDE</td></tr><tr><td>CTYD</td><td>COURTYARD</td><td>RBR</td><td>RUBBER</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>RCP</td><td>REFLECTED CEILING PLAN</td></tr><tr><td>DEMO</td><td>DEMOLISH</td><td>RD</td><td>ROOF DRAIN</td></tr><tr><td>DET</td><td>DETAIL</td><td>RDWD</td><td>REDWOOD</td></tr><tr><td>D.F.</td><td>DRINKING FOUNTAIN</td><td>REQD</td><td>REQUIRED</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>RM</td><td>ROOM</td></tr><tr><td>DIMS</td><td>DIMENSIONS</td><td>S.F.</td><td>SQUARE FOOT</td></tr><tr><td>DN</td><td>DOWN</td><td>SIM</td><td>SIMILIAR</td></tr><tr><td>DR</td><td>DOOR</td><td>SPEC</td><td>SPECIFIED OR SPECIFICATION</td></tr><tr><td>DWG</td><td>DRAWING</td><td>SPK</td><td>SPRINKLER</td></tr><tr><td>(E)</td><td>EXISTING</td><td>SSTL</td><td>STAINLESS STEEL</td></tr><tr><td>EA</td><td>EACH</td><td>STC</td><td>SOUND TRANSMISSION 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METAL</td><td>T/D</td><td>TELEPHONE/DATA</td></tr><tr><td>FND</td><td>FOUNDATION</td><td>TST</td><td>TOP OF STAIRS</td></tr><tr><td>FO</td><td>FACE OF</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>F.O.F.</td><td>FACE OF FININSH</td><td>U.N.O.</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>FURR</td><td>FURRING</td><td>U/S</td><td>UNDERSIDE</td></tr><tr><td>GA</td><td>GAUGE</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>VP</td><td>VISION PANEL</td></tr><tr><td>G.B.</td><td>GRAB BAR</td><td>W/</td><td>WITH</td></tr><tr><td>GND</td><td>GROUND</td><td>WD</td><td>WOOD</td></tr><tr><td>GRP</td><td>GROUP</td><td>W.H.</td><td>WATER HEATER</td></tr><tr><td>GWB</td><td>GYPSUM WALL BOARD</td><td></td><td></td></tr><tr><td>GYP</td><td>GYPSUM</td><td></td><td></td></tr></table>			#	POUND OR NUMBER	H.C.	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ELEV	ELEVATOR/ELEVATION	STRUCT	STRUCTURAL																																																																																																																																																																																																																																																																																										
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GND	GROUND	WD	WOOD																																																																																																																																																																																																																																																																																										
GRP	GROUP	W.H.	WATER HEATER																																																																																																																																																																																																																																																																																										
GWB	GYPSUM WALL BOARD																																																																																																																																																																																																																																																																																												
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PROJECT NAME
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SAN FRANCISCO, CA



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SHEET TITLE

Site Plan

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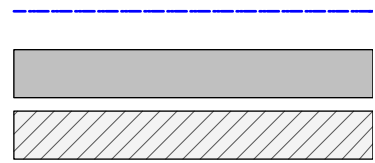
A-1.0

BLOCK & LOT: 3651-018

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:



NOTE: RADIO COVERAGE: CFC SECTION 510.1 REQUIRES THAT ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED PER THE APPLICABLE CODES AND IF THE TEST FAILS AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM SHALL BE INSTALLED.

A

B

C

D

E

F

A

B

C

D

E

F

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Existing
Floor Plans

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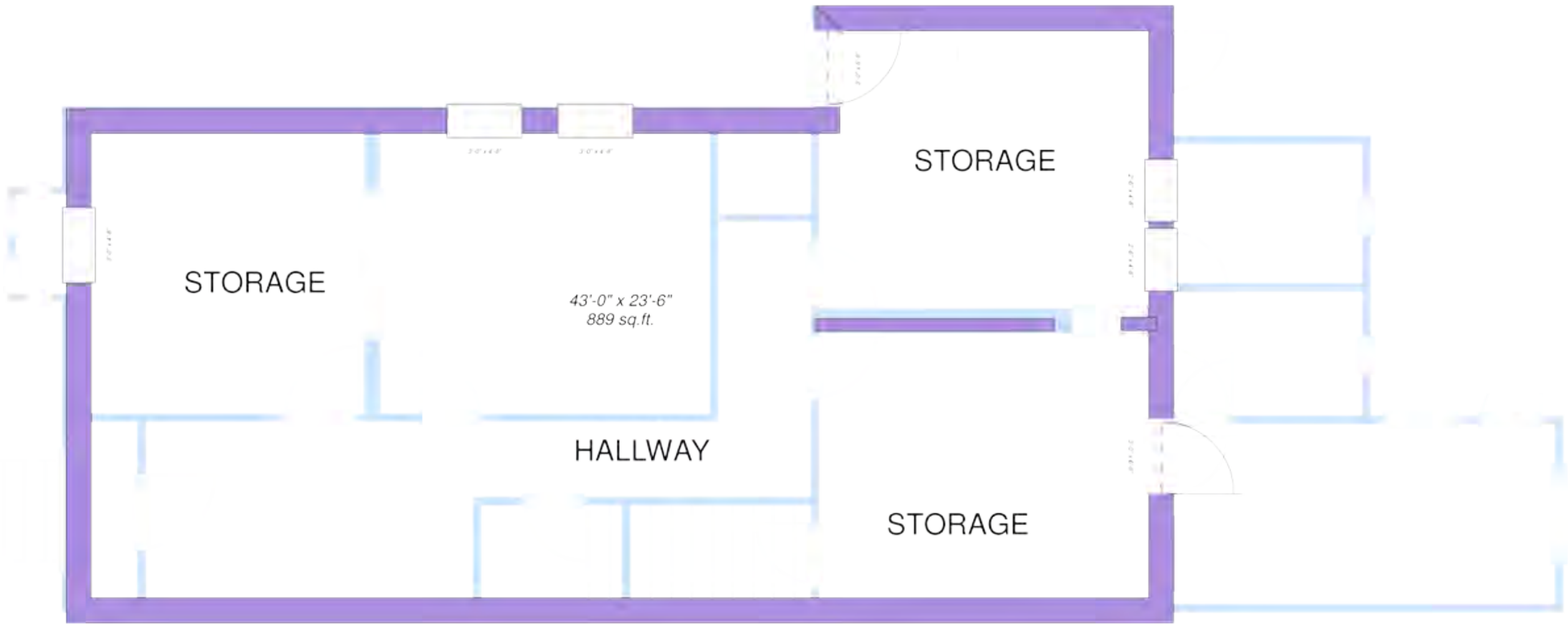
DATE 01/15/2014

