SAN FRANCISCO
PLANNING DEPARTMENT

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# Executive Summary
## Conditional Use Authorization

HEARING DATE: SEPTEMBER 29, 2016
CONSENT

| | |
|---|---|
| *Date:* | September 22, 2016 |
| *Case No.:* | **2015-003067CUA** |
| *Project Address:* | **144 CASHMERE STREET** |
| *Zoning:* | RH-1 (Residential House, One Family) Zoning District;<br>RH-2 (Residential House, Two Family) Zoning District<br>40-X Height and Bulk District |
| *Block/Lot:* | 4710/084 |
| *Project Sponsor:* | Alexis Burck<br>200 Pine Street, Studio 500<br>San Francisco, CA 94014 |
| *Staff Contact:* | Jonathan DiSalvo – (415) 575-9182<br>jonathan.disalvo@sfgov.org |
| *Recommendation:* | **Approval with Conditions** |

## PROJECT DESCRIPTION

The Project would construct a new one-story, approximately 900 square-foot, accessory office building, which would serve as a property management office (d.b.a. Ridge Point Non-Profit Housing Corporation) for the residents of the Ridgeview Terrace and the Jackie Robinson affordable housing developments (authorized by the San Francisco Redevelopment Agency). The proposed accessory office building would contain two offices, a kitchen, a restroom, and a conference room. The Project is proposed on an existing at-grade concrete pad, and would add new off-street parking space for a total of two handicap-accessible parking spaces.

## SITE DESCRIPTION AND PRESENT USE

The Project is located on an irregularly-shaped parcel (measuring approximately 26,744 square feet) north of Dedman Court, between Hudson and Innes Avenues in the Bayview Neighborhood. The property is located within the RH-1 (Residential House, One Family) Zoning District and RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. The property has approximately 10 feet of frontage along Dedman Court and approximately 125 feet of frontage along Hudson Avenue. Along Dedman Court is an existing curb cut and driveway, which provides access to a small one-story maintenance building and the project site on an adjacent existing concrete pad. The project site features landscaping and a pedestrian walkway that transects the subject parcel, extending from Hudson Avenue to Innes Avenue.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within a neighborhood that is predominantly residential in character and is within in the Bayview Hunters Point Project Area A Redevelopment Area. To the east and north of the project site along Hudson Avenue and Innes Avenue are single-family homes. To the south of the project site is the Ridgeview Terrace Apartments along Dedman Court and Cashmere Street consisting of newer residential development with two-to-three-story multi-family residences. Within the vicinity of the project site are the Jackie Robinson Apartments to the south and east and the Martin Luther King Nursery School to the west. The Ridgeview Terrace Apartments contain approximately 101 affordable residential units, and the Jackie Robinson Apartments contain approximately 130 affordable residential units. Nearby zoning districts include the RH-1 (Residential, House, One-Family), P (Public), PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer), PDR-2 (Production, Distribution and Repair-2), and RM-1 (Residential-Mixed, Low Density) Zoning Districts.

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|---|---|---|---|---|
| Classified News Ad | 20 days | September 9, 2016 | September 9, 2016 | 20 days |
| Posted Notice | 20 days | September 9, 2016 | September 9, 2016 | 20 days |
| Mailed Notice | 20 days | September 9, 2016 | September 9, 2016 | 20 days |

The proposal requires neighborhood notification per Planning Code Section 311, which was conducted in conjunction with the hearing notification for the Conditional Use Authorization.

## PUBLIC COMMENT/COMMUNITY OUTREACH

- The Department has received one general public inquiry regarding the Project. This inquiry did not express support or opposition in regard to the Project.

## ISSUES AND OTHER CONSIDERATIONS

- Background: When the Redevelopment Plan expired on January 1, 2009, land use regulations of the Redevelopment Plan no longer applied, placing the Bayview Hunters Point Redevelopment Plan Area A, under the jurisdiction of the Planning Department and the San Francisco Planning Code. Per a Letter of Determination dated July 21, 2015, the Zoning Administrator determined that new development, a change of use or major modification on these sites would require a Planned Unit Development-Conditional Use Authorization, since large-scale development (akin to Ridgeview Terrace) would typically be subject to Planning Code Section 304. Therefore, the Project Sponsor is seeking modification of a Conditional Use Authorization-Planned Unit Development with a rear yard modification to establish a new property management office

(accessory office use) on the project site in order to serve the residents of the Ridgeview Terrace Apartments and Jackie Robinson Apartments.

## REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization for modification of a Planned Unit Development to allow for the construction of a new one-story building and 900 square feet of accessory office use, and a modification to the requirements for rear yard (Planning Code Section 134), pursuant to Planning Code Sections 303 and 304, within the RH-1 Zoning District and RH-2 Zoning District.

## BASIS FOR RECOMMENDATION

- The Project would facilitate the efforts of Ridge Point Non-Profit Housing Corporation to provide property management services to the residents of two affordable housing developments, the Ridgeview Terrace Apartments and the Jackie Robinson Apartments.
- The Project would not impact any of the existing dwelling units located on the project site.
- The Project would not impact the pattern of open space currently available on the project site.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.

| **RECOMMENDATION:** | **Approval with Conditions** |
|---|---|

**Attachments:**
Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs
Site Photos
Project Sponsor Submittal, including:
- Site Photographs
- Reduced Plans

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ Zoning District Map
- ☒ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos
- ☒ Project sponsor submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility

  3-D Renderings (new construction or significant addition)
  - ☐ Check for legibility
- ☐ Wireless Telecommunications Materials
  - ☐ Health Dept. review of RF levels
  - ☐ RF Report
  - ☐ Community Meeting Notice
- ☐ Housing Documents
  - ☐ Inclusionary Affordable Housing Program: Affidavit for Compliance

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

Planner's Initials

*JD: I:\Current Planning\SE Team\Jonathan DiSalvo\CU\2015-003067CUA - 144 Cashmere St*

SAN FRANCISCO
**PLANNING DEPARTMENT**

*Subject to: (Select only if applicable)*

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

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# Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 29, 2016

| | |
|---|---|
| *Date:* | September 22, 2016 |
| *Case No.:* | **2015-003067CUA** |
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| *Staff Contact:* | Jonathan DiSalvo – (415) 575-9182<br>jonathan.disalvo@sfgov.org |

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A MODIFICATION TO A PLANNED UNIT DEVELOPMENT-CONDITIONAL USE AUTHORIZATION, PURSUANT TO SECTIONS 303 AND 304 OF THE PLANNING CODE, WITH SPECIFIC MODIFICATIONS TO PLANNING CODE REQUIREMENTS RELATED TO REAR YARD (PLANNING CODE SECTION 134), TO CONSTRUCT A NEW ACCESSORY OFFICE USE (900 SQUARE FEET) LOCATED AT LOT 084 IN ASSESSOR'S BLOCK 4710 WITHIN THE RH-1 (RESIDENTIAL HOUSE, ONE FAMILY) ZONING DISTRICT, RH-2 (RESIDENTIAL HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND PLANNING CODE SECTION 101.1.**

## PREAMBLE

On November 10, 2015 Alexis Burck (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") to modify a Planned Unit Development-Conditional Use Authorization, pursuant to Planning Code Sections 303, and 304 to construct an accessory office use within the RH-1 (Residential House, One Family) Zoning District, RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District.

