



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: 11/29/2018

Record No.: 2015-004297CUA
Project Address: 271, 273, 301, 303 UPPER TERRACE
4500, 4502, 4504, 4506 17TH STREET
588, 590, ROOSEVELT WAY
Zoning: RH-2 (Residential- House, Two Family District)
40-X Height and Bulk District
Corona Heights Large Residence Special Use District
Block/Lot: 2628/032 (to be subdivided into 32A, 32B)
2628/034
2628/035 (to be subdivided into 35A, 35B)
Applicant: Ryan Borman
P.O. Box 410475
San Francisco, Ca 94141
(415) 359-9991, ryan@dawson-clinton.com
Staff Contact: Chris Townes – (415) 575-9195
chris.townes@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project proposes to demolish a single family residence, an addition/remodel to a two-dwelling unit building and to construct (4) two-family buildings up to 40 feet tall. The project has a total residential gross floor area of approximately 40,848 square feet comprised of (4) two-story over basement buildings fronting along the uphill street Upper Terrace and (6) five-story over basement buildings fronting along the downhill streets 17th Street and Roosevelt Way. The project includes approximately 8,114 square feet of usable open space, 15 off-street parking and 10 bicycle parking spaces. The Project includes a dwelling-unit mix consisting of (2) two-bedroom units and (8) three-bedroom units for a total of 10 dwelling units, a net gain of seven dwelling units. The Project would also include the subdivision of three lots into five lots.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization since the project includes Residential Demolition for the removal and replacement of one or more residential units, residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet, and residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet where the expansion results in more than a 75% increase in gross square feet of development on a parcel without increasing the number of dwelling units. In consideration of the

Conditional Use Authorization, the Planning Commission shall consider specific criteria established in Planning Code Section 317(g)(5)(A-R) in their review of the application involving Residential Demolition, as well as, specific criteria outlined in Planning Code section 249.77(e) in their review of the project within the RH-2 Zoning District and the Corona Heights Large Residence Special Use District.

ISSUES AND OTHER CONSIDERATIONS

1. **Public Comment & Outreach.** To date, the Department has received (17) letters of support, (9) letters of non-opposition and no letters of opposition; however, there have been two strong opponents of the project, Patricia/Fred Holden (298 Upper Terrace) and Gary Weiss (Corbett Heights Neighbors President), who have expressed a number of concerns about the project including that the project's mass, scale and gross square footage is too large and out of scale with the surrounding neighborhood. The Sponsor has prepared a Community Outreach and Design Evolution Memo which highlights eight distinct project iterations and summarizes the Sponsor's outreach efforts during the review process.
- **Design/Program Evolution:** The project has been under review since June 2015 and during that time the project's program and design has been modified by the Project Sponsor in response to community and departmental design review comments and input. The Project Sponsor has summarized their project and design modifications in their Community Outreach and Design Evolution Memo which highlights eight distinct project iterations. Some of the significant quantitative changes since filing include the following:
 - A change in scope from (5) single family residences to (5) two-dwelling buildings for a total density increase from five to ten dwelling units.
 - An increase in overall bedroom count from 20 to 30 units to support family sized dwelling units in which (2) units are two-bedroom and (8) units are 3-bedroom units.
 - An overall reduction in the project's gross floor area by approximately 15,000 square feet (from Iteration #1: 55,744 square feet to Iteration #8: 40,848 square feet) which has also provided massing/excavation reductions to ensure the project is more compatible with its sloped topography, the surrounding neighborhood context, and the Residential Design Guidelines.
 - An overall reduction in the amount of volumetric excavation by 4,700 cubic yards (from Iteration 1: 16,550 cubic yards to Iteration #8: 11,850 cubic yards) to better relate to the site's existing sloped topography.
 - Increased consideration of the public realm by being responsive to voluntary Street Design Advisory Team review comments, resulting in the provision of appropriately dimensioned sidewalks, bub-outs, and street trees.
 - Whether the Planning Commission can support approval of a Conditional Use Authorization for the Residential Demolition proposed as part of the project in consideration of the specific criteria outlined in Planning Code Section 317(g)(5)(A-R)?
 - Whether the Commission can support approval of a Conditional Use Authorization for a project exceeding the residential development size applicability threshold established in Planning Code Section 249.77(d) in consideration of whether facts are presented to establish one or more of the criteria established in Planning Code Section 249.77(e)?

BASIS FOR RECOMMENDATION

Department finds that the Project is, on balance, consistent with the Corona Heights Special Use District criteria, the Residential Design Guidelines and the Objectives and Policies of the General Plan as follows:

- Although the Project results in the demolition of an existing single family residence, the Project promotes housing affordability by:
 - Increasing the site's housing supply by a net gain of seven dwelling units (from three units to ten units); thereby, contributing toward an increase in the City's overall housing supply.
 - Providing one hundred percent of the proposed dwelling units as family-sized dwelling units including (2) two-bedroom and (8) three-bedroom dwelling units.
- The project is located within the RH-2 Zoning District in which residential use is principally permitted.
- The RH-2 Zoning District allows a maximum of two dwelling units per lot. This District is intended to accommodate a greater density than what currently exists on this underutilized site and several of the surrounding properties reflect the ability to accommodate the maximum density. The project is therefore an appropriate in-fill development.
- The proposed project meets all applicable requirements of the Planning Code, and does not seek any discretionary modifications from the property development standards; thereby, better ensuring a more harmonious and compatible design with the surrounding neighborhood.
- The project has been reviewed by the Residential Design Advisory Team which has determined the project to be consistent with the Residential Design Guideline's and whose site design, building composition, massing and scale is compatible with the surrounding neighborhood context.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Public Comments



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 29, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
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Zoning: RH-2 (Residential-House, Two Family) Zoning District
40-X Height and Bulk District
Corona Heights Large Residence Special Use District

Block/Lot: 2628/032 (to be subdivided into 32-A, 32B);
2628/034
2628/035 (to be subdivided into 35A, 35B)

Project Sponsor: Ryan Borman, Dawson & Clinton GC
P.O. Box 410475
San Francisco, CA 94141
(415) 359-9991, ryan@dawson-clinton.com

Property Owner: 271 Upper Terrace LLC
P.O. Box 410475
San Francisco, CA 94141

Staff Contact: Chris Townes – (415) 575-9195
chris.townes@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 249.77, 303, 317 TO DEMOLISH A SINGLE FAMILY RESIDENCE, AN ADDITION/REMODEL TO A TWO-DWELLING UNIT BUILDING, SUBDIVIDE THREE LOTS INTO FIVE, AND TO CONSTRUCT (4) TWO-DWELLING UNIT BUILDINGS FOR A TOTAL OF TEN DWELLING UNITS (NET GAIN OF SEVEN UNITS) WITH APPROXIMATELY 40,848 GROSS SQUARE FEET. THE PROJECT INCLUDES APPROXIMATELY 8,114 SQUARE FEET OF USABLE OPEN SPACE, 15 OFF-STREET PARKING SPACES, AND 10 CLASS 1 BICYCLE PARKING SPACES LOCATED AT 271, 273, 301, 303 UPPER TERRACE, 4500, 4502, 4504, 4506 17TH STREET, 588, 590 ROOSEVELT WAY, LOTS 032 (TO BE SUBDIVIDED INTO 32A, 32B), LOT 034, AND LOT 035 (TO BE SUBDIVIDED INTO 35A, 35B) IN ASSESSOR’S BLOCK 2628, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 30, 2015, Ryan Borman of Dawson & Clinton GC (hereinafter "Project Sponsor") filed Application No. 2015-004297CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Section(s) 249.77, 303, and 317 to demolish a single family residence, an addition/remodel to a two-dwelling unit building, subdivide

three lots into five, and to construct (4) two-dwelling unit buildings for a total of ten dwelling units (net gain of seven units) with approximately 40,848 gross square feet including approximately 8,114 square feet of usable open space, 15 off-street parking spaces, and 10 Class 1 bicycle parking spaces (hereinafter "Project") within the RH-2 Zoning District, Corona Heights Large Residence Special Use District, and 40-X Height and Bulk District at 271, 273, 301, 303 Upper Terrace, 4500, 4502, 4504, 4506 17th Street, 588, 590 Roosevelt Way, Assessor's Block 2628 Lot 032 (to be subdivided into 32A, 32B), Lot 034, and Lot 035 (to be subdivided into 35A, 35B) (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-004297CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On May 25, 2018, an appeal of the Mitigated Negative Declaration was filed with the Department.

On November 29, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Appeal of the Mitigated Negative Declaration, 2015-004297ENV and Conditional Use Application No. 2015-004297CUA.

On November 29, 2018, the Commission upheld the PMND as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

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 Authorization as requested in Application No. 2015-004297CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

The Commission hereby authorizes the Conditional Use requested in Application No. 2015-004297CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings. Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, on behalf of the applicant, Department staff, and other interested parties, 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 a single family residence, an addition/remodel to a two-dwelling unit building, subdivide three lots into five, and to construct (4) two-dwelling unit buildings for a total of ten dwelling units (net gain of seven units) with approximately 40,848 total gross square feet with approximately 8,114 square feet of usable open space, (15) off-street parking spaces, and (10) Class 1 bicycle parking spaces. The dwelling unit composition consists of (1) two-bedroom, (8) three-bedroom and (1) four-bedroom unit.

Compositionally, the project proposes (2) two-story over basement buildings fronting along the uphill street, Upper Terrace, and (3) five-story over basement buildings fronting along the downhill streets, 17th Street and Roosevelt Way such that the rear yards of each property collectively contribute toward a shared mid-block open space.

- 3. Site Description and Present Use.** The Project site is located in the RH-2 Zoning District and the Corona Heights Large Residence Special Use District. The project site is approximately 15,800 square feet (0.36 acres) and composed of three adjacent parcels (Assessor's Block 2628, Lots 032, 034 and 035) situated on a steeply sloping hillside. The project site fronts three streets, Upper Terrace to the north and Roosevelt Way and 17th Street to the south, within the Castro/Upper Market neighborhood.

Lot 032 is a rectangular-shaped through lot fronting Upper Terrace and Roosevelt Way, with the northern end of the lot occupied by a two-story single family dwelling (271 Upper Terrace). Lot 034 is a triangular-shaped lot that fronts 17th Street and Roosevelt Way and is undeveloped. Lot 035 is a rectangular-shaped through lot fronting Upper Terrace and 17th Street with the northern end occupied by a three-story, two-family dwelling (301-303 Upper Terrace). The undeveloped portions of the lots are highly disturbed.

- 4. Surrounding Properties and Neighborhood.** The surrounding properties on the subject block are all similarly zoned RH-2 and composed entirely of single and multi-family residential buildings.

Upper Terrace Frontage (Uphill Frontage): The properties along the uphill Upper Terrace frontage range from one- to four-story and are mixed in architectural character and include a mixture of flat and pitched roof buildings. The several properties immediately adjacent and east of the project have very little front setback and collectively contribute to form a well-defined street frontage, are a consistent one- to two-stories with a comparable height to the existing subject buildings. The several properties directly across Upper Terrace present a distinctly taller but consistent, well-defined, three-story street frontage with little to no front setback. Immediately west of the project site, Upper Terrace curves uphill offering expansive City vistas. The buildings occupying the properties west of the project site front along the downhill 17th Street, such that only their rear yards front Upper Terrace.

17th Street/Roosevelt Way (Downhill Frontage): The properties along the downhill 17th Street/Roosevelt Way frontages are typically four- to five-stories flat roof buildings and mixed in architectural character. The adjacent properties fronting 17th Street/Roosevelt Way have very little to no front setback and collectively contribute to form a well-defined street frontage. Directly across the street from the subject property, at the corner of 17th Street/Uranus Terrace, there is a large three-story, 36-unit, apartment building. The buildings across from the project site along 17th Street and Roosevelt Way are zoned RH-2 and RM-1 and typically two- to three-story residential buildings with the corner building at 17th Street/Uranus Terrace being a two-story residential above commercial buildings, occupied by a small, neighborhood-serving market/grocery store.

The project site is located within the boundaries of the Corona Heights Large Special Use District, whose purpose is to protect and enhance existing neighborhood character, encourage new infill housing at a compatible density and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities.

5. **Public Outreach and Comments.** To date, the Department has received (17) letters of support, (9) letters of non-opposition and no letters of opposition; however, there have been two strong opponents of the project, Patricia/Fred Holden (298 Upper Terrace) and Gary Weiss (Corbett Heights Neighbors President), who have expressed a number of concerns about the project including that the project's mass, scale and gross square footage is too large and out of scale with the surrounding neighborhood. The Sponsor has prepared a Community Outreach and Design Evolution Memo which highlights eight distinct project iterations and summarizes the Sponsor's outreach efforts during the review process.
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. **Minimum Lot Width and Area.** Pursuant to Planning Code Section 121, within the RH-2 Zoning District, the minimum lot width is 25 feet and the minimum lot area is 2,500 square feet.

The project proposes to subdivide the existing 0.36 acre site containing three lots into five lots. Every lot has a minimum lot width of 25 feet ranging from 50 feet to 71 feet wide. Every lot has a minimum lot area of 2,500 square feet, ranging from 2,885 square feet to 3,304 square feet. Therefore, all lots comply with Planning Code Section 121.

- B. **Residential Density.** Pursuant to Planning Code Section 207, each lot is permitted up to two dwelling units in the RH-2 Zoning District.

The project site is located entirely within the RH-2 Zoning District and proposes to subdivide the existing 0.36 acre site containing three lots into five lots. The project proposes two dwelling units per lot (with five lots, ten units total); therefore, the project maximizes the dwelling unit density allowable and complies with Planning Code Section 207.

- C. **Rear Yard.** Planning Code Section 134 generally requires a rear yard measuring 45% of the lot depth within the RH-2 Zoning District; however, a reduction of the rear yard requirement is permitted within the RH-2 Zoning District pursuant to Planning Code Section 134(c). The required rear yard may be reduced to the average of the adjacent properties rear setback; however, under no circumstances shall the minimum rear yard be thus reduced to less than a depth equal to 25% of the total depth of the lot on which the building is situated, or to less than 15 feet, whichever is greater. For lots abutting a property with a building that front on another street, the lot on which it so abuts shall be disregarded, and the forward edge of the

required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building fronting on the same street.

The two-dwelling unit building located on Lot 35A has a 45% rear yard setback. The two-dwelling unit buildings located on Lots 32A, 32B, 34, 35B utilize the rear yard reduction available based on averaging and each have a minimum 25% setback (with a minimum of 15 feet); therefore, all proposed buildings comply with Planning Code Section 134.

- D. **Usable Open Space.** Planning Code Section 135 requires 166 square feet of common usable open space or 125 square feet of private usable open space per dwelling unit.

The project provides a variety of private usable open spaces throughout, including rear yards, patios and decks that exceed the minimum usable open space requirement for each dwelling unit ranging from 340 square feet to 1,825 square feet. In total, the project provides approximately 8,114 square feet of usable open space for the ten units proposed; and therefore, complies with Planning Code Section 135.

- E. **Street Trees.** The Department of Public Works requires the planting of street trees pursuant to Article 16, Section 805(a) and (d) and 806(d). Generally, one street tree for every 20 linear feet of frontage for new construction will be required.

The project has a street frontage length of approximately 171 linear feet along the downhill 17th Street/Roosevelt Way frontage; therefore, (9) trees are required along this frontage. The project has a street frontage length of approximately 72 linear feet along the uphill Upper Terrace frontage; therefore, (4) street trees are required along this frontage. A combined total of (13) street trees are required.

The project proposes (4) street trees along the uphill Upper Terrace street frontage and (10) trees along the downhill 17th Street/Roosevelt Way street frontage; therefore, the project provides a combined total of (14) street trees and complies with Article 16, Sections 805(a) and (d) and 806(d).

- F. **Off-Street Parking.** Planning Code Section 151 requires one parking space per dwelling unit within the RH-2 Zoning District and a maximum of 150% of the required number of spaces.

The project proposes a total of (10) dwelling units; therefore, a minimum of (10) off-street parking spaces are required and a maximum of 15 spaces are allowed. The project proposes three-car garages for each two-dwelling unit building for a total of 15 off-street parking spaces; therefore, the project complies with Planning Code Section 151.

- G. **Bicycle Parking.** Planning Code Section 155 requires one Class 1 bicycle parking space for each dwelling unit.

The project proposes a total of (10) dwelling units; therefore, a minimum of (10) Class 1 bicycle parking spaces are required. The project proposes (10) Class 1 bicycle parking spaces, therefore, the project complies with Planning Code Section 155.

- H. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed by the applicable Height and Bulk District. The project site is located within the 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 260 also establishes the method for measuring height based upon whether the property is down-sloping or up-sloping. The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof.

For Down-Sloping Lots: Where the lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equidistant between such street and the street on the opposite side of the block, whichever depth is greater.

For Up-sloping Lots: Where the lot slopes upward from a street at the centerline of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the centerline of the building or building step, such point shall be taken as the average of the ground elevations at either side of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plane.

Planning Code Section 261 establishes additional height limits applicable to certain RH Districts. Planning Code 261(b)(2) requires that no portion of a dwelling in any RH-2 District shall exceed a height of 40 feet, except that the permitted height shall be reduced to 35 feet where the average ground elevation at the rear line of the lot is lower by 20 or more feet than at the front line thereof. Planning Code Section 261(c) establishes additional height limits applicable to the front portion of a property and establishes that except in cases where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof, the following additional height limits shall apply to the front portion of properties containing dwellings in the RH-2 District. The height limit shall be 30 feet at the front lot line or, where the lot is subject to a legislated setback line or required front setback as described in Section 131 or Section 132 of this Code, then at such setback; and shall increase at an angle of 45 degrees from the horizontal toward the rear of the lot until the height limit prescribed by Subsection (b) is reached.

The project, located within the 40-X Height and Bulk District and the RH-2 Zoning District, proposes building heights that all adhere to the general 40-foot maximum height limit, as well as, the additional applicable height limit restrictions pursuant to Planning Code Section 261.

Lot 35A and Lot 32A are down-sloping lots and adhere to the additional height limit restriction of 30 feet at the front of the property and 35 feet generally. The buildings at 32A and 35A are both proposed to be 21 feet 4 inches in height. Lots Lot 32B, Lot 34, and Lot 35B are up-sloping lots and all adhere to the height measurement methodology for up-sloping lots being taken from top of curb for the first 10 feet of lot depth then being taken from the average ground elevation for the remaining depth of the lots. The buildings at Lot 32B, Lot 34 and Lot 35B are each not more than 40 feet tall with the majority of their building depths being well below the maximum permitted 40-foot height limit.

- I. **Corona Heights Large Residence Special Use District.** Planning Code Section 249.77 (Corona Heights Large Residence Special Use District) was established to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities.

The Corona Heights Large Residence Special Use District requires a Conditional Use Authorization for residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet and for residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet where the expansion results in more than a 75% increase in gross square feet of development on a parcel without increasing the number of dwelling units.

In acting on any application for Conditional Use authorization within the Corona Heights Large Residence Special Use District, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- (1) The proposed project promotes housing affordability by increasing housing supply;

The project proposes to subdivide the three existing lots into five; thereby, maximizing the lot configuration within the 0.36 acre site. In addition, the project proposes two dwelling units per lot; thereby, maximizing the allowable dwelling unit density per lot pursuant to the underlying RH-2 Zoning District. The existing site has three existing dwelling units; whereas, the proposed project provides a total of ten dwelling units (a net gain of seven dwelling units); thereby, promoting housing affordability by increasing the City's housing supply.

- (2) The proposed project maintains affordability of any existing housing unit; or

The proposed ten dwelling unit project counterbalances the loss of an existing single family residence and the impact to the relative affordability of the existing housing posed by an extensive remodel/addition to the existing two-dwelling unit building by contributing a net gain of seven dwelling units to the City's housing stock. The project proposes to retain two of three existing dwelling units, to subdivide the existing three lots into five lots to maximize lot configuration and to provide the maximum allowable density per lot (two units per lot) pursuant to the underlying RH-2 Zoning District.

- (3) The proposed project is compatible with existing development.

The project design has been reviewed extensively by the Residential Design Advisory Team and was determined to be consistent with the Residential Design Guidelines. The project's overall mass and scale is compatible with the surrounding neighborhood and is composed to align with the existing pattern of building frontages along both the uphill Upper Terrace and downhill 17th Street/Roosevelt Way frontages. Collectively, the shared rear yards contribute towards a well-defined mid-block open space. The project relates to the existing sloped topography by recessing the upper floors from the Upper Terrace and Roosevelt Way frontages, stepping up the hill, retaining landscaped portions between the buildings to better express the sloped and curvilinear nature of the existing hillside and property frontage, and provides strategically placed side setbacks between buildings to preserve vistas through the site connecting the uphill to downhill. Architecturally, the project is contemporary in design utilizing a varied but compatible palate of high-quality materials, including vertical wood siding, horizontal wood louvers within an aluminum structure curtain wall glazing system, polymorphic wood louver façade, snap tile concrete, frosted channel glass, black plate steel bay window paneling/frames, and board formed concrete.

- (4) In acting on any application for a Conditional Use Authorization where an additional new residential unit is proposed on a through lot on which there is already an existing building on the opposite street frontage, the Planning Commission shall only grant such authorization upon finding that it would be infeasible to add a unit to the already developed street frontage of the lot.

The project proposes to add two new two-dwelling unit buildings on two existing through lots, Lot 32 and Lot 35. The upper portion of these lots fronts on Upper Terrace and the lower portion fronts on Roosevelt Way/17th Street, respectively. Both lots are developed with existing residential buildings along on the Upper Terrace frontage. Lot 32 has a single family home which will be replaced with a two-dwelling unit building and Lot 35 has a two-dwelling unit building which will be remodeled and expanded and maintained as two-dwelling units. The project proposes to subdivide both Lot 32 and Lot 35 and to add two new two-dwelling unit buildings along the lower Roosevelt Way/17th Street frontages. Once subdivided, Lot 32 and Lot 35 would no longer be through lots. It is infeasible to add any additional dwelling units to the already developed Lot 35A because the current building already has the maximum allowable number of dwelling units (two units) pursuant to the underlying RH-2 Zoning

District. It would be infeasible to add a unit to the already developed street frontage at Lot 32 in that it would preclude the proposed strategy to subdivide the existing lots in a manner that aims to maximize the site's lot configuration in order to maximize overall dwelling unit density (two units per lot, with five lots allowing for a total of 10 dwelling units) pursuant to the underlying RH-2 Zoning District.

7. **Residential Demolition- Section 317.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove/replace one or more residential dwelling units. The Planning Commission shall consider the following criteria in the review of applications for residential demolition:

- A. Whether the property is free of a history of serious, continuing Code violations;

The property is free of a history of serious or continuing Code violations. However, the Sponsor has indicated that the property has been subject to complaints and inspections in recent years and has been recognized as potentially dangerous due to the instability of the unreinforced hillside and its potential for landslide. The development of the property with the new residential development subject to Building Code requirements and mitigation measures as described in the Mitigated Negative Declaration prepared by the City will ensure site stabilization of the steeply sloped site to address the risks to health and safety posed by the current site condition.

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

The Sponsor has indicated the existing housing at 271 Upper Terrace and 301, 303 Upper Terrace have been maintained in a decent, safe and sanitary condition and there is no record of complaints filed with the City. However, the steeply sloped unreinforced hillside poses potential landslide safety concerns that the proposed project would address in that the new development would be subject to the current Building Code requirements.

- C. Whether the property is an "historical resource" under CEQA;

The project site consists of three separate properties and only two of the three properties (271 Upper Terrace and 301,303 Upper Terrace) contain existing buildings. Both existing buildings possess a "C-Category (no historic resource present)" Planning Department Historic Resource Status. Therefore, the project site does not contain any historical resources under CEQA. The building at 271 Upper Terrace was constructed in 1945 and the building at 301, 303 Upper Terrace was constructed in 1954.

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

Not applicable. The subject properties do not contain any existing historic resources.

- E. Whether the project converts rental housing to other forms of tenure or occupancy;

The project does not convert rental housing to other forms of tenure or occupancy. The existing building at 271 Upper Terrace is a vacant, formerly owner-occupied, market-rate, single family home that has not been part of the rental housing stock. As part of this project, the existing single family home at 271 Upper Terrace is proposed to be removed and replaced with a two-dwelling unit building. 301, 303 Upper Terrace is a vacant two-dwelling unit building that will be extensively remodeled but will maintain its eligibility under the Residential Rent Stabilization and Arbitration Ordinance. The 4500 17th Street property is vacant with no existing structures.

- F. Whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The project does not remove rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing. See response to question No. 5 above for further detail.

- G. Whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

The 0.36 acre project site is composed of three lots that contain a total of three existing dwelling units consisting of a single family residence (271 Upper Terrace) and a two-dwelling unit building (301, 303 Upper Terrace). The project proposes a remodel/addition to the existing two-dwelling unit building at 301, 303 Upper Terrace and proposes to remove the existing single family residence located at 271 Upper Terrace and to replace it with a new two-dwelling unit building. More broadly, the project involves subdividing the existing three lots into five and maximizing the dwelling unit density per lot pursuant to the underlying RH-2 Zoning District which allows a maximum of two dwelling units per lot. As a whole, the proposed ten dwelling unit project subdivides the site to maximize lot configuration, provides a net gain of seven family-sized dwelling units and conserves 2/3 of the existing dwelling units to contribute toward cultural and economic neighborhood diversity.

- H. Whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project conserves neighborhood character to preserve neighborhood cultural and economic diversity in that the project involves subdividing the existing three lots into five lots to maximize lot configuration which allows for increased density in a manner that is compatible with the existing neighborhood's typical lot size, lot dimension, and lot shape. In addition, the project design has been reviewed by the Residential Design Advisory Team and has been determined to be consistent with the Residential Design Guidelines.

- I. Whether the project protects the relative affordability of existing housing;

The proposed ten dwelling unit project counterbalances the loss of an existing single family residence and the impact to the relative affordability of the existing housing posed by an extensive remodel/addition to the existing two-dwelling unit building by contributing a net gain of seven dwelling units to the City's housing stock. The project proposes to retain two of three existing dwelling units, to subdivide the existing three lots into five lots to maximize lot configuration and to provide the maximum allowable density per lot (two units per lot) pursuant to the underlying RH-2 Zoning District.

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

The project will neither increase nor decrease the number of permanently affordable units governed by Planning Code Section 415 in that no affordable housing units currently exist on-site and no new affordable housing units are triggered by the proposed project since it proposes less than ten new dwelling units. The project provides a net gain of seven dwelling units.

- K. Whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The predominantly vacant project site is currently underutilized in that it is approximately 15,800 square feet (0.36 acres) in area, composed of three adjacent parcels (Assessor's Block 2628, Lots 032, 034 and 035), with only three dwelling units. The project proposes to subdivide the existing three lots into five to maximize lot configuration while also maximizing the allowable dwelling unit density (two per lot, for a total of ten dwelling units) pursuant to the underlying RH-2 Zoning District. The entire block is zoned RH-2 and consists entirely of single- and multi-family residential uses. The proposed lot configuration, situated near the center of the block, is consistent with the subject block's typical lot size, lot dimension and lot shape. The project does not seek any variances from the Planning Code and the project design has been evaluated by the Residential Design Advisory Team which has determined that the proposed project design is consistent with the Residential Design Guidelines. The proposed project would infill in a noticeably undeveloped expanse within the block with residential buildings that would contribute well towards a well-defined mid-block open space.

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

The project increases the number of family-sized units (two-bedroom or larger units) from zero to ten units. The existing building at 271 Upper Terrace is a one-bedroom unit that will be replaced with (1) four-bedroom unit and (1) three-bedroom unit. The existing building at 301, 303 Upper Terrace has two dwelling units, each with one-bedroom. These units will be extensively remodeled and will result in (1) three-bedroom unit and (1) two-bedroom unit. The vacant lots along 17th Street and Roosevelt will be developed with (3) two-dwelling unit buildings, each with three-bedrooms. In total, the proposed ten dwelling unit project maximizes the allowable dwelling unit

density (two units per lot, five lots total) for a net gain of seven dwelling units. The project proposes to provide 100% of the proposed units as family-sized units.

- M. Whether the project creates new supportive housing;

The project does not involve the displacement nor the creation of supportive housing. The proposed residential use is principally-permitted within the underlying RH-2 Zoning District.

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

The project design has been reviewed extensively by the Residential Design Advisory Team and was determined to be consistent with the Residential Design Guidelines. The project's overall mass and scale is compatible with the surrounding neighborhood and is composed to align with the existing pattern of building frontages along both the uphill Upper Terrace and downhill 17th Street/Roosevelt Way frontages. Collectively, the shared rear yards contribute towards a well-defined mid-block open space. The project relates to the existing sloped topography by recessing the upper floors from the Upper Terrace and Roosevelt Way frontages, stepping up the hill, retaining landscaped portions between the buildings to better express the sloped and curvilinear nature of the existing hillside and property frontage, and provides strategically placed side setbacks between buildings to preserve vistas through the site connecting the uphill to downhill. Architecturally, the project is contemporary in design utilizing a varied but compatible palate of high-quality materials, including vertical wood siding, horizontal wood louvers within an aluminum structure curtain wall glazing system, polymorphic wood louver façade, snap tile concrete, frosted channel glass, black plate steel bay window paneling/frames, and board formed concrete.

- O. Whether the project increases the number of on-site Dwelling Units;

The project increases the number of on-site dwelling units from three to ten dwelling units, a net gain of seven dwelling units.

- P. Whether the project increases the number of on-site bedrooms;

The project increases the number of on-site bedrooms from three to 30 bedrooms, a net gain of 27 bedrooms.

- Q. Whether or not the replacement project would maximize density on the subject lot;

The project proposes to subdivide the three existing lots into five; thereby, maximizing the lot configuration within the 0.36 acre site. In addition, the project proposes two dwelling units per lot; thereby, maximizing the allowable dwelling unit density per lot pursuant to the underlying RH-2 Zoning District.

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

The project proposes to retain, remodel and expand one existing two-dwelling unit building subject to the Residential Rent Stabilization and Arbitration Ordinance at 301, 303 Upper Terrace and to demolish a single family residence not subject the Residential Rent Stabilization and Arbitration Ordinance at 271 Upper Terrace. The single family one-bedroom residence slated for demolition will be replaced with a new two-dwelling unit building, including (1) four-bedroom unit and (1) three-bedroom unit. This increases the number of dwelling units at 271 Upper Terrace from one to two and the number of bedrooms from one to seven.

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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.

Although the project involves the demolition of an existing single family home and an extensive remodel/addition to an existing two-dwelling unit building, the project is necessary and desirable in that in its entirety, it proposes to subdivide the existing three lots containing only three dwelling units into five lots in order to maximize the lot configuration while also maximizing the dwelling unit density on the underutilized site by establishing two dwelling units per lot which is the maximum density permitted pursuant to the underlying RH-2 Zoning District. The project provides a total of 10 dwelling units, a net gain of seven dwelling units that will contribute to the City's housing stock. In addition, 100% of the proposed units will be family-sized units (two-bedroom or larger). Overall, the proposed residential use, the lot size and configuration, and the mass/scale of the proposed project is compatible with the surrounding neighborhood context and the underlying RH-2 Zoning District. In addition, the project includes a number of specific elements that contribute towards its necessity and desirability, including:

- *New building foundations built into bedrock that will better stabilize the unreinforced steeply sloped hillside;*
- *Controlled storm water runoff;*
- *View corridors through the project site with landscaped pockets between buildings;*
- *Comprehensive streetscape improvements with a focus on traffic-calming at the intersection of Roosevelt Way and 17th Streets and related pedestrian safety improvements such as sidewalk bulb-outs.*

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project composition and design is compatible with the surrounding neighborhood and adjacent residential buildings. It is consistent with the neighborhood's pattern of development, scale and character, and contributes towards a well-defined mid-block open space. The project proposes to subdivide the existing three lots into five lots in a manner that meets the minimum lot width and area requirements and with a size and shape that is consistent with the surrounding adjacent properties. Each building will be built in accordance with the current Building Code requirements to meet the current structural and seismic requirements.

- (2) 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 accessibility and traffic patterns associated with the project are consistent with the accessibility and traffic patterns currently experienced by occupants within the neighborhood. The project provides the required number of off-street parking spaces while not exceeding the maximum number permitted. The off-street parking will be accessed through standard-sized 10-foot wide curb cuts and driveways. Due to the relatively small number of dwelling units being constructed, it is not anticipated that the project will significantly impact the type and volume of traffic through and within the neighborhood. The project proposes (15) off-street parking spaces for its ten dwelling units. No loading spaces are included in the proposal.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project is entirely residential and is not considered to have the potential to produce noxious or offensive emissions. The project will be constructed in accordance with City requirements governing construction and using standard construction best practices, including BAAQMD Best Management Practices, to ensure that the construction impacts are no greater than typical for this type of project.

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

The project provides two distinct, approximately equally-sized, sloped landscaped pockets (totaling approximately 1,230 square feet) between the three new residential buildings fronting on the downhill 17th Street/Roosevelt Way frontages in order to preserve the sense of open space that currently exists at the site and to better express the site's existing sloped topography while providing view corridors through the site to better visually connect the uphill to the downhill. Along the uphill, Upper Terrace frontage, an 11-foot side setback is strategically provided between

the two uphill residential buildings at the first floor to frame an open view through the site toward the downhill area. The project includes locked and gated trash enclosures. Lastly, the project includes comprehensive sidewalk improvements including wider sidewalks, bulb-outs, and a Code-compliant number of street trees along both uphill and downhill frontages.

- 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 Neighborhood Commercial District.

The proposed project is not located within a Neighborhood Commercial District.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The predominantly vacant project site is currently underutilized in that it is approximately 15,800 square feet (0.36 acres) in area, composed of three adjacent parcels (Assessor's Block 2628, Lots 032, 034 and 035), with only three dwelling units. The project proposes to subdivide the existing three lots into five to maximize lot configuration while also maximizing the allowable dwelling unit density (two per lot, for a

total of ten dwelling units) pursuant to the underlying RH-2 Zoning District. The entire block is zoned RH-2 and consists entirely of single- and multi-family residential uses. The proposed lot configuration, situated near the center of the block, is consistent with the subject block's typical lot size, lot dimension and lot shape. The proposed project would infill in a noticeably undeveloped expanse within the middle of the block with residential buildings that would contribute well towards a well-defined mid-block open space.

The project increases the number of family-sized units (two-bedroom or larger units) from zero to ten units. In total, the proposed ten dwelling unit project maximizes the allowable dwelling unit density (two units per lot, five lots total) for a net gain of seven dwelling units. The project proposes to provide 100% of the proposed units as family-sized units (two bedroom or larger).

In addition, the project proposes an accessible bus stop with level area and bench along the Roosevelt Way frontage for the 37-Corbett MUNI line, which travels in front of the project along 17th Street/Roosevelt Way. The 37-Corbett MUNI public transit bus line is easily accessible to the project's tenants and offers connections to Market Street, a major thoroughfare that connects to downtown San Francisco.

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.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The Project proposes to demolish a single family residence, an addition/remodel to a two-dwelling unit building, subdivide three lots into five, and to construct (4) two-dwelling unit buildings for a total of ten dwelling units (net gain of seven units) with approximately 40,848 total gross square feet with approximately 8,114 square feet of usable open space, (15) off-street parking spaces, and (10) Class 1 bicycle parking spaces.

The project proposes to retain, remodel and expand one existing two-dwelling unit building subject to the Residential Rent Stabilization and Arbitration Ordinance at 301, 303 Upper Terrace and to demolish a single family residence not subject the Residential Rent Stabilization and Arbitration Ordinance at 271 Upper Terrace. The single family one-bedroom residence slated for demolition will be replaced with a new

two-dwelling unit building, including (1) four-bedroom unit and (1) three-bedroom unit. This increases the number of dwelling units at 271 Upper Terrace from one to two and the number of bedrooms from one to seven.

The project fosters a housing stock that meets the needs of a diverse resident population (including couples and families) by providing a variety of dwelling unit types including (1) four-bedroom unit, (8) three-bedroom units, and (1) two-bedroom unit; therefore, the project proposes to provide 100% of the proposed units as family-sized units (two-bedroom or larger).

OBJECTIVE 11:

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4:

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

Policy 11.6

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

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The project site, located within the RH-2 Zoning District, Corona Heights Large Residence Special Use District, and composed of five parcels encompassing .36 acres, proposes a design that has been reviewed extensively by the Residential Design Advisory Team and was determined to be consistent with the Residential Design Guidelines. The project's overall mass and scale is compatible with the surrounding neighborhood and is composed to align with the existing pattern of building frontages along both the uphill Upper Terrace and downhill 17th Street/Roosevelt Way frontages. Collectively, the shared rear yards contribute towards a well-defined mid-block open space. The project relates to the existing sloped

topography by recessing the upper floors from the Upper Terrace and Roosevelt Way frontages, stepping up the hill, retaining landscaped portions between the buildings to better express the sloped and curvilinear nature of the existing hillside and property frontage, and provides strategically placed side setbacks between buildings to preserve vistas through the site connecting the uphill to downhill. Architecturally, the project is contemporary in design utilizing a varied but compatible palate of high-quality materials, including vertical wood siding, horizontal wood louvers within an aluminum structure curtain wall glazing system, polymorphic wood louver façade, snap tile concrete, frosted channel glass, black plate steel bay window paneling/frames, and board formed concrete.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

The project has a street frontage length of approximately 171 linear feet along the downhill 17th Street/Roosevelt Way frontage; therefore, (9) street trees are required along this frontage. The project has a street frontage length of approximately 72 linear feet along the uphill Upper Terrace frontage; therefore, (4) street trees are required along this frontage. A combined total of (13) street trees are required.

The project proposes (4) street trees along the uphill Upper Terrace street frontage and (10) street trees along the downhill 17th Street/Roosevelt Way street frontage; therefore, the project provides a combined total of (14) street trees and complies with Article 16, Sections 805(a) and (d) and 806(d) to contribute towards the open space quality of the public realm.

The project also includes comprehensive sidewalk improvements including wider sidewalks and bulb-outs.

URBAN DESIGN ELEMENT

Objectives and Policies

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 1.3

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

The project contributes toward the neighborhood characteristic pattern in that the project involves subdividing the existing three lots into five lots to maximize lot configuration which allows for increased density in a manner that is compatible with the existing neighborhood's typical lot size, lot dimension, and

lot shape. The project design has been reviewed by the Residential Design Advisory Team and has been determined to be consistent with the Residential Design Guidelines. The project's overall mass and scale is compatible with the surrounding neighborhood and is composed to align with the existing pattern of building frontages along both the uphill Upper Terrace and downhill 17th Street/Roosevelt Way frontages. Collectively, the shared rear yards contribute towards a well-defined mid-block open space. The project relates to the existing sloped topography by recessing the upper floors from the Upper Terrace and Roosevelt Way frontages, stepping up the hill, retaining landscaped portions between the buildings to better express the sloped and curvilinear nature of the existing hillside and property frontage, and provides strategically placed side setbacks between buildings to preserve vistas through the site connecting the uphill to downhill.

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 complies with said policies in that:

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

The project site does not possess any neighborhood-serving retail uses. The Project includes a total of (10) dwelling units (with a net gain of seven units), which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

The existing residential neighborhood character would be preserved and enhanced by the project's subdivision of the existing three lot site into five lots that better approximate the typical lot size, shape and area found in the surrounding neighborhood. The project also proposes to maximize the allowable dwelling unit density pursuant to the underlying RH-2 Zoning District with 100% family-sized dwelling units. Lastly, the project was extensively reviewed by the Residential Design Advisory Team and determined to be consistent with the Residential Design Guidelines.

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

The project site does not currently possess any existing affordable housing and the project is not subject to the inclusionary affordable housing requirements of Planning Code Section 415 since the ten dwelling unit project does not propose ten or more new dwelling units. Rather, the project provides eight new dwelling units with an overall net gain of seven new dwelling units to the existing site.

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

The project proposes an accessible bus stop with level area and bench along the Roosevelt Way frontage for the 37-Corbett MUNI line, which travels in front of the project along 17th Street/Roosevelt Way. The proposed residential uses will not impede the bus line as they are simply a continuation of the existing residential uses along the street frontage. Due to the relatively small number of dwelling units being constructed along each separate frontage, it is not anticipated that the project will significantly affect the type and volume of traffic through and within the neighborhood. The project proposes a total of (15) parking spaces for the (10) dwelling unit project. Each two-dwelling unit building will have its own 3-car garage accessed from a standard 10-foot wide curb cut/driveway. Lastly, during construction, the Sponsor has stated that the project will obtain all appropriate street-use permits and will not obstruct the path of the 37-Corbett MUNI bus line.

- 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 does not include commercial office development. No industrial or service sectors exist at the site and non would be encouraged or allowed at this location pursuant to the underlying RH-2 Zoning District.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The project adheres to the maximum 40-foot height limit in accordance with the applicable 40-X Height and Bulk District and is therefore exempt from the Shadow Study requirements of Planning Code Section 295.

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 Authorization Application No. 2015-004297CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 1, 2018, 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. 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.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329/309 Large/Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329/309 Large/Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. Any appeal shall be made to the Board of Appeals, unless an associated entitlement is appealed to the Board of Supervisors, in which case the appeal of this Motion shall also be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103, or 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

**Draft Motion
November 22, 2018**

**RECORD NO. 2015-004297CUA
271, 273, 301, 303 Upper Terrace
4500, 4502, 4504, 4506 17th Street
588, 590 Roosevelt Way**

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 November 29, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 29, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to demolish a single family residence, an addition/remodel to a two-dwelling unit building, subdivide three lots into five, and to construct (4) two-dwelling unit buildings for a total of ten dwelling units (net gain of seven units) with approximately 40,848 total gross square feet with approximately 8,114 square feet of usable open space, (15) off-street parking spaces, and (10) Class 1 bicycle parking spaces. The dwelling unit composition consists of (2) two-bedroom units and (8) three-bedroom units located at 271, 273, 301, 303 Upper Terrace; 4500, 4502, 4504, 4506 17th Street; 588, 590 Roosevelt Way, Block 2628, and Lot 032 (to be subdivided into Lot 32A, 32B), Lot 34, and Lot 35 (to be subdivided into Lot 35A, 35B) pursuant to Planning Code Section(s) 249.77, 303, 317 within the RH-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated October 1, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2015-004297CUA and subject to conditions of approval reviewed and approved by the Commission on November 29, 2018 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 **November 29, 2018** under **Motion No XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **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

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

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

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- A. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- B. On-site, in a driveway, underground;
- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

11. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

12. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

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

PARKING AND TRAFFIC

13. **Bicycle Parking.** The Project shall provide no fewer than 10 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

14. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than fifteen (15) off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide ten (10) independently accessible off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
16. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

17. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
18. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

19. **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
20. **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

Draft Motion
November 22, 2018

RECORD NO. 2015-004297CUA
271, 273, 301, 303 Upper Terrace
4500, 4502, 4504, 4506 17th Street
588, 590 Roosevelt Way

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

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<i>MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR</i>				
<i>HISTORIC ARCHITECTURAL/CULTURAL RESOURCES</i>				
Mitigation Measure M-CR-2: Accidental Discovery				
<p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resource as defined in CEQA Guidelines Section 15064.5(a) and (c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsor at the direction of the ERO	Prior to any soil disturbing activities	Planning Department	Considered complete when ERO receives signed affidavit
<p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p>	Project sponsor/head foreman	Following the discovery of potential archeological resources	Stop work and contact ERO	Considered complete upon ERO's determination of if any additional mitigation is necessary
<p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist.</p>	Project sponsor/head foreman and archeological	Following the discovery of archeological resources	Planning Department	Considered complete when archeological consultant completes additional measures as

MITIGATION MONITORING AND REPORTING PROGRAM

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Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p>	<p>consultant at the direction of the ERO</p>			<p>directed by the ERO</p>
<p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	<p>Archeological consultant at the direction of the ERO</p>	<p>Following completion of additional measures by archeological consultant as determined by the ERO</p>	<p>Planning Department</p>	<p>Considered complete upon distribution of approved FARR</p>
<p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>				
<p>NOISE Mitigation Measure M-NO-1: Prepare and Implement a Noise Control Plan to Reduce Construction Noise at Nearby Residences</p>				
<p>The project sponsor shall develop a noise control plan that specifies noise-reducing measures to be applied during the construction period. The noise control plan shall be reviewed and approved by the planning department and the building department prior to the issuance of building permits. Measures that can be used to limit noise include, but are not limited to, those listed below.</p> <ul style="list-style-type: none"> The contractor shall deploy temporary barriers, barrier-backed sound curtains and/or acoustical panels around working impact equipment and, if necessary, around the project site perimeter that would limit noise at the project site boundary to no more than 80 dBA. Impact tools (e.g., jackhammer, hoe ram) shall use an exhaust muffler on the compressed air exhaust which can lower noise levels by up to about 10 dBA. Use external jackets on jackhammers, which could achieve a reduction of 5 dBA. Equip power construction equipment with best available state-of-the-art noise-shielding and muffling devices. Properly maintain all equipment to prevent the generation of additional noise attributable to worn or improperly 	Project sponsor	Prior to the issuance of building and construction permits	Planning Department and Department of Building Inspection	Considered complete after construction activities completed

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>maintained parts.</p> <ul style="list-style-type: none"> • Select the smallest hoe ram necessary to perform the task, as smaller devices tend to produce less noise. Use quieter makes and models of hoe rams whenever feasible. Wrap a noise shroud enclosure around the head (i.e., chisel) of the hoe ram. • Place stationary-source construction equipment that may have a flexible location onsite (e.g., generators and compressors) to maintain the greatest feasible distance from sensitive land uses. • Prohibit the idling of inactive construction equipment for prolonged periods (i.e., more than five minutes). • Take and submit noise measurements to the planning department and the building department for review of the effectiveness of noise attenuation measures. A plan for noise monitoring shall be included in the noise control plan to be provided to the planning department and the building department for review prior to the commencement of construction. • Include a list of measures for responding to and tracking complaints pertaining to construction noise in the noise control plan to be provided to the planning department and the building department for review prior to the commencement of construction. These measures shall include: <ul style="list-style-type: none"> ○ Identification of measures that shall be implemented to control construction noise. ○ A procedure and phone numbers for notifying the building department, the Department of Public Health, or the Police Department of complaints (during regular construction hours and off-hours). ○ A sign posted onsite describing noise complaint 				

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>procedures and complaint hotline number that shall be answered at all times during construction.</p> <ul style="list-style-type: none"> ○ Designation of an onsite construction complaint and enforcement manager for the project. ○ A plan for notification of neighboring residents and nonresidential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as a activities that generate noise levels of 90 dBA or greater) about the estimated duration of the activity and the associated control measures that shall be implemented to reduce noise levels. 				

GEOLOGY AND SOILS

Mitigation Measure M-GE-1a: Detailed Design Plans

The design and construction of the project shall incorporate all design, construction, and maintenance recommendations of the project's preliminary geotechnical investigation. Prior to the issuance of a building permit for the project site, the project sponsor shall:

1. Submit to the Department of Building Inspection a site-specific, design-level geotechnical investigation prepared and signed by both a licensed geologist and a licensed geotechnical engineer, which in turn undergo design review by a licensed geotechnical engineer. The investigation shall comply with all applicable state and local code requirements and:
 - a) Include an analysis of the expected ground motions at the site from known active faults using accepted methodologies;
 - b) Determine structural design requirements as prescribed by the most current version of the California Building Code, including applicable City amendments, to ensure

Project sponsor

Prior to the issuance of building permits

Planning Department and Department of Building Inspection

Considered complete with issuance of building permit

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>that structures can withstand ground accelerations expected from known active faults; and</p> <p>c) Determine the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.</p> <p>2. Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigations in the site-specific investigation(s), including shoring of the steep cuts and excavating permanent cut slopes to inclinations to be stable during a major earthquake, or stabilizing the cuts with rock bolts and/or permanent concrete retaining walls.</p> <p>3. The project structural engineer shall review the site-specific investigations, provide any additional necessary mitigation to meet building code requirements, incorporate all applicable mitigations from the investigation in the structural design plans, and ensure that all structural plans for the project meet current building code requirements.</p> <p>4. The Department of Building Inspection plan reviewer shall review each site-specific geotechnical investigation and require compliance with all geotechnical mitigations contained in the investigation and in the plans submitted for the grading, foundation, structural, infrastructure and all other relevant construction permits. If determined necessary, the Structural Advisory Committee shall also review.</p> <p>5. The Department of Building Inspection shall review all project plans for grading, foundations, structural, infrastructure, and all other relevant construction permits to ensure consistency with the applicable geotechnical investigation and compliance with all applicable code requirements.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>Mitigation Measure M-GE-1b: Protection of Subject Property and Adjacent Properties from Potential Landslides</p>	Project sponsor's qualified geotechnical engineer	During demolition, excavation, and construction activities	Qualified geotechnical engineer	Considered complete after construction activities completed
<p>To protect the subject property, adjacent neighboring properties, and 17th Street and Roosevelt Way public right-of-way, the project sponsor shall engage a qualified geotechnical engineer to confirm the findings and interpretations within the preliminary geotechnical investigation by conducting additional geotechnical investigation (e.g., boring once the Upper Terrace residence is demolished).</p>				
<p>The project sponsor shall have a qualified engineering geologist inspect all excavations along property boundaries during excavation to evaluate rock structure and quality and to confirm the preliminary geotechnical investigation findings.</p>				
<p>Project construction shall include the following measures:</p> <ul style="list-style-type: none"> • Shoring of the steep cuts during construction. • Shotcrete shall be available and on standby, and application shall be required for temporary shoring during all vertical cuts made near property boundaries should over-break or wedge-failures occur. • If there is insufficient room for temporary construction slopes, temporary vertical cuts may be retained using soil nails. Should soil nails extend beyond property lines, permission shall be required from the adjacent property owner. Soil nails shall be spaced about eight feet, center to center, with a length approximately equal to the height of the cut and the soil nail wall shall be properly backdrained and wire mesh and shotcrete should be applied to the exposed soil face within eight hours of excavation. • Minimize unsupported cut heights during excavation. • Installation of rock bolts to maintain integrity of the rock mass. • Excavation shoring and rock bolts shall be installed as the 				

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
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cuts deepen.

In addition, a qualified geotechnical engineer shall determine and design appropriate protective measures and remain onsite during the demolition of the residence on Upper Terrace, site preparation, placement and compaction of fill, and installation of building foundations, underpinning, and shoring and ensure those measures are properly implemented.

Mitigation Measure M-GE-1c: Drainage and Erosion Control

The project shall include the following drainage and erosion control measures to maintain slope stability and to reduce the risk of downslope migration of slope debris:

- Placement of concrete v-ditches (v-shaped ditch) for the collection and routing of surface water flows.
- Placement of swales and catch basins for the collection and direction of the flow of surface water.
- Collection of water on roofs using downspout connected to a system of pipes that would extend into a drainage system as required by San Francisco Public Utilities Commission.
- Locate subdrains uphill from and behind proposed retaining walls and debris walls.
- Should a soil-nail wall be constructed, it shall be properly backdrained using two-foot-wide prefabricated drainage panels behind the shotcrete facing at the same spacing as the nails. Wire mesh and shotcrete shall be applied to the exposed soil face within eight hours of excavation.
- Plant fill slopes with fast-growing, deep-rooted vegetation or cover fill slopes with erosion control materials prior to the first rainy season.
- Erosion-resistant vegetation shall be planted on the finished slopes and, if the construction period spans the rainy season,

Project sponsor's qualified geotechnical engineer

During construction

Planning Department

Considered complete after construction activities completed

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>the vegetation shall also be planted on temporary slopes.</p> <ul style="list-style-type: none"> • Erosion control for temporary slopes shall include, as determined to be appropriate by a qualified geotechnical engineer: <ul style="list-style-type: none"> ○ Grading to prevent water from flowing over the top of any slope; ○ Planting vegetation, including quick-growing native grasses and plants; and ○ Installing netting, hay wattles, and silt fences. 	Project sponsor's qualified soil engineer and geotechnical engineer	Prior to construction activities	Planning Department	Considered complete after construction activities completed
<p>Mitigation Measure M-GE-1d: Stabilization of Project Site for Construction Phase</p>				
<p>The soil engineer shall observe the exposed conditions to ensure that all geotechnically unsuitable materials are removed. Holes resulting from the removal of any obstructions that extend below the proposed finished grade shall be cleared and backfilled with suitable materials compacted.</p>				
<p>The project shall observe the following fill measures:</p> <ul style="list-style-type: none"> • Materials to be reused as engineered fill shall be evaluated by the soil engineer and free of rocks larger than four inches in greatest dimension and any wood debris, deleterious materials, or any other geotechnically unsuitable materials. • Imported soil for fill shall be free of organic matter, contain no rocks or lumps larger than four inches, have a liquid limit less than 40 and a plasticity index less than 12, and approved by the geotechnical engineer. 				
<p>The project shall observe the following excavation, earthwork, and stabilization measures:</p>				
<ul style="list-style-type: none"> • Areas of over-break and wedge failure shall be stabilized and backfilled with shotcrete immediately to prevent regressive failure and damage to adjacent improvements. Methods of 				

MITIGATION MONITORING AND REPORTING PROGRAM

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Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>controlling the potential for wedge failure and over-break include:</p> <ul style="list-style-type: none"> ○ Minimize the height of unsupported cuts. ○ Cut the slope fat and then trimming to grade with a road header. ○ Install drilled piers for shoring prior to excavation. ○ Install vertical rock dowels behind the cut prior to excavation. ○ Support cuts within 24 hours of excavation prior to progressing with the next cut. ○ Support raveling bedrock conditions immediately. ○ Cover areas of raveling bedrock with shotcrete. ● Remove or break large blocks of bedrock into smaller pieces for use as engineered fill. ● Remove tree roots with a diameter greater than 1/2 inch within three feet of subgrade. ● Place fill in thin lifts, moisture-conditioned to above optimum, and compacted to no less than 90 percent relative compaction. Fill thicker than five feet and fill with less than 10 percent fines shall be compacted to at least 95 percent relative compaction. 				
<p>The project shall observe the following graded slope measures:</p>				
<ul style="list-style-type: none"> ● Construct permanent cut and fill slopes with native bedrock-derived fill materials at gradients no steeper than 2H:1V. ● Construct fill slopes with a 15-foot-wide (minimum) keyway extending two feet into competent bedrock on the downslope side of the keyway excavation. ● The keyway should slope back into the hill a minimum of five percent with a subdrain constructed in according to the preliminary geotechnical investigation. ● A licensed geotechnical engineer or engineering geologist 				

MITIGATION MONITORING AND REPORTING PROGRAM

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>shall evaluate all keyway excavations.</p> <ul style="list-style-type: none"> Overbuild fill slopes two feet (horizontally), and then trim back to expose firm compacted fill or track-walked. Cut slopes in bedrock up to 10 feet shall be no steeper than 1H:1V. Cut slopes in bedrock greater than 10 feet shall be no steeper than 1.H:1V. An engineering geologist shall evaluate cut slope exposures for adverse conditions. 				

The project shall observe the following subgrade measures:

- The upper 12 inches of pavement subgrade shall be moisture-conditioned above optimum moisture content and compacted to at least 95 percent.
- Garage floor slab and exterior flatwork subgrade shall have at least four and six inches of Class 2 aggregate based placed beneath exterior concrete flatwork and the garage floor slab, respectively.
- The geotechnical engineer shall evaluate the subgrade during preparation.

IMPROVEMENT MEASURES AGREED TO BY PROJECT SPONSOR

TRANSPORTATION

Improvement Measure I-TR-1

The project sponsor should require the construction contractor to limit truck movements to the hours between 9 a.m. and 3:30 p.m., or other times if approved by the San Francisco Municipal Transportation Agency (SFMTA), in order to minimize the disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods. The project sponsor and construction contractor should meet with the Traffic Engineering Division of the SFMTA, and the fire department,

Construction contractor	Throughout construction process	Planning Department	Considered complete after construction activities completed
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MITIGATION MONITORING AND REPORTING PROGRAM

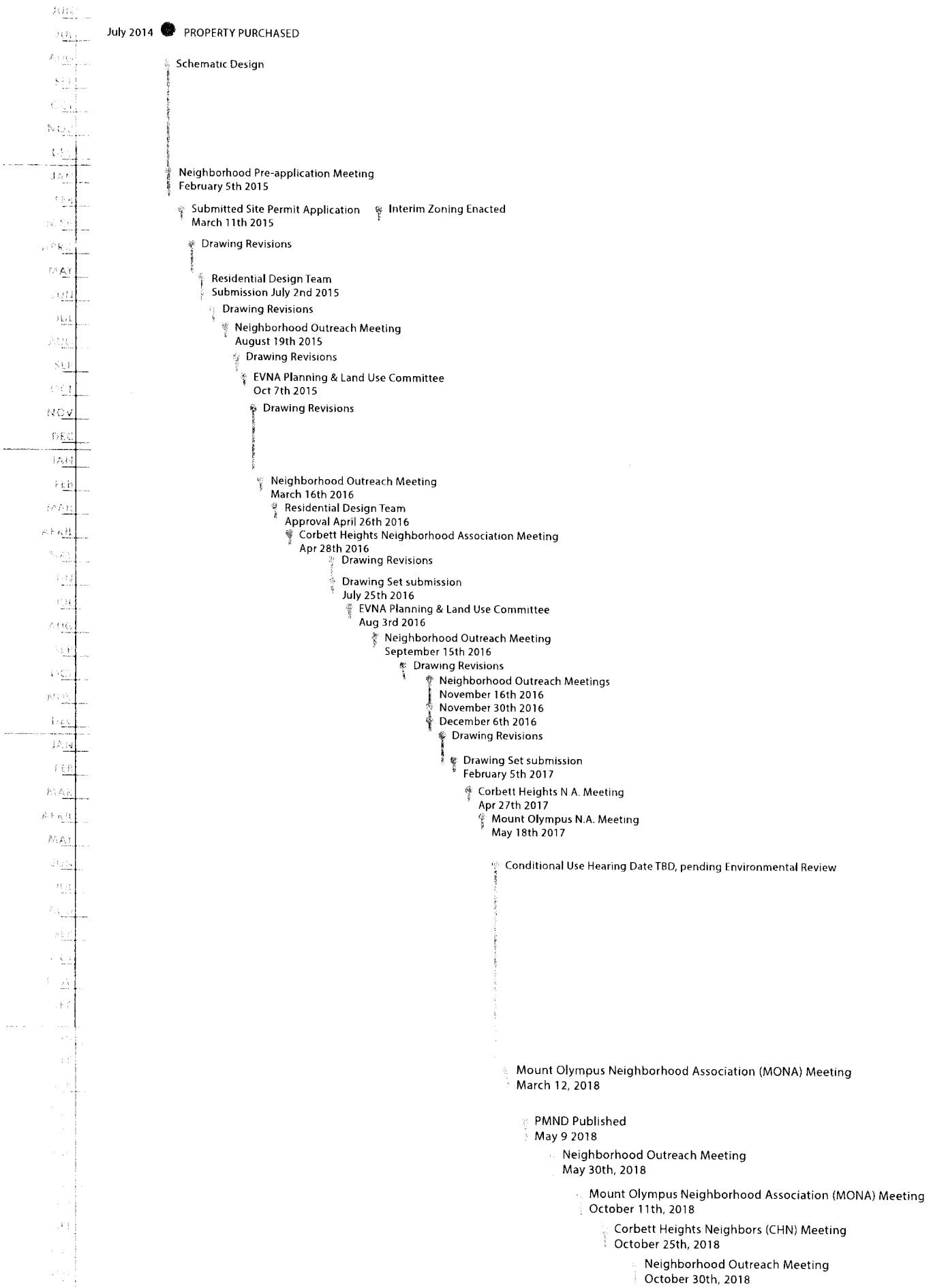
MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Implementation Responsibility	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Actions/ Schedule and Verification of Compliance
<p>the San Francisco Municipal Railway (MUNI), the Planning Department, and other City agencies to determine feasible measures to reduce traffic congestion and other potential transit and pedestrian circulation effects during the construction period. In addition, the construction contractor should make arrangements for off-site parking for construction workers during the construction period.</p>				

ACRONYMS

CD: Compact disc
 EP: Environmental Planning
 ERO: Environmental Review Officer
 FARR: Final Archeological Resources Report
 MUNI: San Francisco Municipal Railway
 NWIC: Northwestern Information Center
 SFMTA: San Francisco Municipal Transportation Agency

Mount Olympus Project - Design & Permit Timeline





SUMMARY OF OUTREACH

RE: 271 Upper Terrace – Summary of outreach
Case No.: 2015-004297ENV, 2015-004297CUA

The following is a summary of the outreach meetings by Dawson & Clinton, the project sponsor:

- Pre-Application Meeting – February 05, 2015
- Adjacent Property Owners Meeting – February 12, 2015
- Supervisor Weiner Meeting – July 29th, 2015
- Neighborhood Outreach Meeting – August 19th, 2015
- Castro/Eureka Valley Neighborhood Association (EVNA) Meeting – October 7th, 2015
- Neighborhood Outreach Meeting – March 16th, 2016
- Gary Weiss Meeting – March 24th, 2016
- Corbett Heights Neighbors (CHN) Meeting – April 28th, 2016
- Castro/Eureka Valley Neighborhood Association (EVNA) Meeting – August 3rd, 2016
- Neighborhood Outreach Meeting – September 15th, 2016
- Supervisor Weiner Meeting – October 18th, 2016
- Neighborhood Outreach Meeting – November 16th, 2016
- Neighborhood Outreach Meeting – November 30th, 2016
- Neighborhood Outreach Meeting – December 6th, 2016
- Corbett Heights Neighbors (CHN) Meeting – April 27th, 2017
- Neighborhood Outreach Meeting – May 3rd, 2017
- Mount Olympus Neighborhood Association (MONA) Meeting – May 18th, 2017
- Mount Olympus Neighborhood Association (MONA) Meeting – March 12th, 2018
- Neighborhood Outreach Meeting – May 30th, 2018
- Mount Olympus Neighborhood Association (MONA) Meeting – October 11th, 2018
- Supervisor Mandelman Meeting – October 19th, 2018
- Gary Weiss Meeting – October 24th, 2018
- Corbett Heights Neighbors (CHN) Meeting – October 25th, 2018
- Neighborhood Outreach Meeting – October 30th, 2018



MEMORANDUM

To: Chris Townes, Senior Planner, SF Planning Department
From: Dawson & Clinton, Project Sponsor
RE: 271 Upper Terrace – Community Outreach and Design Evolution
Case No.: 2015-004297ENV, 2015-004297CUA

Date: November 12, 2018

Dawson & Clinton (D&C) is writing regarding our proposed project at 271 Upper Terrace in the Castro/Upper Market neighborhood to summarize our multi-year community outreach effort, and the associated evolution of the project and its design.

PROJECT OVERVIEW

The project site is approximately 15,800 square feet (0.36 acre), composed of three adjacent parcels (Assessor's Block 2628, Lots 032, 034, and 035), and is situated on a steeply sloping hillside. The project site fronts three streets, Upper Terrace on the north and Roosevelt Way and 17th Street on the south, in the Castro/Upper Market neighborhood.

Lot 032 is a through lot fronting Upper Terrace and Roosevelt Way, with the northern end of the lot occupied by a two-story single-family dwelling (271 Upper Terrace). Lot 034 fronts 17th Street and Roosevelt Way and is undeveloped. Lot 035 is a through-lot fronting Upper Terrace and 17th Street with the northern end occupied by a three-story two-family dwelling (301 – 303 Upper Terrace). The undeveloped portions of the lots are highly disturbed.

The proposed project would subdivide three contiguous lots into five lots, demolish a single-family residence, remodel an existing two-unit residence, and construct eight new units.

Specifically, the project would:

- Subdivide Lot 032 into two lots (Lot 032A fronting Upper Terrace and Lot 032B fronting Roosevelt Way),
- Subdivide Lot 035 into two lots (Lot 035A fronting Upper Terrace and Lot 035B fronting 17th Street),
- Excavate the existing hillside,
- Demolish the existing single-family dwelling (built in 1945) on the new Lot 032A and construct a new five level (two-story over three-level basement), two-family dwelling with a three-car garage,
- Renovate the existing three level (two-story over basement), two-family dwelling (built in 1954), add two basement levels, and expand the existing two-car garage into a three-car garage on the new Lot 035A,

- Construct a new five level (four-story over basement), two-family dwelling with a three-car garage on the new Lot 032B,
- Construct a new six level (five-story over basement), two-family dwelling with a three-car garage on Lot 034, and
- Construct a new six level (five-story over basement), two-family dwelling with a three-car garage on the new Lot 035B.

The proposed project would also make streetscape improvements on Upper Terrace, 17th Street, and Roosevelt Way.

The proposed project would result in 10 dwelling units and 15 off-street parking spaces (7 net new units and 11 net new parking spaces).

COMMUNITY OUTREACH

The project’s community outreach activities began in earnest at the neighborhood Pre-Application Meeting held by D&C on February 05, 2015. Over the subsequent three years and nine months, D&C has engaged in a robust community outreach effort and continually pursued and embraced input and feedback from community members and local neighborhood organizations. Early on in this process, D&C produced and continues to maintain a project website that provides a wide range of information. Current drawings and several project documents are available to everyone through the website, which is continuously updated as new information becomes available.

mtolympusproject.com

To increase involvement, D&C also developed and distributed several newsletter/email updates and mailers to the community during the past 3+ years. Most of these publications can be found on the project website. The overall list of organizations with whom we have met and presented to multiple times and the individuals we have met with and/or who have attended the community meetings held by D&C are summarized below.

Community groups:

- Mount Olympus Neighborhood Association (MONA)
- Corbett Heights Neighbors (CHN)
- Castro/Eureka Valley Neighborhood Association (EVNA)

Individuals:

- | | | |
|-------------------|----------------------|---------------------|
| • Adam Zimbardo | • Chip Macallaster | • Desiree Roldan |
| • Ardene Anderson | • Chris Roman | • Dione King |
| • Bert Koel | • Craig Reisch | • Elias Batshone |
| • Beth Thurber | • Dallas Deatley | • Erik Burg |
| • Beth Weinberger | • Dan Slaughter | • Frank Vial |
| • Bill Prince | • Danan Sudindranath | • Fred Holden |
| • Bob Concannon | • David Greenberg | • Fung Yee Chan |
| • Bonnie Day | • David King | • Gary Weiss |
| • Brett Browman | • David Michaels | • Ger Cosgrove |
| • Brigitte Amman | • David R Currie | • Gerard Lespinette |
| • Carol Cox | • Deb Zipp | • Greg Price |
| • Carol Glanville | • Derek Claudius | • Greg Zipp |

- Harvey Woo
- Isaac Vulakh
- James Shean
- Jeremy Becker
- Jim Hansen
- Joe Barlow
- Joe Gorcyza
- John Fiosso
- Jonathan Deason
- Judith Hoyem
- Judith Novak
- Karen Salay
- Leslie Koelsch
- Linda Barlow
- Luke Haak

- Marc Ryser
- Margo Leahy
- Matthew Perry
- Maureen Blanc
- Mitzi Palmer
- Monica Doshi Becker
- Nancy Achorn
- Pat Holden
- Pat Roman
- Peter Goss
- Phillip Crawford
- Ravi Raghavan
- Rich Barge
- Rick Thurber
- Sam Hunt

- Sam Weinberger
- Sarah Cooper
- Scott Marlow
- Shelley Sutherland
- Sigrid Selle
- Stephen Blachowski
- Steve Roger
- Steven Gordon
- Susan Tataki
- Tarun Wadada
- Teresa Tan-Vial
- Wade Joffrion
- William Hamilton
- Yuliya Oryo

PRE-DESIGN CONTEMPLATION

The design started with the idea of creating new innovative Architecture set within the existing wooded hillside. Contemporary homes built within rocky boulders and surrounded by trees and vegetation. Though the hillside and trees are too unstable to retain, this vision remains an integral part of the design. Open space is maintained between each building, striking a balance between architecture and landscape, and preserving the feel of the existing hillside. Though they are clearly new buildings, the design respects the surrounding styles and scales.

ITERATION 1 – Pre-Application Meeting – February 05, 2015



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 5

Square Footage:

Gross: 55,744 sq.ft.
 Gross/Unit: 11,149 sq.ft. (average)
 Habitable: 31,312 sq.ft.
 Habitable/Unit: 6,262 sq.ft. (average)

Bedrooms: 20

Parking: 18

Bicycle Parking: 10

Demolition: (1) single-family dwelling
 (1) two-family dwelling

Excavation: 16,550 cu.yd.

Lot Coverage: 63% coverage
 37% open

Summary of Outreach:

- Pre-Application Meeting – February 05, 2015
- Adjacent Property Owners Meeting – February 12, 2015

ITERATION 2 – Planning Application Submission – March 11, 2015



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 5

Square Footage:

Gross: 52,459 sq.ft.
Gross/Unit: 10,492 sq.ft. (average)
Habitable: 24,481 sq.ft.
Habitable/Unit: 4,896 sq.ft. (average)

Bedrooms: 20

Parking: 10

Bicycle Parking: 10

Demolition: (1) single-family dwelling
(1) two-family dwelling

Excavation: 16,550 cu.yd.

Lot Coverage: 63% coverage
37% open

Summary of Revisions:

At the Pre-Application Meeting on February 05, 2015, several community members voiced concerns regarding the size of the project. As a result, D&C reduced the size. Changes include:

- **Reduction in gross square footage.** Gross square footage was reduced by approximately 6%. Total gross decreased from 55,744 sq.ft. to 52,459 sq.ft. Gross/unit decreased from 11,149 sq.ft. to 10,492 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 31,312 sq.ft. to 24,481 sq.ft. Habitable/unit decreased from 6,262 sq.ft. to 4,896 sq.ft.

Summary of Outreach:

Shortly after D&C submitted Iteration 2 to the Planning Department on March 11, 2015, D&C learned that the Board of Supervisors adopted interim zoning controls affecting the project (File No. 150192, Resolution No. 76-15, passed on March 10, 2015). Iteration 2 was not presented to the community as D&C decided to first assess the implication of the interim zoning controls and modify the project as appropriate.

ITERATION 3 – Revisions – June 30, 2015



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 9

Square Footage:

Gross: 49,382 sq.ft.
Gross/Unit: 5,487 sq.ft. (average)
Habitable: N/A
Habitable/Unit: N/A

Bedrooms: N/A

Parking: 10

Bicycle Parking: 10

Demolition: (1) single-family dwelling
(1) two-family dwelling

Excavation: 16,550 cu.yd.

Lot Coverage: 55% coverage
45% open

Summary of Revisions:

In response to community concerns, D&C proposed further reductions in the size of the project, while concurrently increasing the number of units. Changes include:

- **Increase in number of units.** Total number of units increased from 5 to 9.
- **Reduction in gross square footage.** Total gross decreased from 52,459 sq.ft. to 49,382 sq.ft. Gross/unit decreased from 10,492 sq.ft. to 5,487 sq.ft.
- **Reduction in lot coverage.** Lot coverage decreased from 63% to 55%.

Summary of Outreach:

- Supervisor Weiner Meeting – July 29th, 2015
- Neighborhood Outreach Meeting – August 19th, 2015
- Castro/Eureka Valley Neighborhood Association (EVNA) Meeting – October 7th, 2015
- Neighborhood Outreach Meeting – March 16th, 2016
- Gary Weiss Meeting – March 24th, 2016
- Corbett Heights Neighbors (CHN) Meeting – April 28th, 2016

ITERATION 4 – Revisions – July 25, 2016



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 10

Square Footage:

Gross: 52,609 sq.ft.
Gross/Unit: 5,261 sq.ft. (average)
Habitable: 33,946 sq.ft.
Habitable/Unit: 3,395 sq.ft. (average)

Bedrooms: 28

Parking: 15

Bicycle Parking: 12

Demolition: (1) single-family dwelling

Excavation: 16,455 cu.yd.

Lot Coverage: 50% coverage
50% open

Summary of Revisions:

After submitting Iteration 3 to the Planning Department on June 30, 2015, D&C worked extensively with the Planning Department and community members to gather feedback and address concerns. Six rounds of changes were submitted and reviewed by the Planning Department. The changes culminated in Iteration 4, which was approved by the Residential Design Advisory Team (RDAT) on April 26, 2016. Changes include:

- **Maximize density.** Total number of units increased from 9 to 10, averaging 2 units per lot (zoned RH-2), therefore maximizing density.
- **Reduction in gross square footage.** Total gross changed from 49,382 sq.ft. to 52,609 sq.ft. due to the addition of one unit. However, gross/unit decreased from 5,487 sq.ft. to 5,261 sq.ft.
- **Reduction in habitable square footage.** Total habitable changed from 24,481 sq.ft. to 33,946 sq.ft. due to the addition of one unit. However, habitable/unit decreased from 4,896 sq.ft. to 3,395 sq.ft.
- **Reduction in demolition.** Previous iterations proposed to demolish a single-family dwelling on the new Lot 032A and a two-family dwelling on the new Lot 035A. Iteration 4 proposes to demolish a single-family dwelling on the new Lot 032A only. Renovation and addition are proposed for the existing two-family dwelling on the new Lot 035A.
- **Reduction in excavation.** Excavation decreased from 16,550 cu.yd. to 16,455 cu.yd.
- **Reduction in lot coverage.** Lot coverage decreased from 55% to 50%.
- **Reduction in height.** Elevator and stair "pop-ups" on the new Lots 32A and 35A are eliminated. Previously proposed heights of 37'-0" (top of "pop-ups") are reduced to 24'-0" (top of roof).

- **Open space.** Eliminated smaller side setbacks to consolidate open space into a singular and larger open space along 17th Street and Roosevelt Way to enliven the public realm. Benches and inviting landscaping are proposed to increase accessibility and usability for the community. The existing trees, which are in poor health and primarily non-native invasive species, will be replaced with mature healthy trees. Additional planters and landscaping are proposed at front setbacks to soften the transition between public and private spaces.
- **Swimming pool.** The proposed swimming pool at the new Lot 35B has been eliminated from the project scope.
- **Building geometry.** Building geometry has been simplified to create buildings that are more compatible with adjacent properties.
- **Front façade.** Proposed the use of varying massing and materials to articulate the front façades to respect the 25 feet façade widths of adjacent properties. Concrete is proposed where appropriate to increase grounding and solidity of the buildings and to add rhythm to the façade.
- **Rear Façade.** Modified massing to reduce the actual and appearance of massing. The majority of projections have been eliminated, or even depressed into the rear facades.
- **Materials.** Proposed the use of quality and warmer materials such as wood siding and louvers, and naturally colored concrete to enhance the visual quality of the neighborhood. Additional details such as deep steel fins are proposed to solidify fenestrations and to provide better transitions between materials. Material palette has also been simplified to create unique, yet cohesive buildings.
- **Connection to the street.** Added fenestration to break up street façade and increase connection to the street.
- **Fenestration.** Modified fenestration to improve solid-to-void ratio to relate to existing surroundings.
- **Garage doors and curb cuts.** Reduced garage door widths and relocated curb cuts away from intersection and crosswalks.
- **Better Streets.** Created a Better Streets Plan and worked with city agencies to ensure proposed project is compatible with street improvement. Proposed bulb outs at all corners and square off radius at 17th Street and Roosevelt Way to slow traffic and create a larger public space. Designed for high visibility crosswalks with assessible ramps. Proposed street trees and bioswales for greening and stormwater management.
- **Public stair.** D&C worked with community members and the Planning Department to assess feasibility of an easement to construct a new public stair, which connects 17th Street and Roosevelt Way to Upper Terrace.
- **Public viewpoint.** Proposed side setback at Upper Terrace to create viewpoint for public enjoyment.

Summary of Outreach:

- Castro/Eureka Valley Neighborhood Association (EVNA) Meeting – August 3rd, 2016
- Neighborhood Outreach Meeting – September 15th, 2016
- Supervisor Weiner Meeting – October 18th, 2016
- Sent mailer to community – November 2016
- Neighborhood Outreach Meeting – November 16th, 2016
- Neighborhood Outreach Meeting – November 30th, 2016
- Neighborhood Outreach Meeting – December 6th, 2016

ITERATION 5 – Revisions – February 01, 2017



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 10

Square Footage:	
Gross:	47,695 sq.ft.
Gross/Unit:	4,770 sq.ft. (average)
Habitable:	31,122 sq.ft.
Habitable/Unit:	3,112 sq.ft. (average)
Bedrooms: 27	
Parking: 15	
Bicycle Parking: 12	
Demolition: (1) single-family dwelling	
Excavation: 14,983 cu.yd.	
Lot Coverage: 50% coverage 50% open	

Summary of Revisions:

- **Reduction in gross square footage.** Total gross decreased from 52,609 sq.ft. to 47,695 sq.ft. Gross/unit decreased from 5,261 sq.ft. to 4,770 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 33,946 sq.ft. to 31,122 sq.ft. Habitable/unit decreased from 3,395 sq.ft. to 3,112 sq.ft.

- **Reduction in excavation.** Excavation decreased from 16,455 cu.yd. to 14,983 cu.yd.
- **Reduction of basement.** Eliminated one basement level at the new Lot 35A.
- **Swimming pool.** The proposed swimming pool at the new Lot 35A has been eliminated from the project scope.
- **Public stair.** The new public stair was determined to be inappropriate and removed from the project scope per the community's input. Consequently, D&C pledged improvements to the existing Monument Way stair.
- **Dust Monitoring Plan.** Engaged Langan Engineering to address construction related dust generating activities.

Summary of Outreach:

- Sent newsletter to community – April 18th, 2017
- Corbett Heights Neighbors (CHN) Meeting – April 27th, 2017
- Sent mailer to community – May 2017
- Sent email to community – May 2nd, 2017
- Neighborhood Outreach Meeting – May 3rd, 2017
- Sent email to community – May 10th, 2017
- Mount Olympus Neighborhood Association (MONA) Meeting – May 18th, 2017
- Sent email to community – July 12th, 2017

ITERATION 6 – Revisions – October 04, 2017



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 10

Square Footage:

Gross: 49,128 sq.ft.
Gross/Unit: 4,913 sq.ft. (average)
Habitable: 32,198 sq.ft.
Habitable/Unit: 3,220 sq.ft. (average)

Bedrooms: 28

Parking: 15

Bicycle Parking: 12

Demolition: (1) single-family dwelling

Excavation: 14,983 cu.yd.

Lot Coverage: 50% coverage
50% open

Summary of Revisions:

Iteration 6 proposes additional expansion to the existing two-family dwelling on the new Lot 035A. One of the existing units consists of only 1 bedroom. The additional expansion allows for a slightly larger living space and an additional bedroom, making the unit more suitable for a small family. As a result, the following changes were necessary. Note that the size of the remaining project remains unchanged from the previous iteration.

- **Increase in gross square footage.** Total gross changed from 47,695 sq.ft. to 49,128 sq.ft. Gross/unit changed from 4,770 sq.ft. to 4,913 sq.ft.
- **Increase in habitable square footage.** Total habitable changed from 31,122 sq.ft. to 32,198 sq.ft. Habitable/unit changed from 3,112 sq.ft. to 3,220 sq.ft.
- **Mitigation measures.** Mitigation measures have been added to avoid potentially significant effects.
- **Swimming pool.** All proposed swimming pools have been eliminated from the project scope.
- **Dust Monitoring Plan.** A draft Dust Monitoring Plan detailing monitoring procedures and general dust control measures was made available to the community and the Planning Department.
- **Construction Noise and Vibration Monitoring Plan.** Adopted plan to monitor and mitigate construction noise and vibration.

Summary of Outreach:

- Mount Olympus Neighborhood Association (MONA) Meeting – March 12th, 2018

ITERATION 7 – Revisions – March 26, 2018



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 10

Square Footage:

Gross: 46,481 sq.ft.
Gross/Unit: 4,648 sq.ft. (average)
Habitable: 32,150 sq.ft.
Habitable/Unit: 3,215 sq.ft. (average)

Bedrooms: 28

Parking: 15

Bicycle Parking: 10

Demolition: (1) single-family dwelling

Excavation: 14,983 cu.yd.

Lot Coverage: 50% coverage
50% open

Summary of Revisions:

- **Reduction in gross square footage.** Total gross decreased from 49,128 sq.ft. to 46,481 sq.ft. Gross/unit decreased from 4,913 sq.ft. to 4,648 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 32,198 sq.ft. to 32,150 sq.ft. Habitable/unit decreased from 3,220 sq.ft. to 3,215 sq.ft.

Summary of Outreach:

- Sent mailer to community – May 2018
- Sent email to community – May 9th, 2018
- Sent email to community – May 11th, 2018
- Sent email to community – May 30th, 2018
- Neighborhood Outreach Meeting – May 30th, 2018

ITERATION 8 – Conditional Use Authorization – October 01, 2018



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Number of Units: 10

Square Footage:

Gross: 40,848 sq.ft.
Gross/Unit: 4,085 sq.ft. (average)
Habitable: 28,970 sq.ft.
Habitable/Unit: 2,897 sq.ft. (average)

Bedrooms: 30

Parking: 15

Bicycle Parking: 10

Demolition: (1) single-family dwelling

Excavation: 11,850 cu.yd.

Lot Coverage: 50% coverage
50% open

Summary of Revisions:

- **Reduction in gross square footage.** Total gross decreased from 46,481 sq.ft. to 40,848 sq.ft. Gross/unit decreased from 4,648 sq.ft. to 4,085 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 32,150 sq.ft. to 28,970 sq.ft. Habitable/unit decreased from 3,215 sq.ft. to 2,897 sq.ft.
- **Reduction in excavation.** Excavation decreased from 14,983 cu.yd. to 11,850 cu.yd.
- **Reduction of basement.** Eliminated one basement level at the new Lot 32A.
- **Increase in visual privacy.** Reduced glazed windows and guardrails to offer more visual privacy to adjacent properties.
- **Dust Monitoring Plan.** A revised Dust Monitoring Plan was incorporated into the project to additionally address the monitoring procedures and control measures of silica dust.
- **Fenestration.** Reduced fenestration to improve solid-to-void ratio to relate to existing surroundings.
- **Building geometry.** Building geometry at the new lot 35B has been simplified to be more compatible with adjacent properties.
- **Reduction in building envelope.** Eliminated roof over level 2 deck at the new Lot 35A to reduce building envelope and mass.
- **Solid railings.** Replaced glass railings with solid railings at street facing decks to provide visual privacy for adjacent properties.

Summary of Outreach:

- Sent mailer to community – October 2018
- Mount Olympus Neighborhood Association (MONA) Meeting – October 11th, 2018
- Supervisor Mandelman Meeting – October 19th, 2018
- Gary Weiss Meeting – October 24th, 2018
- Corbett Heights Neighbors (CHN) Meeting – October 25th, 2018
- Neighborhood Outreach Meeting – October 30th, 2018

CONCLUSION

D&C's multi-year effort and commitment to community outreach has provided numerous improvements to the project and resulted in a project that is both desirable and necessary. In addition to creating much needed housing units, the project also exemplifies new and innovative architecture, while respecting and improving the neighborhood character. Benefits also include stabilizing the hillside, sustainability enhancements such as the removal of non-native tree species and replacement with mature native landscaping and controlled storm-water run-off for the full multi-parcel site, and improving the community's experience by means of comprehensive streetscape and pedestrian safety improvements.

The project meets or exceeds the guidelines and policies of the General Plan and the Planning Code. The project has also gained strong public support from numerous neighbors and the Mount Olympus Neighborhood Association. Copies of our current support letters are attached.

PROPOSED HOMES ON UPPER TERRACE



LOT 32A
273 UPPER TERRACE
271 UPPER TERRACE

LOT 35A
303 UPPER TERRACE
301 UPPER TERRACE

mtolympus@dawson-clinton.com
415-359-9991
dawson-clinton.com

For More Information, please visit
mtolympusproject.com

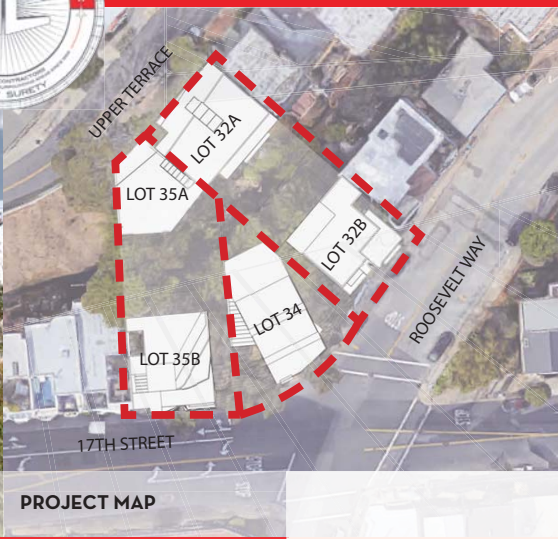


LOT 35B
4506 17TH STREET
4504 17TH STREET

LOT 34
4502 17TH STREET
4500 17TH STREET

LOT 32B
590 ROOSEVELT WAY
588 ROOSEVELT WAY

PROPOSED HOMES AT 17TH STREET & ROOSEVELT WAY



PROJECT MAP



MT. OLYMPUS PROJECT

A DESIGN BUILD PROJECT BY DAWSON & CLINTON GC

The Mt Olympus Project started with the idea of creating new and innovative architecture built into the existing wooded hillside. Three buildings will line the curve at the intersection of 17th St and Roosevelt Way. Open space is maintained between each building, striking a balance between architecture and landscape, and preserving the feel of the existing hillside. The homes on Upper Terrace maintain the horizontal 'mid-century modern' design language with a more open and inviting facade, adding a new view corridor between the buildings for visual relief. Some benefits of the project can be found below. Please visit our website for more information.

SUSTAINABILITY



- Stabilize Crumbling Hillside
- New Foundations into Bedrock
- Controlled Storm Water Run-off
- Remove Non-native Tree Species
- New Mature Native Landscaping
- BuildItGreen® Certified

HOUSING



- 10 New Homes
- 7 New Units & 3 Updated Units
- Provides Family-sized Housing
- Retains Existing Rental Housing
- Increased On & Off-street Parking
- Creates New Tax Revenues

ARCHITECTURE



- Architecturally Significant Design
- Enhanced Neighborhood Vitality
- Building Scale & Form Compatible with Surrounding Properties
- Green Space between Homes
- Increased Neighborhood Security

STREETSCAPE



- Pedestrian Safety Improvements
- Traffic Calming
- Street Design Improvements
- New Public Parklets & Green Space
- View Corridors through Project
- Renovation Assistance with Monument Way Stairs

November 19, 2018

VIA HAND DELIVERY

Mr. Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

RE: Letter of Introduction and Response to Appeal for 2015-004297PRJ, a 10-unit Residential Project Proposed at 271, 301 and 303 Upper Terrace.

Dear President Hillis and Commissioners:

We represent Dawson - Clinton General Contractors Corp., a California corporation and 271 Upper Terrace, LLC, a California limited liability company (together, "**Dawson Clinton**") in connection with the above-referenced Project. The Project proposes the subdivision of the property located at and between 271 Upper Terrace and 301-303 Upper Terrace ("**Property**") and redevelopment of the Property with 10 dwelling units ("**Project**"). We are writing to support Planning Department staff's conclusion that the Project is necessary and desirable, that it fully complies with the City's General Plan and zoning ordinances, and to respond to an appeal of the Project's Preliminary Mitigated Negative Declaration.

The Existing Property and the Proposed Project

The generally triangular Property consists of approximately 15,800 square feet (0.36 acres) across three adjacent parcels situated on a steeply sloping hillside in the Castro/Upper Market neighborhood. The Property has frontage on three streets, Upper Terrace on the north and Roosevelt Way and 17th Street on the south. The Property is designated as Block 2682, Lots 032, 034, and 035.

Two lots are through lots and are currently occupied by a two-story single-family dwelling (271 Upper Terrace, Lot 032) and a three-story two-family dwelling (301 – 303 Upper Terrace, Lot 035). The third lot sits between Lot 032 and 035 and is undeveloped (Lot 034). The undeveloped portions of all the lots are highly disturbed and have been identified by the City as posing a landslide risk due to falling rock and debris.

The proposed Project would subdivide the three contiguous lots into five lots, demolish the single-family residence at 271 Upper Terrace and replace it with a two-unit residence, remodel the existing two-unit residence at 301-303 Upper Terrace, and construct six new dwelling units in three buildings on the southern portion of the Property. The Project will provide a total of ten dwelling units and 15 off-street parking spaces. Eight of the resulting ten dwelling units will have three bedrooms, one will have four bedrooms and one will have two bedrooms.

As designed, the Project will shore up the dangerous and crumbling hillside, will replace existing non-native trees with new mature native landscaping, and will construct needed streetscape improvements on Upper Terrace, 17th Street, and Roosevelt Way to assist with traffic calming and improve the pedestrian experience.

General Plan & Zoning Compliance, Including the Corona Heights SUD

The Property sits in a RH-2, 40-X zoning district. As such, it is within a neighborhood of predominantly established one- and two-household homes. The Property is one of the few remaining infill locations available for development in the area and is a prime location to add critically needed housing units at the maximum density allowed by zoning, is what the Project proposes.

The project complies with all relevant requirements and standards of the Planning Code and Residential Design Guidelines, and is consistent with objectives and policies of the General Plan. Dawson Clinton submitted lengthy draft findings demonstrating the Project's compliance and support for the General Plan's objectives to increase the housing stock especially sized for families and in appropriate locations, respect the character of the existing neighborhood, promote green development and maximize landscaping, and support the City's transit-first goals. We will not repeat those findings here, but would like to call your attention to the particular set of findings associated with the Corona Heights Large Residence Special Use District ("**Corona Heights SUD**").

In 2015, shortly after submitting its application (originally for 5 large single-family homes), Dawson Clinton learned that the Board of Supervisors had adopted interim zoning controls affecting the Property (File no. 150192, Resolution No. 76-15, passed on March 10, 2015). In 2017, the City made the interim controls permanent by adopting the Corona Heights SUD, a measure that was supported by many in the surrounding community. As enacted, the Corona Heights SUD is intended "to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities." Planning Code §249.77. As such, the Planning Commission must make one or more of the following specific findings in order to approve an application for Conditional Use within the district:

- That the proposed project promotes housing affordability by increasing housing supply;
- That the proposed project maintains affordability of any existing housing unit;
- That the proposed project is compatible with existing development; and,
- Where the proposed project is on a through lot with an existing building on the opposite street frontage, that it would be infeasible to add a unit to the already developed street frontage of the lot.