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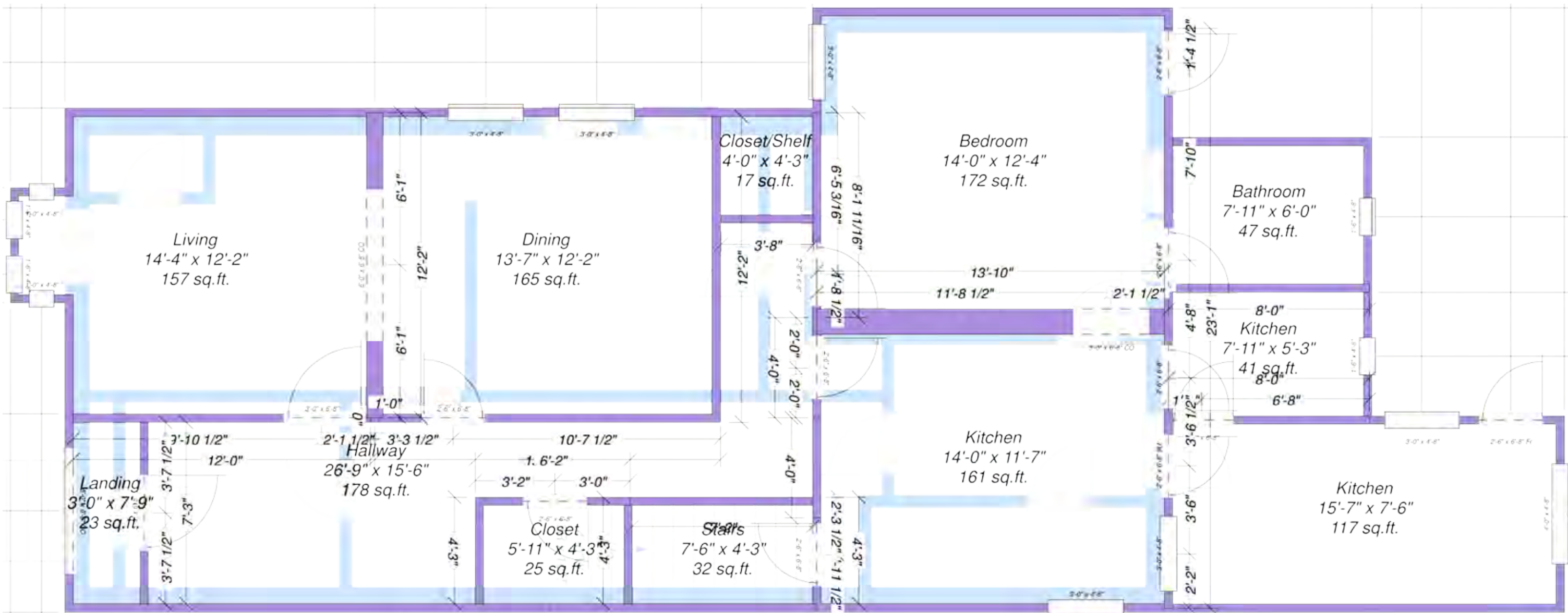
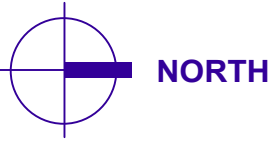
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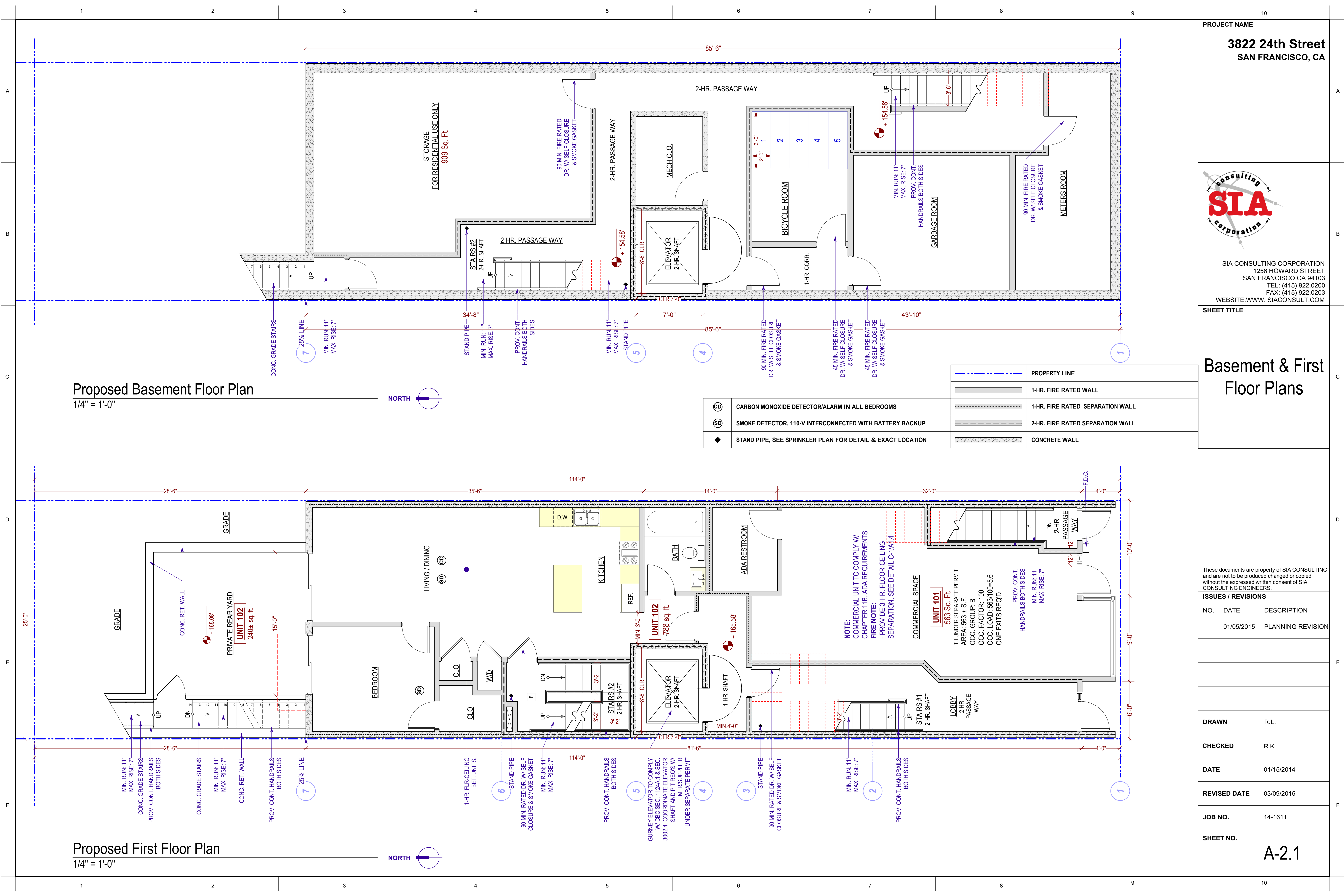