On September 8, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-

003067CUA. At this hearing, the Commission continued the Project to the public hearing on September 29, 2016.

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

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. 2015-003067CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.

2. **Site Description and Present Use.** The Project is located on an irregularly-shaped parcel (measuring approximately 26,744 square feet) north of Dedman Court, between Hudson and Innes Avenues in the Bayview Neighborhood. The property is located within the RH-1 (Residential House, One Family) Zoning District and RH-2 (Residential House, Two Family) Zoning District and a 40-X Height and Bulk District. The property has approximately 10 feet of frontage along Dedman Court and approximately 125 feet of frontage along Hudson Avenue. Along Dedman Court is an existing curb cut and driveway, which provides access to a small one-story maintenance building and the project site on an adjacent existing concrete pad. The project site features landscaping and a pedestrian walkway that transects the subject parcel, extending from Hudson Avenue to Innes Avenue.

3. **Surrounding Properties and Neighborhood.** The project site is located within a neighborhood that is predominantly residential in character and is within in the Bayview Hunters Point Project Area A Redevelopment Area. To the east and north of the project site along Hudson Avenue and Innes Avenue are single-family homes. To the south of the project site is the Ridgeview Terrace Apartments along Dedman Court and Cashmere Street consisting of newer residential development with two-to-three-story multi-family residences. Within the vicinity of the project site are the Jackie Robinson Apartments to the south and east and the Martin Luther King Nursery School to the west. The Ridgeview Terrace Apartments contain approximately 101 affordable residential units, and the Jackie Robinson Apartments contain approximately 130 affordable residential units. Nearby zoning districts include the RH-1 (Residential, House, One-Family), P (Public), PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer), PDR-2 (Production, Distribution and Repair-2), and RM-1 (Residential-Mixed, Low Density) Zoning Districts.

4. **Project Description.** The Project would construct a new one-story, approximately 900 square-foot, accessory office building, which would serve as a property management office (d.b.a. Ridge Point Non-Profit Housing Corporation) for the residents of the Ridgeview Terrace and the Jackie Robinson affordable housing developments (authorized by the San Francisco Redevelopment Agency). The proposed accessory office building would contain two offices, a kitchen, a restroom, and a conference room. The Project is proposed on an existing at-grade concrete pad, and would add new off-street parking space for a total of two handicap-accessible parking spaces.

5. **Public Comment**. The Department has received one general public inquiry regarding the Project. This inquiry did not express support or opposition in regard 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. **Rear Yard.** Planning Code Section 134 requires that a minimum rear yard depth in the RH-2 Zoning District be equal to 45 percent of the lot depth on which the building is situated.

   *Although the lot on which the Project is located is within both the RH-1 Zoning District and the RH-2 Zoning District, the Project is entirely located on the portion of the lot within the RH-2 Zoning District; therefore, the Project is subject to rear yard requirement for the RH-2 Zoning District. The Project is located within the required rear yard; therefore, the Project is seeking a modification of the rear yard requirement as part of the Planned Unit Development-Conditional Use Authorization (See Below).*

   B. **Use.** Per Planning Code Section 204, a related minor use that is either, necessary to the operation or enjoyment of a lawful principal use or conditional use; or appropriate, incidental, and subordinate to any such use may be permitted as an accessory use.

   *The proposed accessory office use (property management office) will serve the residents of the Ridgeview Terrace Apartments and the Jackie Robinson Apartments. The Project will provide necessary property management services to the residents of the subject residential developments. The proposed accessory office use would be located within a small one-story structure (approximately 900 square feet) and would support two employees. The proposed use would be incidental and subordinate to the subject residential uses.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. 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 project site is located in an area of the City that has maintained a mix of industrial, commercial and residential uses. As part of the adoption of the Bayview Hunters Point Area Plan in 2006, the project site was rezoned to RH-1 and RH-2; districts which primarily allow for residential uses. The proposed property management office building (accessory office use) will facilitate the efforts of the Ridge Point Non-Profit Housing Corporation to provide services to the residents of the Ridgeview Terrace Apartments and the Jackie Robinson Apartments. The Project is necessary and desirable for, and compatible with, the neighborhood and the subject housing developments. The Project would provide necessary property management services for the Ridgeview Terrace and Jackie Robinson Apartments. The proposed office building would be a small one-story structure, totaling approximately 900 square feet in building area, and two employees are expected to utilize the new building. The small size of the building, and the intensity of use proposed, is appropriate for the neighborhood and the subject neighboring housing developments.*

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 site measures approximately 26,744 square feet, and has approximately 10 feet of frontage along Dedman Court and approximately 125 feet of frontage along Hudson Avenue. The building would be located on an existing concrete pad at grade. A one-story maintenance building, used for storage and maintenance operations of the Ridgeview Terrace Apartments, stands to the west of where the Project is proposed. From the street, the Project and would have minimal visual impact, due to the irregular shape of the subject parcel and the small size of the proposed building. The Project would not impact the existing walk-way which transects the parcel.*

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

*The Project will have minimal impact on traffic. The office building will support two employees. Street parking is available on both Dedman Court and Hudson Street, adjacent to the project site. No off-street parking is required for the Project per Planning Code Section 151.*

*The Project provides two handicap-accessible spaces directly adjacent to the proposed building for visitors who cannot walk from the street.*

*The Project would not significantly impact on-street loading capacity. The proposed property management office would not be a delivery-intensive use, and the Project is not required to provide an off-street loading space per Section 152 of the Planning Code.*

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

*The Project is subject to the standard conditions of approval regarding noise, glare, dust and odor. However, the proposed use is an accessory property management office use and is not expected to create such emissions.*

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

*The Project does not propose any additional landscaping, screening, open spaces, parking or loading areas, service areas, or lighting. Any business signs would be subject to the Planning Code.*

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.*

8. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

*1) In the RH-2 Zoning District, Planning Code Section 134 requires a minimum rear yard equal to 45 percent of the lot depth on which the building is situated. Therefore, the Project is required to provide 45 percent of the lot depth as a rear yard. The Project would locate the proposed accessory office building within the required rear yard.*

*Since the Project would be located on an irregular lot, the Commission finds this modification to be justified given the small scale of the Project and the overall configuration of the dwelling units and accessory structures. Due to the irregularity of the lot, the proposed building could not be located anywhere else on the lot without a rear yard modification. The Project is located in the least impactful location on the subject lot, relative to the existing condition and the surrounding residences.*

B. **Criteria and Limitations.** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general

and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

1) Affirmatively promotes applicable objectives and policies of the General Plan;

*The Project complies with the objectives and policies of the General Plan, as stated below.*

2) Provides off-street parking adequate for the occupancy proposes.