We respectfully submit that the Planning Commission can comfortably find that the Project meets all of these requirements. The Project clearly increases the housing supply—it replaces and redevelops three housing units with ten units, a net increase of seven units. Nine of those are sized for families, with at least three bedrooms apiece.

In order to maximize the density of the Project, Dawson Clinton cannot maintain the existing two structures as they are. However, the Project proposes to remodel and expand one of the two existing buildings (301-303 Upper Terrace), which will retain that two-unit building's status as subject to San Francisco's Rent Stabilization Ordinance ("**Rent Control**"). The other existing building (271 Upper Terrace) has not been subject to Rent Control as it was an owner-occupied single-family home. That building is slated for demolition so that the Project can maximize the density of the Project and build two-units in its place.

The Project has undergone nearly four years of rigorous design review by both the community and the Planning Department, including a return to the Planning Department's Residential Design Advisory Team ("**RDAT**") after the Corona Heights SUD was enacted. With the changes that Dawson Clinton incorporated into the Project, it gained RDAT's support, indicating that the Project meets all the requirements for residential design and fits within the context of the surrounding RH-2 residential neighborhood. The Project is designed to respect the heights, setbacks and facades of the surrounding structures. The structures along 17th Street and Roosevelt Way sit below the maximum height to less obtrusively fit within the existing streetscape and retain a sense of openness to the hillside. Likewise, the structures along Upper Terrace are low slung to prevent the blockage of views from other existing buildings and to fit within the neighborhood fabric. The structures are designed with a modern architectural aesthetic, but have design elements that call back to the neighboring structures to better relate to the existing neighborhood character. Each of the five structures will incorporate two units—a density that is consistent with the RH-2 neighborhood.

Finally, with regard to the finding required for through lots, the Project adds as many units at each frontage that are allowed while remaining consistent with the Property's RH-2 zoning. It is therefore infeasible to add more units at any frontage.

In sum, the Project application materials and ultimate design presented to you now reflect that the Project is consistent with the objectives and policies of the General Plan and will comply with all relevant requirements of and standards of the Planning Code, the Residential Design Guidelines, and the Corona Heights SUD.

Appeal of Preliminary Mitigated Negative Declaration

Planning Department staff conducted an environmental review of the Project, and on May 9, 2018, issued a Preliminary Mitigated Negative Declaration ("**PMND**"). The PMND concludes that "although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent." See PMND, dated May 9, 2018, at page 133. While the PMND addresses the full-spectrum of potential impacts and describes in detail the project modifications and mitigation measures that Dawson Clinton has agreed to incorporate into the Project, we would like focus on one issue here—the appeal of the PMND brought by Dr. Jennifer Creelman. Her appeal challenges the City's analysis of the Project's potential emissions of silica dust during excavation and requests that the City prepare an Environmental Impact Report ("**EIR**") for the Project. Her appeal is without merit and we respectfully ask that you deny it and uphold the PMND.

Silica dust may be a component of fugitive dust emitted during excavation activities due to presence of silica in the Franciscan Chert rock underlying the Project Site. PMND, p. 52. The PMND evaluated the Project's potential emissions of fugitive dust, noting that the Project's demolition, grading and excavation activities would be likely to create fugitive dust, but that "implementing measures consistent with the City's Construction Dust Control Ordinance [would be] an effective strategy for controlling construction-related fugitive dust." PMND, p. 69-70 & 73-74. While not requiring it as a mitigation measure (because it is already a requirement of the City's codes), the PMND goes on to describe the practices that the City will require Dawson Clinton to implement consistent with the Dust Control Ordinance, including:

watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated material, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 mil (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques. (PMND, p. 74.)

The PMND concluded that compliance with the regulations and procedures set forth by the Dust Control Ordinance would ensure that potential dust-related air quality impacts would be reduced to a less-than-significant level, including from any release of silica dust from the Franciscan chert rock present on the Project site. PMND, p. 74.

Despite the City's thorough analysis of the fugitive dust impacts of the Project and the inclusion of the fugitive dust control measures in the design of the Project and the PMND, Dr. Creelman (who resides approximately 1/4 mile from the Property), suggests that an EIR is required to "assess the true adverse changes to the area" and based on her concern "about the silica dust that will be emitted from this excavation." However, the standard for preparation of an EIR requires more than just a project opponent's "concern." An EIR is required when "it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact." *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68. Key to evaluating whether there is a "fair argument" of a significant environmental impact under this standard is the question of what constitutes "substantial evidence."

"Substantial evidence" [under CEQA] means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence. (CEQA Guidelines §15384(a).)

Under this standard, opinions of members of the public are not treated as substantial evidence if they are unfounded and contrary to the conclusions of qualified experts. As the courts have explained:

An agency may rely on the expertise of its planning staff in determining whether a project will not have a significant impact on the environment. (See, e.g., *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th [1359] at p. 1380.) Unsubstantiated fears and desires of project opponents do not constitute substantial evidence. (*Perley v. Board of Supervisors* (1982) 137 Cal. App. 3d 424, 436–437.) “[I]n the absence of a specific factual foundation in the record, dire predictions by nonexperts regarding the consequences of a project do not constitute substantial evidence.” (*Gentry*, 36 Cal.App.4th at p. 1417) (*Porterville Citizens for Resp. Hillside Dev. v. City of Porterville* (2007) 157 Cal.App.4th 885, 901.)

Here, Dr. Creelman has only stated that she is “concerned” about silica dust. And while she has provided some commentary on the PMND from her purportedly-expert mother and an article discussing the impacts of silica from occupational exposures, she has provided no evidence about the Project’s design or construction plan that would demonstrate that the risk of impacts due to silica in any fugitive dust involved with the construction of *this* Project were not fully disclosed or mitigated in the PMND. On the other hand, the PMND includes facts and analysis prepared by Planning Department staff and references an expert geotechnical consultant’s report regarding the potential impacts of *this* Project, and the appropriate mitigation measures that will reduce the Project’s fugitive dust impacts to a level that is less than significant. See, Ryan Geological Consulting, Inc. *Geotechnical Investigation Report Proposed 5-Lot Subdivision Upper Terrace Above 17th Street and Roosevelt Way, San Francisco, California*, January 25, 2016.

According to her appeal, Dr. Creelman’s other objective is “to make sure the building department does not waive the requirement for a Dust Control Plan/Permit and that an MMRP be prepared to make sure that all the other mitigating monitoring measures are enforced.” This objective will be met by both the City and Dawson Clinton. Since issuing the PMND, Planning staff has produced for your consideration a Mitigation Monitoring and Reporting Program (“**MMRP**”) which describes the roles, deadlines and reporting requirements of the mitigation measures described in the PMND. This will allow the City to ensure the Project’s construction activities satisfy all of the mitigation requirements imposed on the Project. And with regard to a Dust Control Plan, Dawson Clinton has already hired an expert consultant to prepare a robust dust control plan, which has been made available to the public on the Project’s website (www.mtolymposproject.com). See the attached *Dust Monitoring Plan*, prepared by Langan Engineering and Environmental Services, Inc., dated May 16, 2018. The Plan sets forth procedures that Dawson Clinton will follow to monitor any dust created during Project demolition, excavation and construction activities; thresholds to determine if dust levels are too high and corrective actions, if needed; specific dust control measures that will be implemented throughout construction activities; and procedures for documenting and reporting all of these efforts. See Langan *Dust Monitoring Plan*, p. 3-8. These measures will ensure that silica dust and other particulates present in fugitive dust are monitored, and, as necessary, properly controlled.

Dawson Clinton reached out to Dr. Creelman on several occasions to try to arrange a meeting to discuss and address her concerns. She refused to meet with either Dawson Clinton or the City's Planning staff. Nonetheless, the City and Dawson Clinton's obligation to abide by the City's Dust Control Ordinance will address and mitigate the Project's potential impacts from fugitive dust, including silica dust. In addition, Dawson Clinton spent months in discussions with fourteen of its immediately adjacent neighbors regarding additional mitigation for the Project. As a result of those discussions, Dawson Clinton entered into a binding agreement to undertake significant mitigation above and beyond what is recommended in the PMND. Those measures include heightened specifications for the Supplemental Geotechnical Report that will be prepared prior to construction, additional technical requirements for the design and construction of temporary and permanent shoring, additional technical requirements for the design and construction of the permanent structures, construction period monitoring for movement and impacts on adjacent properties, significant insurance requirements and the posting of a security to ensure that excavation, shoring and foundation work is completed. These commitments to the Project's neighbors demonstrate that Dawson Clinton is readily willing to address the potential impacts of its Project with feasible and carefully crafted mitigation, when potential impacts are supported by facts, rather than speculation, and when potentially impacted parties are willing to come to the table.

In summary, the City's analysis in the PMND and conclusion that the impacts from fugitive dust as mitigated will result in less-than-significant impacts is supported by substantial evidence and the MMRP prepared by City staff and *Dust Monitoring Plan* prepared for the Project thoroughly address Dr. Creelman's concerns. Furthermore, as a result of lengthy negotiations with the Project's immediate neighbors, Dawson Clinton has committed to undertaking mitigation above and beyond what was recommended in the PMND. We therefore respectfully ask that you deny Dr. Creelman's appeal of the PMND and approve the Project.

Conclusion

As discussed above, the proposed Project will serve the objectives and policies of the General Plan and Planning Code, including the specifically applicable goals of the Corona Heights SUD. And the Planning Department's PMND is more than adequate for this Project. Accordingly, on behalf of Dawson Clinton, we respectfully request that you reject the appeal of the PMND and approve the Project.

Thank you for your time and attention. Should you have any questions, please do not hesitate to contact us.

Sincerely,

SSL LAW FIRM LLP



Christine R. Wade

Enclosure

cc: Chris Townes, Project Planner (via email: chris.townes@sfgov.org)
Jonas Ionan, Commission Secretary (via email: commissions.secretary@sfgov.org)

ENCLOSURE

DUST MONITORING PLAN

17TH Street and Roosevelt Way

San Francisco, California

Prepared For:

Dawson & Clinton General Contractors
Pier 50
San Francisco, California

Prepared By:

Langan Engineering and Environmental Services, Inc.
555 Montgomery Street, Suite 1300
San Francisco, California 94111



Adam Brown, PG
Project Geologist



Peter Cusack
Senior Associate/VP

16 May 2018
770638601

LANGAN

16 May 2018

Ryan Borman
Dawson & Clinton General Contractors
Pier 50
San Francisco, CA 94158

**Subject: Dust Monitoring Plan
17th Street and Roosevelt Way
San Francisco, California
Langan Project: 770638601**

Dear Mr. Borman:

Langan Engineering and Environmental Services, Inc. (Langan) is pleased to present this Dust Monitoring Plan (DMP) to Dawson & Clinton General Contractors for the Mount Olympus development located at the northwest intersection of 17th Street and Roosevelt Way in San Francisco, California.

If you have any questions or need any information clarified, please call (415)-955-5200.

Sincerely yours,

Langan Engineering and Environmental Services, Inc.



Adam Brown, PG
Project Geologist



Peter J. Cusack
Senior Associate/VP

770638601.01 PJC_Dust Monitoring Plan - 17th Street and Roosevelt Way

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DUST MONITORING PLAN
17th Street and Roosevelt Way
San Francisco, California

1.0 INTRODUCTION

This Dust Monitoring Plan (DMP), prepared by Langan Engineering and Environmental Services, Inc. (Langan) for Dawson & Clinton General Contractors (Client), presents the proposed dust monitoring procedures and general dust control measures to be implemented during the proposed construction activities at the Mount Olympus development located at the northwest intersection of 17th Street and Roosevelt Way (Site) in San Francisco, California (Figure 1). Although the Site is less than ½ acre, and not directly under the supervision of the San Francisco Department of Public Health (SFDPH) Health Code Article 22B – Construction Dust Control Requirements (Article 22B); this DMP was still prepared in general accordance with the Article 22B requirements, and recommends compliance with Article 22B and San Francisco Building Industry Commission (BIC) Code Section 106A.3.2.6.3 – Construction Dust Control.

2.0 BACKGROUND

2.1 Site Description

As shown on Figure 2, the Site is located at the northwest intersection of 17th Street and Roosevelt Way in San Francisco, California (Site). The property consists of three adjacent parcels (Assessors Block 2628 Lots 032, 034, and 035) and is approximately 15,800 square feet in size.

2.2 Site Background

Langan has reviewed the following reports prepared for the Site:

- Ryan Geological Consulting, Inc. *Geotechnical Report, Proposed 5-Lot Subdivision, Mount Olympus, Upper Terrace Above 17th Street and Roosevelt Way, San Francisco, California* dated 25 January 2016.

Based on a review of the geotechnical investigation, the Site is generally steep, with outcroppings of Franciscan Complex Bedrock overlain by a thin layer of colluvium and vegetation. The Franciscan Complex Bedrock primarily consists of massive (non-bedded) hard chert, and to a lesser degree, shale and basalt. Much of the Site, along the northeastern boundary, has been modified by the construction of three- to four-foot-high

terraces that cover potentially exposed bedrock. Large bedrock outcroppings are present near the sidewalk adjacent to Roosevelt Way. The remainder of the Site is covered by dense vegetation and colluvium. The chert bedrock found on-Site is a hard, dark, opaque rock, composed of silica rich minerals in a fine grained texture.

2.3 Proposed Development

The proposed development consists of demolishing the existing Site improvements, which includes five new residential lots, and the construction of five- to six-story buildings. The Site topography ranges from about 528 feet above mean sea level (msl) in the northwest corner to approximately 420 feet msl along 17th Street and Roosevelt Way. As a result, vertical cuts are planned along the southwest, northwest, and northeast boundaries of the Site to provide room for the new buildings. Vertical cuts below Upper Terrace are expected to be up to 55 feet below existing ground surface (bgs). An approximately, 75 foot wide bench will be created and a lower cut up to 45 feet bgs will be excavated downslope of the bench and sub parallel to Roosevelt Way. Two of the new residential buildings will be along Upper Terrace and the remaining three are proposed along 17th Street and Roosevelt Way. Retaining walls up to 55 feet high are proposed along the property boundaries and between the residential lots.

2.4 Sensitive Receptors

The Bay Area Air Quality Management District (BAAQMD) defines sensitive receptors as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses (BAAQMD, 2017). Sensitive receptors may include residential areas, day care centers, hospitals, and schools. Figure 3 shows the approximate 1,000 foot sensitive receptor zone around the Site. This DMP was prepared to monitor fugitive dust in the form of particulate matter 10 micrometers or less in diameter (PM-10), and recommend mitigation measures to address construction related PM-10 dust for sensitive receptors near the Site.

3.0 DUST MONITORING PLAN

3.1 General

Real-time perimeter dust monitoring will generally be conducted during potential construction related dust generating activities for PM-10. Airborne PM-10 is not a single pollutant, and can be a complex mixture of solids and aerosols composed of small droplets of liquid, dry solid fragments, and solid cores with liquid coatings. Particles vary widely in size, shape and

chemical composition, and may contain inorganic ions, metallic compounds, elemental carbon, organic compounds, and compounds from the earth's crust (such as silica).

Particles are defined by their diameter for air quality regulatory purposes. PM-10 dust is inhalable into the lungs and can induce adverse health effects. Fine particulate matter is defined as particles that are 2.5 microns or less in diameter (PM-2.5). This DMP was prepared to monitor for general PM-10 dust given that PM-2.5 comprises a portion of PM-10. Respirable silica dust can range in size from less than PM-2.5 up to PM-10. Therefore, monitoring for general PM-10 dust will capture the potential range of particulate diameters for fugitive silica dust. Please note that this DMP does not include worker health and safety (H&S) monitoring, monitoring for volatile organic compounds (VOCs), or personnel dust monitoring.

3.2 Dust Monitoring Equipment

The dust monitors used, such as the Thermo Scientific ADR-1500, TSI DustTrak DRX 8533, or equivalent shall be capable of:

- Continuous, unattended, real-time monitoring, data-logging, and data transmission.
- Measurement of air-borne PM-10 or less.
- Measurement of a 15-minute time-weighted average (TWA).
- A detection limit range of between one microgram per cubic meter ($\mu\text{g}/\text{m}^3$) and 400,000 $\mu\text{g}/\text{m}^3$.
- Triggering visual and/or remote alarms. The visual alarm will consist of a flashing light, or similar, to alert on-Site monitoring and/or contractor personnel an action level has been exceeded. If dust monitoring personnel are not available to monitor dust on-Site, a remote alarm will be used. The remote alarm will consist of a text message, email, phone message, or similar, to alert off-Site monitoring personnel an action level has been exceeded.

3.3 Baseline Dust Conditions

Prior to Site work, a dust monitor will be set up at an upwind location to collect continuous dust monitoring data for a period of two days, for at least eight hours each day. The dust monitoring data collected during this interval will be used to establish baseline dust conditions.

3.4 Sampling Frequency

Except in the case of heavy fog or precipitation events, the dust monitors will be set up on a daily basis, for the first week of each new, potential dust-generating activity conducted (eg, one week of dust monitoring during demolition, one week of dust monitoring at the beginning of excavation, and one week of dust monitoring during off-haul activities). The dust monitors will be set up by dust monitoring personnel at the start of each work-day prior to the start of the potential construction related dust generating activity, and taken down at the conclusion of each work-day. Additionally, dust monitoring personnel will be present on-Site to monitor field conditions and consult with contractor personnel on suitable dust suppression measures at:

- The start of each new dust-generating activity, and for one to two days thereafter depending on the observed Site conditions.
- The day after an exceedance of the daily average action level, if any (see Section 3.6).
- The day of and/or the day after an exceedance of the 15-minute TWA action level, if any (see Section 3.6).
- The day of and/or the day after visual observation of fugitive dust, if any (see Section 3.6).
- The day of and/or the day after neighbor complaints of dust, if any (see Section 5.2).

If any action levels as specified in Table 1 are exceeded during the initial week of dust monitoring, dust monitoring will be extended for an additional week. Dust monitoring will continue until the appropriate dust suppression measures have been established for the given activity and an entire work-week with no exceedances of the dust action levels has occurred.

Dust monitoring will not be conducted when there is fog or a precipitation event since (1) a nuisance dust condition is not anticipated in the case of heavy fog or precipitation and (2) dust monitors are subject to damage in the presence of excessive moisture.

3.5 Sampling Locations

At a minimum, two dust monitors will be placed at the Site perimeter as shown on Figure 2. One dust monitor will be placed at an upwind location, and one dust monitor will be placed at a downwind location. Wind direction will be evaluated based on a wind sock or flag located at the Site perimeter and the nearest weather station (KCASANFR1261 zip 94117) with live wind reporting. Weather forecasting and reporting can be found on a website such as

<http://www.wunderground.com>. The dust monitor locations will be recorded in dedicated field logs (see Section 5.1).

3.6 Action Levels and Corrective Actions

The California Air Resources Board (CARB) has developed an ambient air quality standard for PM-10 of 50 micrograms per meter³ ($\mu\text{g}/\text{m}^3$) averaged over a 24 hour period (CARB, 2012). Currently, neither CARB nor BAAQMD has an ambient air quality standard specific for silica dust. Given that PM-10 captures respirable silica dust, the ambient air quality standard for PM-10 of 50 $\mu\text{g}/\text{m}^3$ averaged over a 24 hour period (CARB, 2012) is an appropriate screening level to adopt for evaluation of perimeter silica dust. Although this DMP is not for personnel or worker H&S air monitoring; and only for comparison purposes, it should be noted that the Occupational Safety and Health Administration (OSHA) Permissible Exposure Limit (PEL) for silica dust is 50 $\mu\text{g}/\text{m}^3$ averaged over an 8-hour day. Given that PM-10 captures respirable silica dust and this DMP will be monitoring for comparison to the CARB ambient air quality standard for PM-10 of 50 $\mu\text{g}/\text{m}^3$, the proposed comparison criteria is consistent with the current occupational health risk levels established for silica dust and ambient air quality standards for sensitive receptors.

If the daily average from perimeter monitoring exceeds 50 $\mu\text{g}/\text{m}^3$, or the baseline dust conditions, whichever is higher, additional dust control measures will be implemented per Table 1 and Section 4.0. The daily average will be calculated over a 24 hour period based on (1) the continuous dust monitoring data collected over the course of the work day and (2) the previously established baseline dust concentrations, extrapolated over the remainder of the 24 hour period.

Visual and/or remote alarms on the perimeter dust monitors will be set to trigger if the PM-10 level exceeds 250 $\mu\text{g}/\text{m}^3$ averaged over 15 minutes. If the visual and/or remote alarms are triggered, additional dust control measures will be implemented per Table 1 and Section 4.0.

Table 1
Action Levels and Required Actions

Dust Condition	Required Actions
PM-10 concentration exceeds daily average of 50 µg/m ³ or baseline dust conditions, whichever is higher	Review baseline dust conditions. Review work procedures. Implement additional dust control measures as needed to prevent future exceedences of the 50 µg/m ³ daily average and/or minimize dust concentrations over the baseline dust conditions. Examples of additional dust control measures provided in Section 4.0.
PM-10 concentration exceeds 15-minute TWA of 250 µg/m ³	Particulate monitor goes into alarm. Stop work and apply more aggressive dust control measures, per Section 4.0 or similar, until the 15 minute average concentration drops below 250 µg/m ³ .
Visible fugitive dust migrating off-Site	Stop work and apply more aggressive dust control measures, per Section 4.0 or similar, until there are no visible dust clouds migrating off-Site.
Neighbor complaints	Implement more aggressive dust control measures, per Section 4.0 or similar.

3.7 Fugitive Dust

Fugitive dust migration from the Site will be visually assessed by dust monitoring personnel and/or contractor personnel. If, during the course of the work, fugitive dust is observed migrating from the Site, additional dust control measures will be implemented per Table 1 and Section 4.0.

4.0 GENERAL DUST CONTROL METHODS

Dust suppression measures will be implemented by the contractor in general accordance with Article 22B and San Francisco Building Code Section 106A.3.2.6.3 (City and County of San Francisco, 2011). Based on the air monitoring results, visual observations of fugitive dust, and/or complaints of excessive dust generation by off-Site parties, additional dust suppression measures may need to be implemented. Dust suppression measures could include, but are not limited to, the following:

- Wetting down soil improvement operations; visibly dry disturbed soil surface areas; and visibly dry disturbed unpaved driveways, parking areas, and staging areas to prevent dust from becoming airborne.
- If water is used as a primary form of dust control, applying it at least three times per day, per shift.

- Covering stockpiles of excavated materials, backfill material, import material, gravel, sand, road base, and soil with polyethylene plastic sheeting, tarp, or other equivalent cover.
- Terminating excavation, grading, and other construction activities when wind speeds exceed an average sustained speed of 25 miles per hour and causes uncontrolled visible dust emissions.
- Using dust enclosures, dust curtains, plastic tarps, windbreaks, and dust collectors as necessary to control dust.
- Utilizing alternate work methods.
- Implementing speed restrictions.
- Minimize drop heights while loading transportation vehicles.
- Use tarpaulins or other effective covers for trucks transporting soils.
- Wet sweeping or vacuuming paved streets, sidewalks, paths, and intersections where work is in progress.
- Sweeping the surrounding streets and sidewalks at least once per day during demolition, excavation, and construction so that dust is not allowed to leave the construction area.
- Installing wheel washers to clean all trucks and equipment leaving the construction Site. In the case wheel washers cannot be installed, brushing tires or tracks and spoil trucks off before they re-enter City streets to minimize deposition of dust-causing materials.

The dust mitigation measures listed above are recommended for perimeter PM-10 and silica dust, which may be generated from the disturbance of bedrock beneath the Site..

5.0 RECORDKEEPING AND REPORTING

5.1 Record Keeping

Observations and monitoring results shall be recorded in dedicated field logs for each day of dust monitoring conducted. Information to be recorded in the dedicated field logs will, at a minimum, include:

- Dust monitoring personnel on-Site, and location and type of dust monitoring equipment.
- Contractor personnel and equipment on-Site.

- Weather conditions, including temperature, precipitation conditions, and wind direction and speed.
- Dust generating activities conducted.
- Dust suppression measures implemented.
- Daily average, minimum 15-minute TWA, and maximum 15-minute TWA.
- Exceedances of action levels or visible fugitive dust, if any, and additional dust suppression measures implemented.
- Conditions in which dust generating activities are conducted, but dust monitoring is not (i.e. equipment malfunction, heavy fog or precipitation, etc.).

5.2 Project Signage

Signage will be posted at the Site that will include the appropriate contractor contact information (i.e., telephone number) for interested parties to contact in case of complaints, such as excessive dust generation. Signage will be posted at a location that is visible from the public right-of-way.

5.3 Weekly Reporting and Exceedance Notifications

A weekly summary report will be prepared for each week that dust monitoring is conducted. At a minimum, the weekly summary report will include information on the dust generating activities, dust suppression measures implemented, dust monitoring activities, daily averages, minimum daily 15-minute TWAs, maximum daily 15-minute TWAs, and action level exceedances, if any.

5.4 Closure Report

A summary of the dust monitoring activities will be prepared and included in the Closure Report to be prepared for the Site, once Site development activities are completed. At a minimum, information on the dust generating activities, dust suppression measures implemented, dust monitoring activities, and exceedances, if any, will be included. Dust monitoring data logs will be included as an Appendix to the report.

REFERENCES

City and County of San Francisco. *San Francisco Health Code, Article 22B, Construction Dust Control Requirements*. Last amended by Ordinance 176-08, File No. 071009, approved 22 July 2008.

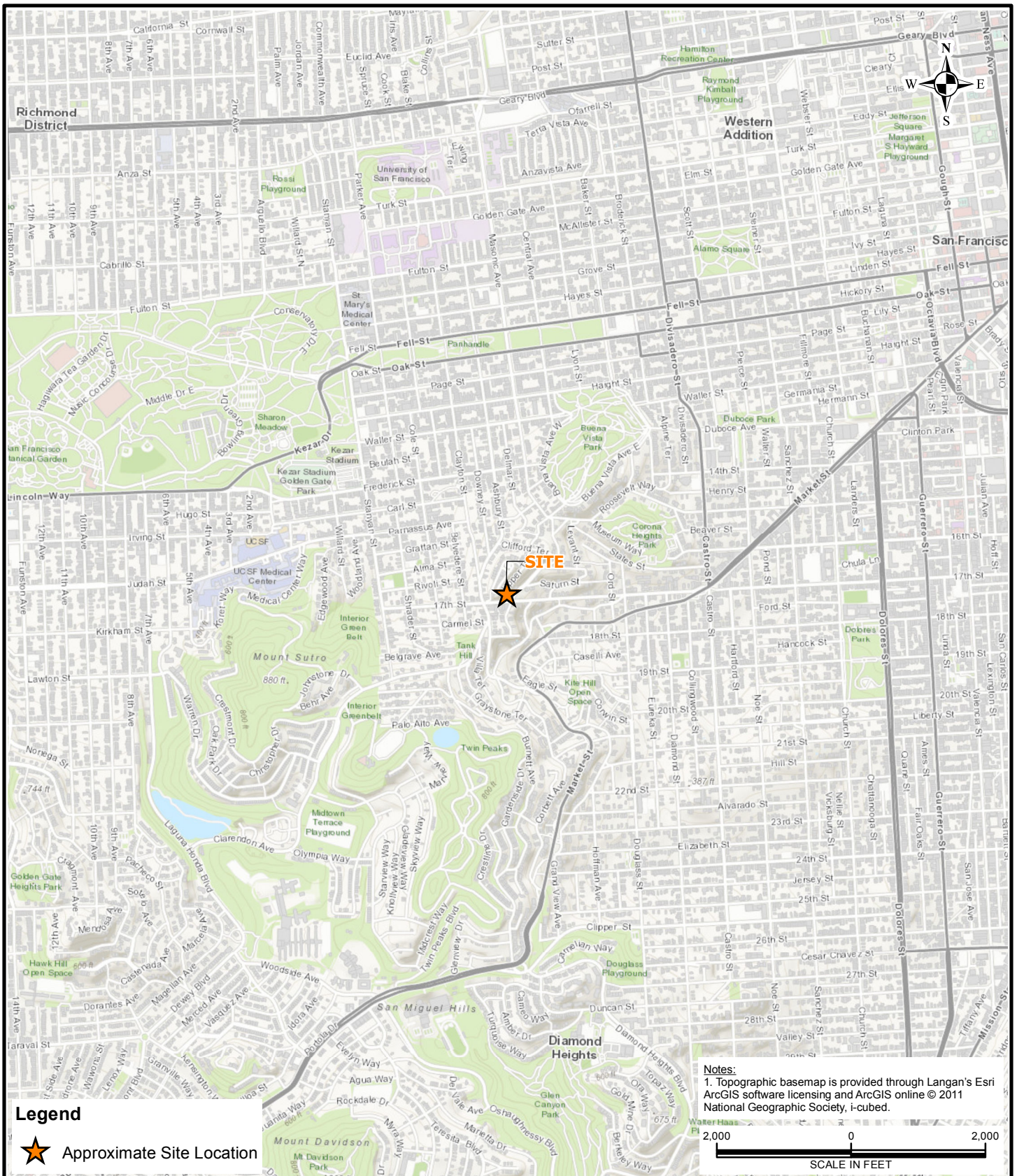
City and County of San Francisco. *City and County of San Francisco Building Industry Commission (BIC) Codes, Building, Electrical, Housing, Mechanical and Plumbing Codes, Section 106A.3.2.6.3., Construction Dust Control*. Ordinances approved through 30 November 2011 and Administrative Bulletins approved through 1 January 2011.

Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines* dated May 2017.

California Air Resources Board (CARB), *Ambient Air Quality Standards* dated 7 June 2012.
<http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

Ryan Geological Consulting, Inc. *Geotechnical Report, Proposed 5-Lot Subdivision, Mount, Olympus, Upper Terrace Above 17th Street and Roosevelt Way, San Francisco, California* dated 25 January 2016

FIGURES



Legend

Approximate Site Location

LANGAN

555 Montgomery Street
 Suite 1300
 San Francisco, CA 94111-2517
 T. 415.955.5200 F. 415.955.5201 www.langan.com
 Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan International LLC
 Collectively known as Langan

Project
**MOUNT OLYMPUS
 DEVELOPMENT**
 BLOCK 2628 LOTS 032, 034, 035
 SAN FRANCISCO

SAN FRANCISCO
 COUNTY CALIFORNIA

Drawing Title
**SITE
 LOCATION MAP**

Project No.
 770638601
 Date
 5/16/2018
 Scale
 1 in = 2,000 ft
 Drawn By
 BJS



Figure
1

Notes:
 1. Topographic basemap is provided through Langan's Esri
 ArcGIS software licensing and ArcGIS online © 2011
 National Geographic Society, i-cubed.

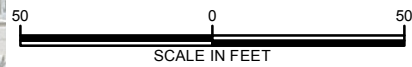
2,000 0 2,000
 SCALE IN FEET



Legend

-  Approximate location of perimeter dust monitoring equipment
-  Site Parcels

Notes:
1. Aerial imagery provided by Near Map, 9/6/2016.



LANGAN

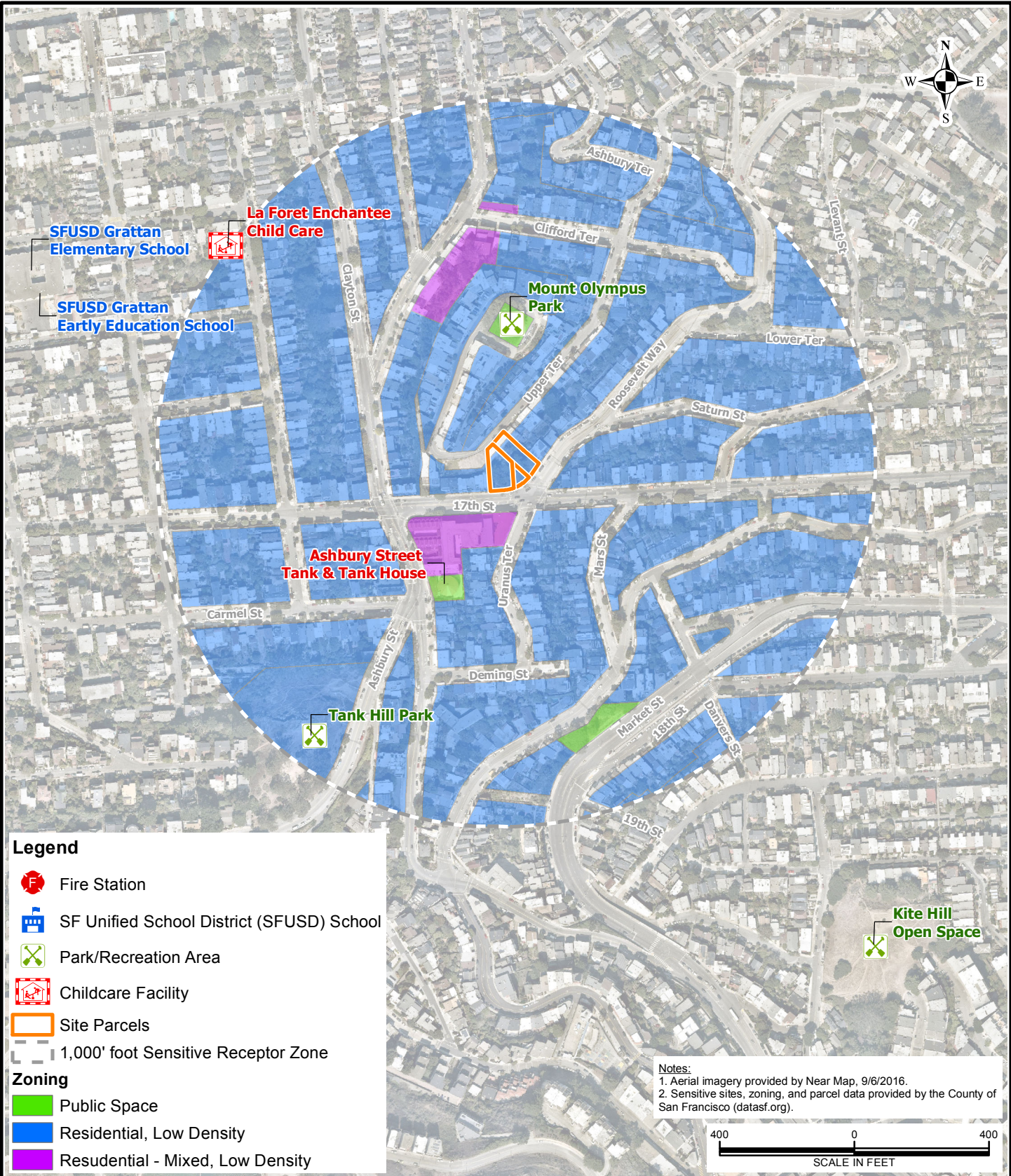
555 Montgomery Street
Suite 1300
San Francisco, CA 94111-2517
T: 415.955.5200 F: 415.955.5201 www.langan.com
Langan Engineering & Environmental Services, Inc.
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Collectively known as Langan

Project
**MOUNT OLYMPUS
DEVELOPMENT**
BLOCK 2628 LOTS 032, 034, 035
SAN FRANCISCO
SAN FRANCISCO COUNTY CALIFORNIA







Drawing Title
SITE PLAN

Project No.
770638601
Date
5/16/2018
Scale
1 in = 50 ft
Drawn By
BJS




Figure
2



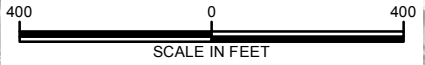
Legend

-  Fire Station
-  SF Unified School District (SFUSD) School
-  Park/Recreation Area
-  Childcare Facility
-  Site Parcels
-  1,000' foot Sensitive Receptor Zone

Zoning

-  Public Space
-  Residential, Low Density
-  Residential - Mixed, Low Density

Notes:
 1. Aerial imagery provided by Near Map, 9/6/2016.
 2. Sensitive sites, zoning, and parcel data provided by the County of San Francisco (datasf.org).



LANGAN

555 Montgomery Street
 Suite 1300
 San Francisco, CA 94111-2517
 T: 415.955.5200 F: 415.955.5201 www.langan.com
 Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying and
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Project
**MOUNT OLYMPUS
 DEVELOPMENT**
 BLOCK 2628 LOTS 032, 034, 035
 SAN FRANCISCO
 SAN FRANCISCO
 COUNTY CALIFORNIA

Drawing Title
**DUST MONITORING
 PLAN AND SENSITIVE
 RECEPTOR MAP**

Project No.
 770638601
 Date
 5/16/2018
 Scale
 1 in = 400 ft
 Drawn By
 BJS

Figure
3



November 19, 2018

Rich Hillis, President &
San Francisco Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 271 Upper Terrace – Project Introduction
Case No.: 2015-004297ENV, 2015-004297CUA
Hearing Date: November 29, 2018

Dear Commission President Hillis and Commissioners,

Dawson & Clinton (D&C) is proud to be the developer and project sponsor of the contemporary residential project at 271 Upper Terrace and 301-303 Upper Terrace in the Castro/Upper Market neighborhood (the Project), which will come before the Commission on November 29, 2018. The Project proposes the development of ten residential units on five lots in an RH-2 neighborhood – the maximum density allowed under current zoning, and a density which results in a net increase to the housing supply of seven residential units. Nine of the units will have three or more bedrooms, and the tenth unit will have two bedrooms. These units will provide critically needed family-sized housing for San Francisco. The project is consistent with the applicable zoning and with the one- and two-household residential nature of the surrounding neighborhood.

In addition to adding much-needed housing stock, the Project will:

- Build new solid foundations into bedrock that will stabilize a crumbling hillside;
- Control storm water runoff at the site;
- Remove non-native tree species and replacement them new mature native landscaping;
- Retain view corridors throughout the project with “green space” between homes;
- Construct street improvements with a focus on traffic calming at the intersection of Roosevelt & 17th streets and related pedestrian safety improvements such as sidewalk bulb-outs and a new crosswalk;
- Add a new public parklet and robust landscaping;
- Enhance neighborhood vitality; and
- Increase neighborhood security.

D&C is very pleased to have gained the support of Planning Department staff, the Mount Olympus Neighborhood Association, as well as many community leaders and neighbors. We hope and respectfully ask that you also support and approve the Project by:

- 1) Upholding of Preliminary Mitigated Negative Declaration prepared for the Project (SF Administrative Code Chapter 31: CEQA);
- 2) Approving a Conditional Use Authorization for Residential Demolition (SF Planning Code Sec. 317); and,

- 3) Approving a Conditional Use Authorization for residential development within the Corona Heights Large Residence Special Use District (SF Planning Code Sec. 249.77)

PROJECT OVERVIEW

THE SITE: The Project site is a generally triangular, approximately 0.36-acre (15,800 square foot) site between Upper Terrace, 17th Street and Roosevelt Way in the Castro/Upper Market neighborhood. The site slopes steeply down from Upper Terrace to 17th Street and Roosevelt Way. The site is composed of three adjacent parcels—Lots 032, 034 and 035 of Assessor's Block 2628.

Lot 032 is a through lot fronting both Upper Terrace and Roosevelt Way, with the northern end of the lot occupied by a two-story single-family dwelling (271 Upper Terrace). Lot 035 is also a through-lot fronting Upper Terrace and 17th Street, with the northern end occupied by a three-story two-family dwelling (301 – 303 Upper Terrace). Lot 034 sits between Lots 032 and 035 and fronts 17th Street and Roosevelt Way. Lot 034 is undeveloped.

The City has previously identified the steep, undeveloped portion of the site as potentially unsafe due to the landslide and rock fall potential of the highly disturbed slope. And there has been evidence of potential homeless encampments on the undeveloped portion of the site (e.g., abandoned mattresses, remains of fires among the eucalyptus, etc.).

THE PROPOSAL: The Project proposes to subdivide the existing three lots into five lots and develop a two-unit building on each resulting lot. This will result in 10 dwelling units (one 4-bedroom unit, eight 3-bedroom units, and one 2-bedroom unit) and 15 off-street parking spaces. Specifically, the project will:

- Subdivide Lot 032 into two lots – resulting in Lot 032A fronting Upper Terrace and Lot 032B fronting Roosevelt Way;
- Subdivide Lot 035 into two lots – resulting in Lot 035A fronting Upper Terrace and Lot 035B fronting 17th Street);
- Excavate the existing hillside;
- Demolish the existing single-family dwelling (built in 1945) on the new Lot 032A and construct a new five level (two-story over three-level basement), two-family dwelling with a three-car garage;
- Renovate the existing three level (two-story over basement), two-family dwelling (built in 1954), add two basement levels, and expand the existing two-car garage into a three-car garage on the new Lot 035A;
- Construct a new five level (four-story over basement), two-family dwelling with a three-car garage on the new Lot 032B;
- Construct a new six level (five-story over basement), two-family dwelling with a three-car garage on Lot 034; and
- Construct a new six level (five-story over basement), two-family dwelling with a three-car garage on the new Lot 035B.

The Project will also make streetscape improvements on Upper Terrace, 17th Street, and Roosevelt Way, including traffic calming and pedestrian safety measures, and will install a new parklet and replace non-native trees with mature native landscaping.

COMMUNITY OUTREACH EFFORTS & PROJECT EVOLUTION

On February 05, 2015, D&C kicked off nearly four years of community outreach with a neighborhood Pre-Application Meeting. Since then, D&C has continually pursued community involvement and feedback from the community by holding 12 community outreach meetings and numerous additional meetings and conversations with various neighbors and interested parties, presenting during eight different meetings of the Castro/Eureka Valley Neighborhood Association (EVNA), Corbett Heights Neighbors (CHN), and Mount Olympus Neighborhood Association (MONA), and actively seeking feedback from nearly 80 interested individuals. To further increase community involvement, D&C also developed and distributed several newsletter and email updates and mailers to the community during the past 3+ years.

D&C maintains a Project website (mtolympusproject.com) that provides a wide range of information to the public, including downloadable plan submittals, design documents and mitigation plans. The website is updated with new information as it becomes available. Many of D&C's newsletters and mailer publications can also be found on the project website.

Project Evolution:

After nearly four years, many meetings with community leaders, groups and individuals, and several rounds of comment and review by the Planning Department's Residential Design Advisory Team (RDAT), the Project is proposed as described in your staff packet. It has been a long road to get to this final design. The chart below details the technical specifications of the major plan sets (concepts), which significantly increased the Project's density and resulted in a project that seamlessly fills a difficult-to-develop site with critically needed housing. Further below, we describe each concept, how it was vetted and how we incorporated and adapted the Project to address the desires of the Planning Department and local community members.

	Concept 1 (2/5/15)	Concept 2 (3/1/15)	Concept 3 (6/30/15)	Concept 4 (7/25/16)	Concept 5 (2/1/17)	Concept 6 (10/4/17)	Concept 7 (3/26/18)	Concept 8 (10/1/18)
Number of Units	5	5	9	10	10	10	10	10
<i>Size (SF)</i>								
Gross:	55,744	52,459	49,382	52,609	47,695	49,128	46,481	40,848
Gross/Unit (avg):	11,149	10,492	5,487	5,261	4,770	4,913	4,648	4,085
Habitable:	31,312	24,481	--	33,946	31,122	32,198	32,150	28,970
Habitable/ Unit (avg):	6,262	4,896	--	3,395	3,112	3,220	3,215	2,897
Bedrooms	20	20	--	28	27	28	28	30
Parking Spaces	18	10	10	15	15	15	15	15
Bicycle Spaces	10	10	10	12	12	12	10	10
Excavation	16,550 cy	16,550 cy	16,550 cy	16,455 cy	14,983 cy	14,983 cy	14,983 cy	11,850 cy
Lot Coverage	63%	63%	55%	50%	50%	50%	50%	50%

The Original Concept: The design started with the idea of creating new contemporary homes within the existing wooded hillside, surrounded by rocky boulders, trees and vegetation. Though the hillside and trees are too unstable to retain, this vision remains an integral part of the design. Open space is maintained between each building, striking a balance between structure and landscape, and preserving the feel of the existing hillside. Though they are clearly new buildings, the design respects the surrounding styles and scales.

CONCEPT 1 – Pre-Application Meeting – February 5, 2015



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 1 and Evolution to Concept 2: D&C presented this concept to the public at a Pre-Application Meeting on February 5, 2015 and a meeting of the Project's adjacent owners on February 12, 2015. Based on feedback from those meetings that that the project was too big, D&C reduced its size and developed Concept 2.

- **Reduction in gross square footage.** Gross square footage was reduced by approximately 6%. Total gross decreased from 55,744 sq.ft. to 52,459 sq.ft. Gross/unit decreased from 11,149 sq.ft. to 10,492 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 31,312 sq.ft. to 24,481 sq.ft. Habitable/unit decreased from 6,262 sq.ft. to 4,896 sq.ft.

CONCEPT 2 – Planning Application Submission – March 11, 2015



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 2 and Evolution to Concept 3:

Shortly after D&C submitted Concept 2 to the Planning Department on March 11, 2015, D&C learned that the Board of Supervisors adopted interim zoning controls affecting the project (File No. 150192, Resolution No. 76-15, passed on March 10, 2015). Concept 2 was not presented to the community as D&C assessed the implication of the interim zoning controls and modified the project in response, arriving at Concept 3.

CONCEPT 3 – Revisions – June 30, 2015



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 3 and Evolution to Concept 4:

D&C believed that Concept 3 was ready for significant public vetting. Therefore, D&C met with and presented the design to Supervisor Weiner (July 29th, 2015), at a neighborhood outreach meetings (August 19th, 2015 & March 16, 2016), to the Castro/Eureka Valley Neighborhood Association (EVNA) (October 7th, 2015), to community leader Gary Weiss (March 24th, 2016) and to the Corbett Heights Neighbors (CHN) (April 28th, 2016). These groups and individuals expressed a desire for more, smaller units, and an increase in space between the structures. In response to these comments, D&C further reduced the size of the project, while increasing the number of units.

Concept 3 was also submitted to the Planning Department on June 30, 2015. D&C worked extensively with the Planning Department and community members for feedback and to further refine the design. Six rounds of changes were submitted and reviewed by the planning Department. The changes culminated in Concept 4 (below), which was approved by the RDAT on April 26, 2016. Changes included:

- **Maximize density; increase units.** Total number of units increased from 9 to 10, averaging 2 units per lot (zoned RH-2), therefore maximizing density.
- **Reduction in gross square footage.** Total gross changed from 49,382 sq.ft. to 52,609 sq.ft. due to the addition of one unit. However, gross/unit decreased from 5,487 sq.ft. to 5,261 sq.ft.
- **Reduction in habitable square footage.** Total habitable changed from 24,481 sq.ft. to 33,946 sq.ft. due to the addition of one unit. However, habitable/unit decreased from 4,896 sq.ft. to 3,395 sq.ft.
- **Reduction in demolition.** Previous iterations proposed to demolish a single-family dwelling on the new Lot 032A and a two-family dwelling on the new Lot 035A. Iteration 4 proposes to demolish a single-family dwelling on the new Lot 032A only. Renovation and addition are proposed for the existing two-family dwelling on the new Lot 035A.
- **Reduction in excavation.** Excavation decreased from 16,550 cu.yd. to 16,455 cu.yd.
- **Reduction in lot coverage.** Lot coverage decreased from 55% to 50%.
- **Reduction in height.** Elevator and stair "pop-ups" on the new Lots 32A and 35A are eliminated. Previously proposed heights of 37'-0" (top of "pop-ups") are reduced to 24'-0" (top of roof).
- **Open space.** Eliminated smaller side setbacks to consolidate open space into a singular and larger open space along 17th Street and Roosevelt Way to enliven the public realm. Benches and inviting landscaping are proposed to increase accessibility and usability for the community. The existing trees, which are in poor health and primarily non-native invasive species, will be replaced with mature healthy trees. Additional planters and landscaping are proposed at front setbacks to soften the transition between public and private spaces.
- **Swimming pool.** The proposed swimming pool at the new Lot 35B has been eliminated from the project scope.
- **Building geometry.** Building geometry has been simplified to create buildings that are more compatible with adjacent properties.

- **Front façade.** Proposed the use of varying massing and materials to articulate the front façades to respect the 25 feet façade widths of adjacent properties. Concrete is proposed where appropriate to increase grounding and solidity of the buildings and to add rhythm to the façade.
- **Rear Façade.** Modified massing to reduce the actual and appearance of massing. The majority of projections have been eliminated, or even depressed into the rear facades.
- **Materials.** Proposed the use of quality and warmer materials such as wood siding and louvers, and naturally colored concrete to enhance the visual quality of the neighborhood. Additional details such as deep steel fins are proposed to solidify fenestrations and to provide better transitions between materials. Material palette has also been simplified to create unique, yet cohesive buildings.
- **Connection to the street.** Added fenestration to break up street façade and increase connection to the street.
- **Fenestration.** Modified fenestration to improve solid-to-void ratio to relate to existing surroundings.
- **Garage doors and curb cuts.** Reduced garage door widths and relocated curb cuts away from intersection and crosswalks.
- **Better Streets.** Created a Better Streets Plan and worked with city agencies to ensure proposed project is compatible with street improvement. Proposed bulb outs at all corners and square off radius at 17th Street and Roosevelt Way to slow traffic and create a larger public space. Designed for high visibility crosswalks with accessible ramps. Proposed street trees and bioswales for greening and stormwater management.
- **Public stair.** D&C worked with community members and the Planning Department to assess feasibility of an easement to construct a new public stair, which connects 17th Street and Roosevelt Way to Upper Terrace.
- **Public viewpoint.** Proposed side setback at Upper Terrace to create viewpoint for public enjoyment.

CONCEPT 4 – Revisions – July 25, 2016



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 4 and Evolution to Concept 5:

D&C undertook another significant outreach effort to elicit community feedback on Concept 4. D&C met with the Castro/Eureka Valley Neighborhood Association (EVNA) (August 3rd, 2016), Supervisor Weiner (October 18, 2016), and held neighborhood outreach meetings on September 15, November 15, November 30, and December 6, 2016. D&C also sent out a neighborhood mailer regarding these meetings and the revised plans, in November 2016.

Based on feedback from these meetings, D&C developed Concept 5, which incorporated the following changes:

- **Reduction in gross square footage.** Total gross decreased from 52,609 sq.ft. to 47,695 sq.ft. Gross/unit decreased from 5,261 sq.ft. to 4,770 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 33,946 sq.ft. to 31,122 sq.ft. Habitable/unit decreased from 3,395 sq.ft. to 3,112 sq.ft.
- **Reduction in excavation.** Excavation decreased from 16,455 cu.yd. to 14,983 cu.yd.
- **Reduction of basement.** Eliminated one basement level at the new Lot 35A.
- **Swimming pool.** The proposed swimming pool at the new Lot 35A has been eliminated from the project scope.
- **Public stair.** The new public stair was determined to be inappropriate and removed from the project scope per the community's input. Consequently, D&C pledged improvements to the existing Monument Way stair.
- **Dust Monitoring Plan.** Engaged Langan Engineering to address construction related dust generating activities.

CONCEPT 5 – Revisions – February 1, 2017



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 5 and Evolution of Concept 6: Concept 5 got another round of significant public vetting. D&C sent newsletter, email, and mailer updates to the community on April 18, May 2, May 10, and July 12, 2017, held a neighborhood outreach meeting on May 3, 2017, and met with both the Corbett Heights Neighbors (CHN) (May 3, 2017) and the Mount Olympus Neighborhood Association (MONA) on May 18, 2017.

Based on feedback from these groups, D&C developed Concept 6, which proposed additional expansion to the existing two-family dwelling on the new Lot 035A. One of the existing units consists of only 1 bedroom. The additional expansion allows for a slightly larger living space and an additional bedroom, making the unit more suitable for a small family. As a result, the following changes were necessary. Note that the size of the remaining project remains unchanged from the previous iteration.

- **Increase in gross square footage.** Total gross changed from 47,695 sq.ft. to 49,128 sq.ft. Gross/unit changed from 4,770 sq.ft. to 4,913 sq.ft.
- **Increase in habitable square footage.** Total habitable changed from 31,122 sq.ft. to 32,198 sq.ft. Habitable/unit changed from 3,112 sq.ft. to 3,220 sq.ft.
- **Mitigation measures.** Mitigation measures have been added to avoid potentially significant effects.
- **Swimming pool.** All proposed swimming pools have been eliminated from the project scope.
- **Dust Monitoring Plan.** A draft Dust Monitoring Plan detailing monitoring procedures and general dust control measures was made available to the community and the Planning Department.

- **Construction Noise and Vibration Monitoring Plan.** Adopted plan to monitor and mitigate construction noise and vibration.

CONCEPT 6 – Revisions – October 04, 2017



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 6 and Evolution of Concept 7: D&C presented concept 6 to the Mount Olympus Neighborhood Association (MONA) on March 12, 2018 and provided the revised plans on the Project website. At this point, most of the neighborhood concerns had

been addressed and D&C became focused on small enhancements to further address the comments received, including:

- **Further Reduction in gross square footage.** Total gross decreased from 49,128 sq.ft. to 46,481 sq.ft. Gross/unit decreased from 4,913 sq.ft. to 4,648 sq.ft.
- **Further Reduction in habitable square footage.** Total habitable decreased from 32,198 sq.ft. to 32,150 sq.ft. Habitable/unit decreased from 3,220 sq.ft. to 3,215 sq.ft.

CONCEPT 7 – Revisions – March 26, 2018



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Concept 7 and Evolution to Concept 8 – Final Project Design: Once Concept 7 was developed, D&C updated the Project website and once again notified the neighborhood through mailers and emails (on May 9, 11, and 30, 2018) and held a neighborhood outreach meeting on May 30, 2018. This timing coincided with one final round of review by the Planning Department’s RDAT team. Taking feedback from RDAT and understanding the ongoing interests of the community, D&C made the following revisions to develop the final project design, Concept 8:

- **Reduction in gross square footage.** Total gross decreased from 46,481 sq.ft. to 40,848 sq.ft. Gross/unit decreased from 4,648 sq.ft. to 4,085 sq.ft.
- **Reduction in habitable square footage.** Total habitable decreased from 32,150 sq.ft. to 28,970 sq.ft. Habitable/unit decreased from 3,215 sq.ft. to 2,897 sq.ft.
- **Reduction in excavation.** Excavation decreased from 14,983 cu.yd. to 11,850 cu.yd.
- **Reduction of basement.** Eliminated one basement level at the new Lot 32A.
- **Increase in visual privacy.** Reduced glazed windows and guardrails to offer more visual privacy to adjacent properties.
- **Dust Monitoring Plan.** A revised Dust Monitoring Plan was incorporated into the project to additionally address the monitoring procedures and control measures of silica dust.
- **Fenestration.** Reduced fenestration to improve solid-to-void ratio to relate to existing surroundings.
- **Building geometry.** Building geometry at the new lot 35B has been simplified to be more compatible with adjacent properties.

- **Reduction in building envelope.** Eliminated roof over level 2 deck at the new Lot 35A to reduce building envelope and mass.
- **Solid railings.** Replaced glass railings with solid railings at street facing decks to provide visual privacy for adjacent properties.

Concept 8 – Conditional Use Authorization – October 1, 2018



Rendering @ 17th Street and Roosevelt Way



Rendering @ Upper Terrace

Presentation of Final Project Design: Since preparing the final Project design plans, D&C has continued to update the community and reach out to earn the neighborhood's support. D&C sent a neighborhood update mailer in October 2018 and held a neighborhood outreach meeting on October 30, 2018, met with the Mount Olympus Neighborhood Association (MONA) on October 11, 2018 and the Corbett Heights Neighbors (CHN) on October 25, 2018, and met with community leader Gary Weiss on October 24, 2018 and Supervisor Mandelman on October 19, 2018.


CONCLUSION

D&C's multi-year effort and commitment to community outreach and engagement has greatly improved the project and resulted in a project that is both desirable and necessary. In addition to creating critically needed family-sized housing, the project also exemplifies new and innovative contemporary architecture, while respecting and improving the neighborhood character. Additional benefits include stabilizing the crumbling and dangerous hillside, adding mature native landscaping, and improving the community's experience by means of comprehensive streetscape and pedestrian safety improvements.

The project meets or exceeds the guidelines and policies of the General Plan and the Planning Code. Moreover, the project has gained strong public support from numerous neighbors and Mount Olympus Neighborhood Association, and will benefit the local community in many important ways. We therefore respectfully ask for your support.

Thank you for your time and consideration.

Sincerely,



Paul Dawson & Tim Clinton

Cc: Chris Townes, Project Planner

Parcel Map

1-566 ROOSEVELT ST.
A CONDOMINIUM

UNIT	% COMM. AREA
564	58.12
566	41.88

3-345 UPPER TERRACE
A CONDOMINIUM

UNIT	% COMM. AREA
343	39.89
345	60.11

80-1082 CHURCH ST.
A CONDOMINIUM

UNIT	% COMM. AREA
1080	52.03
1082	47.97

502 ROOSEVELT WAY
A CONDOMINIUM

UNIT	% COMM. AREA
500	48
502	52

227-277A UPPER TERRACE
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
120	227	48
121	227A	52

536-538 ROOSEVELT WAY
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
93	536	63.98
94	538	36.02

255 UPPER TERRACE
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
117	1	58.2
118	2	23.4
119	3	18.4

4520-17TH ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
89	1	91.16
90	2	48.84

522 ROOSEVELT WAY
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
105	1	38.75
106	2	61.25

4514 17TH ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
87	1	49.18
88	2	50.82

SUBJECT PROPERTY

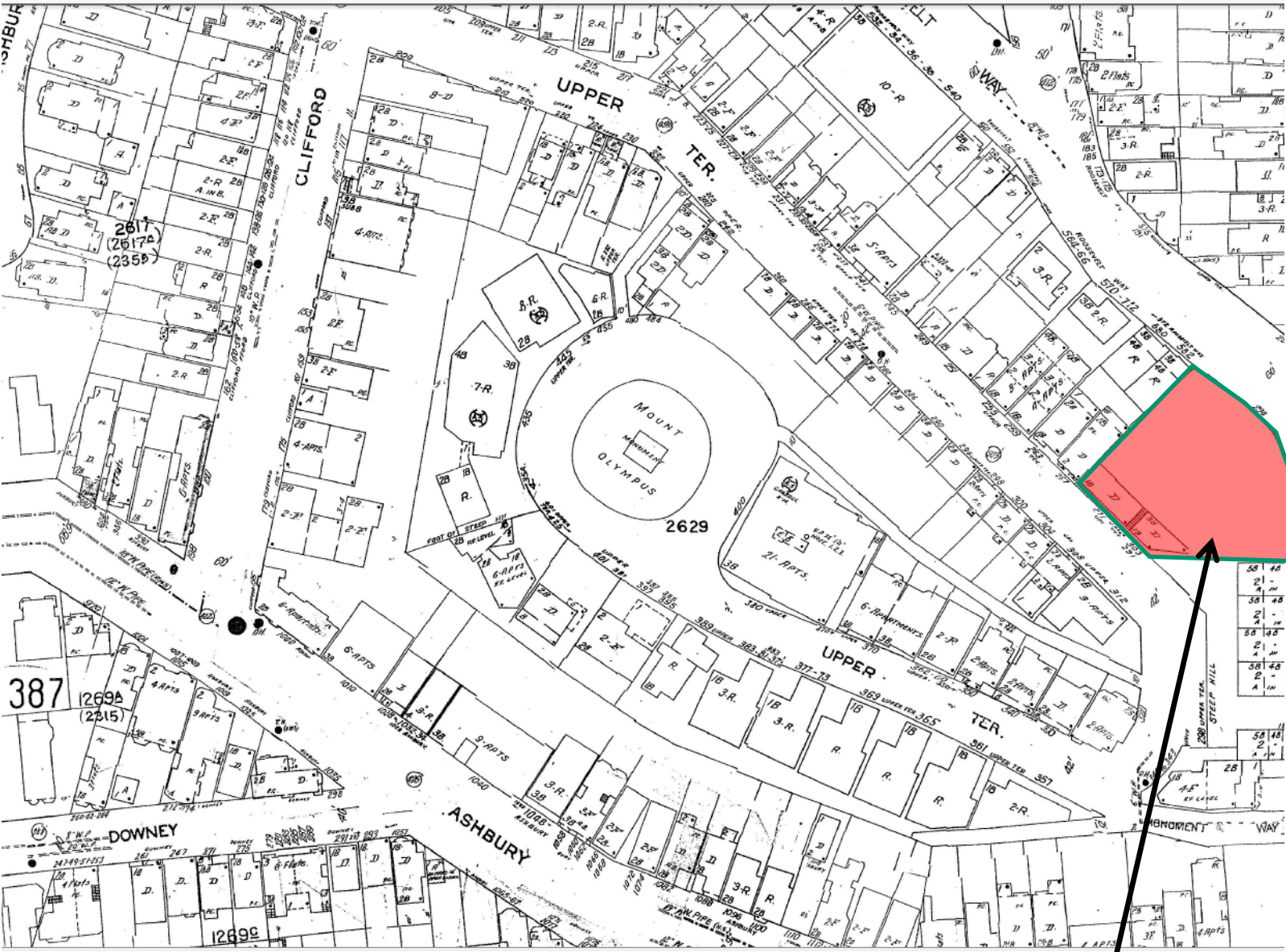
Conditional Use Authorization Hearing

Case No. 2015-004297CUA

271, 273, 301, 303 Upper Terrace; 4500, 4502, 4504, 4506 17th St;
588, 590 Roosevelt Way



Sanborn Map*



SUBJECT PROPERTY

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

Conditional Use Authorization Hearing

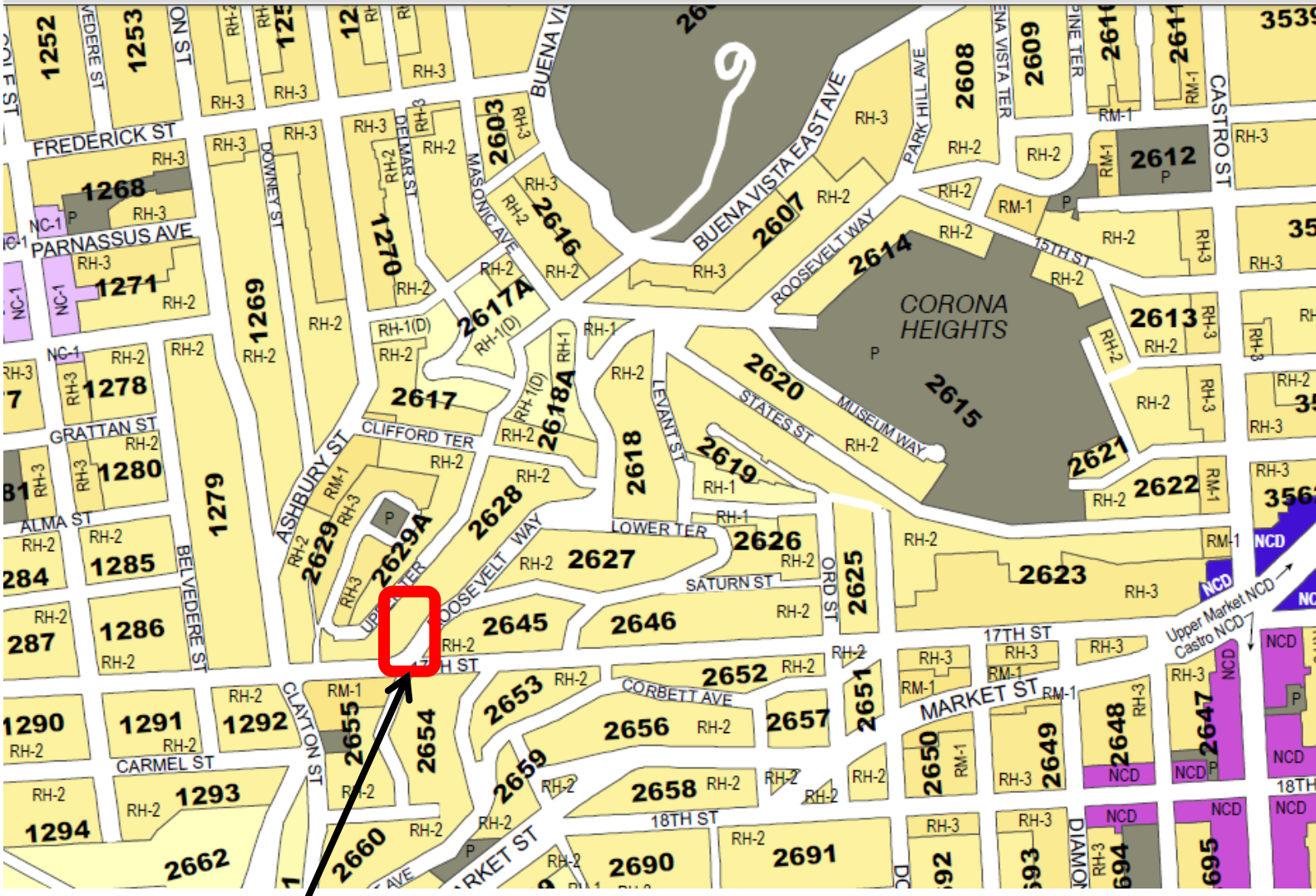
Case No. 2015-004297CUA

271, 273, 301, 303 Upper Terrace; 4500, 4502, 4504, 4506 17th St;

588, 590 Roosevelt Way



Zoning Map

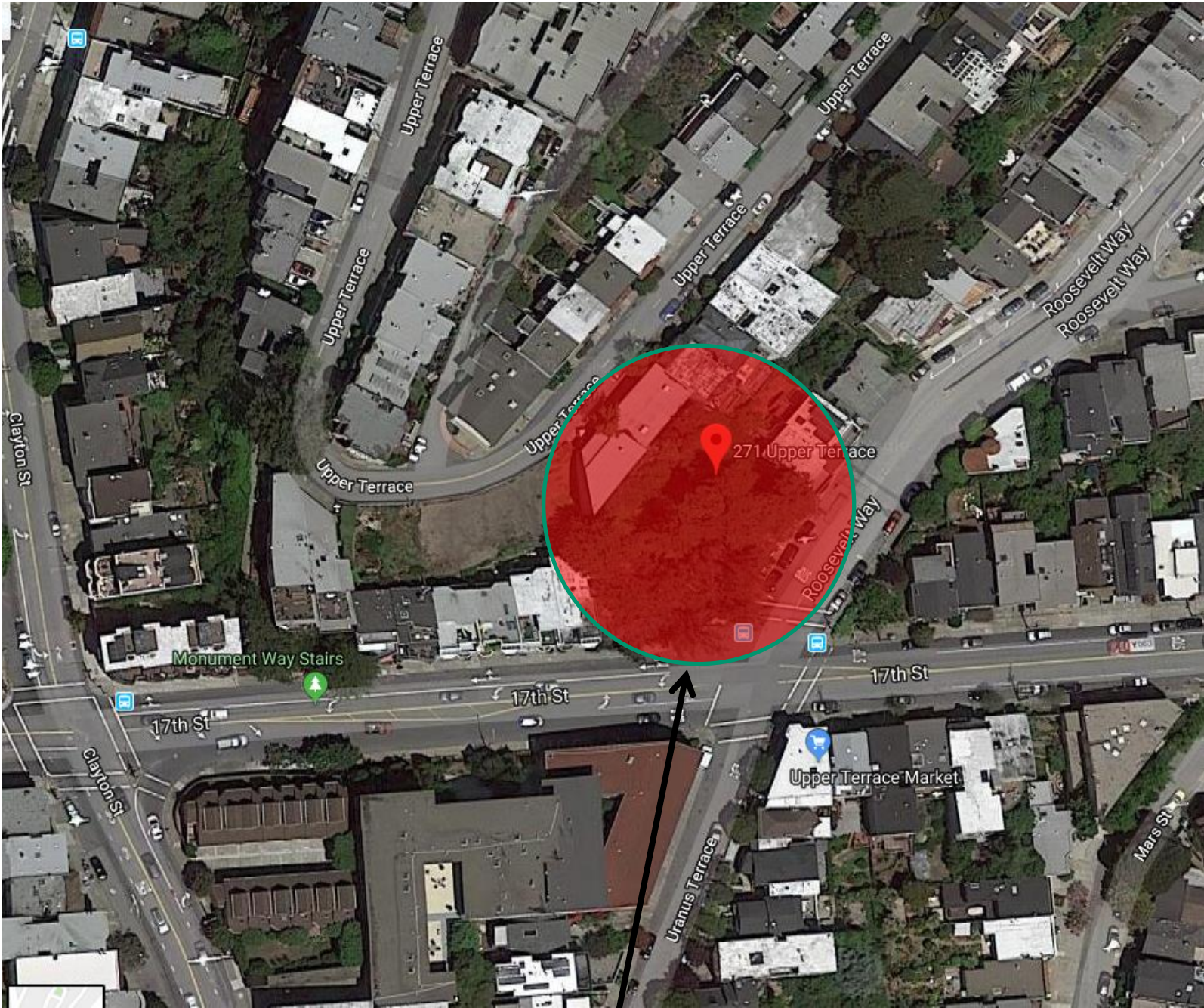


SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case No. 2015-004297CUA
271, 273, 301, 303 Upper Terrace; 4500, 4502, 4504, 4506 17th St;
588, 590 Roosevelt Way



Aerial Photo



PROJECT SITE

Conditional Use Authorization Hearing

Case No. 2015-004297CUA

271, 273, 301, 303 Upper Terrace; 4500, 4502, 4504, 4506 17th St;
588, 590 Roosevelt Way



Existing Site Photos



UPPER TERRACE FRONTAGE (LOOKING WEST)



Existing Site Photos



17TH STREET FRONTAGE (LOOKING EAST)



Existing Site Photos



17TH STREET FRONTAGE (LOOKING EAST)



Existing Site Photos



ROOSEVELT WAY FRONTAGE (LOOKING WEST)



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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco,
California (the “Properties”)

Dear Sir or Madam,

We live at 4520 17th St. #2, adjacent to the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property(ies), we are no longer opposed. So long as DCGC complies with its obligations to us, to other neighbors and to the City and County of San Francisco, we believe that our property will be protected from substantial geotechnical risk.

DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that our property will be protected during and after Project construction.

Sincerely,



Frank H Vial



Teresa Tan-Vial

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

Dear Sir or Madam,

We live at 4508 17th St #2, adjacent to, etc. the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property, we are no longer opposed. So long as DCGC complies with its obligations to us, to other neighbors and to the City and County of San Francisco, we believe that our property will be protected from substantial geotechnical risk. DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that our property will be protected during and after Project construction.

Sincerely,

A handwritten signature in black ink that reads "Dallas De Atley". The signature is written in a cursive, flowing style with a large initial "D" and "A".

Dallas De Atley

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”)
for Redevelopment of 271 and 301-303 Upper Terrace, in San
Francisco, California (the “Properties”)

Dear Sir or Madam,

We live at 582 Roosevelt Way, adjacent to the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property(ies), we are no longer opposed. So long as DCGC complies with its obligations to us, to other neighbors and to the City and County of San Francisco, we believe that our property(ies) will be protected from substantial geotechnical risk. DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that our property(ies) will be protected during and after Project construction.

Sincerely,



Harvey Woo



Fung Yee Chan

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

Re: Proposal by Dawson -- Clinton General Contractors Corp. ("DCGC") for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the "Properties")

Dear Sir or Madam,

I live at 4514 17th street #1, across the street from the above-referenced Properties.

I understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the "Project").

Although I have previously expressed opposition to the Project through my attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect my property, I am no longer opposed.

So long as DCGC complies with its obligations to me, to our neighbors, and to the City and County of San Francisco, I believe that my property will be protected from substantial geotechnical risk. DCGC and my attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts, and to assure me that my property will be protected during and after Project construction.

Sincerely,

Adam Zimbardo, 4514 17th #1



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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

Dear Sir or Madam,

We live at 4514 17th Street #2, SF, CA, 94114, below and adjacent to the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property(ies), we are no longer opposed. So long as DCGC complies with its obligations to us, to other neighbors and to the City and County of San Francisco, we believe that our property(ies) will be protected from substantial geotechnical risk. DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that our property(ies) will be protected during and after Project construction.

Sincerely,



Jeremy Becker



Monica Becker

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

Dear Sir or Madam,

I am the owner of 4508 17th St, #1, San Francisco, CA 94114 adjacent to the above-referenced Properties. I understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

Although I have previously expressed opposition to the Project through my attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect my property, I am no longer opposed. So long as DCGC complies with its obligations to me, to other neighbors and to the City and County of San Francisco, I believe that my property will be protected from substantial geotechnical risk. DCGC and my attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that my property will be protected during and after Project construction.

Sincerely,

A handwritten signature in blue ink that reads "Steven B. Roger". The signature is written in a cursive style with a long horizontal line extending to the right.

Steven B. Roger

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

Dear Sir or Madam,

We live at 4520 17th St. #1, adjacent to the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

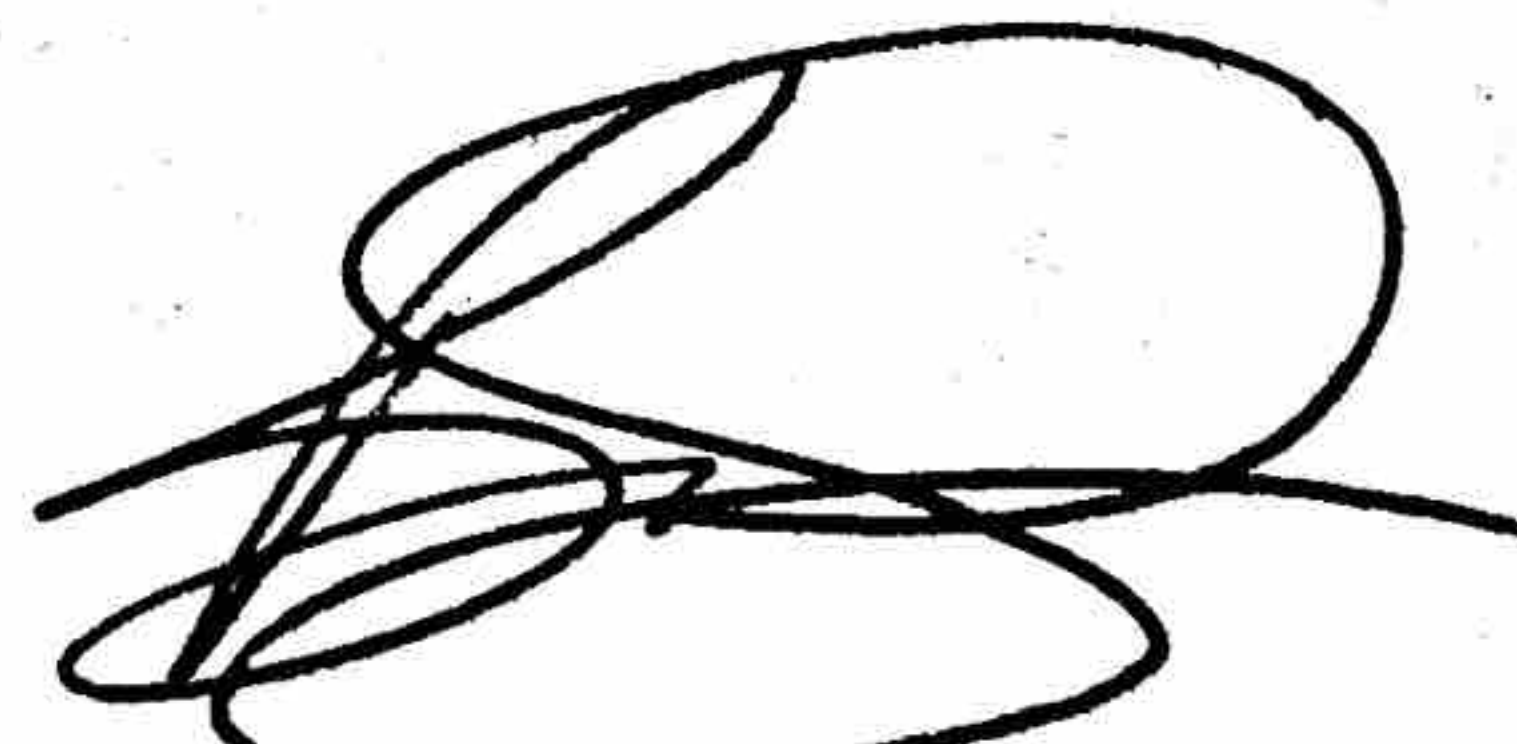
Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property, we are no longer opposed. Provided that DCGC complies with its obligations to us, to other neighbors, and to the City and County of San Francisco, we believe that our property will be protected from substantial geotechnical risk.

DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts, and to assure us that our property will be protected during and after Project construction.

Sincerely,



Desiree Roldan



Bonnie Day

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

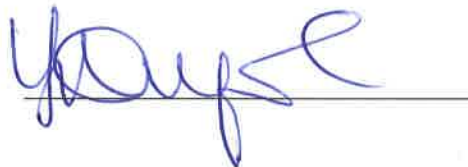
Dear Sir or Madam,

We own the property located at 4526 17th Street, westerly from the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

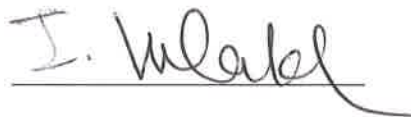
Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property(ies), we are no longer opposed. So long as DCGC complies with its obligations to us, to other neighbors and to the City and County of San Francisco, we believe that our property(ies) will be protected from substantial geotechnical risk. DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that our property(ies) will be protected during and after Project construction.

Sincerely,

YULIYA ORYOL

A handwritten signature in blue ink, appearing to read 'Yuliya Oryol', written over a horizontal line.

ISAAC VULAKH

A handwritten signature in blue ink, appearing to read 'I. Vulakh', written over a horizontal line.

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

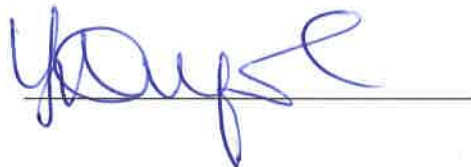
Dear Sir or Madam,

We own the property located at 4526 17th Street, westerly from the above-referenced Properties. We understand that DCGC is seeking approval to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”).

Although we have previously expressed opposition to the Project through our attorneys at Nossaman LLP, after coming to an extensive agreement with DCGC to implement measures to protect our property(ies), we are no longer opposed. So long as DCGC complies with its obligations to us, to other neighbors and to the City and County of San Francisco, we believe that our property(ies) will be protected from substantial geotechnical risk. DCGC and our attorneys have engaged in an extensive communication process to negotiate appropriate protective agreements, to provide detailed information on the Project and its potential impacts and to assure us that our property(ies) will be protected during and after Project construction.

Sincerely,

YULIYA ORYOL

A handwritten signature in blue ink, appearing to read 'Yuliya Oryol', written over a horizontal line.

ISAAC VULAKH

A handwritten signature in blue ink, appearing to read 'I. Vulakh', written over a horizontal line.

21 October 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco Planning Department

RE: Mount Olympus Project located at 217, 301, 303 Upper Terrace
AND 4500 Seventeenth Street

Dear Mr. Townes:

I am writing as a resident of 320A Upper Terrace in the Mount Olympus neighborhood in support of the proposed development by Dawson and Clinton General Contractors.

I have followed this project with interest and concern from the beginning. I was acquainted with the former resident owners and am familiar with the project site and its unique features. I have attended the many community meetings with the neighbors and the contractors and I am satisfied with the information that was made available to us. Dawson and Clinton have made every effort to consult with the neighbors and to consider their concerns and to modify their plans where feedback has suggested appropriate changes.

Dawson and Clinton have insured that their proposed development includes consideration of the community beyond "just building housing"; they have designed plans which include environmental and aesthetic enhancements to the area.

Given the current housing crisis in San Francisco, we know that the site on Roosevelt and Upper Terrace will be built upon by someone. I cannot believe that another developer would take the time, or show the concern, that has been a feature of the Dawson and Clinton project since the start. Therefore, I fully support their project and hope that the SF Planning Department and Planning Commission will see fit to approve this carefully thought out enterprise.

Sincerely,



Ardene Anderson

cc: Dawson & Clinton

290 Upper Terrace
San Francisco, CA 94117
June 1, 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 217, 301-303 Upper Terrace, Mount Olympus Project

Dear Mr. Townes:

After having attended many meetings along with my neighbors on the subject of the above proposed project, I am pleased to give it my whole-hearted support.

Dawson and Clinton General Contractors listened to us and made, with the guidance of the Planning Department, suggested changes. I understand that a project of this scope will cause necessary disruption but the end result should be worth it.

As a resident for fifty years, I was used to a more adversarial relationship with developers. This experience was different.

Very truly yours,



Carol B. Glanville

SUPPORT

Chip McAllister
308 Upper Terrace
San Francisco, CA 94117

November 7, 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:


I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor who lives directly across from the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood. I am counting the days until the unsightly buildings that currently stand at the location are replaced.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past three years and have listened carefully to any and all concerns. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,

DocuSigned by:

7732D0D63C39475...

11/7/2018

Chip McAllister

DAN SLAUGHTER

379 UPPER TERRACE
SAN FRANCISCO, CA 94117
415.531.2800
DKSLAUGHTER@GMAIL.COM

11/19/18

Chris Townes
Planning Department
1650 Mission St. #400
San Francisco, CA 94103

Dear Mr. Townes,

Together with my husband, Stephan Blachowski, I have lived at 379 Upper Terrace since 2002. We also own the two other condominiums in the same building which we rent out. I have been very involved in the Mt. Olympus community since we moved here and have followed the proposed development at 271 and 301-303 Upper Terrace (which also includes three lots at the corner of Roosevelt and 17th) (the "Development") since it was announced several years ago. I am also President of the Mt. Olympus Neighborhood Association ("MONA"), which has separately written in support of the Development. This letter is my personal letter in support.

I have attended all but one of the many community meetings in our area sponsored by the Development's sponsor, Dawson & Clinton (D&C). D&C has provided a very transparent process with detailed information including a website with the proposed plans. D&C has also been very responsive to mine and other neighbors' concerns about the Development. There are many examples of this. The first design included some additional height to the buildings on Upper Terrace which we felt were not in keeping with the character of the neighborhood. D&C lowered the height to what is now there. Some neighbors also suggested that the design could be made more friendly to the neighborhood by including more wood and less glass, and D&C accommodated that. D&C worked hard to provide extra parking and to eliminate existing curb cuts to alleviate as much as possible the perennial parking problems we face. After the community raised security and maintenance issues with the proposed stairway through the Development D&C not only removed the stairway, but kept the view corridor through the Development which will give our street a more open feel, and also pledged to help with the deteriorating existing public Monument Way stairway from Upper Terrace to 17th St. D&C has also listened and responded with concrete plans to mitigate noise, dust and traffic issues during the construction - which affects me and many others since the only way out of the neighborhood for the entire 300 and 400 block of Upper Terrace is past the Development. And D&C's plan for shoring up the hillside which is now and has been for some time a safety concern due to falling rocks is a great improvement over the unstable hill we have now.

Further, even during this planning phase, D&C have acted like good neighbors. When a diseased tree next to but not on the Development's property had to be removed, D&C did so at its own expense and then built a small fence to block a gap in the city's fencing for safety reasons. Since they bought the property, D&C has been respectful of our neighborhood and its unique small street feel.

I wholeheartedly support the Development as currently designed and urge the Planning Commission to approve it without further delay so that D&C can improve the very deteriorated buildings that are now there and improve the property to provide much needed housing and hill stability.

If you have any questions, please feel free to give me a call.

Sincerely,

Dan Slaughter

SUPPORT

MT. OLYMPUS
PROJECT
San Francisco, CA _____

11.14.2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past three years and have listened carefully to any and all concerns. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,

DANIEL COSTER
532 LYON ST.
SAN FRANCISCO
CA 94117
(408) 425 3160

David Greenberg
330 Upper Terrace
San Francisco, CA 94117

May 9, 2017

Ms. Erika Jackson
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Ms. Jackson:

I am writing to express my support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, my husband and I initially had concerns about the noise and traffic disruption that this large construction project will cause. However, we feel that the developer is planning to mitigate these issues effectively. Ultimately we are excited to see such a well-designed and thoughtful project proposed for our neighborhood.

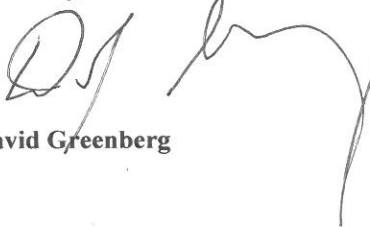
Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past two years and have listened carefully to any and all concerns. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. We are also looking forward to Dawson & Clinton's promised contributions to much needed improvements to the 17th street stairway.

Subsequent to recent height reductions, the scale of the proposed buildings and their innovative design now seems appropriate for the location. We believe that the project will improve the character of the overall neighborhood.

Therefore, we encourage the Planning Department and Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Greenberg', written over a thin, light-colored line that extends from the signature area towards the top of the page.

David Greenberg

Frederick D. Holden, Jr. and Patricia Holden
298 Upper Terrace
San Francisco, CA 94117

May 30, 2017

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

Re: Proposal by Dawson – Clinton General Contractors Corp. (“DCGC”) for
Redevelopment of 271 and 301-303 Upper Terrace, in San Francisco, California
(the “Properties”)

Dear Sir or Madam,

We live at 298 Upper Terrace, across the street from the above-referenced Properties. We understand that DCGC is in the process of applying for permits to redevelop the Properties with a 10-unit housing development, including 8 new units and 2 remodeled units (the “Project”). DCGC has communicated openly with us about the Project, and has shared details of the proposed architectural design with us.

We are writing to express our support for the proposed architectural design of the Upper Terrace portion of the Project. DCGC has agreed to modify the design of the Project to, among other things, (1) remove the proposed roofdecks and other roof features on the Upper Terrace buildings and (2) remodel, rather than fully demolish, the existing building at 301-303 Upper Terrace, keeping the new roof no higher than the existing roof. These agreed changes resolve our previous concerns regarding the privacy and architectural impact on surrounding properties on Upper Terrace.

Based on that agreement, we urge the Planning Commission to approve the portion of the Project on Upper Terrace. We have no comment on the portion of the Project not located on Upper Terrace, because that portion of the Project does not directly affect us.

Sincerely,



Frederick D. Holden, Jr.



Patricia Holden

James Shean
455 Upper Terrace #5
San Francisco, CA 94117

May 19, 2017

Ms. Erika Jackson
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Ms. Jackson:

Last night I attended the Mount Olympus Association meeting where I learned more about the proposed project. It is exciting to see such an investment in the improving of our neighborhood. This will be a great addition. They have taken every consideration to ensure it will be safe to build and aesthetically pleasing to the eye. I absolutely love the green spaces they have created and the consideration they have given to the overall design as it pertains to the surrounding buildings.


I want to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past two years and have listened carefully to any and all concerns.. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project and hope there are minimal delays in getting it started. If you have any concerns about this project, please feel free to contact me at 415-518-3100.

Sincerely,



James Shean
455 Upper Terrace #5

SUPPORT

Jonathan Deason
75 Mars St.
San Francisco CA 94114

November 18, 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location (I live less than a block away on Mars Street), I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past three years and have listened carefully to any and all concerns. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

It is a rare opportunity to be able influence the character of a neighborhood in such a thoughtful way. As a lifelong architecture fan, I love San Francisco because of the diversity of its varied history of building styles. This project is a great way to add a new modern element to the neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,

Jonathan Deason

312 Upper Terrace #3

San Francisco, CA 94117

May 30 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past two years and have listened carefully to any and all concerns. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,

Mitzi S. Palmer

MONA

MT. OLYMPUS NEIGHBORHOOD ASSOCIATION

379 Upper Terrace
San Francisco, CA 94117

T 415.531.2800

dkslaughtert@gmail.com

October 17,
2018

Chris Townes
Planning Department
1650 Mission St. #400
San Francisco, CA 94103

Dear Mr. Townes,

I am President of the Mt. Olympus Neighborhood Association (“MONA”), and write concerning the proposed development at 271 and 301-303 Upper Terrace (which also includes three lots at the corner of Roosevelt and 17th) (the “Development”). As you know, the development is in the MONA area. The Development’s sponsor, Dawson & Clinton (D&C), has met with MONA many times while developing the project and has been very receptive to community input, making a number of important changes to address our concerns.

On May 16, 2018 I wrote concerning MONA’s support of the project. At the time, the environmental report prepared by the Planning Department had just come out and therefore MONA’s support was conditional upon review and approval of that report. Since then, we have had a chance to review the environmental report. At our general membership meeting on October 11, 2018 we discussed the Development once again, including the findings in the environmental report and recent changes suggested by the city. We voted to fully support the development as proposed by D&C.

If you have any questions, please feel free to give me a call.

Sincerely,

Dan Slaughter, MONA President

cc: Alana Calgary

Townes, Chris (CPC)

From: Roman, Chris <Chris.Roman@cibc.com>
Sent: Friday, November 16, 2018 3:08 PM
To: Townes, Chris (CPC)
Subject: Upper Terrace Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Chris:

My wife and I have lived on Ashbury Terrace for over forty years and love the area. We have watched our neighborhood improve from the old "hippie" days when you could not give property away. The improvements in our beautiful area are due to remodeling's, restorations, and new projects.

We are not members of MOMA and have questioned many of the concerns expressed by that group in our area. Yes, we battled with them ,but eventually won, and all our neighbors love what we did to our home (comment: Never Underestimate the Power of Stupid People in Large Groups).

We support the developers of the Upper Terrace Project and hope that the Planning Commission allows this project, with its many changes to accommodate MOMA concerns, to move forward. The owners of the property should be allowed to move forward on a very nice project.

Thank you for your consideration.

Chris and Patricia Roman
65 Ashbury Terrace,
San Francisco, CA. 94117

Chris D. Roman | Senior Vice President | CIBC Private Wealth Management

Three Embarcadero Center, Suite 1600, San Francisco, CA 94111 | Tel 415 434-6171 | Fax 415 397 6639 | Chris.Roman@cibc.com



SUPPORT

Richard Barge
345 Upper Terrace
San Francisco, CA 94117

November 13, 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217& 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past three years and have listened carefully to any and all concerns.. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

I have personally attended several meetings held by Dawson & Clinton over the past several years with the Mount Olympus Neighborhood Association and observed that that Dawson & Clinton have taken appropriate measures to address questions and concerns raised by neighbors during the meetings, as well as follow up items addressed in subsequent meetings. Based on this, I am confident Dawson & Clinton are very sensitive to the key areas of concern raised during these meetings and have incorporate action plans to address these concerns throughout the course of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project. I would be glad to provide confirmation to the Planning Department and Planning Commission of my support for this project by phone or in person, as deemed necessary.