Existing First Floor Plan
1/4"= 1'-0"



Existing Second Floor Plan
1/4"= 1'-0"





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SHEET TITLE

Basement & First Floor Plans

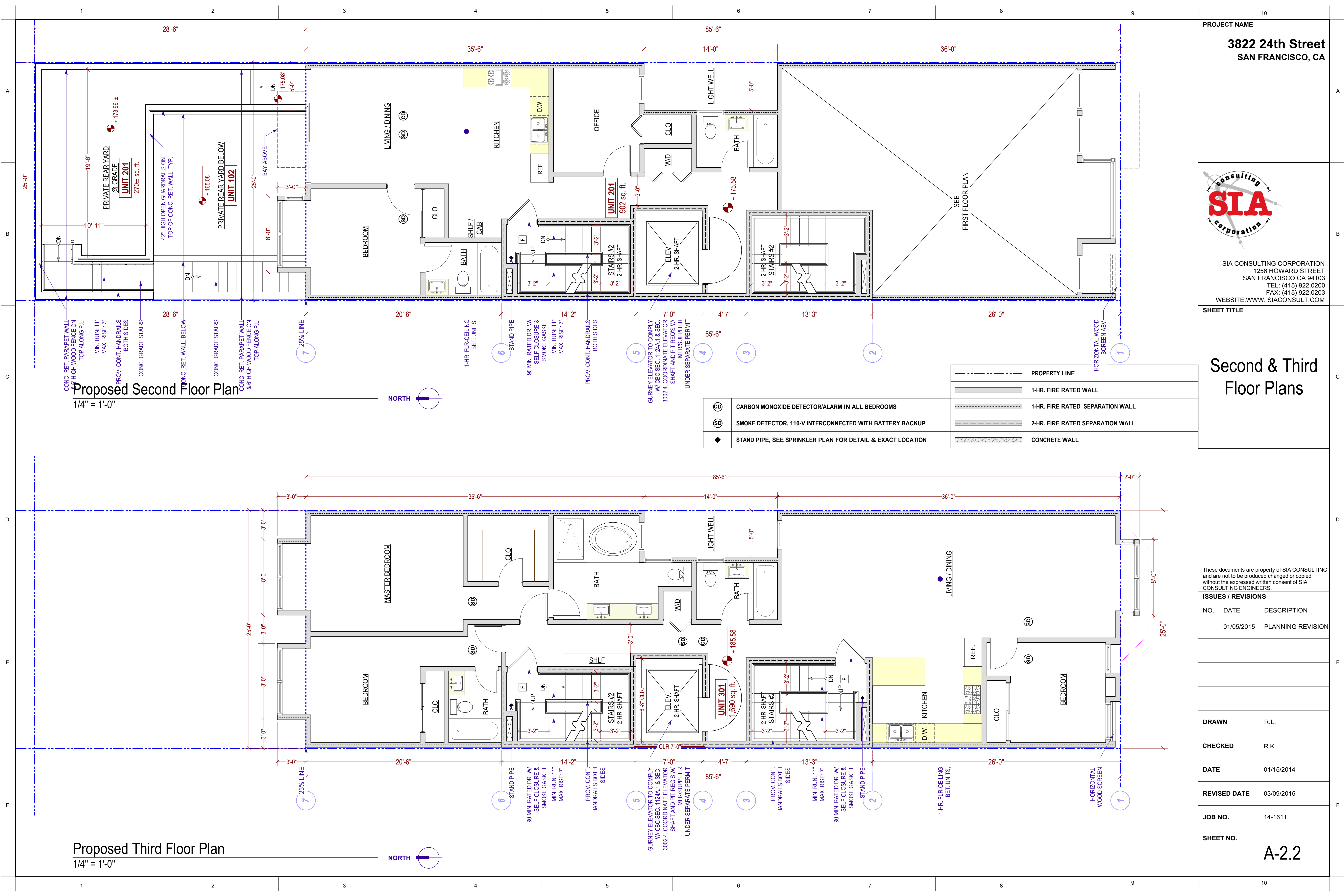
Ⓢ	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS	---	PROPERTY LINE
Ⓢ	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP	=====	1-HR. FIRE RATED WALL
◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION	-----	1-HR. FIRE RATED SEPARATION WALL
		=====	2-HR. FIRE RATED SEPARATION WALL
		-----	CONCRETE WALL