*As discussed above, the Project will have minimal impact on traffic. The building will support two employees. Street parking is available on both Dedman Court and Hudson Street, adjacent to the project site. No off-street parking spaces are required for the Project per Planning Code Section 151.*

*The Project provides two handicap-accessible spaces directly adjacent to the proposed building for visitors who cannot walk from the street. Therefore, the Project would provide off-street parking that is adequate for the use at the Property.*

3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

*The Project is not required to provide any on-site open space for the accessory office use.*

4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

*No dwelling units are proposed. The Project does not impact any of the existing residences.*

5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

*The Project is located in an R District; however, the proposed office use is accessory to the existing residential uses of the Ridgeview Terrace Apartments and Jackie Robinson Apartments, as defined in Planning Code Section 204; therefore, the accessory office use is not considered a separate principally-permitted use.*

6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor

deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

*The Project is not requesting any exceptions to the height limits.*

7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

*The Project is not located in an NC District.*

8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

*The Project is not located in an NC District.*

9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

*The Project is not located in a RTO or NC District.*

10) Provide street trees as per the requirements of Section 138.1 of the Code.

*Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees on the project site.*

11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

*The Project is not subject to the requirements of Planning Code Section 132(g) and (h); however, the existing project site does feature attractive landscaping throughout the project site and along the street frontage.*

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

BAYVIEW HUNTERS POINT AREA PLAN

**OBJECTIVE 5**

PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

**Policy 5.1**

Preserve and enhance the existing character of residential neighborhoods.

**Policy 5.1**

Conserve the existing supply of Federally subsidized lower income housing.

*The Project would provide property management services to support lower-income housing. Both the Ridgeview Terrace and Jackie Robinson Apartments are affordable housing developments, and this Project will facilitate Ridgepoint's efforts to provide services to the residents of these housing developments.*

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.

    *No neighborhood-serving retail uses exist on the site. The Project provides opportunity for future employment by constructing an accessory office use for the two nearby affordable housing developments.*

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

    *The neighborhood contains primarily residential uses that will not be impacted by the proposed accessory office use.*

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

    *No housing is created or removed as part of this project.*

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

    *The Project will not impede Muni transit service in the area. The Project provides two handicap-accessible spaces directly next to the proposed building for visitors who cannot walk from the street. Street parking is available on both Dedman Court and Hudson Street, adjacent to the project site. No off-street parking spaces are required for the Project per Planning Code Section 151.*

    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 proposed is a small property management office to provide services to the Ridgeview Terrace and Jackie Robinson Apartments. The Project will not displace any industrial or service sector employment or ownership opportunities.*

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

*The Project will be built to the latest earthquake safety standards.*

G. That landmarks and historic buildings be preserved.

*No landmarks or historic resource are present on 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.*

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. 2015-003067CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 10, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth**.**

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 29, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 29, 2016

# EXHIBIT A

## AUTHORIZATION

This authorization is to modify a Planned Unit Development to allow for the new construction of a one-story building (900 square feet) for accessory office use, and a modification to the requirements for rear yard located at 144 Cashmere Street, Block 4710, and Lot 084 pursuant to Planning Code Sections 303 and 304 within the RH-1 and RH-2 Districts and a 40-X Height and Bulk District; in general conformance with plans, dated November 10, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2015-003067CUA and subject to conditions of approval reviewed and approved by the Commission on September 29, 2016 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

## RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **September 29, 2016** under Motion No **XXXXXX**.

## PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

## SEVERABILITY

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

## CHANGES AND MODIFICATIONS

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

# Conditions of Approval, Compliance, Monitoring, and Reporting

## PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

## MONITORING - AFTER ENTITLEMENT

6. **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*

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

8. **Accessory Office Use.** Pursuant to Planning Code Section 204, the proposed office use is accessory to the residential uses of the Ridgeview Terrace Apartments and the Jackie Robinson Apartments. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

## OPERATION

9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
   *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

SAN FRANCISCO
**PLANNING DEPARTMENT**

# CEQA Categorical Exemption Determination

## PROPERTY INFORMATION/PROJECT DESCRIPTION

| Project Address | | Block/Lot(s) | |
|---|---|---|---|
| 144 Cashmere Street | | 4710/084 | |
| Case No. | Permit No. | Plans Dated | |
| 2015-003067CUA | 201603162149 | 11/10/15 | |
| ☐ Addition/ Alteration | ☐ Demolition (requires HRER if over 45 years old) | ☑ New Construction | ☐ Project Modification **(GO TO STEP 7)** |

Project description for Planning Department approval.

The proposal is to modify an existing affordable housing development through a Conditional Use Authorization-Planned Unit Development (PUD), pursuant to Planning Code Sections 303 and 304, to establish a new property management office and modify the amount of public open space (Planning Code Section 135) and the required rear yard (Planning Code Section 134). The proposal includes construction of a new one-story office building with approximately 900 square feet for the property management office (d.b.a. Ridge Point Non-Profit Housing Corporation) to serve the residents of the Ridgeview Terrace and the Jackie Robinson Apartments, which were developed by the San Francisco Redevelopment Agency. The project would reduce the amount of public open space from 107,160 square feet to 105,500 square feet.

## STEP 1: EXEMPTION CLASS

**TO BE COMPLETED BY PROJECT PLANNER**

| ***Note: If neither class 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. 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.** | |
|---|---|
| ☐ | **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)? *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)* |
| ☐ | **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. *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).* |
| ☐ | **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? |
| ☐ | **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? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)* |
| ☐ | **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? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) |
| ☐ | **Slope = or > 20%:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.** |
| ☐ | **Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.** |
| ☐ | **Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.** |
| **If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.</u>** | |
| ☑ | **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:** *(refer to Parcel Information Map)* | |
|---|---|
| ☐ | **Category A:** Known Historical Resource. **GO TO STEP 5.** |
| ☑ | **Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.** |
| ☐ | **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.** | |
|---|---|
| ☑ | 1. **Change of use and new construction.** Tenant improvements not included. |
| ☐ | 2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building. |
| ☐ | 3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations. |
| ☐ | 4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. |
| ☐ | 5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way. |
| ☐ | 6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way. |
| ☐ | 7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*. |
| ☐ | 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.** | |
| ☐ | Project is not listed. **GO TO STEP 5.** |
| ☐ | Project **does not conform** to the scopes of work. **GO TO STEP 5**. |
| ☐ | Project involves **four or more** work descriptions. **GO TO STEP 5.** |
| ☑ | 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.** | |
|---|---|
| ☐ | 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. |
| ☐ | 2. **Interior alterations to publicly accessible spaces**. |
| ☐ | 3. **Window replacement** of original/historic windows that are not "in-kind" but are 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 meet 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 or add comments*): |

| | |
|---|---|
| ☐ | 9. **Other work** that would not materially impair a historic district (specify or add comments):<br><br>*(Requires approval by Senior Preservation Planner/Preservation Coordinator)* _____ |
| ☐ | 10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*<br>☐ Reclassify to Category A ☐ Reclassify to Category C<br>a. Per HRER dated: _____ *(attach HRER)*<br>b. Other *(specify)*: |
| **Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.** | |
| ☐ | **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.** |
| ☐ | **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**

| | | |
|---|---|---|
| ☐ | **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:<br>☐ Step 2 – CEQA Impacts<br>☐ Step 5 – Advanced Historical Review<br>**STOP! Must file an *Environmental Evaluation Application.*** | |
| ☑ | **No further environmental review is required. The project is categorically exempt under CEQA.** | |
| | **Planner Name:** Jonathan DiSalvo | **Signature:** |
| | **Project Approval Action:**<br>Planning Commission Hearing<br>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | APPROVED |
| | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>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: | |
|---|---|
| ☐ | Result in expansion of the building envelope, as defined in the Planning Code; |
| ☐ | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| ☐ | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| ☐ | 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.** | **CATEX FORM** |