Sincerely,
Richard Barge
Richard Barge

Sarah Cooper
245 Upper Ter
San Francisco, CA 94117

5/30 / 2018

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past two years and have listened carefully to any and all concerns.. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,

Sarah Cooper

Mr. Chris Townes
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217 & 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

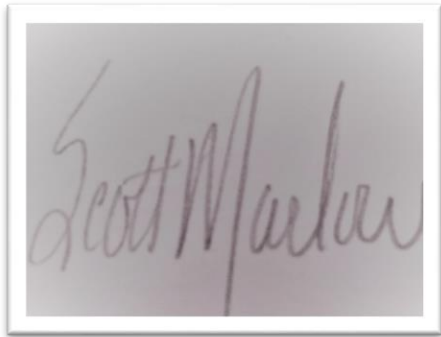
The purpose of this letter is to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor on Roosevelt Way for 22 years, I am delighted to see this development project.

This development project will provide numerous benefits to include jobs, housing and business to the local grocery/convenience store.

Dawson & Clinton have carefully planned the development of this property to have minimum impact to the area with consideration to area residence.

I strongly encourage the San Francisco Planning Department and Planning Commission to approve this housing project.

Thank you,

A rectangular box containing a handwritten signature in dark ink. The signature is written in a cursive style and reads "Scott Marlow".

Scott Marlow
556 Roosevelt Way
San Francisco CA 94114
lsmarlow@comcast.net

SUPPORT

Shelly Sutherland
340 Upper Terrace
San Francisco, CA 94117

May 19, 2017

Ms. Erika Jackson
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Mount Olympus Project located at 217, & 301-303 Upper Terrace and 4500 17th Street

Dear Ms. Jackson:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past two years and have listened carefully to any and all concerns. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Furthermore, development is eventually going to occur in this location and I believe that Dawson-Clinton is the best company to be managing this project.

I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,



Shelly Sutherland

SUPPORT

Tara Rota
756 Chuch St
San Francisco, Ca 94114

November 14, 2018

Mr. Chris Townes

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

RE: Mount Olympus Project located at 217,& 301-303 Upper Terrace and 4500 17th Street

Dear Mr. Townes:

I am writing to express my strong support for the Mount Olympus Project proposed for development by Dawson & Clinton General Contractors. As a neighbor in close proximity to the project location, I am excited to see such a well-designed and thoughtful project proposed for our neighborhood.

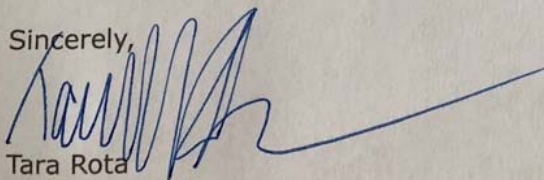
Dawson & Clinton, the project sponsors, have engaged with neighborhood residents and groups throughout the past three years and have listened carefully to any and all concerns.. They have addressed a myriad of issues throughout this process and have successfully incorporated feedback and specific requests from local residents and stakeholders to the betterment of the project.

The project will provide a number of worthwhile benefits for the local community, such as new view corridors, additional units of housing, aesthetic improvements, enhanced pedestrian safety, and stability to the currently unsupported hillside. I believe the scale of the proposed buildings and their innovative design are appropriate for the location and that the project will improve the character of the overall neighborhood.

Therefore, I strongly urge the Planning Department and Planning Commission to approve this high-quality project.

Sincerely,

Tara Rota















PROJECT DATA	
PROPERTY ADDRESS:	271 & 273 UPPER TERRACE (LOT 32A) 588 & 590 ROOSEVELT WAY (LOT 32B) 4500 & 4502 17TH STREET (LOT 34) 301 & 303 UPPER TERRACE (LOT 35A) 4504 & 4506 17TH STREET (LOT 35B) SAN FRANCISCO, CA 94117
BLOCK / LOT:	2628 / 32 (SUBDIVIDED INTO LOT 32A & 32B) 2628 / 34 2628 / 35 (SUBDIVIDED INTO LOT 35A & 35B)
YEAR BUILT:	1945 (LOT 32 AKA 271 UPPER TERRACE) 1954 (LOT 35 AKA 301 & 303 UPPER TERRACE)
ZONING DISTRICT:	RH-2
HEIGHT & BULK DISTRICT:	40-X
SPECIAL USE DISTRICT:	CORONA HEIGHTS LARGE RESIDENCE
HISTORIC EVALUATION:	C - NO HISTORIC RESOURCE PRESENT
BUILDING TYPE:	V-A
OCCUPANCY TYPE:	R3 - RESIDENTIAL
NUMBER OF STORIES:	VARIABLES, 2 TO 5 STORIES OVER BASEMENT

	LOT	ADDRESS	EXISTING	PROPOSED
NUMBER OF UNITS:	32A	271 & 273 UPPER TERRACE	1	2
	32B	588 & 590 ROOSEVELT WAY	N/A	2
	34	4500 & 4502 17TH STREET	0	2
	35A	301 & 303 UPPER TERRACE	2	2
	35B	4504 & 4506 17TH STREET	N/A	2
	PROJECT TOTAL:			3

	LOT	ADDRESS	EXISTING	PROPOSED
LOT SIZE (SQ.FT.):	32A	271 & 273 UPPER TERRACE	6,608	3,304
	32B	588 & 590 ROOSEVELT WAY	N/A	3,304
	34	4500 & 4502 17TH STREET	3,196	3,196
	35A	301 & 303 UPPER TERRACE	5,990	2,885
	35B	4504 & 4506 17TH STREET	N/A	3,103
	PROJECT TOTAL:			15,794

	LOT	ADDRESS	EXISTING	PROPOSED
GROSS FLOOR AREA (SQ.FT.): (PER SEC 102)	32A	271 & 273 UPPER TERRACE	2,311	10,274
	32B	588 & 590 ROOSEVELT WAY	N/A	7,223
	34	4500 & 4502 17TH STREET	0	9,152
	35A	301 & 303 UPPER TERRACE	2,643	6,514
	35B	4504 & 4506 17TH STREET	N/A	7,685
	PROJECT TOTAL:			4,954

CODE REFERENCES

CURRENT CODES:

THE 2016 CALIFORNIA BUILDING STANDARDS CODE:

PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 PART 2 - CALIFORNIA BUILDING CODE - VOL. I & II
 PART 3 - CALIFORNIA ELECTRICAL CODE
 PART 4 - CALIFORNIA MECHANICAL CODE
 PART 5 - CALIFORNIA PLUMBING CODE
 PART 6 - CALIFORNIA ENERGY CODE
 PART 7 - NO LONGER PUBLISHED IN TITLE 24; SEE TITLE 8 CCR
 PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
 PART 9 - CALIFORNIA FIRE CODE
 PART 10 - CALIFORNIA EXISTING BUILDING CODE
 PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
 PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

2016 ASME 17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS

CURRENT SAN FRANCISCO PLANNING CODES

CURRENT SAN FRANCISCO BUILDING CODES

AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES.

IN EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

CONDITIONAL USE AUTHORIZATION

PROJECT TEAM

OWNER:
271 UPPER TERRACE LLC
P.O. BOX 410475
SAN FRANCISCO, CA 94141
ATTN: TIM CLINTON
415.359.9991

DESIGNER - BUILDER:
DAWSON-CLINTON GENERAL CONTRACTORS
P.O. BOX 410475
SAN FRANCISCO, CA 94141
ATTN: RYAN BORMAN
415.359.9991

ARCHITECT:
RG ARCHITECTURE
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
ATTN: RIYAD GANNAM
415.699.3640

DUST CONTROL AND MONITORING:
LANGAN ENGINEERING
555 MONTGOMERY ST, STE 1300
SAN FRANCISCO, CA 94111
ATTN: ADAM BROWN
415.955.5200

STORMWATER CONTROL ENGINEER:
T.B.D.

SURVEYOR:
GEOMETRIX SURVEYING ENGINEERING
LICENSE #7639
5436 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
415.422.0527

GEOTECHNICAL ENGINEER:
RYAN GEOLOGICAL CONSULTING
16 SOUTHWOOD DRIVE
ORINDA, CA 94563
ATTN: KEVIN RYAN
510.520.5592

SHORING ENGINEER:
KOC ENGINEERING
3401 LAWTON ST
SAN FRANCISCO, CA 94122
ATTN: KEVIN O'CONNOR
415.286.3442

STRUCTURAL ENGINEER:
T.B.D.

NOISE CONTROL CONSULTANT:
T.B.D.

PROJECT SCOPE

THE PROPOSAL IS FOR **CONDITIONAL USE AUTHORIZATION** PURSUANT TO PLANNING CODE SECTIONS 303, 317, AND 249.77, TO DEMOLISH ONE EXISTING SINGLE-FAMILY STRUCTURE, MODIFY ONE EXISTING TWO-FAMILY STRUCTURE, DIVIDE THREE LOTS INTO FIVE LOTS TOTAL, AND CONSTRUCT FOUR NEW TWO-FAMILY STRUCTURES WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT WITH A 40-X HEIGHT AND BULK DESIGNATION, WITHIN THE CORONA HEIGHTS SPECIAL USE DISTRICT.

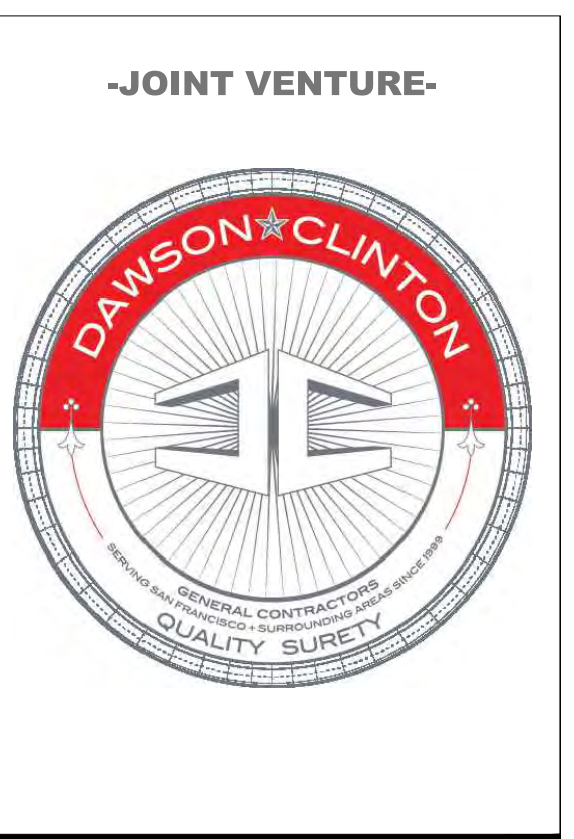
- DEMOLISH ONE EXISTING VACANT SINGLE-FAMILY STRUCTURE AT LOT 32A, AKA 271 UPPER TERRACE.
- MODIFY ONE EXISTING VACANT TWO-FAMILY STRUCTURE AT LOT 35A, AKA 301-303 UPPER TERRACE.
- DIVIDE THREE LOTS INTO FIVE LOTS TOTAL, LOT 32 AND LOT 35 ARE THROUGH LOTS, BETWEEN 17TH AND ROOSEVELT AND UPPER TERRACE, AND ARE TO BE SUBDIVIDED INTO 32A & 32B AND 35A & 35B. LOT 34 IS TO REMAIN.
- CONSTRUCT FOUR NEW TWO-FAMILY STRUCTURES AT LOT 32A, LOT 32B, LOT 34, AND LOT 35B.
- ALL UNITS ARE TO BE MARKET RATE, 301-303 UPPER TERRACE WILL REMAIN RENT CONTROL ELIGIBLE
- PROJECT TO COMPLY WITH 249.77 CORONA HEIGHTS LARGE RESIDENCE SPECIAL USE DISTRICT

VICINITY MAP



SHEET INDEX

A-0.1	TITLE SHEET
A-0.2	SITE TRANSIT
A-0.3	SITE CONTEXT - BIRDS EYE VIEW
A-0.4	STREET VIEW @ 17TH & ROOSEVELT
A-0.5	STREET VIEW @ UPPER TERRACE
A-0.6	EXISTING PHOTOS & PROPOSED PROJECT RENDERINGS
A-0.7	PROPOSED PROJECT RENDERINGS
A-0.8	ZONING CONTROL TABLE
A-0.9	ZONING CONTROL TABLE
SURVEY	SITE SURVEY
A-1.0	EXISTING SITE PLAN
A-1.1	SETBACK ANALYSIS
A-1.2	AVERAGE GRADE ANALYSIS
A-1.3	COVERAGE ANALYSIS
A-1.4	PROPOSED SITE PLAN
A-1.5	EXISTING INTERSECTION
A-1.6	PROPOSED INTERSECTION
A-1.7	FLOOR AREA RATIO & PROPERTY MASS INDEX
A-2.00	GROSS FLOOR AREA ANALYSIS
A-2.01	FLOOR PLANS - LOT 32 & 35 - EXISTING ROOF LEVEL
A-2.02	FLOOR PLANS - LOT 32 & 35 - EXISTING LEVEL 2
A-2.03	FLOOR PLANS - LOT 32 & 35 - EXISTING LEVEL 1
A-2.04	FLOOR PLANS - LOT 32 & 35 - EXISTING BASEMENT 1
A-2.1	FLOOR PLANS - LOT 35B - BASEMENT LEVEL
A-2.2	FLOOR PLANS - LOT 35B - LEVEL 1
A-2.3	FLOOR PLANS - LOT 35B - LEVEL 2
A-2.4	FLOOR PLANS - LOT 35B - LEVEL 3
A-2.5	FLOOR PLANS - LOT 35B - LEVEL 4
A-2.6	FLOOR PLANS - LOT 35B - LEVEL 5
A-2.7	FLOOR PLANS - LOT 35B - ROOF LEVEL
A-2.8	FLOOR PLANS - LOT 34 - BASEMENT LEVEL
A-2.9	FLOOR PLANS - LOT 34 - LEVEL 1
A-2.10	FLOOR PLANS - LOT 34 - LEVEL 2
A-2.11	FLOOR PLANS - LOT 34 - LEVEL 3
A-2.12	FLOOR PLANS - LOT 34 - LEVEL 4
A-2.13	FLOOR PLANS - LOT 34 - ROOF TERRACE
A-2.14	FLOOR PLANS - LOT 34 - ROOF LEVEL
A-2.15	FLOOR PLANS - LOT 32B - BASEMENT LEVEL
A-2.16	FLOOR PLANS - LOT 32B - LEVEL 1
A-2.17	FLOOR PLANS - LOT 32B - LEVEL 2
A-2.18	FLOOR PLANS - LOT 32B - LEVEL 3
A-2.19	FLOOR PLANS - LOT 32B - LEVEL 4
A-2.20	FLOOR PLANS - LOT 32B - ROOF TERRACE
A-2.22	FLOOR PLANS - LOT 32A - ROOF LEVEL
A-2.23	FLOOR PLANS - LOT 32A - LEVEL 2
A-2.24	FLOOR PLANS - LOT 32A - LEVEL 1
A-2.25	FLOOR PLANS - LOT 32A - BASEMENT 1
A-2.26	FLOOR PLANS - LOT 32A - BASEMENT 2
A-2.27	FLOOR PLANS - LOT 32A - BASEMENT 3
A-2.29	FLOOR PLANS - LOT 35A - ROOF LEVEL
A-2.30	FLOOR PLANS - LOT 35A - LEVEL 2
A-2.31	FLOOR PLANS - LOT 35A - LEVEL 1
A-2.32	FLOOR PLANS - LOT 35A - BASEMENT 1
A-2.33	FLOOR PLANS - LOT 35A - BASEMENT 2
A-2.34	FLOOR PLANS - LOT 35A - BASEMENT 3
A-3.01	EXISTING STREET (NORTH) ELEVATION - LOT 32A-35A
A-3.02	EXISTING REAR (SOUTH) ELEVATION - LOT 32A-35A
A-3.03	EXISTING SIDE (EAST & WEST) ELEVATION - LOT 32A-35A
A-3.1	PROPOSED BLOCK PERSPECTIVE - 17TH @ ROOSEVELT
A-3.2	PROPOSED BLOCK ELEVATION - 17TH @ ROOSEVELT
A-3.3	STREET (SOUTH) ELEVATION - LOT 35B
A-3.4	SIDE (WEST) ELEVATION - LOT 35B
A-3.5	REAR (NORTH) ELEVATION - LOT 35B
A-3.6	SIDE (EAST) ELEVATION - LOT 35B
A-3.7	STREET (SOUTH) ELEVATION - LOT 34
A-3.8	SIDE (WEST) ELEVATION - LOT 34
A-3.9	REAR (NORTH) ELEVATION - LOT 34
A-3.10	SIDE (EAST) ELEVATION - LOT 34
A-3.11	STREET (SOUTH) ELEVATION - LOT 32B
A-3.12	SIDE (WEST) ELEVATION - LOT 32B
A-3.13	REAR (NORTH) ELEVATION - LOT 32B
A-3.14	SIDE (EAST) ELEVATION - LOT 32B
A-3.15	STREET (NORTH) ELEVATION - LOT 32A-35A
A-3.16	SIDE (WEST) ELEVATION - LOT 35A
A-3.17	REAR (SOUTH) ELEVATION - LOT 32A-35A
A-3.18	SIDE (EAST) ELEVATION - LOT 32A
A-3.19	SIDE (WEST) ELEVATION - LOT 32A
A-3.20	SIDE (EAST) ELEVATION - LOT 35A
A-4.01	STREET TO STREET SECTION @ CENTER OF LOT 35 - EXISTING
A-4.02	STREET TO STREET SECTION @ CENTER OF LOT 34 - EXISTING
A-4.03	STREET TO STREET SECTION @ CENTER OF LOT 32 - EXISTING
A-4.1	STREET TO STREET SECTION @ CENTER OF LOT 35A & 35B - PROPOSED
A-4.2	STREET TO STREET SECTION @ CENTER OF LOT 34 - PROPOSED
A-4.3	STREET TO STREET SECTION @ CENTER OF LOT 32A & 32B - PROPOSED
A-4.4	LONGITUDINAL SECTION @ CENTER OF LOT 35B - PROPOSED
A-4.5	LONGITUDINAL SECTION @ CENTER OF LOT 34 - PROPOSED
A-4.6	LONGITUDINAL SECTION @ CENTER OF LOT 32B - PROPOSED
A-4.7	LONGITUDINAL SECTION @ CENTER OF LOT 32A - PROPOSED
A-4.8	LONGITUDINAL SECTION @ CENTER OF LOT 35A - PROPOSED
A-5.0	LOT 35A DEMO CALCULATIONS
GB-1	GREEN BUILDING WORKSHEET



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GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA · 94141-0475 · P: 415.359.9991 · F: 415.359.9992

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rg-architecture
428 S VAN NESS AVE
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mail@rg-architecture.com



**SITE PERMIT SET
NOT FOR CONSTRUCTION**

NO.	DATE	SUBMISSION
15.FEB.2015	PRE-APP MEETING	
6.APR.2015	SITE PERMIT APP	
30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
TITLE SHEET

JOB NUMBER: 14006

SCALE: N.T.S

DATE: OCT 1ST, 2018

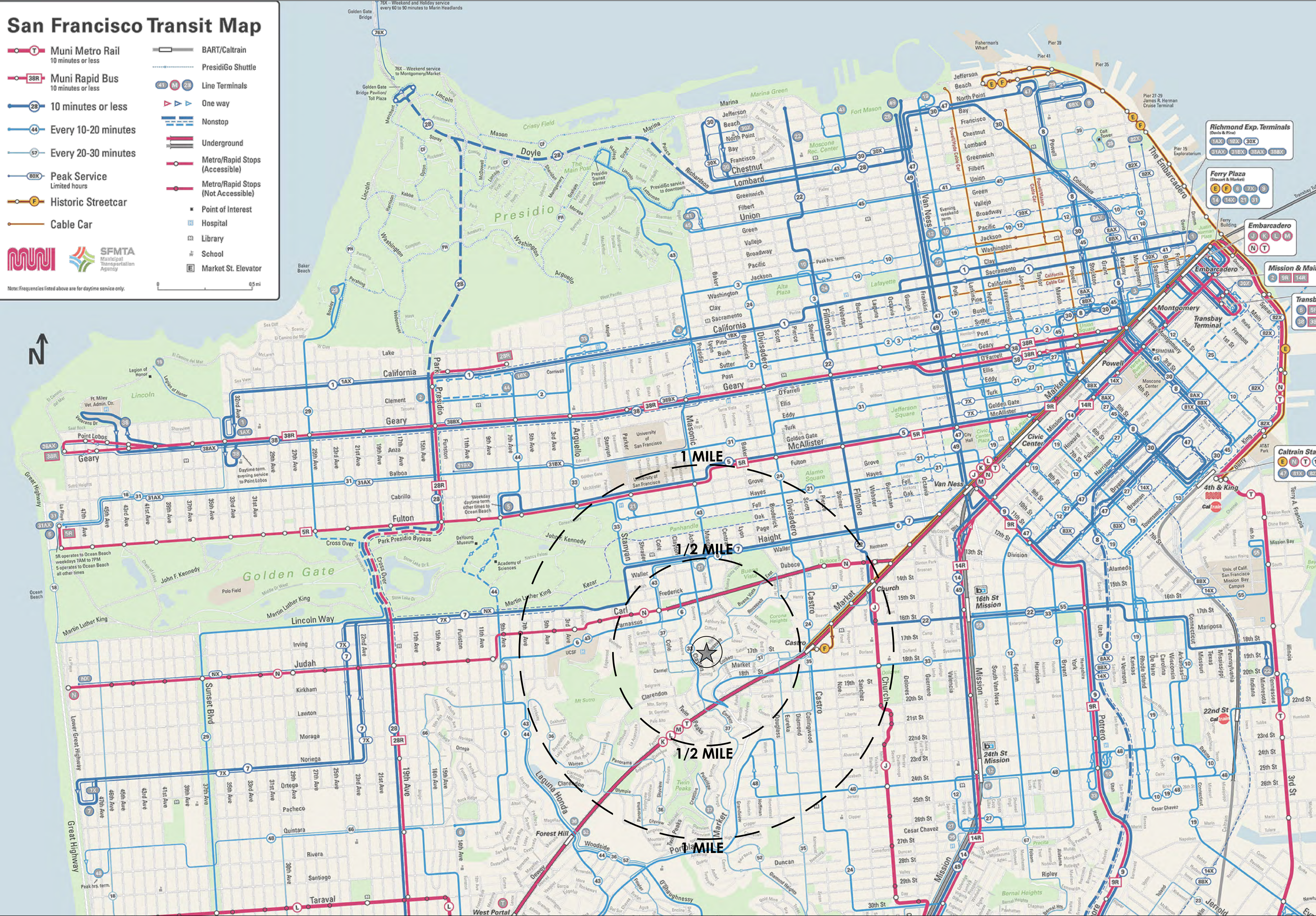
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San Francisco Transit Map

- Muni Metro Rail
10 minutes or less
- Muni Rapid Bus
10 minutes or less
- 28 10 minutes or less
- 44 Every 10-20 minutes
- 57 Every 20-30 minutes
- Peak Service
Limited hours
- Historic Streetcar
- Cable Car
- BART/Caltrain
- PresidiGo Shuttle
- Line Terminals
- One way
- Nonstop
- Underground
- Metro/Rapid Stops (Accessible)
- Metro/Rapid Stops (Not Accessible)
- Point of Interest
- Hospital
- Library
- School
- Market St. Elevator



Note: Frequencies listed above are for daytime service only.



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DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 • SAN FRANCISCO, CA 94141-0475
P: 415.359.9991 F: 415.359.9992

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428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SITE TRANSIT

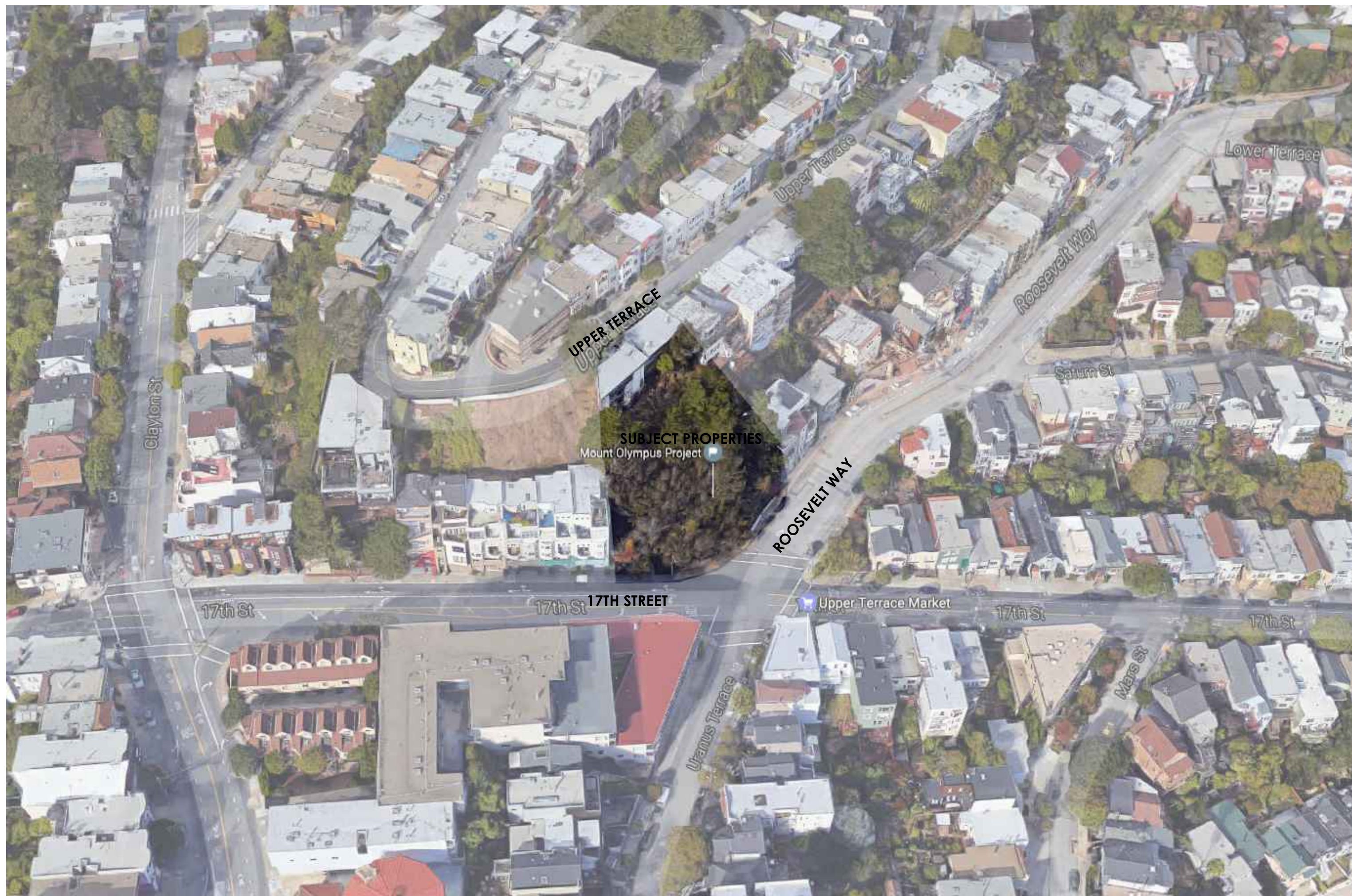
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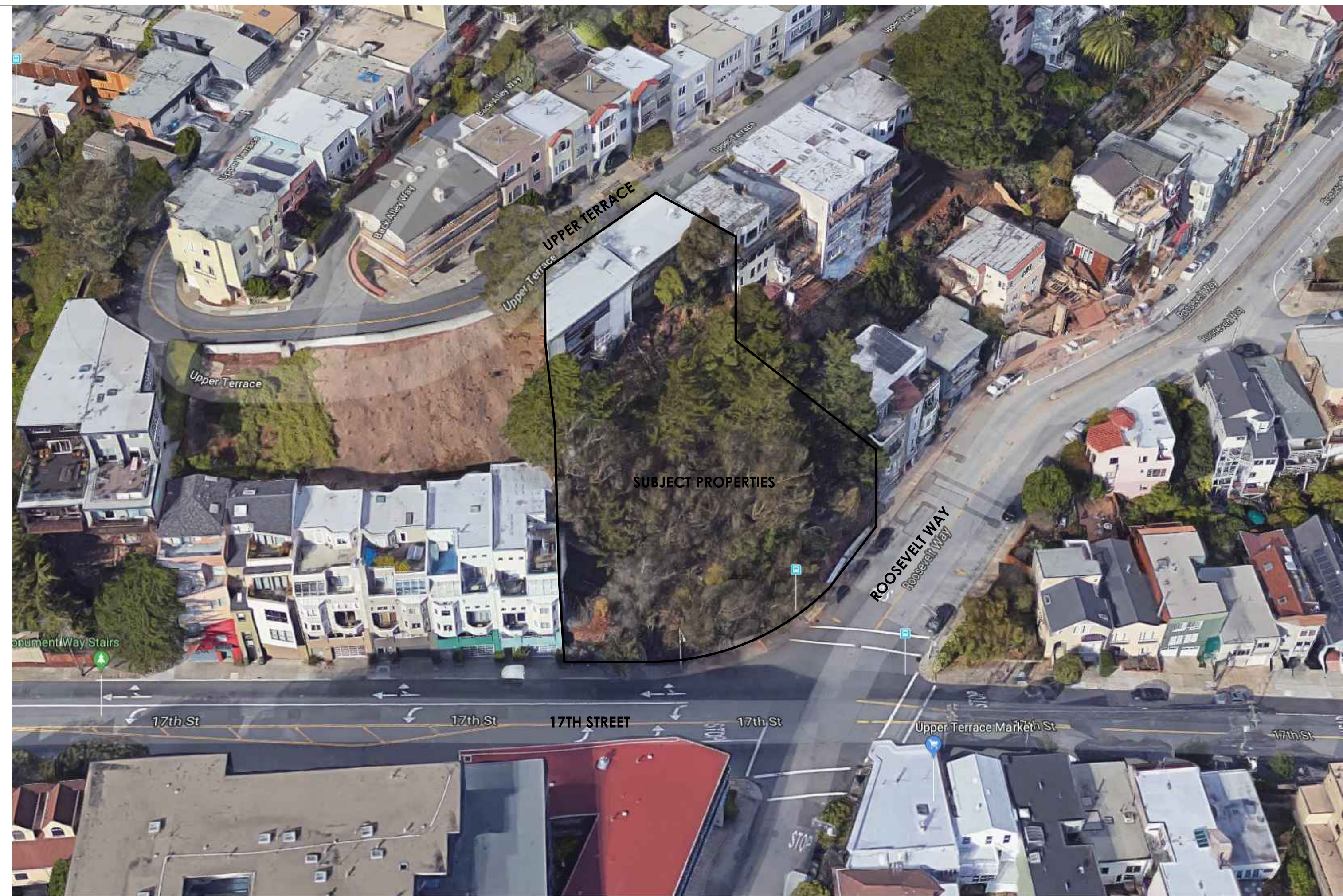
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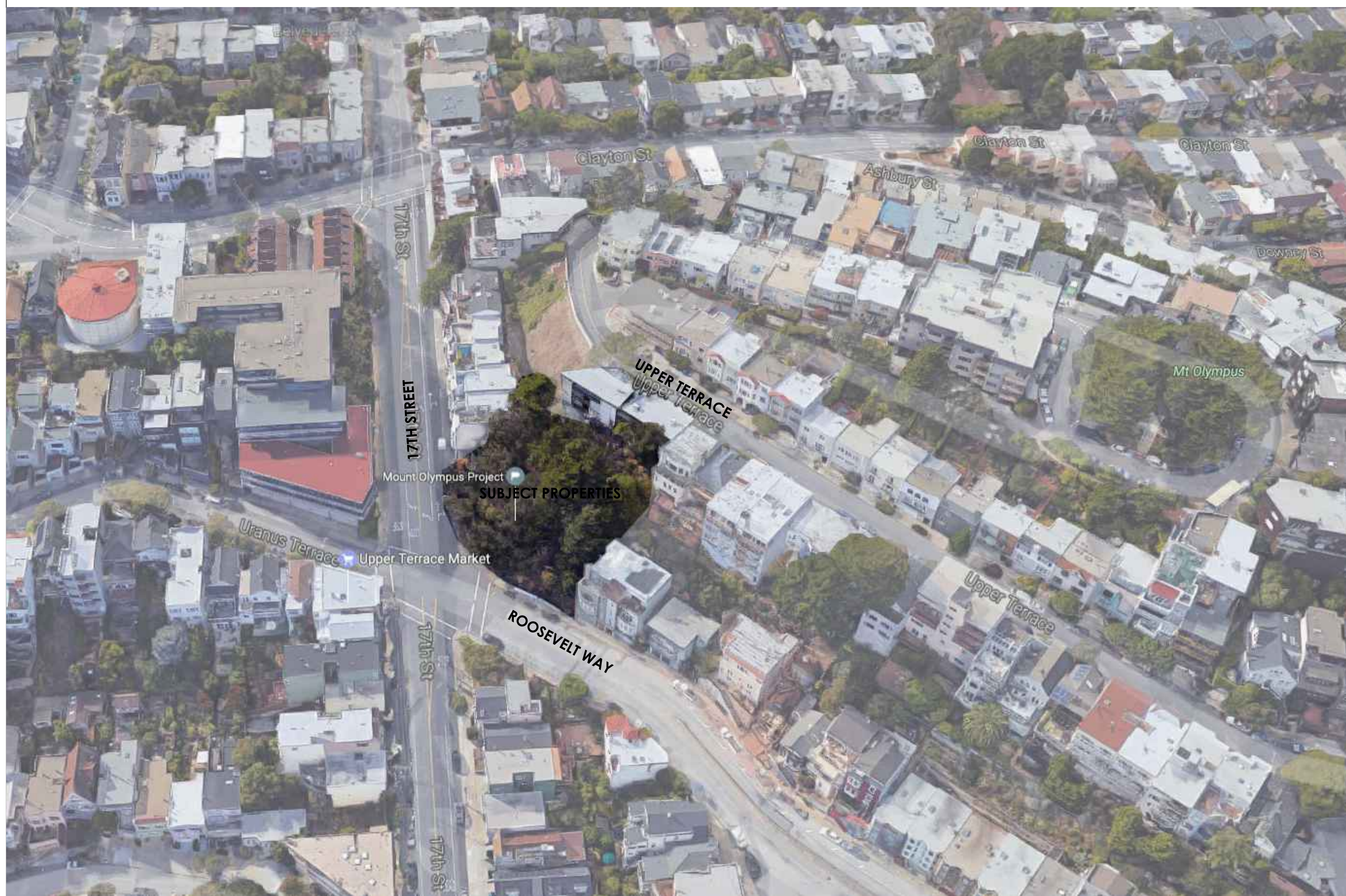
PROJECT LOCATION ON TRANSIT MAP



BIRDS EYE VIEW LOOKING NORTH - GREATER CONTEXT



BIRDS EYE VIEW LOOKING NORTH - SITE CONTEXT



BIRDS EYE VIEW LOOKING WEST - GREATER CONTEXT



BIRDS EYE VIEW LOOKING WEST - SITE CONTEXT

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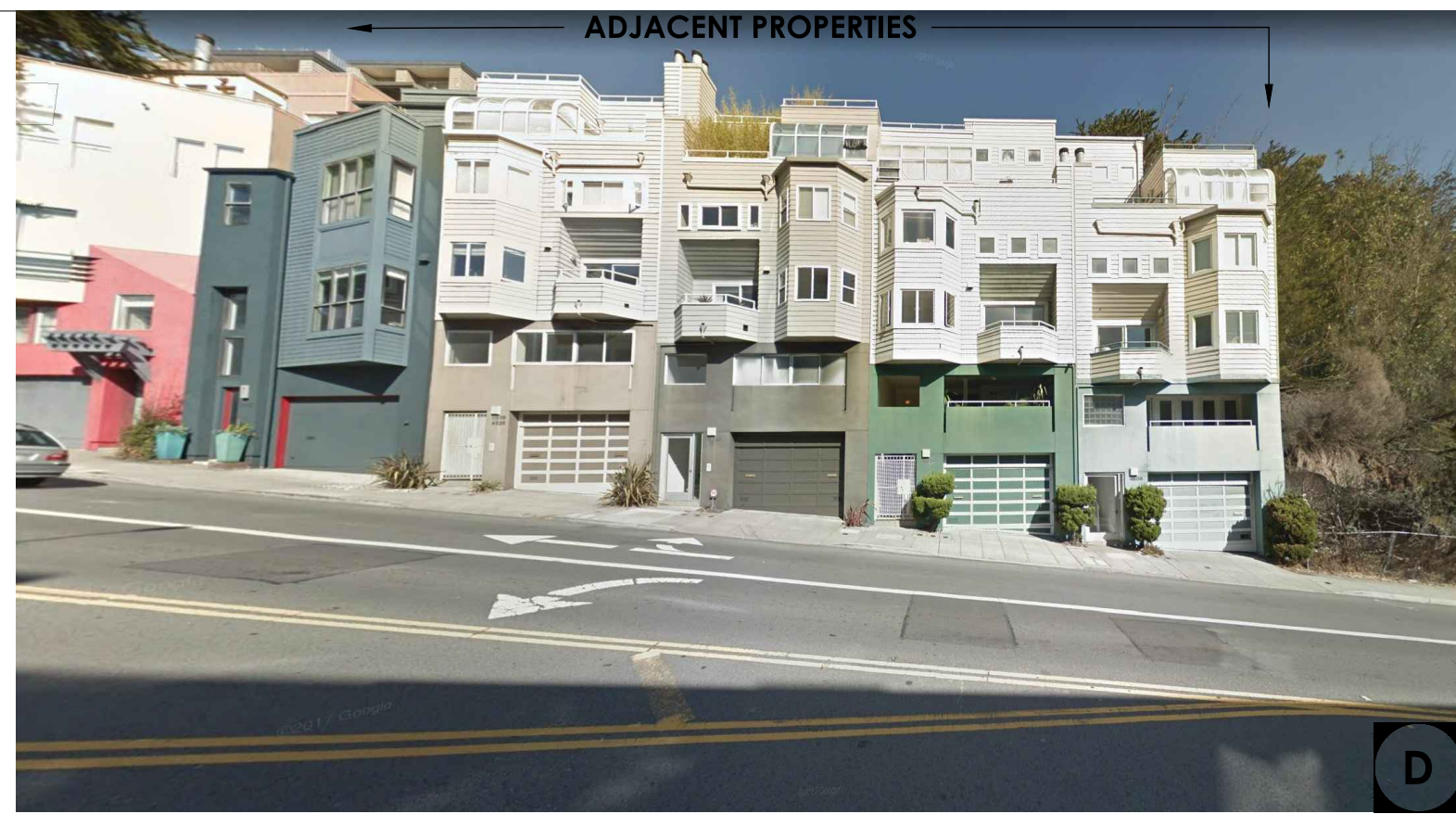
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SITE CONTEXT

JOB NUMBER: 14006

SCALE: N.T.S.
DATE: OCT 1ST, 2018

SHEET:
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NORTH @ 17TH STREET



NORTH @ 17TH STREET



NNW @ 17TH & ROOSEVELT



NORTH ON ROOSEVELT WAY

EXISTING STREET VIEW @ 17TH STREET & ROOSEVELT - TOWARD PROJECT

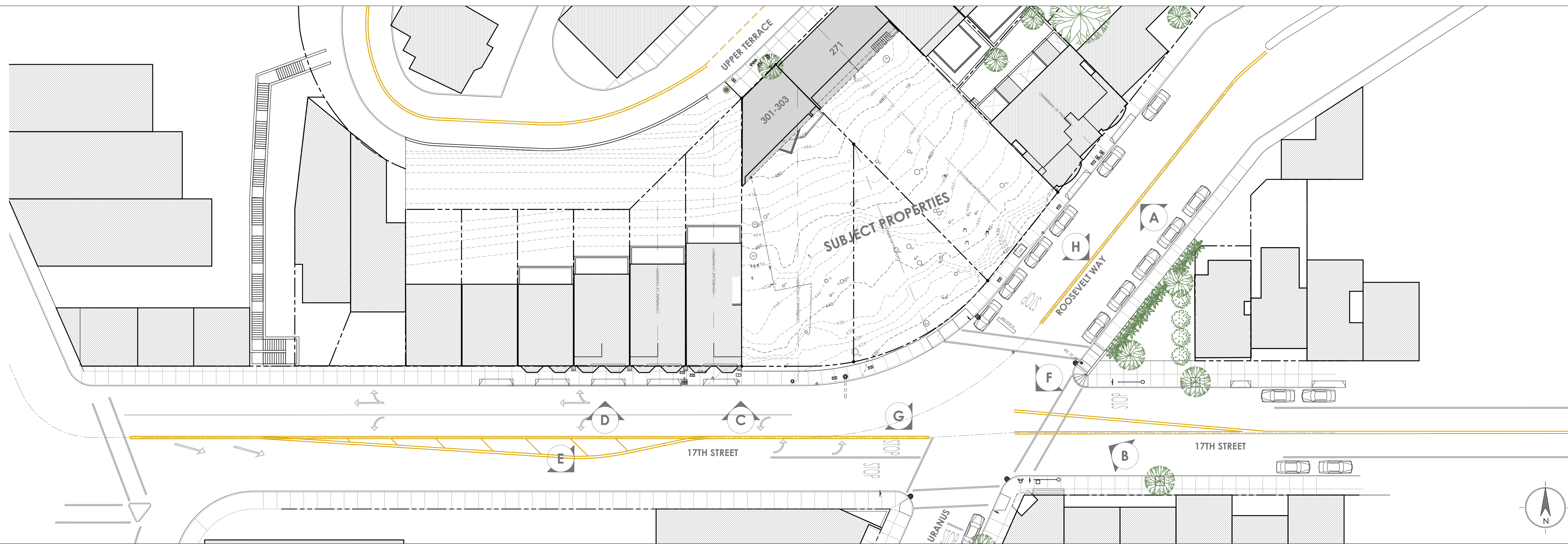


PHOTO LOCATION PLAN



SOUTH ACROSS 17TH ST FROM SUBJECT PROPERTIES



WEST UP 17TH @ ROOSEVELT SUBJECT PROPERTIES

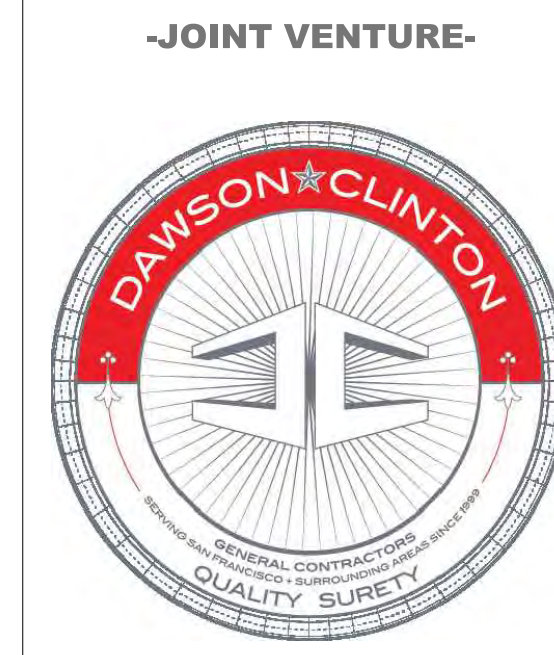


EAST DOWN 17TH @ URANUS ST



EAST ACROSS ROOSEVELT WAY

EXISTING STREET VIEW @ 17TH STREET & ROOSEVELT - ACROSS FROM PROJECT



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GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA 94103
941.41.3475 · P: 415.359.9991 · F: 415.359.9992

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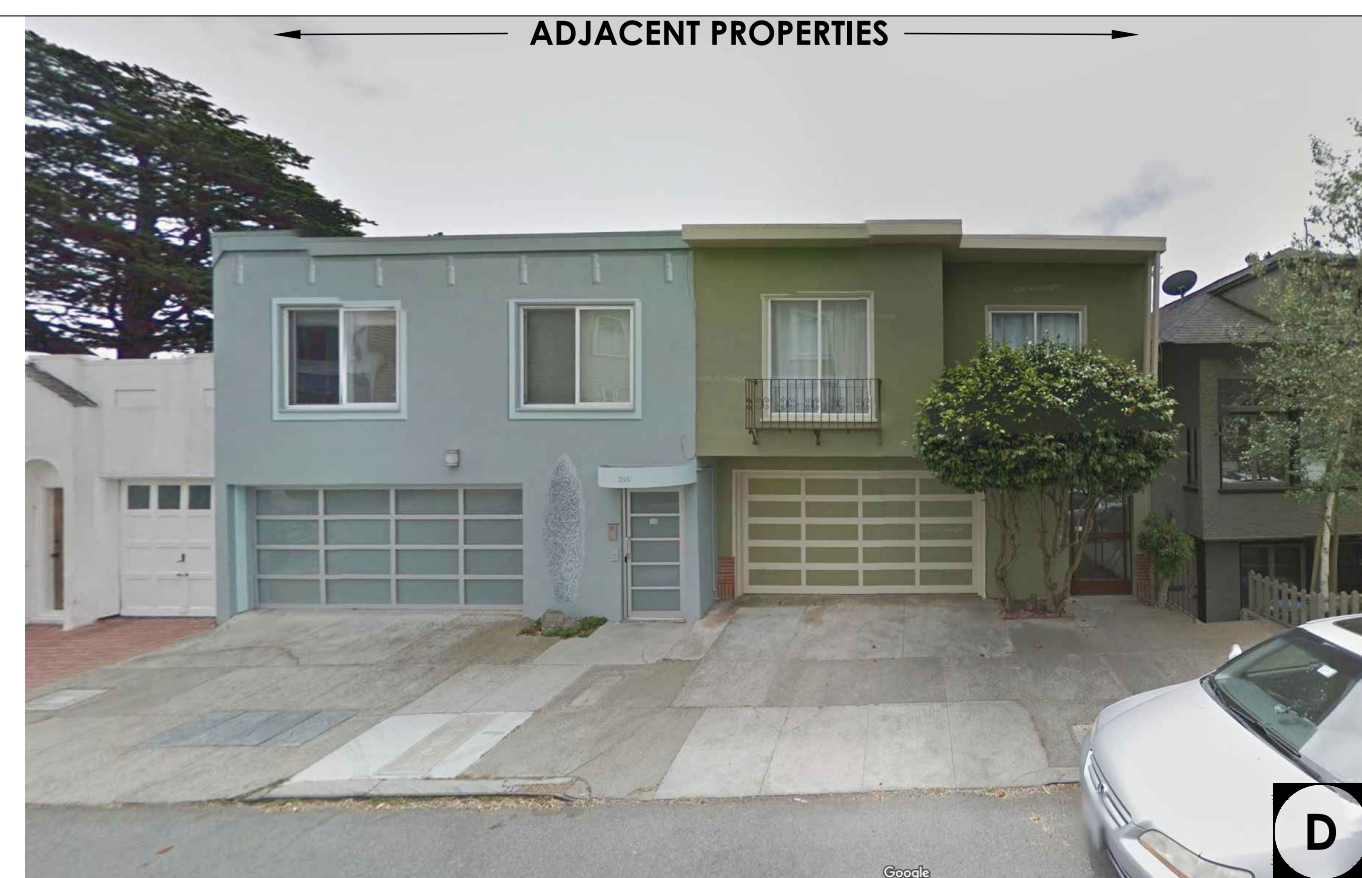
DRAWING:
STREET VIEW

JOB NUMBER: 14006

SCALE: N.T.S.

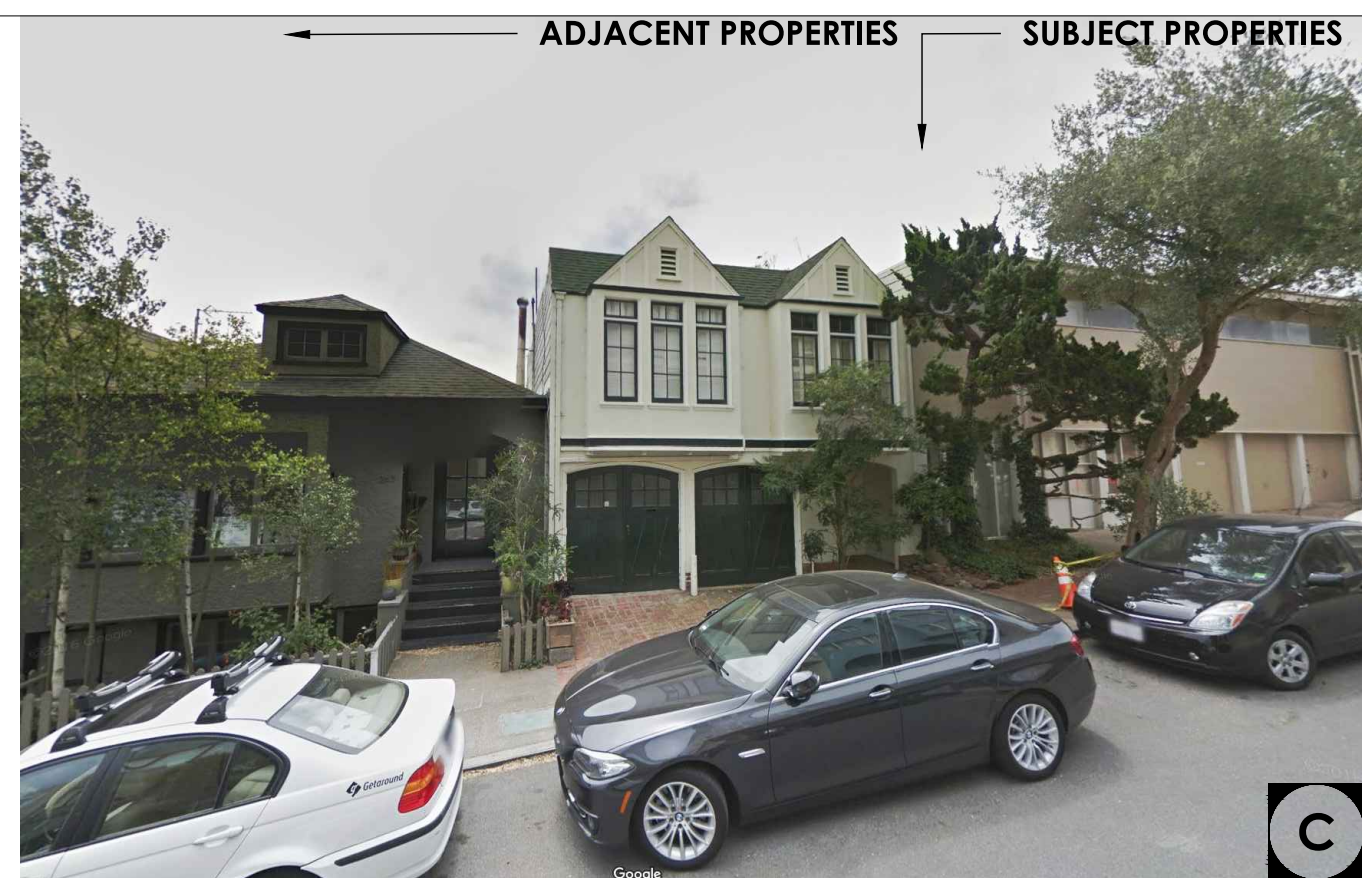
DATE: OCT 1ST, 2018

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← ADJACENT PROPERTIES →

SOUTH @ UPPER TERRACE



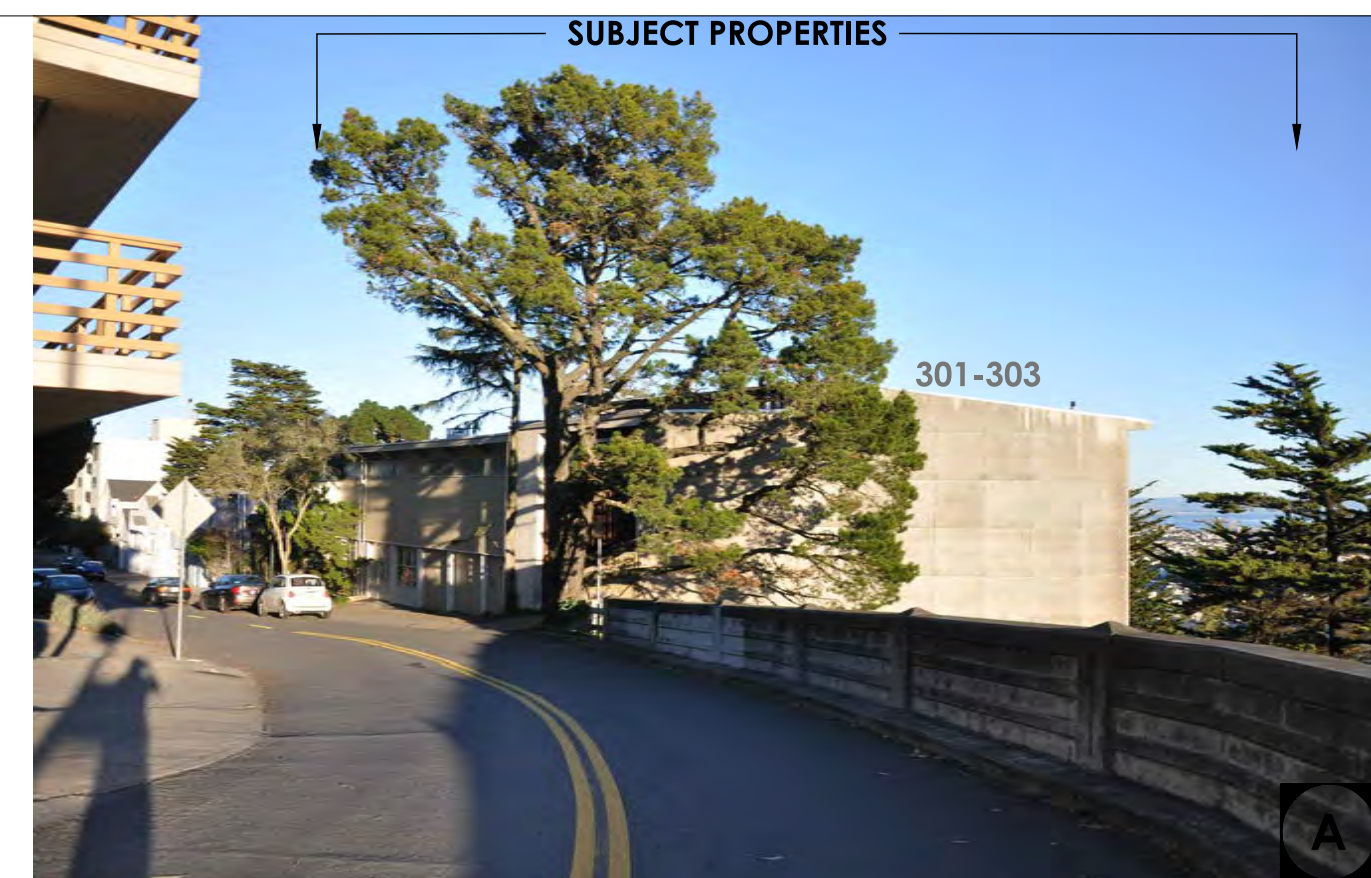
← ADJACENT PROPERTIES SUBJECT PROPERTIES →

SOUTH @ UPPER TERRACE



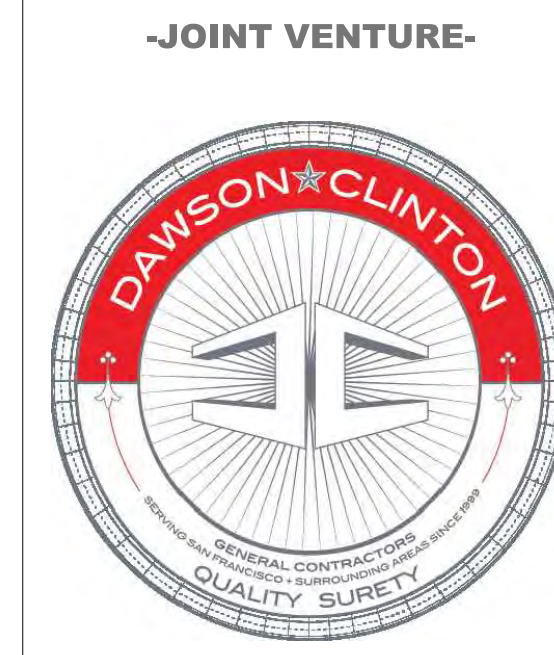
← SUBJECT PROPERTIES →

SOUTH @ UPPER TERRACE



← SUBJECT PROPERTIES →

EAST @ UPPER TERRACE



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EXISTING STREET VIEW @ UPPER TERRACE - TOWARD PROJECT



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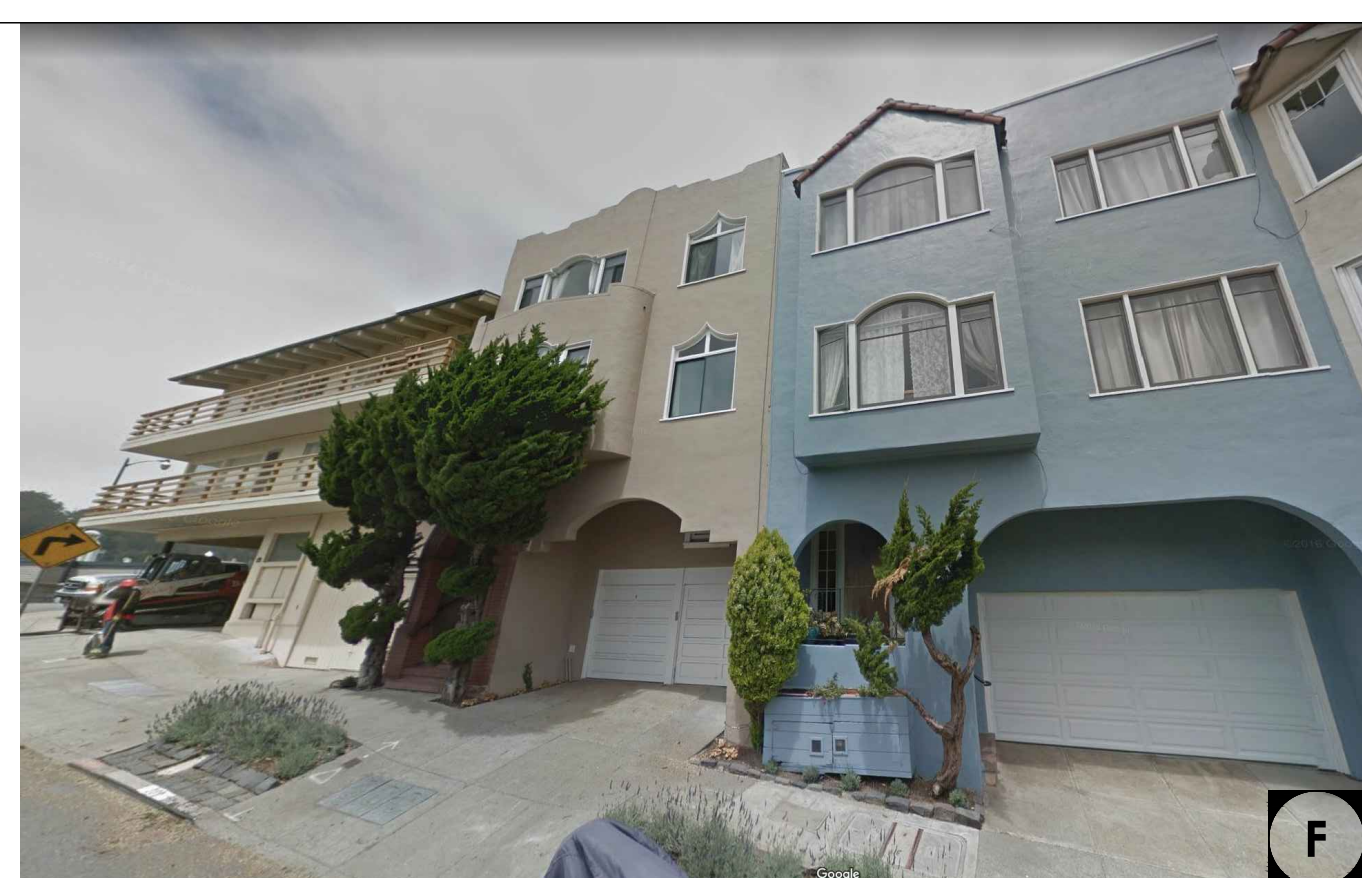
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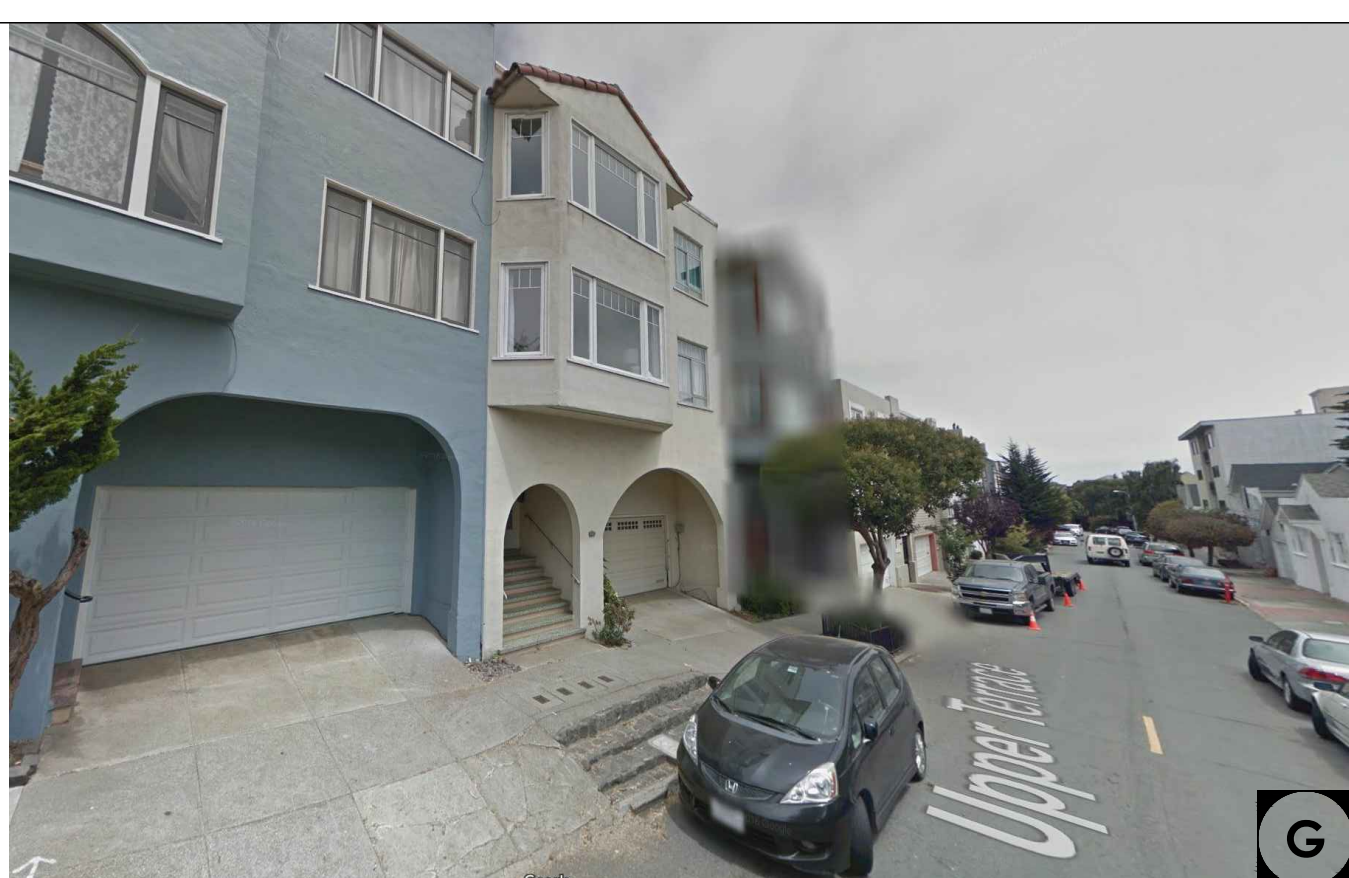
PHOTO LOCATION PLAN



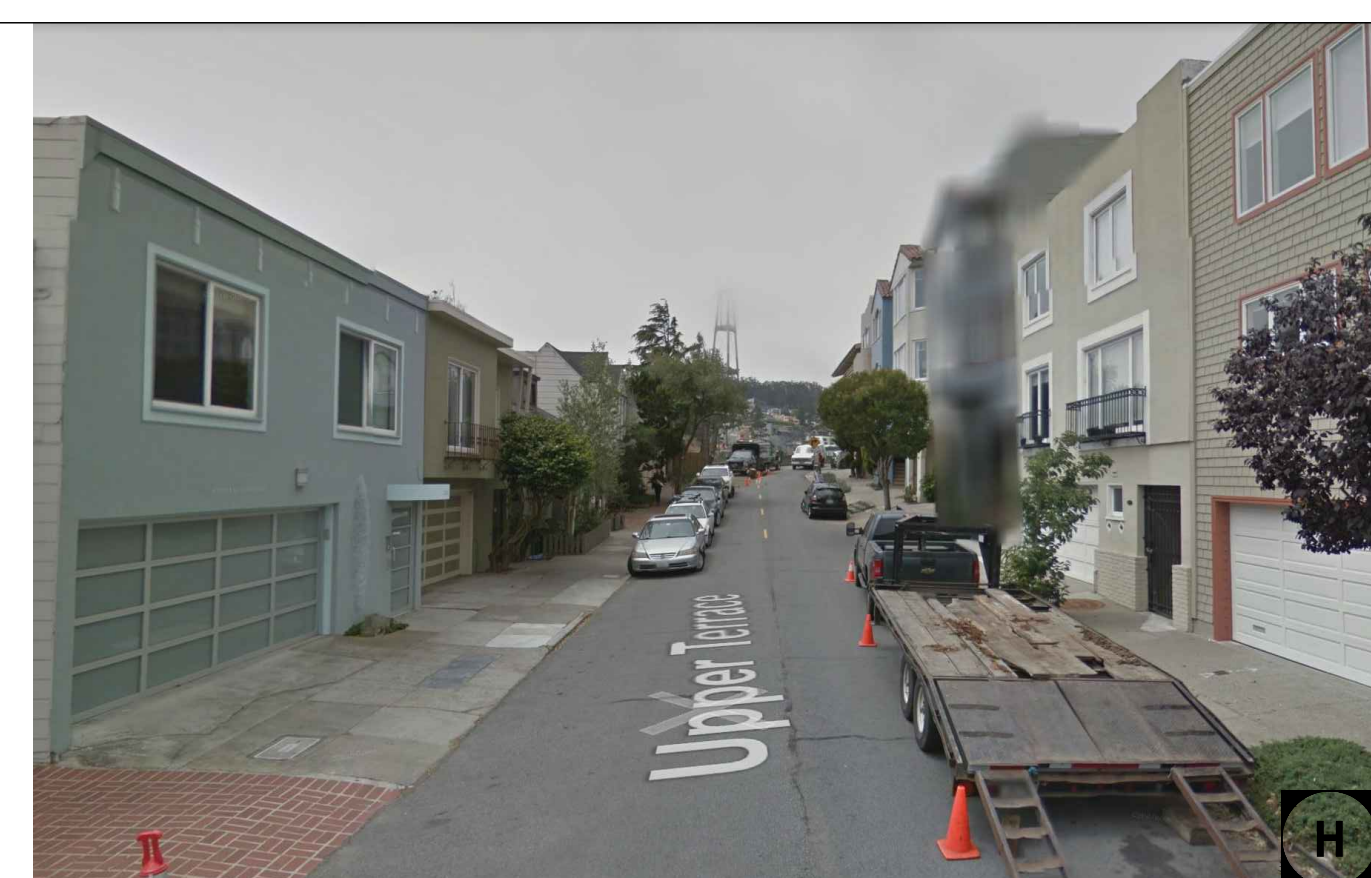
EAST ON UPPER TERRACE



ACROSS UPPER TERRACE FROM SUBJECT PROPERTIES



NORTHEAST @ UPPER TERRACE



WEST @ UPPER TERRACE

EXISTING STREET VIEW @ UPPER TERRACE - ACROSS FROM PROJECT

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
STREET VIEW

JOB NUMBER: 14006

SCALE: N.T.S.
 DATE: OCT 1ST, 2018

SHEET:
A0.5



PHOTO LOOKING WNW @ 17TH AND ROOSEVELT - EXISTING



PERSPECTIVE LOOKING WNW @ 17TH AND ROOSEVELT - PROPOSED

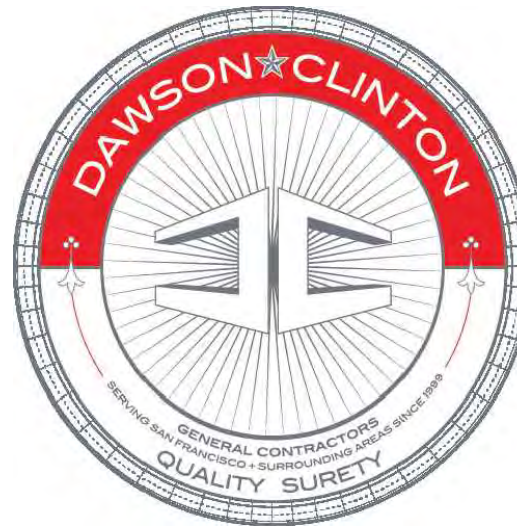


PHOTO LOOKING SOUTH @ UPPER TERRACE - EXISTING



PERSPECTIVE LOOKING SOUTH @ UPPER TERRACE - PROPOSED

-JOINT VENTURE-



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94141-0475 P: 415.359.9991 F: 415.359.9992

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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
RENDERINGS

JOB NUMBER: 14006

SCALE: N.T.S.
DATE: OCT 1ST, 2018

SHEET:
A0.6



PERSPECTIVE LOOKING SOUTH @ UPPER TERRACE



PERSPECTIVE LOOKING NNW @ 17TH AND ROOSEVELT



PERSPECTIVE LOOKING NORTH @ 17TH STREET



PERSPECTIVE LOOKING NW @ ROOSEVELT WAY

-JOINT VENTURE-



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-AND-

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428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



SITE PERMIT SET
NOT FOR CONSTRUCTION

NO.	DATE	SUBMISSION
15.FEB.2015	PRE-APP MEETING	
6.APR.2015	SITE PERMIT APP	
30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
RENDERINGS

JOB NUMBER: 14006

SCALE: N.T.S

DATE: OCT 1ST, 2018

SHEET:
A0.7

PROJECT ADDRESS			271 & 273 UPPER TERRACE (LOT 32A)		588 & 590 ROOSEVELT WAY (LOT 32B)		4500 & 4502 17TH STREET (LOT 34)		301 & 303 UPPER TERRACE (LOT 35A)		4504 & 4506 17TH STREET (LOT 35B)			
			EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED		
SITE KEY			PROJECT DATA											
			GROSS FLOOR AREA	2,311 SQ.FT.	10,274 SQ.FT. 273: 4,043 SQ.FT. 271: 3,399 SQ.FT. COMMON: 2,832 SQ.FT.	N/A	7,223 SQ.FT. 590: 2,410 SQ.FT. 588: 2,287 SQ.FT. COMMON: 2,527 SQ.FT.	N/A	9,152 SQ.FT. 4502: 2,878 SQ.FT. 4500: 3,152 SQ.FT. COMMON: 3,122 SQ.FT.	2,643 SQ.FT.	6,514 SQ.FT. 303: 1,555 SQ.FT. 301: 3,940 SQ.FT. COMMON: 1,019 SQ.FT.	N/A	7,685 SQ.FT. 4506: 2,975 SQ.FT. 4504: 2,331 SQ.FT. COMMON: 2,379 SQ.FT.	
			NUMBER OF STORIES	2 O/ BASEMENT	2 O/ BASEMENT		5 O/ BASEMENT		5 O/ BASEMENT		2 O/ BASEMENT	2 O/ BASEMENT		5 O/ BASEMENT
			NUMBER OF BEDROOMS	1	5 273: 3 271: 2		6 590: 3 588: 3		6 4502: 3 4500: 3		2	5 303: 2 301: 3		6 4506: 3 4504: 3
ZONING CONTROL FOR RH-2 ZONING DISTRICT														
CODE	SECTION	NOTES	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED		
CORONA HEIGHTS S.U.D.	§ 249.77	CONDITIONAL USE AUTHORIZARION REQUIRED FOR RESIDENTIAL DEVELOPEMNT GREATER THAN 3,000 SQ.FT ON VACANT PARCEL. OR RESIDENTIAL DEVELOPMENT THAT WILL RESULT IN GREATER THAN 3,000 SQ.FT ON A DEVELOPED PARCEL.	GROSS FLOOR AREA: 2,301 SQ.FT.	GROSS FLOOR AREA: 10,274 SQ.FT. > 3,000 CU REQUIRED	GROSS FLOOR AREA: 0 SQFT.	GROSS FLOOR AREA: 7,223 SQ.FT. > 3,000 CU REQUIRED	GROSS FLOOR AREA: 0 SQFT.	GROSS FLOOR AREA: 9,152 SQ.FT. > 3,000 CU REQUIRED	GROSS FLOOR AREA: 2,643 SQ.FT.	GROSS FLOOR AREA: 6,514 SQ.FT. > 3,000 CU REQUIRED	GROSS FLOOR AREA: 0 SQFT.	GROSS FLOOR AREA: 7,685 SQ.FT. > 3,000 CU REQUIRED		
MINIMUM LOT SIZE	§ 121	WIDTH: 25'-0" AREA: 2,500 SQ.FT.	WIDTH: 50'-0" AREA: 6,608 SQ.FT.	WIDTH: 50'-0" AREA: 3,304 SQ.FT.	N/A	WIDTH: 50'-0" AREA: 3,304 SQ.FT.	WIDTH: 71'-4 1/4" (FRONT) 0'-0" (REAR) AREA: 3,196 SQ.FT.	WIDTH: 71'-4 1/4" (FRONT) 0'-0" (REAR) AREA: 3,196 SQ.FT.	WIDTH: 21'-4 5/8" (FRONT) 50'-0" (REAR) AREA: 5,990 SQ.FT.	WIDTH: 21'-4 5/8" (FRONT) 50'-0" (REAR) AREA: 2,885 SQ.FT.	N/A	WIDTH: 50'-0" AREA: 3,103 SQ.FT.		
RESIDENTIAL DENSITY, DWELLING UNITS	§ 207	(P) UP TO TWO UNITS PER LOT. (C) UP TO ONE UNIT PER 1,500 SQUARE FEET OF LOT AREA.	ONE UNIT	TWO UNITS PROPOSED AND PERMITTED MARKET RATE		TWO UNITS PROPOSED AND PERMITTED MARKET RATE	N/A	TWO UNITS PROPOSED AND PERMITTED MARKET RATE	TWO UNITS	TWO UNITS PROPOSED AND PERMITTED MARKET RATE (RENT CONTROL ELIGIBLE)		TWO UNITS PROPOSED AND PERMITTED MARKET RATE		
FLOOR AREA RATIO	§§ 102, 123, 124	FOR REFERENCE ONLY. FLOOR AREA RATIO NOT APPLICABLE TO RH-2.	0.35 TO 1	3.6 TO 1		2.8 TO 1		3.1 TO 1	0.44 TO 1	2.3 TO 1		2.8 TO 1		
HEIGHT AND BULK LIMITS	§§ 102, 105, 106, 250-252, 253, 260, 261, 270, 271. SEE ALSO HEIGHT AND BULK DISTRICT MAPS.	NO PORTION OF A DWELLING MAY BE TALLER THAN 40 FEET. STRUCTURES WITH USES OTHER THAN DWELLINGS MAY BE CONSTRUCTED TO THE PRESCRIBED HEIGHT LIMIT PER § 261 THE HEIGHT LIMIT MAY BE DECREASED BASED ON THE SLOPE OF THE LOT.	20'-2"	24'-0" PROPOSED 30'-0" REQUIRED PER § 261(b)(1)(B)		40'-0" PROPOSED AND REQUIRED PER § 261(b)(1)(A)		40'-0" PROPOSED AND REQUIRED PER § 261(b)(1)(A)	21'-4"	21'-4" PROPOSED 30'-0" REQUIRED PER § 261(b)(1)(B)		40'-0" PROPOSED AND REQUIRED PER § 261(b)(1)(A)		
FRONT SETBACK	§§ 130, 131, 132	REQUIRED. BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15 FEET.	2'-0"	REQUIRED: 0'-8" PROPOSED: VARIES, 0'-0" TO 8'-0"		REQUIRED: 0'-0" PROPOSED: VARIES, 0'-0" TO 6'-4"		REQUIRED: 0'-0" PROPOSED: VARIES, 0'-0" TO 26'-0"	0'-0"	REQUIRED: 0'-0" PROPOSED: 0'-0"		REQUIRED: 0'-0" PROPOSED: VARIES, 0'-0" TO 22'-9"		
REAR SETBACK	§§ 130, 134	45% OF LOT DEPTH OR AVERAGE OF ADJACENT NEIGHBORS. IF AVERAGED, NO LESS THAN 25% OR 15 FEET, WHICHEVER IS GREATER.	104'-0" (79%)	21'-1 3/4" (32%) PROPOSED AND REQUIRED PER § 134(c)(1)		19'-9 5/8" (30%) PROPOSED 16'-7 1/8" REQUIRED PER § 134(c)(1)		21'-1 3/8" (25%) PROPOSED AND REQUIRED PER § 134(c)(1)	80'-0" (67%)	25'-9 1/4" (45%) PROPOSED AND REQUIRED PER § 134(a)(2)		15'-7" (25%) PROPOSED AND REQUIRED PER § 134(c)		

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DAWSON & CLINTON
GENERAL CONTRACTORS
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CODE	SECTION	NOTES	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
SIDE YARD	§§ 130, 133	NOT REQUIRED.	N/A	NOT REQUIRED		8'-0" PROPOSED NOT REQUIRED		NOT REQUIRED	N/A	NOT REQUIRED		10'-0" PROPOSED NOT REQUIRED
RESIDENTIAL DESIGN GUIDELINES	§ 311	SUBJECT TO THE RESIDENTIAL DESIGN GUIDELINES. OTHER DESIGN GUIDELINES THAT HAVE BEEN APPROVED BY THE PLANNING COMMISSION MAY ALSO APPLY.	N/A	PROJECT REVIEWED BY RESIDENTIAL DESIGN TEAM (RDT) FOR COMPLIANCE	N/A	PROJECT REVIEWED BY RESIDENTIAL DESIGN TEAM (RDT) FOR COMPLIANCE	N/A	PROJECT REVIEWED BY RESIDENTIAL DESIGN TEAM (RDT) FOR COMPLIANCE	N/A	PROJECT REVIEWED BY RESIDENTIAL DESIGN TEAM (RDT) FOR COMPLIANCE	N/A	PROJECT REVIEWED BY RESIDENTIAL DESIGN TEAM (RDT) FOR COMPLIANCE
FRONT SETBACK LANDSCAPING AND PERMEABILITY REQUIREMENTS	§ 132	REQUIRED. AT LEAST 50% OF FRONT SETBACK SHALL BE PERMEABLE SO AS TO INCREASE STORM WATER INFILTRATION AND 20% OF FRONT SETBACK SHALL BE UNPAVED AND DEVOTED TO PLANT MATERIAL.	N/A	FRONT SETBACK: 153 SQ.FT. LANDSCAPING: 45 SQ.FT. (29%) PERMEABILITY: 45 SQ.FT. (29%)		FRONT SETBACK: 349 SQ.FT. LANDSCAPING: 248 SQ.FT. (71%) PERMEABILITY: 248 SQ.FT. (71%)		FRONT SETBACK: 661 SQ.FT. LANDSCAPING: 541 SQ.FT. (82%) PERMEABILITY: 541 SQ.FT. (82%)	N/A	FRONT SETBACK: N/A LANDSCAPING: N/A PERMEABILITY: N/A		FRONT SETBACK: 306 SQ.FT. LANDSCAPING: 247 SQ.FT. (81%) PERMEABILITY: 247 SQ.FT. (81%)
STREETScape AND PEDESTRIAN IMPROVEMENTS (STREET TREES)	§ 138.1(b) BETTER STREETS § 138.1(c) 1 STREET TREES, ALSO SEE DPW 806 (c)	BETTER STREETS DOES NOT APPLY (PROPOSED VOLUNTARY UPGRADES BASED ON BETTER STREETS) STREET TREES REQUIRED	1	3 STREET TREES PROPOSED 3 REQUIRED		1 STREET TREES PROPOSED 3 STREET TREES REQUIRED		2 STREET TREES PROPOSED 4 STREET TREES REQUIRED	1	1 STREET TREES PROPOSED 1 STREET TREES REQUIRED		1 STREET TREES PROPOSED 3 STREET TREES REQUIRED
STREET FRONTAGE REQUIREMENTS	§ 144	§ 144 APPLIES GENERALLY. ADDITIONAL REQUIREMENTS APPLY TO LIMITED COMMERCIAL USES, AS SPECIFIED IN § 186.	(2) 7'-4" GARAGE DOORS	12'-6" GARAGE DOOR VISUAL RELIEF AND INTEREST NO LESS THAN ONE-THIRD OF FRONT LOT LINE PER § 144(b)(2)		10'-0" GARAGE DOOR VISUAL RELIEF AND INTEREST NO LESS THAN ONE-THIRD OF FRONT LOT LINE PER § 144(b)(2)		10'-0" GARAGE DOOR VISUAL RELIEF AND INTEREST NO LESS THAN ONE-THIRD OF FRONT LOT LINE PER § 144(b)(2)	(2) 7'-6" GARAGE DOORS	(2) 7'-6" GARAGE DOORS VISUAL RELIEF AND INTEREST NO LESS THAN ONE-THIRD OF FRONT LOT LINE PER § 144(b)(2)		10'-0" GARAGE DOOR VISUAL RELIEF AND INTEREST NO LESS THAN ONE-THIRD OF FRONT LOT LINE PER § 144(b)(2)
STREET FRONTAGE, PARKING AND LOADING ACCESS RESTRICTIONS	§ 155(r)	AS SPECIFIED IN § 155(r)	N/A	N/A		N/A		N/A	N/A	N/A		N/A
USABLE OPEN SPACE [PER DWELLING UNIT]	§§ 135, 136	AT LEAST 125 SQUARE FEET IF PRIVATE, AND 166 SQUARE FEET IF COMMON.	271: 126 SQ.FT.	273: 344 SQ.FT. 271: 912 SQ.FT.		590: 886 SQ.FT. 588: 700 SQ.FT.		4502: 1,330 SQ.FT. 4500: 380 SQ.FT.	303: 116 SQ.FT. 301: 73 SQ.FT.	303: 340 SQ.FT. 301: 1,825 SQ.FT.		4506: 345 SQ.FT. 4504: 1,052 SQ.FT.
PARKING REQUIREMENTS	§§ 151, 161	GENERALLY, A MINIMUM OF ONE SPACE FOR EVERY DWELLING UNIT REQUIRED. CERTAIN EXCEPTIONS PERMITTED PER § 161. 151(c) (1) MAXIMUM 150% OF THE REQUIRED NUMBER OF SPACES.	2	3 PROPOSED 2 MINIMUM 3 MAXIMUM		3 PROPOSED 2 MINIMUM 3 MAXIMUM		3 PROPOSED 2 MINIMUM 3 MAXIMUM	2	3 PROPOSED 2 MINIMUM 3 MAXIMUM		3 PROPOSED 2 MINIMUM 3 MAXIMUM
BICYCLE PARKING	§ 155.2.10	PROVIDE SECURE, WEATHER PROTECTED SPACE MEETING DIMENSIONS SET IN ZONING ADMINISTRATOR BULLETIN NO. 9, ONE PER UNIT, EASILY ACCESSIBLE TO RESIDENTS AND NOT OTHERWISE USED FOR AUTOMOBILE PARKING OR OTHER PURPOSES.	0	2 PROPOSED AND REQUIRED		2 PROPOSED AND REQUIRED		2 PROPOSED AND REQUIRED	0	2 PROPOSED AND REQUIRED		2 PROPOSED AND REQUIRED
RESIDENTIAL CONVERSION, DEMOLITION, OR MERGER	§ 317	C FOR REMOVAL OF ONE OR MORE RESIDENTIAL UNITS OR UNAUTHORIZED UNITS.	N/A	RESIDENTIAL DEMOLITION CONDITIONAL USE REQUIRED		N/A		N/A	N/A	N/A		N/A
RENT CONTROL	N/A	SAN FRANCISCO ADMINISTRATIVE CODE, CHAPTER 37. THE RESIDENTIAL RENT STABILIZATION AND ARBITRATION ORDINANCE	RENT CONTROL EXEMPT	MARKET RATE		MARKET RATE		MARKET RATE	RENT CONTROL ELIGIBLE	RENT CONTROL ELIGIBLE		MARKET RATE
TENANCY	N/A	N/A	VACANT (PREVIOUSLY OWNED OCCUPIED)	N/A		N/A		N/A	VACANT (PREVIOUSLY RENTAL)	N/A		N/A

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SHEET:
A0.9

GENERAL NOTES

- (1) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- (3) PRIOR TO ANY DIGGING, CALL 811 AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
- (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
- (5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
- (6) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF DAWSON & CLINTON GC, USE BY ANY OTHER PARTY FOR ANY PURPOSE IS NOT PERMITTED.
- (7) A RECORD OF SURVEY HAS BEEN FILED AS REQUIRED BY SECTION 8762 OF THE LAND SURVEYORS ACT.
- (8) SEE RECORD OF SURVEY FOR BOUNDARY PARTICULARS

BASIS OF SURVEY

PRELIMINARY REPORT FROM FIDELITY NATIONAL TITLE COMPANY, ORDER NO. F5FM-0061400138-KD DATED MARCH 17, 2014, AND F5FM-0061400627 DATED MAY 9, 2014.
DEED RECORDED IN JULY 16, 2014 AS DOC#2014-J907663-00 O.R. AND ON JULY 16, 2014 AS DOC#2014-J907678-00 O.R.
THE MONUMENT LINE ON ROOSEVELT WAY, AS SHOWN HEREON.

BASIS OF BEARING

THE SOUTHEAST LINE ON UPPER TERRACE N40°36'00"E 00'00" PER [A], AS SHOWN HEREON.

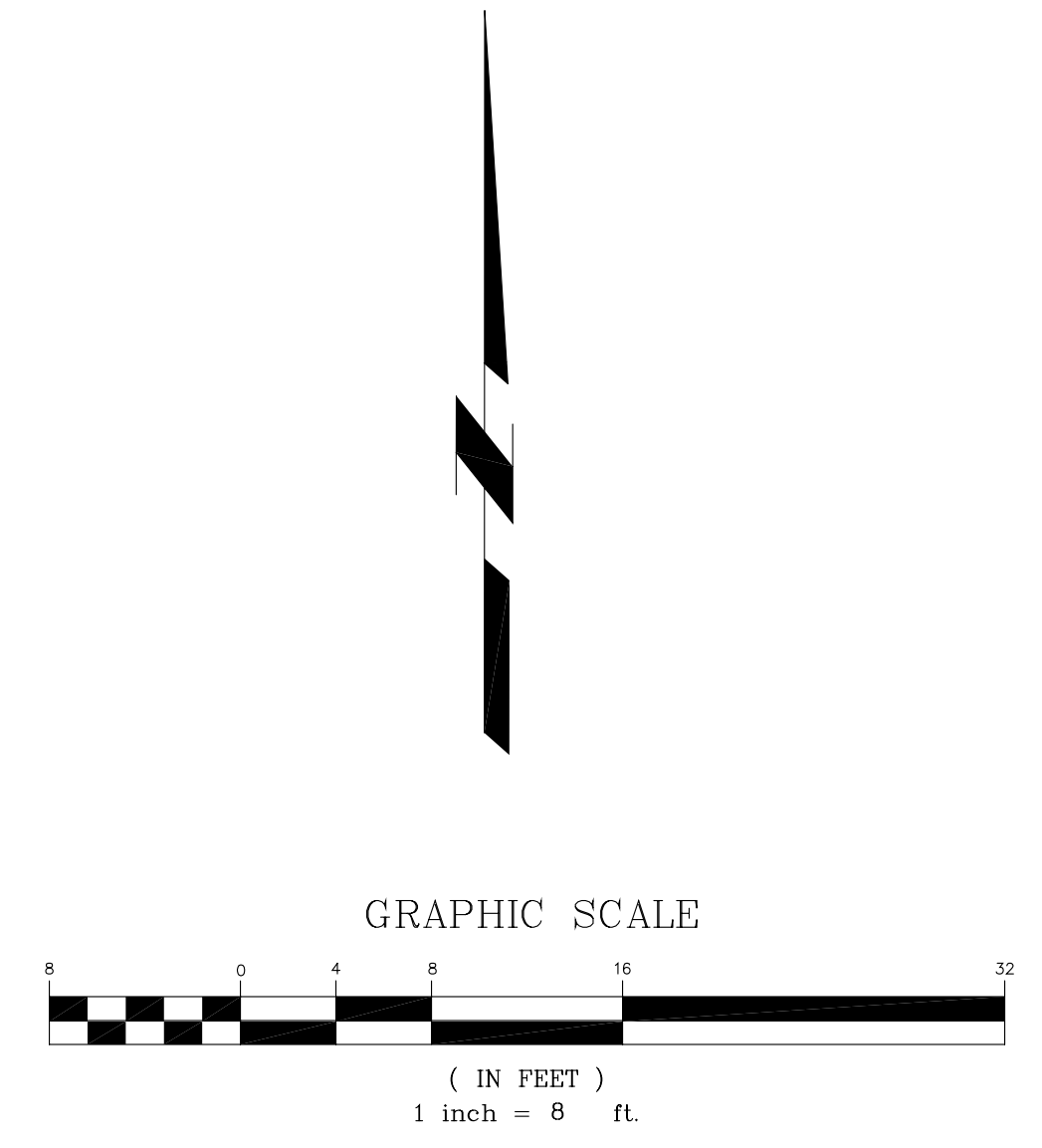
BASIS OF ELEVATION

FOUND CITY BENCHMARK CC 25' N & 20' W. "SURVEY MON IN STREET" ELEV 416.781, SAN FRANCISCO CITY AND COUNTY DATUM.