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SHEET TITLE

Second & Third Floor Plans

	PROPERTY LINE
	1-HR. FIRE RATED WALL
	1-HR. FIRE RATED SEPARATION WALL
	2-HR. FIRE RATED SEPARATION WALL
	CONCRETE WALL

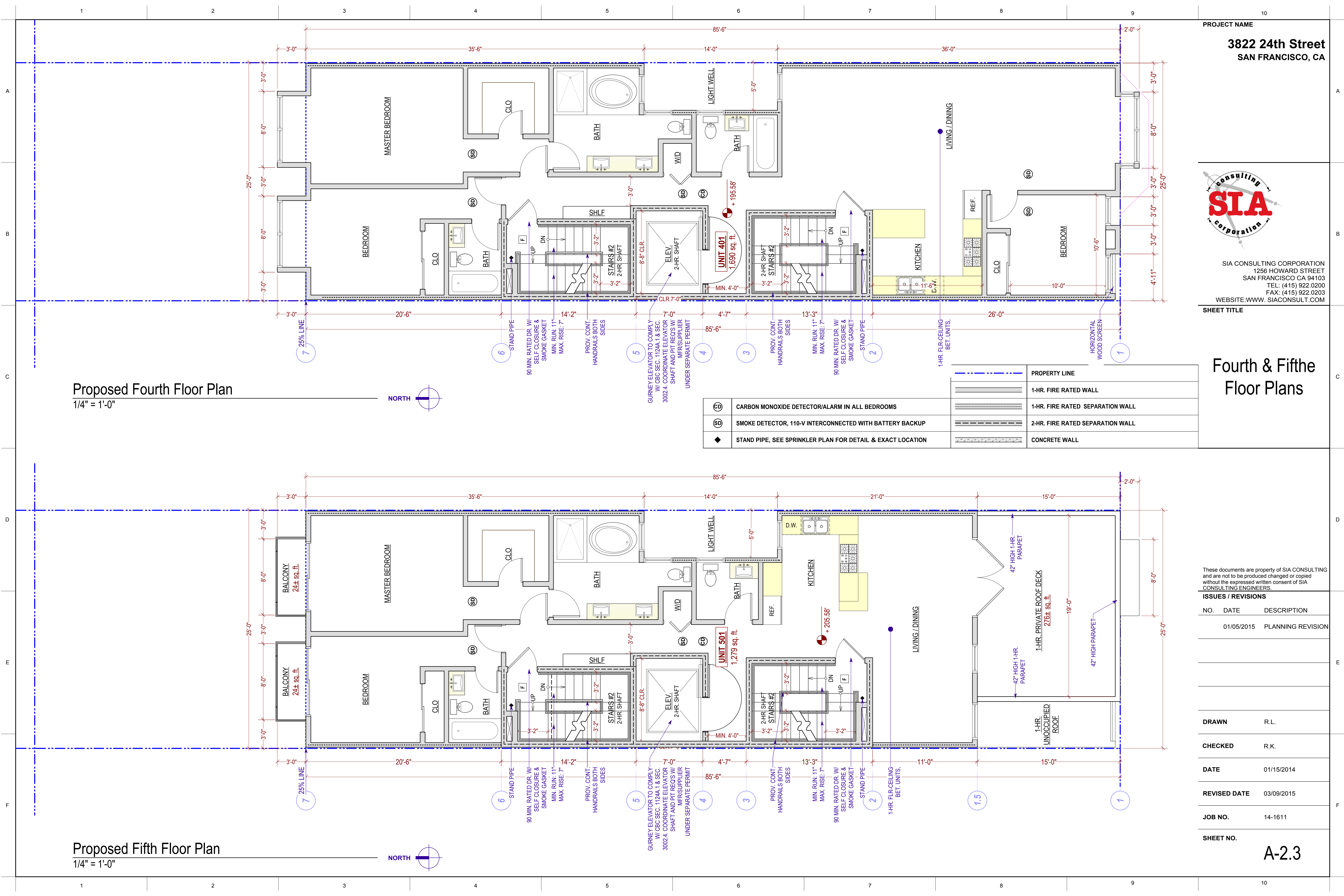
	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION

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SHEET TITLE

Fourth & Fifth Floor Plans

Proposed Fourth Floor Plan

1/4" = 1'-0"



CD	CARBON MONOXIDE DETECTOR/ALARM IN ALL BEDROOMS
SD	SMOKE DETECTOR, 110-V INTERCONNECTED WITH BATTERY BACKUP
◆	STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION

PROPERTY LINE
1-HR. FIRE RATED WALL
1-HR. FIRE RATED SEPARATION WALL
2-HR. FIRE RATED SEPARATION WALL
CONCRETE WALL

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$$1/4'' = 1'-0''$$

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:

- (A) CLOSABLE METAL OR GLASS DOORS.
- (B) COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE.