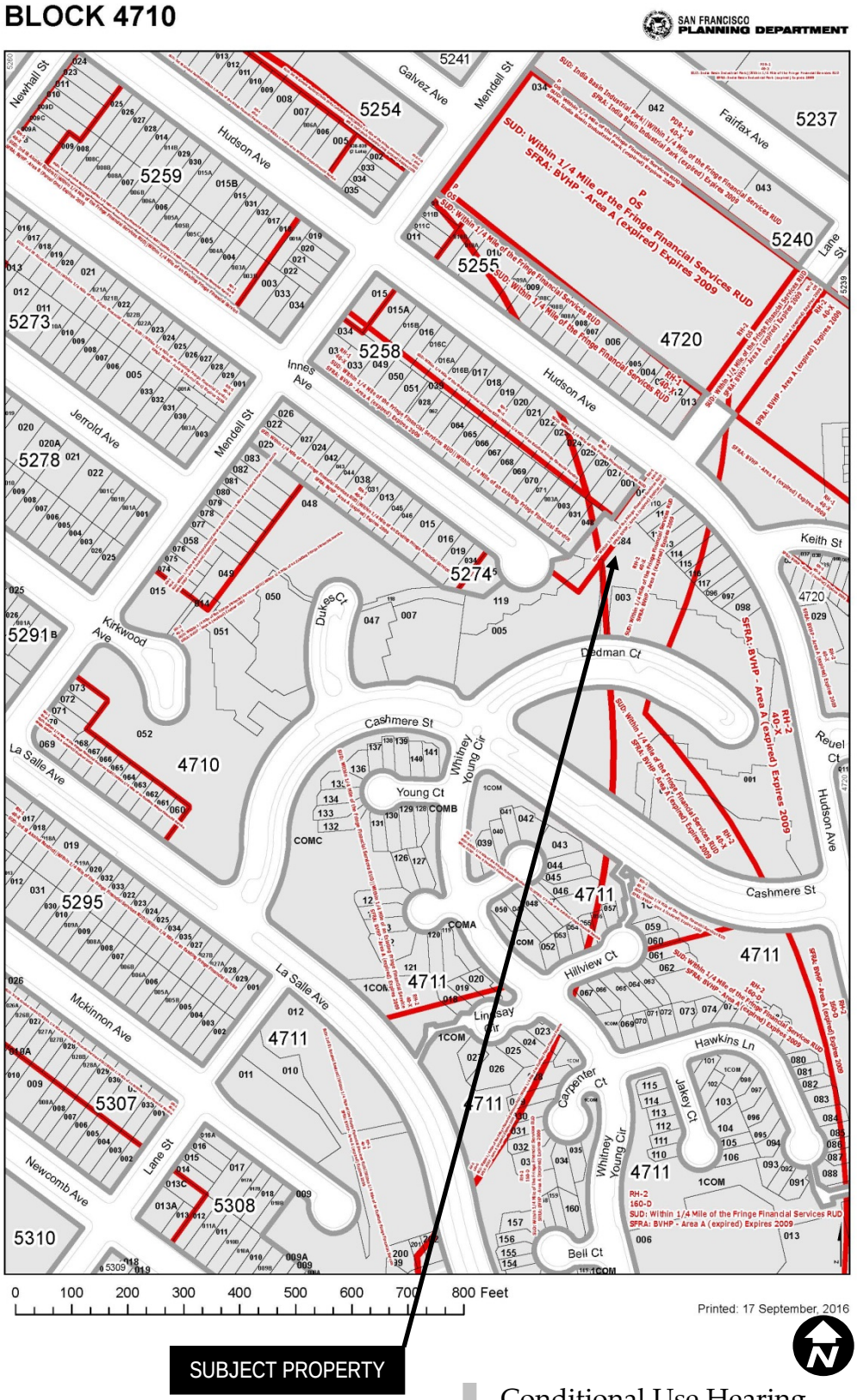
### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

| | |
|---|---|
| ☐ | 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.

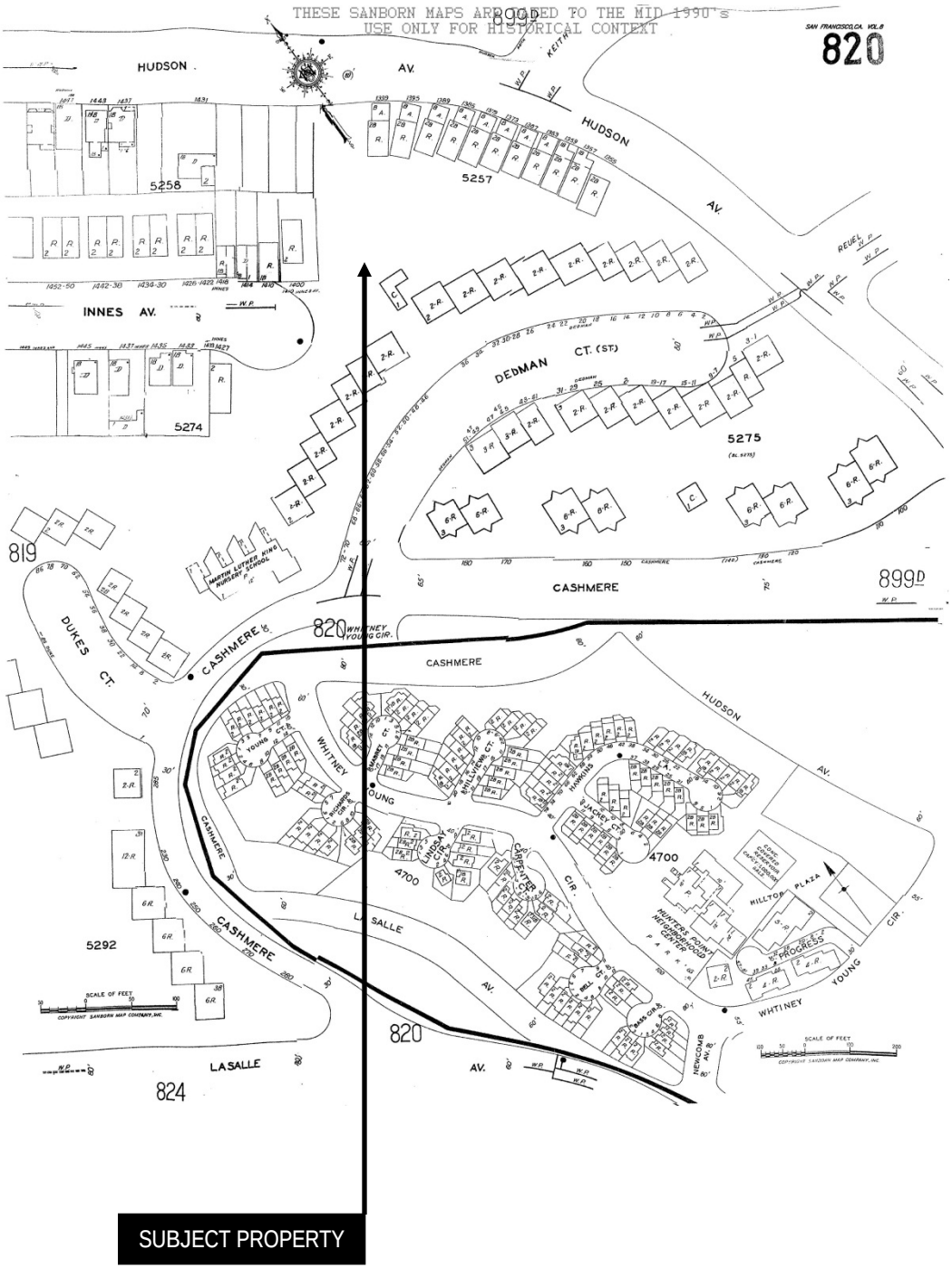
| **Planner Name:** | **Signature or Stamp:** |
|---|---|
| | |