REFERENCES

THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [].

- [A] "PARK LANE TRACT MAP NO. 4" FILED IN BOOK E OF MAPS, PAGE 127 O.R.
- [B] MONUMENT MAP OF ROOSEVELT WAY ON FILE AS "W-5-15" IN THE OFFICE OF THE SAN FRANCISCO CITY AND COUNTY SURVEYOR
- [C] "MAP OF PARK LANE TRACTS NOS. 1, 2, 3, 4, 5, & 6" ON FILE AS "A-II-07" IN THE OFFICE OF THE SAN FRANCISCO CITY AND COUNTY SURVEYOR
- [D] CONDOMINIUM MAP FILED IN BOOK 32 OF CONDO MAPS, PAGES 49-51 O.R.
- [E] CONDOMINIUM MAP FILED IN BOOK 37 OF CONDO MAPS, PAGES 121-122 O.R.
- [F] CONDOMINIUM MAP FILED IN BOOK 47 OF CONDO MAPS, PAGES 100-102 O.R.
- [G] CONDOMINIUM MAP FILED IN BOOK 55 OF CONDO MAPS, PAGES 4-7 O.R.
- [H] RECORD OF SURVEY FILED IN BOOK DD OF MAPS, PAGE 150 O.R.
- [I] CONDOMINIUM MAPS FILED IN BOOK 34 OF CONDO MAPS, PAGES 57-59, 40-42, 43-45, & 46-48, O.R.
- [J] GRANT DEEDS RECORDED ON JULY 16, 2014 AS DOC#2014-J907663-00 O.R. AND ON JULY 16, 2014 AS DOC#2014-J907678-00 O.R.
- [K] CONVEYANCE FOR THE WIDENING OF ROOSEVELT WAY RECORDED IN BOOK 163, PAGE 404 O.R.



LEGEND

FF	FINISH FLOOR
GB	GRADE BREAK
TW	TOP OF WALL EL
WD	WOOD
BD	BOTTOM OF WALL EL
CONC	CONCRETE
BS	BOTTOM OF STAIRS
TS	TOP OF STAIRS
FL	FLOWLINE
TC	TOP OF CURB
⊙	CLEANOUT
— —	WOOD FENCE
— —	WIRE FENCE
⊕	GAS VALVE
⊕	JOINT UTILITY POLE
⊕	PAC BELL BOX
⊕	PGE BOX
— —	DEED LINE
⊕	SPOT ELEVATIONS
⊕	TREE (W/DIA)
⊕	WATER METER
⊕	WATER VALVE
⊕	LIGHT WELL
⊕	SIGN
⊕	STREET LIGHT
⊕	ELEC METER
⊕	TREE STUMP (NO SIZE)
⊕	SANITARY SEWER MANHOLE
⊕	ROCK/CLIFF AREA OR STEEP GRADE
⊕	TOP OR TOE OF SLOPE
⊕	EXPOSED SEWER LINE 6"±
(29.61 [A])	RECORD DIMENSION OF REFERENCE [A] WHICH DIFFERS FROM MEASURED



SITE SURVEY

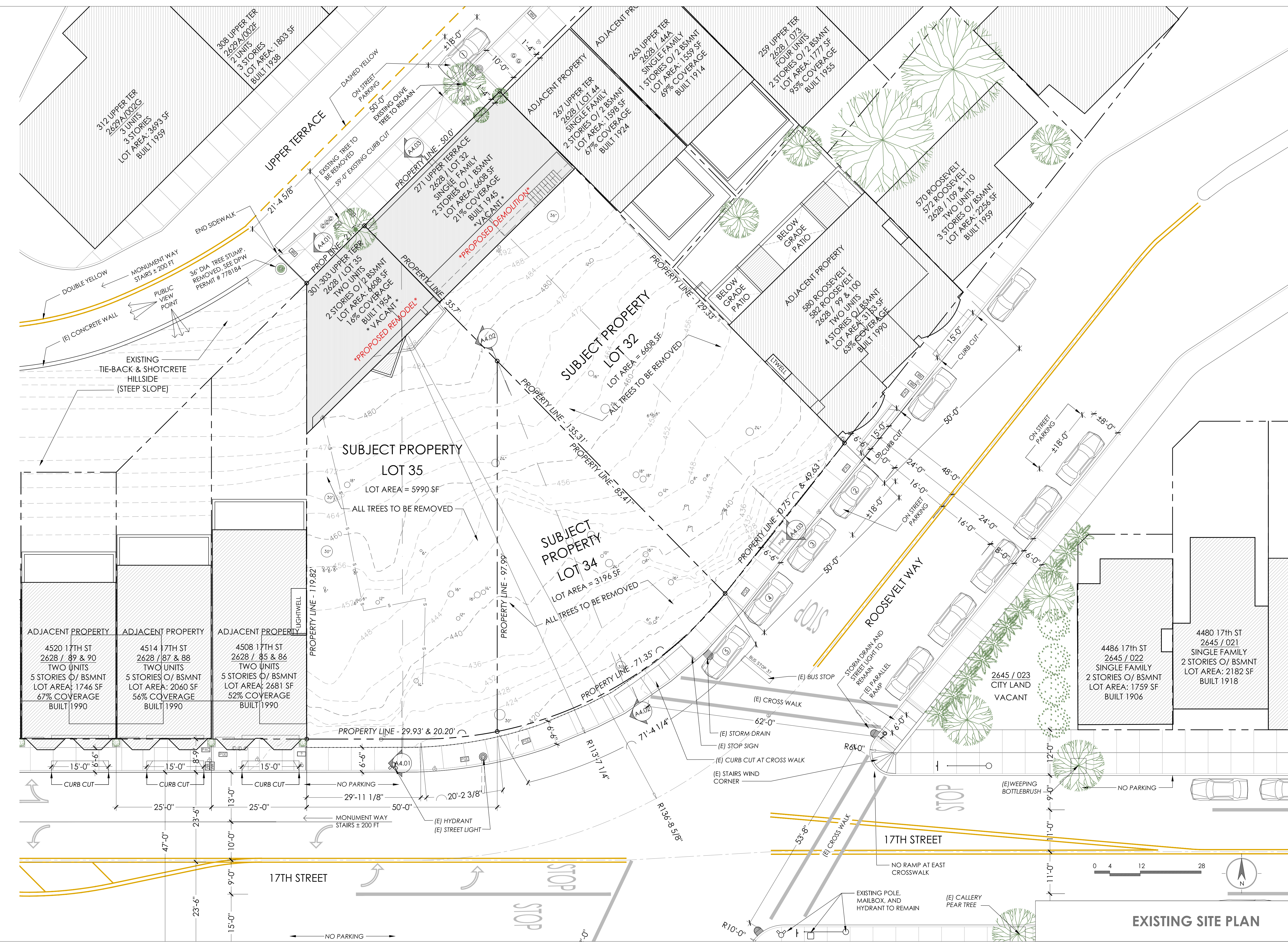
OF
2628 032, 034, 035
271, 301-303 UPPER TERRACE, 4500 17TH ST
CITY OF SAN FRANCISCO
PREPARED AT THE REQUEST OF
DAWSON & CLINTON GC

COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS NOTED COPYRIGHT © 2014 AUG 2014

GEOMETRIX
SURVEYING ENGINEERING INC.

5435 CALIFORNIA STREET
SAN FRANCISCO, CA 94118
(415) 422-0527
(415) 422-0577
LOU@GEOMETRIXSURVEY.COM
WWW.GEOMETRIXSURVEY.COM

PROJECT NO: 14.023	FIELD SURVEY DATE: 08-12-14
REVISION 0	DRAWN BY: LC
REVISED:	PAGE 1 OF 1



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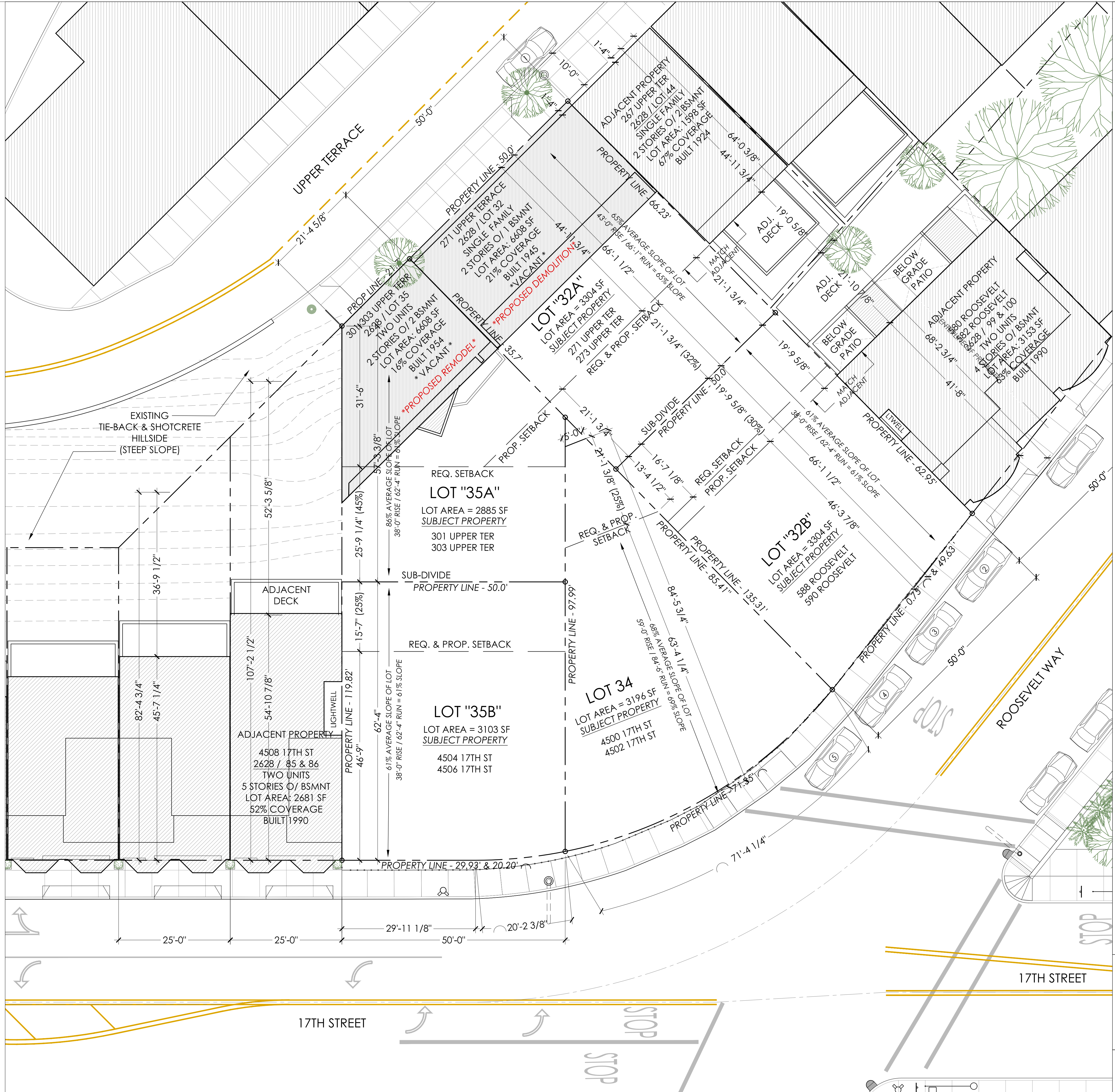
DRAWING:
SITE PLANS

JOB NUMBER: 14006

SCALE: 3/32" = 1'

DATE: OCT 1ST, 2018

SHEET:
A1.0



REAR YARD SETBACK DETERMINATION

LOT 34
 - DEPTH OF LOT 34 MEASURED AT CENTERLINE OF LOT FROM THE FRONT LOT LINE TO REAR LOT LINE IS 84'-5 3/4".
 - ADJOINING LOT 32B AND LOT 35B ARE VACANT AND "CONSIDERED TO HAVE AN ADJACENT BUILDING UPON IT WHOSE REAR BUILDING WALL IS AT A DEPTH EQUAL TO 75 PERCENT OF THE TOTAL DEPTH OF THE SUBJECT LOT" PER SEC. 134(C)(3).
 - REQUIRED REAR YARD SETBACK AT LOT 34 IS 25% OR 21'-1 3/8" AS PROPOSED PER SEC. 134(C)(1).

LOT 32B
 - DEPTH OF LOT 32B IS 66'-1 1/2".
 - REQUIRED REAR YARD SETBACK AT LOT 32B IS 16'-7 1/8", WHICH IS THE AVERAGE BETWEEN ADJOINING LOT 34 (13'-4 1/2") AND LOT 99 & 100 (19'-9 5/8") PER SEC. 134(C)(1).
 - PROPOSED REAR YARD SETBACK AT LOT 32B IS 30% OR 19'-9 5/8", WHICH MATCHES ADJOINING LOT 99 & 100.

LOT 35B
 - DEPTH OF LOT 35B IS 62'-4".
 - THE AVERAGE BETWEEN ADJOINING LOT 34 AND LOT 85 & 86 WILL PRODUCE A REAR YARD DEPTH LESSER THAN THAT REQUIRED BY SEC. 134(C), THEREFORE A MINIMUM REQUIRED REAR YARD DEPTH OF 25% OR 15'-7" AS PROPOSED SHALL APPLY.

LOT 35A
 - DEPTH OF LOT 35A IS 57'-3 3/8".
 - REQUIRED REAR YARD SETBACK AT LOT 35A IS 45% OR 25'-9 1/4" PER SEC. 134(A)(2).
 - DUE TO THE IRREGULAR SHAPE OF LOT 35A, A PORTION OF THE PROPOSED REAR YARD SETBACK (PARALLEL TO THE REAR LOT LINE) REMAINS AT 25'-9 1/4" AS REQUIRED, WHILE ANOTHER PORTION OF THE PROPOSED REAR YARD SETBACK (PERPENDICULAR TO THE SIDE LOT LINE) MOVES FURTHER FORWARD TOWARD THE FRONT LOT LINE TO CREATE A LARGER REAR YARD AT LOT 35A, AND ALSO MAINTAINS CONSISTENCY TO THE EXISTING MID-BLOCK OPEN SPACE PATTERN.

LOT 32A
 - DEPTH OF LOT 32A IS 66'-1 1/2".
 - REQUIRED REAR YARD SETBACK AT LOT 32A IS 32% OR 21'-1 3/4" AS PROPOSED, WHICH IS THE AVERAGE BETWEEN ADJOINING LOT 35A (21'-1 3/4") AND LOT 44 (21'-1 3/4") PER SEC. 134(C)(1).

FOOTNOTES / CODE REFERENCES:
 1. SEC. 130(D) WHERE THE SIDE LOT LINES CONVERGE TO A POINT, A LINE FIVE FEET LONG WITHIN THE LOT PARALLEL TO AND AT A MAXIMUM DISTANCE FROM THE FRONT LOT LINE SHALL BE DEEMED TO BE THE REAR LOT LINE FOR THE PURPOSES OF DETERMINING THE DEPTH OF THE REAR YARD.

2. SEC. 134(A)(2) RH-2, RH-3, RTO, RTO-M, RM-1 AND RM-2 DISTRICTS, AND THE PACIFIC AVENUE NC DISTRICT. THE MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 45 PERCENT OF THE TOTAL DEPTH OF THE LOT ON WHICH THE BUILDING IS SITUATED, EXCEPT TO THE EXTENT THAT A REDUCTION IN THIS REQUIREMENT IS PERMITTED BY SUBSECTION (C) BELOW. REAR YARDS SHALL BE PROVIDED AT GRADE LEVEL AND AT EACH SUCCEEDING LEVEL OR STORY OF THE BUILDING.

3. SEC. 134(C) REDUCTION OF REQUIREMENTS IN RH-2, RH-3, RTO, RTO-M, RM-1 AND RM-2 DISTRICTS. THE REAR YARD REQUIREMENT STATED IN PARAGRAPH (A)(2) ABOVE AND AS STATED IN PARAGRAPH (A)(1) ABOVE FOR SRO BUILDINGS LOCATED IN EITHER THE SOUTH OF MARKET MIXED USE OR EASTERN NEIGHBORHOODS MIXED USE DISTRICTS NOT EXCEEDING A HEIGHT OF 65 FEET, SHALL BE REDUCED IN SPECIFIC SITUATIONS AS DESCRIBED IN THIS SUBSECTION (C), BASED UPON CONDITIONS ON ADJACENT LOTS. EXCEPT FOR THOSE SRO BUILDINGS REFERENCED ABOVE IN THIS PARAGRAPH WHOSE REAR YARD CAN BE REDUCED IN THE CIRCUMSTANCES DESCRIBED IN SUBSECTION (C) TO A 15-FOOT MINIMUM, UNDER NO CIRCUMSTANCES, SHALL THE MINIMUM REAR YARD BE THUS REDUCED TO LESS THAN A DEPTH EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE LOT ON WHICH THE BUILDING IS SITUATED, OR TO LESS THAN 15 FEET, WHICHEVER IS GREATER.

4. SEC. 134(C)(1) GENERAL RULE. IN SUCH DISTRICTS, THE FORWARD EDGE OF THE REQUIRED REAR YARD SHALL BE REDUCED TO A LINE ON THE SUBJECT LOT, PARALLEL TO THE REAR LOT LINE OF SUCH LOT, WHICH IS AN AVERAGE BETWEEN THE DEPTHS OF THE REAR BUILDING WALLS OF THE TWO ADJACENT BUILDINGS. EXCEPT FOR SRO BUILDINGS, IN ANY CASE IN WHICH A REAR YARD REQUIREMENT IS THUS REDUCED, THE LAST 10 FEET OF BUILDING DEPTH THUS PERMITTED ON THE SUBJECT LOT SHALL BE LIMITED TO A HEIGHT OF 30 FEET, MEASURED AS PRESCRIBED BY SECTION 260 OF THIS CODE, OR TO SUCH LESSER HEIGHT AS MAY BE ESTABLISHED BY SECTION 261 OF THIS CODE.

5. SEC. 134(C)(3) METHOD OF MEASUREMENT. FOR PURPOSES OF THIS SUBSECTION (C), AN "ADJACENT BUILDING" SHALL MEAN A BUILDING ON A LOT ADJOINING THE SUBJECT LOT ALONG A SIDE LOT LINE. IN ALL CASES THE LOCATION OF THE REAR BUILDING WALL OF AN ADJACENT BUILDING SHALL BE TAKEN AS THE LINE OF GREATEST DEPTH OF ANY PORTION OF THE ADJACENT BUILDING WHICH OCCUPIES AT LEAST 1/2 THE WIDTH BETWEEN THE SIDE LOT LINES OF THE LOT ON WHICH SUCH ADJACENT BUILDING IS LOCATED, AND WHICH HAS A HEIGHT OF AT LEAST 20 FEET ABOVE GRADE, OR TWO STORIES, WHICHEVER IS LESS, EXCLUDING ALL PERMITTED OBSTRUCTIONS LISTED FOR REAR YARDS IN SECTION 136 OF THIS CODE. WHERE A LOT ADJOINING THE SUBJECT LOT IS VACANT, OR CONTAINS NO DWELLING OR GROUP HOUSING STRUCTURE, OR IS LOCATED IN AN RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, RED-MX, MUG, WMUG, MUR, UMU, SPD, RSD, SLR, SLI, SSO, NC, C, M OR P DISTRICT, SUCH ADJOINING LOT SHALL, FOR PURPOSES OF THE CALCULATIONS IN THIS SUBSECTION (C), BE CONSIDERED TO HAVE AN ADJACENT BUILDING UPON IT WHOSE REAR BUILDING WALL IS AT A DEPTH EQUAL TO 75 PERCENT OF THE TOTAL DEPTH OF THE SUBJECT LOT.

-JOINT VENTURE-



DAWSON & CLINTON
 GENERAL CONTRACTORS
 PO BOX 410475 · SAN FRANCISCO, CA ·
 94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-

rg-architecture
 428 S VAN NESS AVE
 SAN FRANCISCO, CA 94103
 415.699.3640
 mail@rg-architecture.com



SITE PERMIT SET
 NOT FOR CONSTRUCTION

NO.	DATE	SUBMISSION
15.FEB.2015	PRE-APP MEETING	
6.APR.2015	SITE PERMIT APP	
30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:

DRAWING:
SITE PLANS

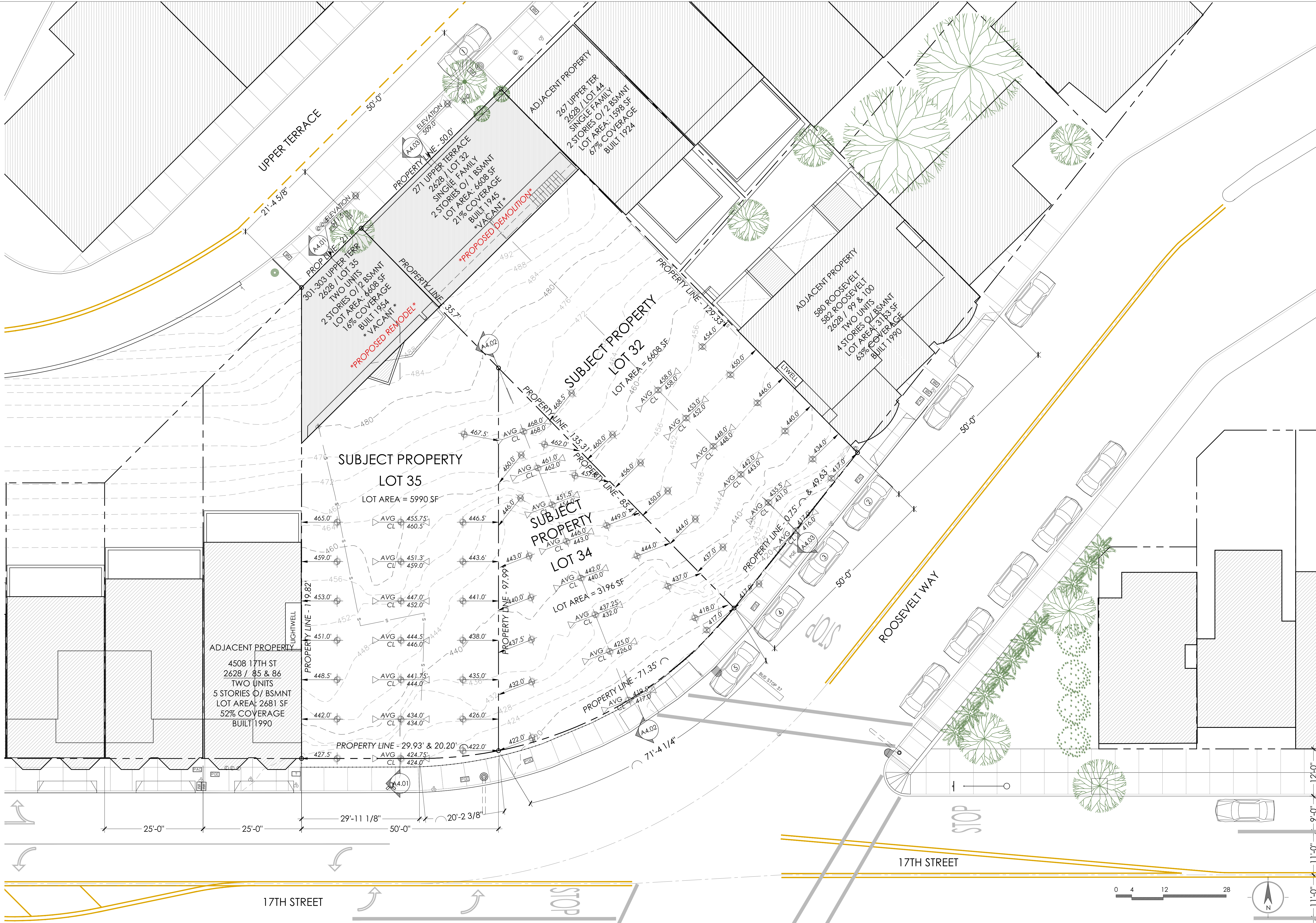
JOB NUMBER: 14006

SCALE: 3/32" = 1'

DATE: OCT 1ST, 2018

SHEET:
A1.1

SETBACK ANALYSIS



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DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 • SAN FRANCISCO, CA •
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-

rg-architecture
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
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30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SITE PLANS

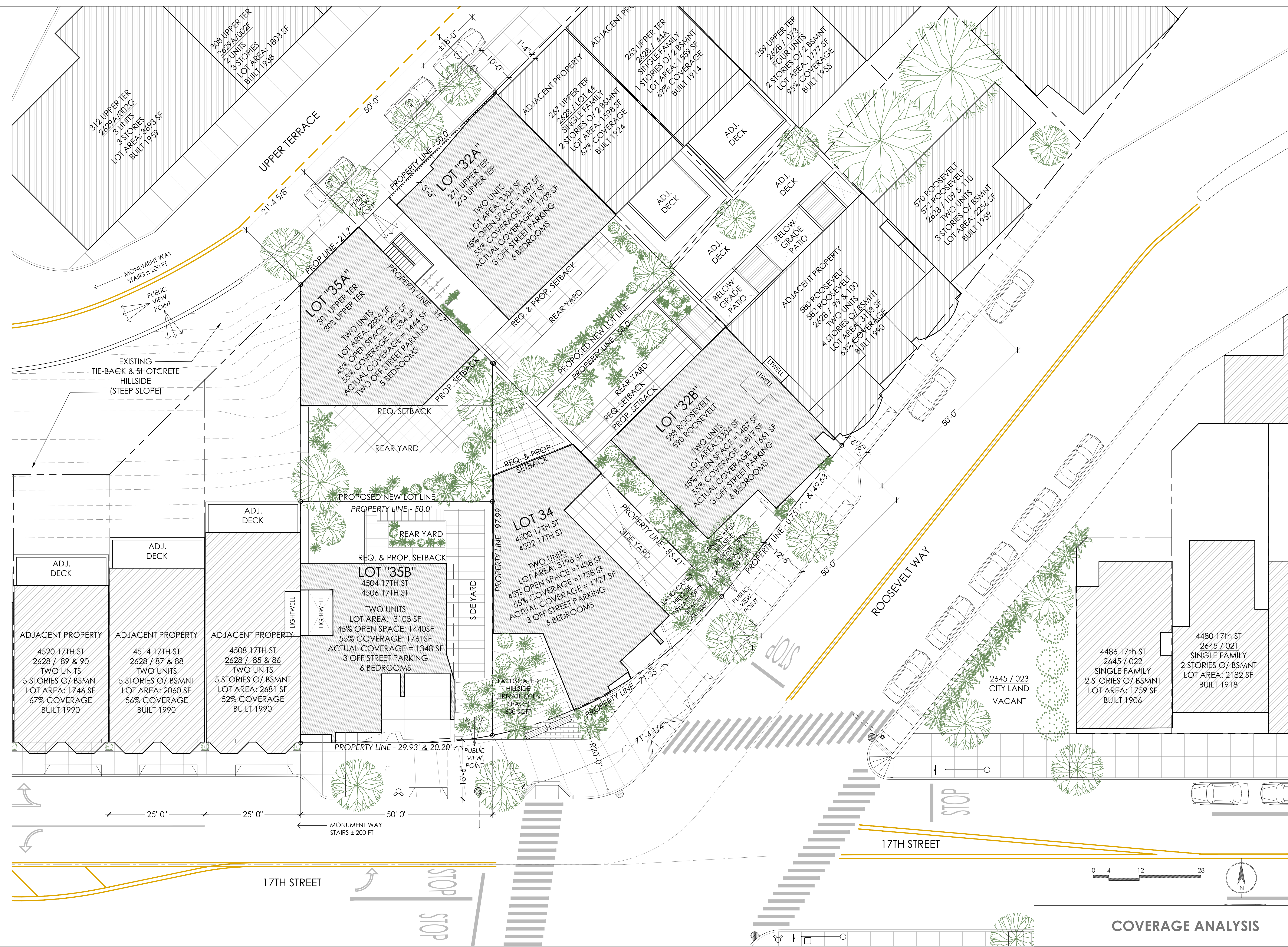
JOB NUMBER: 14006

SCALE: 3/32" = 1'

DATE: OCT 1ST, 2018

SHEET:
A1.2

AVERAGE GRADE ANALYSIS PER HEIGHT LIMITS SF PLANNING CODE SEC 261(b)1A



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DAWSON & CLINTON
 GENERAL CONTRACTORS
 PO BOX 410475 · SAN FRANCISCO, CA ·
 94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-
rg-architecture
 428 S VAN NESS AVE
 SAN FRANCISCO, CA 94103
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6.APR.2015	SITE PERMIT APP	
30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

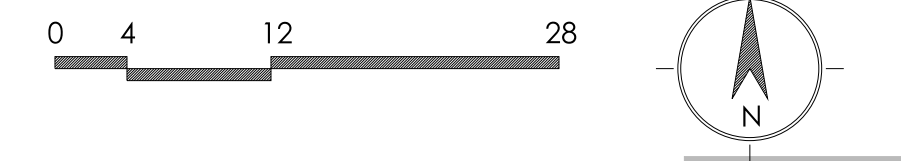
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SITE PLANS

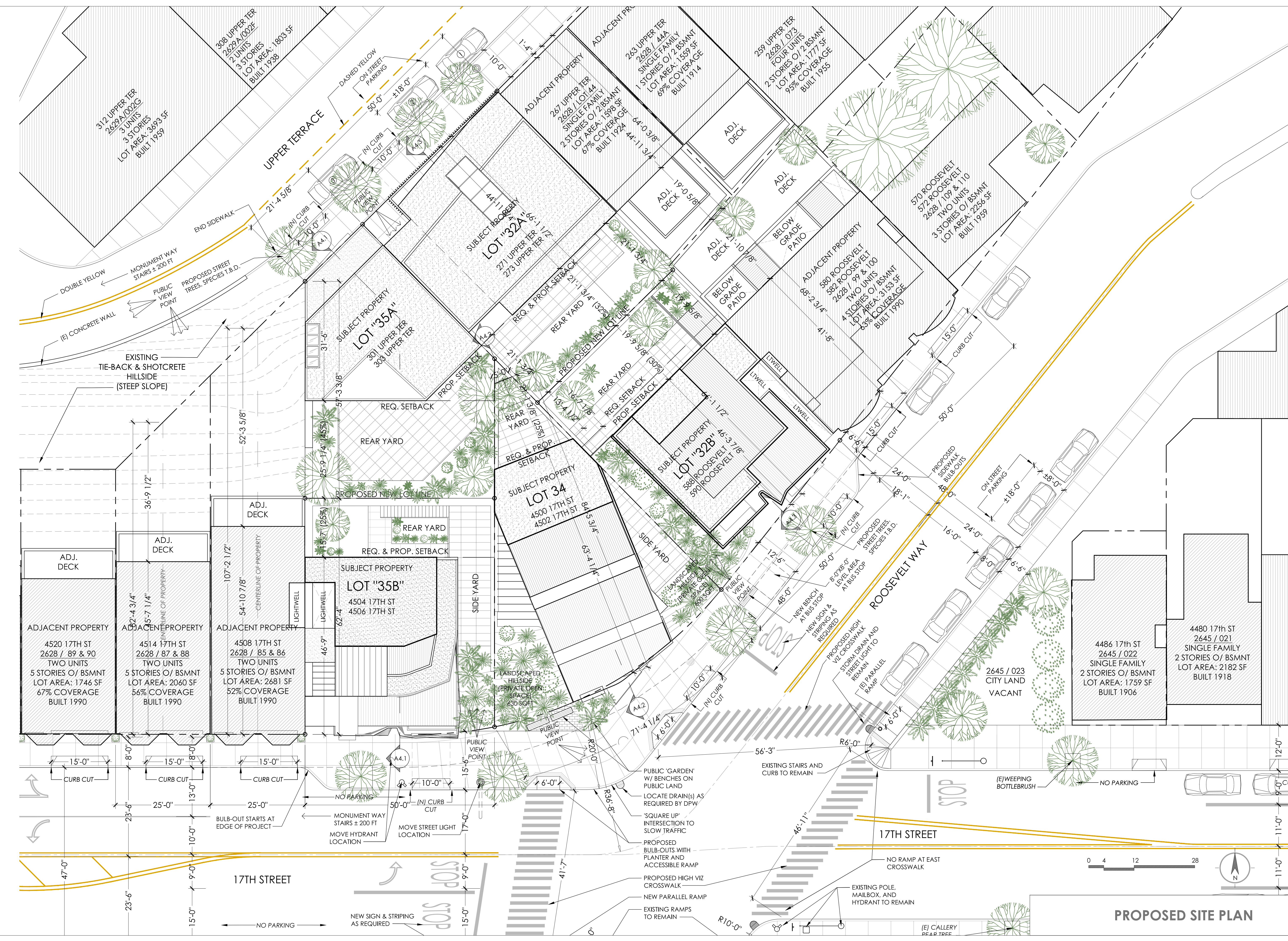
JOB NUMBER: 14006

SCALE: 3/32" = 1'
 DATE: OCT 1ST, 2018

SHEET:
A1.3



COVERAGE ANALYSIS



-JOINT VENTURE-



DAWSON & CLINTON
 GENERAL CONTRACTORS
 PO BOX 410475 • SAN FRANCISCO, CA 94141
 941.41.0475 F: 415.359.9991 E: 415.359.9992

-AND-
rg-architecture
 428 S VAN NESS AVE
 SAN FRANCISCO, CA 94103
 415.699.3640
 mail@rg-architecture.com



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30.	JUN. 2015	CONDITIONAL USE APP
01.	OCT. 2018	RDAT REVISIONS

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SITE PLANS

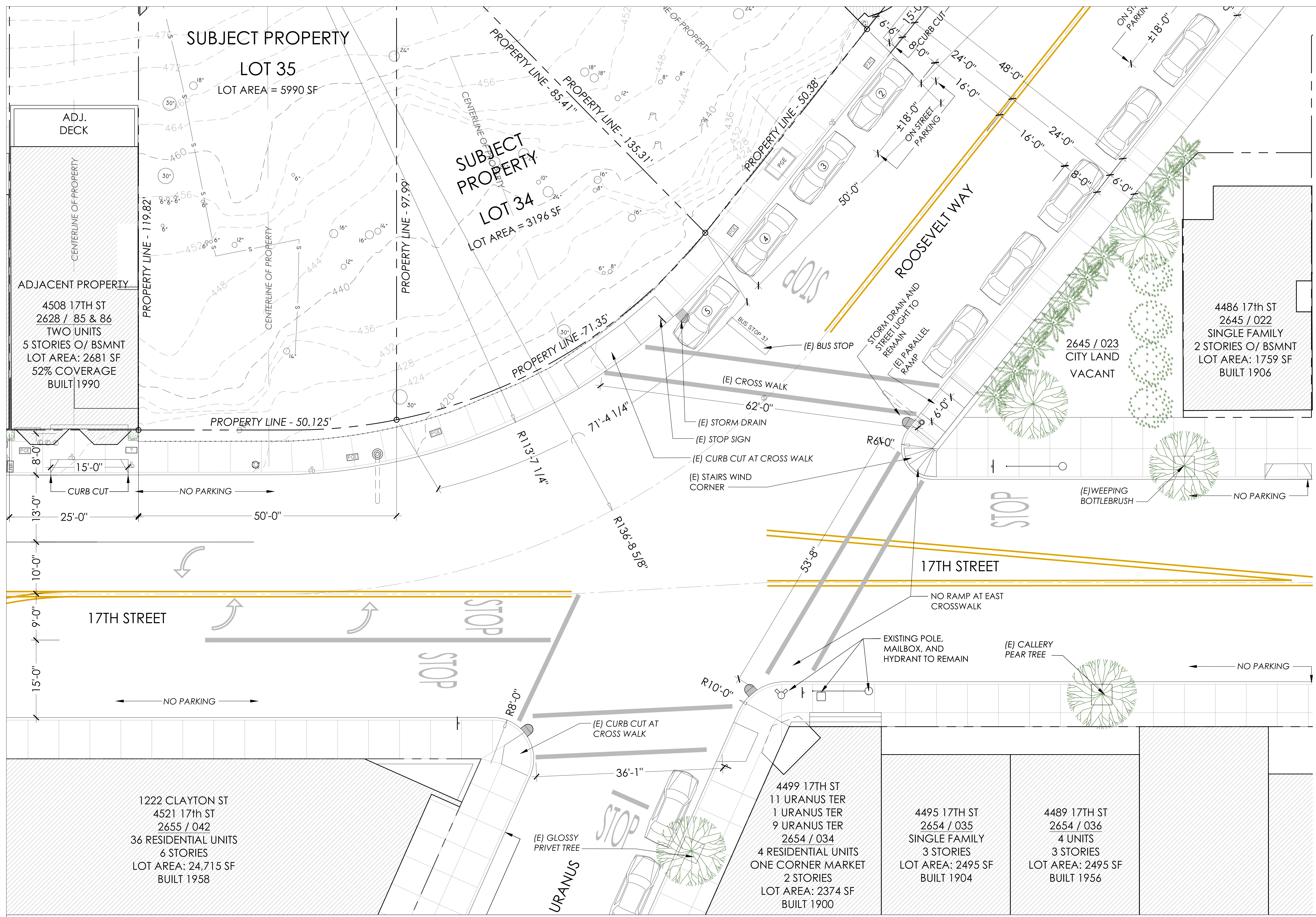
JOB NUMBER: 14006

SCALE: 3/32" = 1'

DATE: OCT 1ST, 2018

SHEET:
A1.4

PROPOSED SITE PLAN



-JOINT VENTURE-



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GENERAL CONTRACTORS
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94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-
rg-architecture
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



SITE PERMIT SET
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NO.	DATE	SUBMISSION
15.FEB.2015	15.FEB.2015	PRE-APP MEETING
6.APR.2015	6.APR.2015	SITE PERMIT APP
30.JUN.2015	30.JUN.2015	CONDITIONAL USE APP
01.OCT.2018	01.OCT.2018	RDAT REVISIONS

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

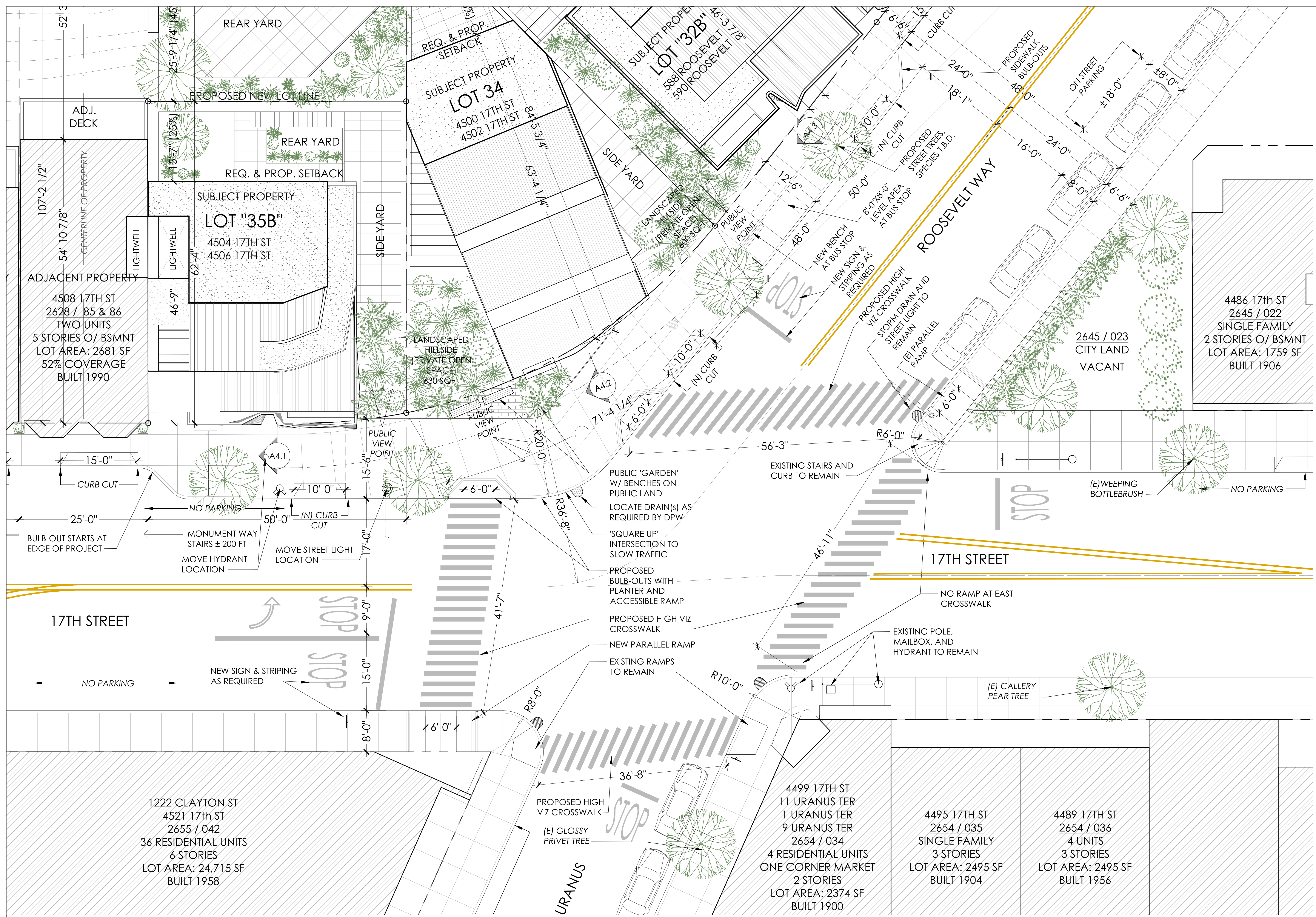
DRAWING:
SITE PLANS

JOB NUMBER: 14006

SCALE: 1/8" = 1'
DATE: OCT 1ST, 2018

SHEET:
A1.5

EXISTING INTERSECTION @ 17TH ST & ROOSEVELT WAY



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DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 - SAN FRANCISCO, CA -
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-
rg-architecture
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

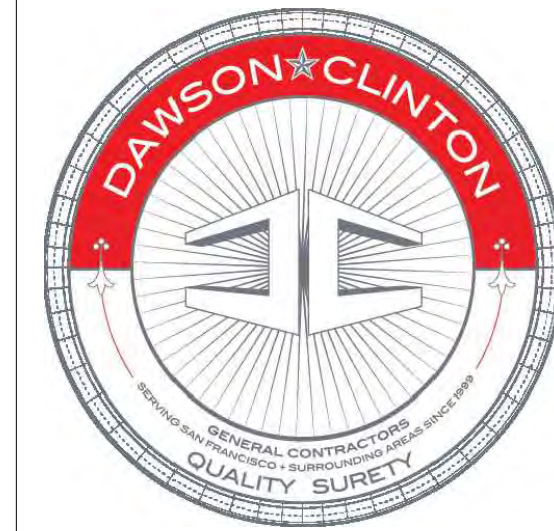
DRAWING:
SITE PLANS

JOB NUMBER: 14006

SCALE: 1/8" = 1'
DATE: OCT 1ST, 2018

SHEET:
A1.6

PROPOSED INTERSECTION @ 17TH ST & ROOSEVELT WAY



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-AND-

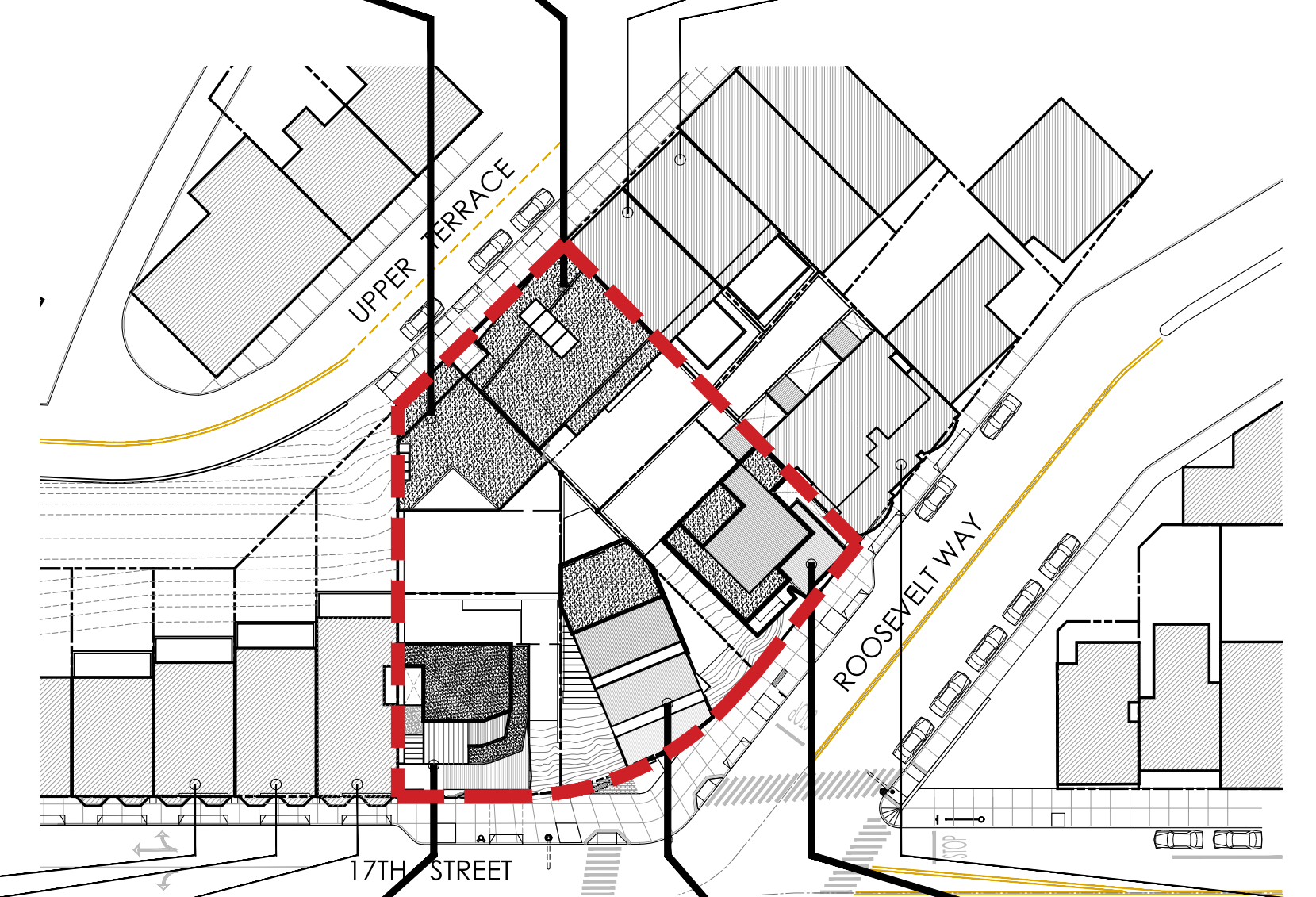
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SITE PERMIT SET
NOT FOR CONSTRUCTION

<p>LOT 35A</p>	<p>LOT 32A</p>	<p>ADJACENT STRUCT - (267 UPPER TERR)</p>	<p>ADJACENT STRUCT - (263 UPPER TERR)</p>
<p>LOT 35A - (301 & 303 UPPER TERRACE) GROSS FLOOR AREA: 6,514 SQFT BUILDING MASS: 84,622 CU.FT. LOT AREA: 2,885 SQFT</p> <p>P.M.I. 30.3</p> <p>F.A.R. 2.3</p>	<p>LOT 32A - (271 & 273 UPPER TERRACE) GROSS FLOOR AREA: 10,274 SQFT BUILDING MASS: 117,000 CU.FT. LOT AREA: 3,304 SQFT</p> <p>P.M.I. 35.4</p> <p>F.A.R. 3.1</p>	<p>GROSS FLOOR AREA: 4,500 SQFT (EST) BUILDING MASS: 58,500 CU.FT. LOT AREA: 1,598 SQFT</p> <p>P.M.I. 36.6</p> <p>F.A.R. 2.8</p>	<p>GROSS FLOOR AREA: 3,500 SQFT (EST) BUILDING MASS: 58,500 CU.FT. LOT AREA: 1,559 SQFT</p> <p>P.M.I. 37.5</p> <p>F.A.R. 2.3</p>



AVERAGE PROPERTY MASS INDEX (P.M.I.)

AVERAGE P.M.I. - ADJACENT: 35.4
AVERAGE P.M.I. - PROJECT: 33.9

CONCLUSION: THE PROPOSED PROJECT P.M.I. IS APPROXIMATELY EQUAL TO THE ADJACENT SURROUNDING P.M.I..

THEREFORE THE PROJECT IS A SCALE WHICH IS COMPATIBLE WITH EXISTING NEIGHBORHOOD CHARACTER

P.M.I. = BUILDING MASS / LOT AREA

* P.M.I. IS A METRIC CREATED BY THE PROJECT TEAM TO QUANTIFY PERCEIVED MASS.

P.M.I. IS NOT REGULATED BY ZONING, FOR REFERENCE ONLY

AVERAGE FLOOR AREA RATIO (F.A.R.)

AVERAGE F.A.R. - ADJACENT: 2.6
AVERAGE F.A.R. - PROJECT: 2.6

CONCLUSION: THE PROPOSED PROJECT F.A.R. IS APPROXIMATELY EQUAL TO THE ADJACENT SURROUNDING F.A.R.,

THEREFORE THE PROJECT IS A SCALE WHICH IS COMPATIBLE WITH EXISTING NEIGHBORHOOD CHARACTER

F.A.R. = GROSS FLOOR AREA / LOT AREA

* F.A.R. & GROSS FLOOR AREA ARE CALC'D PER THE SFPC 102 DEFINITIONS.

F.A.R. IS NOT REGULATED BY ZONING, FOR REFERENCE ONLY

<p>ADJACENT STRUCT - (4520 27TH ST) GROSS FLOOR AREA: 4,750 SQFT (EST) BUILDING MASS: 60,000 CU.FT. LOT AREA: 1,757 SQFT</p> <p>P.M.I. 34.2</p> <p>F.A.R. 2.7</p>	<p>ADJACENT STRUCT - (4514 17TH ST) GROSS FLOOR AREA: 5,250 SQFT (EST) BUILDING MASS: 69,750 CU.FT. LOT AREA: 2,060 SQFT</p> <p>P.M.I. 33.9</p> <p>F.A.R. 2.6</p>	<p>ADJACENT STRUCT - (4508 17TH ST) GROSS FLOOR AREA: 6,200 SQFT (EST) BUILDING MASS: 83,700 CU.FT. LOT AREA: 2,456 SQFT</p> <p>P.M.I. 34.0</p> <p>F.A.R. 2.5</p>	<p>LOT 35B - (4504 & 4506 17TH STREET) GROSS FLOOR AREA: 7,685 SQFT BUILDING MASS: 116,650 CU.FT. LOT AREA: 3,103 SQFT</p> <p>P.M.I. 31.5</p> <p>F.A.R. 2.5</p>	<p>LOT 34 - (4500 & 4502 17TH STREET) GROSS FLOOR AREA: 9,152 SQFT BUILDING MASS: 120,900 CU.FT. LOT AREA: 3,196 SQFT</p> <p>P.M.I. 37.8</p> <p>F.A.R. 2.9</p>	<p>LOT 32B - (588 & 590 ROOSEVELT WAY) GROSS FLOOR AREA: 7,223 SQFT BUILDING MASS: 113,640 CU.FT. LOT AREA: 3,304 SQFT</p> <p>P.M.I. 34.4</p> <p>F.A.R. 2.2</p>	<p>ADJAC. STRUCT - (580 & 582 ROOSEVELT) GROSS FLOOR AREA: 9,250 SQFT (EST) BUILDING MASS: 114,750 CU.FT. LOT AREA: 3,153 SQFT</p> <p>P.M.I. 36.4</p> <p>F.A.R. 2.9</p>
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NO.	DATE	SUBMISSION
15.	FEB. 2015	PRE-APP MEETING
6.	APR. 2015	SITE PERMIT APP
30.	JUN. 2015	CONDITIONAL USE APP
01.	OCT. 2018	RDAT REVISIONS

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
ANALYSIS

JOB NUMBER: 14006

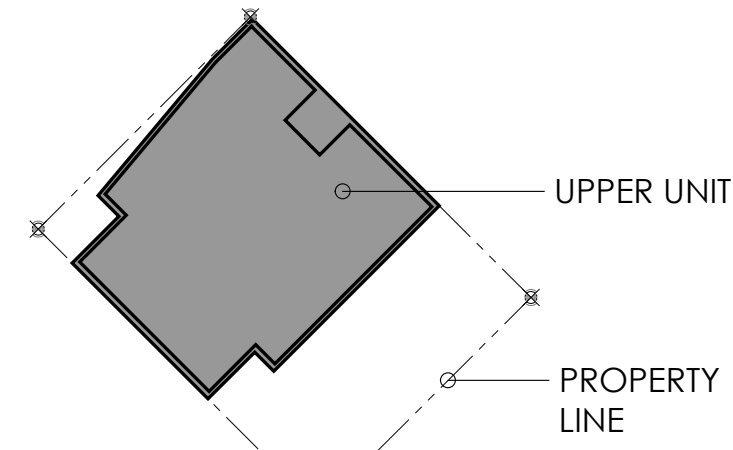
SCALE: NTS
DATE: OCT 1ST, 2018

GROSS FLOOR AREA ANALYSIS

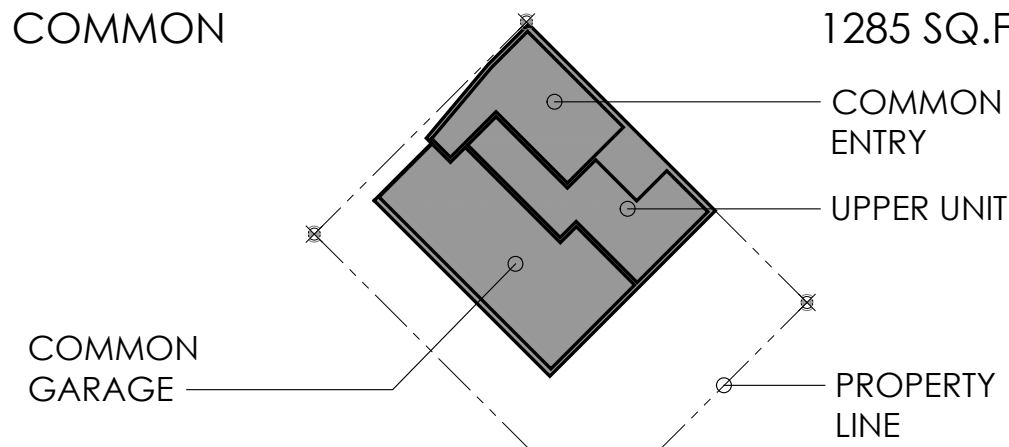
LOT 32A 10,274 SQ.FT.

UPPER UNIT 4,043 SQ.FT.
 LOWER UNIT 3,399 SQ.FT.
 COMMON AREA 2,832 SQ.FT.

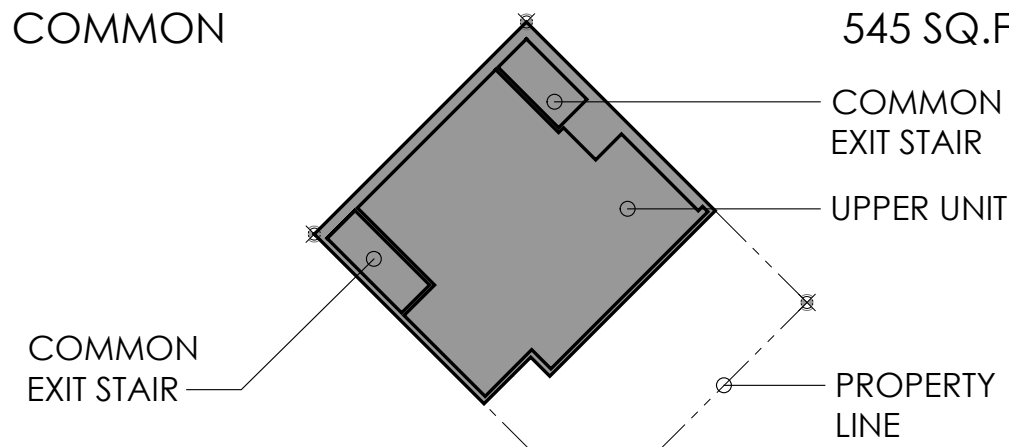
LEVEL 2
 UPPER UNIT 2029 SQ.FT.



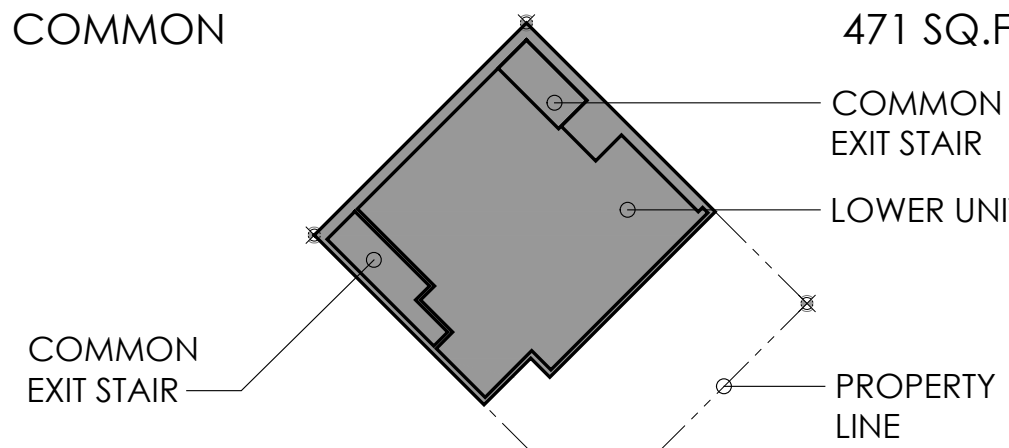
ENTRY LEVEL
 UPPER UNIT 385 SQ.FT.
 COMMON 1285 SQ.FT.



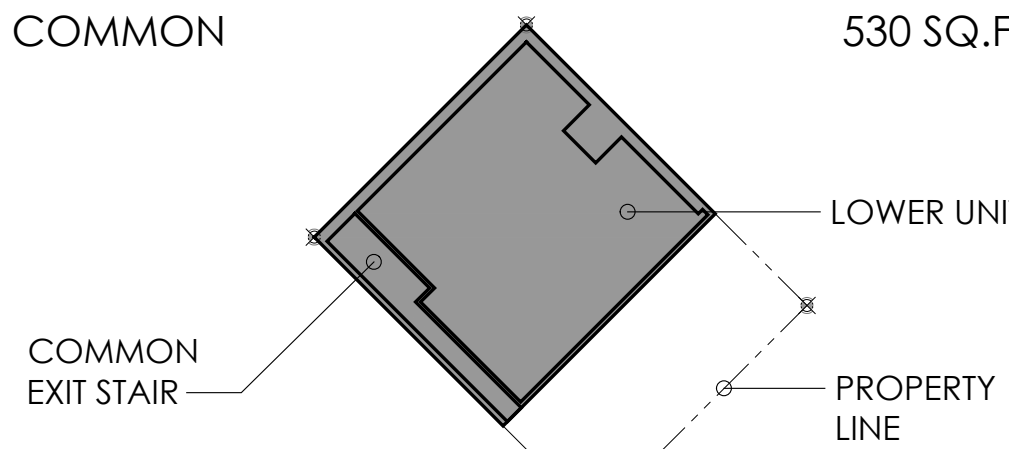
BASEMENT 1
 UPPER UNIT 1,630 SQ.FT.
 COMMON 545 SQ.FT.



BASEMENT 2
 LOWER UNIT 1,704 SQ.FT.
 COMMON 471 SQ.FT.



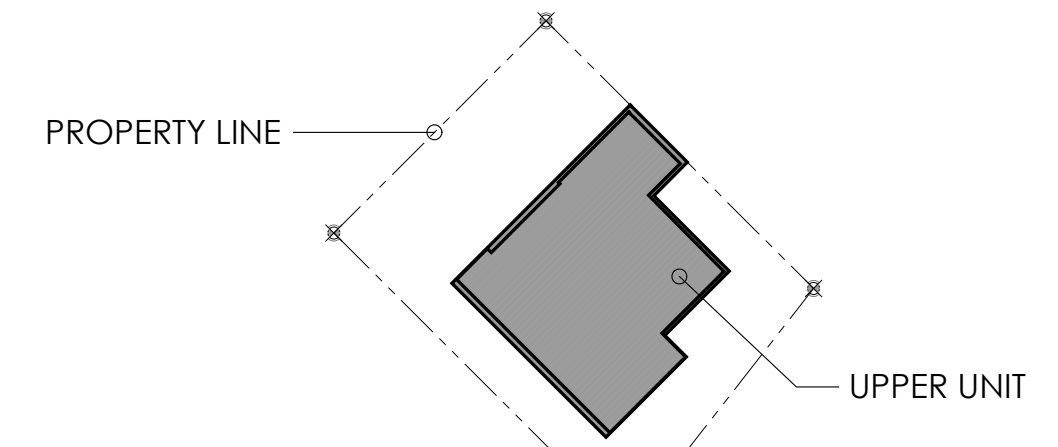
BASEMENT 3
 LOWER UNIT 1,695 SQ.FT.
 COMMON 530 SQ.FT.



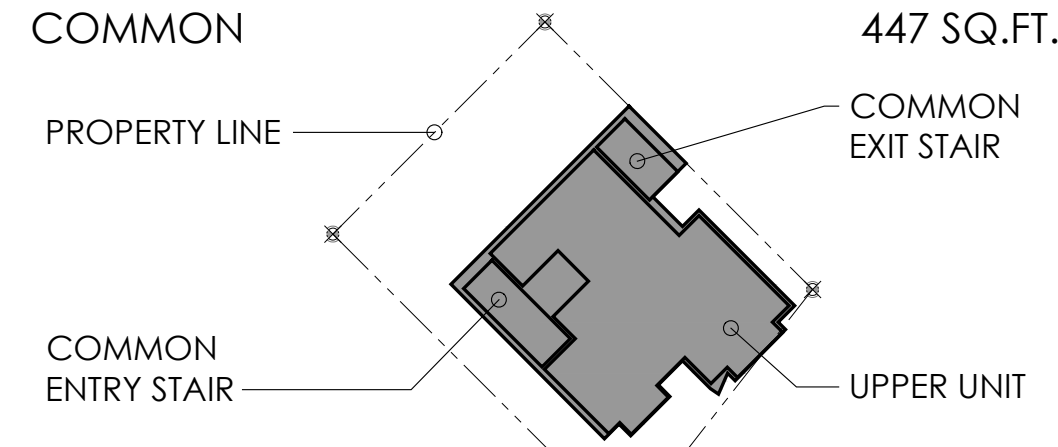
LOT 32B 7,223 SQ.FT.

UPPER UNIT 2,410 SQ.FT.
 LOWER UNIT 2,287 SQ.FT.
 COMMON AREA 2,527 SQ.FT.

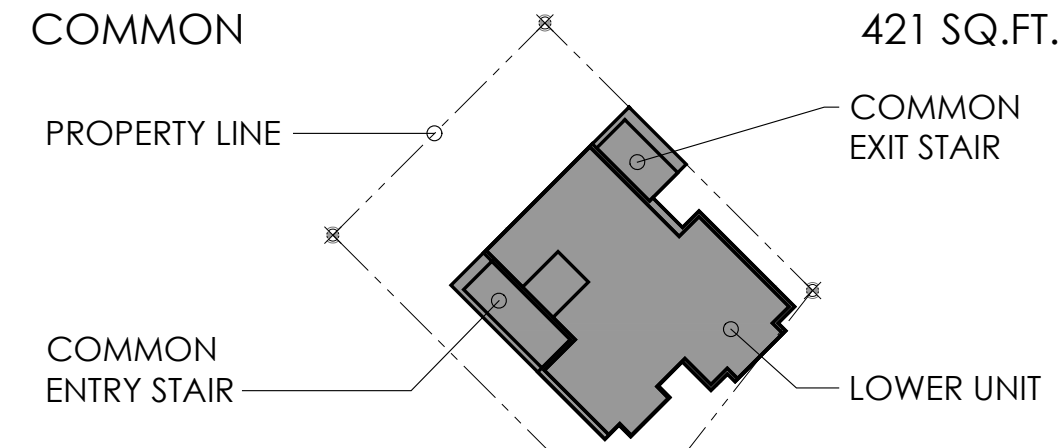
LEVEL 4
 UPPER UNIT 1,267 SQ.FT.



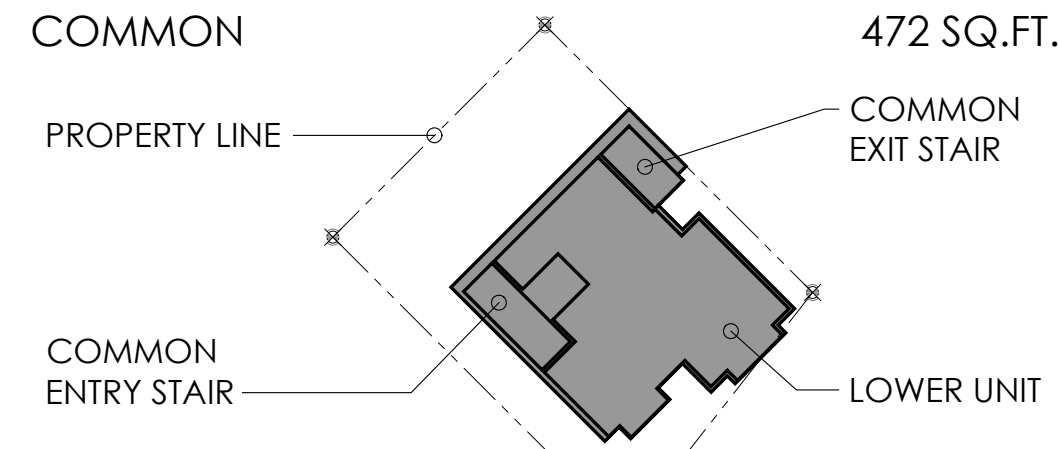
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 COMMON 447 SQ.FT.



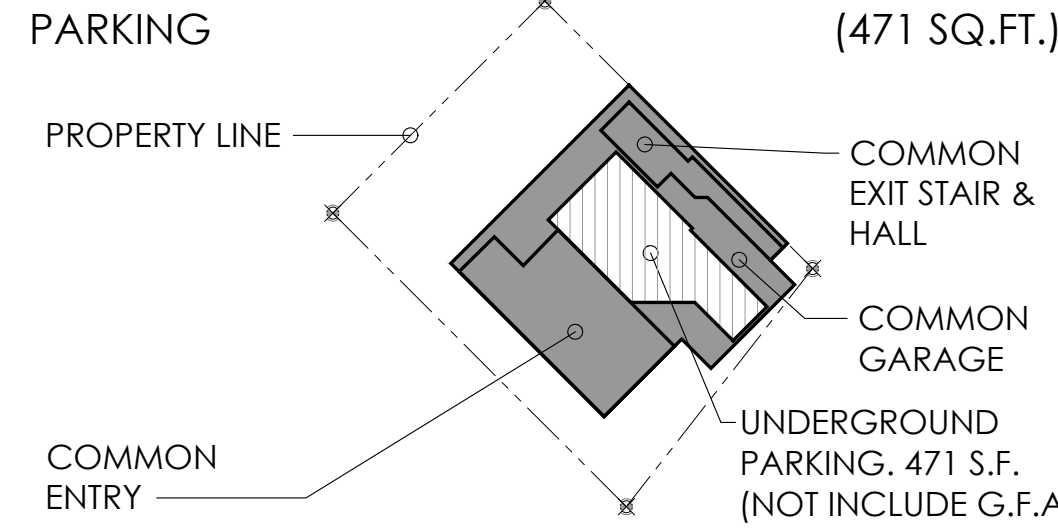
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 COMMON 421 SQ.FT.



LEVEL 1
 LOWER UNIT 1,121 SQ.FT.
 COMMON 472 SQ.FT.



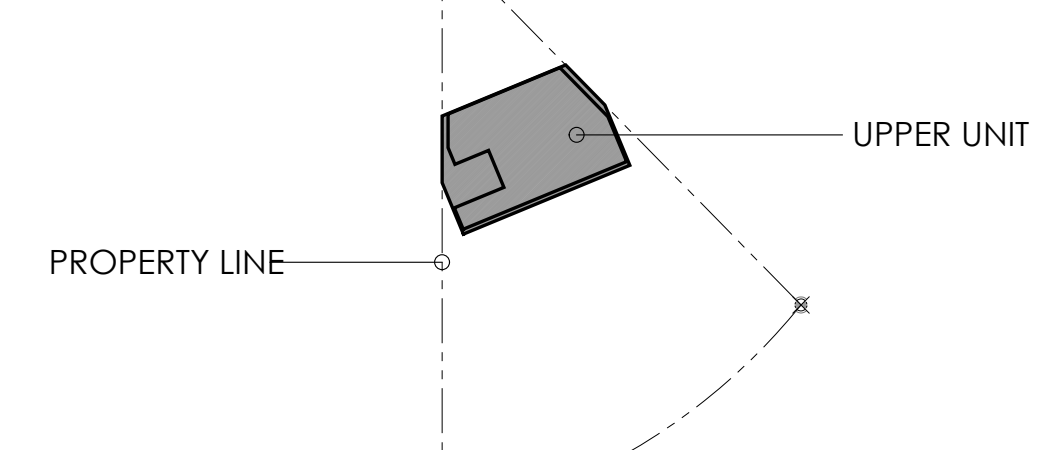
ENTRY LEVEL
 COMMON PARKING 1187 SQ.FT. (471 SQ.FT.)



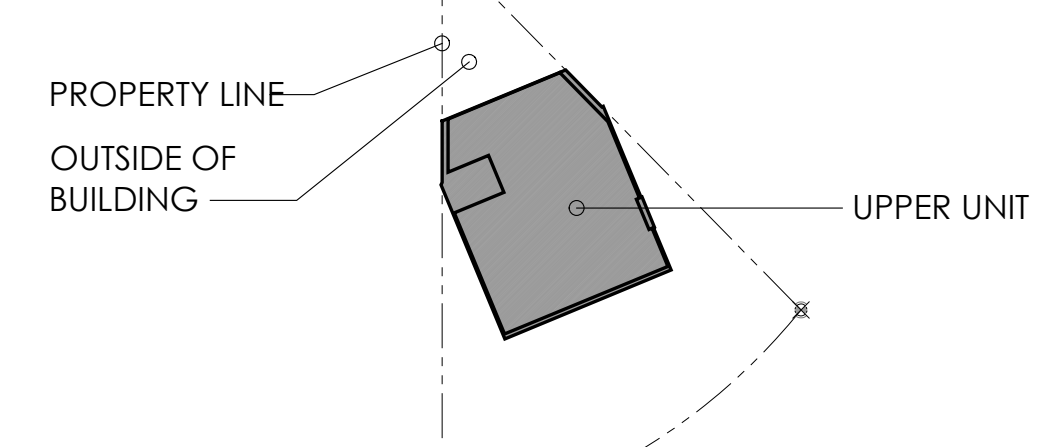
LOT 34 9,152 SQ.FT.

UPPER UNIT 2,878 SQ.FT.
 LOWER UNIT 3,152 SQ.FT.
 COMMON AREA 3,122 SQ.FT.

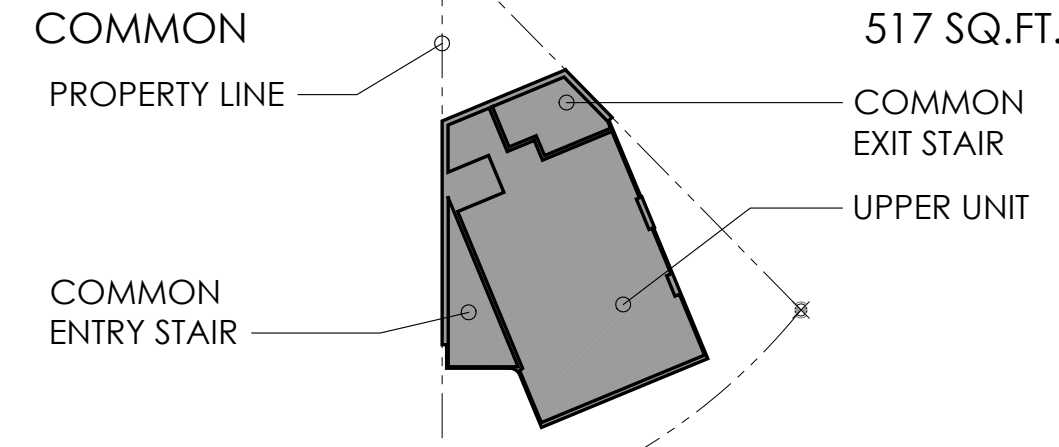
ROOF TERRACE
 UPPER UNIT 549 SQ.FT.



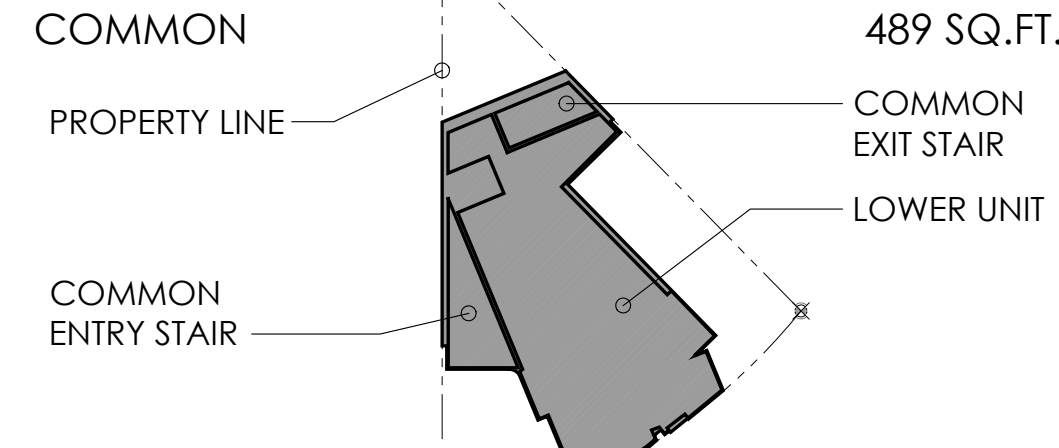
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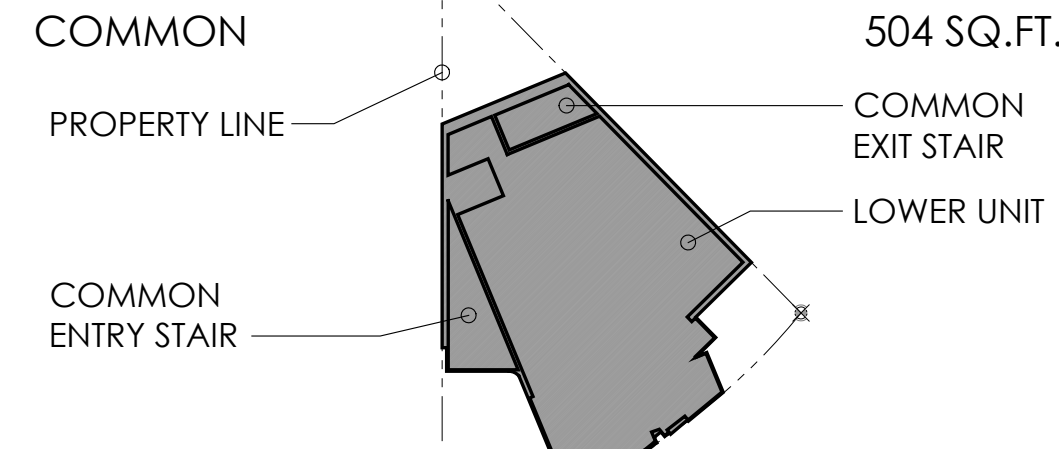
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 COMMON 517 SQ.FT.



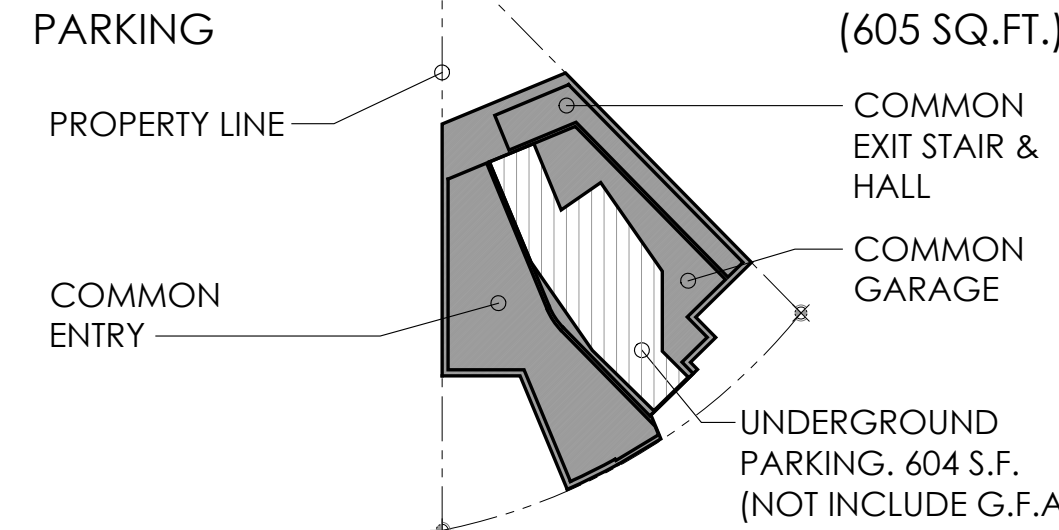
LEVEL 2
 LOWER UNIT 1,375 SQ.FT.
 COMMON 489 SQ.FT.



LEVEL 1
 LOWER UNIT 1,777 SQ.FT.
 COMMON 504 SQ.FT.



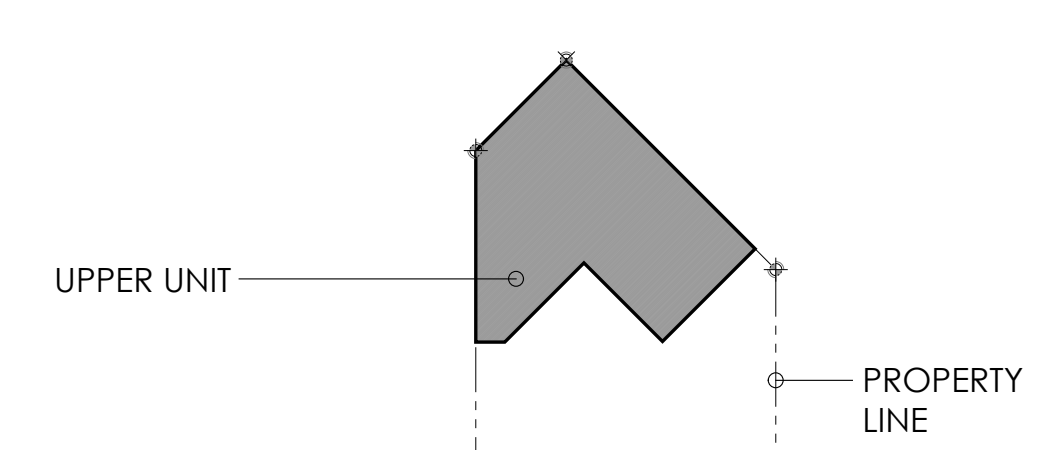
ENTRY LEVEL
 COMMON PARKING 1612 SQ.FT. (605 SQ.FT.)



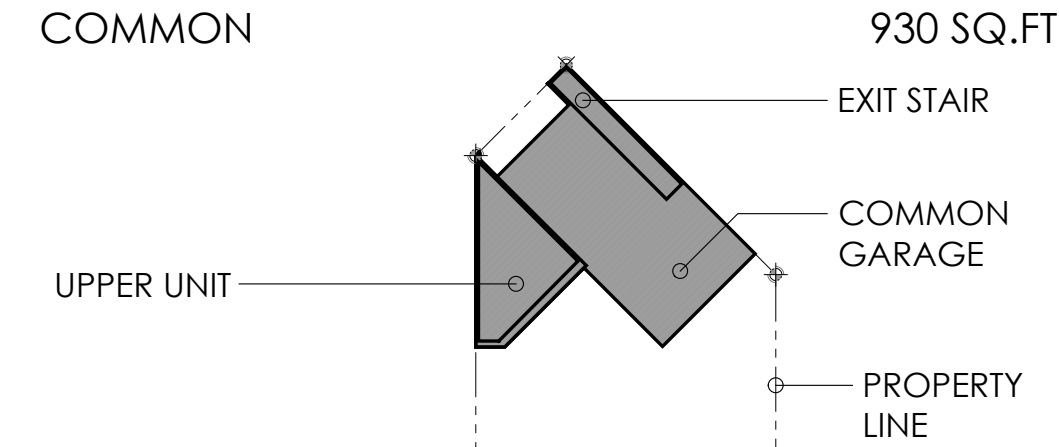
LOT 35A 6,514 SQ.FT.

UPPER UNIT 1,555 SQ.FT.
 LOWER UNIT 3,940 SQ.FT.
 COMMON AREA 1,019 SQ.FT.

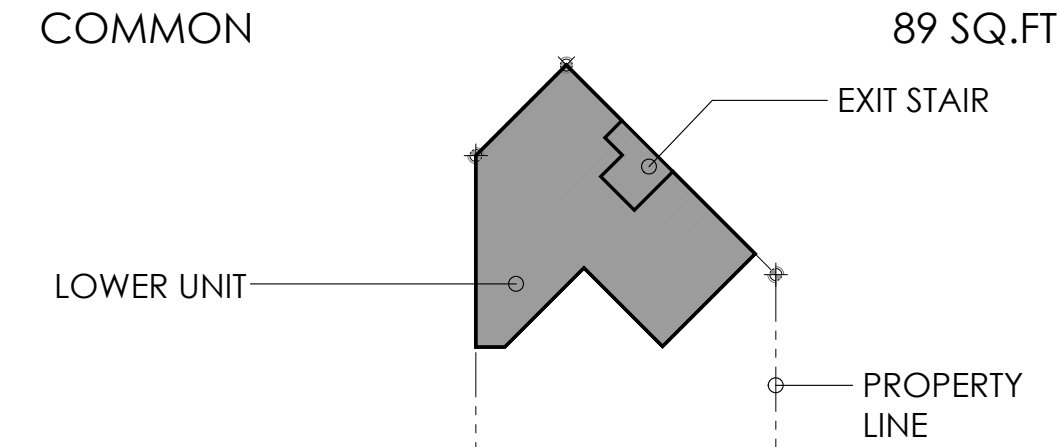
LEVEL 2
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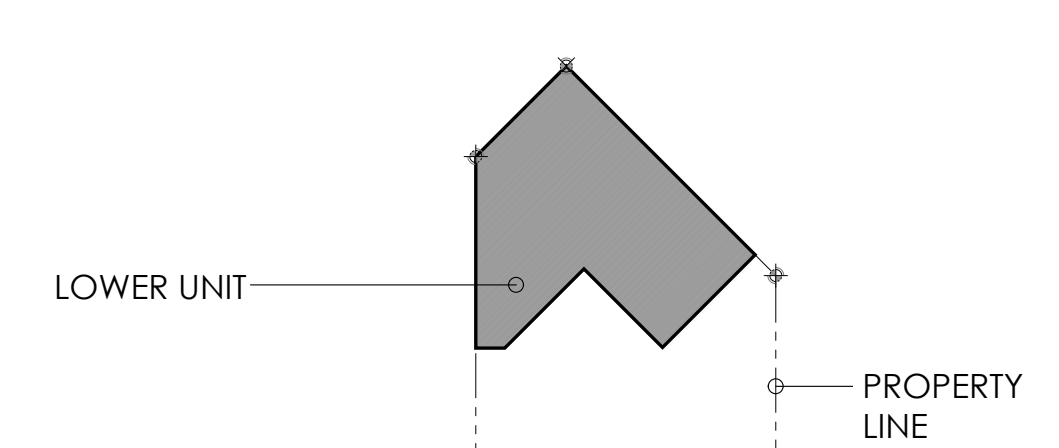
ENTRY LEVEL
 UPPER UNIT 270 SQ.FT.
 COMMON 930 SQ.FT.



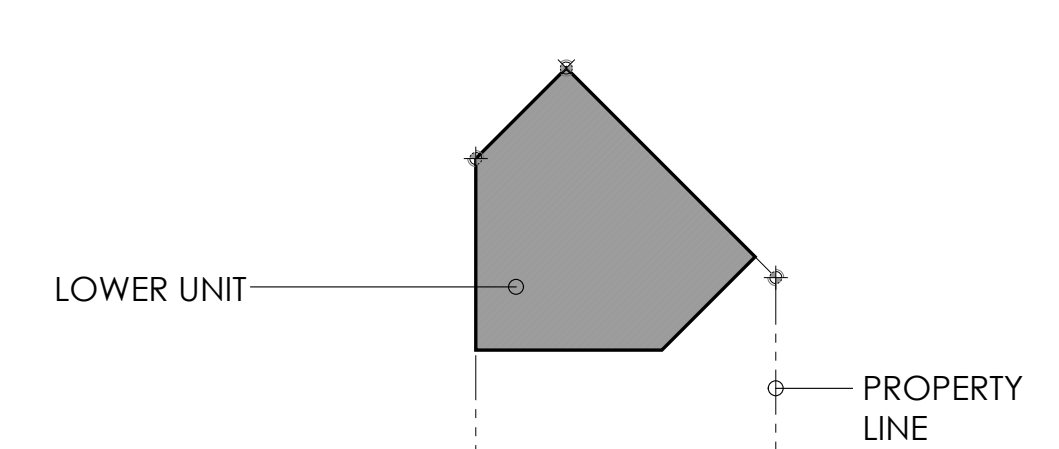
BASEMENT 1
 LOWER UNIT 1,196 SQ.FT.
 COMMON 89 SQ.FT.



BASEMENT 2
 LOWER UNIT 1,285 SQ.FT.



BASEMENT 3
 LOWER UNIT 1,459 SQ.FT.

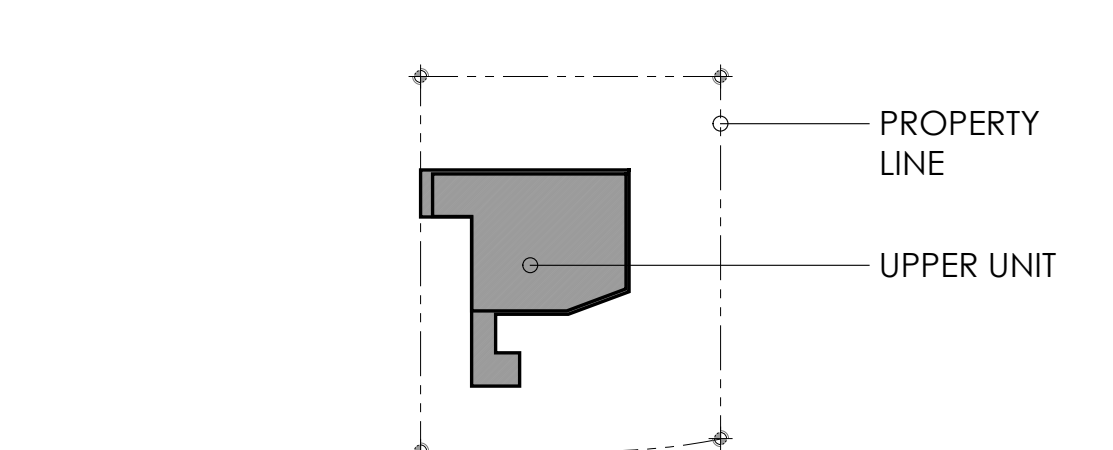


PROJECT TOTAL: 40,848 SQFT

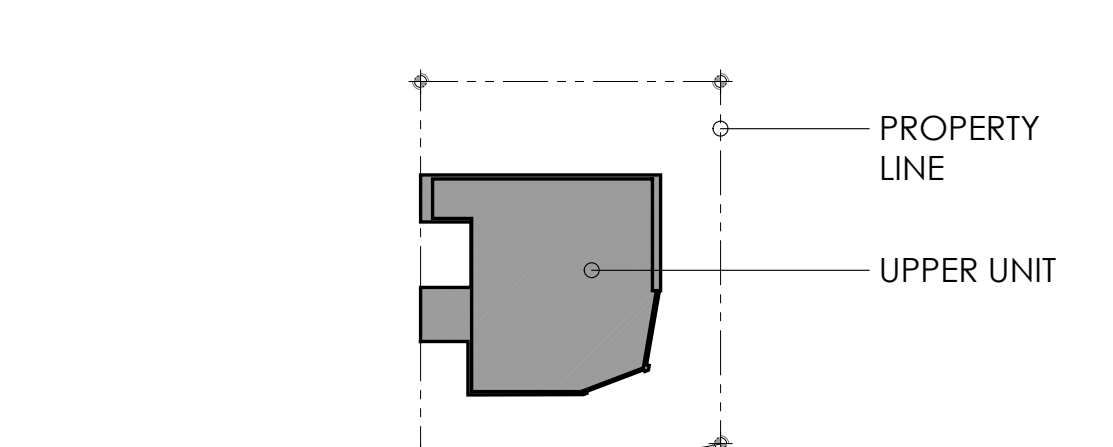
LOT 35B 7,685 SQ.FT.