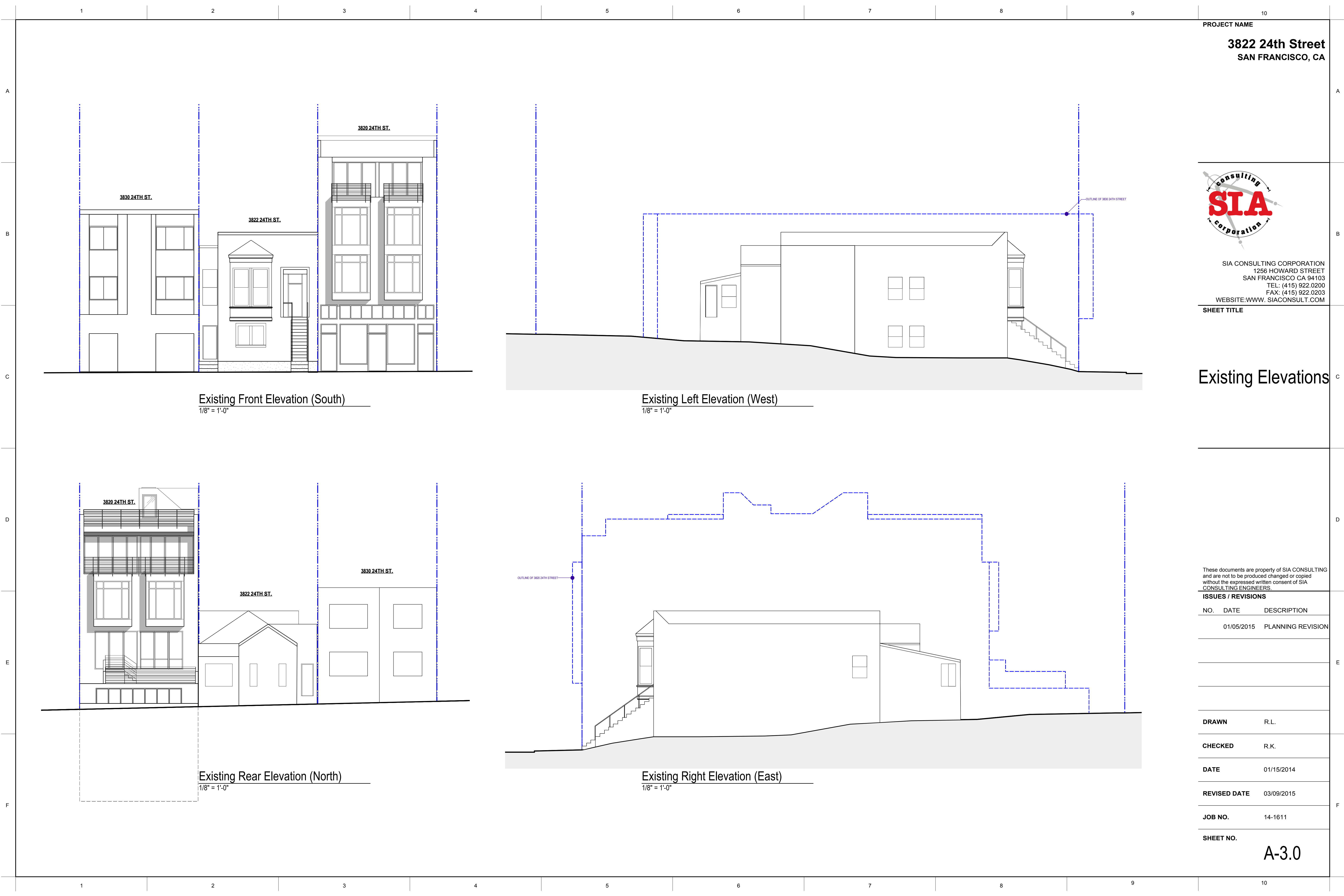
EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN EXTERIOR WALL.

- (C) A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL..

EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

5. VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, AND NOT LESS THAN ONE FOOT ABOVE A DOOR, AN OPENABLE WINDOW OR A GRAVITY AIR INLET INTO A BUILDING. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE - OR MAKE UP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE, EXCEPT A PUBLIC WAY.

BRANCH CIRCUITS: A 20A CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM
OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEP. LIGHTS, FANS, ETC.



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Existing Elevations

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A-3.0

NOTE:
ANY GLAZING LARGER THAN 24 SQ.
FT. MUST SHOW BIRD SAFE WINDOW
TREATMENTS

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Front & Rear Elevations (South & North)

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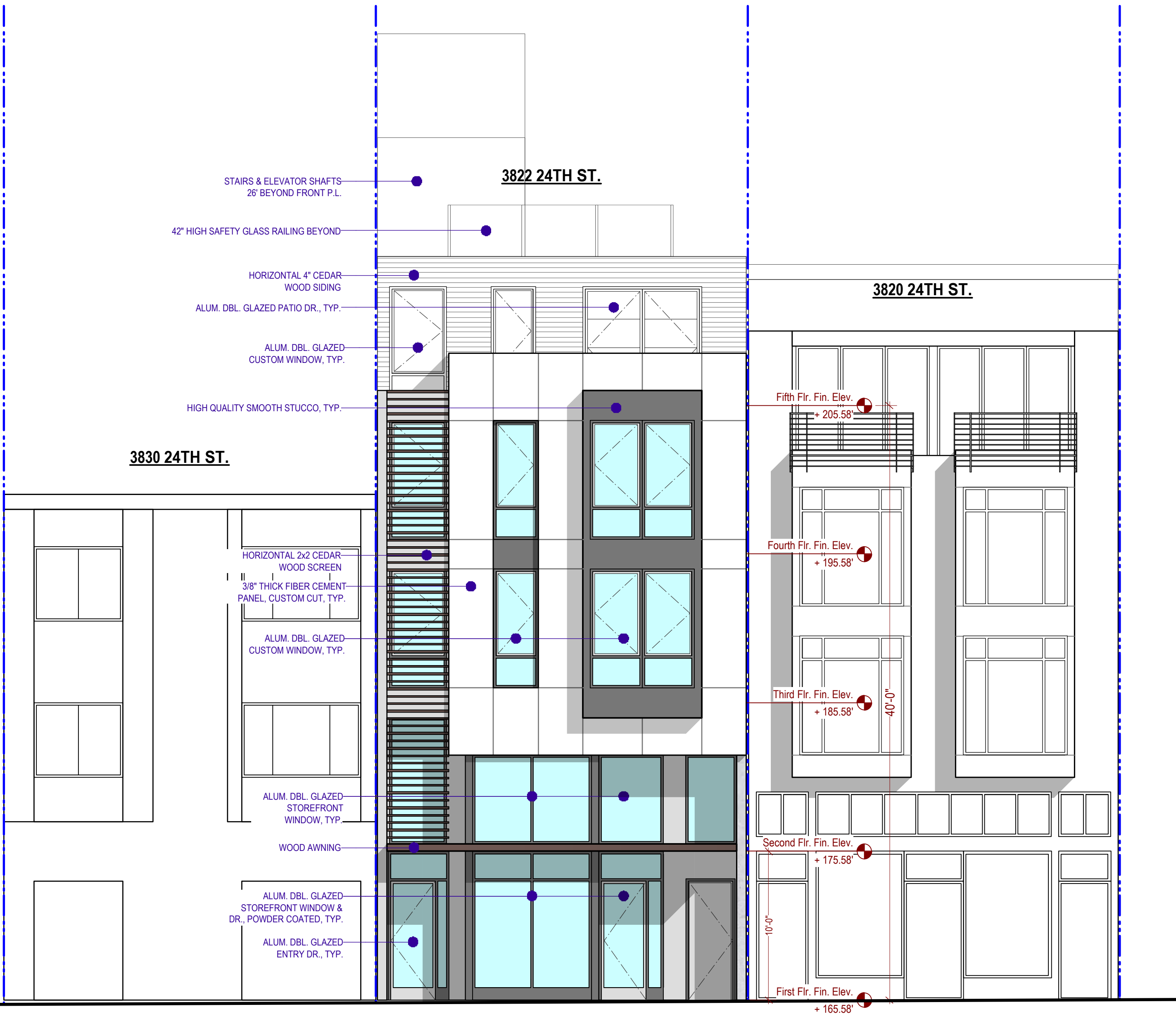
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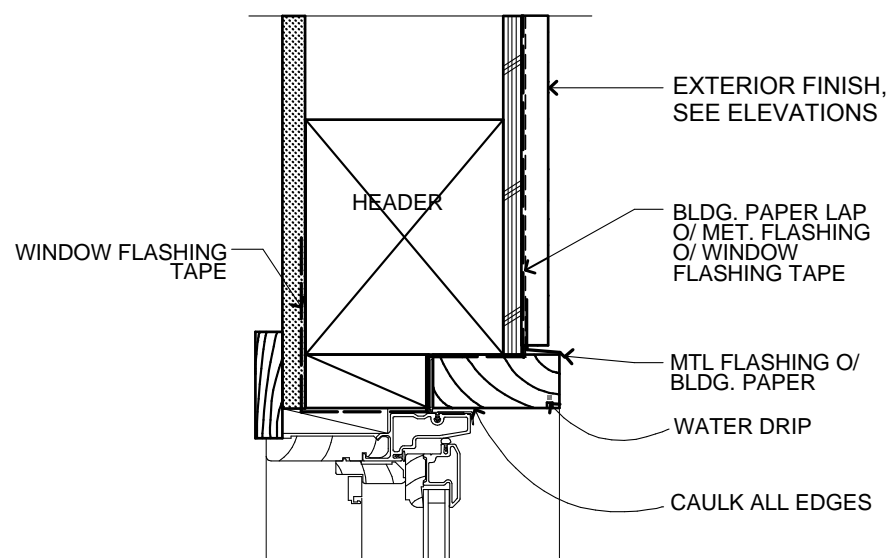
SHEET NO.