# Parcel Map




Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

# Sanborn Map*



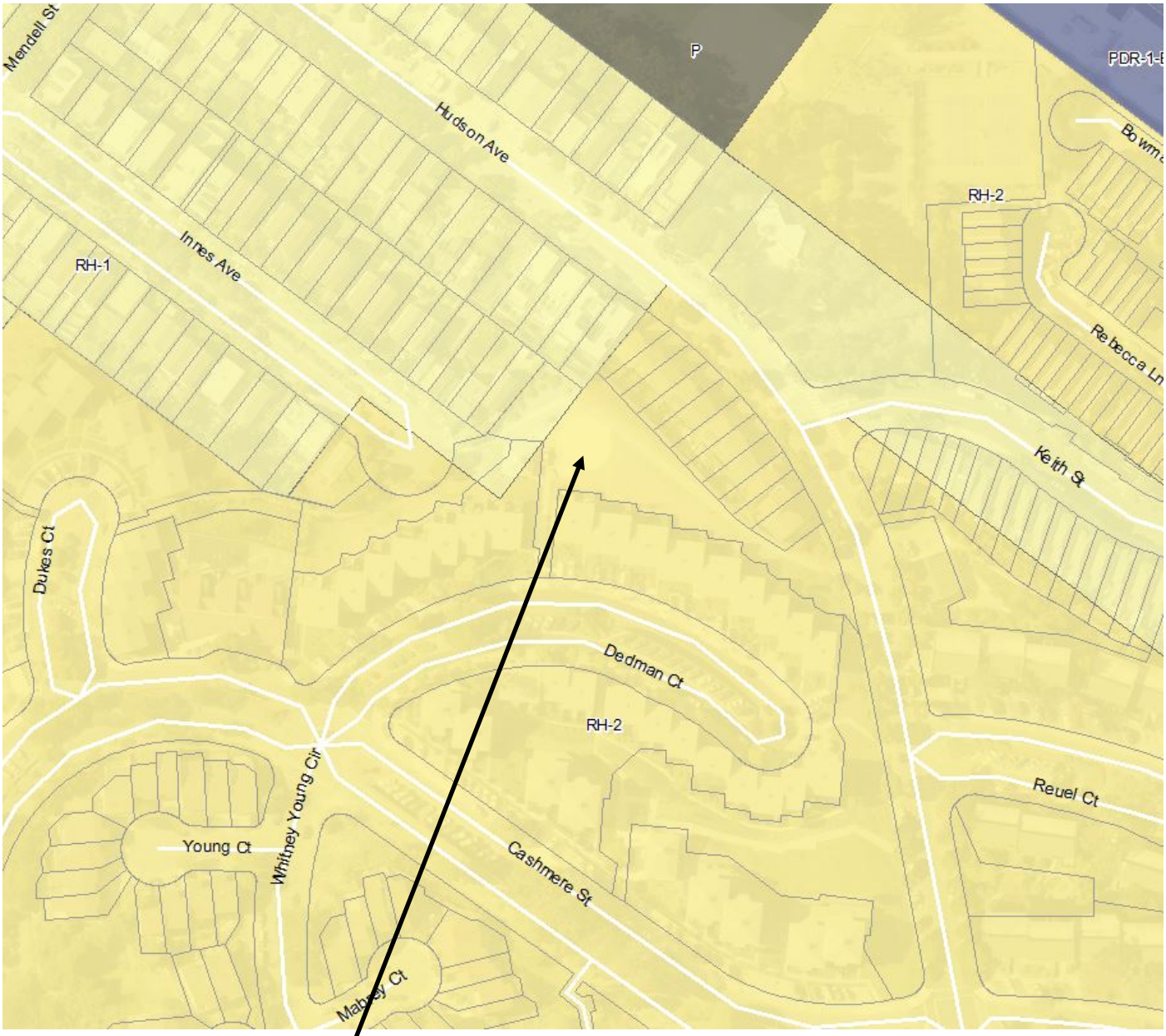

**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

# Aerial Photo

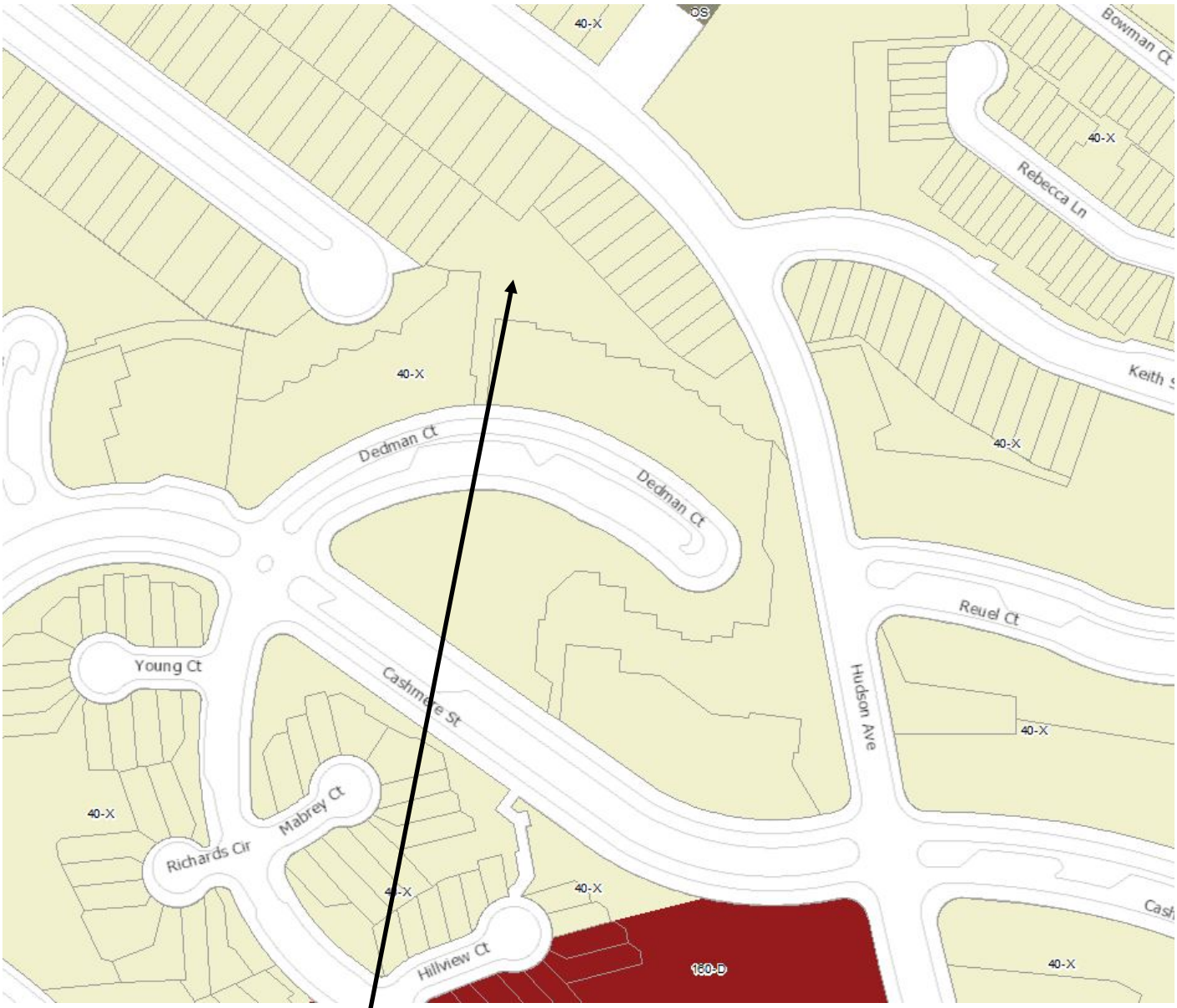
Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

# Zoning Map




Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

# Height and Bulk Map



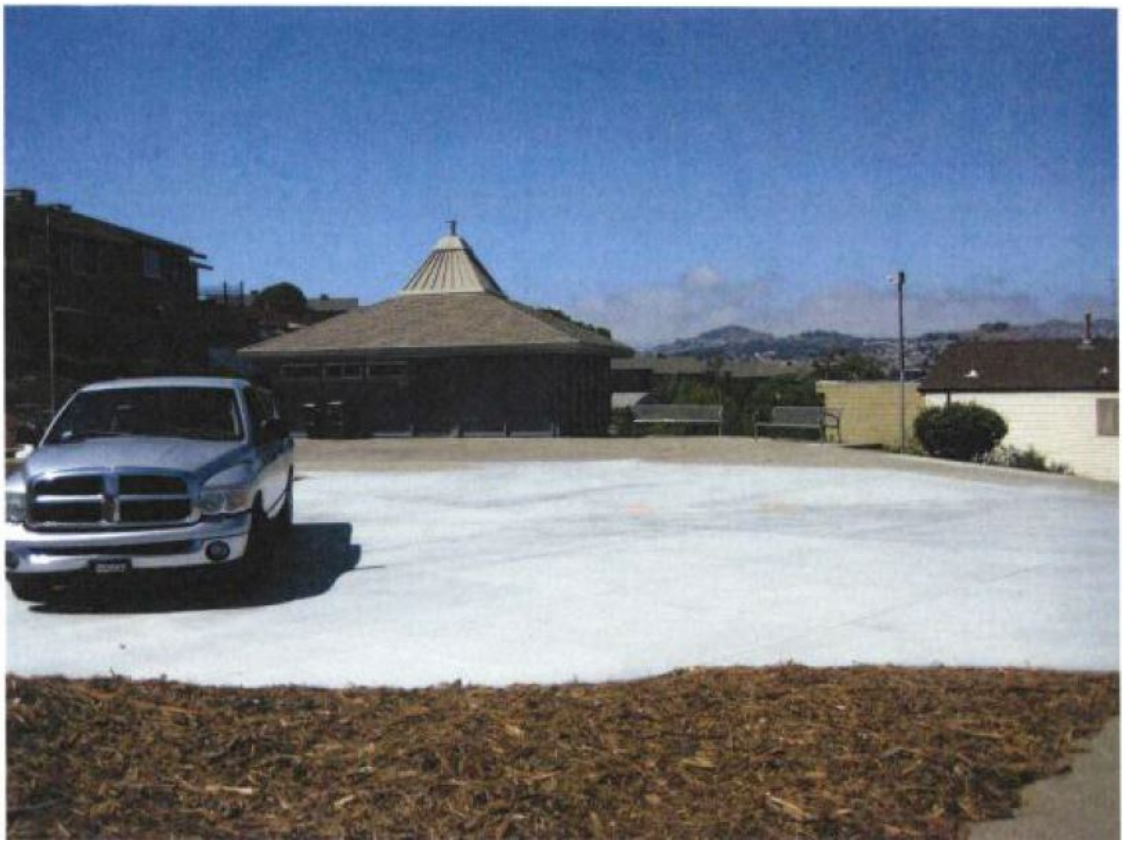

Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

SAN FRANCISCO
**PLANNING DEPARTMENT**

# Site Photo

Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

# Site Photo



Conditional Use Hearing
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Property Management Office
144 Cashmere Street

# Site Photo

Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

# Site Photo

Conditional Use Hearing
**Case Number 2015-003067CUA**
Property Management Office
144 Cashmere Street

NORTH

# RIDGEPOINT OFFICE BUILDING

SAN FRANCISCO, CA 94124

## SITE PLAN

RIDGE POINT NON-PROFIT HOUSING CORPORATION

PROJECT NO: 21448-G-01

08/09/2016

SCALE 1" = 80'-0"