UPPER UNIT 2,975 SQ.FT.
 LOWER UNIT 2,331 SQ.FT.
 COMMON AREA 2,379 SQ.FT.

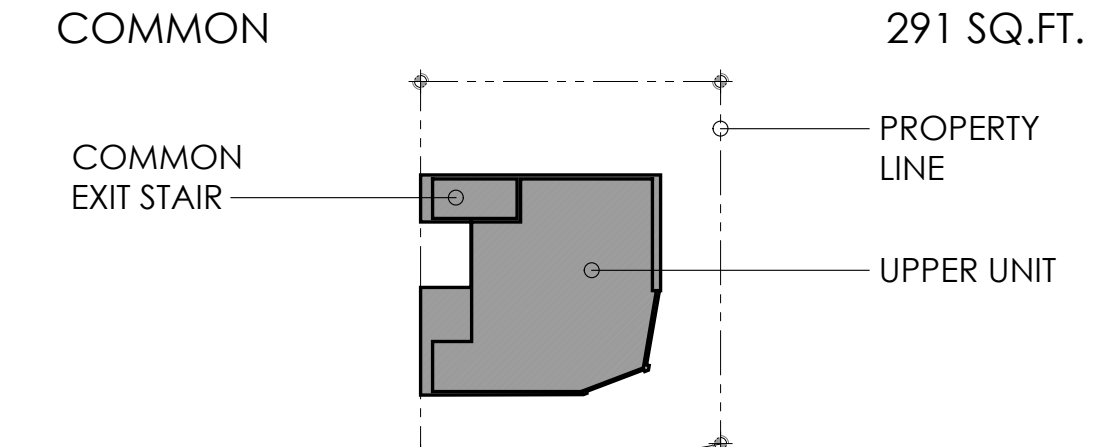
LEVEL 5
 UPPER UNIT 749 SQ.FT.



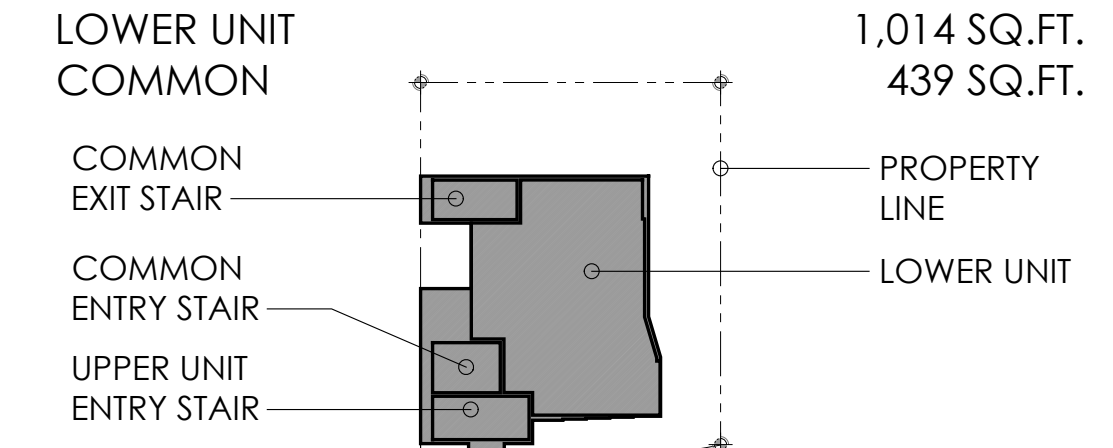
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 UPPER UNIT 1,079 SQ.FT.



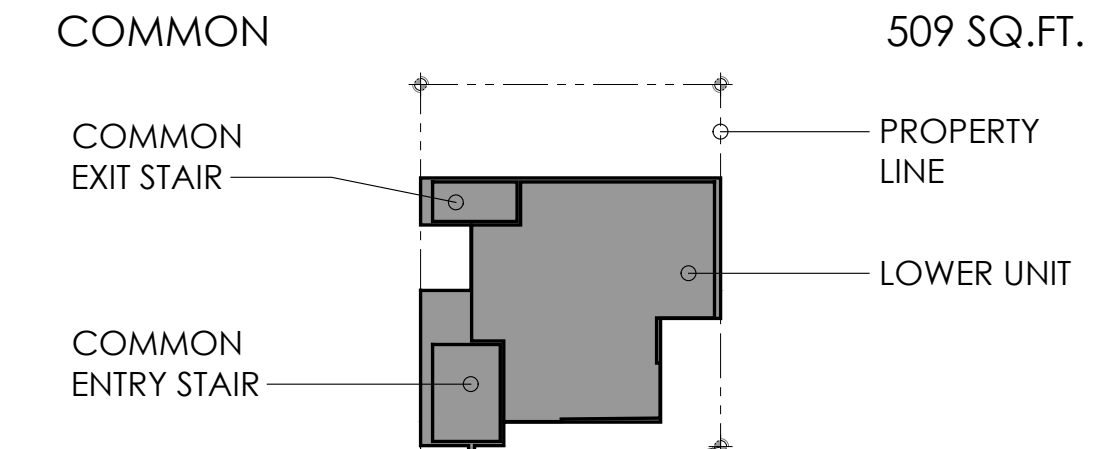
LEVEL 3
 UPPER UNIT 1,031 SQ.FT.
 COMMON 291 SQ.FT.



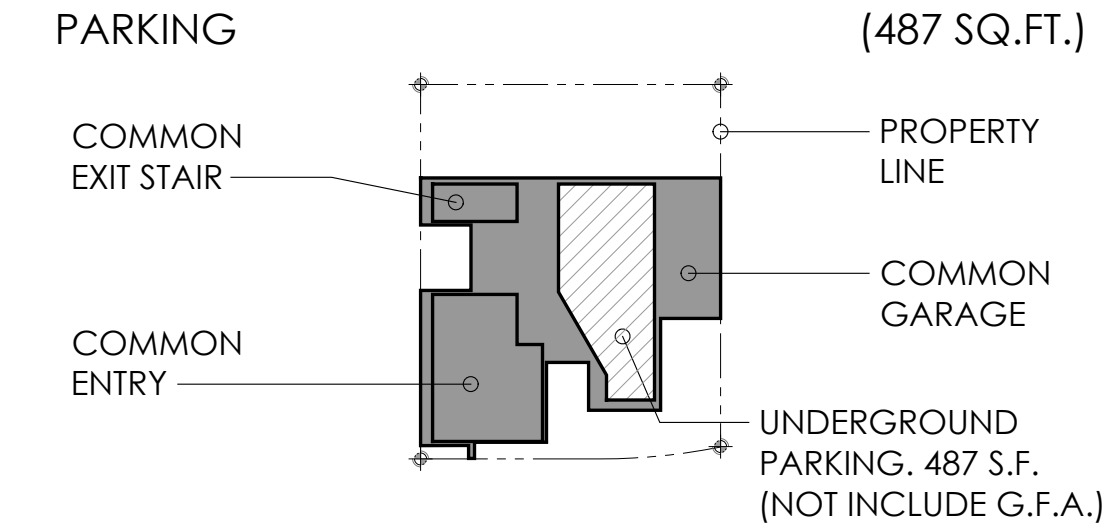
LEVEL 2
 UPPER UNIT 116 SQ.FT.
 LOWER UNIT 1,014 SQ.FT.
 COMMON 439 SQ.FT.



LEVEL 1
 LOWER UNIT 1,317 SQ.FT.
 COMMON 509 SQ.FT.



ENTRY LEVEL
 COMMON PARKING 1267 SQ.FT. (487 SQ.FT.)

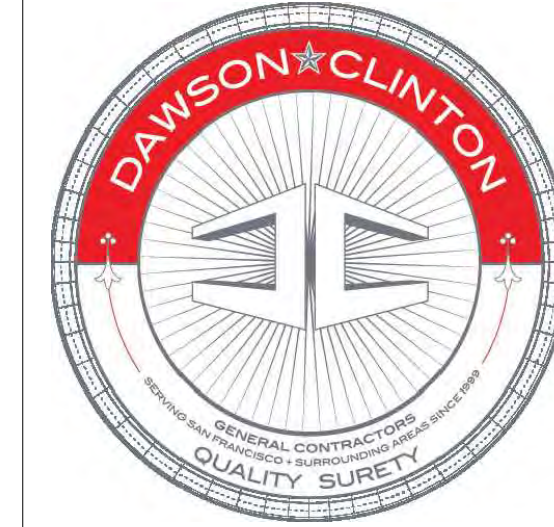


AREA OUTSIDE OF BUILDING FOOTPRINT
 AREA INDICATED BY PROPERTY LINE W/ PROPERTY CORNERS

EXTERIOR FACE OF EXTERIOR WALL / GROSS FLOOR AREA
 THE SUM OF THE GROSS AREAS OF THE SEVERAL FLOORS OF A BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS

UNDERGROUND PARKING AREA EXCLUDED FROM GROSS FLOOR AREA
 (6) - FLOOR SPACE DEDICATED TO PARKING THAT DOES NOT EXCEED THE AMOUNT PRINCIPALLY PERMITTED AS ACCESSORY, AND IS LOCATED UNDERGROUND

-JOINT VENTURE-



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 GENERAL CONTRACTORS
 PO BOX 410475 : SAN FRANCISCO, CA :
 94141-0475 P: 415.359.9991 F: 415.359.9992

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 SAN FRANCISCO, CA 94103
 415.699.3640
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6.APR.2015	SITE PERMIT APP	
30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

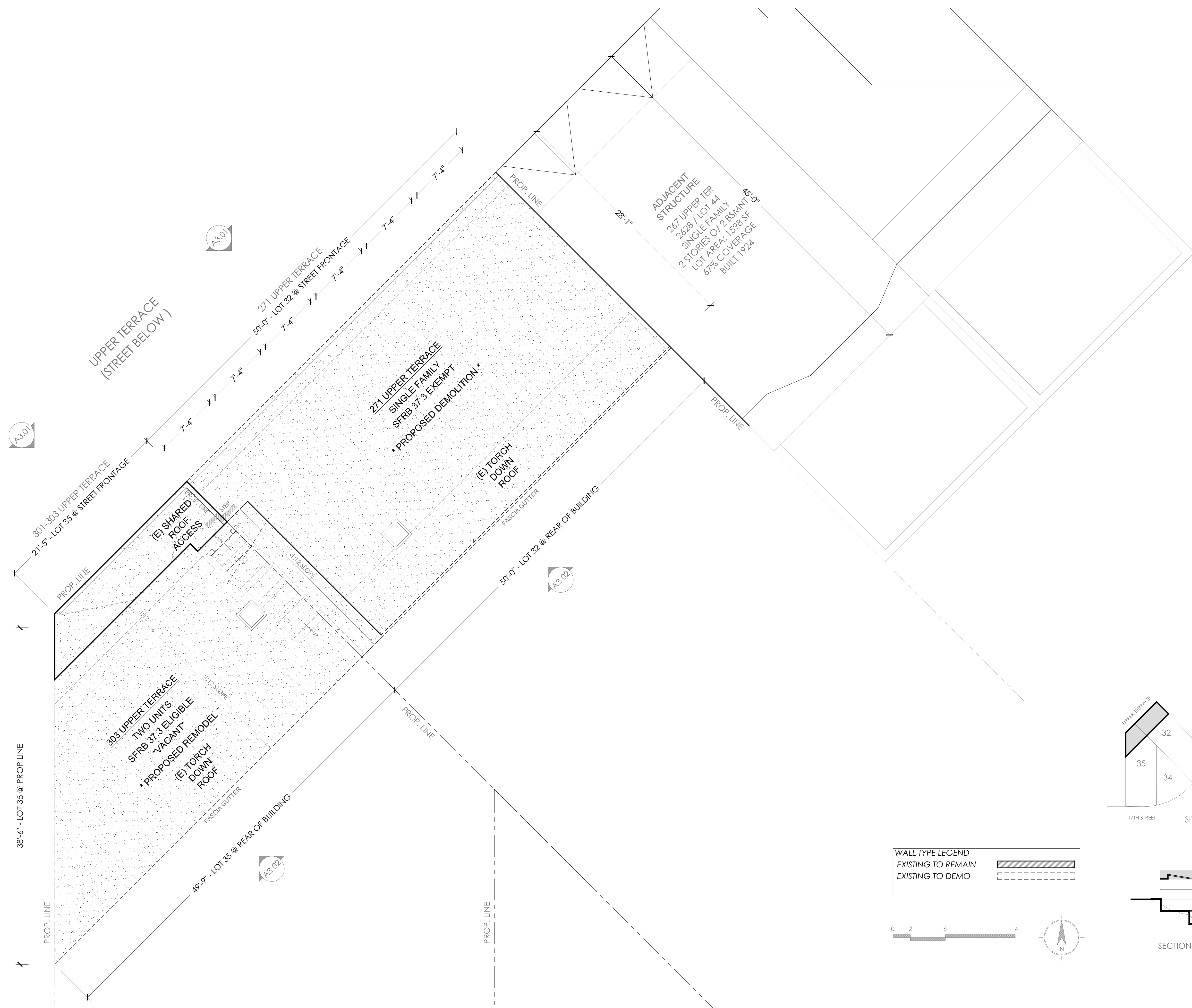
DRAWING:
ANALYSIS

JOB NUMBER: 14006

SCALE: N.T.S

DATE: OCT 1ST, 2018

SHEET:
A2.00



A3.01

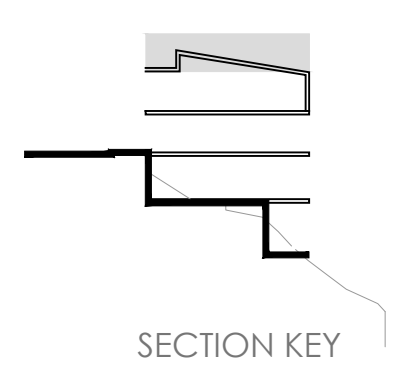
A3.01

A3.02

A3.02

WALL TYPE LEGEND

EXISTING TO REMAIN	
EXISTING TO DEMO	



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428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

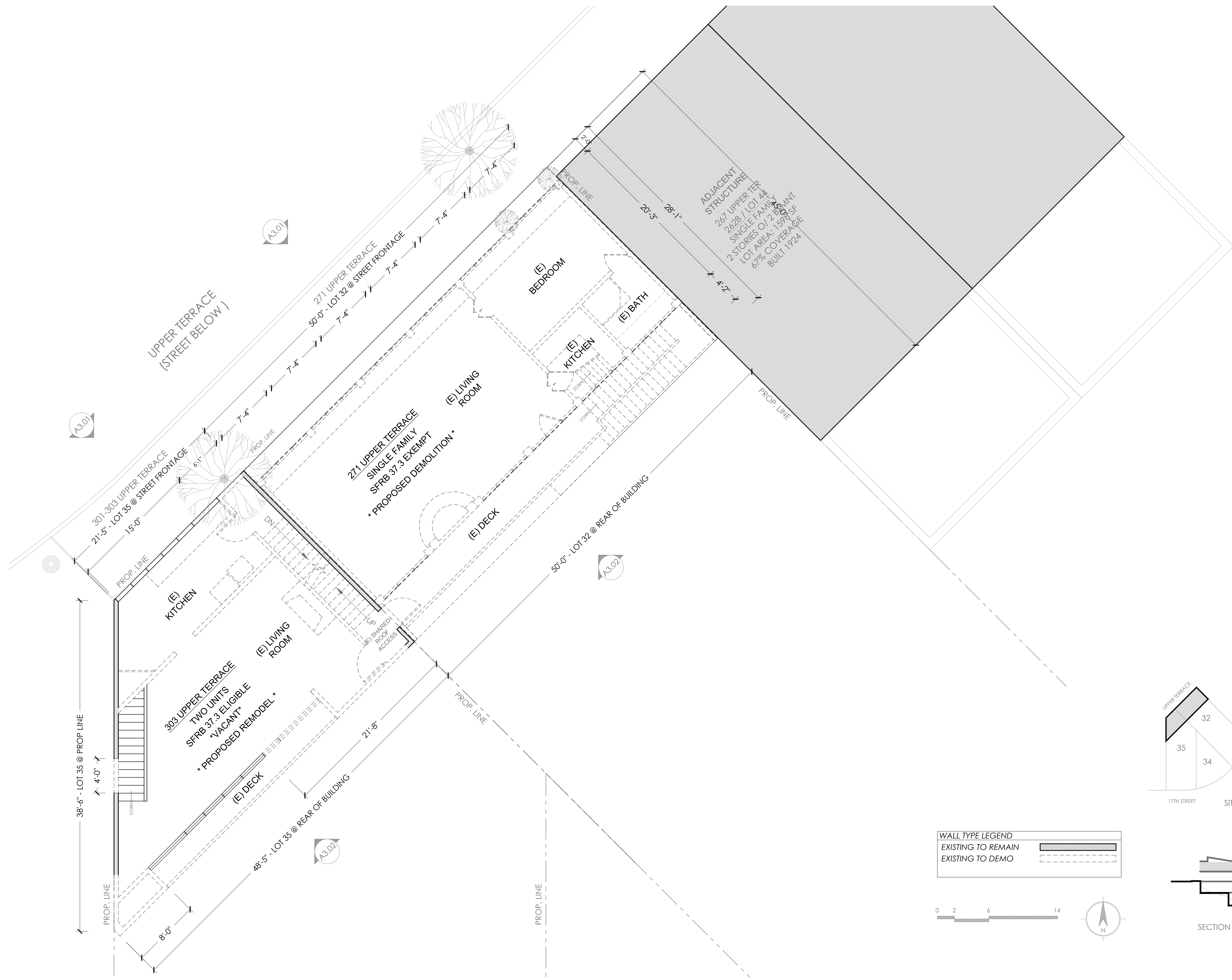
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.01

LOT 32 (301-303 UPPER TER) & LOT 35 (271 UPPER TER) - EXISTING ROOF LEVEL



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

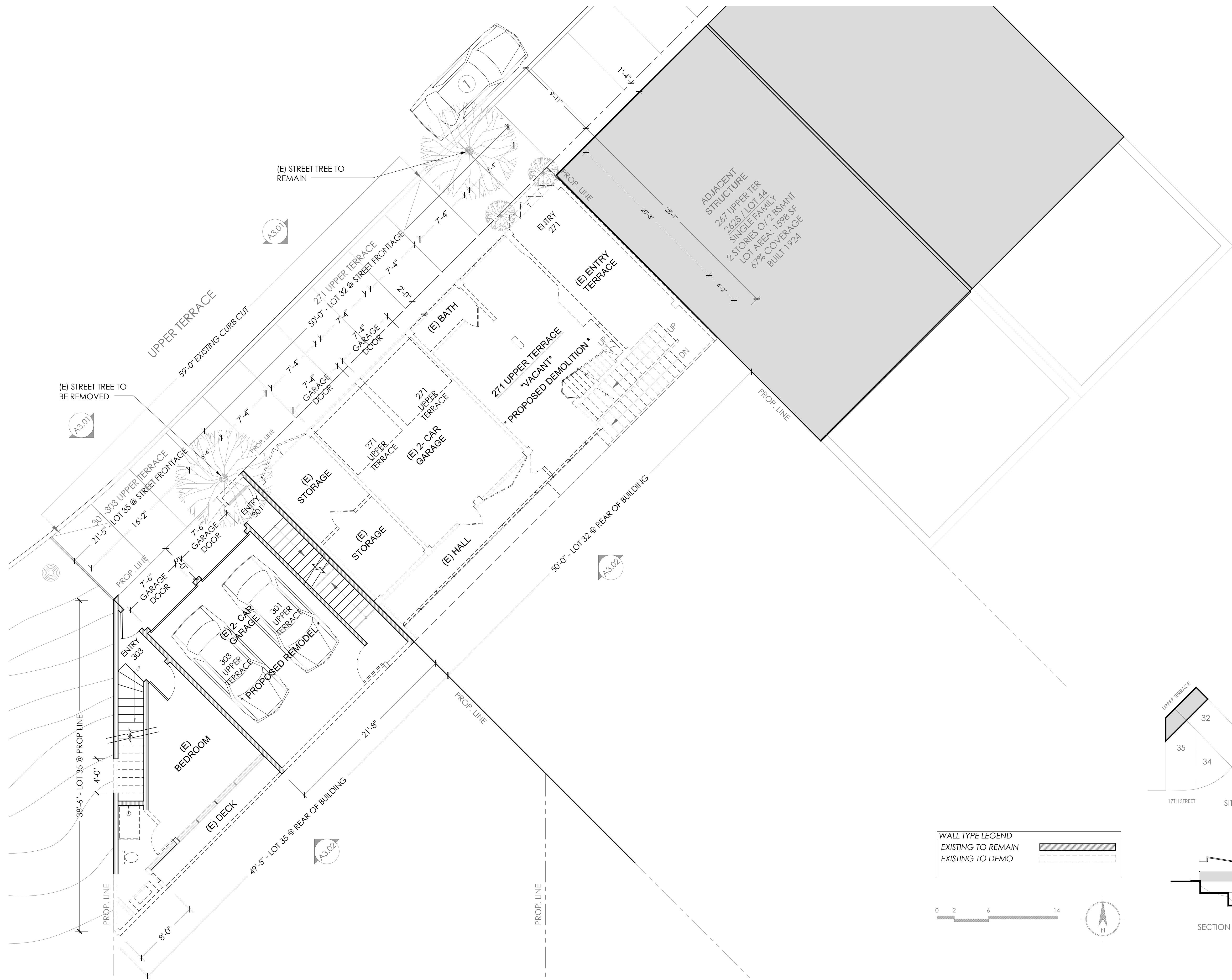
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
A2.02

LOT 32 (301-303 UPPER TER) & LOT 35 (271 UPPER TER) - EXISTING LEVEL 2



LOT 32 (301-303 UPPER TER) & LOT 35 (271 UPPER TER) - EXISTING LEVEL 1

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PROJECT:
MT OLYMPUS

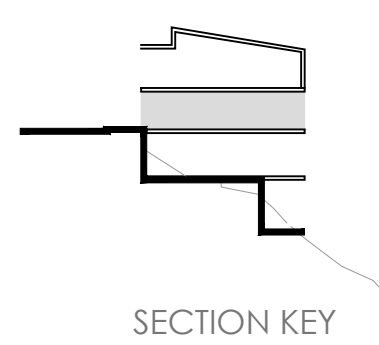
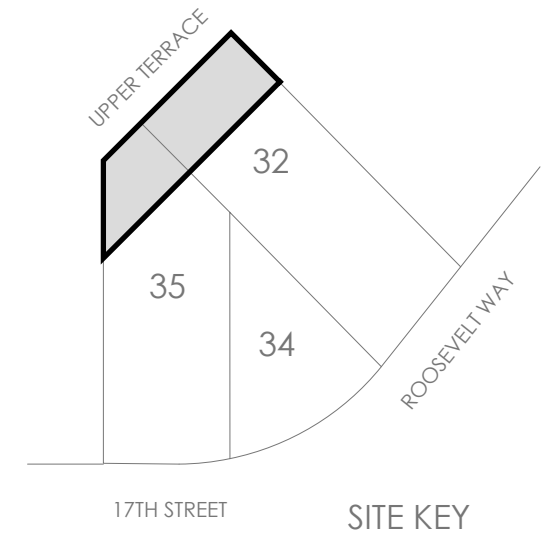
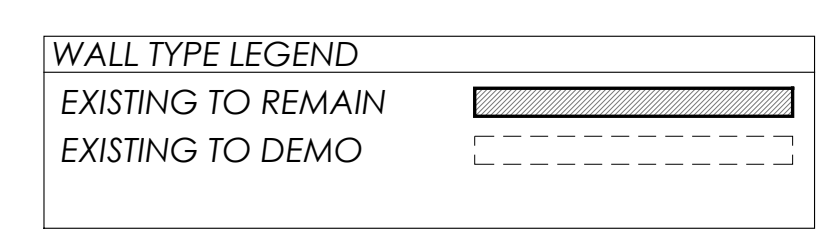
BLOCK / LOT:
2628 / 32-34-35

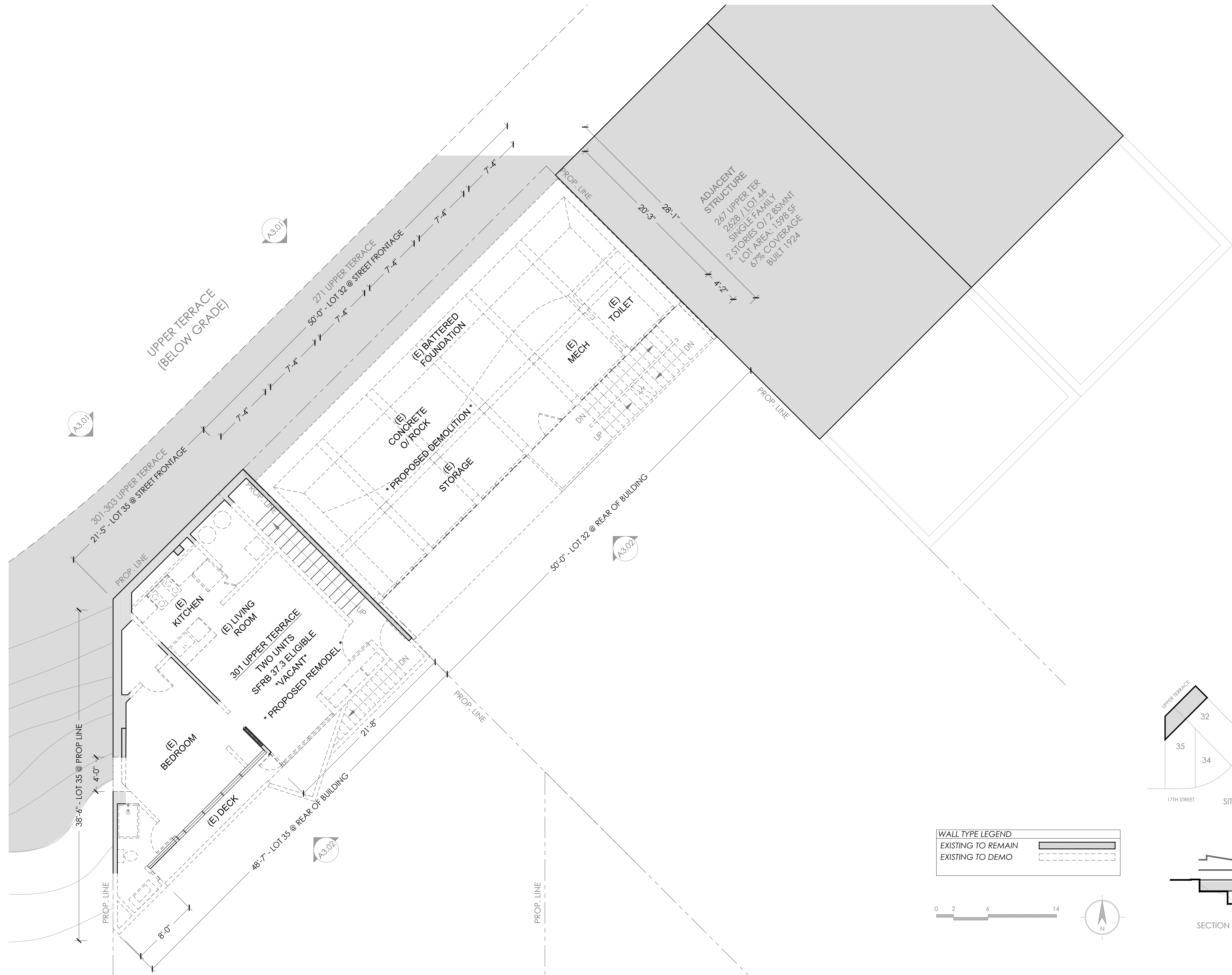
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.03





LOT 32 (301-303 UPPER TER) & LOT 35 (271 UPPER TER) - EXISTING BASEMENT 1

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PROJECT:
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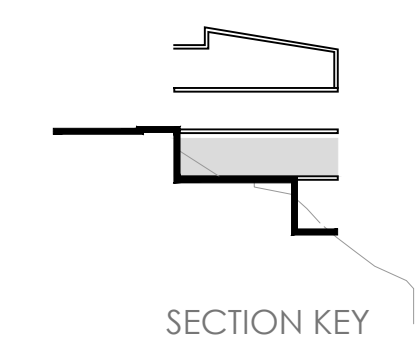
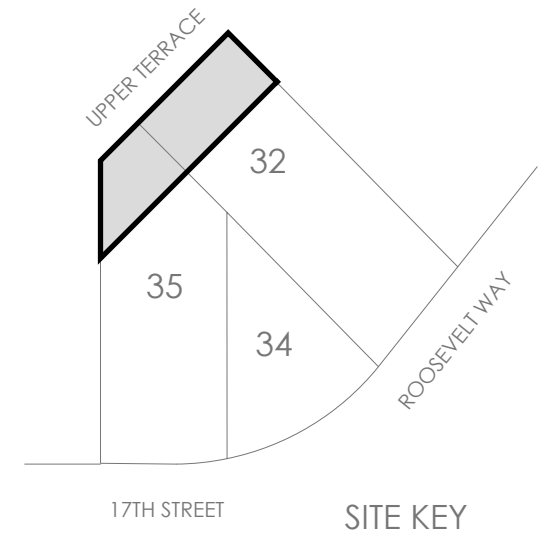
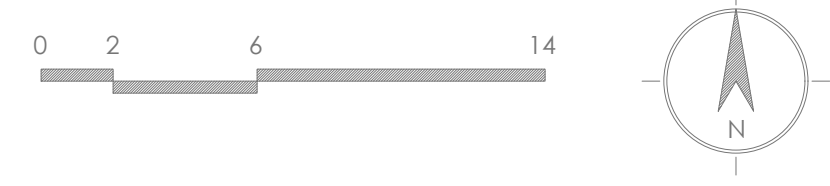
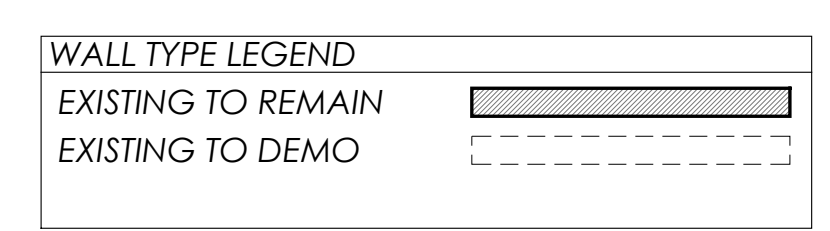
BLOCK / LOT:
2628 / 32-34-35

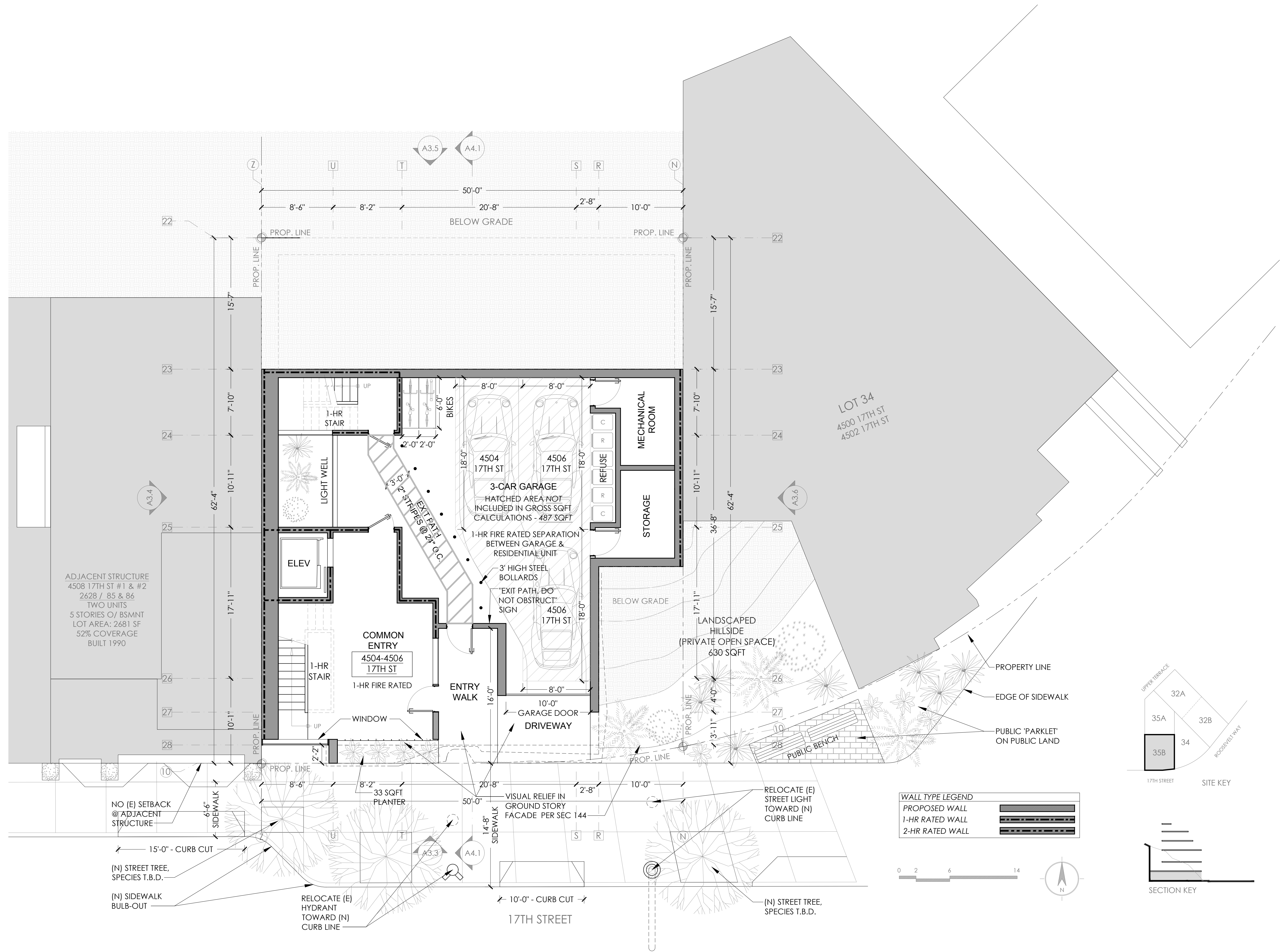
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.04



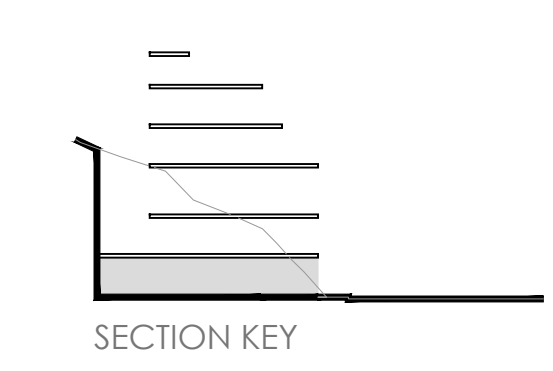
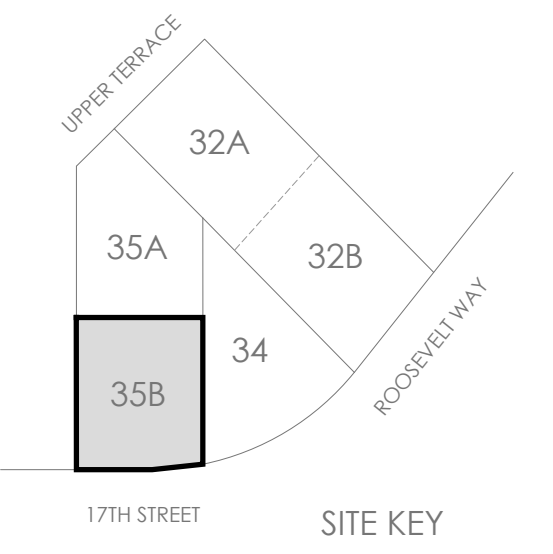


ADJACENT STRUCTURE
4508 17TH ST #1 & #2
2628 / 85 & 86
TWO UNITS
5 STORIES O/ BSMNT
LOT AREA: 2681 SF
52% COVERAGE
BUILT 1990

LOT 34
4500 17TH ST
4502 17TH ST

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

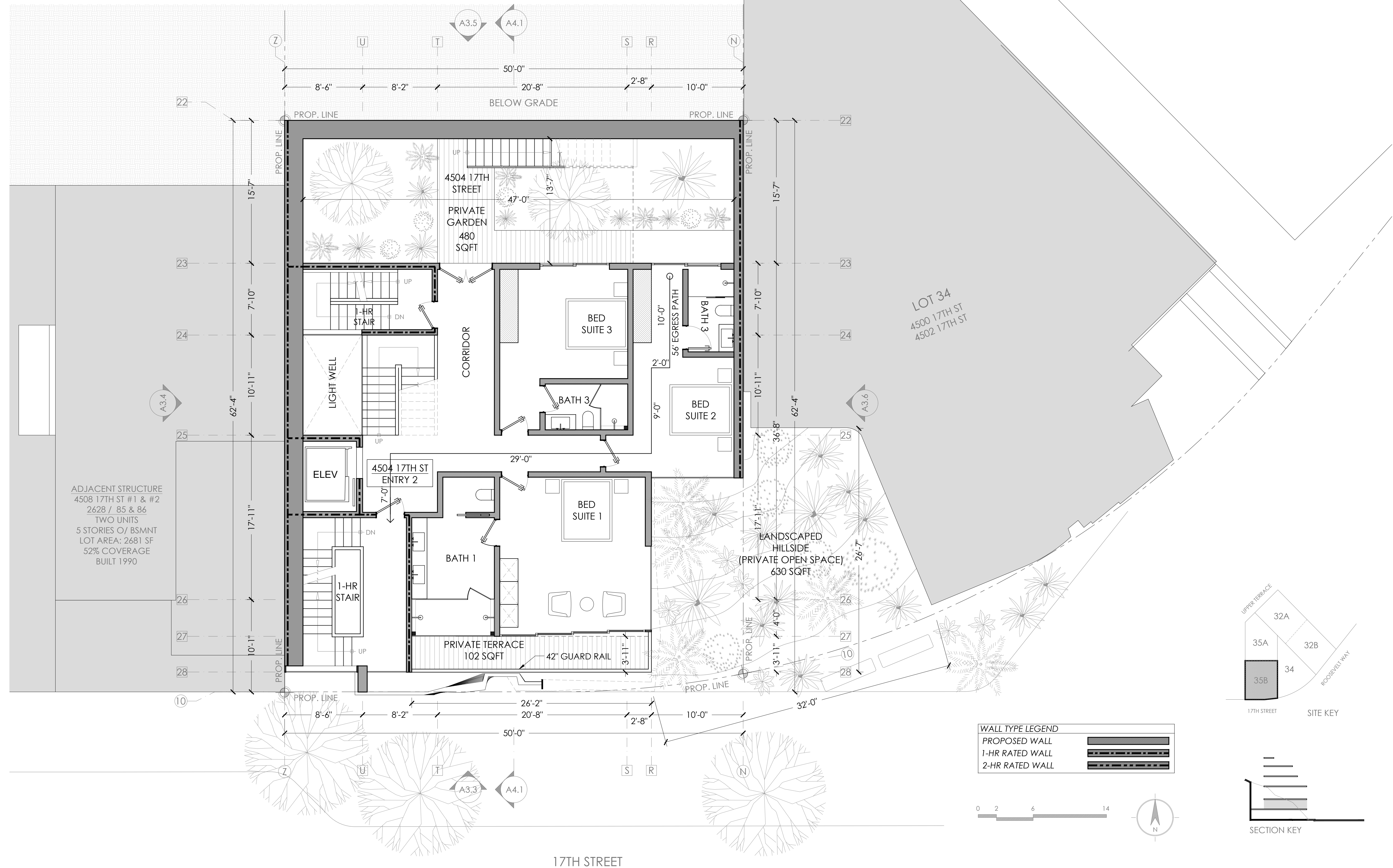
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
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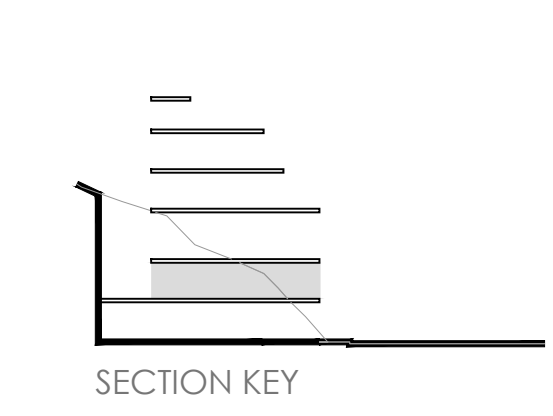
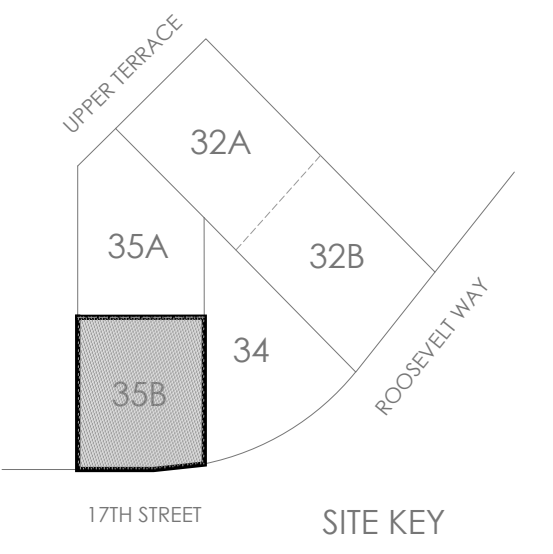
LOT 35B (4504-4506 17TH ST) - BASEMENT LEVEL



ADJACENT STRUCTURE
 4508 17TH ST #1 & #2
 2628 / 85 & 86
 TWO UNITS
 5 STORIES O/ BSMNT
 LOT AREA: 2681 SF
 52% COVERAGE
 BUILT 1990

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

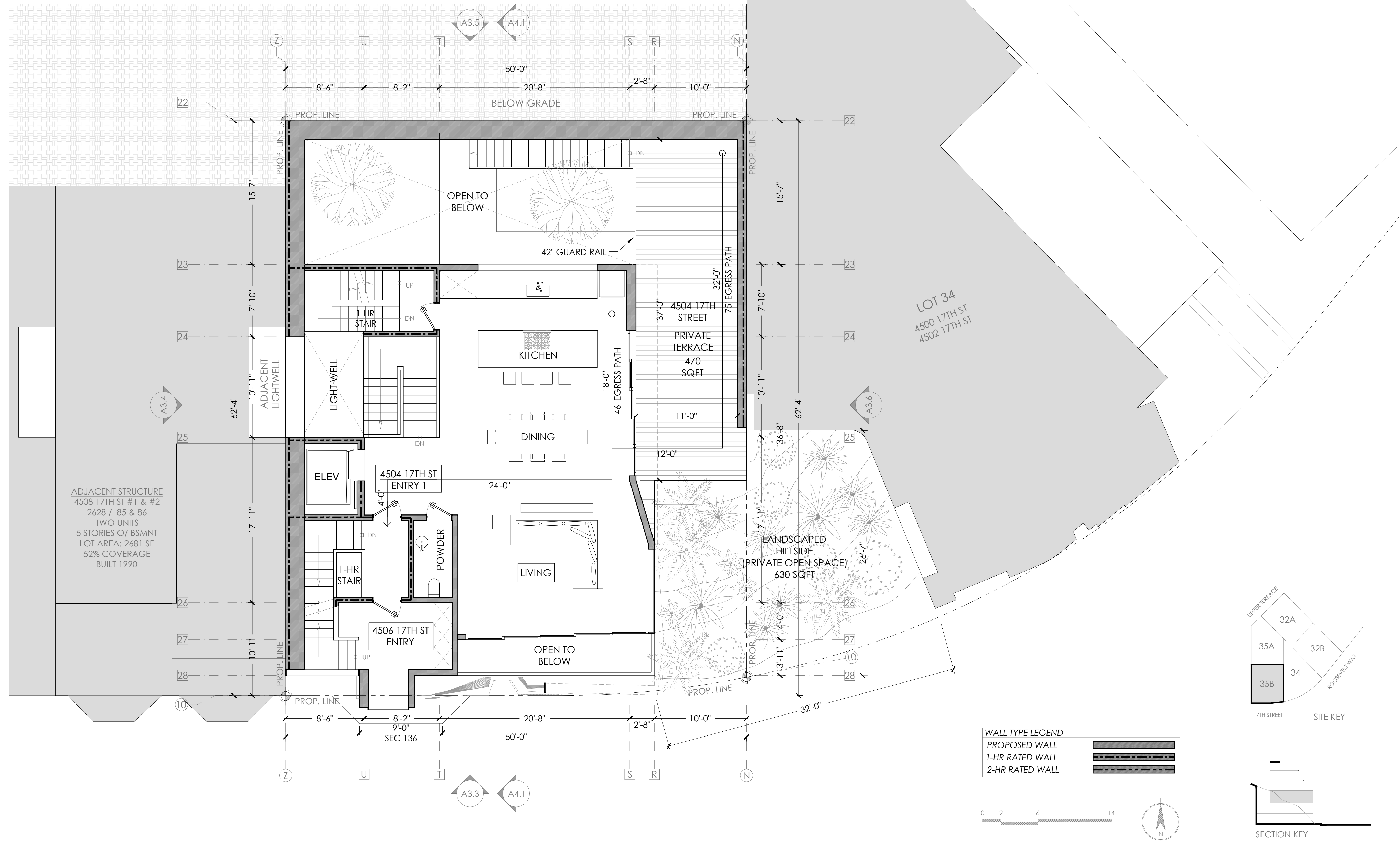
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.2

LOT 35B (4504-4506 17TH ST) - LEVEL 1



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

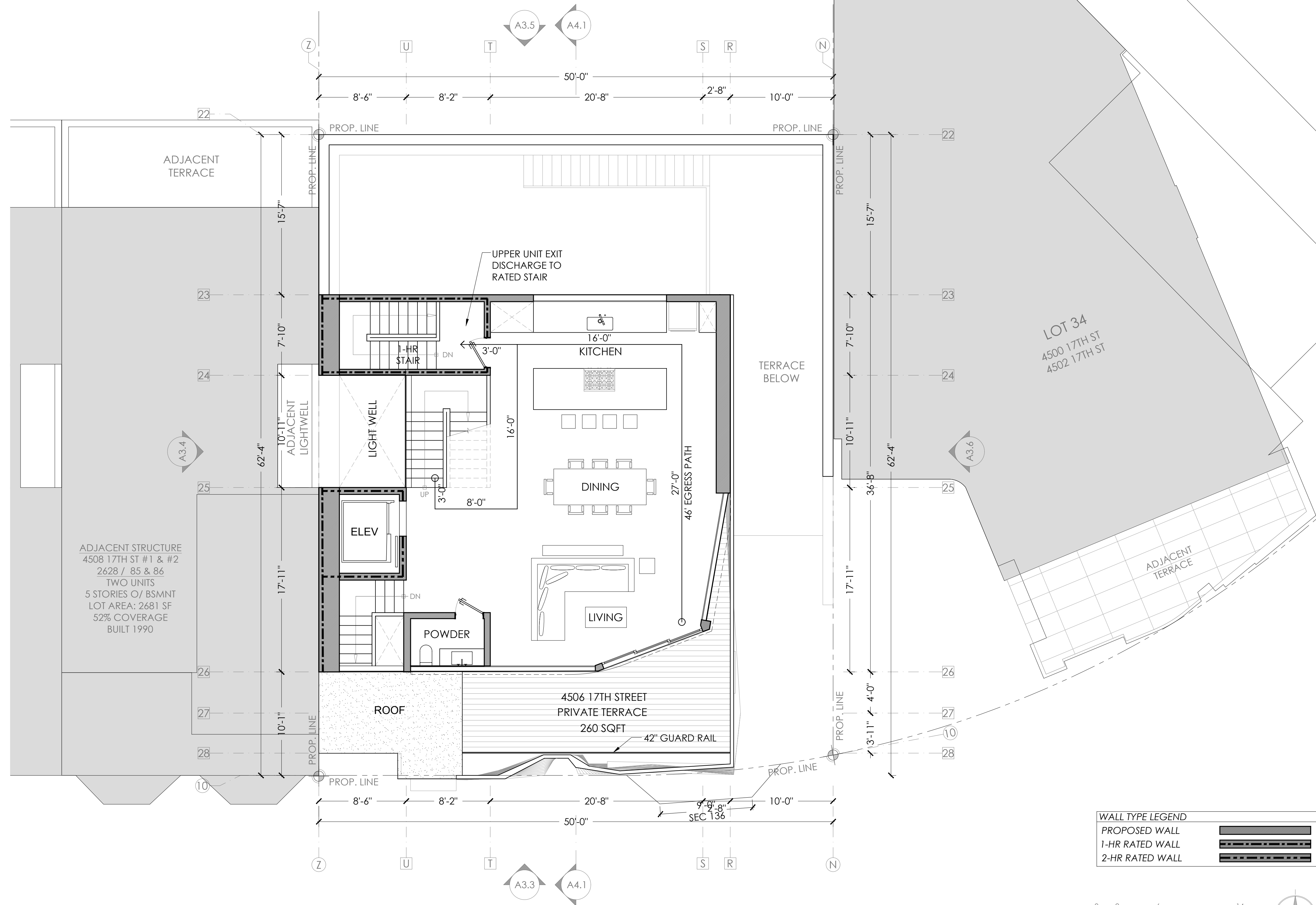
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.3

LOT 35B (4504-4506 17TH ST) - LEVEL 2

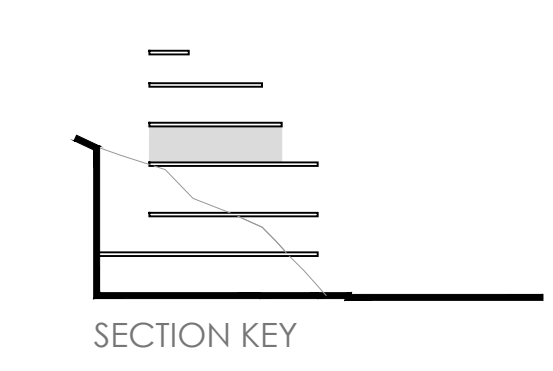
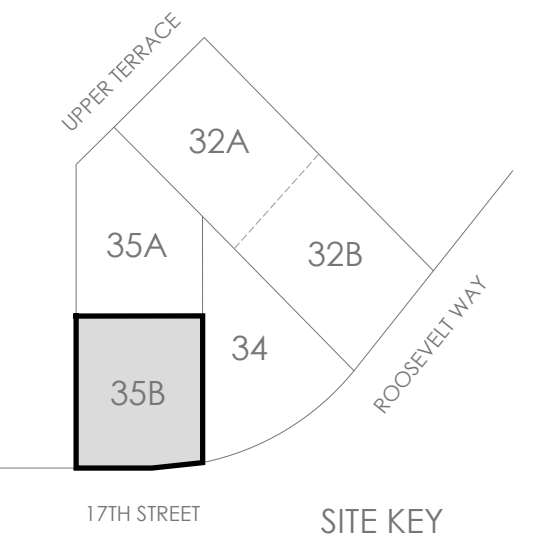
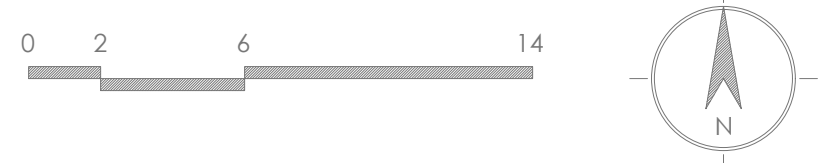


ADJACENT STRUCTURE
4508 17TH ST #1 & #2
2628 / 85 & 86
TWO UNITS
5 STORIES O/ BSMNT
LOT AREA: 2681 SF
52% COVERAGE
BUILT 1990

LOT 34
4500 17TH ST
4502 17TH ST

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

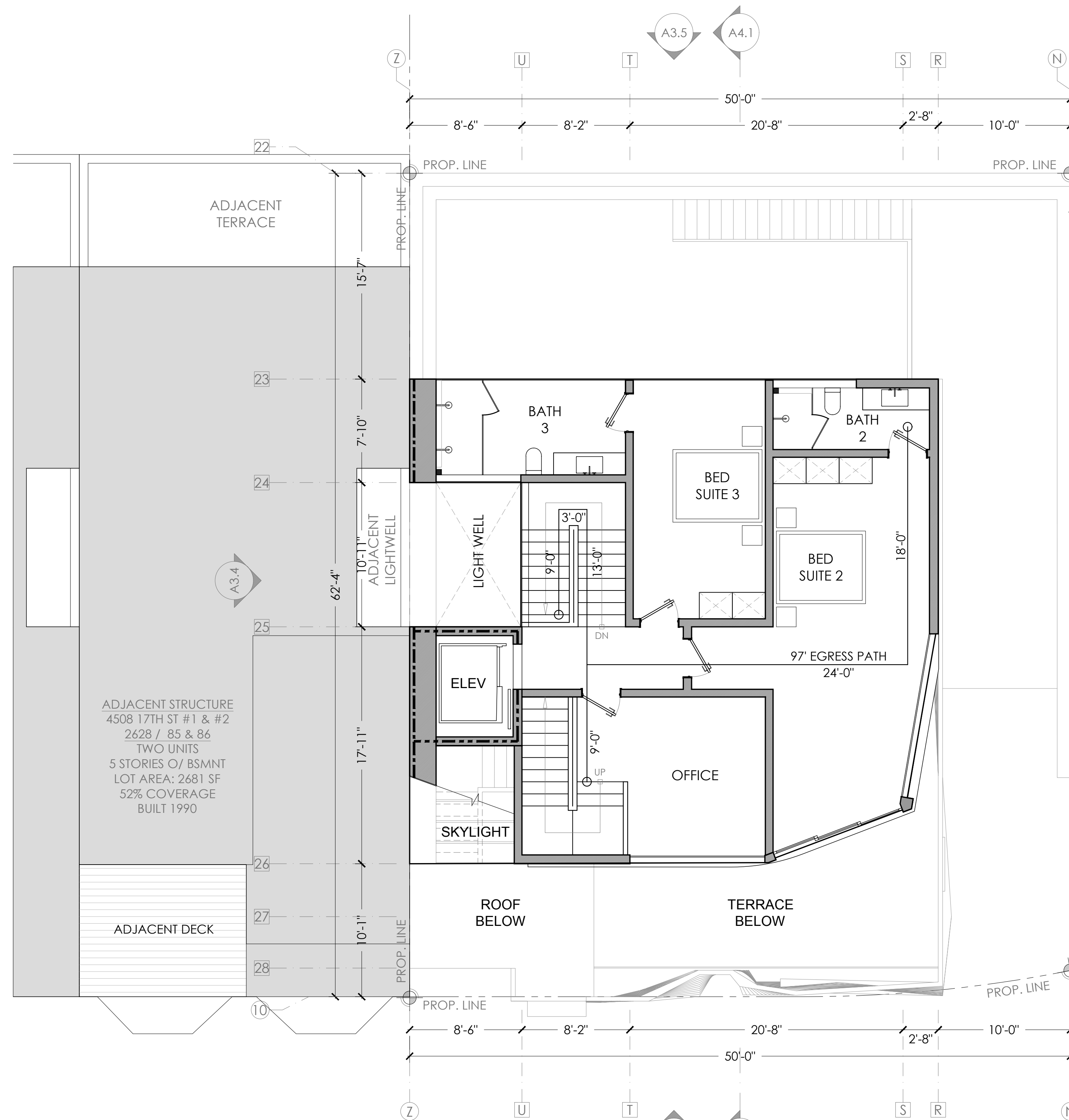
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
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LOT 35B (4504-4506 17TH ST) - LEVEL 3

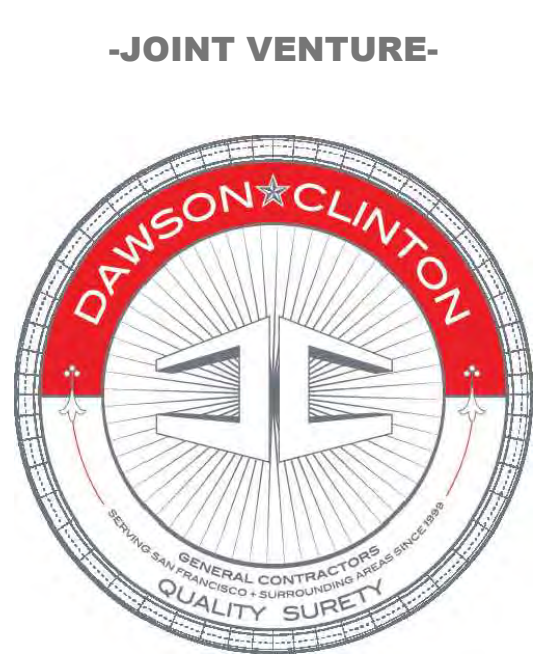
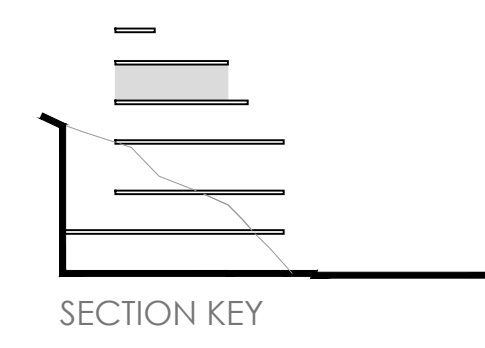
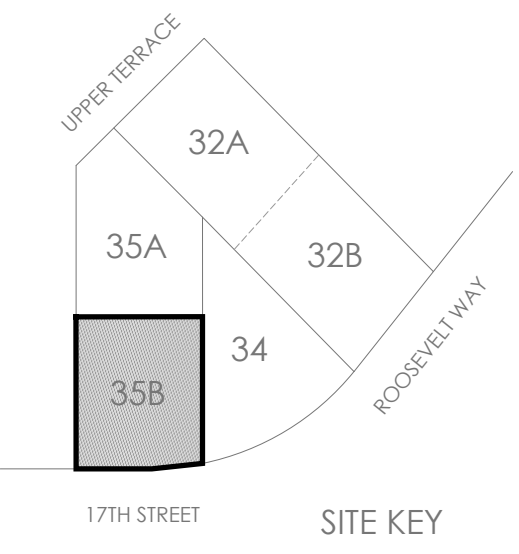
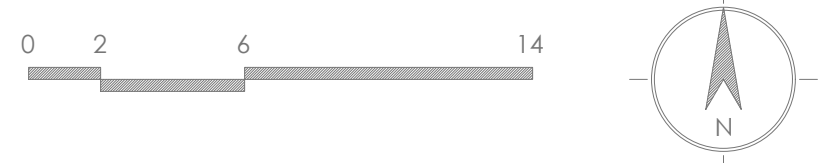


ADJACENT STRUCTURE
 4508 17TH ST #1 & #2
 2628 / 85 & 86
 TWO UNITS
 5 STORIES O/ BSMNT
 LOT AREA: 2681 SF
 52% COVERAGE
 BUILT 1990

LOT 34
 4500 17TH ST
 4502 17TH ST

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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BLOCK / LOT:
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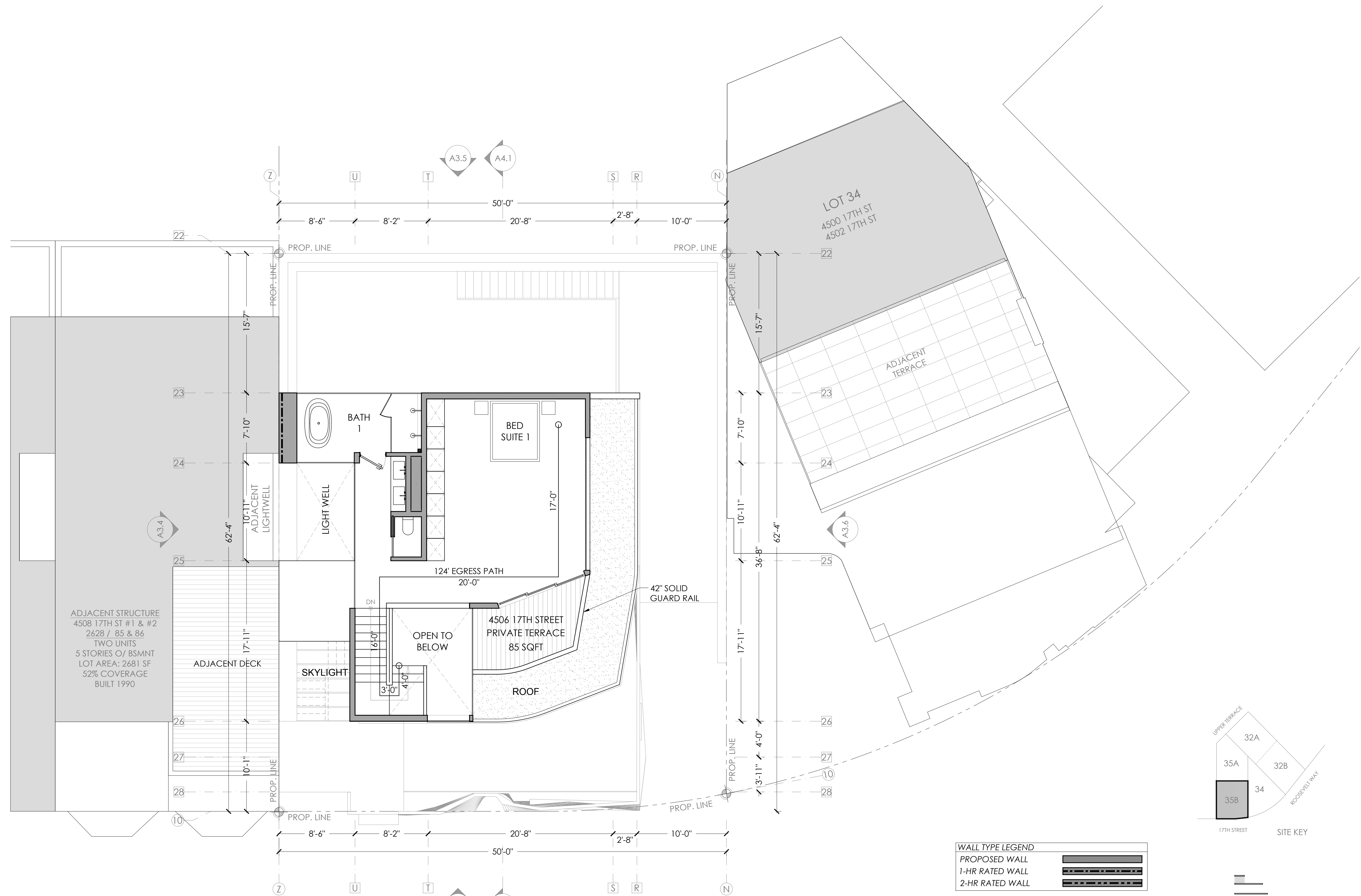
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.5

LOT 35B (4504-4506 17TH ST) - LEVEL 4

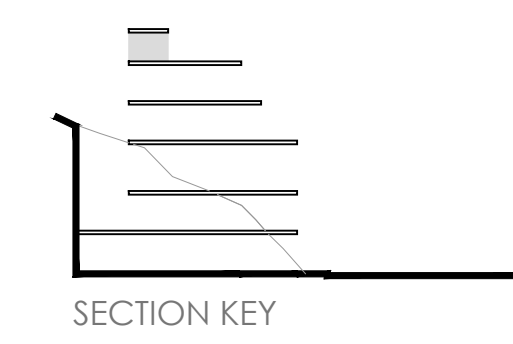
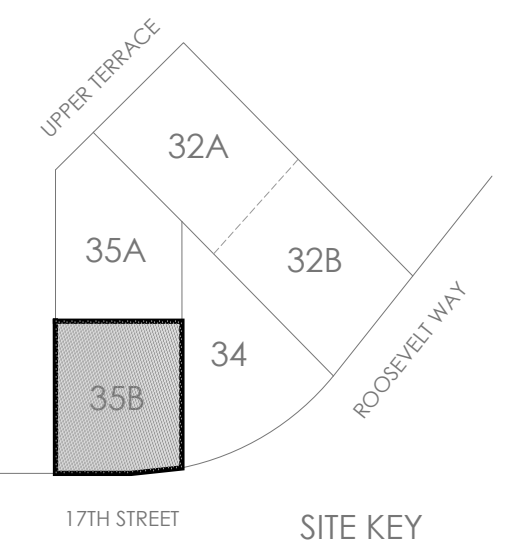


ADJACENT STRUCTURE
4508 17TH ST #1 & #2
2628 / 85 & 86
TWO UNITS
5 STORIES O/ BSMNT
LOT AREA: 2681 SF
52% COVERAGE
BUILT 1990

LOT 34
4500 17TH ST
4502 17TH ST

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

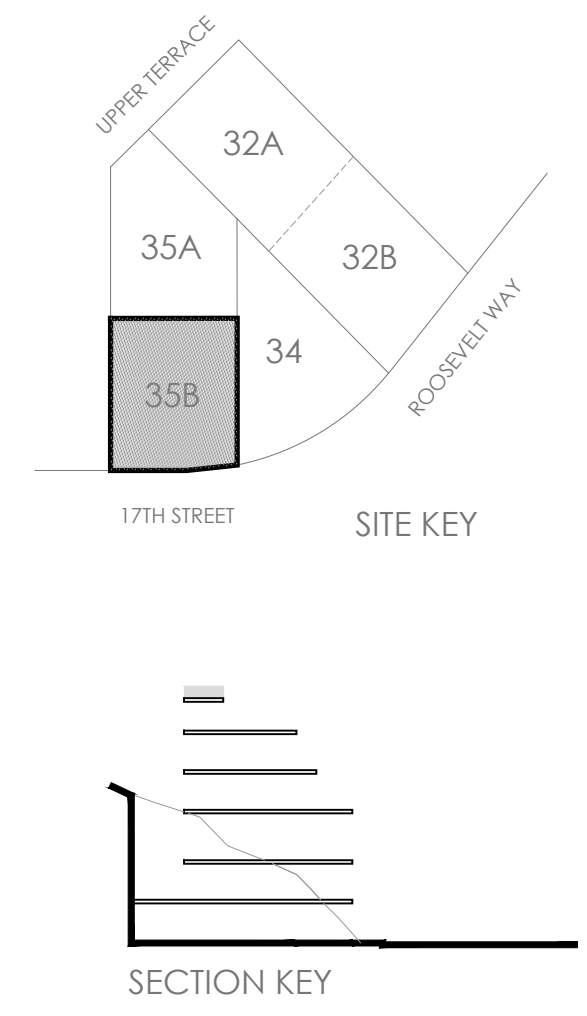
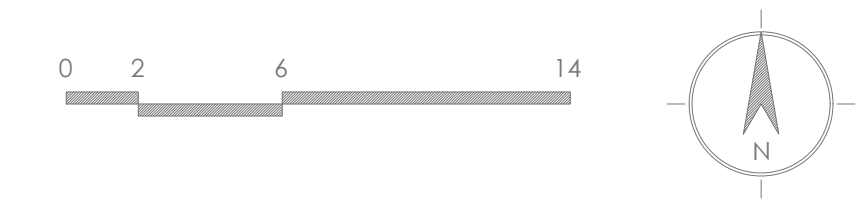
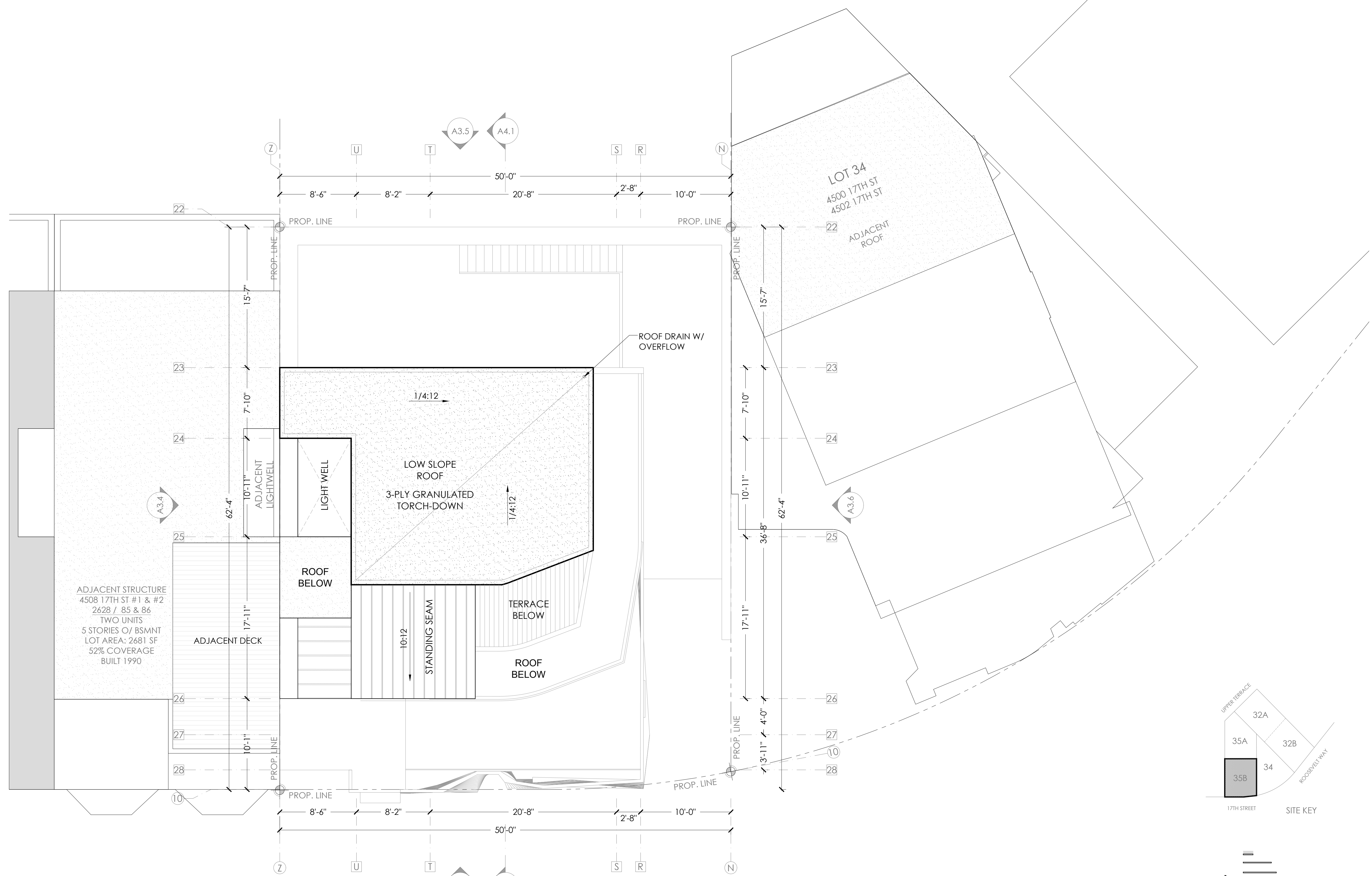
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
A2.6

LOT 35B (4504-4506 17TH ST) - LEVEL 5



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PROJECT:
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BLOCK / LOT:
2628 / 32-34-35

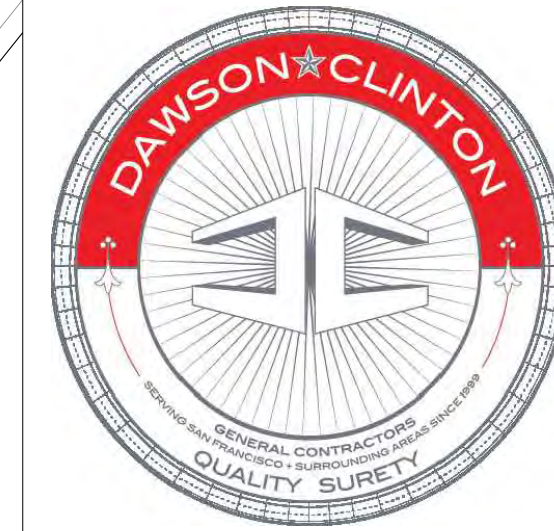
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.7

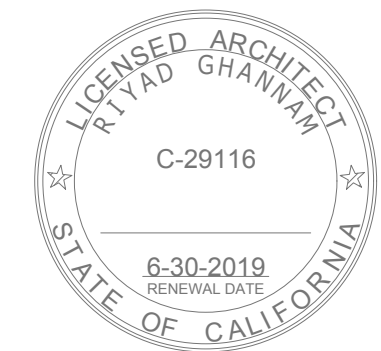
LOT 35B (4504-4506 17TH ST) - ROOF LEVEL



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

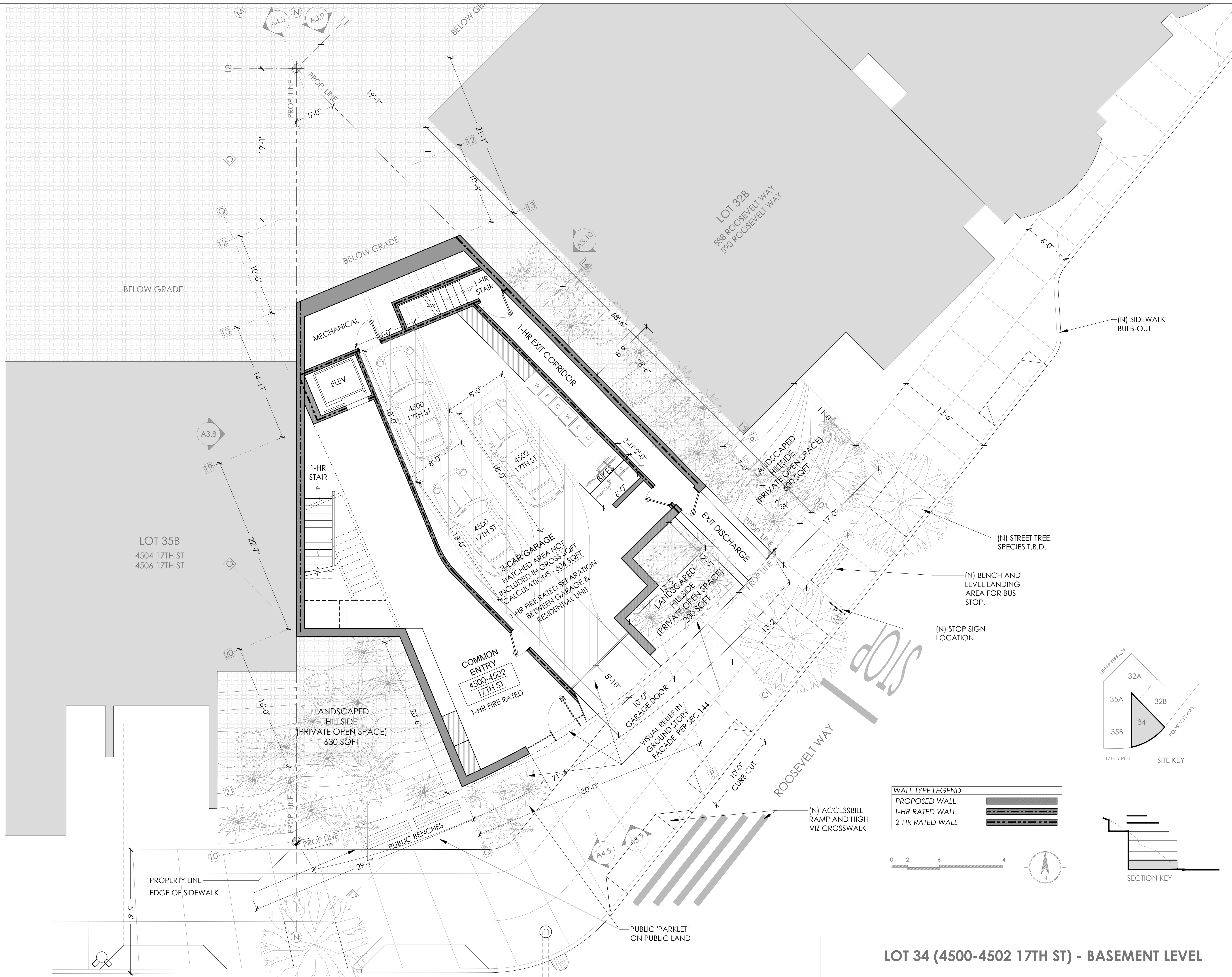
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

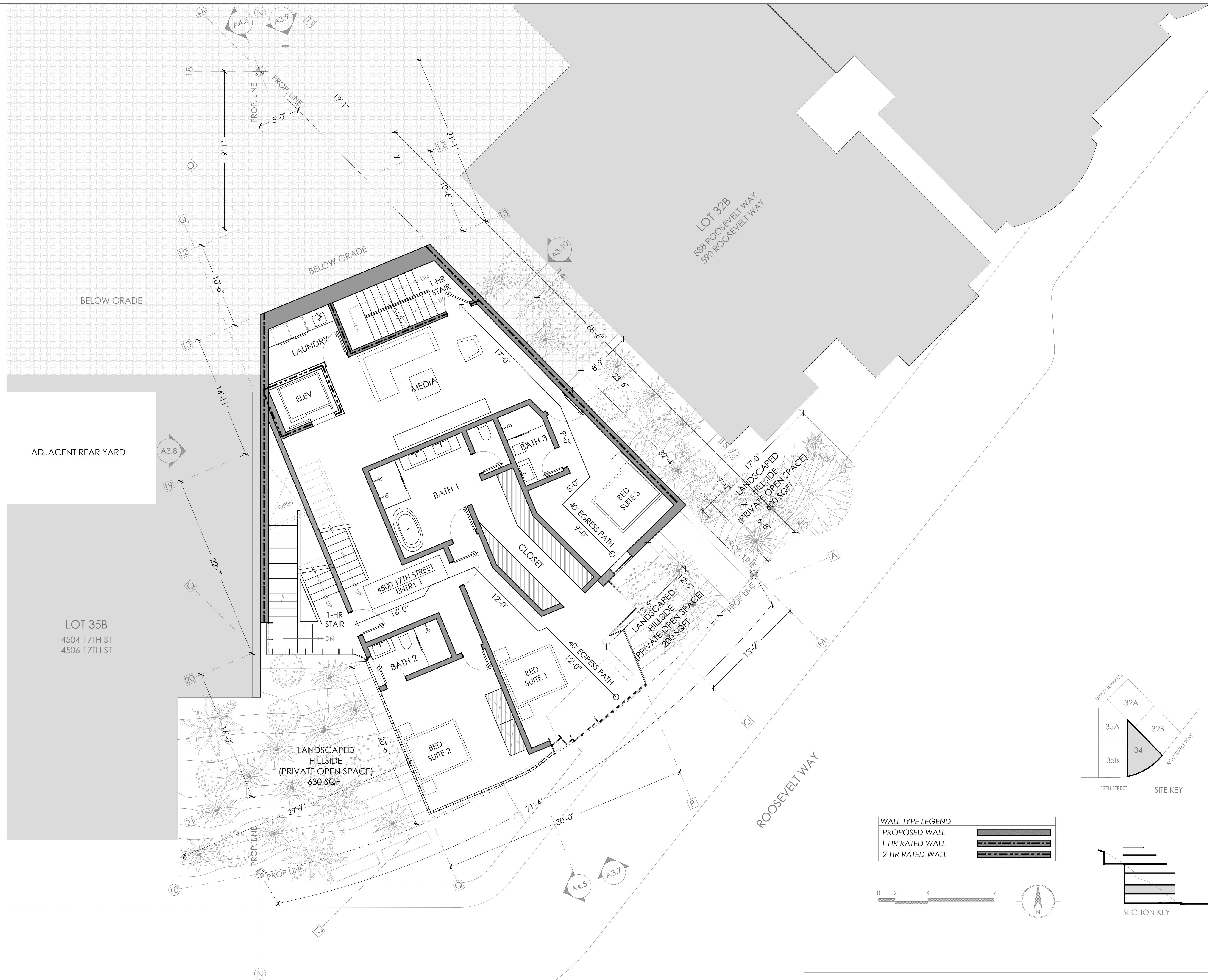
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DATE: OCT 1ST, 2018

SHEET:
A2.8

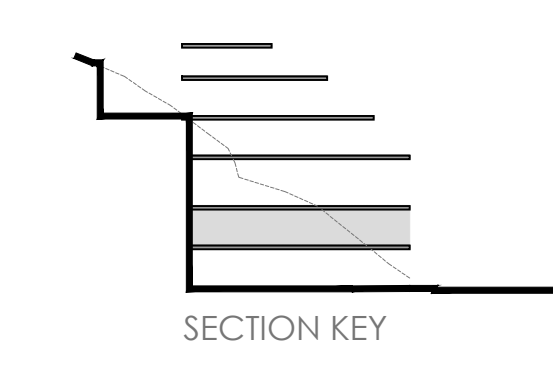
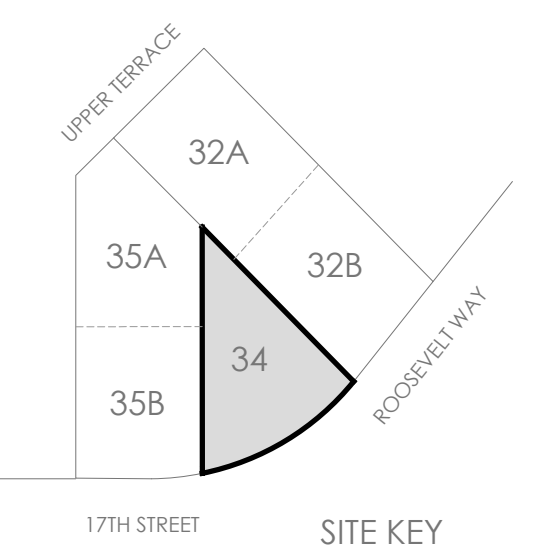
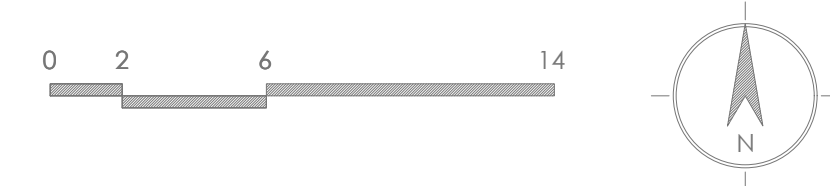


LOT 34 (4500-4502 17TH ST) - BASEMENT LEVEL



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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30.JUN.2015	CONDITIONAL USE APP	
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PROJECT:
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BLOCK / LOT:
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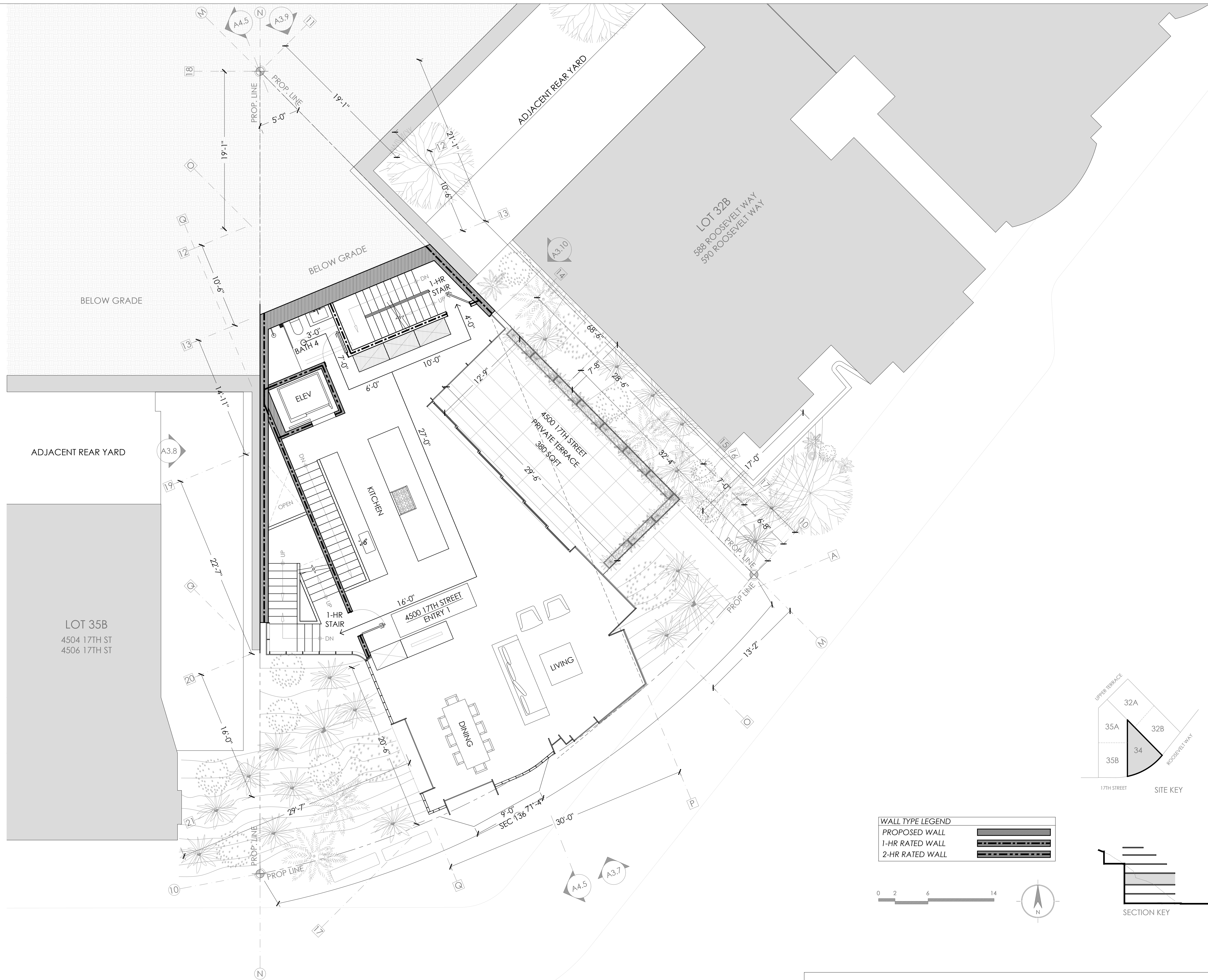
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

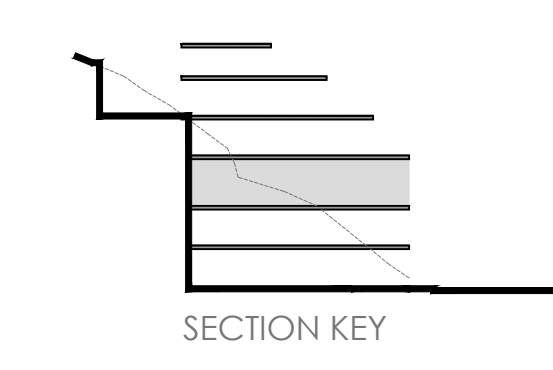
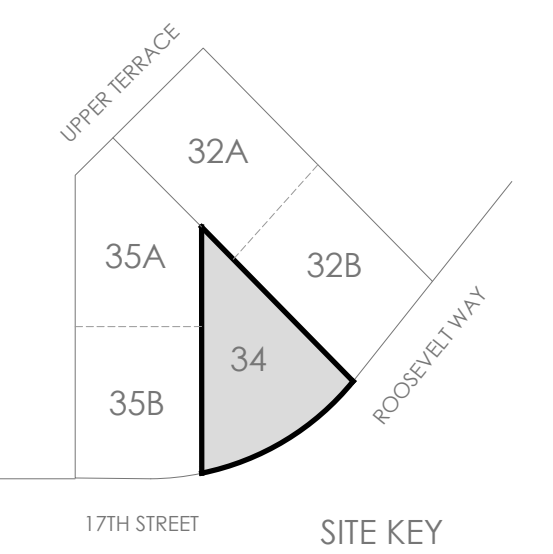
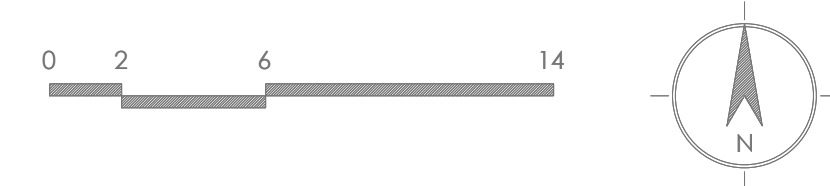
SHEET:
A2.9