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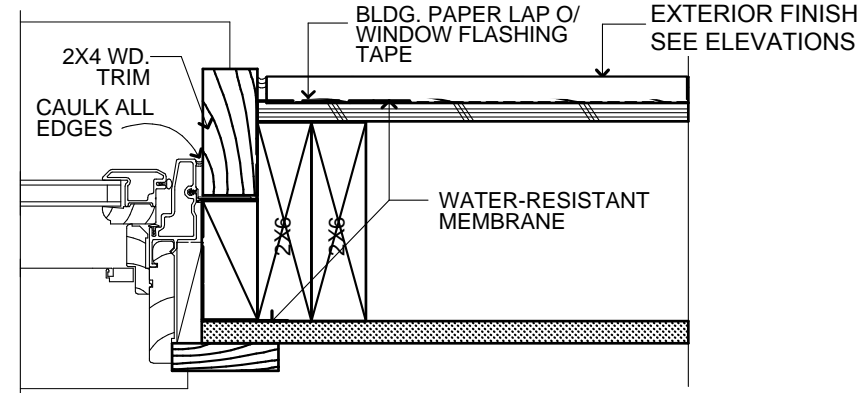
Proposed Front Elevation (South)

3/16" = 1'-0"



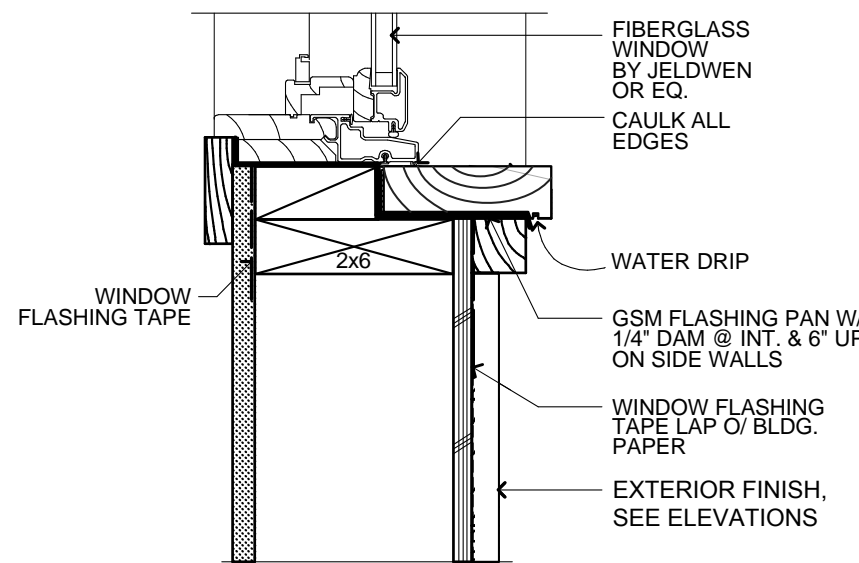
WINDOW DETAIL - HEAD

NTS



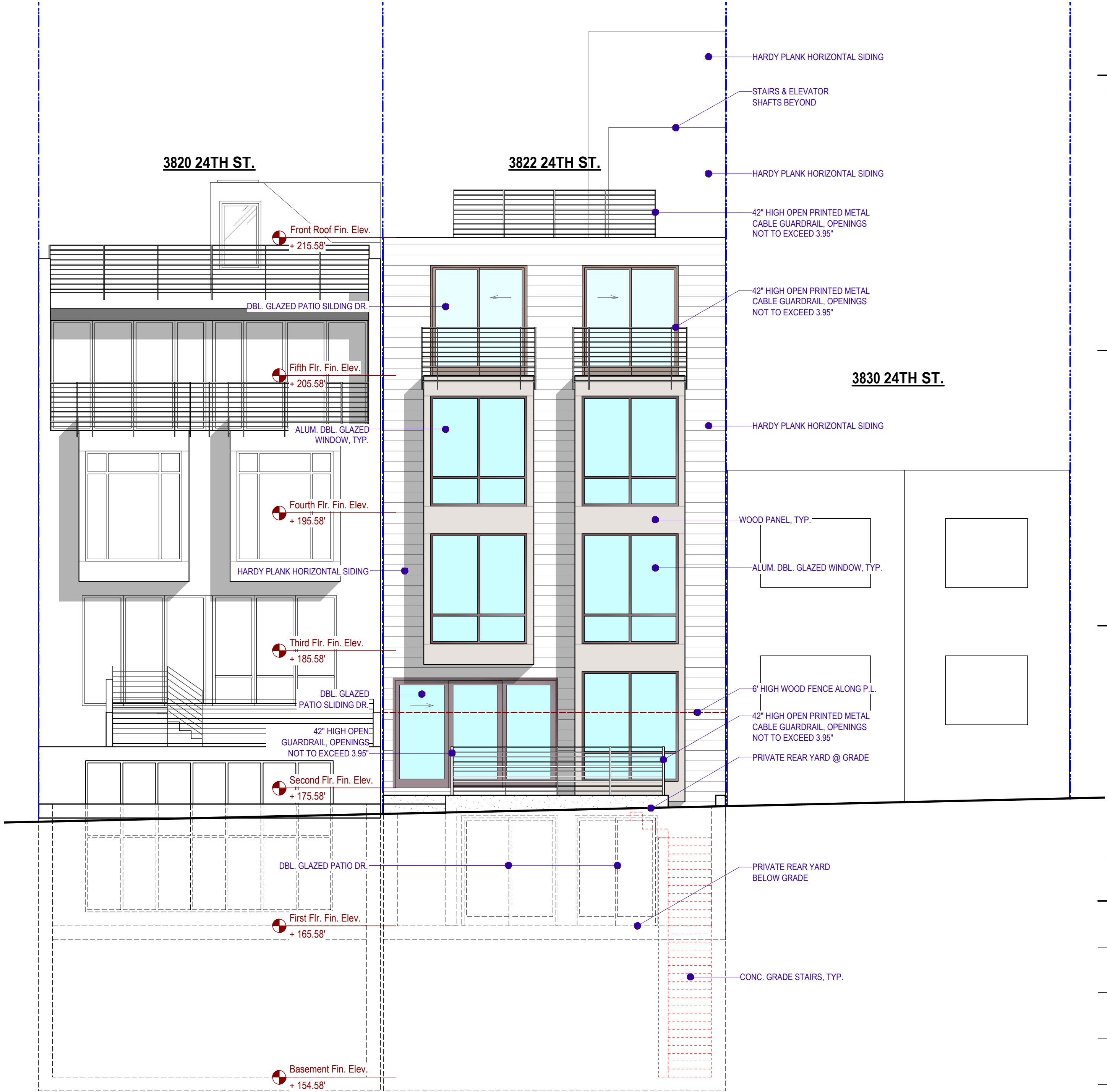
WINDOW DETAIL - JAMB

NTS



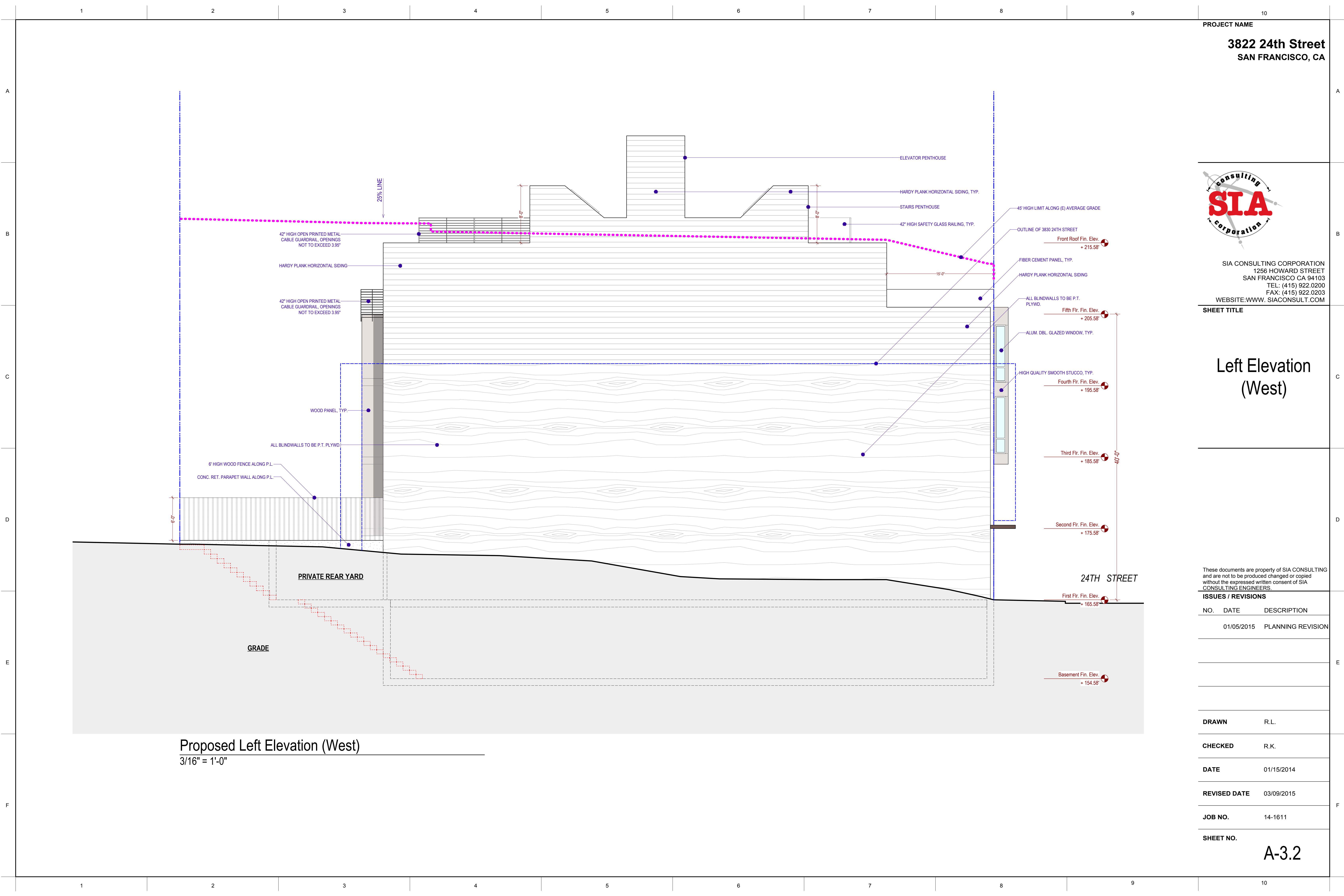
WINDOW DETAIL - SILL

NTS



Proposed Rear Elevation (North)

3/16" = 1'-0"



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SHEET TITLE

Left Elevation (West)

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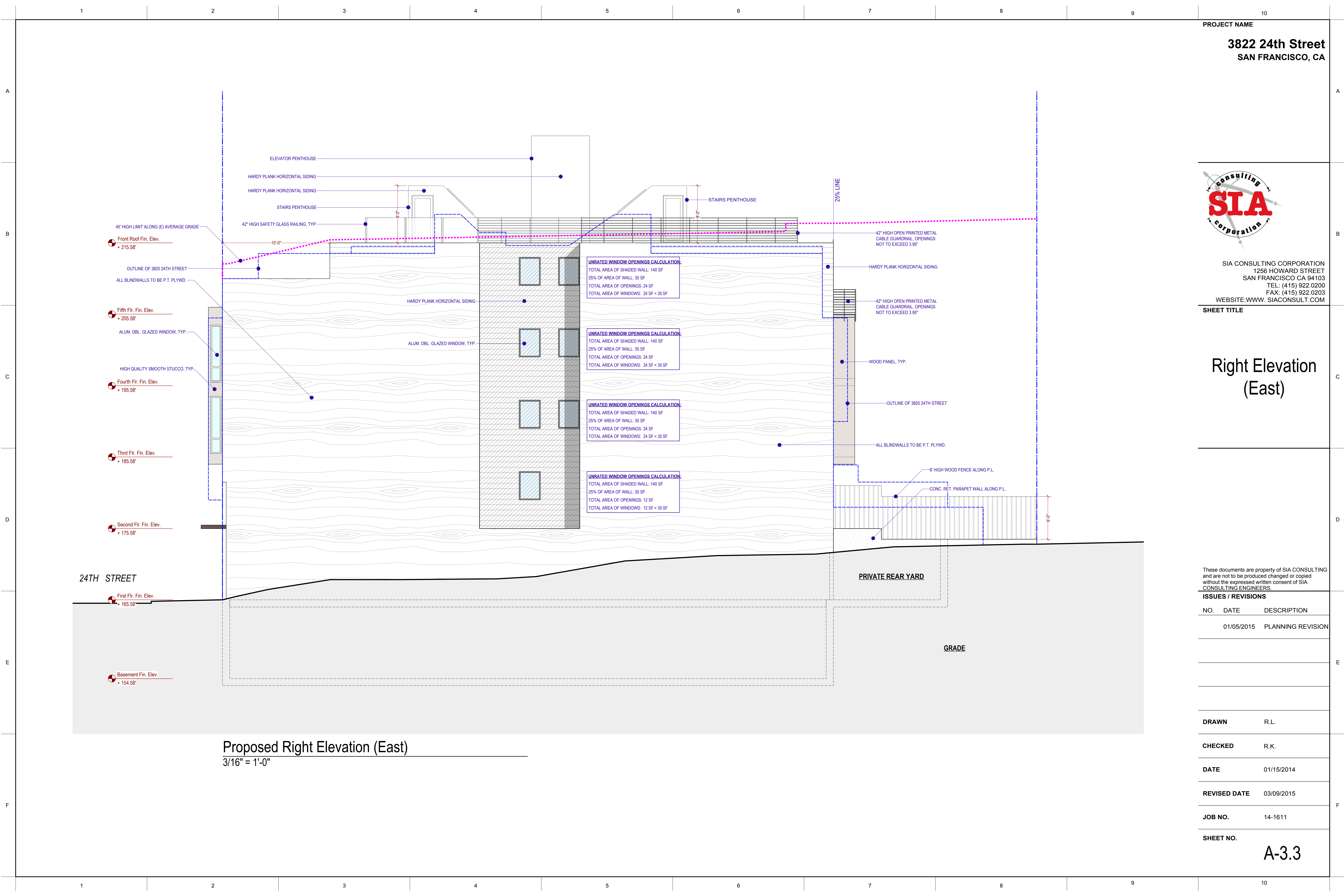
DATE 01/15/2014

REVISED DATE 03/09/2015

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SHEET NO.

A-3.2



PROJECT NAME

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Right Elevation (East)

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A-3.3

Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name 3822 24th Street	Block/Lot 3651 / 018	Address 3822 24th Street
Gross Building Area 10,607 S.F. +/-	Primary Occupancy None	Design Professional/Applicant: Sign & Date Bahman Ghassemzadeh
# of Dwelling Units 5	Height to highest occupied floo 45'-0"	Number of occupied floor 5 over basement

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

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

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

Instructions:

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

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

AND

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

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

LEED PROJECTS						
	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commerical Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification leve (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	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	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. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
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	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4	●	See CBC 1207		●	n/r	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 re-quirements 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 >2,000 sq ft OR Alteration >\$500,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choi AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, insta resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborati for High Performance Schools (CHPS) criteria or certified under the Resilient Floo Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris 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 an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6)	●	n/r

PROJECT NAME

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SAN FRANCISCO, CA



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SHEET TITLE

Green Building Site Permit Checklist

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	01/05/2015	PLANNING REVISION

DRAWN R.L.

CHECKED R.K.

DATE 01/15/2014

REVISED DATE 03/09/2015

JOB NO. 14-1611

SHEET NO.

G-0.1