**SGPA** ARCHITECTURE AND PLANNING
200 Pine Street, Studio 500, San Francisco, California 94104
www.sgpa.com

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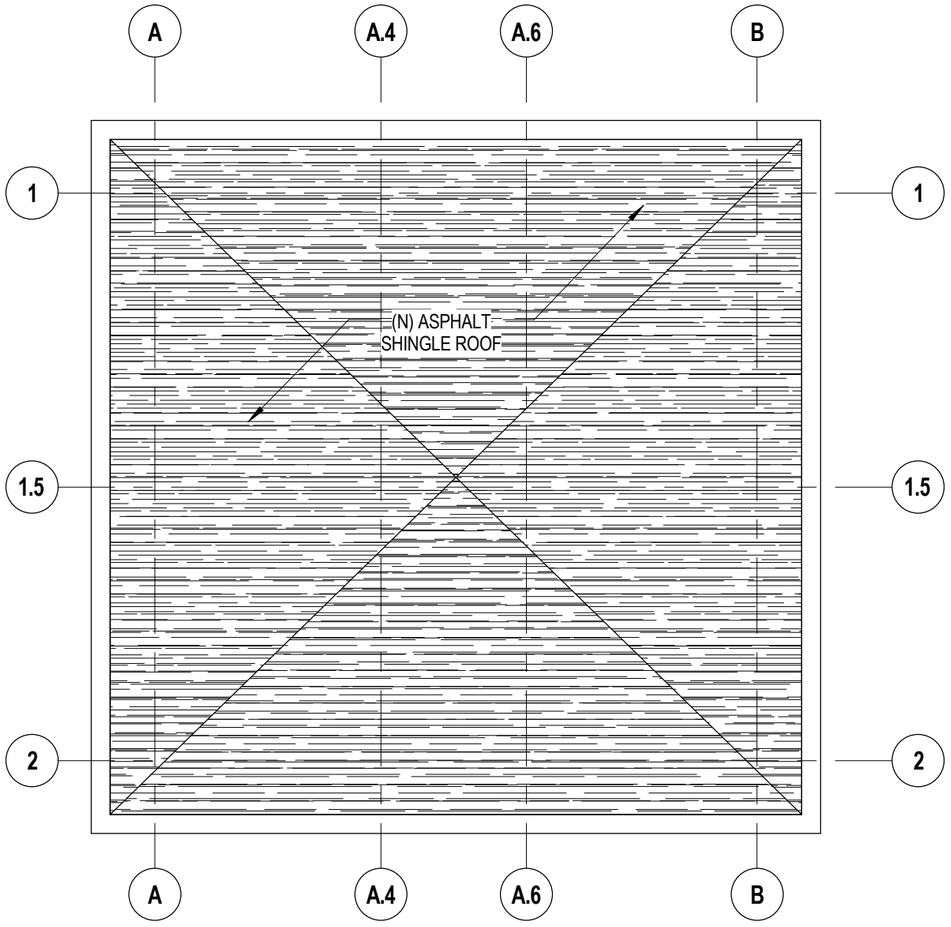
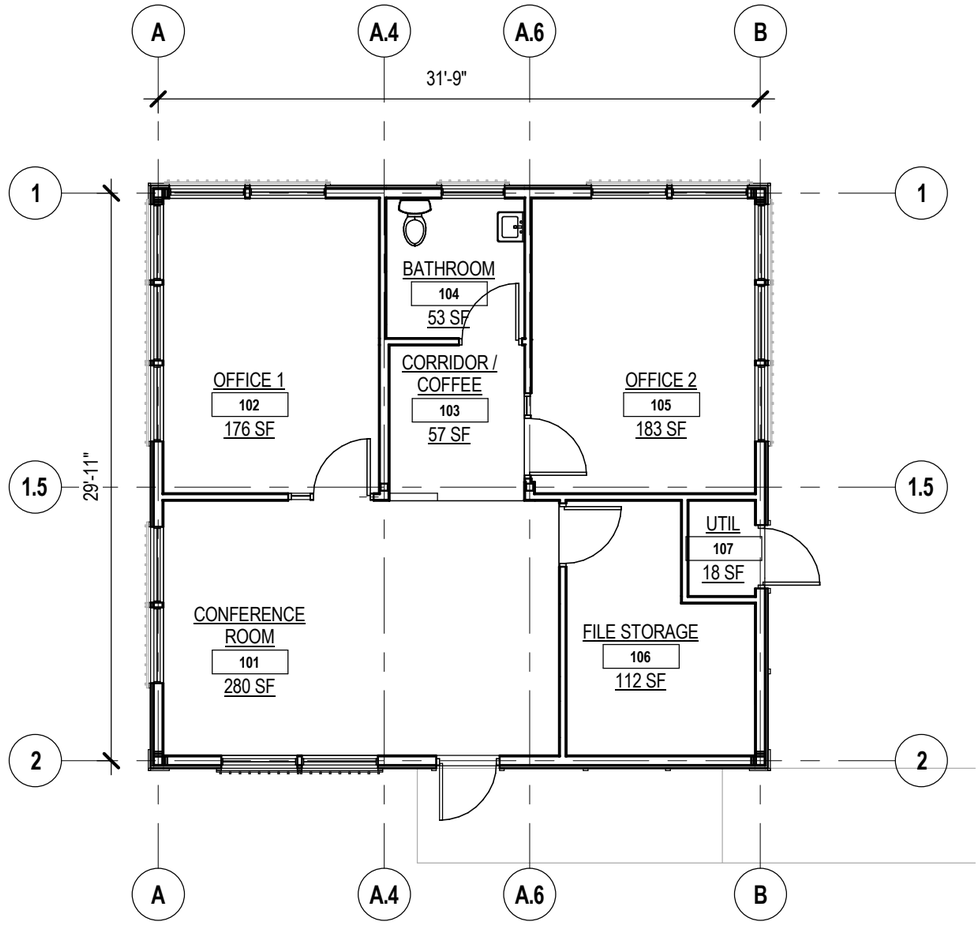



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0" (2)