LOT 34 (4500-4502 17TH ST) - LEVEL 1



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



LOT 34 (4500-4502 17TH ST) - LEVEL 2

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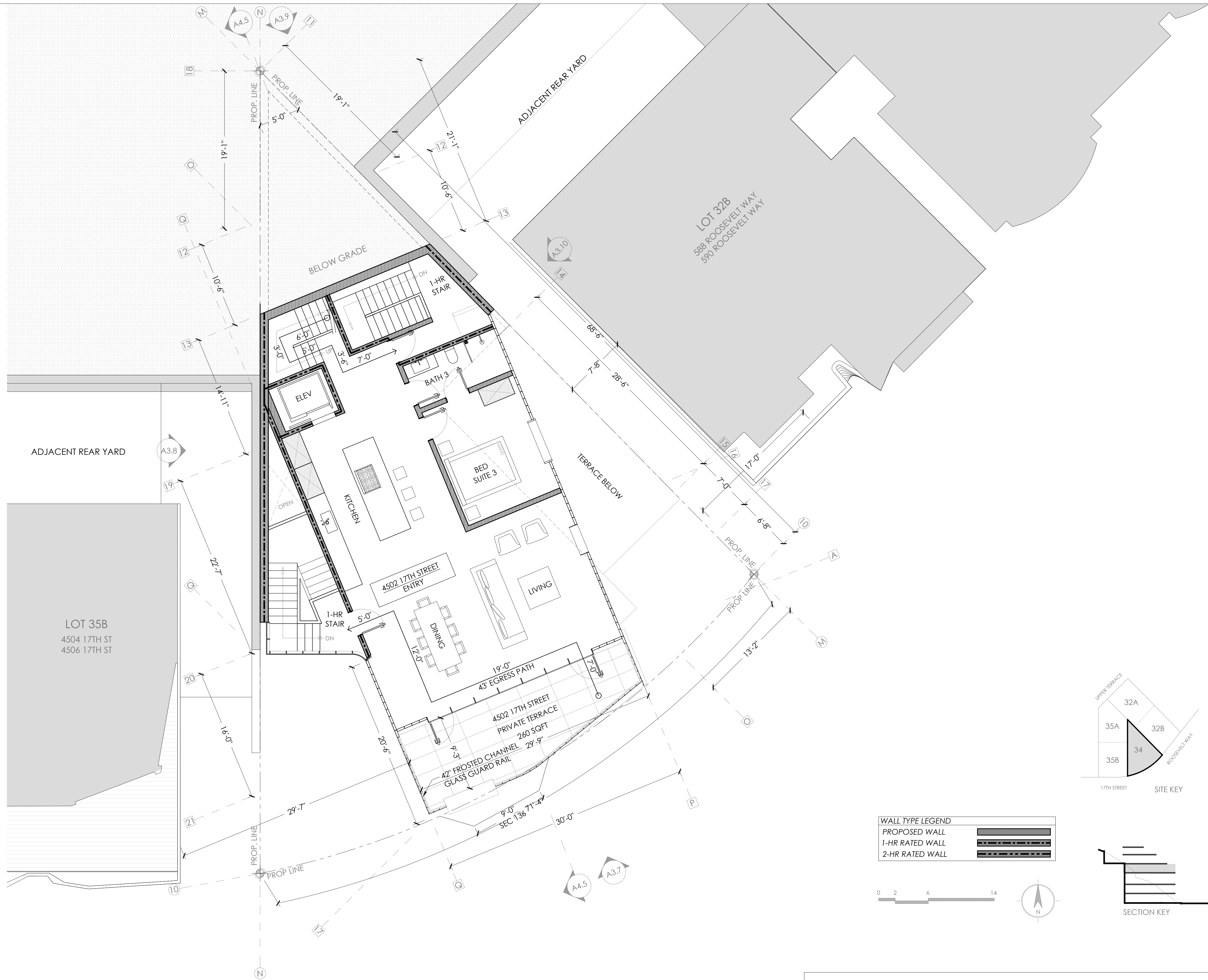
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.10



ADJACENT REAR YARD

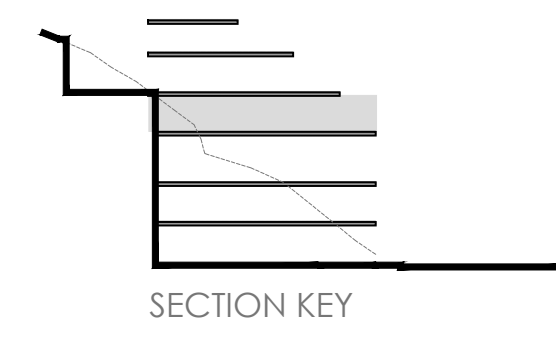
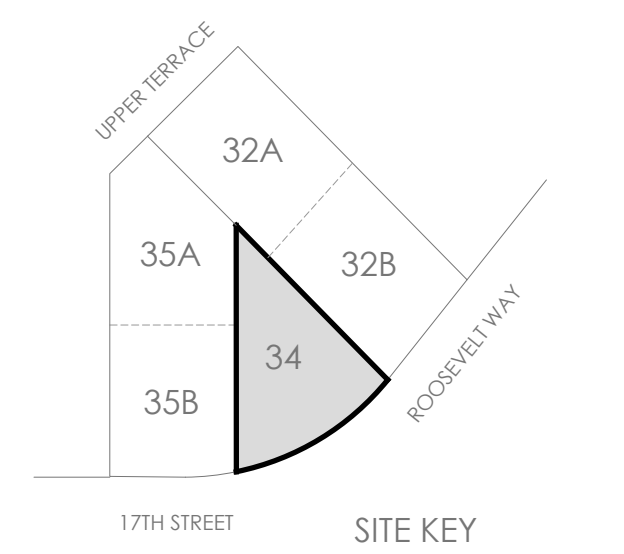
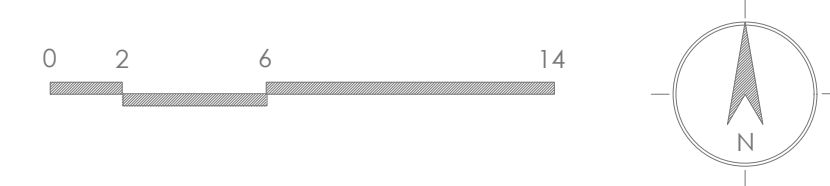
LOT 35B
4504 17TH ST
4506 17TH ST

ADJACENT REAR YARD

LOT 32B
588 ROOSEVELT WAY
590 ROOSEVELT WAY

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



LOT 34 (4500-4502 17TH ST) - LEVEL 3

-JOINT VENTURE-



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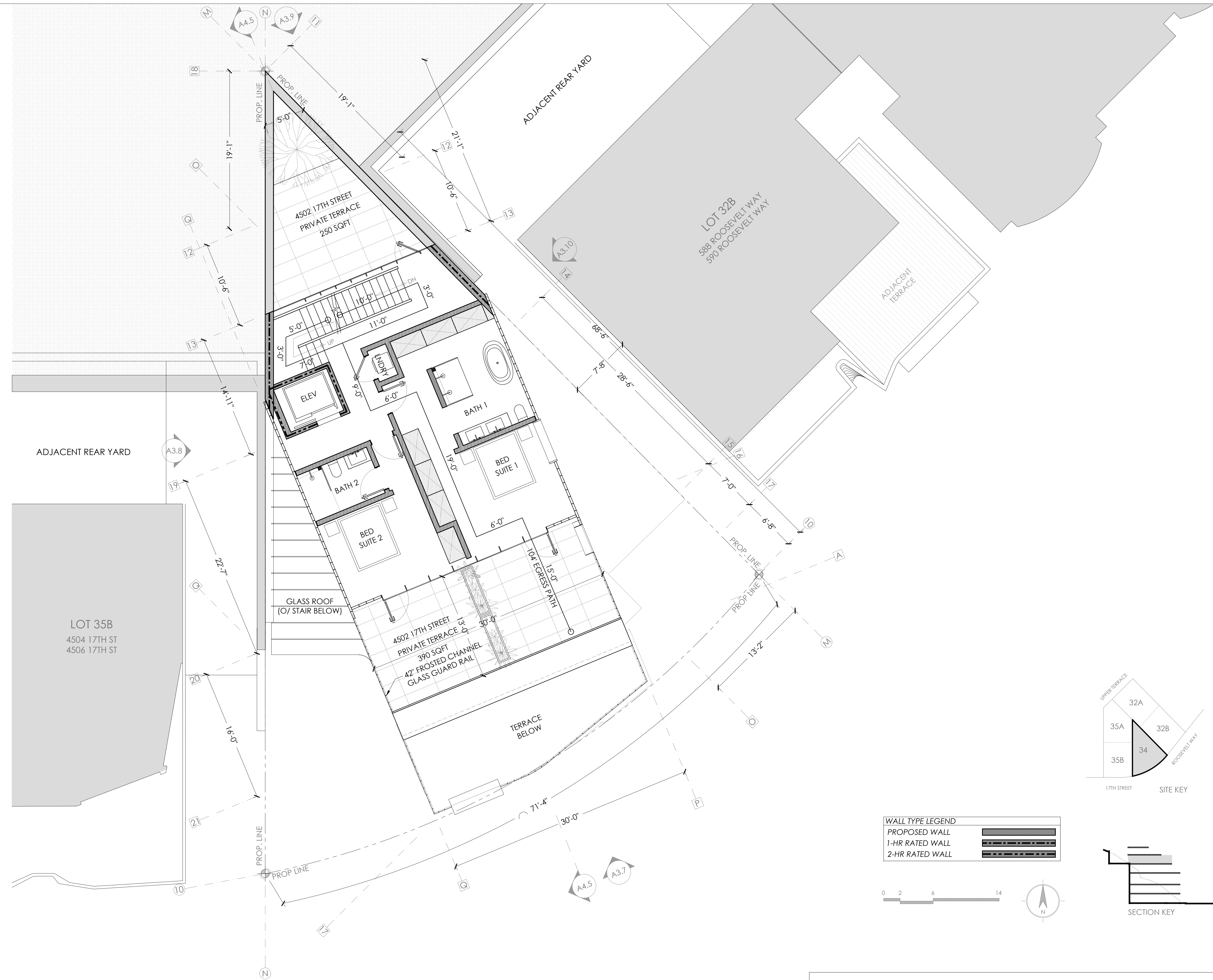
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

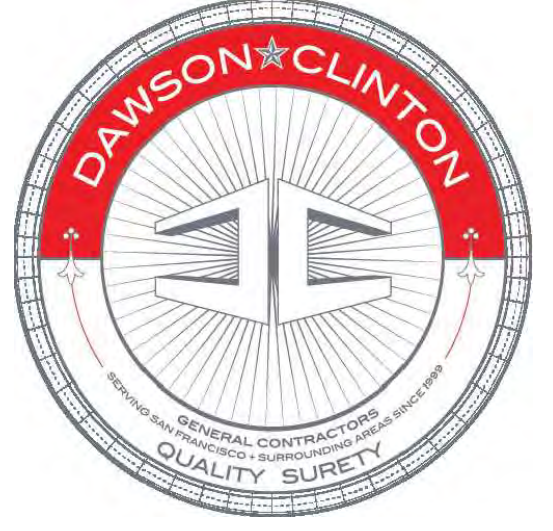
JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.11



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

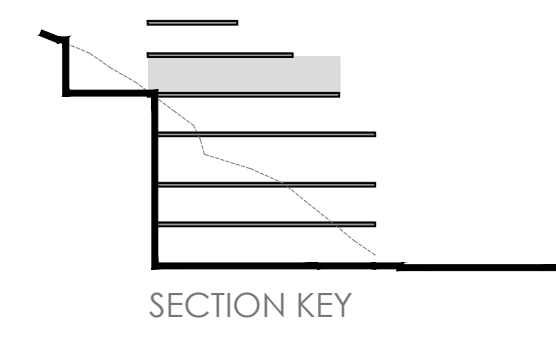
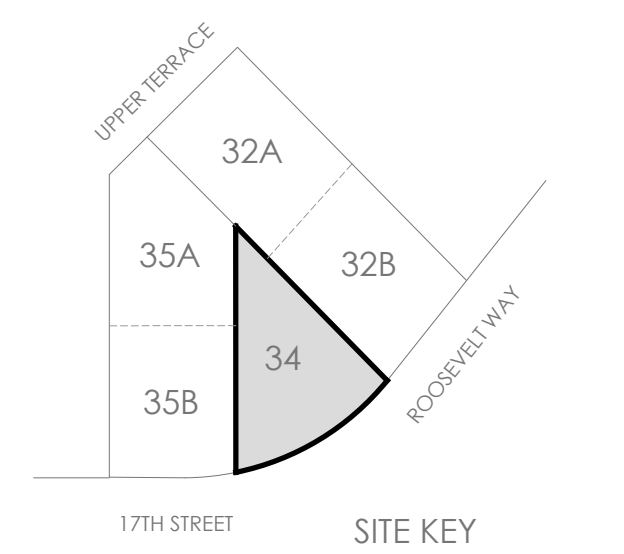
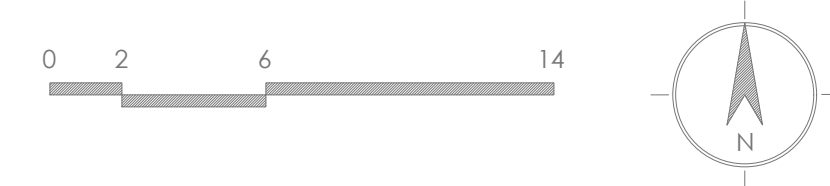
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SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

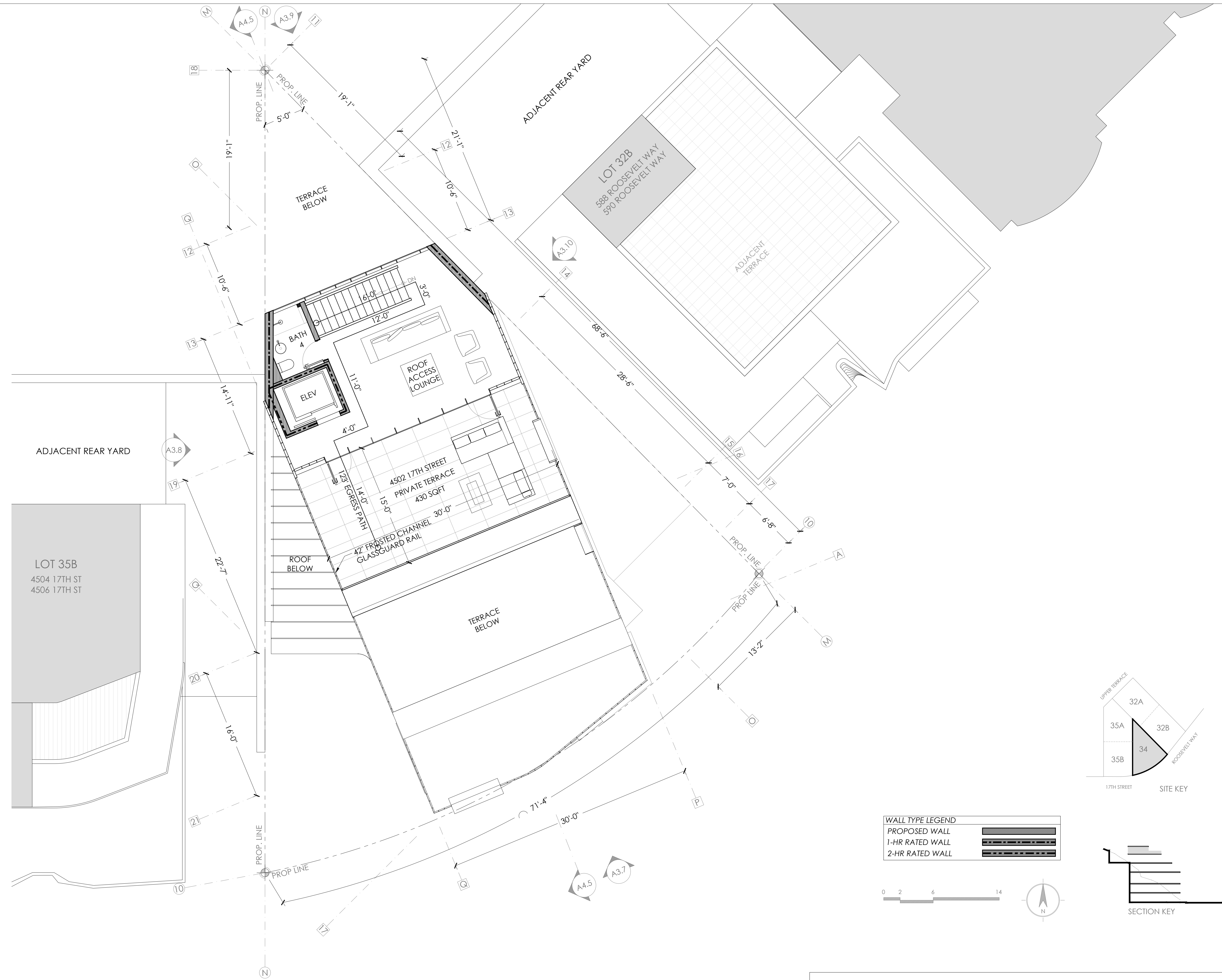
SHEET:
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WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	

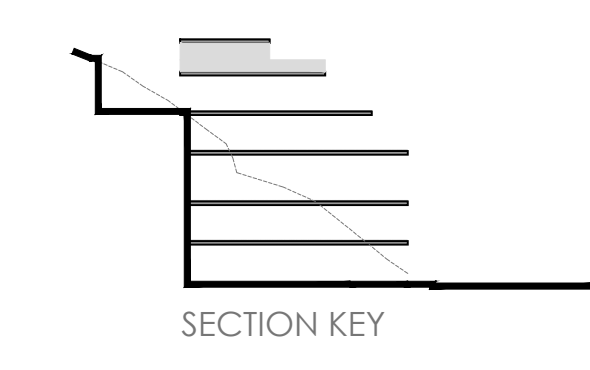
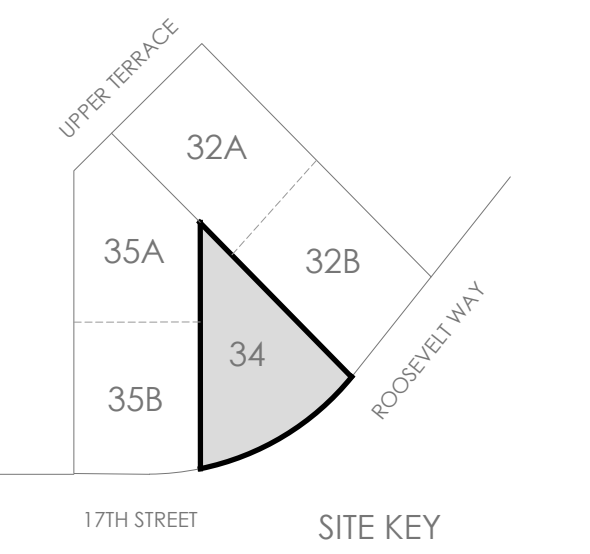
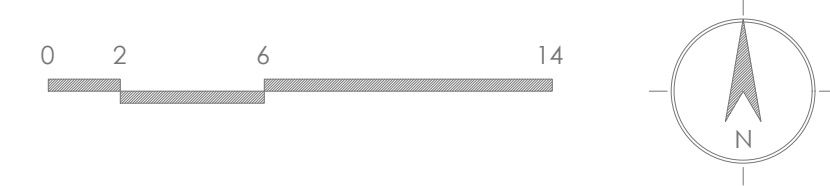


LOT 34 (4500-4502 17TH ST) - LEVEL 4



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



LOT 34 (4500-4502 17TH ST) - ROOF TERRACE

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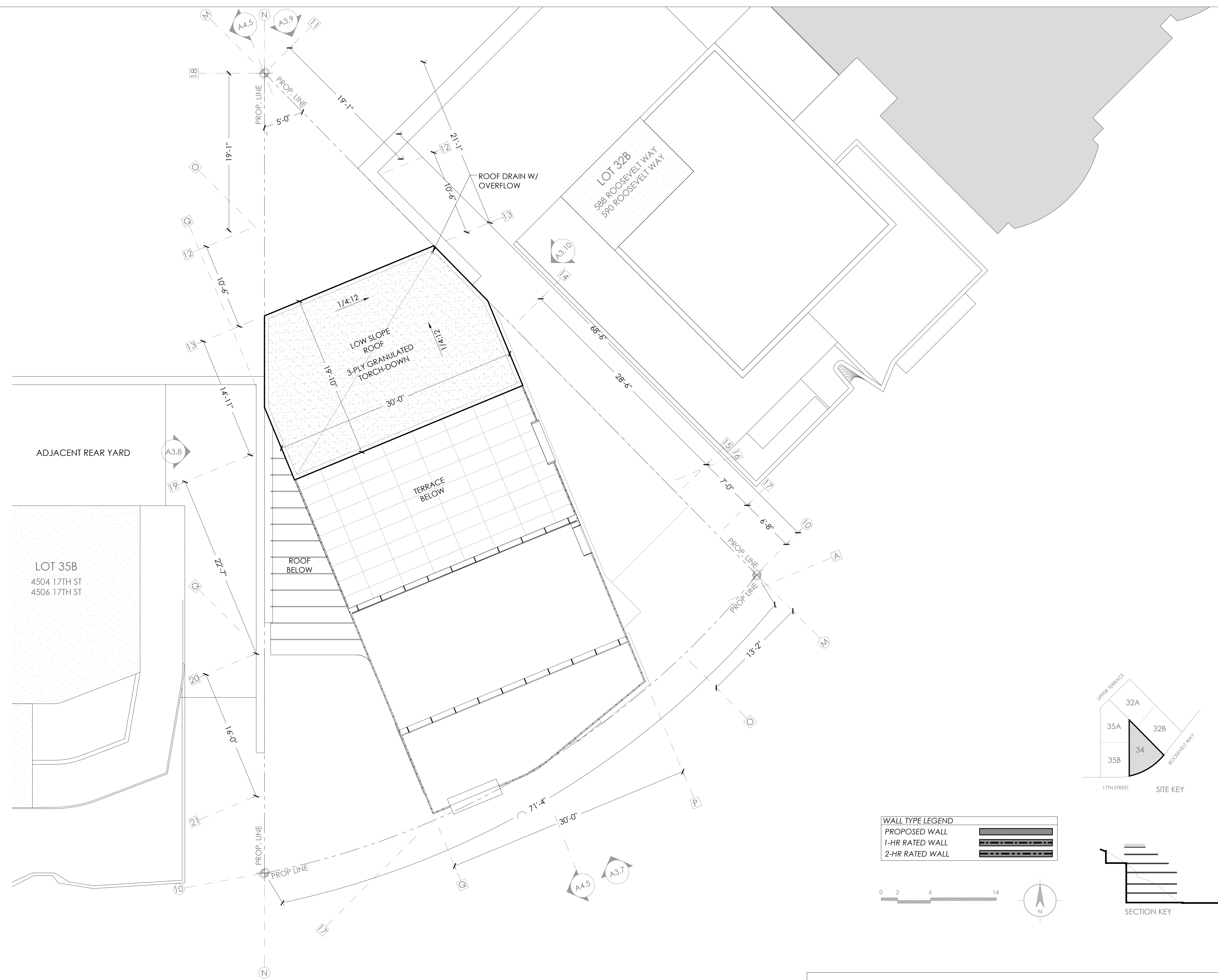
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.13



LOT 34 (4500-4502 17TH ST) - ROOF LEVEL

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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.14



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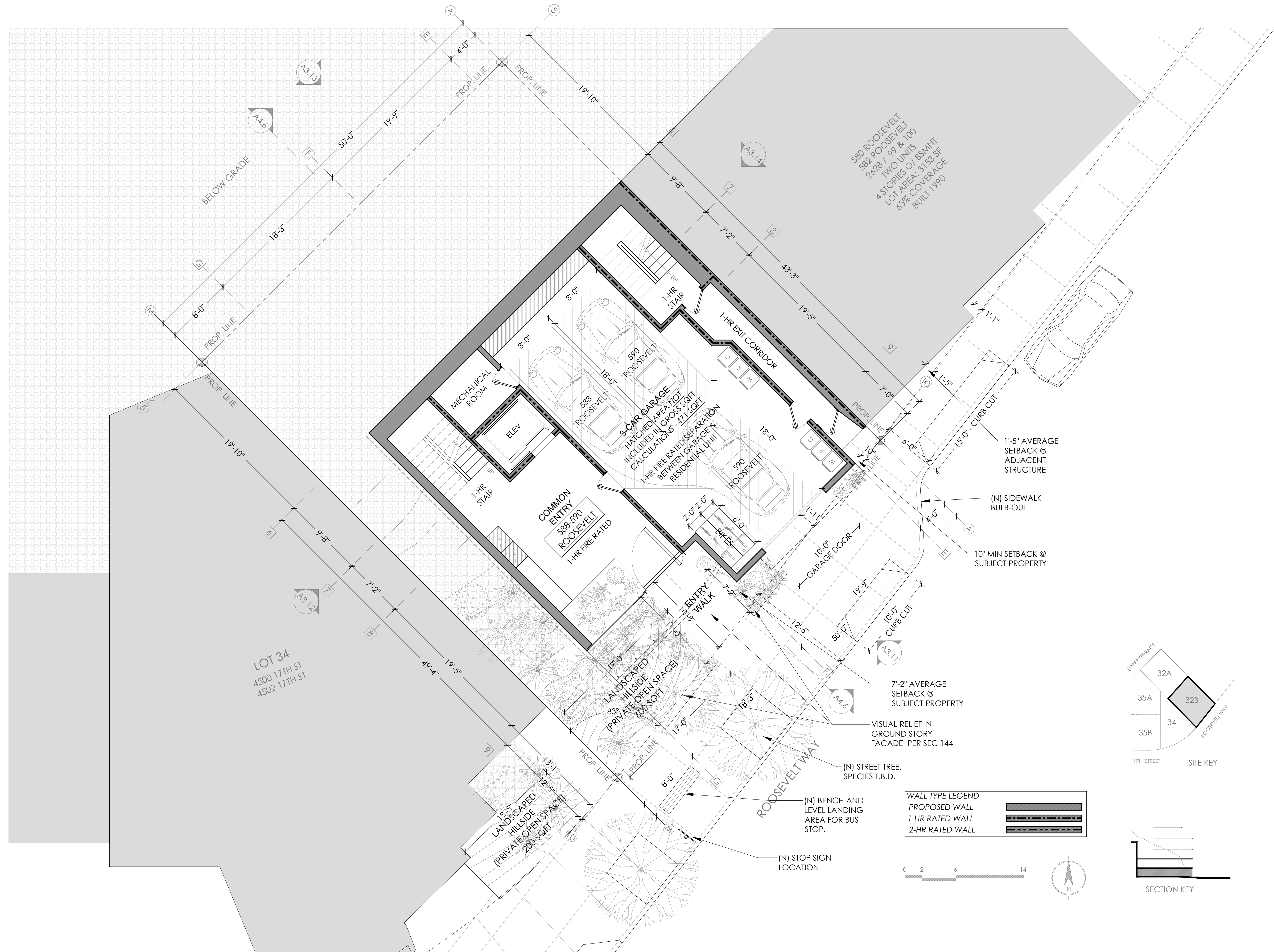
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01.OCT.2018	RDAT REVISIONS	

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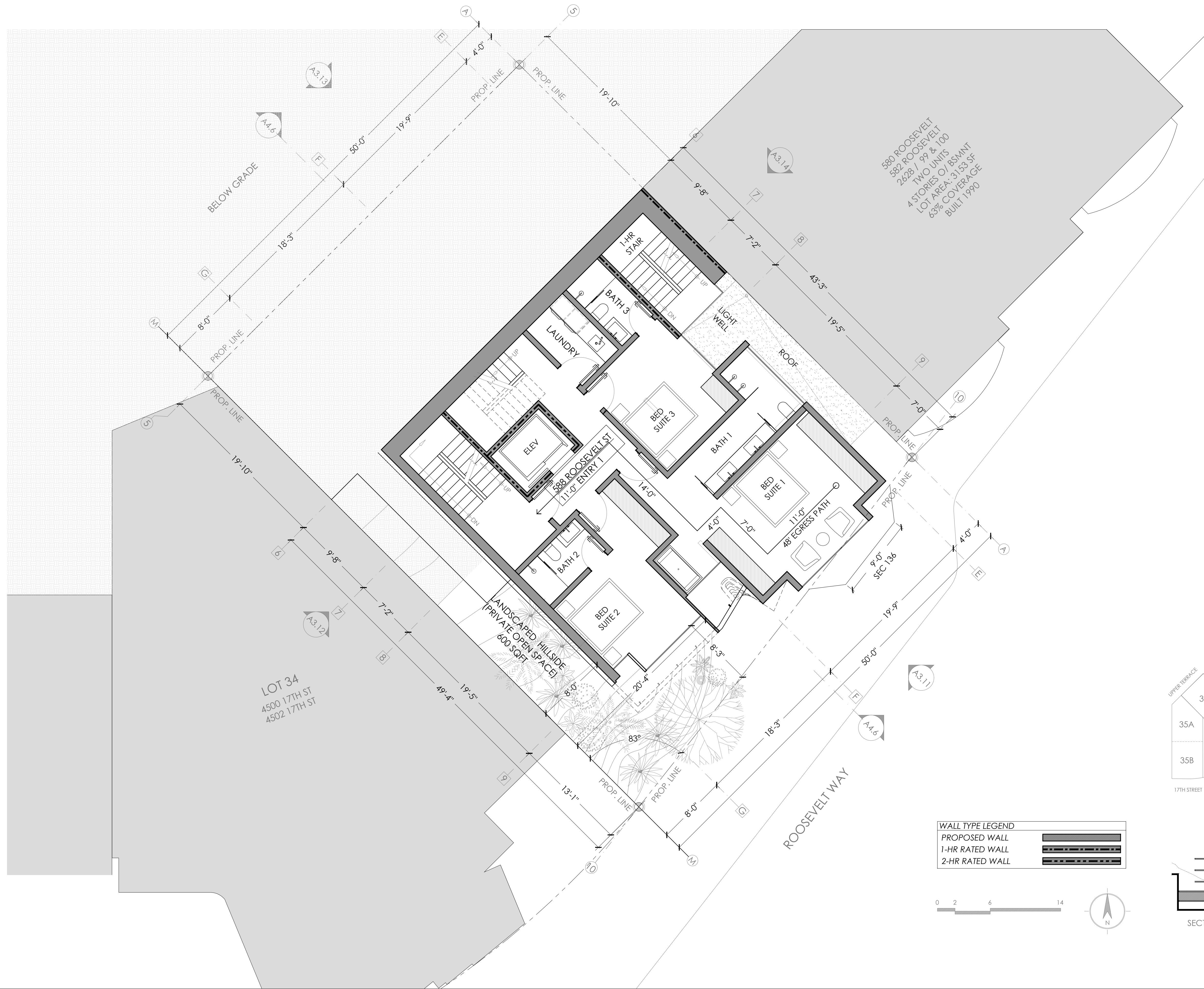
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JOB NUMBER: 14006

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DATE: OCT 1ST, 2018

SHEET:
A2.15

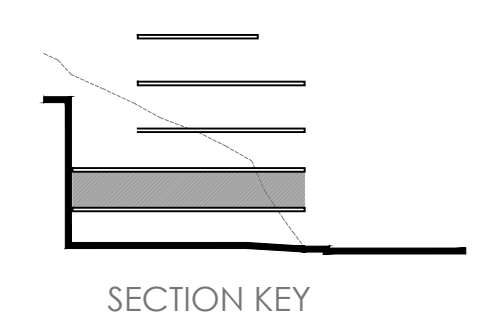
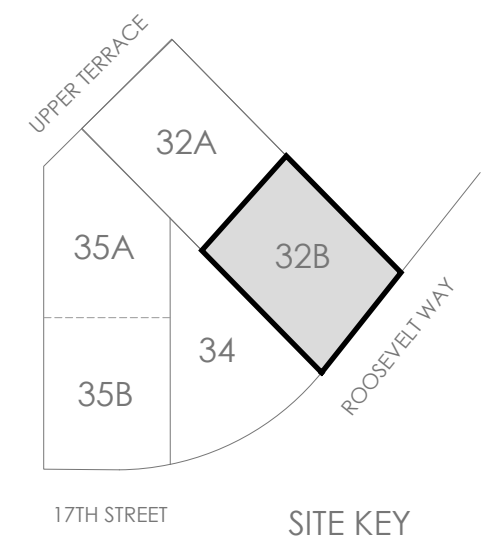


580 ROOSEVELT
582 ROOSEVELT
2628 / 99 & 100
TWO UNITS
4 STORIES O/BSMINT
LOT AREA: 31,53 SF
63% COVERAGE
BUILT 1990

LOT 34
4500 17TH ST
4502 17TH ST

WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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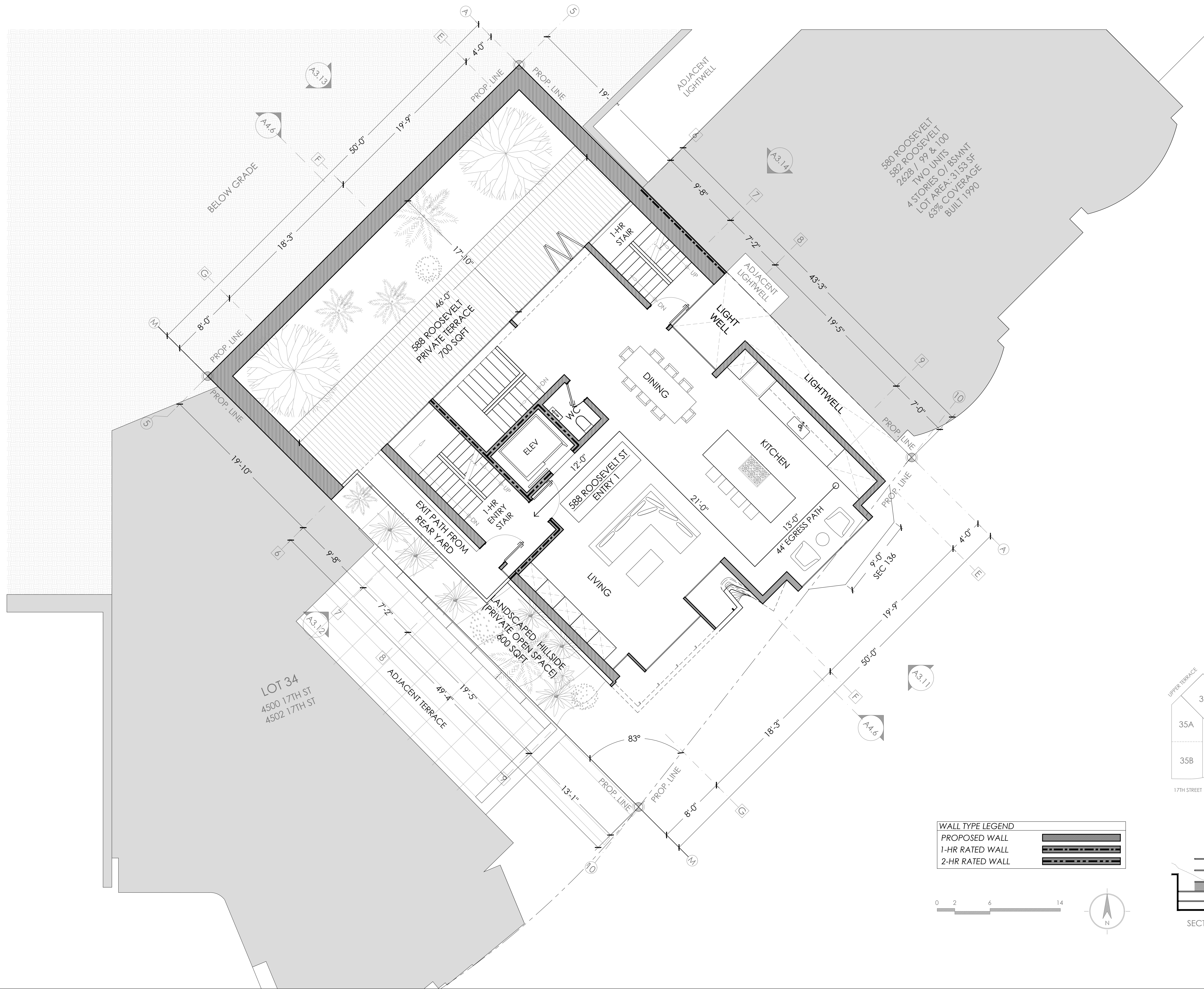
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.16

LOT 32B (588-590 ROOSEVELT WAY) - LEVEL 1



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BLOCK / LOT:
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DRAWING:
FLOOR PLANS

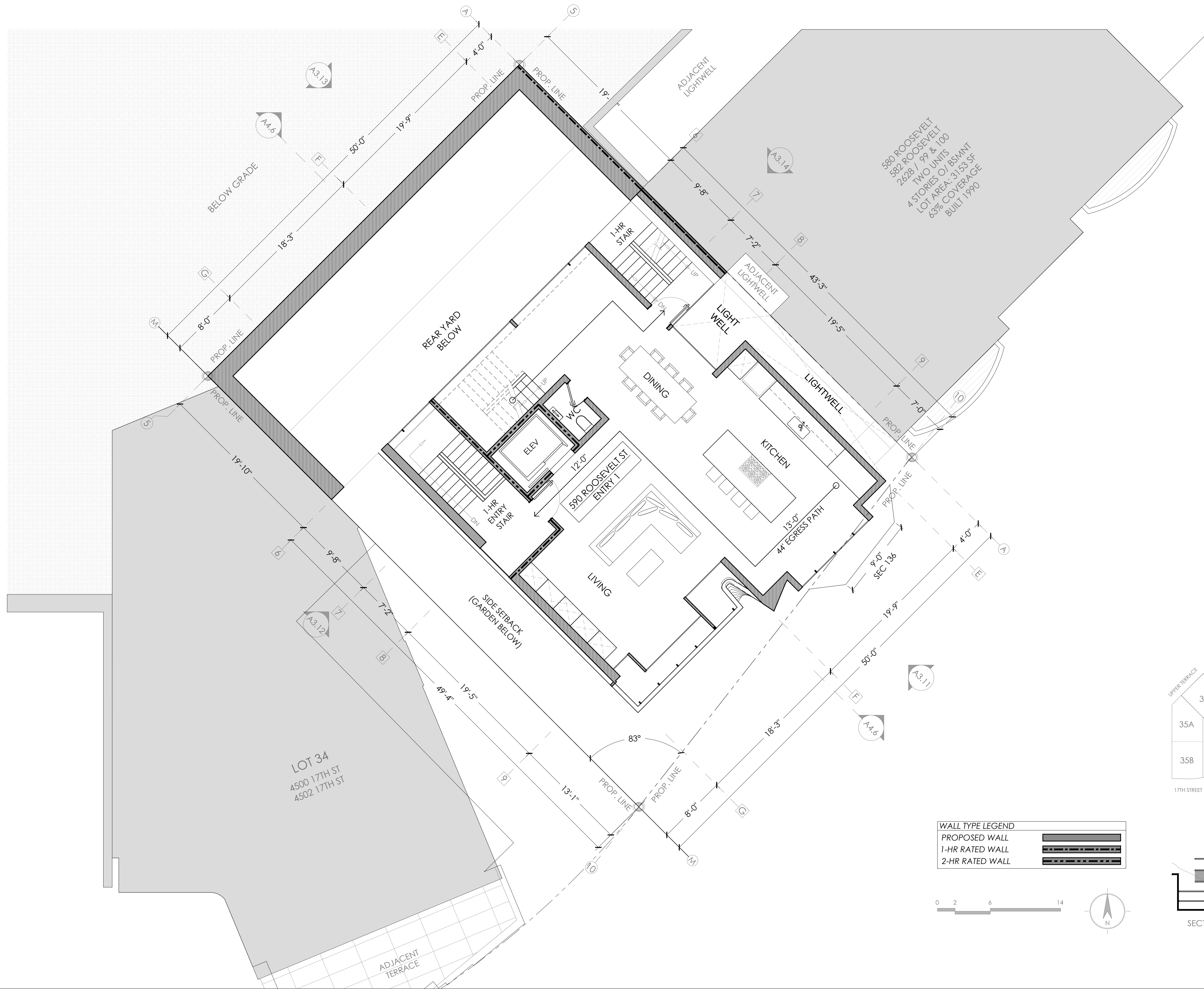
JOB NUMBER: 14006

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DATE: OCT 1ST, 2018

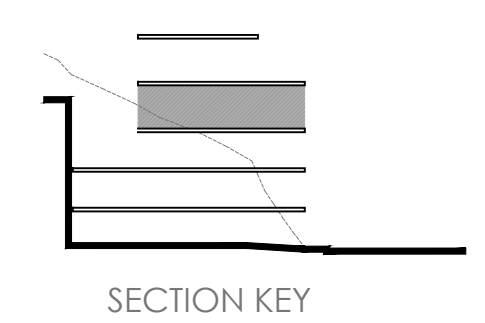
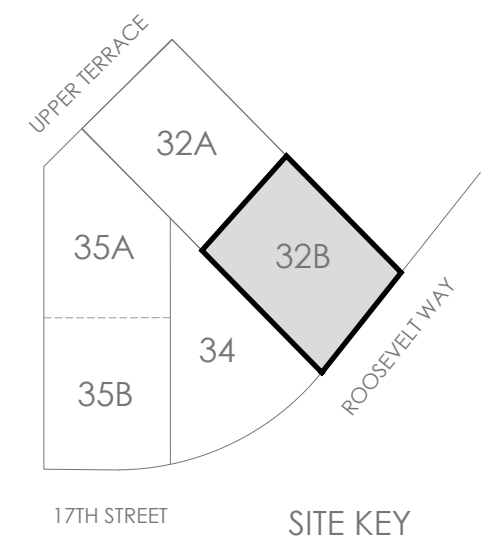
SHEET:
A2.17

LOT 32B (588-590 ROOSEVELT WAY) - LEVEL 2



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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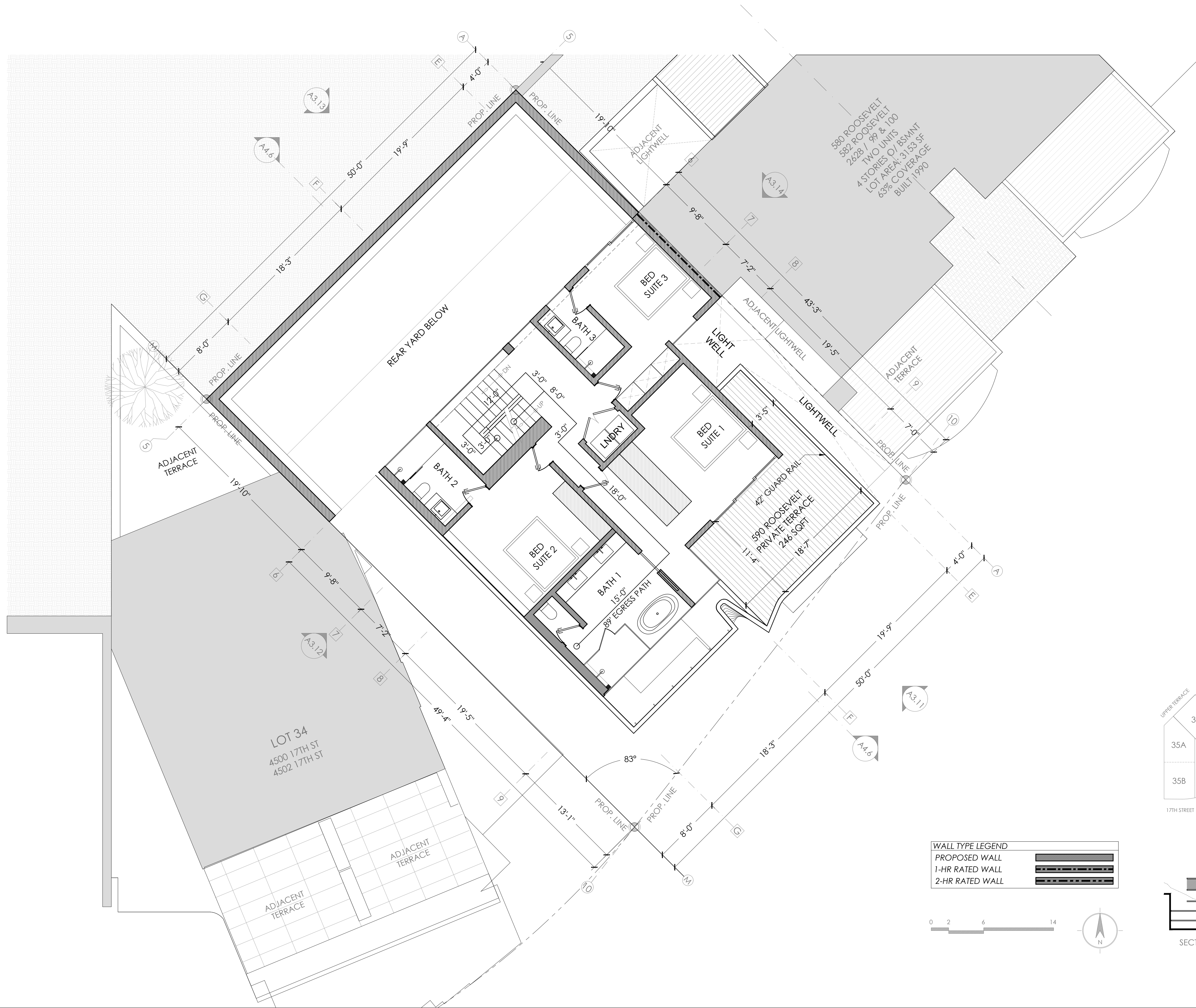
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

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 DATE: OCT 1ST, 2018

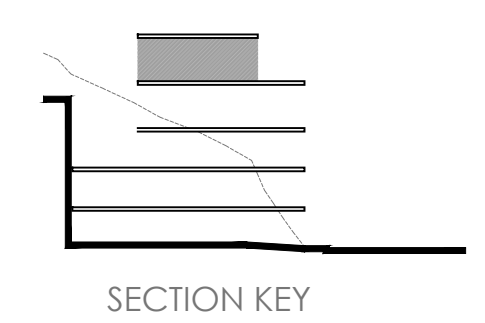
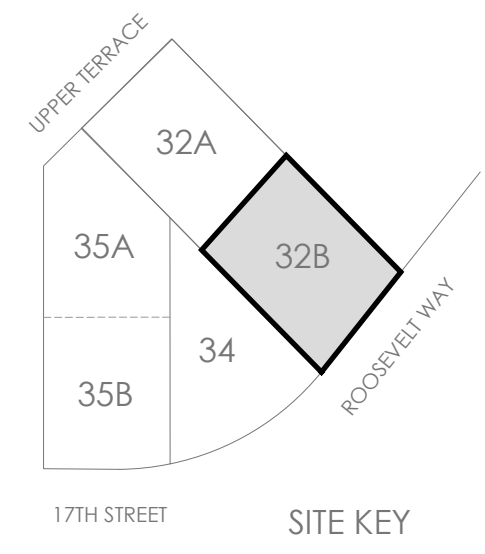
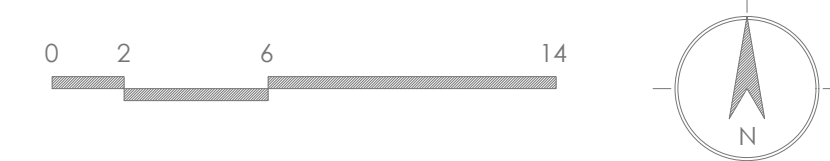
SHEET:
A2.18

LOT 32B (588-590 ROOSEVELT WAY) - LEVEL 3



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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01.OCT.2018	RDAT REVISIONS	

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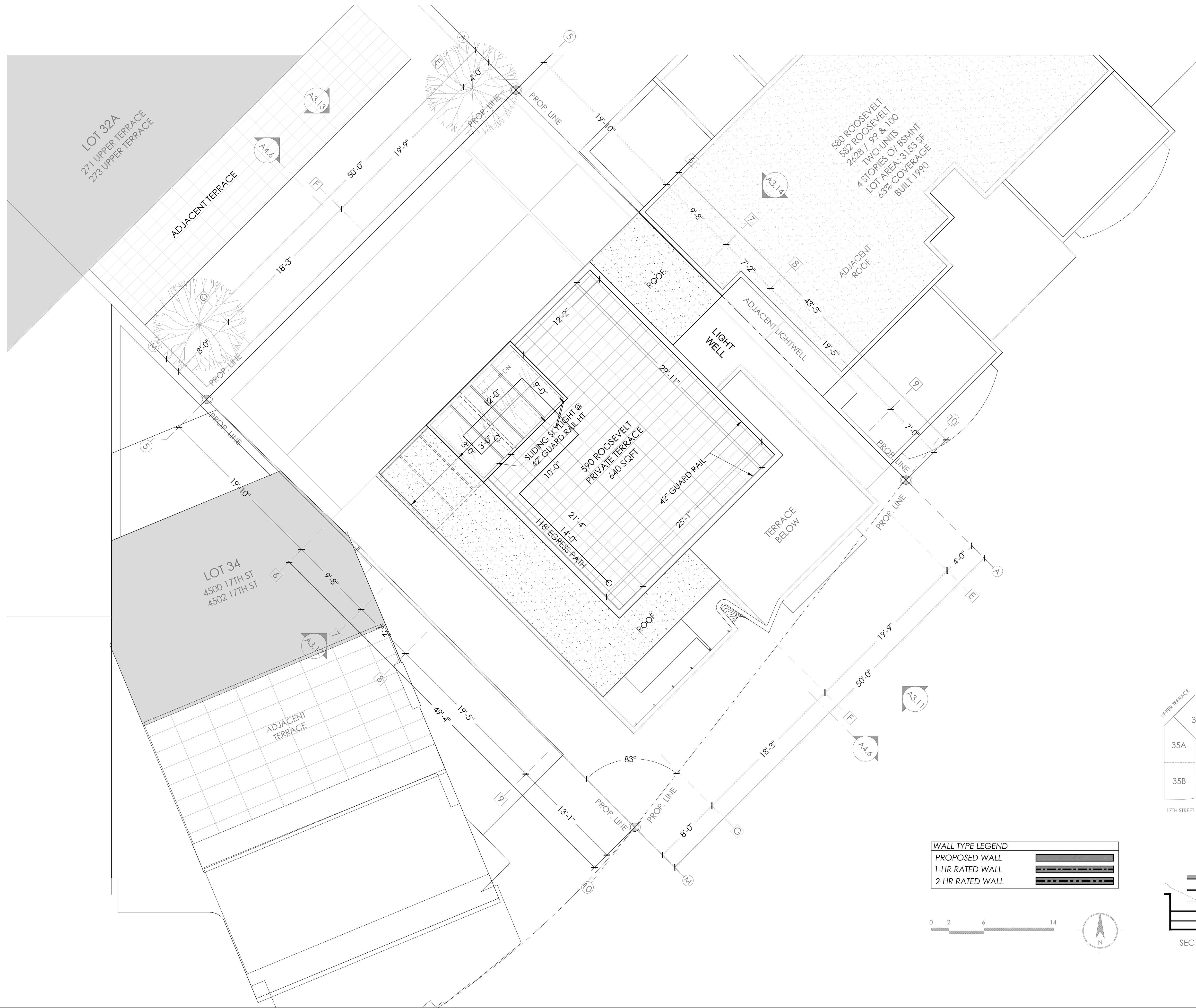
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

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 DATE: OCT 1ST, 2018

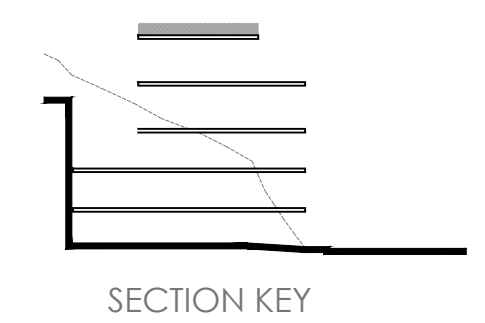
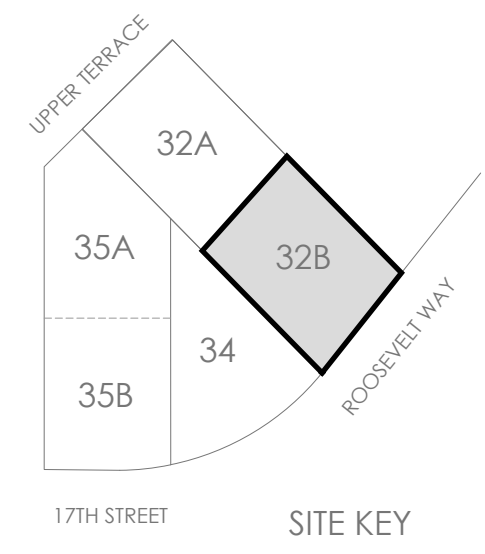
SHEET:
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LOT 32B (588-590 ROOSEVELT WAY) - LEVEL 4



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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01.OCT.2018	01.OCT.2018	RDAT REVISIONS

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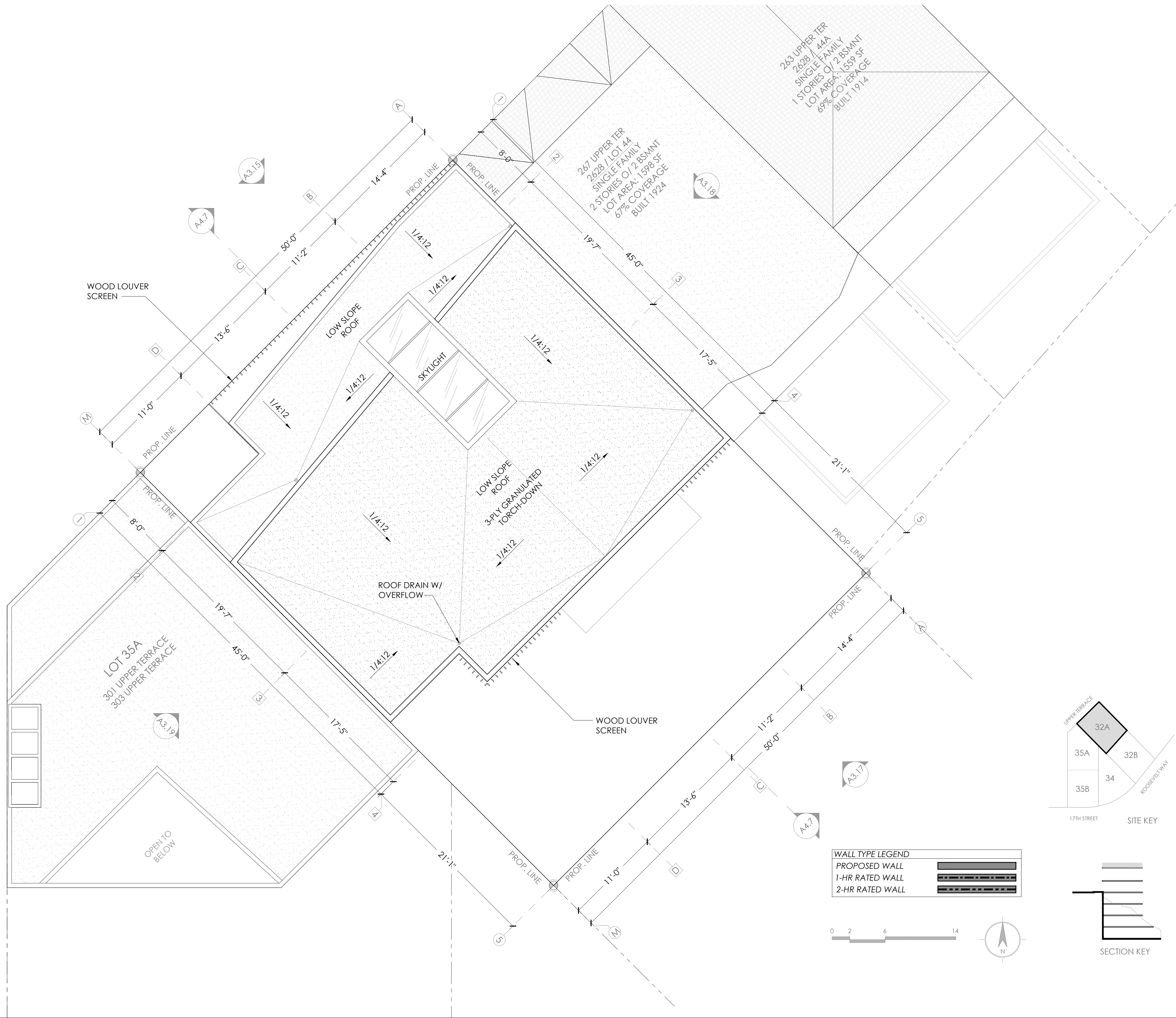
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.20



LOT 32A (271-273 UPPER TERRACE) - ROOF LEVEL

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BLOCK / LOT:
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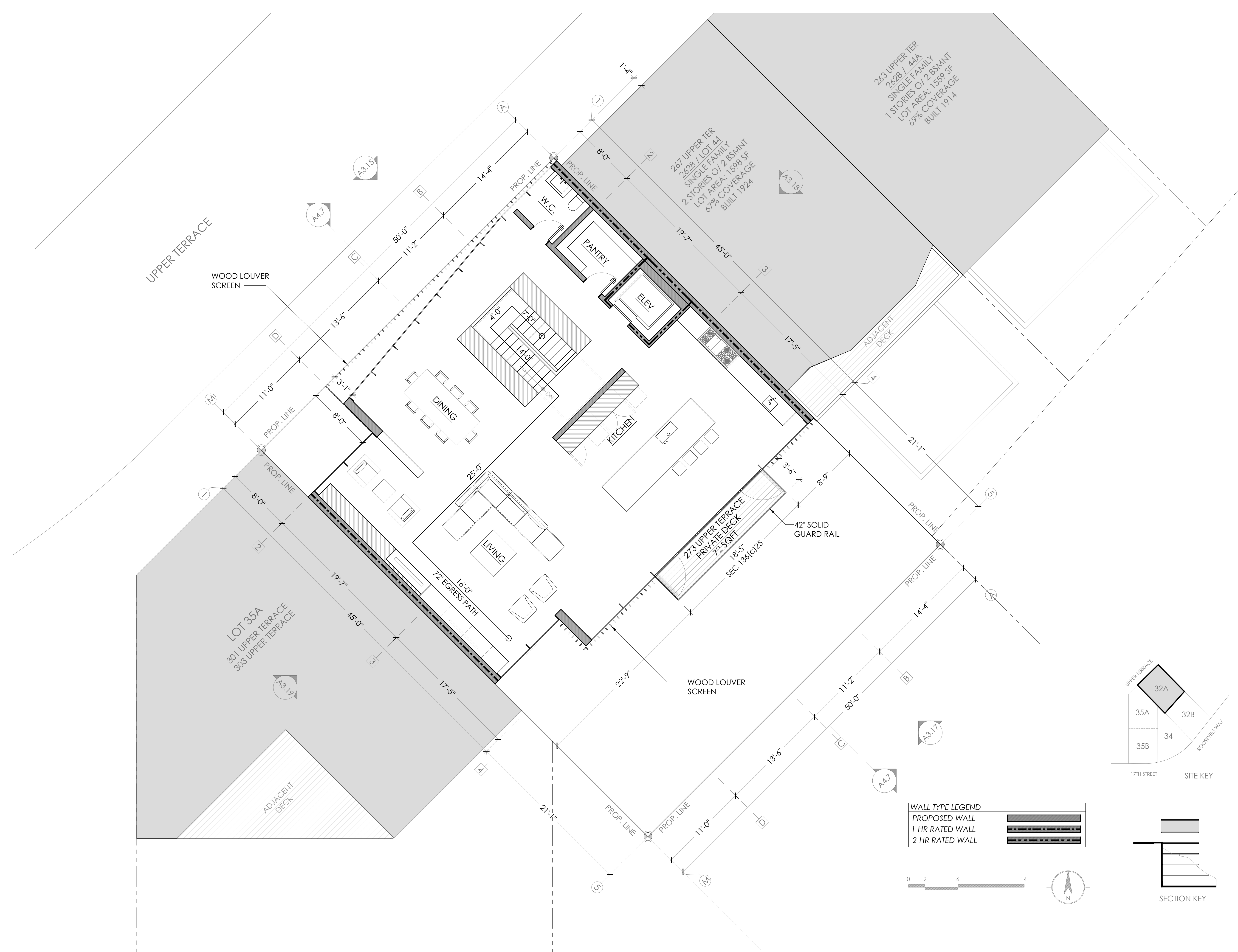
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FLOOR PLANS

JOB NUMBER: 14006

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

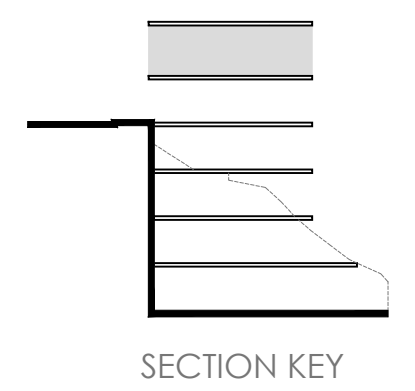
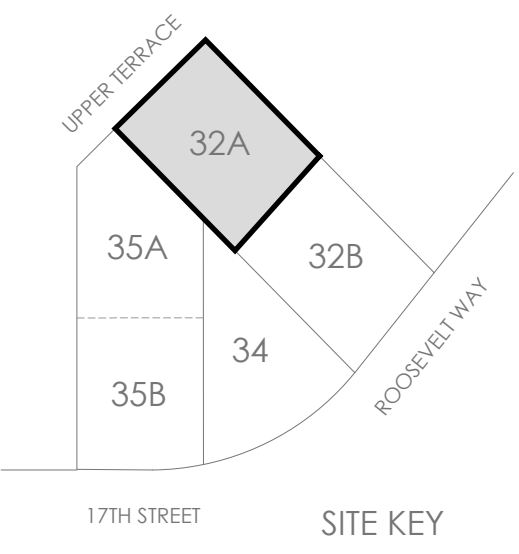
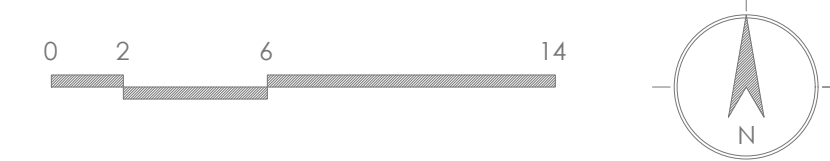
DATE: OCT 1ST, 2018

SHEET:
A2.22



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

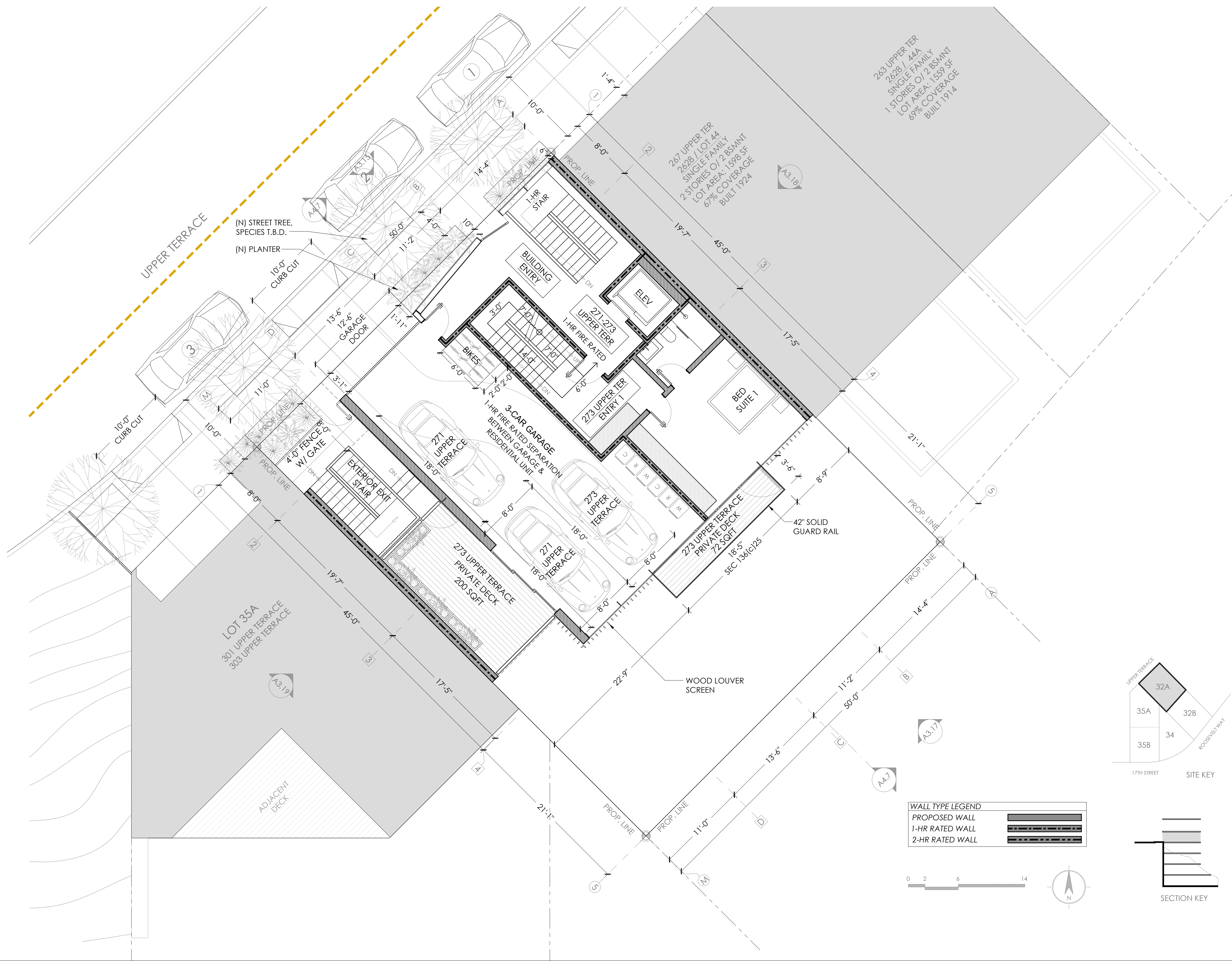
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

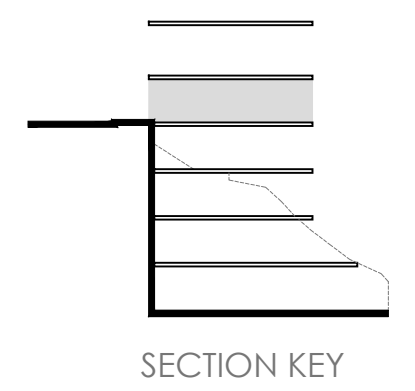
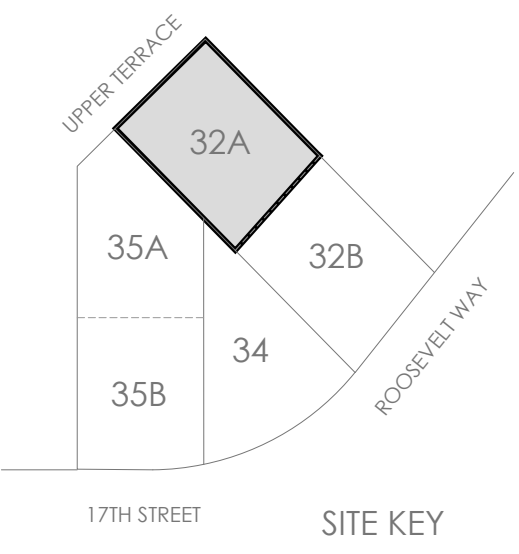
SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.23



WALL TYPE LEGEND

PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
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DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

SHEET:
A2.24

LOT 32A (271-273 UPPER TERRACE) - ENTRY LEVEL



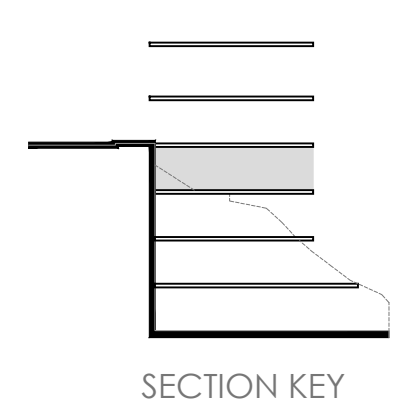
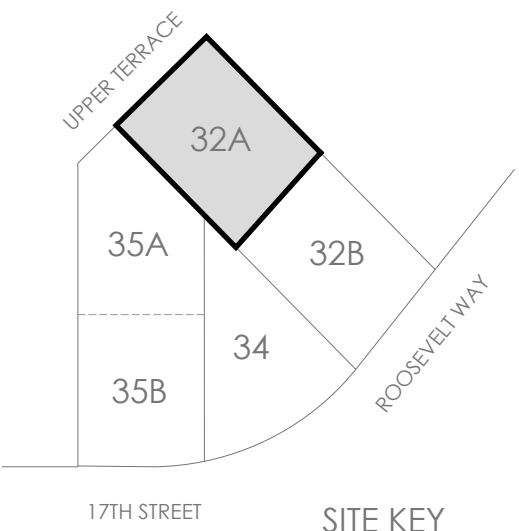
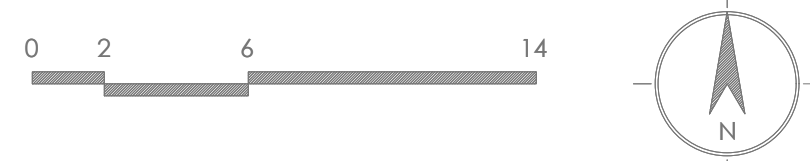
LOT 35A
301 UPPER TERRACE
303 UPPER TERRACE

263 UPPER TER
2628 / 44A
SINGLE FAMILY
1 STORIES O / 2 BSMNT
LOT AREA: 1559 SF
69% COVERAGE
BUILT 1914

267 UPPER TER
2628 / LOT 44
SINGLE FAMILY
2 STORIES O / 2 BSMNT
LOT AREA: 1598 SF
67% COVERAGE
BUILT 1924

LOT 35A
301 UPPER TERRACE
303 UPPER TERRACE

WALL TYPE LEGEND
 PROPOSED WALL
 1-HR RATED WALL
 2-HR RATED WALL



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BLOCK / LOT:
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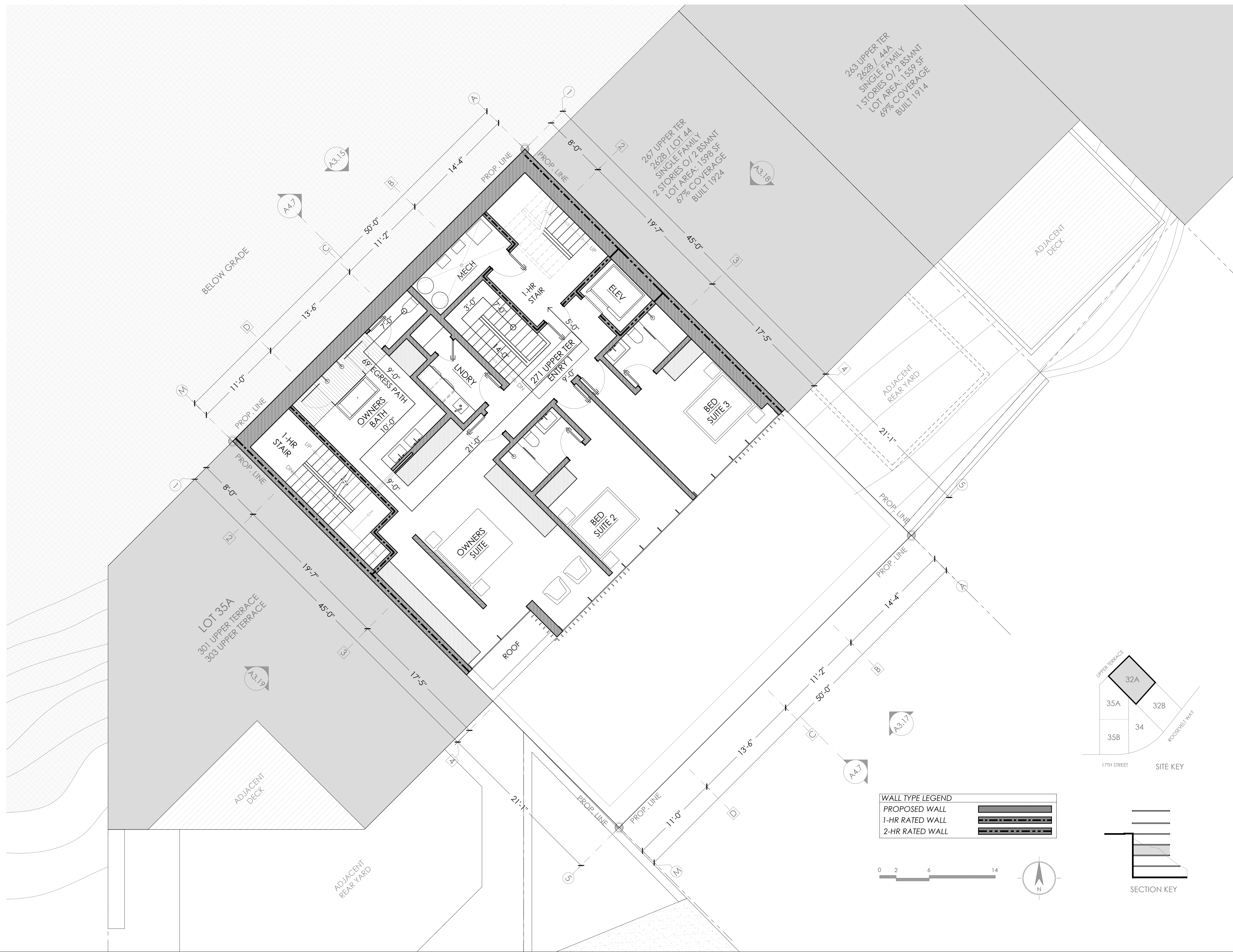
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.25

LOT 32A (271-273 UPPER TERRACE) - BASEMENT 1



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

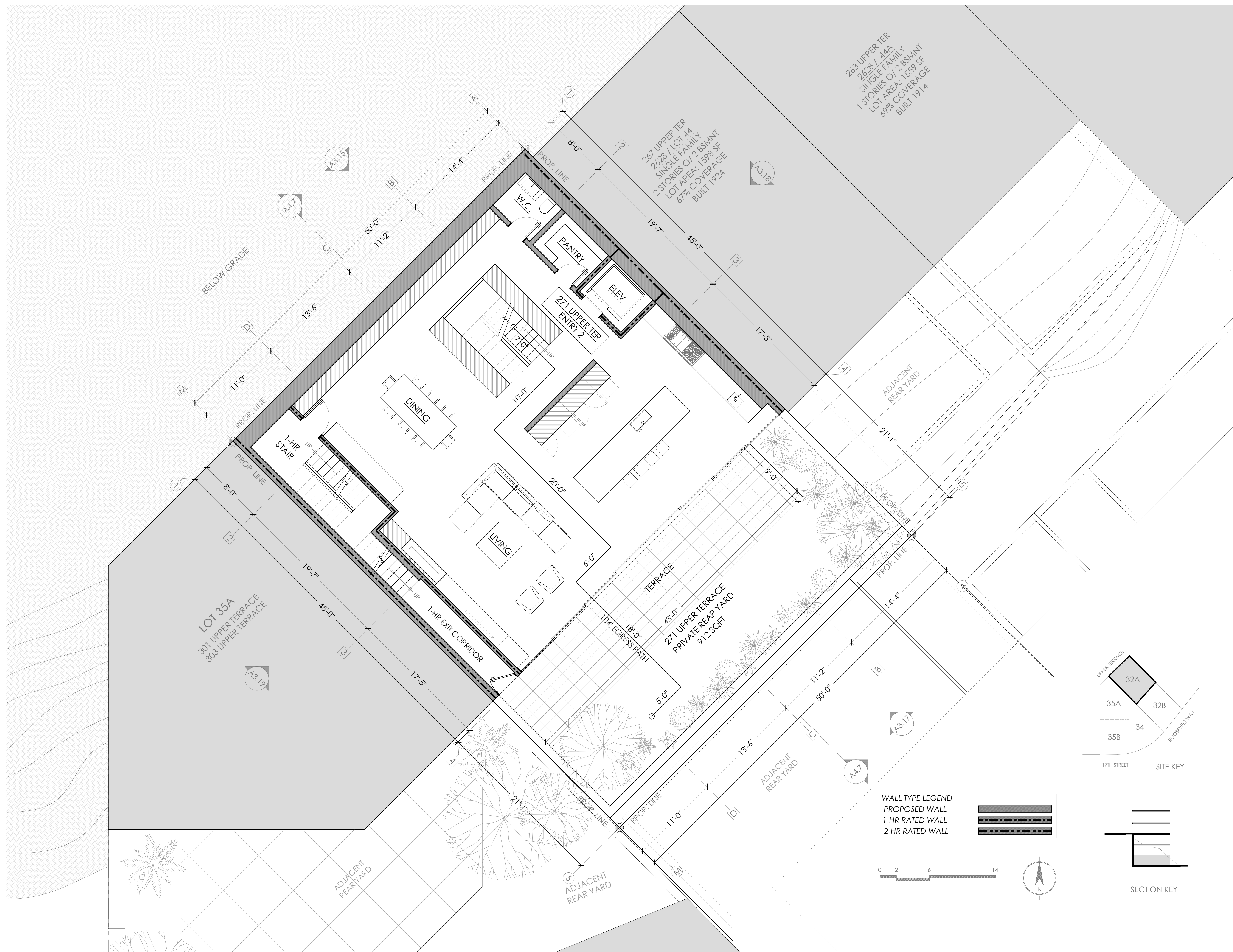
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
A2.26

LOT 32A (271-273 UPPER TERRACE) - BASEMENT 2

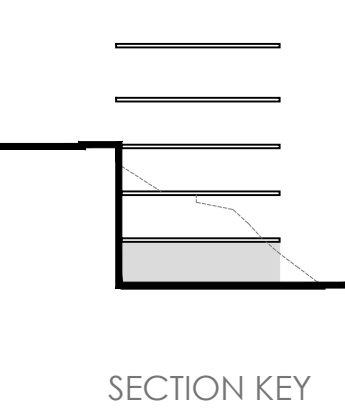
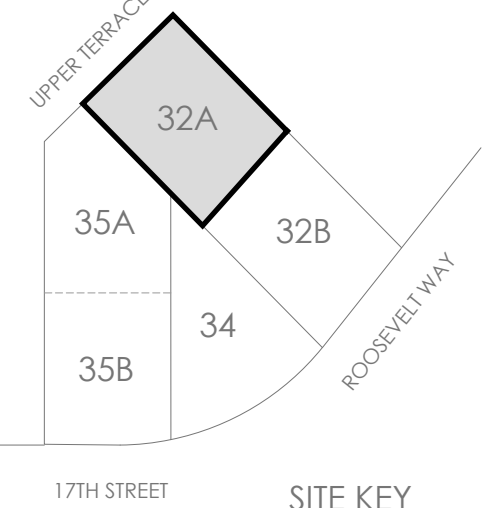
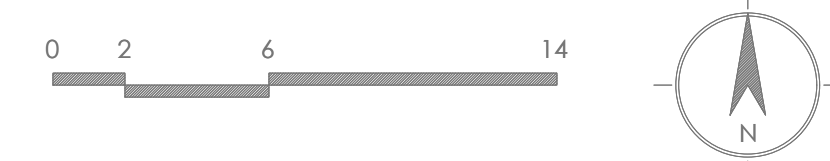


263 UPPER TER
2628 / 44A
SINGLE FAMILY
1 STORIES O / 2 BSMT
LOT AREA: 1559 SF
69% COVERAGE
BUILT 1914

267 UPPER TER
2628 / LOT 4A
SINGLE FAMILY
2 STORIES O / 2 BSMT
LOT AREA: 1598 SF
67% COVERAGE
BUILT 1924

LOT 35A
301 UPPER TERRACE
303 UPPER TERRACE

WALL TYPE LEGEND
 PROPOSED WALL
 1-HR RATED WALL
 2-HR RATED WALL



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

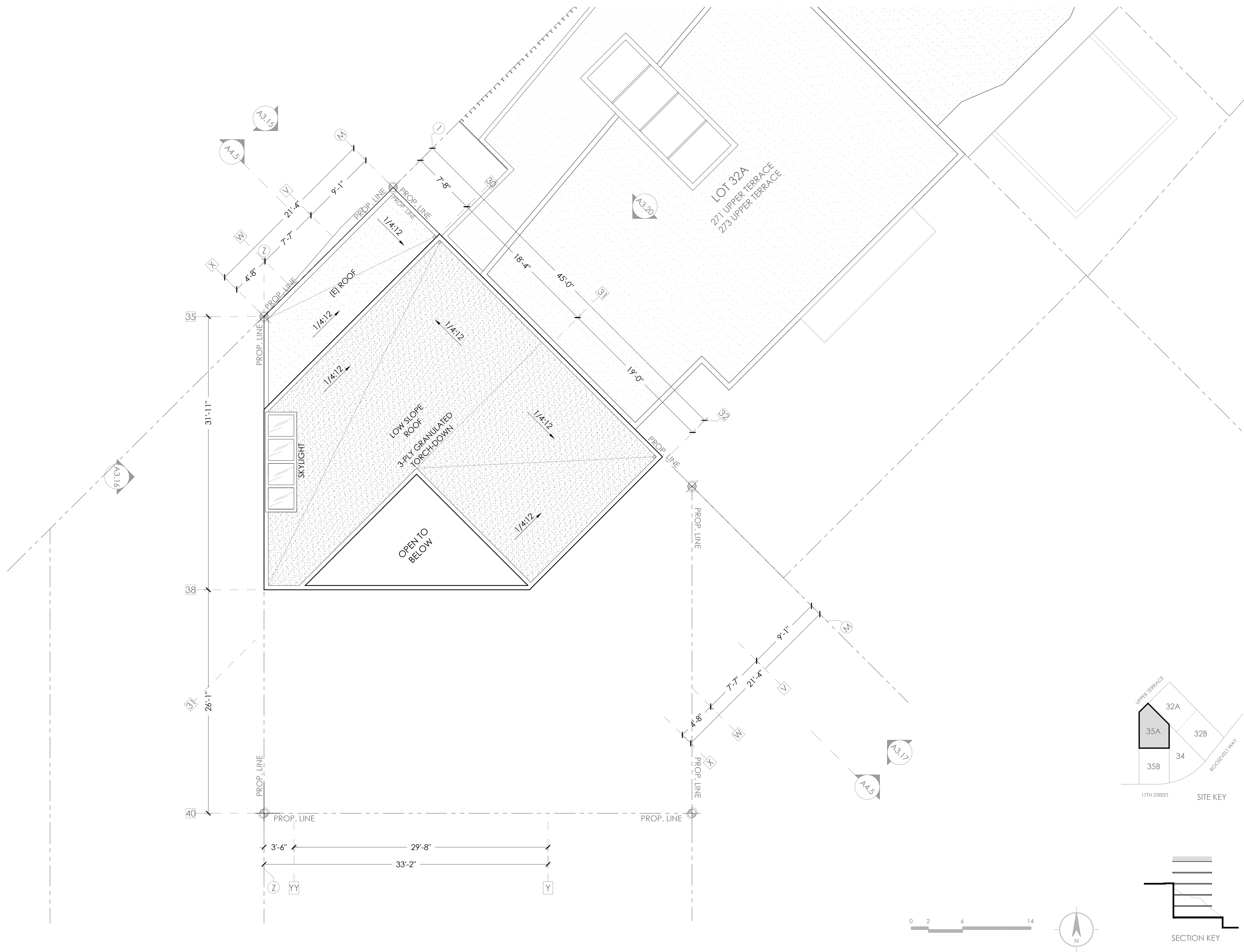
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
A2.27

LOT 32A (271-273 UPPER TERRACE) - BASEMENT 3



LOT 35A (301-303 UPPER TERRACE) - ROOF LEVEL

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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

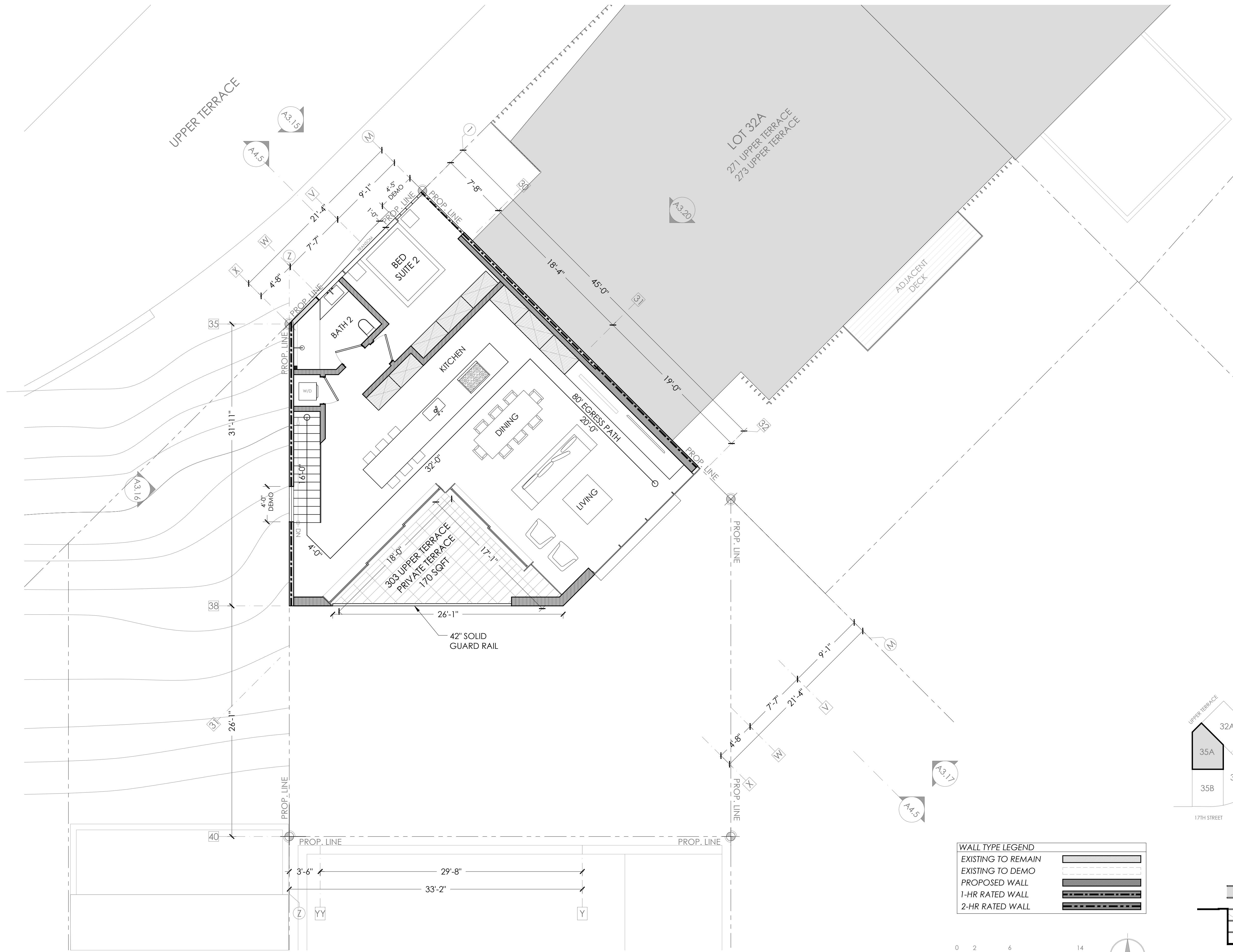
BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

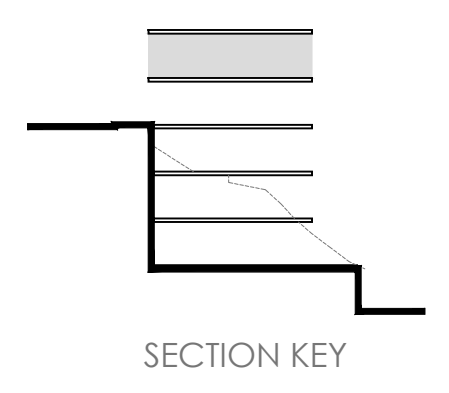
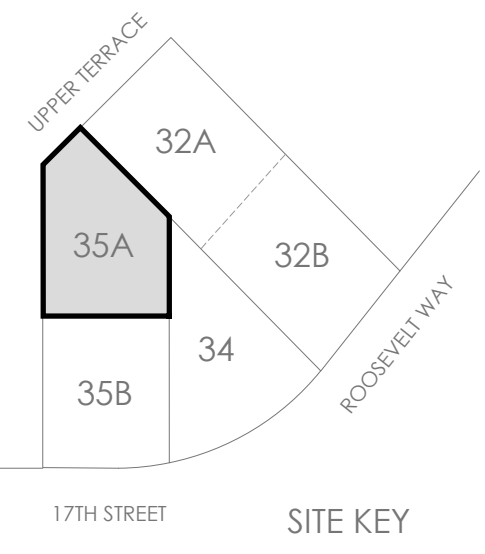
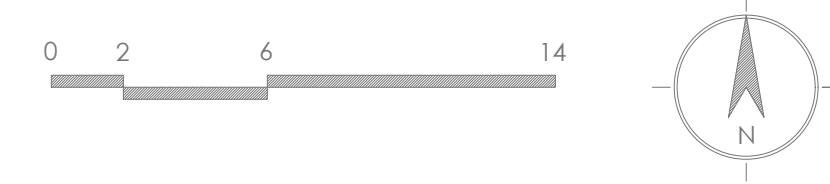
SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.29



WALL TYPE LEGEND

EXISTING TO REMAIN	
EXISTING TO DEMO	
PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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PROJECT:
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BLOCK / LOT:
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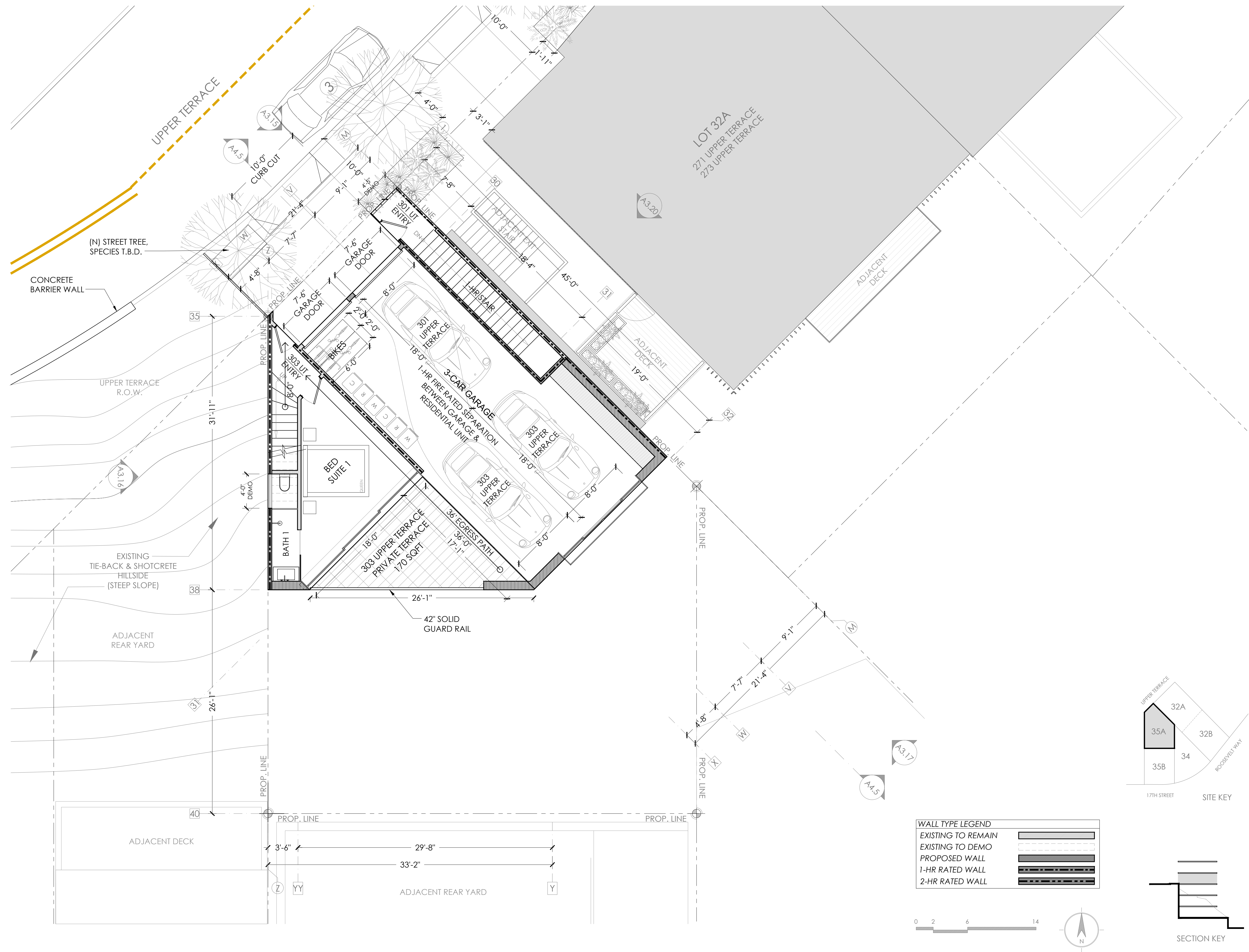
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

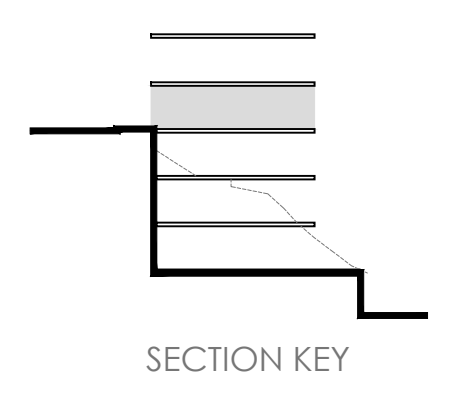
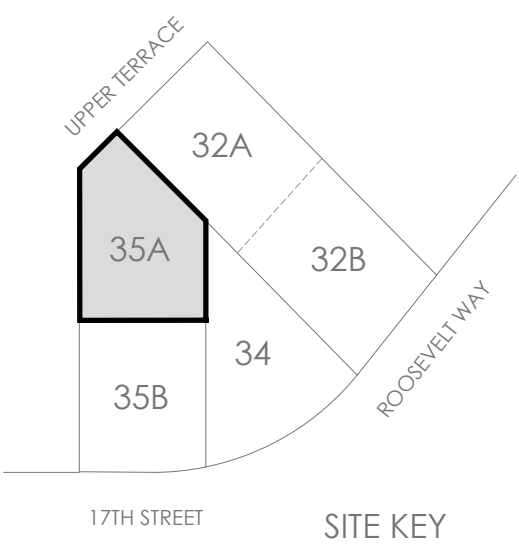
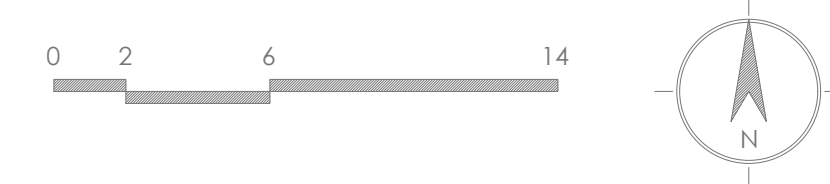
SHEET:
A2.30

LOT 35A (301-303 UPPER TERRACE) - LEVEL 2



WALL TYPE LEGEND

EXISTING TO REMAIN	[Solid grey fill]
EXISTING TO DEMO	[Dashed line]
PROPOSED WALL	[Thin solid line]
1-HR RATED WALL	[Thick solid line]
2-HR RATED WALL	[Thick dashed line]



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30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

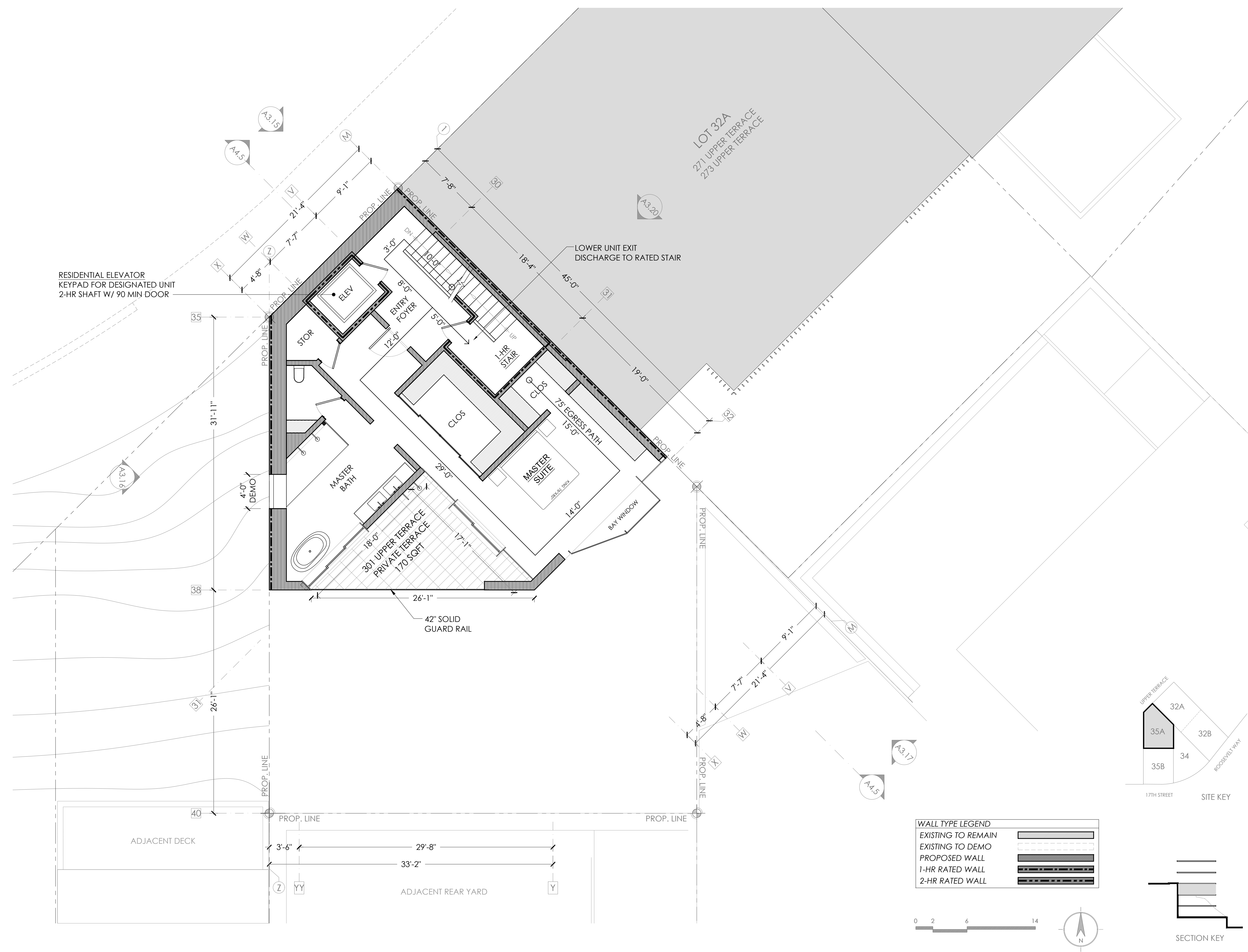
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.31

LOT 35A (301-303 UPPER TERRACE) - LEVEL 1



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
FLOOR PLANS

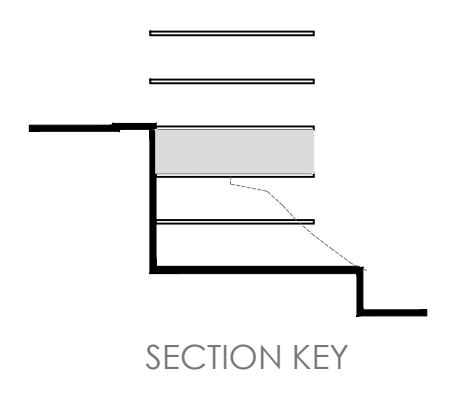
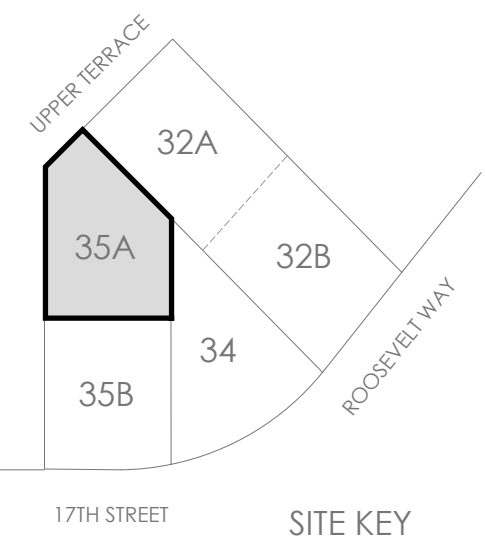
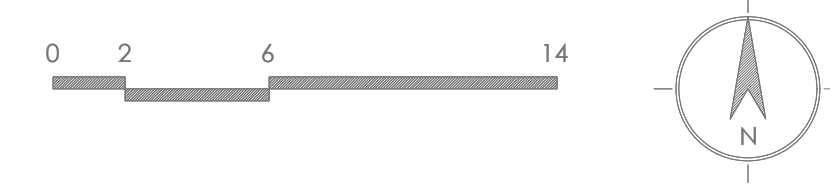
JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
 DATE: OCT 1ST, 2018

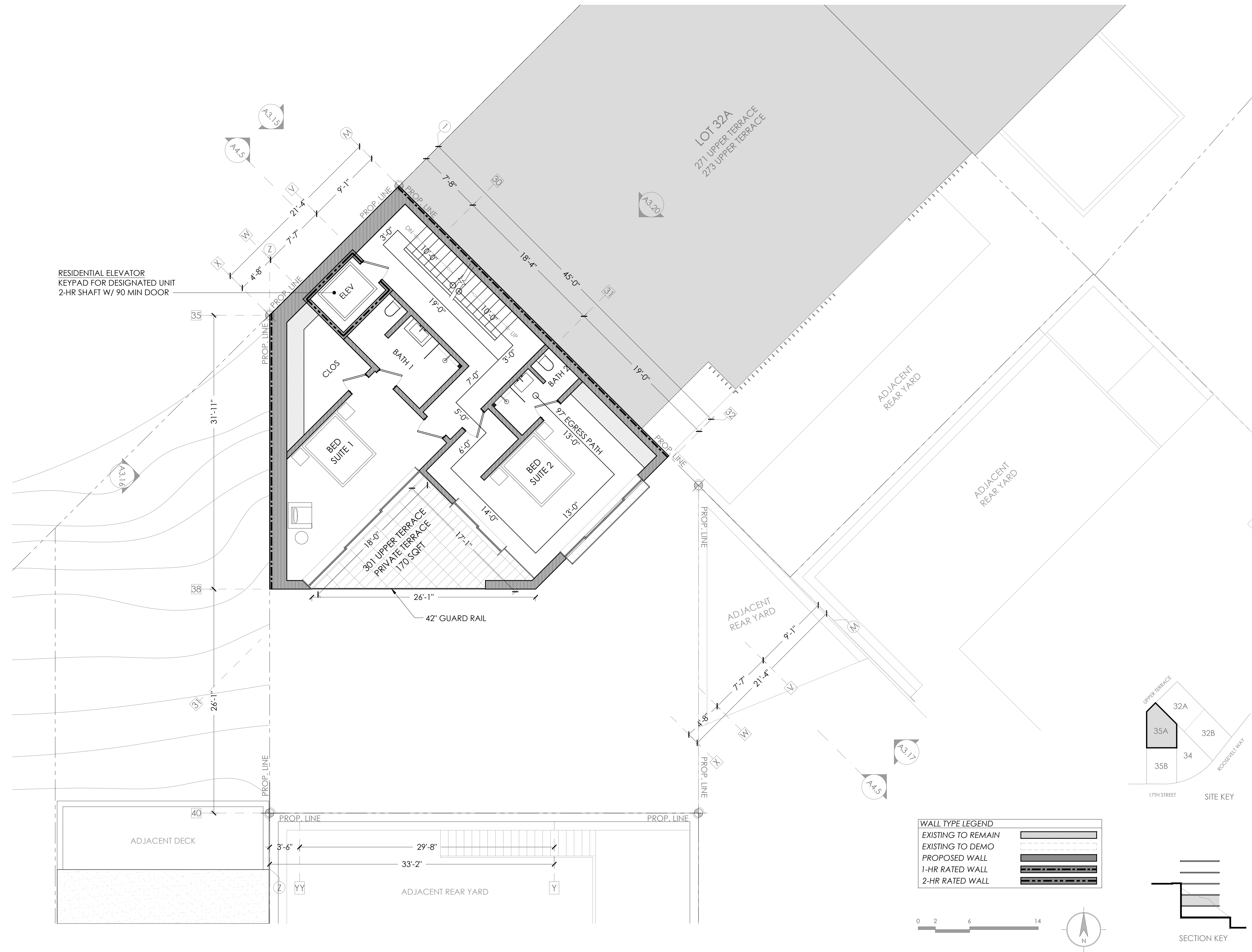
SHEET:
A2.32

WALL TYPE LEGEND

EXISTING TO REMAIN	
EXISTING TO DEMO	
PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



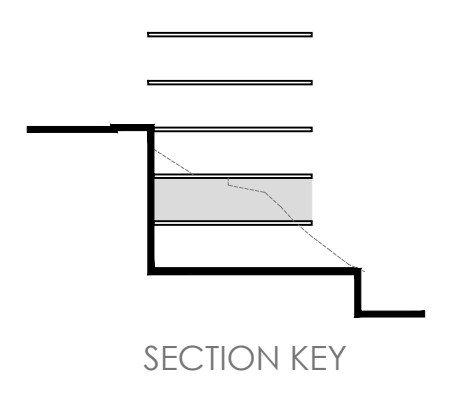
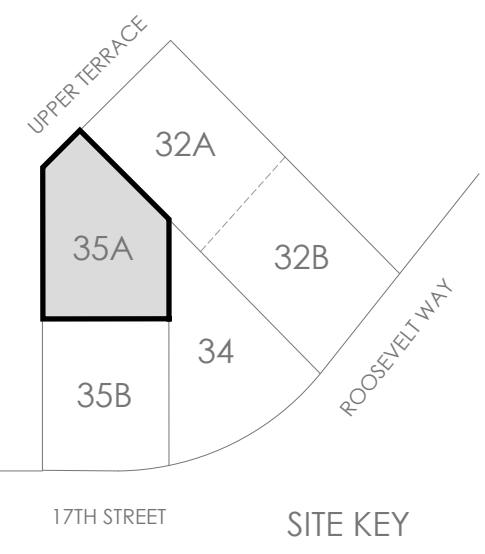
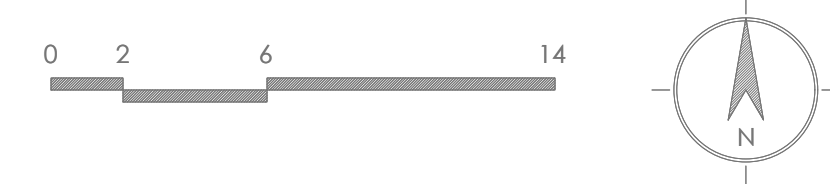
LOT 35A (301-303 UPPER TERRACE) - BASEMENT 1



RESIDENTIAL ELEVATOR
KEYPAD FOR DESIGNATED UNIT
2-HR SHAFT W/ 90 MIN DOOR

WALL TYPE LEGEND

EXISTING TO REMAIN	
EXISTING TO DEMO	
PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
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BLOCK / LOT:
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DRAWING:
FLOOR PLANS

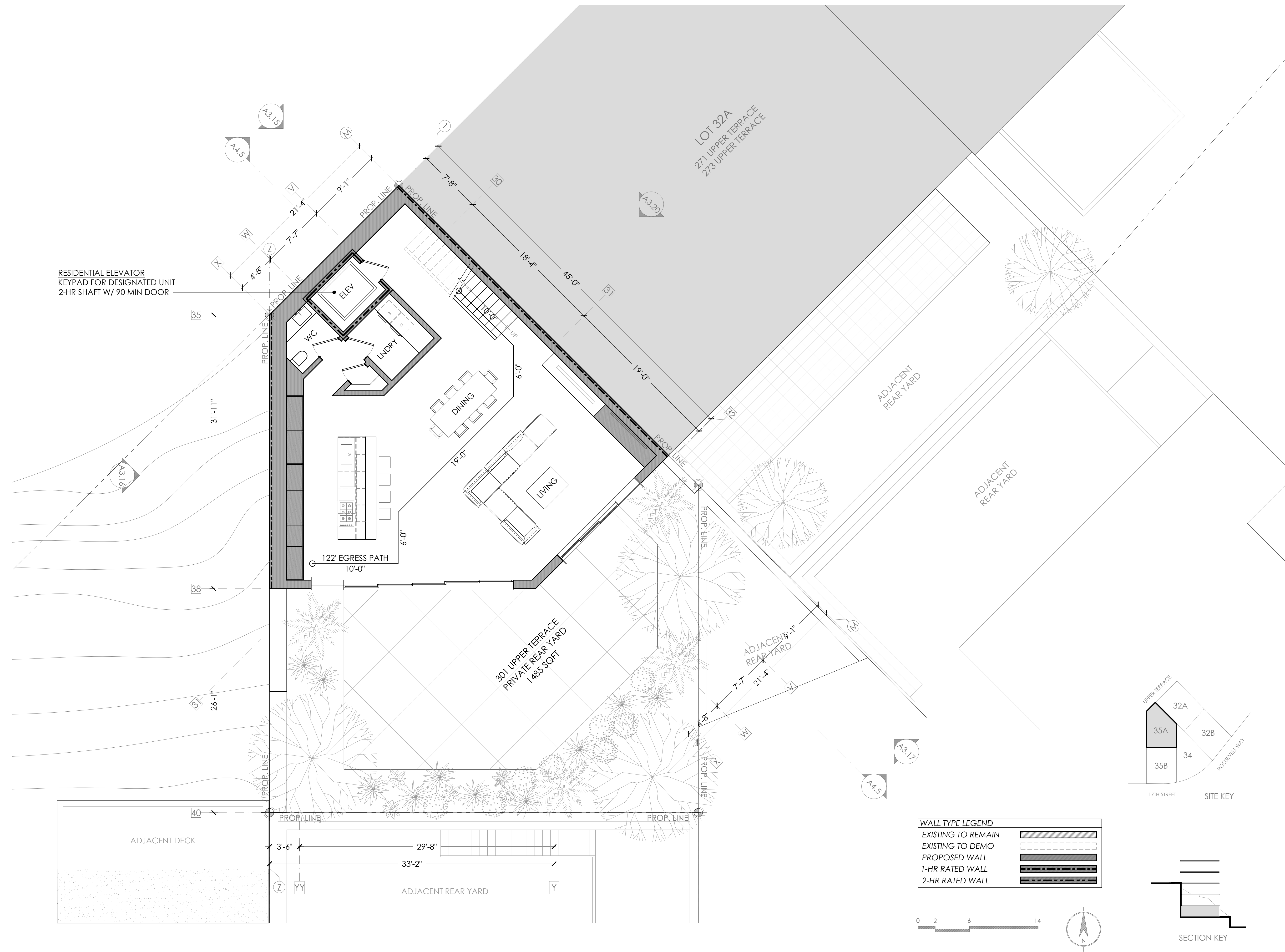
JOB NUMBER: 14006

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

DATE: OCT 1ST, 2018

SHEET:
A2.33

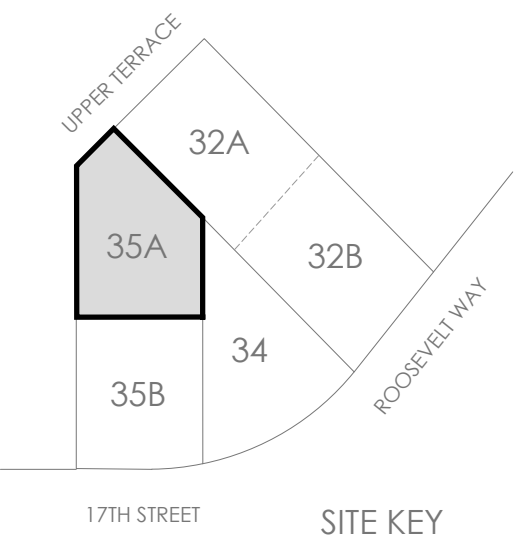
LOT 35A (301-303 UPPER TERRACE) - BASEMENT 2



RESIDENTIAL ELEVATOR
KEYPAD FOR DESIGNATED UNIT
2-HR SHAFT W/ 90 MIN DOOR

WALL TYPE LEGEND

EXISTING TO REMAIN	
EXISTING TO DEMO	
PROPOSED WALL	
1-HR RATED WALL	
2-HR RATED WALL	



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BLOCK / LOT:
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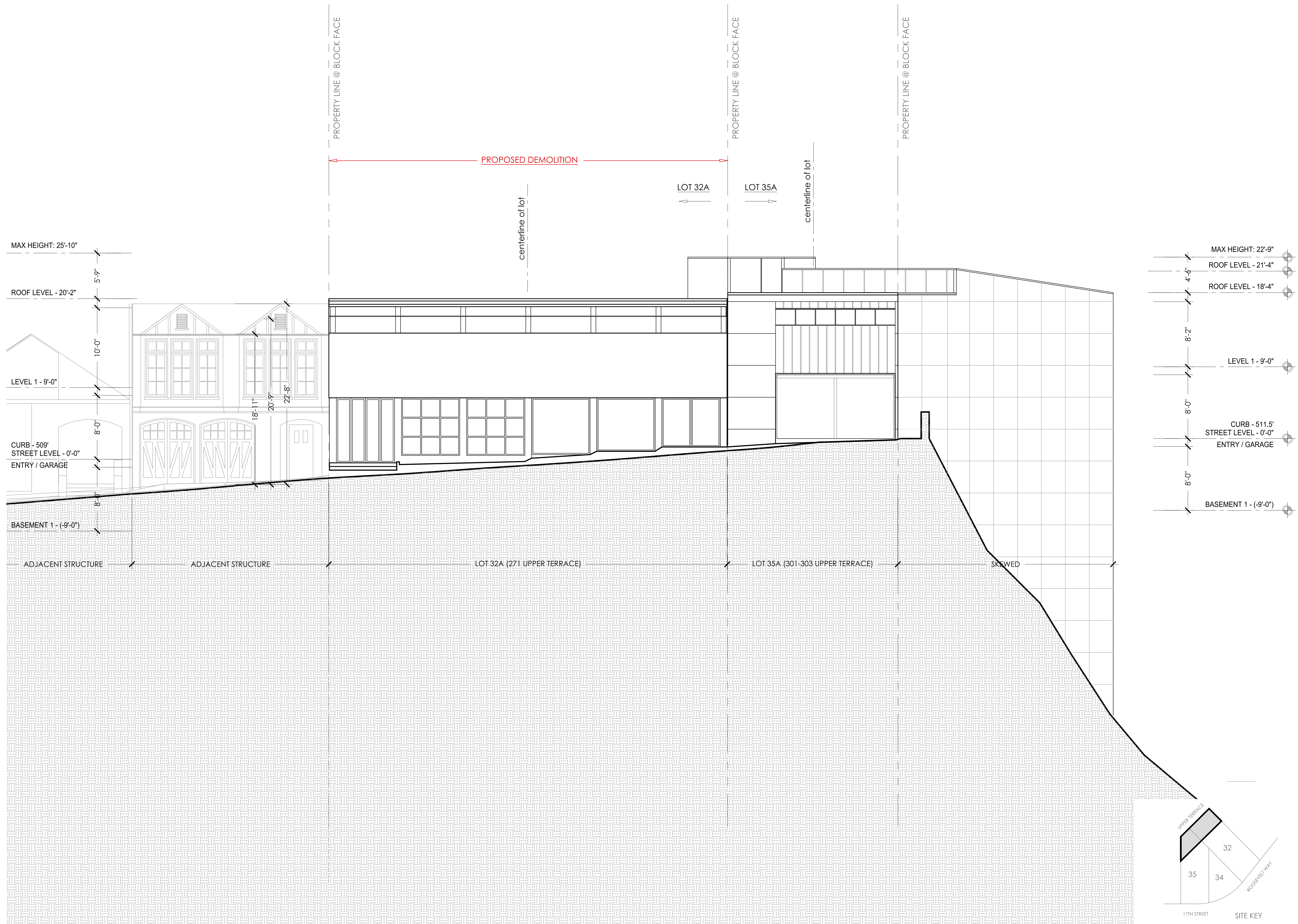
DRAWING:
FLOOR PLANS

JOB NUMBER: 14006

SCALE: 3/16"=1'-0"
DATE: OCT 1ST, 2018

SHEET:
A2.34

LOT 35A (301-303 UPPER TERRACE) - BASEMENT 3



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'
DATE: OCT 1ST, 2018

SHEET:
A3.01

STREET (NORTH) ELEVATION - LOT 32A-35A (271 & 301-303 UPPER TERRACE) - EXISTING



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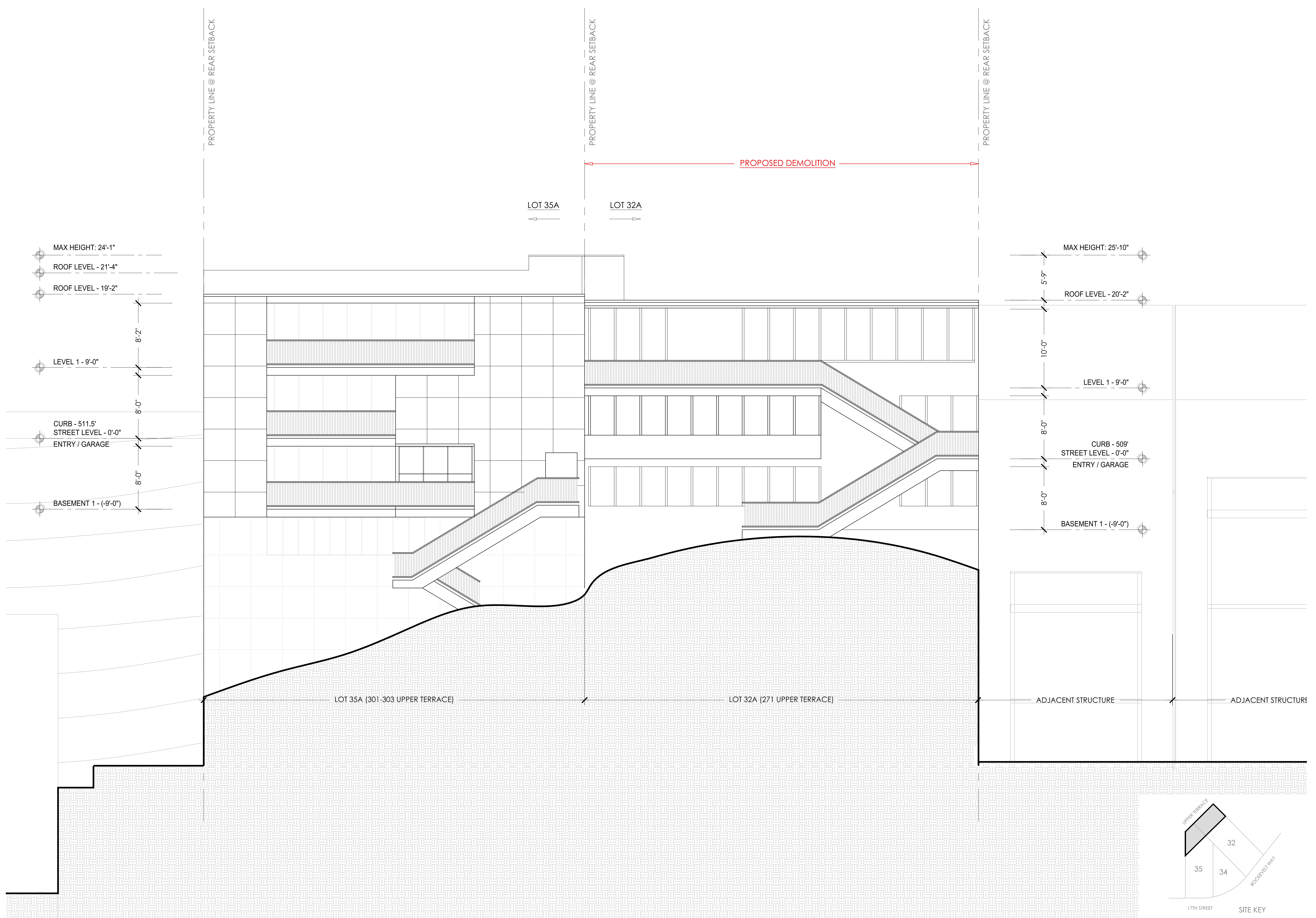
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

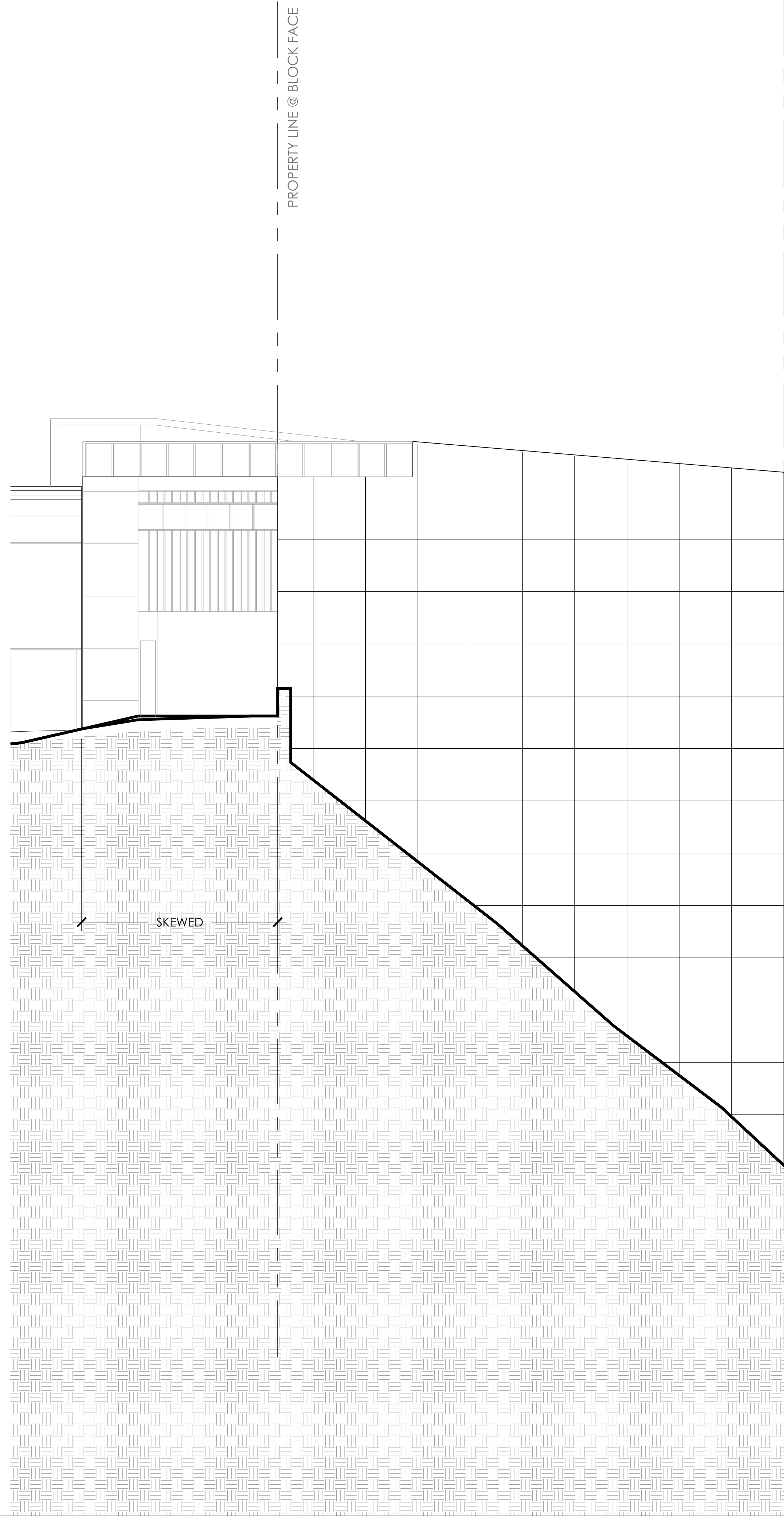
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DATE: OCT 1ST, 2018

SHEET:
A3.02

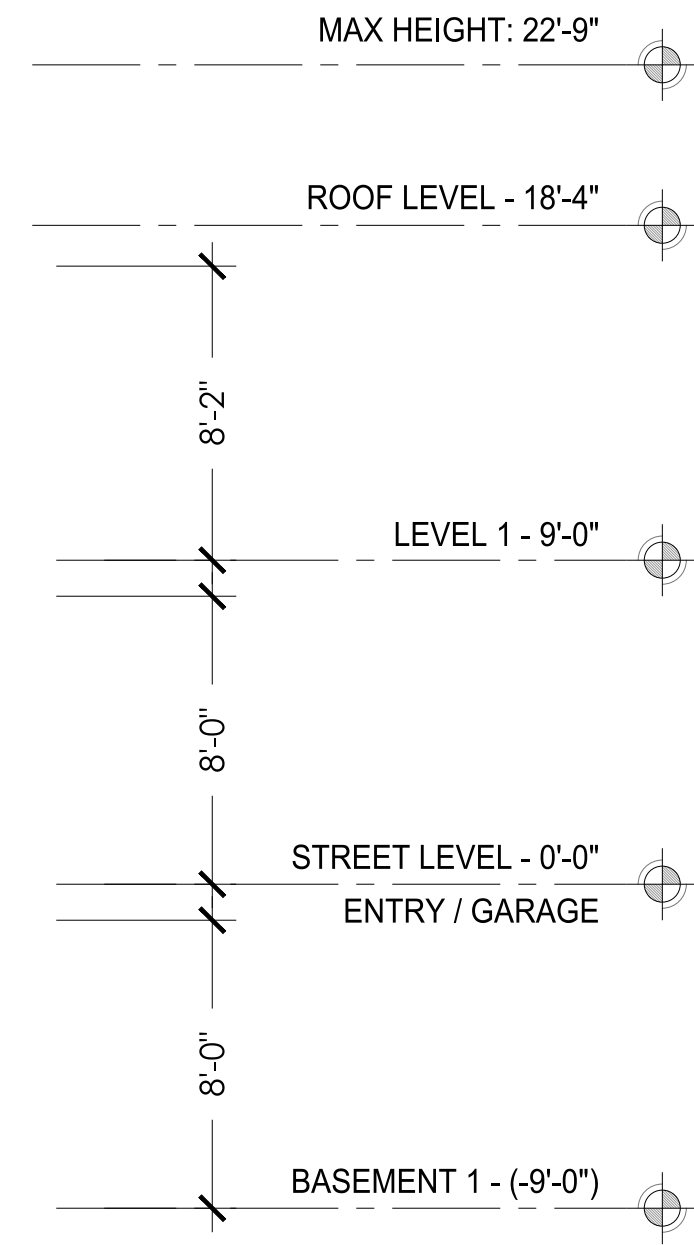


REAR (SOUTH) ELEVATION - LOT 32A-35A (271 & 301-303 UPPER TERRACE) - EXISTING

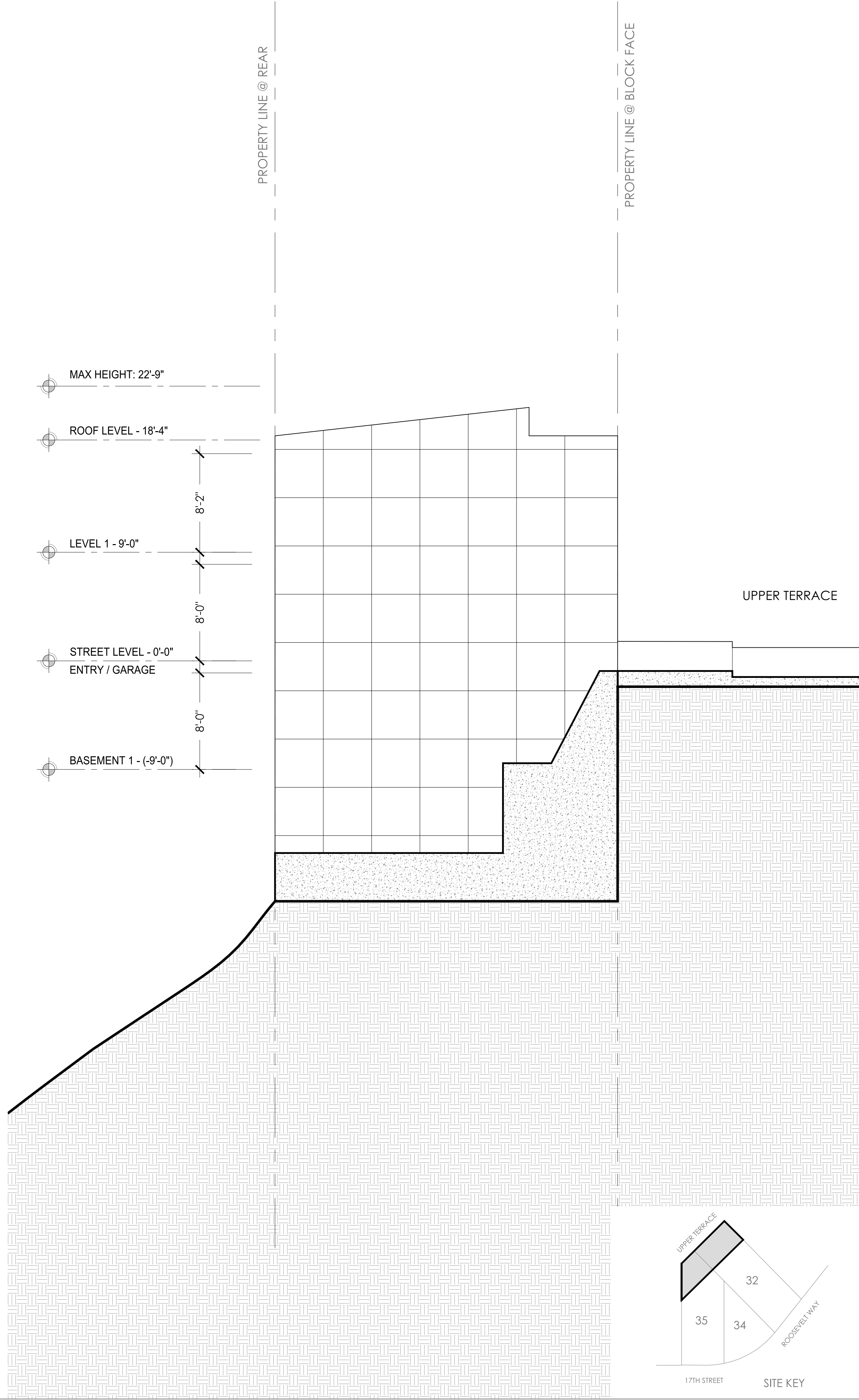


PROPERTY LINE @ BLOCK FACE

PROPERTY LINE @ REAR

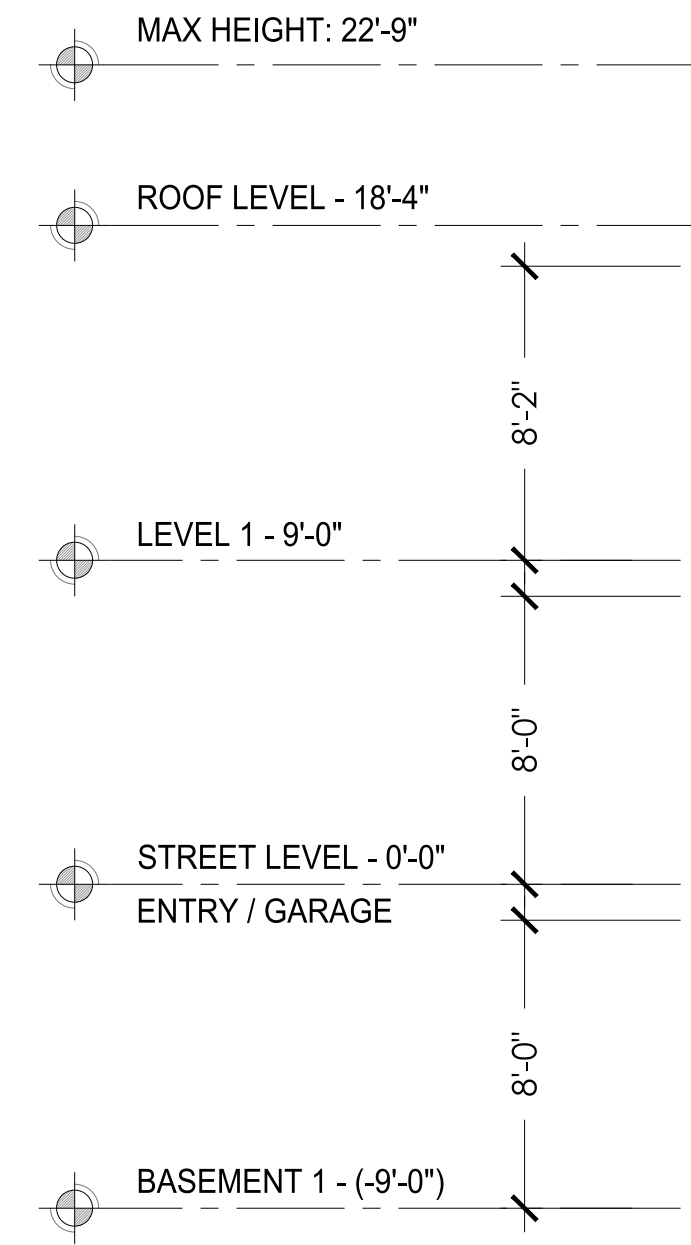


SKEWED

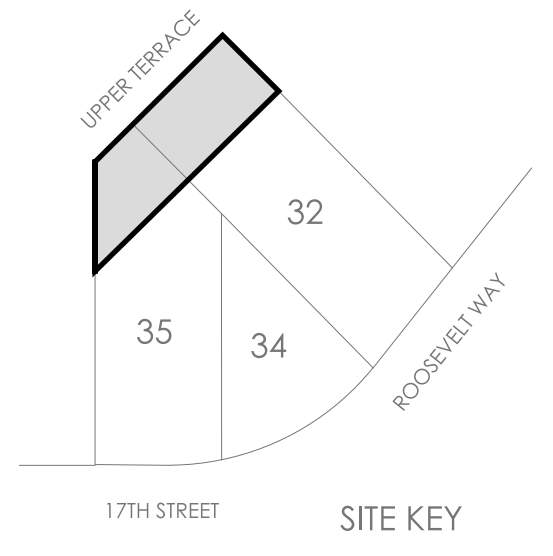


PROPERTY LINE @ REAR

PROPERTY LINE @ BLOCK FACE



UPPER TERRACE



SIDE (WEST) ELEVATION - LOT 35A (301-303 UPPER TERRACE) - EXISTING

SIDE (EAST) ELEVATION - LOT 35A (301-303 UPPER TERRACE) - EXISTING



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GENERAL CONTRACTORS
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6.	APR.2015	SITE PERMIT APP
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01.	OCT.2018	RDAT REVISIONS

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

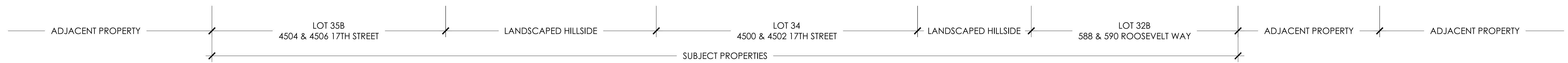
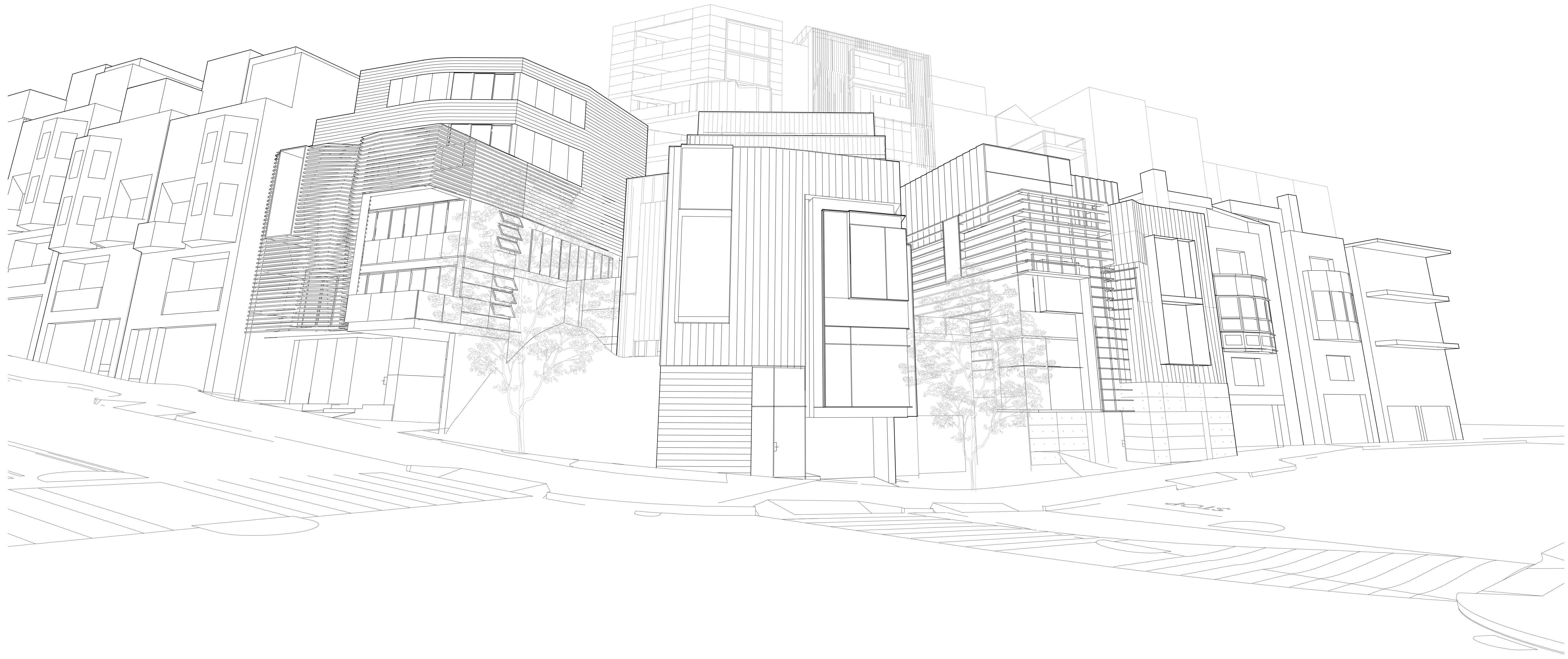
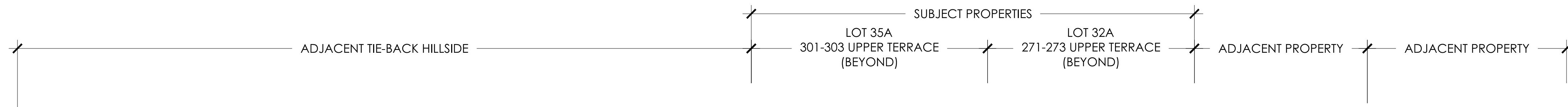
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.03



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01.OCT.2018		RDAT REVISIONS

PROJECT:
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BLOCK / LOT:
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DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: N.T.S.
DATE: OCT 1ST, 2018

SHEET:
A3.1



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01.OCT.2018		RDAT REVISIONS

PROJECT:
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BLOCK / LOT:
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DRAWING:
ELEVATIONS

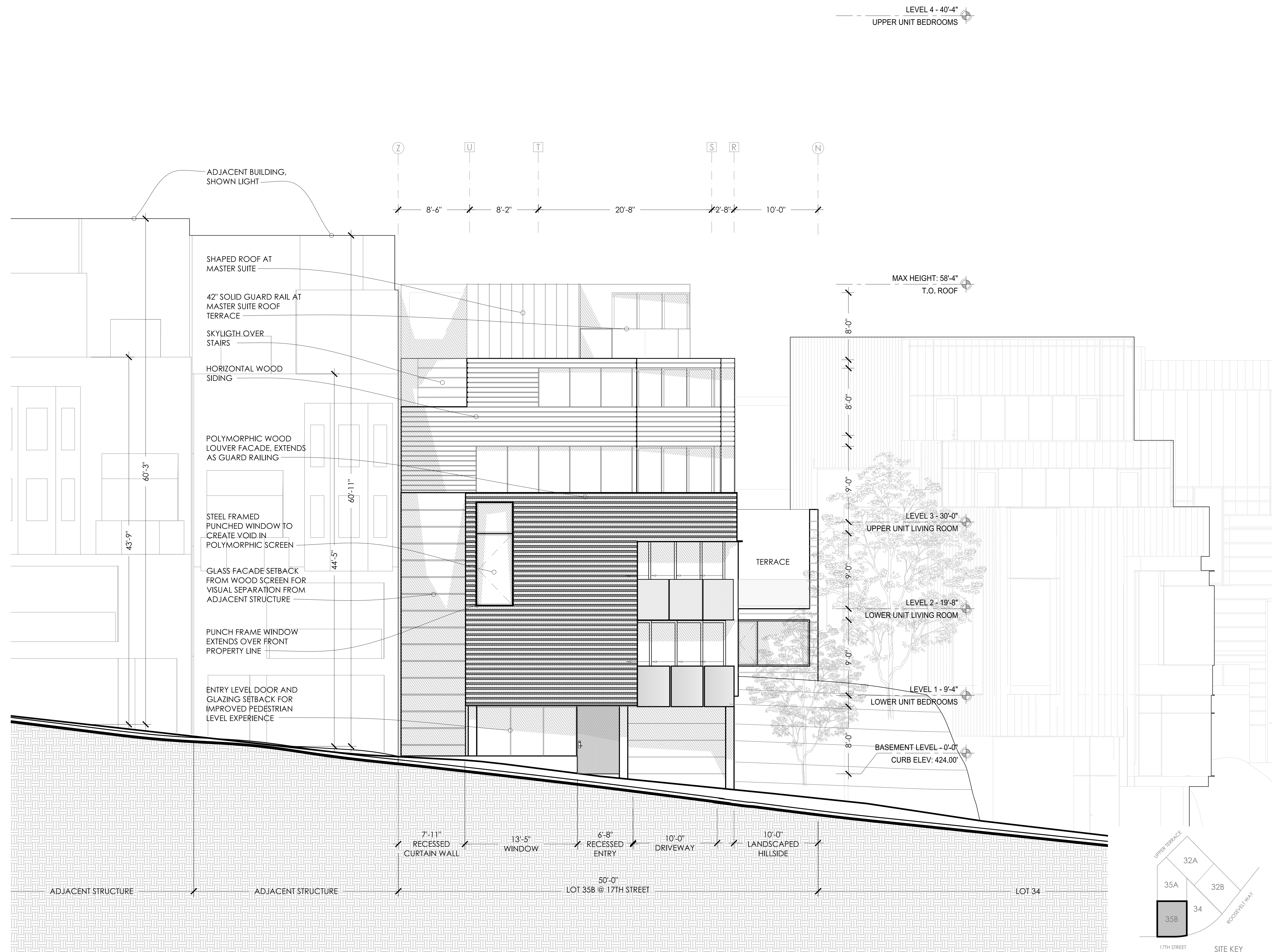
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SCALE: N.T.S.

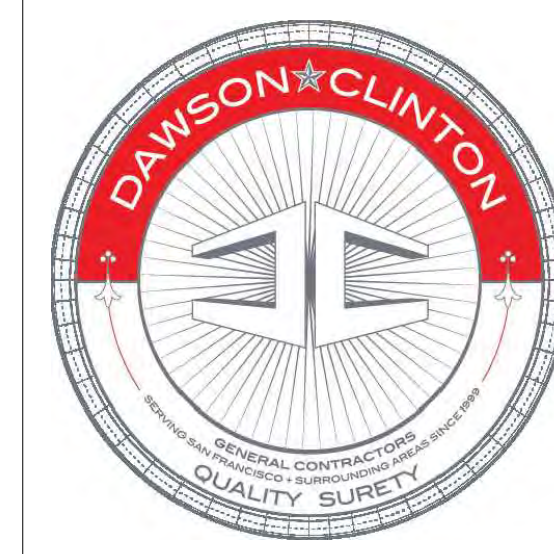
DATE: OCT 1ST, 2018

SHEET:
A3.2

PROPOSED PROJECT ORTHOGRAPHIC ELEVATION - 17TH @ ROOSEVELT



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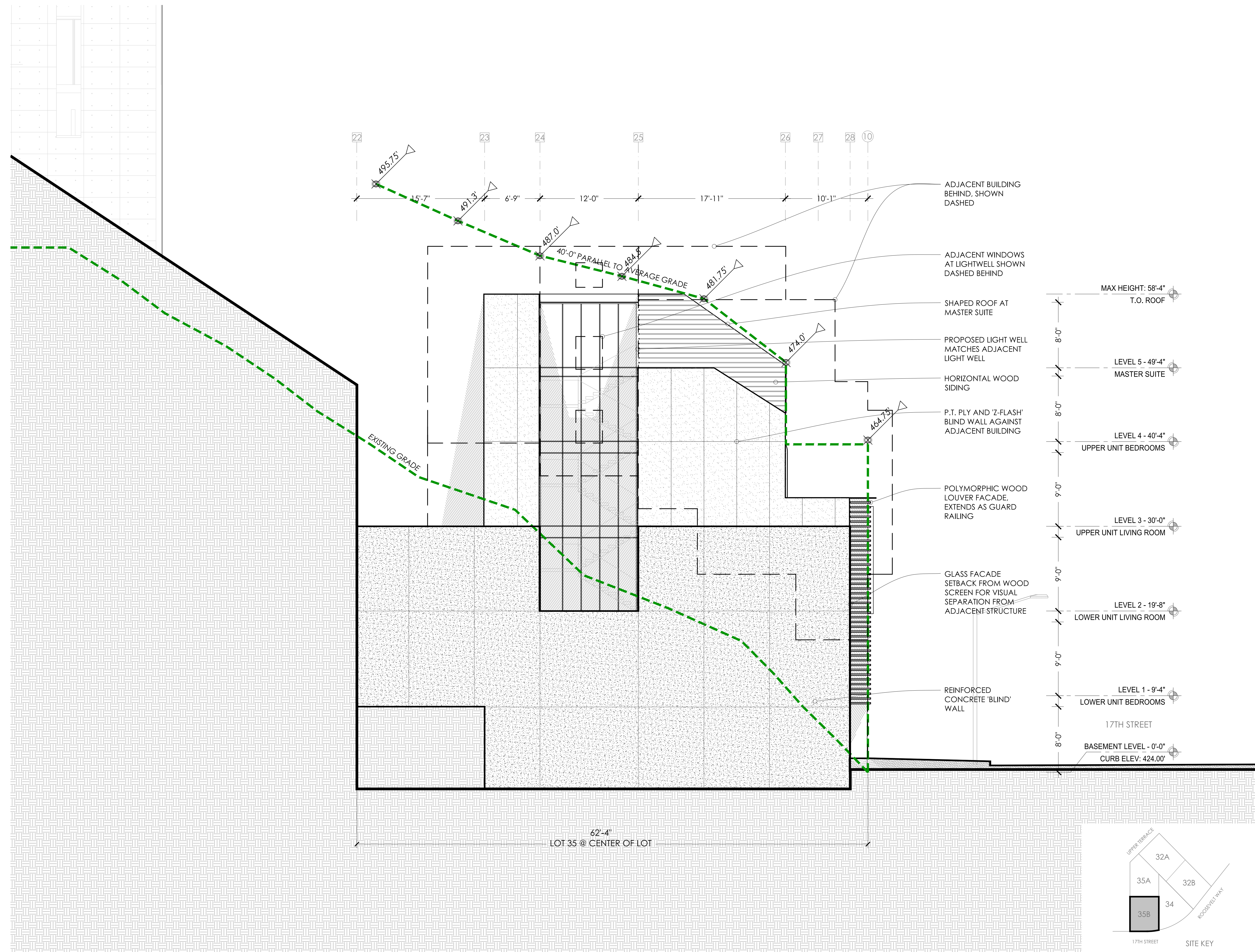
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STREET (SOUTH) ELEVATION - LOT 35B - (4504 & 4506 17TH STREET) - PROPOSED



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
ELEVATIONS

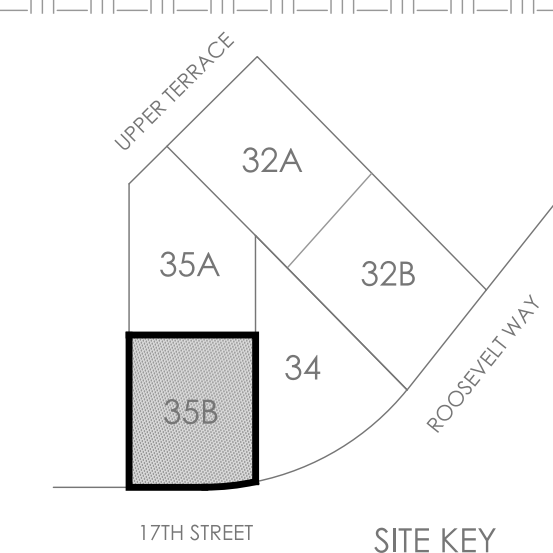
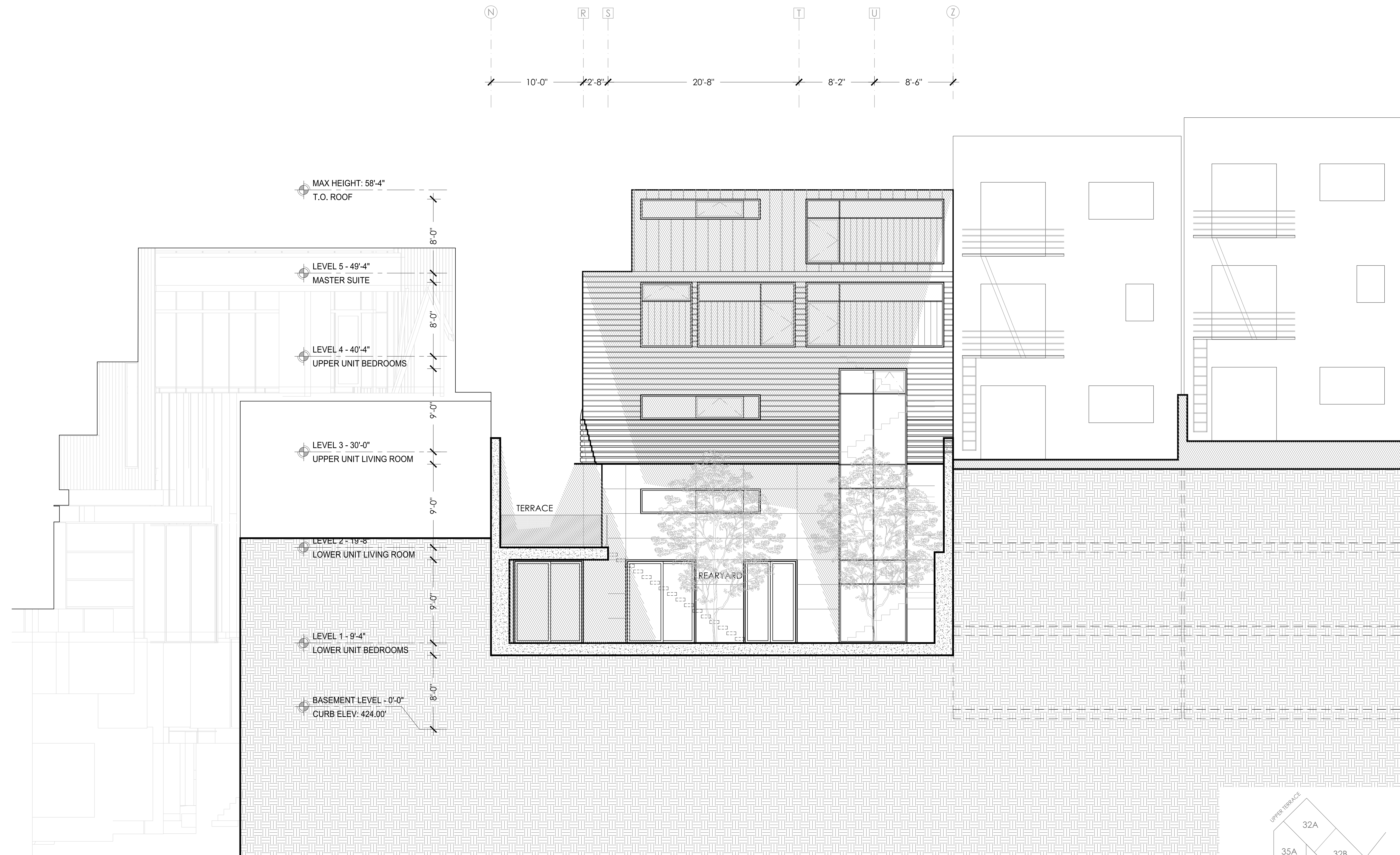
JOB NUMBER: 14006

SCALE: 3/16" = 1'

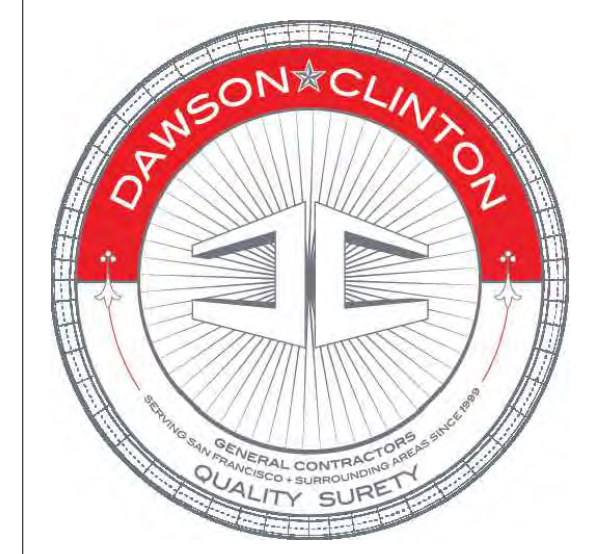
DATE: OCT 1ST, 2018

SHEET:
A3.4

SIDE (WEST) ELEVATION - LOT 35B - (4504 & 4506 17TH STREET) - PROPOSED



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PROJECT:
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BLOCK / LOT:
2628 / 32-34-35

DRAWING:
ELEVATIONS

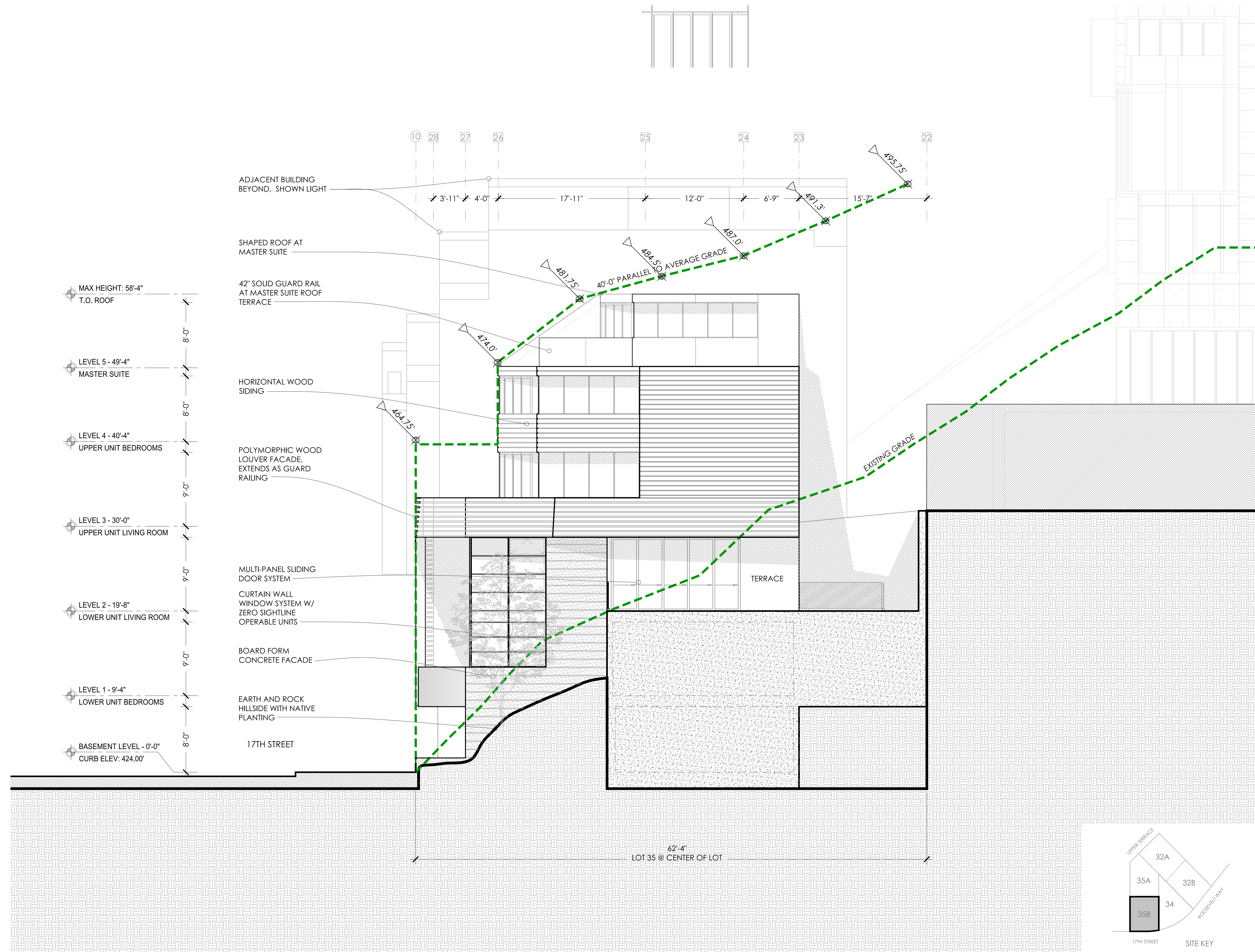
JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

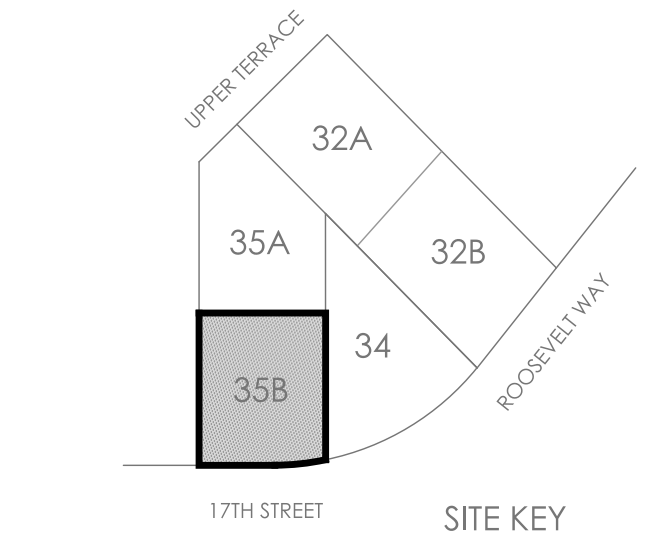
SHEET:
A3.5

REAR (NORTH) ELEVATION - LOT 35B - (4504 & 4506 17TH STREET) - PROPOSED



- MAX HEIGHT: 58'-4"
T.O. ROOF
- 8'-0"
- LEVEL 5 - 49'-4"
MASTER SUITE
- 8'-0"
- LEVEL 4 - 40'-4"
UPPER UNIT BEDROOMS
- 9'-0"
- LEVEL 3 - 30'-0"
UPPER UNIT LIVING ROOM
- 9'-0"
- LEVEL 2 - 19'-8"
LOWER UNIT LIVING ROOM
- 9'-0"
- LEVEL 1 - 9'-4"
LOWER UNIT BEDROOMS
- 8'-0"
- BASEMENT LEVEL - 0'-0"
CURB ELEV: 424.00'

- ADJACENT BUILDING BEYOND, SHOWN LIGHT
- SHAPED ROOF AT MASTER SUITE
- 42" SOLID GUARD RAIL AT MASTER SUITE ROOF TERRACE
- HORIZONTAL WOOD SIDING
- POLYMORPHIC WOOD LOUVER FACADE, EXTENDS AS GUARD RAILING
- MULTI-PANEL SLIDING DOOR SYSTEM
- CURTAIN WALL WINDOW SYSTEM W/ ZERO SIGHTLINE OPERABLE UNITS
- BOARD FORM CONCRETE FACADE
- EARTH AND ROCK HILLSIDE WITH NATIVE PLANTING
- 17TH STREET



SIDE (EAST) ELEVATION - LOT 35B - (4504 & 4506 17TH STREET) - PROPOSED

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PROJECT:
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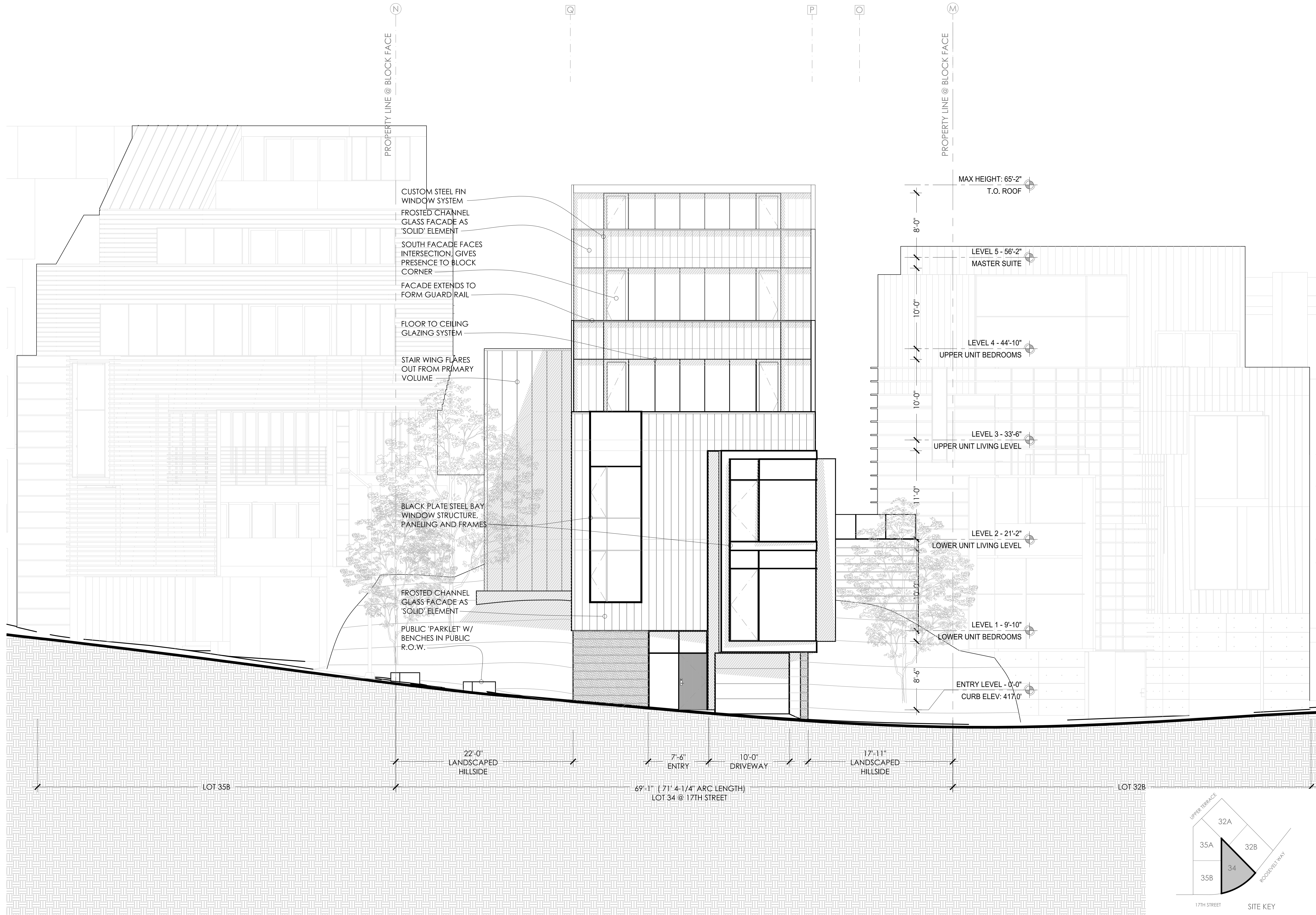
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.6



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STREET (SOUTH) ELEVATION - LOT 34 - (4500 & 4502 17TH STREET) - PROPOSED

SHEET: **A3.7**



SIDE (EAST) ELEVATION - LOT 34 - (4500 & 4502 17TH STREET) - PROPOSED

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30.	JUN. 2015	CONDITIONAL USE APP
01.	OCT. 2018	RDAT REVISIONS

PROJECT:
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BLOCK / LOT:
2628 / 32-34-35

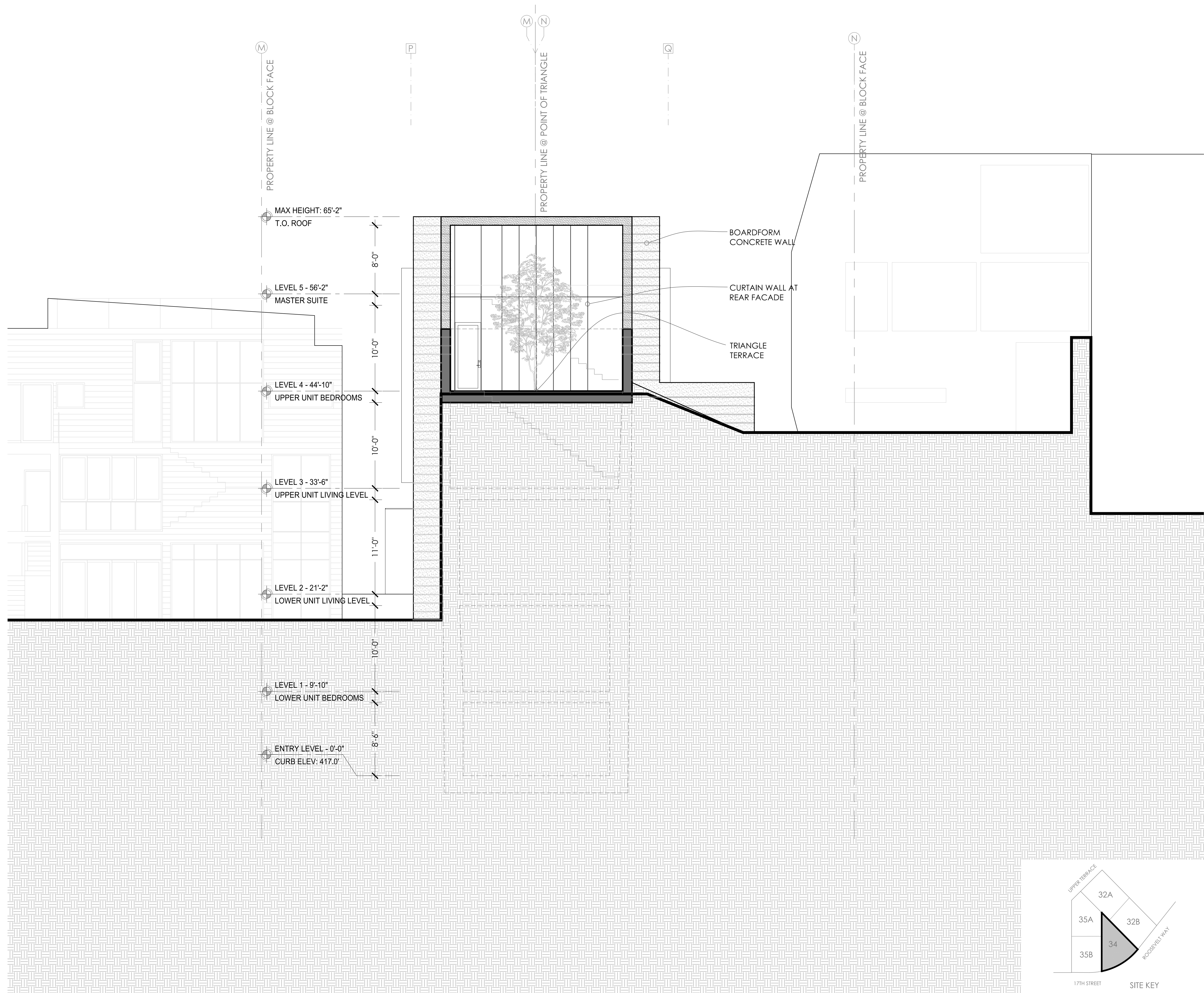
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ELEVATIONS

JOB NUMBER: 14006

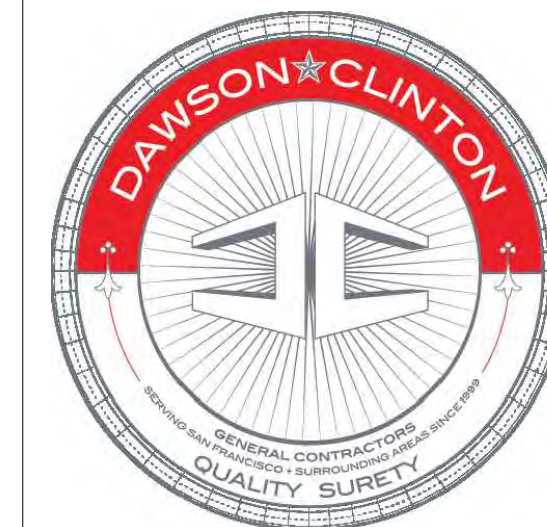
SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.8



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PROJECT:

MT OLYMPUS

BLOCK / LOT:

2628 / 32-34-35

DRAWING:

ELEVATIONS

JOB NUMBER: 14006

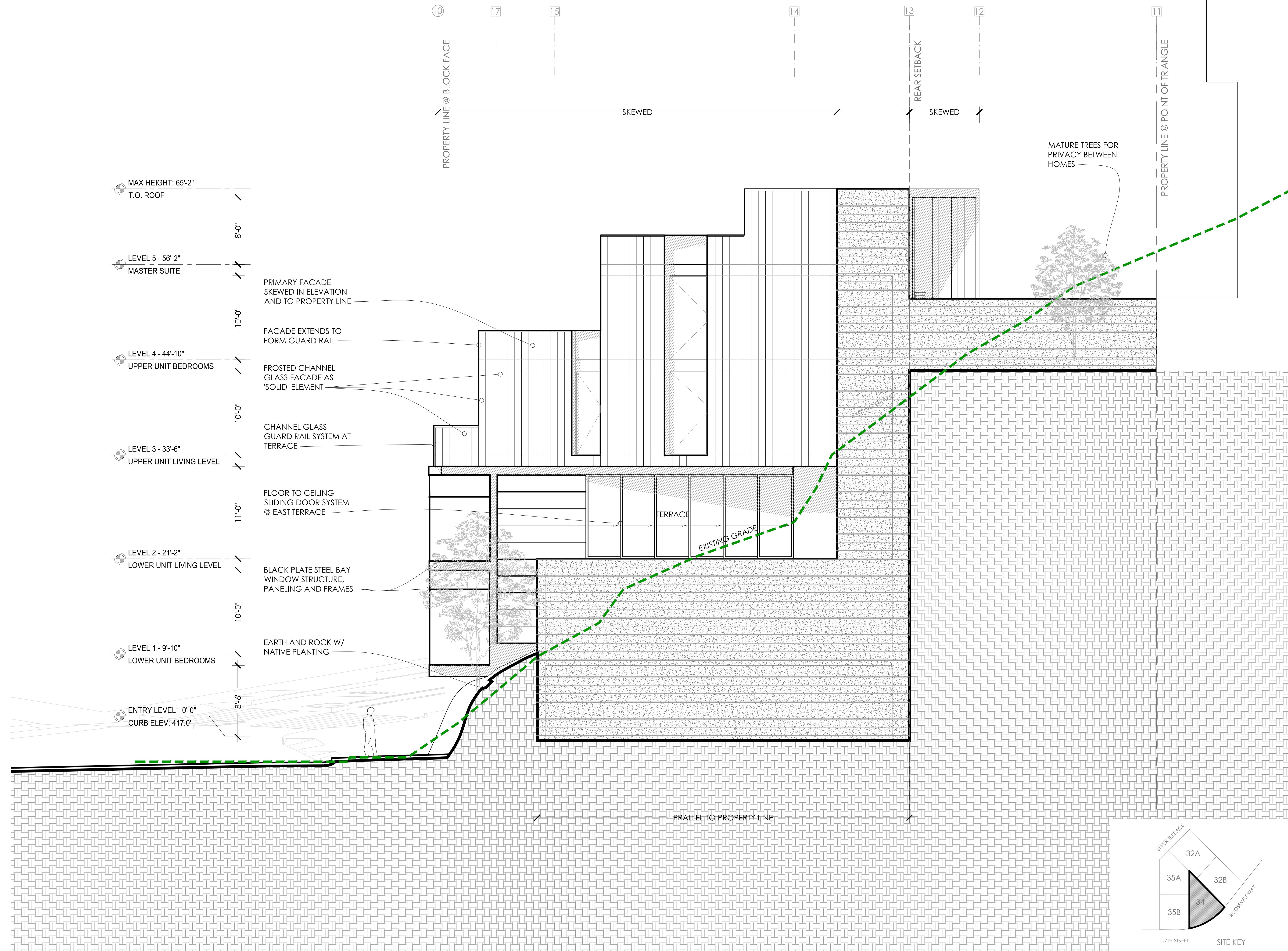
SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:

A3.9

REAR (NORTH) ELEVATION - LOT 34 - (4500 & 4502 17TH STREET) - PROPOSED



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
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DRAWING:
ELEVATIONS

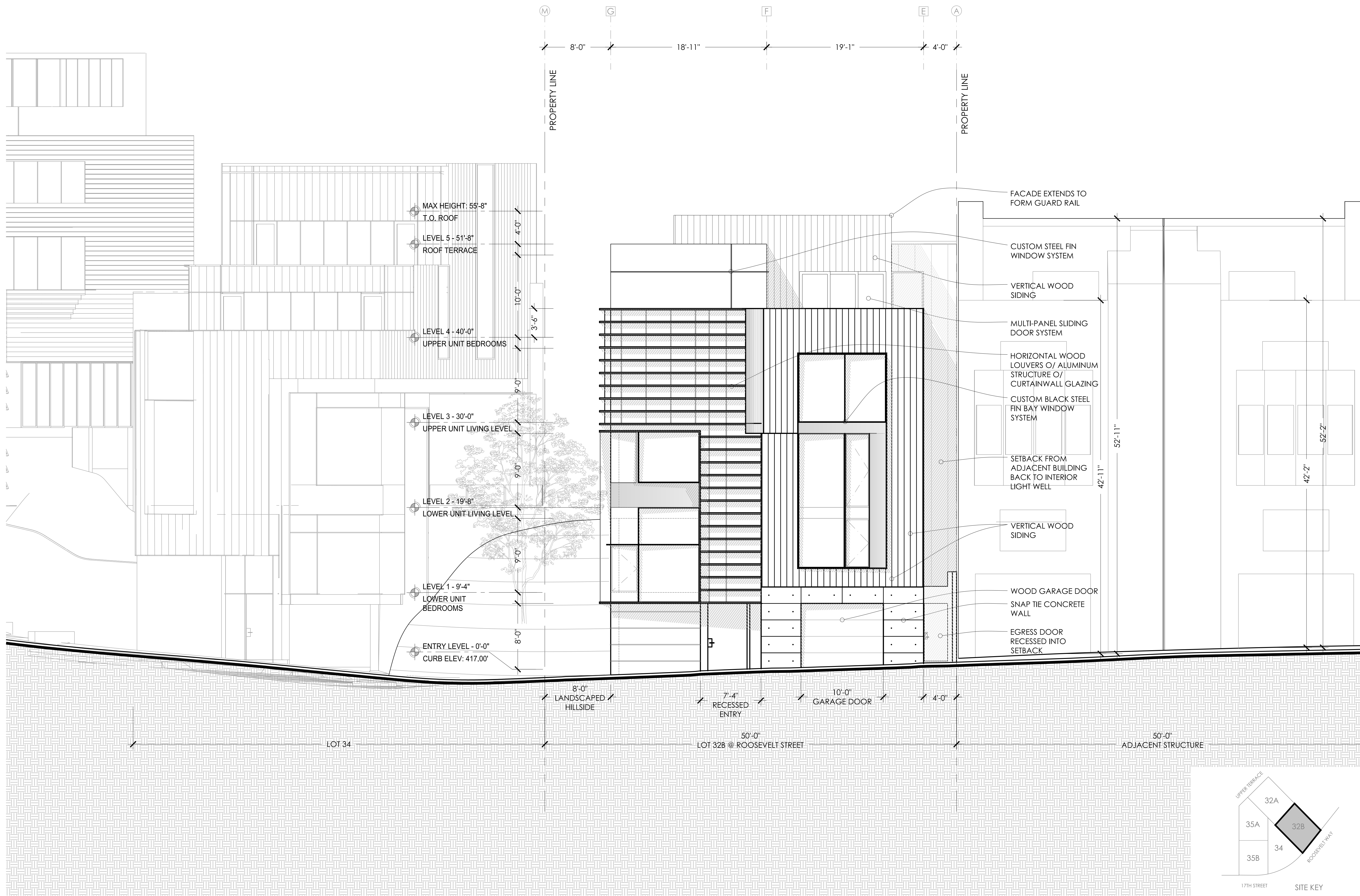
JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.10

SIDE (EAST) ELEVATION - LOT 34 - (4500 & 4502 17TH STREET) - PROPOSED



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
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DRAWING:
ELEVATIONS

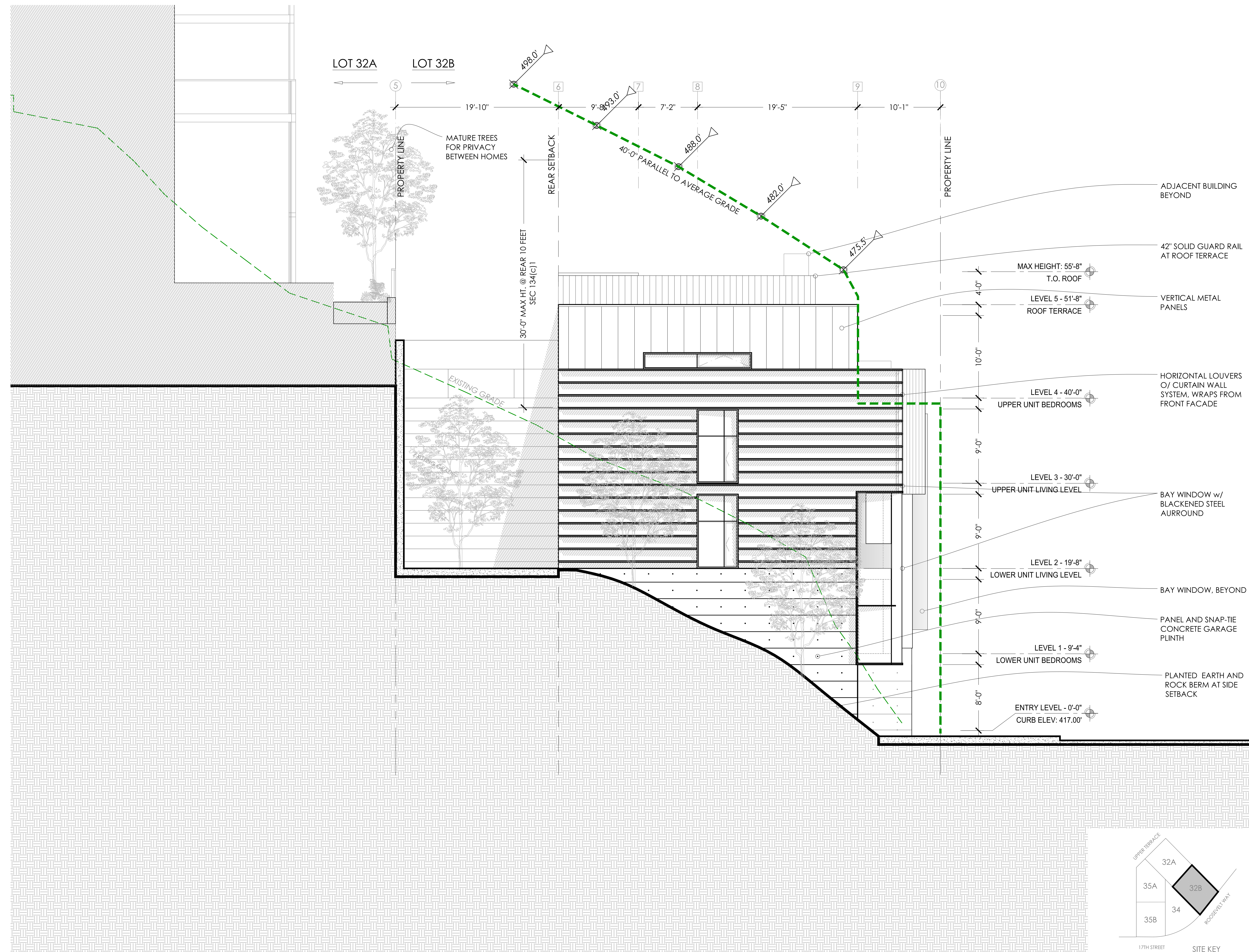
JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.11