PROPOSED FLOOR PLAN

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

NORTH

# RIDGEPOINT OFFICE BUILDING SAN FRANCISCO, CA 94124

FLOOR PLANS

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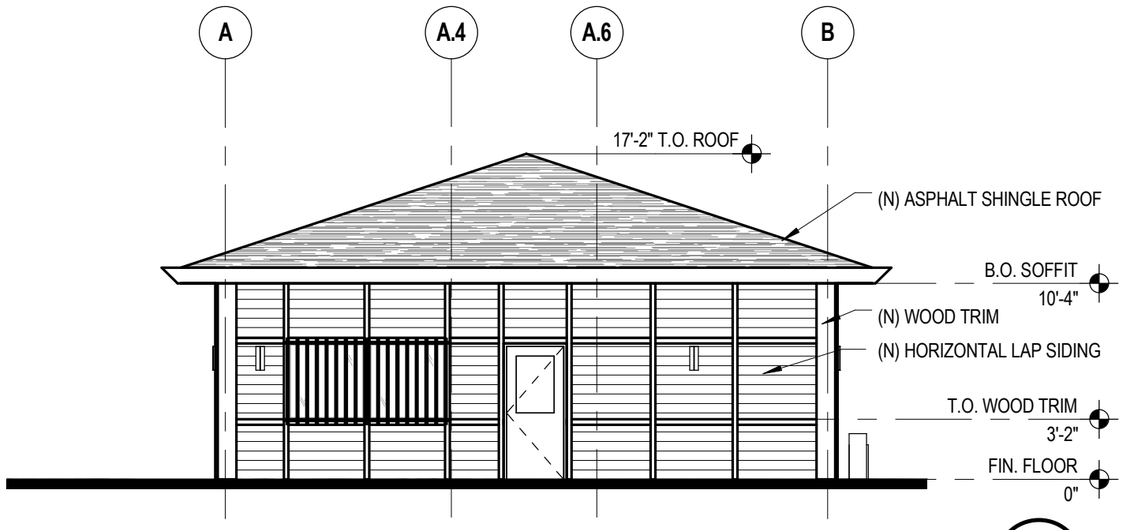
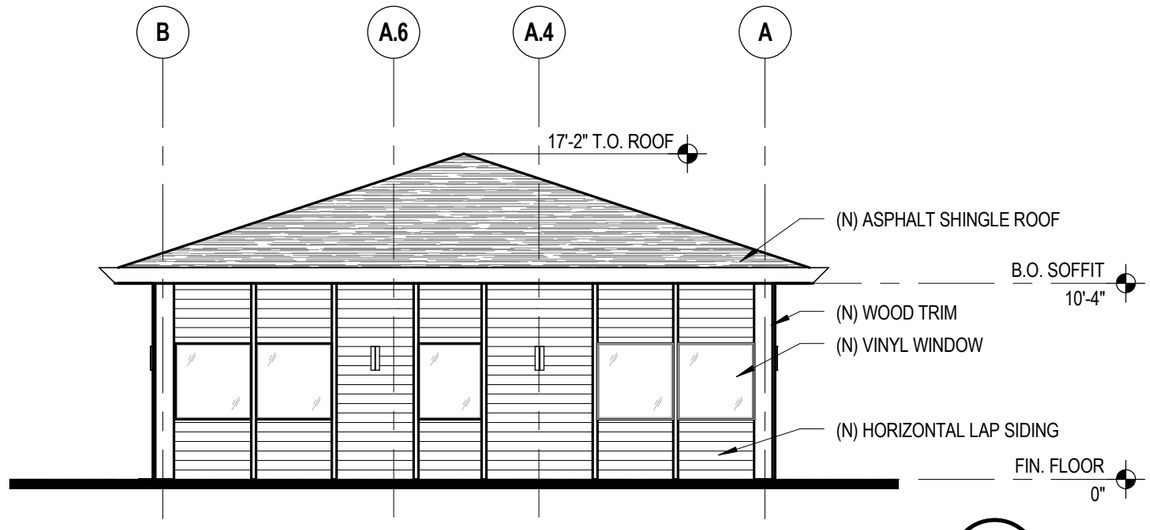
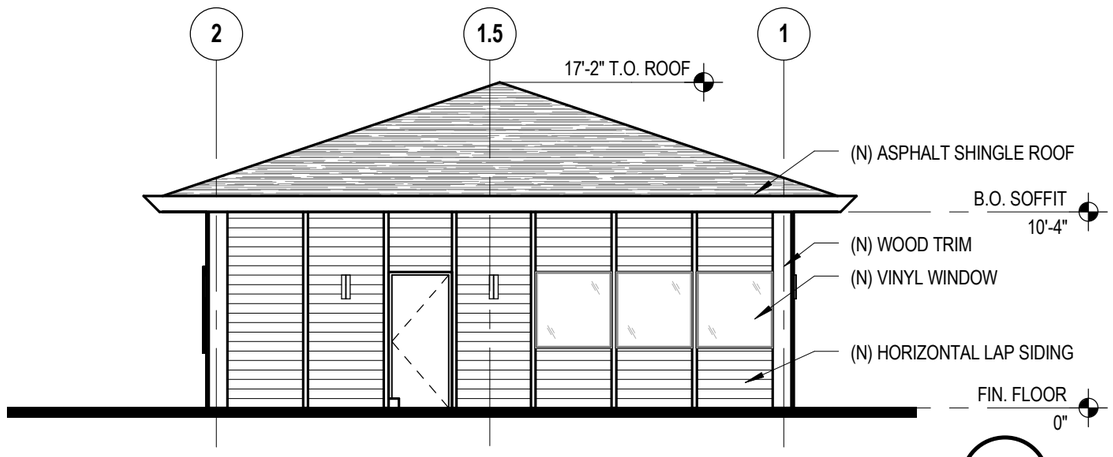


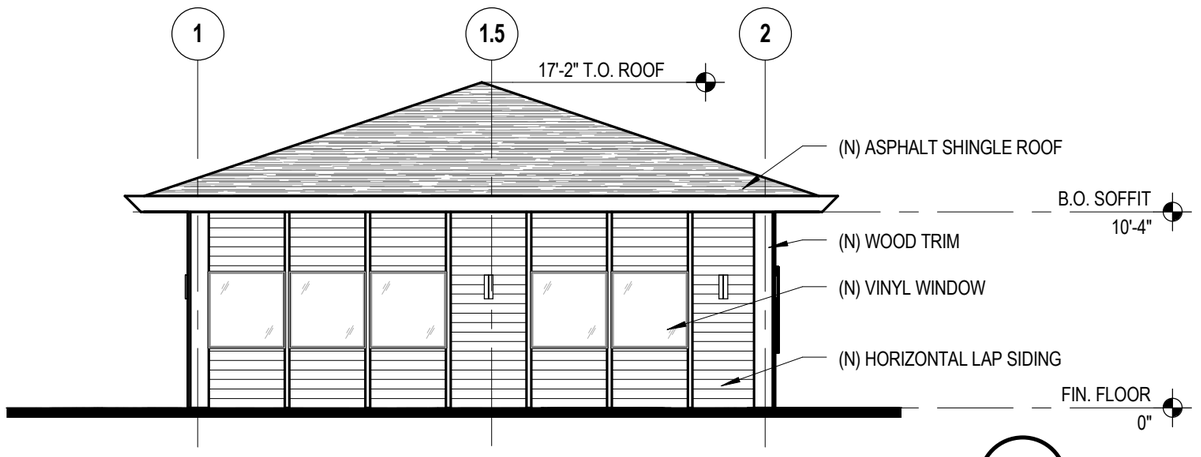

EXTERIOR ELEVATION - SOUTH SCALE: 1/8" = 1'-0" 1




EXTERIOR ELEVATION - NORTH SCALE: 1/8" = 1'-0" 2




EXTERIOR ELEVATION - EAST SCALE: 1/8" = 1'-0" 3




EXTERIOR ELEVATION - WEST SCALE: 1/8" = 1'-0" 4

# RIDGEPOINT OFFICE BUILDING SAN FRANCISCO, CA 94124

# EXTERIOR ELEVATIONS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