STREET (SOUTH) ELEVATION - LOT 32B - (588-590 ROOSEVELT WAY) - PROPOSED



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
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BLOCK / LOT:
2628 / 32-34-35

DRAWING:
ELEVATIONS

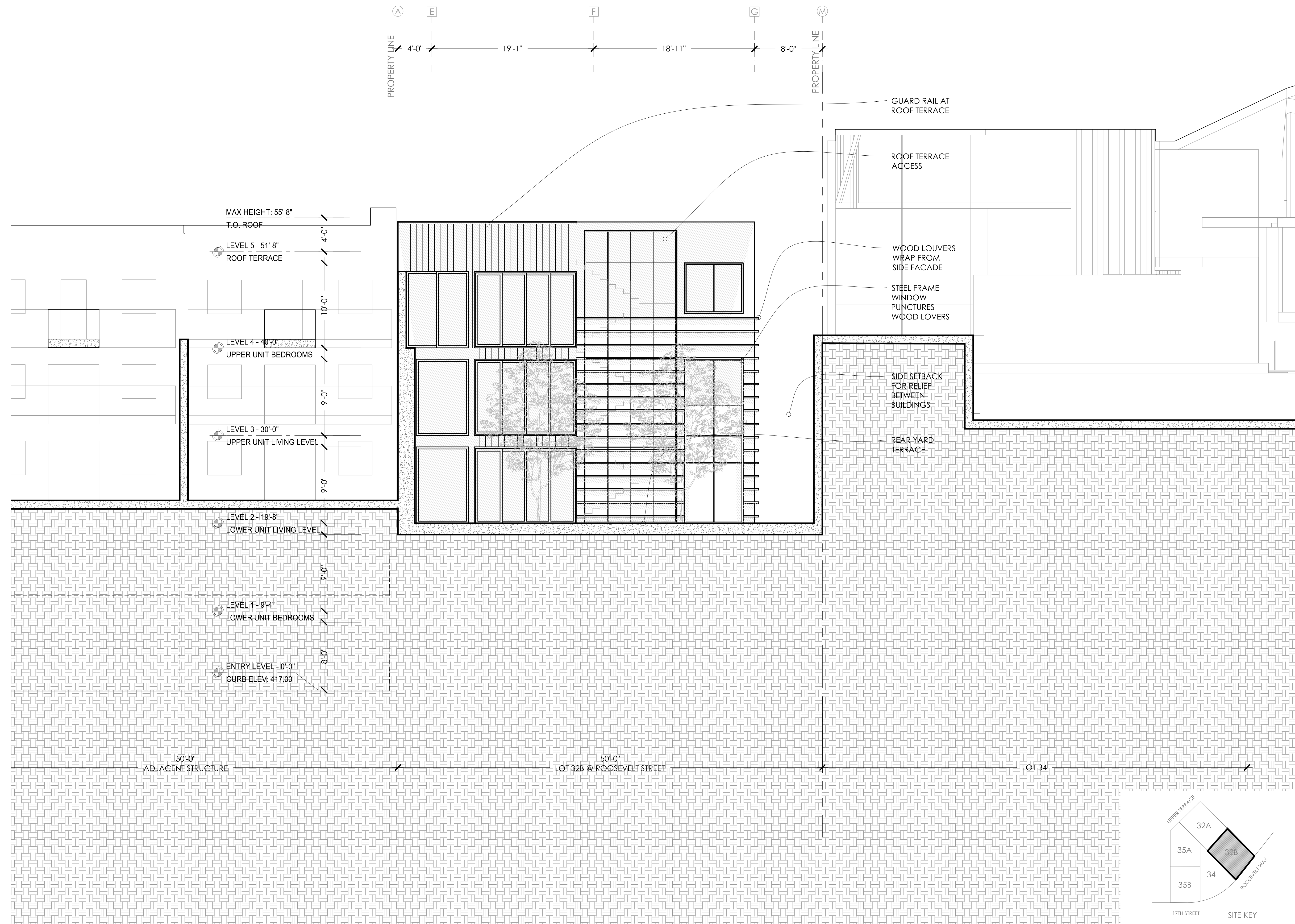
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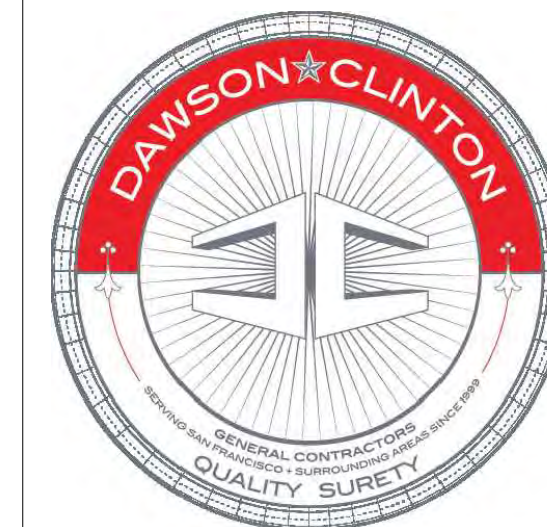
DATE: OCT 1ST, 2018

SHEET:
A3.12

SIDE (WEST) ELEVATION - LOT 32B - (588-590 ROOSEVELT WAY) - PROPOSED



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PROJECT:
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BLOCK / LOT:
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DRAWING:
ELEVATIONS

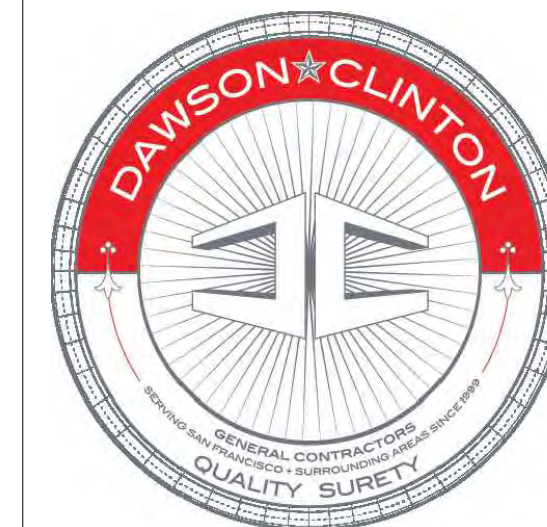
JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.13

REAR (NORTH) ELEVATION - LOT 32B - (588-590 ROOSEVELT WAY) - PROPOSED



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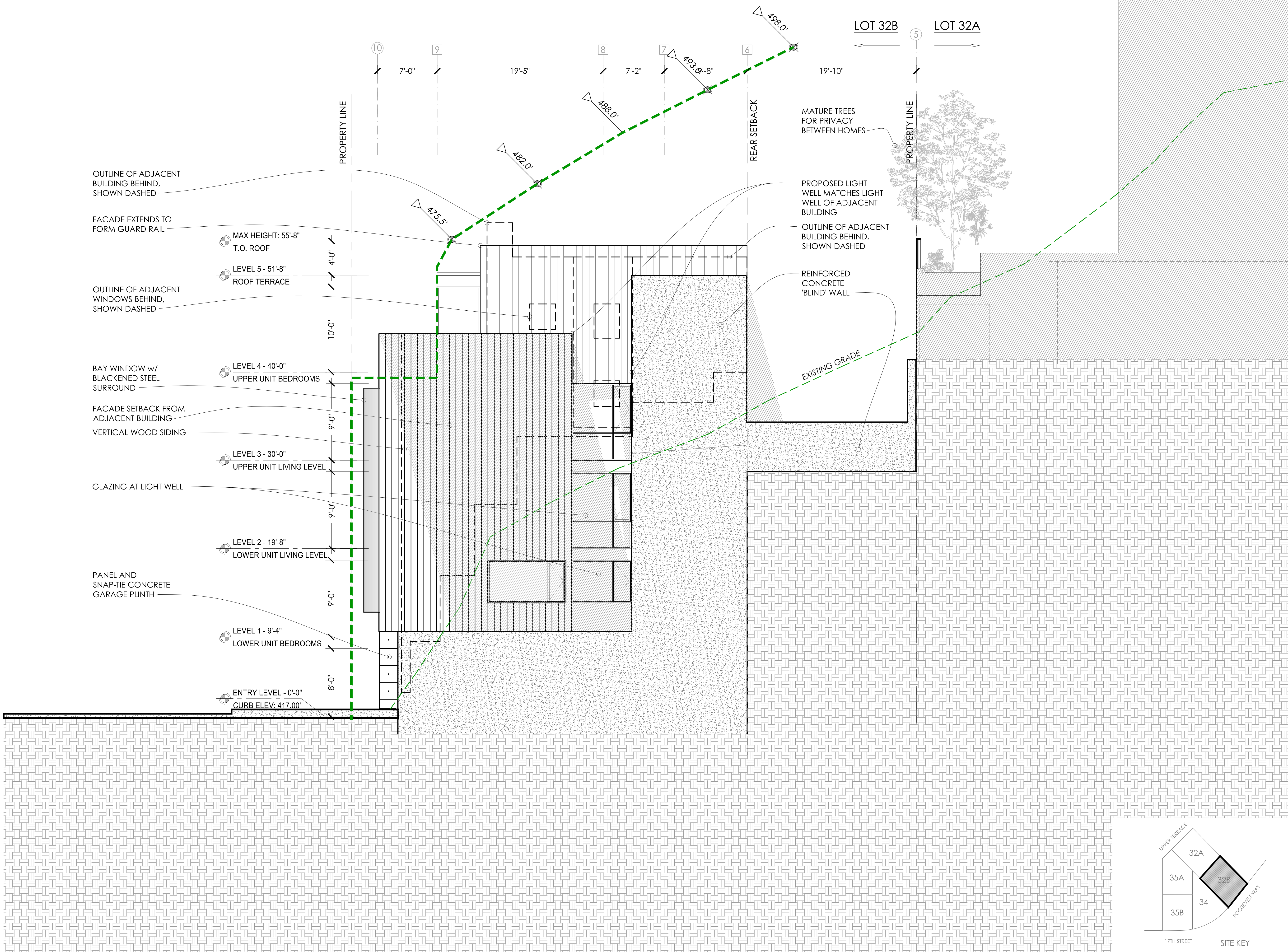
BLOCK / LOT:
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DRAWING:
ELEVATIONS

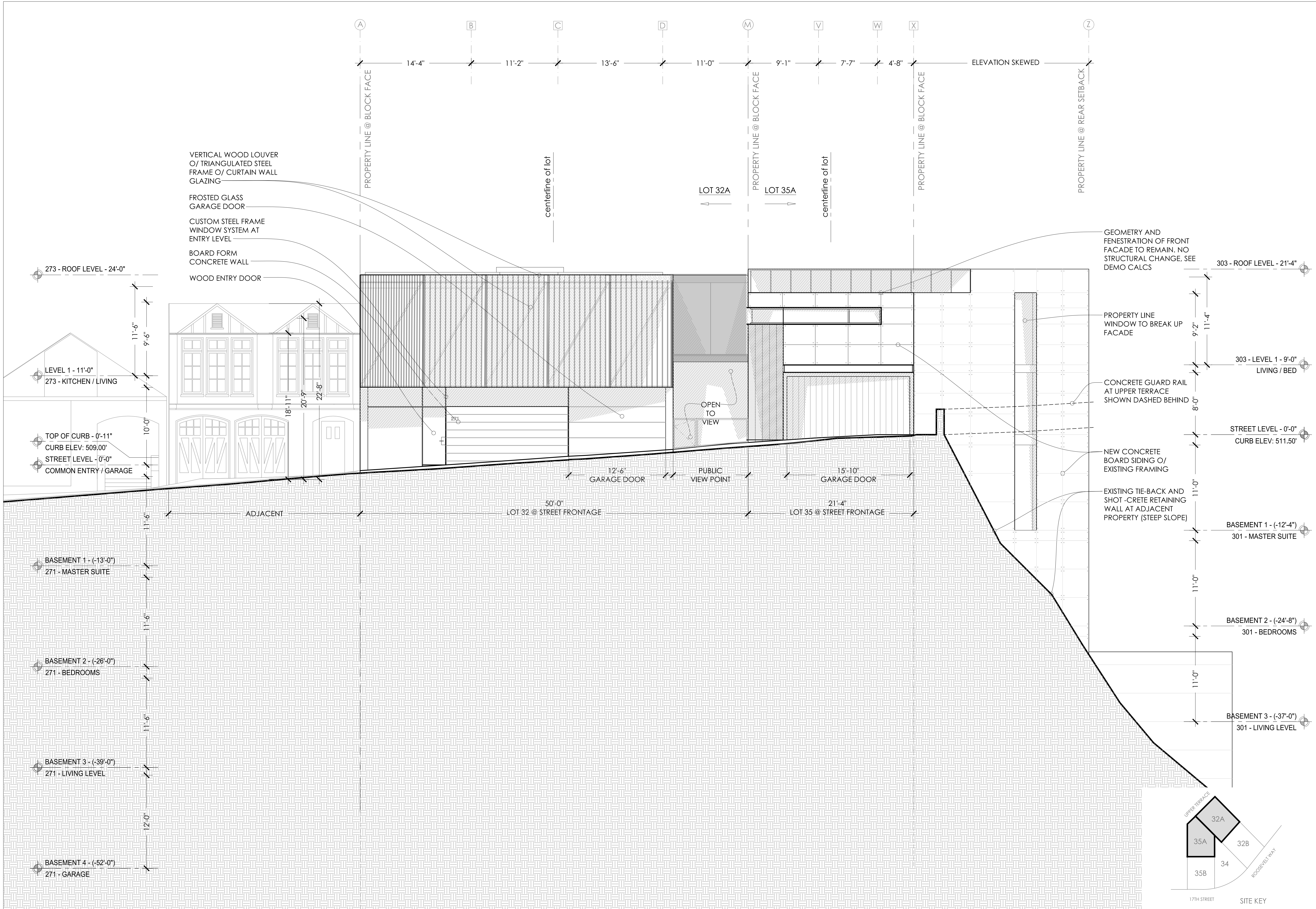
JOB NUMBER: 14006

SCALE: 3/16" = 1'
DATE: OCT 1ST, 2018

SHEET:
A3.14



SIDE (EAST) ELEVATION - LOT 32B - (588-590 ROOSEVELT WAY) - PROPOSED



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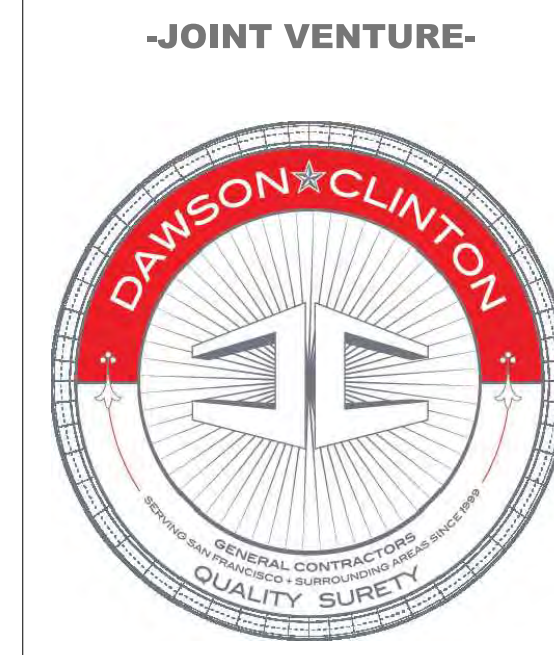
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'
 DATE: OCT 1ST, 2018

SHEET:
A3.15

STREET (NORTH) ELEVATION - LOT 32A (271-273 UPPER TERRACE) & LOT 35A (301-303 UPPER TERRACE) - PROPOSED



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BLOCK / LOT:
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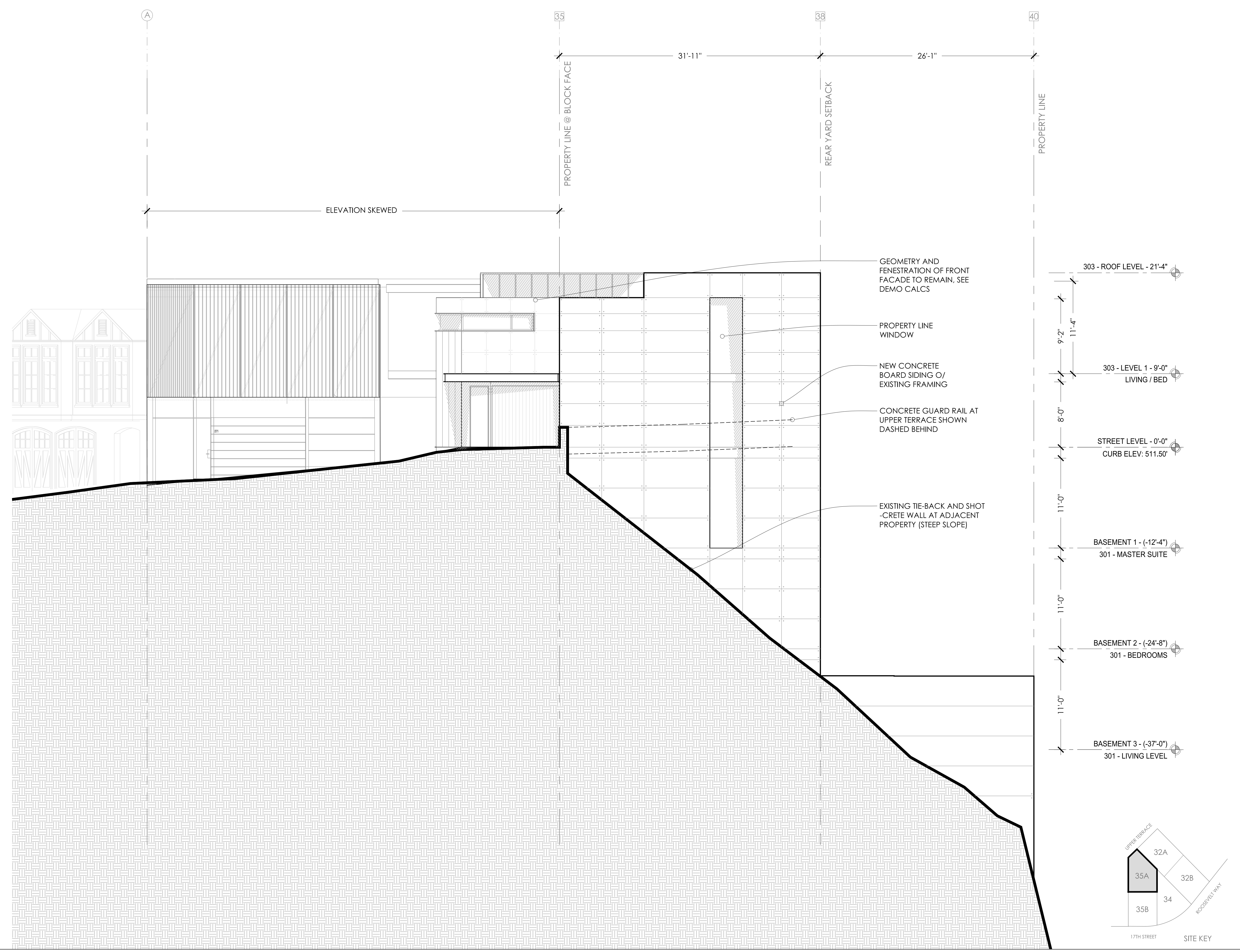
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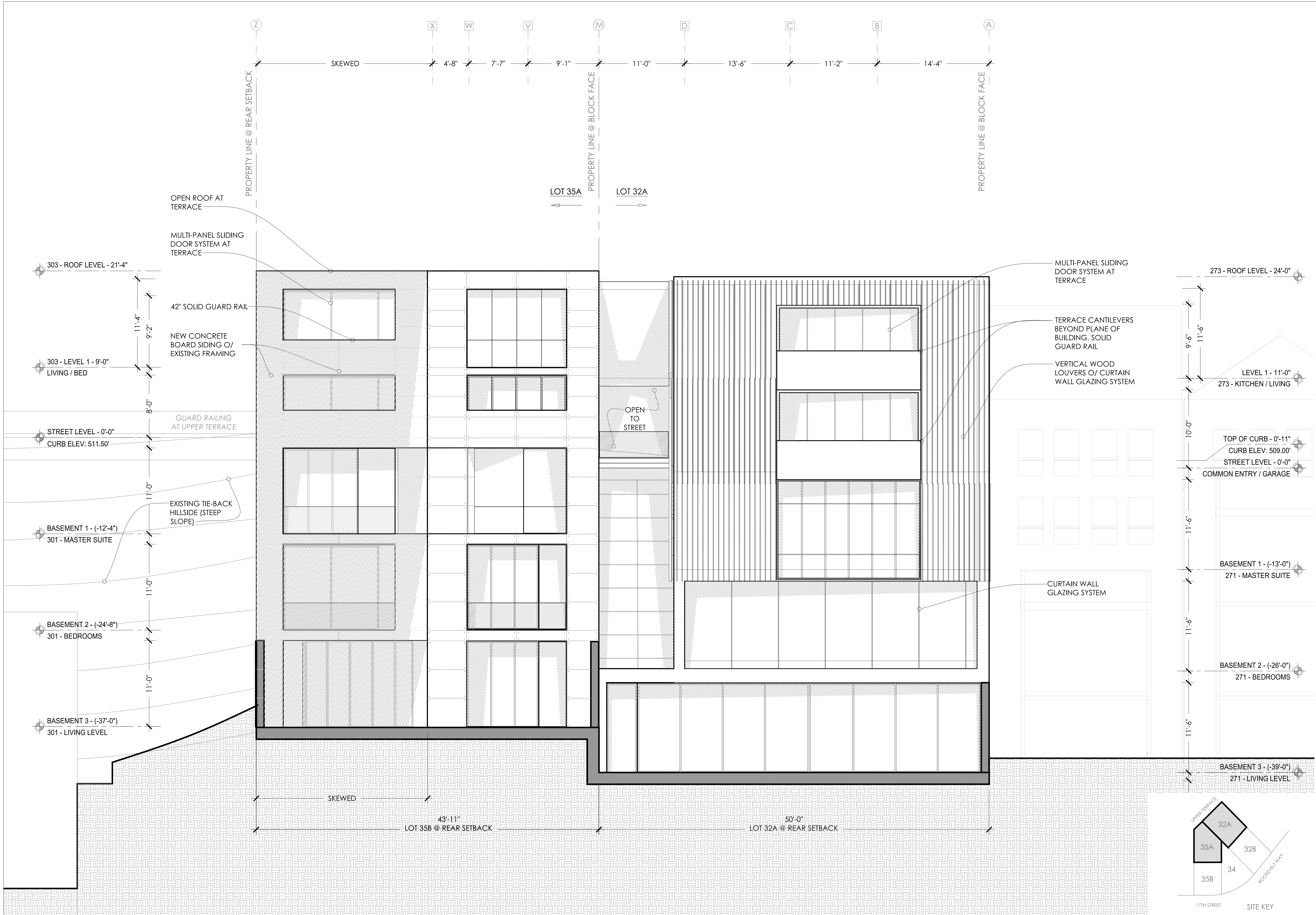
SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.16



SIDE (WEST) ELEVATION - LOT 35A (301-303 UPPER TERRACE) - PROPOSED



REAR (SOUTH) ELEVATION - LOT 32A (271-273 UPPER TERRACE) & LOT 35A (301-303 UPPER TERRACE) - PROPOSED

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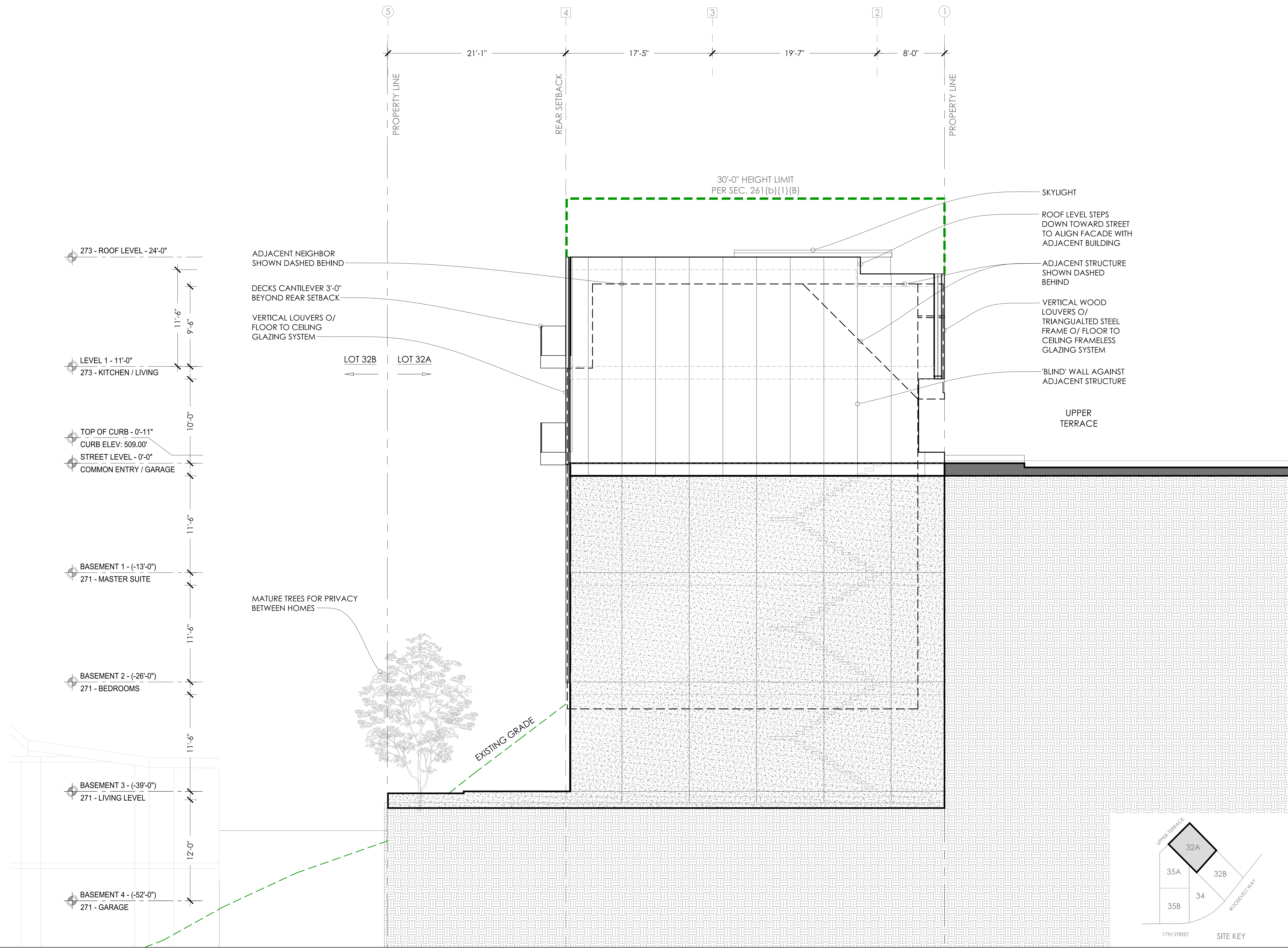
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.17



- 273 - ROOF LEVEL - 24'-0"
- 11'-6"
- 9'-6"
- LEVEL 1 - 11'-0"
- 273 - KITCHEN / LIVING
- 10'-0"
- TOP OF CURB - 0'-11"
- CURB ELEV: 509.00'
- STREET LEVEL - 0'-0"
- COMMON ENTRY / GARAGE
- 11'-6"
- BASEMENT 1 - (-13'-0")
- 271 - MASTER SUITE
- 11'-6"
- BASEMENT 2 - (-26'-0")
- 271 - BEDROOMS
- 11'-6"
- BASEMENT 3 - (-39'-0")
- 271 - LIVING LEVEL
- 12'-0"
- BASEMENT 4 - (-52'-0")
- 271 - GARAGE

ADJACENT NEIGHBOR SHOWN DASHED BEHIND

DECKS CANTILEVER 3'-0" BEYOND REAR SETBACK

VERTICAL LOUVERS O/ FLOOR TO CEILING GLAZING SYSTEM

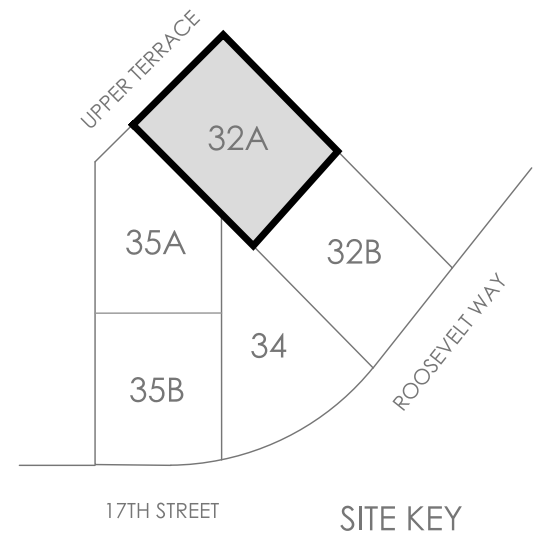
MATURE TREES FOR PRIVACY BETWEEN HOMES

EXISTING GRADE

30'-0" HEIGHT LIMIT PER SEC. 261(b)(1)(B)

- SKYLIGHT
- ROOF LEVEL STEPS DOWN TOWARD STREET TO ALIGN FACADE WITH ADJACENT BUILDING
- ADJACENT STRUCTURE SHOWN DASHED BEHIND
- VERTICAL WOOD LOUVERS O/ TRIANGULATED STEEL FRAME O/ FLOOR TO CEILING FRAMELESS GLAZING SYSTEM
- 'BLIND' WALL AGAINST ADJACENT STRUCTURE

UPPER TERRACE



SIDE (EAST) ELEVATION - LOT 32A (271-273 UPPER TERRACE) - PROPOSED

-JOINT VENTURE-



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA ·
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-
rg-architecture
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

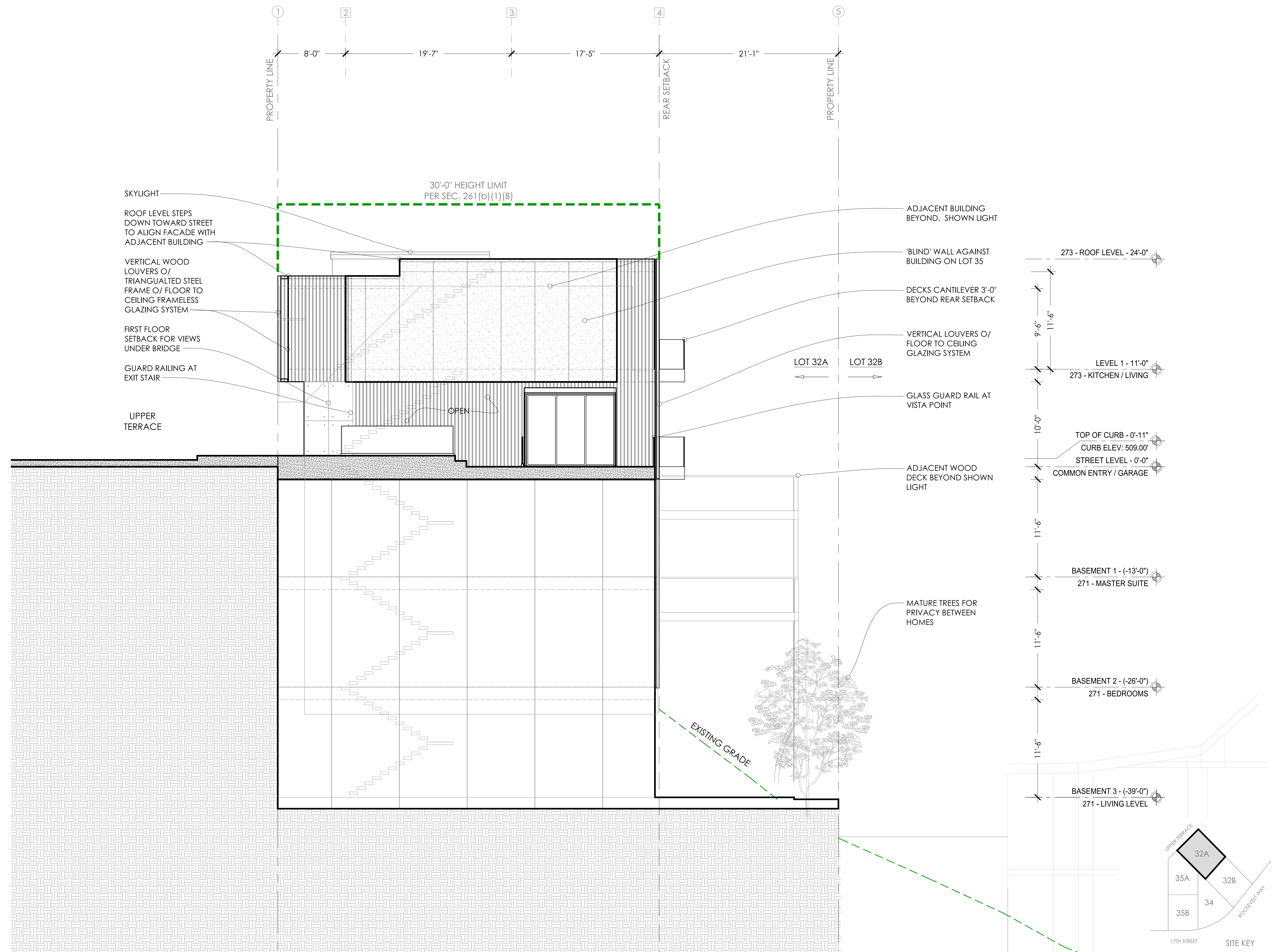
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.18



SIDE (WEST) ELEVATION - LOT 32A (271-273 UPPER TERRACE) - PROPOSED

-JOINT VENTURE-



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 94141-0475 P: 415.359.9991 F: 415.359.9992

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 mail@rg-architecture.com



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

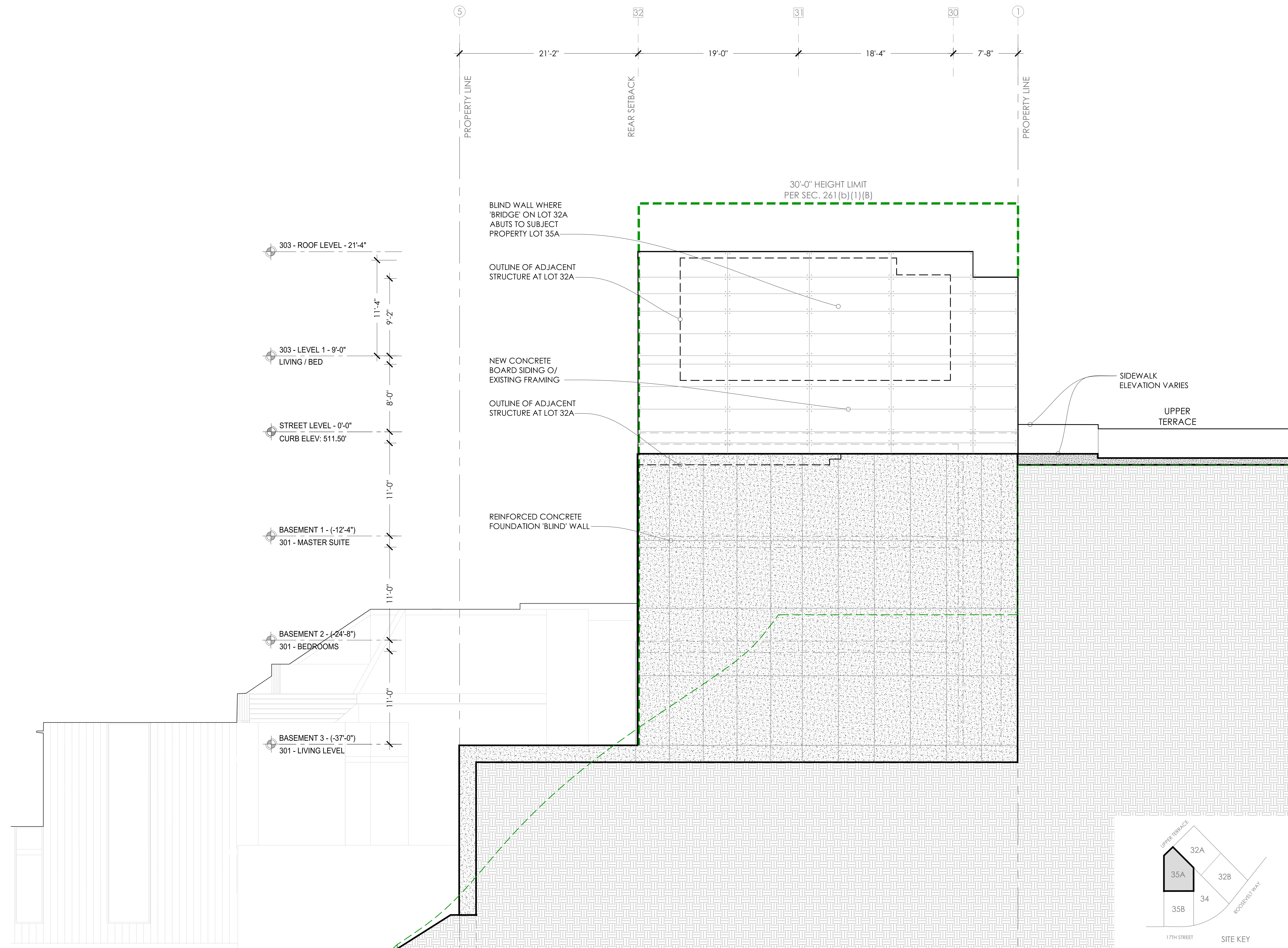
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.19



SIDE (EAST) ELEVATION - LOT 35A (301-303 UPPER TERRACE) - PROPOSED

-JOINT VENTURE-



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GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA ·
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-

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428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
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30.	JUN. 2015	CONDITIONAL USE APP
01.	OCT. 2018	RDAT REVISIONS

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

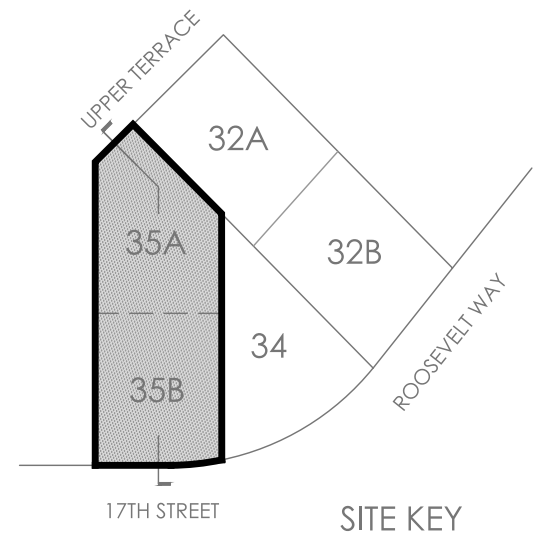
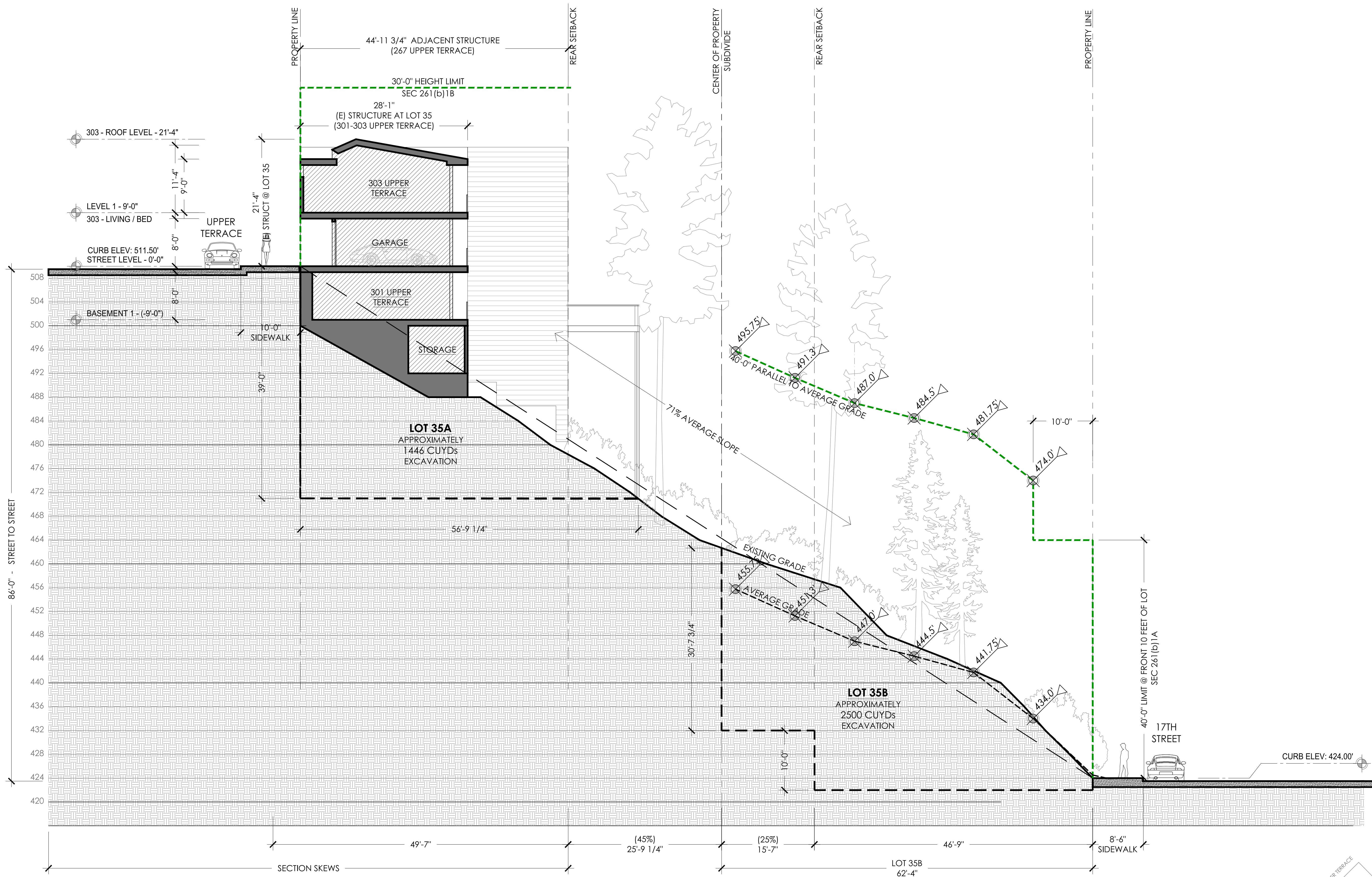
DRAWING:
ELEVATIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A3.20



STREET TO STREET SECTION @ CENTER OF LOT 35 (301-303 UPPER TERRACE) - EXISTING

-JOINT VENTURE-



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA 94103
941.41.0475 · F: 415.359.9991 · F: 415.359.9992

-AND-

rg-architecture
428 S VAN NESS AVE
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415.699.3640
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01.OCT.2018	01.OCT.2018	RDAT REVISIONS

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

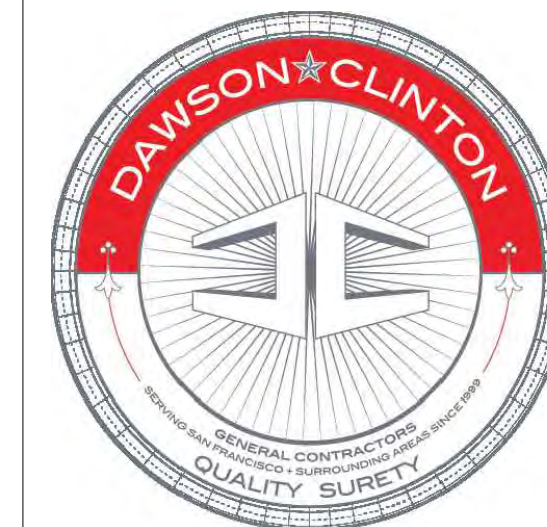
DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 1/8" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.01



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94141-0475 P: 415.359.9991 F: 415.359.9992

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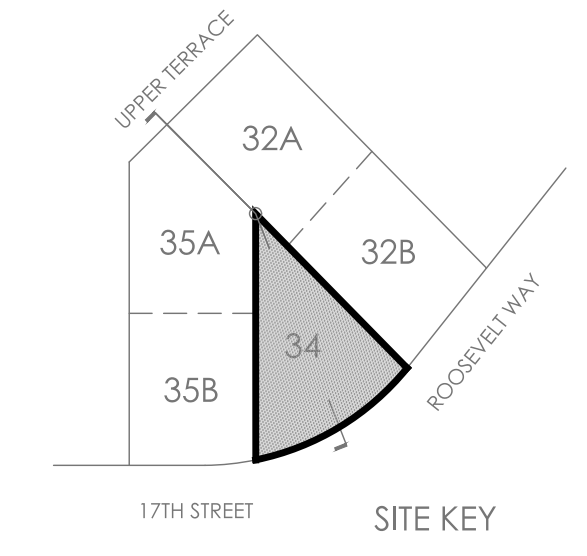
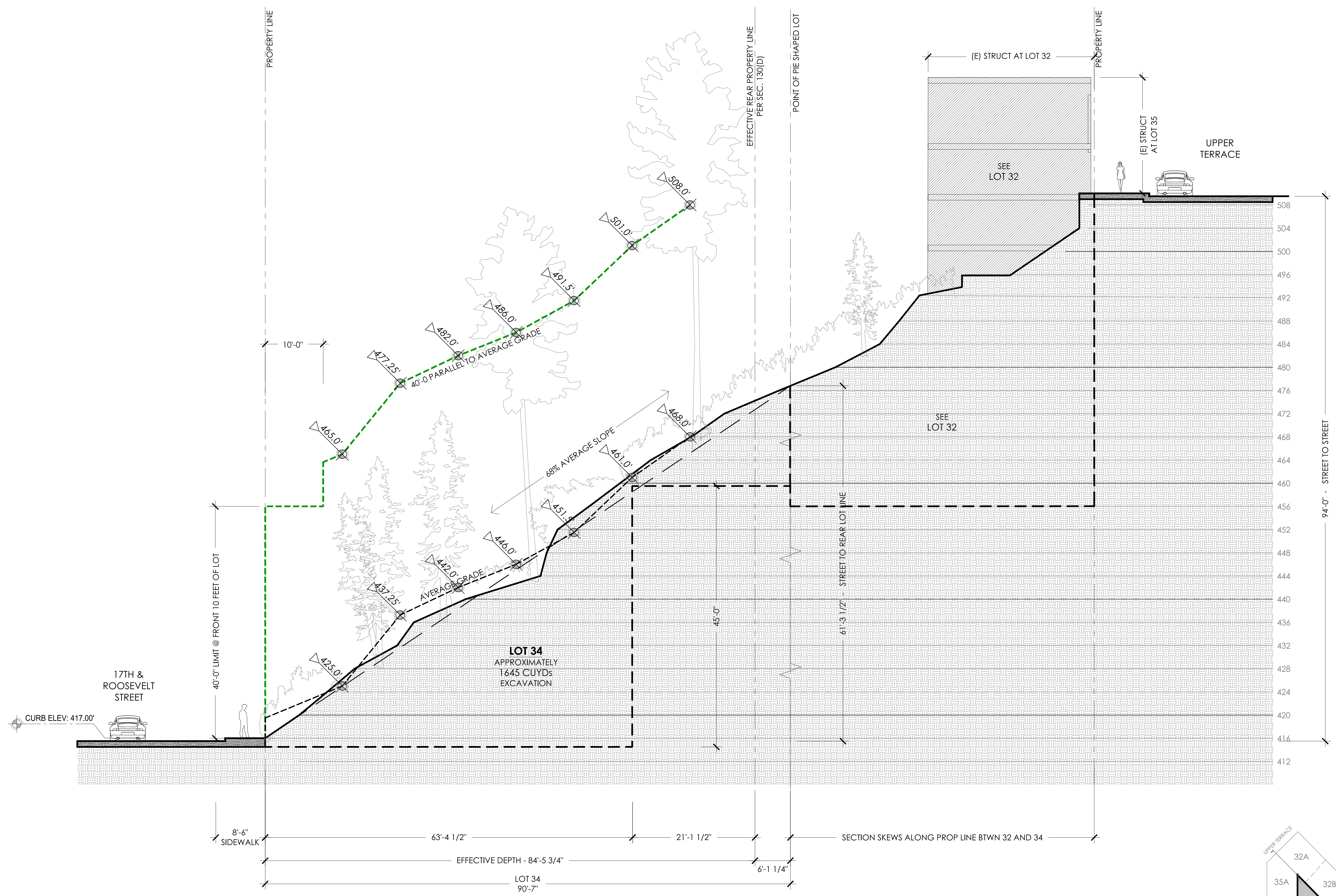
DRAWING:
SECTIONS

JOB NUMBER: 14006

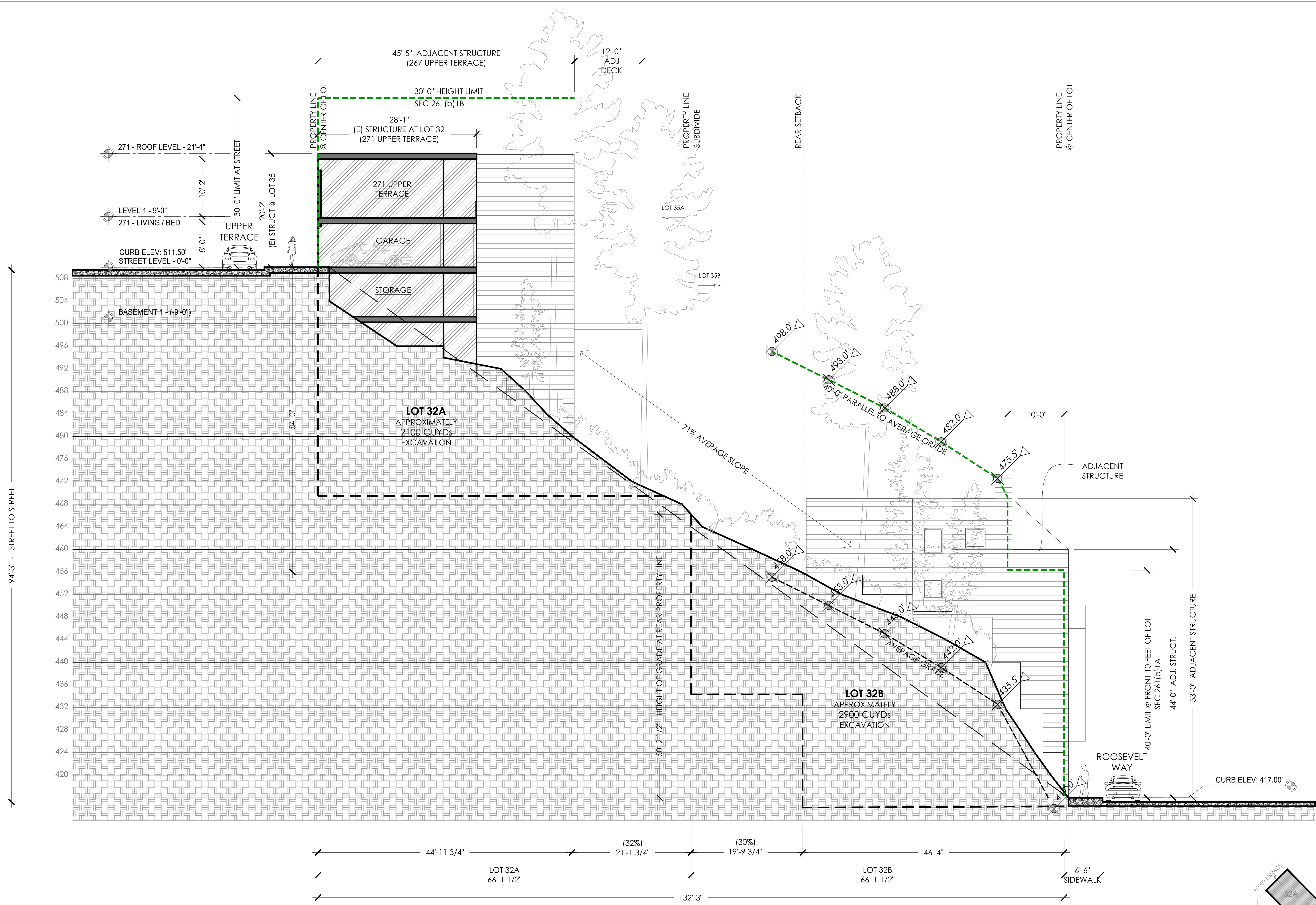
SCALE: 1/8" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.02



STREET TO STREET SECTION @ CENTER OF LOT 34 (4500 17TH ST) - EXISTING



-JOINT VENTURE-



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 GENERAL CONTRACTORS
 PO BOX 410475 · SAN FRANCISCO, CA · 94141-0475
 P: 415.359.9991 F: 415.359.9992

-AND-

rg-architecture
 428 S VAN NESS AVE
 SAN FRANCISCO, CA 94103
 415.699.3640
 mail@rg-architecture.com



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SECTIONS

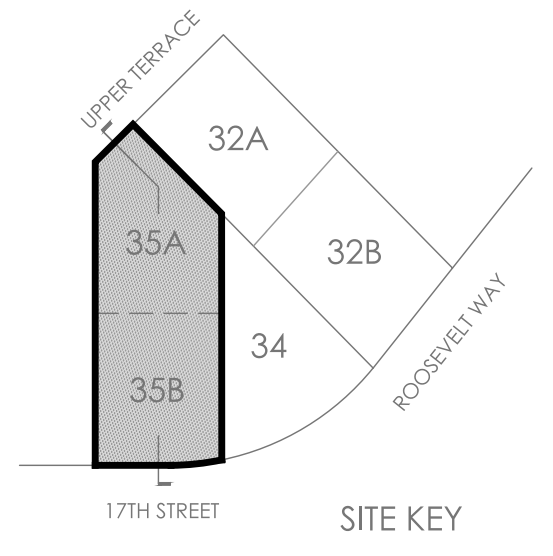
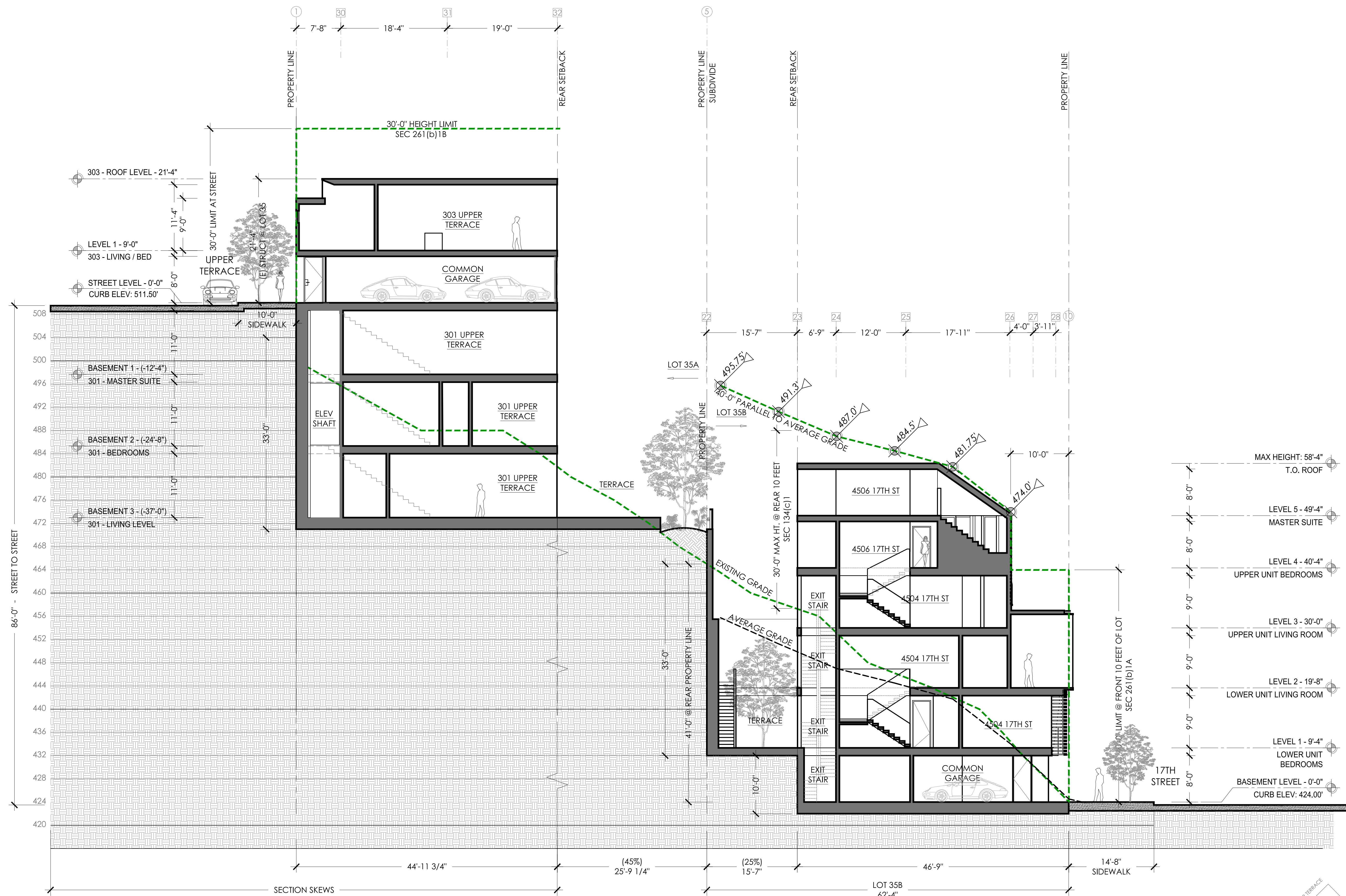
JOB NUMBER: 14006

SCALE: 1/8" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.03

STREET TO STREET SECTION @ CENTER OF LOT 32 (271 UPPER TERRACE) - EXISTING



STREET TO STREET SECTION @ CENTER OF LOT 35A & 35B (301-303 UPPER TERRACE & 4504-4506 17TH STREET) - PROPOSED

-JOINT VENTURE-



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GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA 94103
941.41.0475 · P: 415.359.9991 · F: 415.359.9992

-AND-

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SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



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PROJECT:
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BLOCK / LOT:
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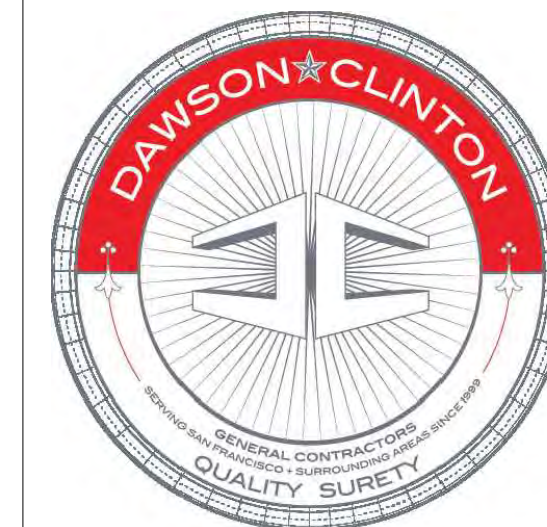
DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 1/8" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.1



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GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA ·
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-

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415.699.3640
mail@rg-architecture.com



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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SECTIONS

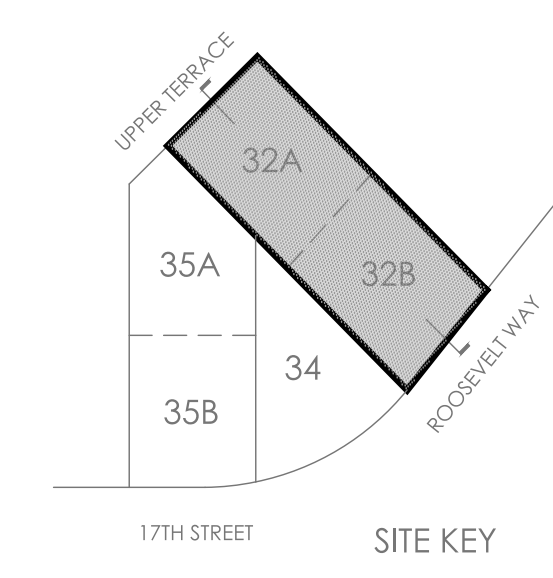
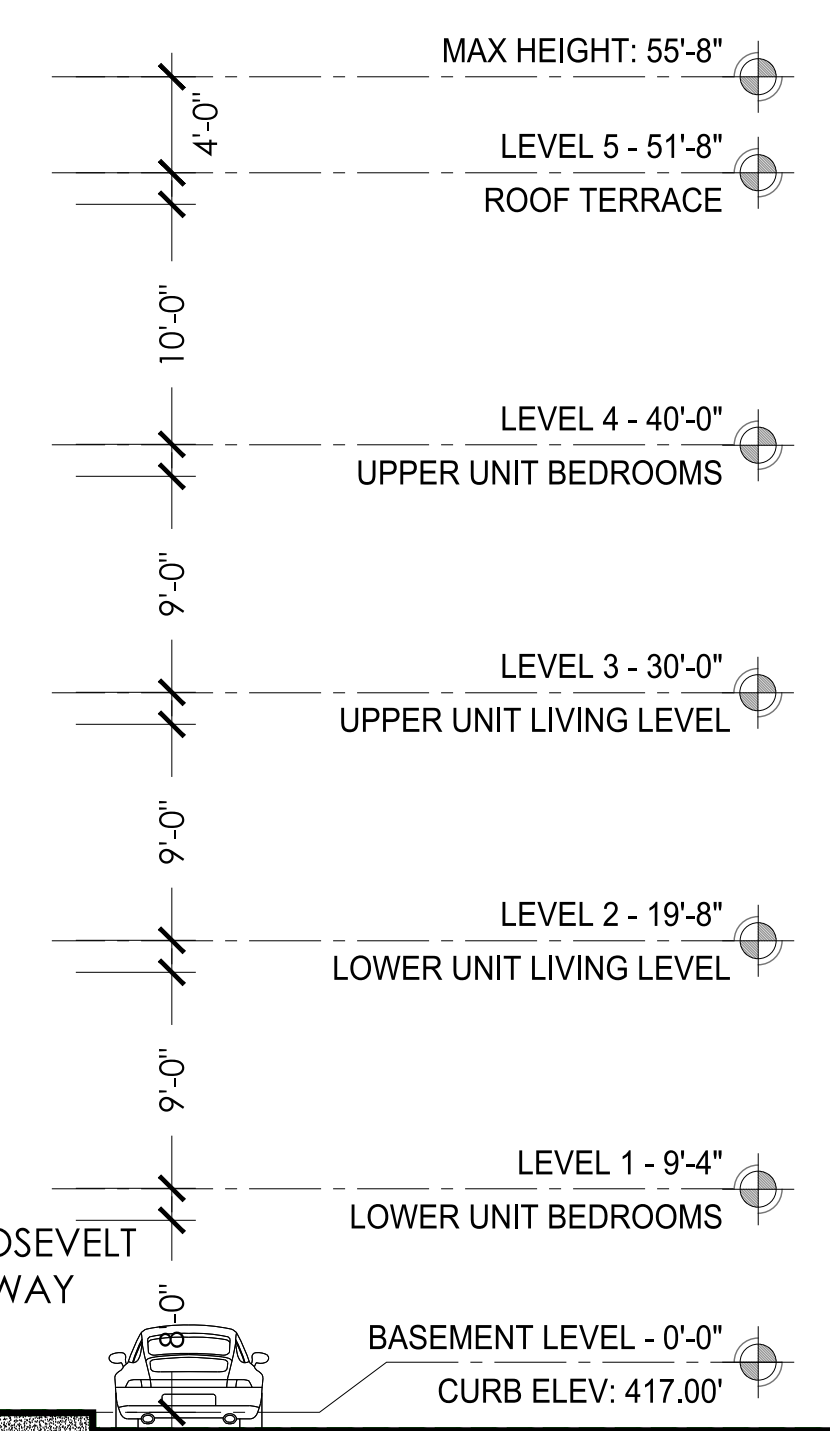
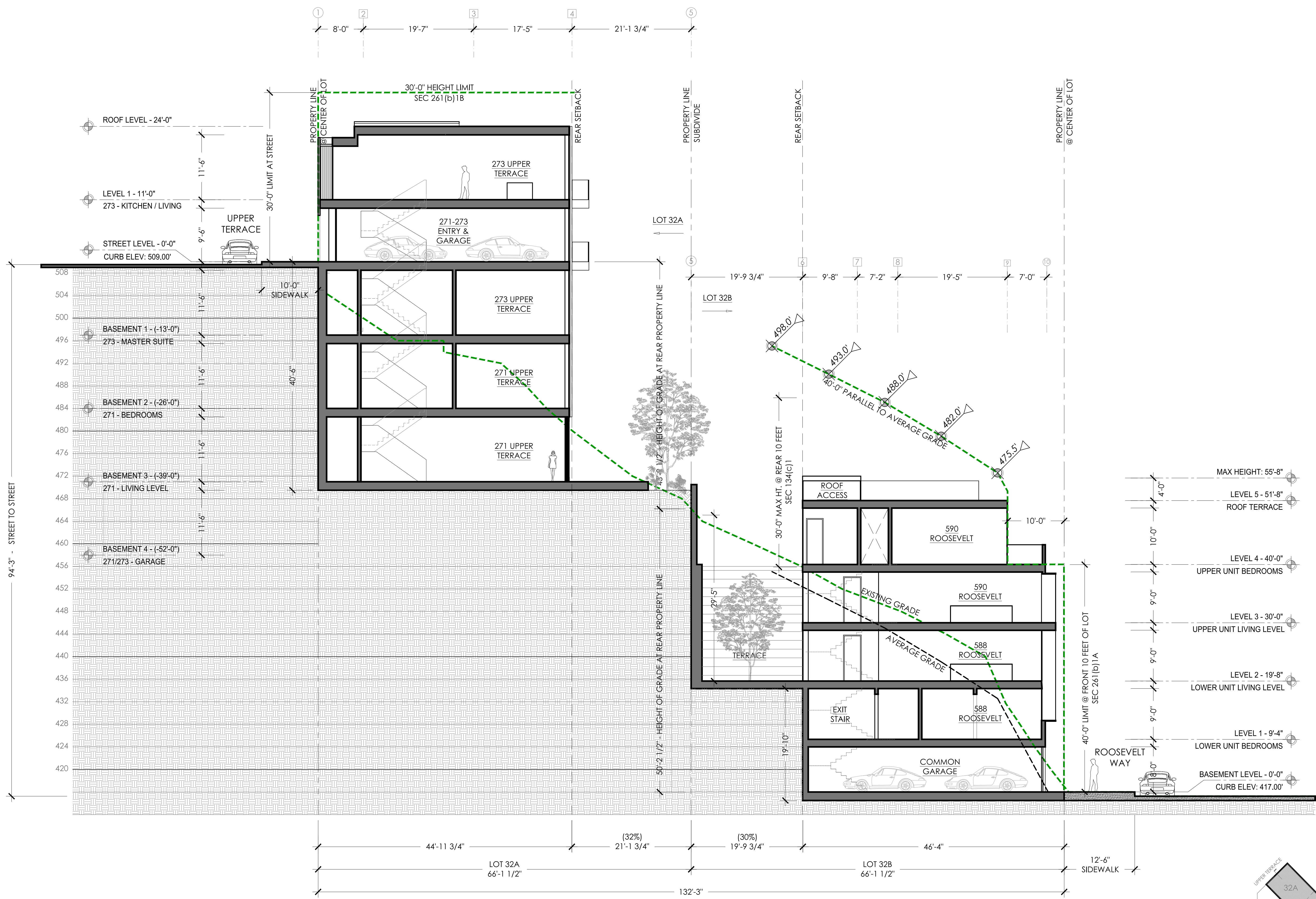
JOB NUMBER: 14006

SCALE: 1/8" = 1'
DATE: OCT 1ST, 2018

SHEET:
A4.2



STREET TO STREET SECTION @ CENTER OF LOT 34 (4500 & 4502 17TH ST) - PROPOSED



STREET TO STREET SECTION @ CENTER OF LOT 32A & 32B (271-273 UPPER TERRACE & 588-590 ROOSEVELT WAY) - PROPOSED

-JOINT VENTURE-



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA · 94141-0475 · P: 415.359.9991 · F: 415.359.9992

-AND-

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428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



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MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

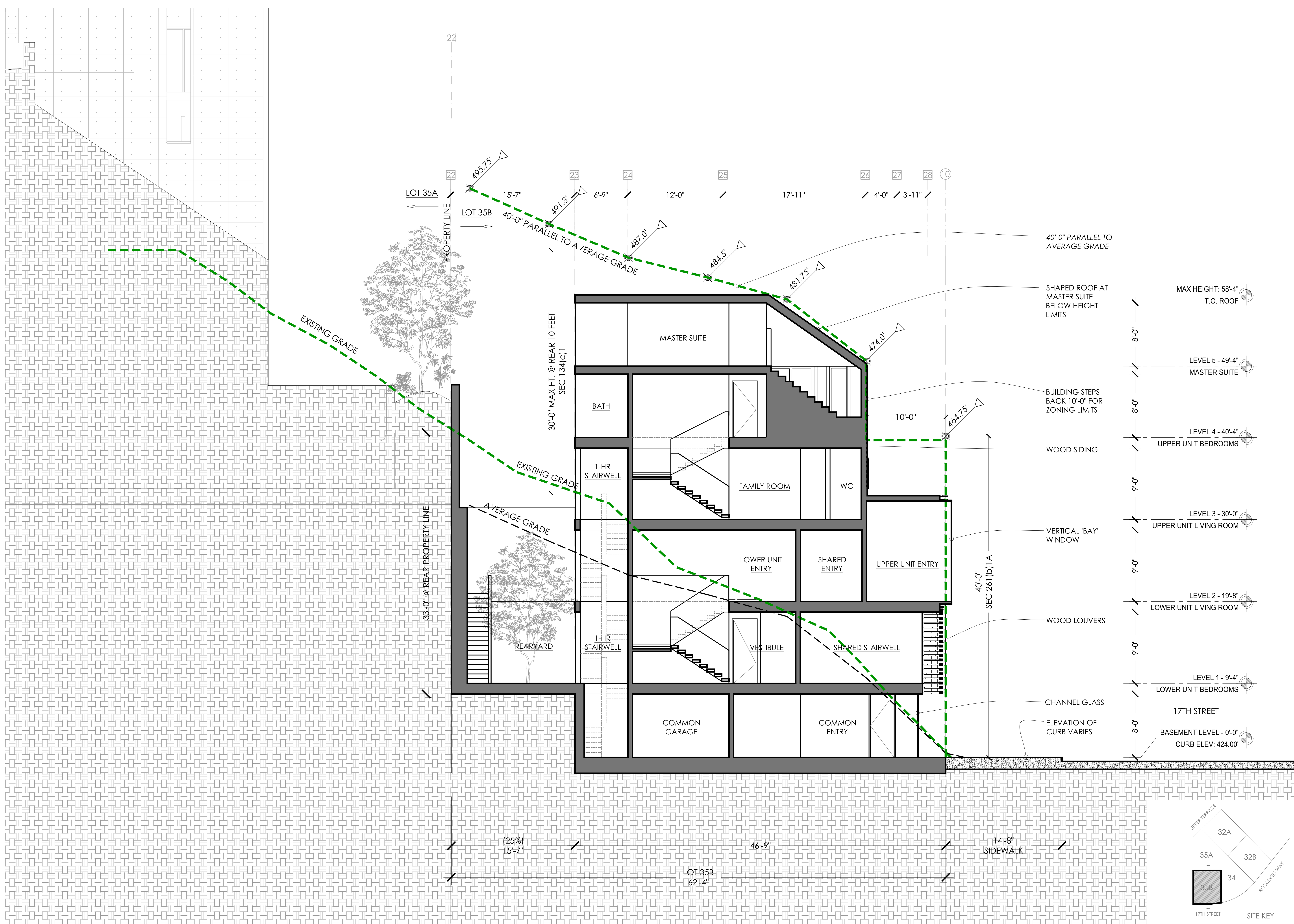
DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 1/8" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.3



LONGITUDINAL SECTION @ CENTER OF LOT 35B - (4504-4506 17TH STREET) - PROPOSED

-JOINT VENTURE-



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 - SAN FRANCISCO, CA -
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-
rg-architecture
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



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PROJECT:
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BLOCK / LOT:
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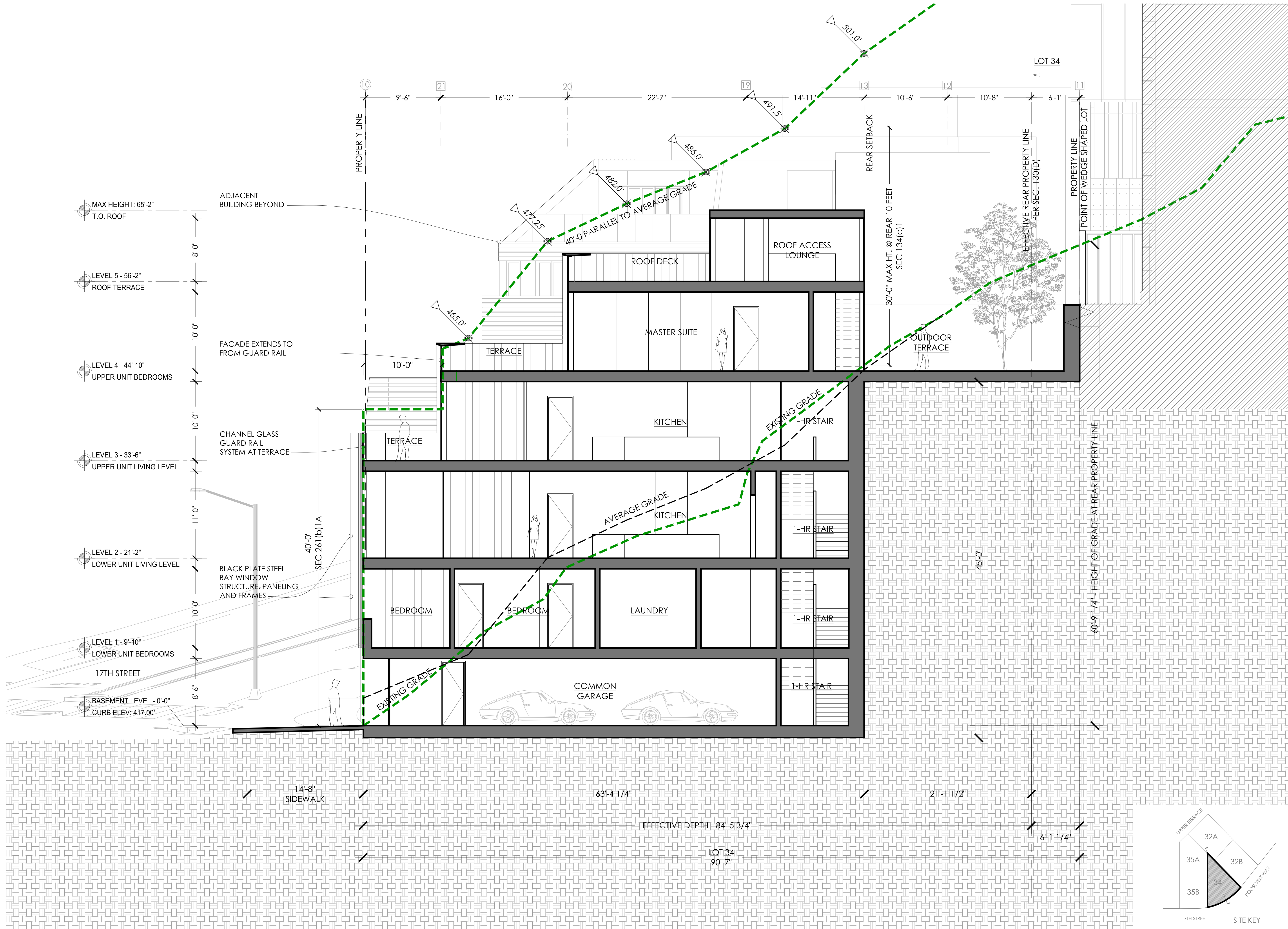
DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.4



-JOINT VENTURE-



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rg-architecture
428 S VAN NESS AVE
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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SECTIONS

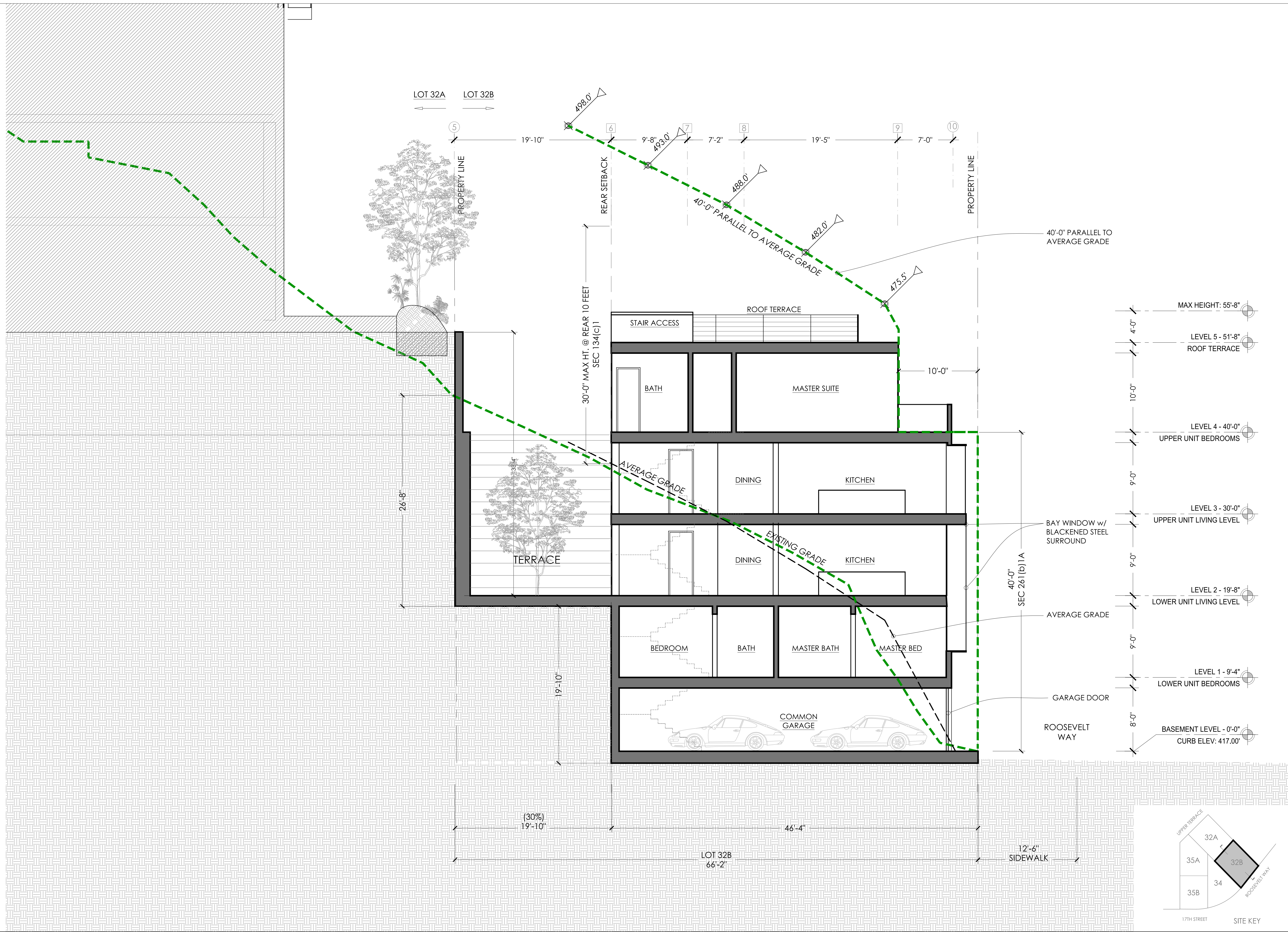
JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.5

LONGITUDINAL SECTION @ CENTER OF LOT 34 - (4500-4502 17TH STREET) - PROPOSED



LONGITUDINAL SECTION @ CENTER OF LOT 32B - (588-590 ROOSEVELT WAY) - PROPOSED

-JOINT VENTURE-



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PROJECT:
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BLOCK / LOT:
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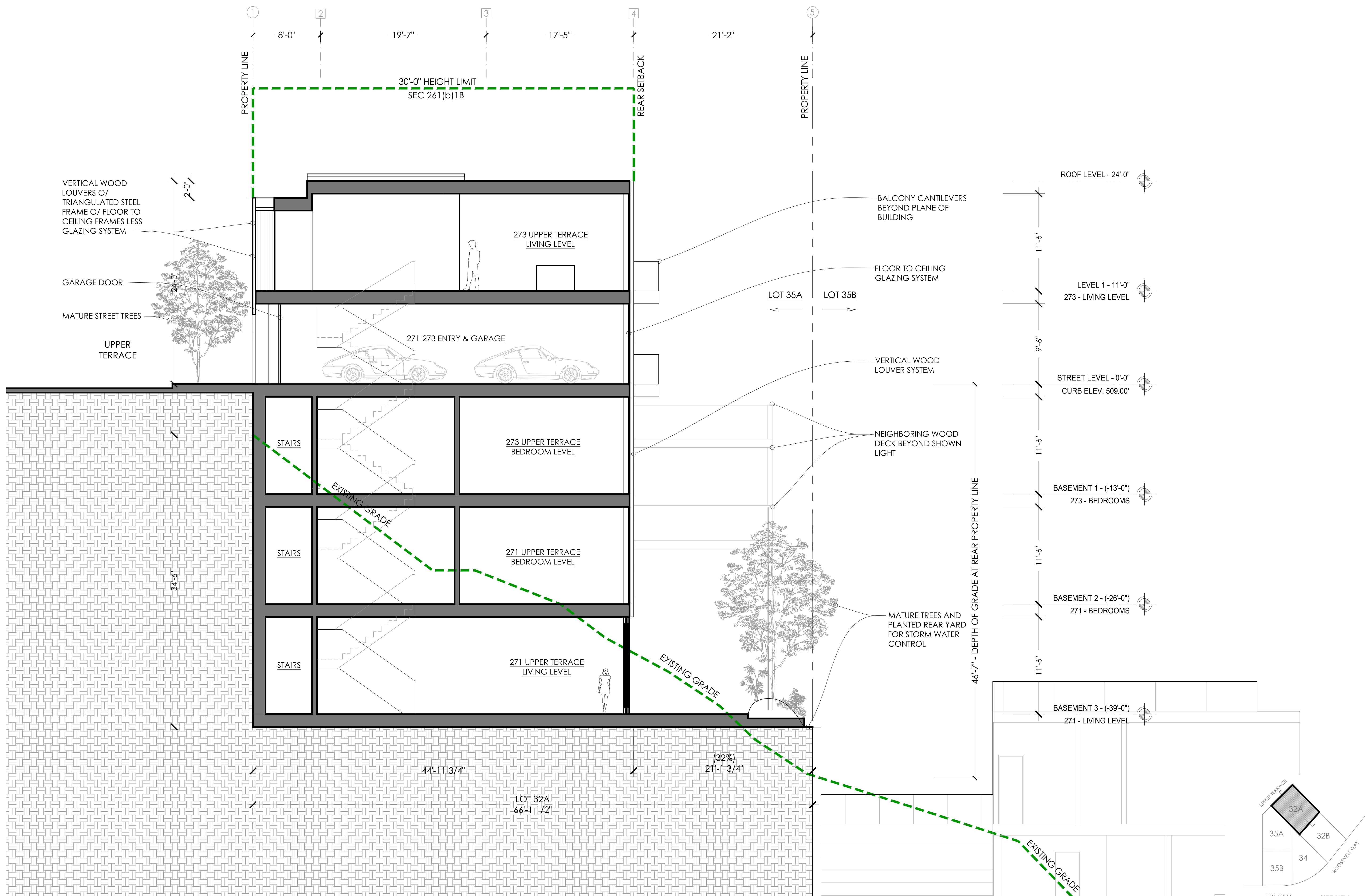
DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.6



LONGITUDINAL SECTION @ CENTER OF LOT 32A - (271-273 UPPER TERRACE) - PROPOSED

-JOINT VENTURE-



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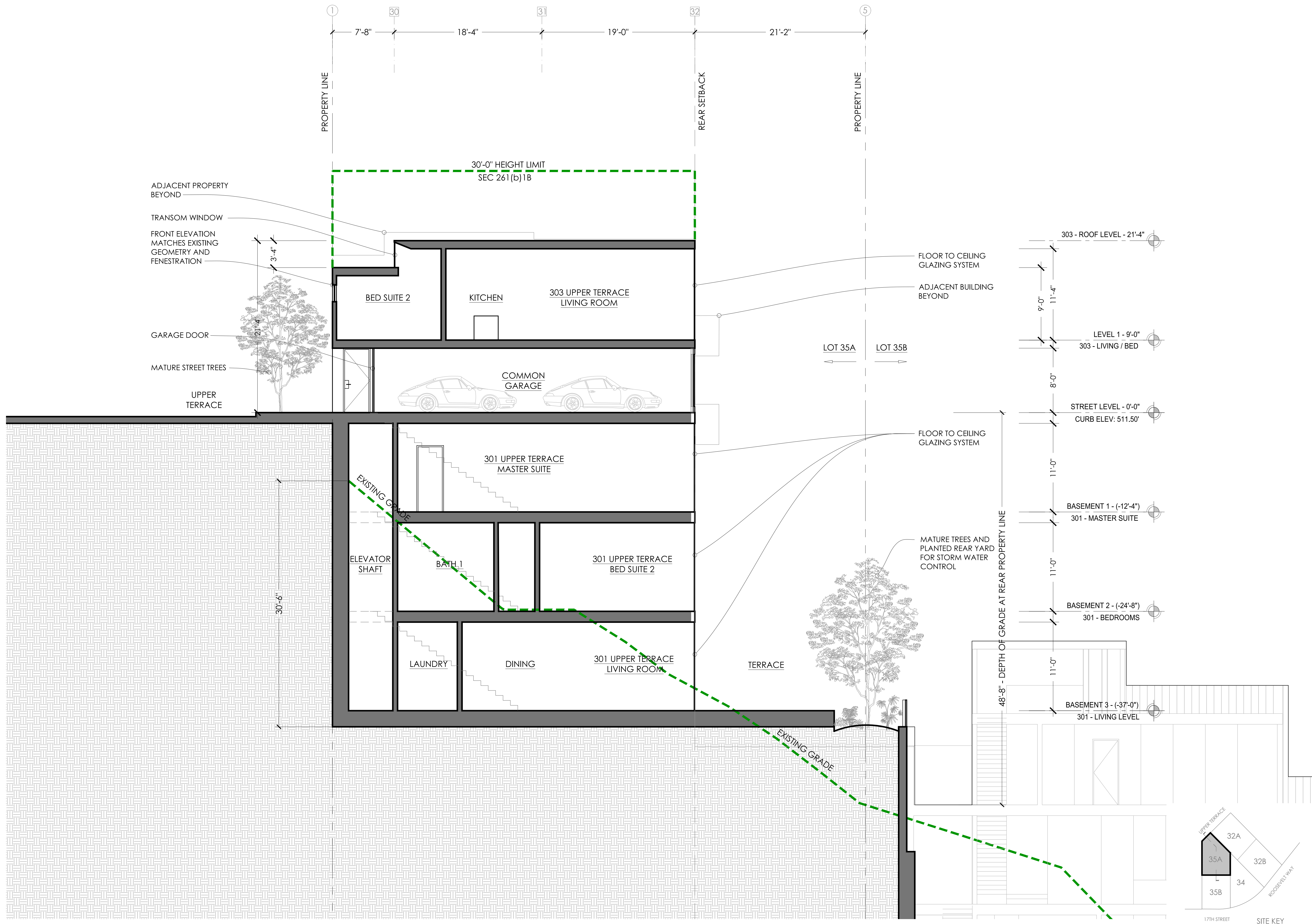
DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'

DATE: OCT 1ST, 2018

SHEET:
A4.7



LONGITUDINAL SECTION @ CENTER OF LOT 35A - (301-303 UPPER TERRACE) - PROPOSED

-JOINT VENTURE-



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 SAN FRANCISCO, CA 94103
941.41-0475 P: 415.359.9991 F: 415.359.9992

-AND-

rg-architecture
428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
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PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
SECTIONS

JOB NUMBER: 14006

SCALE: 3/16" = 1'
DATE: OCT 1ST, 2018

SHEET:
A4.8

SAN FRANCISCO PLANNING DEPARTMENT CODE SECTION 317

SECTION 317, LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER AND CONVERSION.

(b) DEFINITIONS. FOR THE PURPOSES OF THIS SECTION 317, THE TERMS BELOW SHALL BE AS DEFINED BELOW. CAPITALIZED TERMS NOT DEFINED BELOW ARE DEFINED IN SECTION 102 OF THIS CODE.

(1) "RESIDENTIAL CONVERSION" SHALL MEAN THE REMOVAL OF COOKING FACILITIES, CHANGE OF OCCUPANCY (AS DEFINED AND REGULATED BY THE BUILDING CODE), OR CHANGE OF USE (AS DEFINED AND REGULATED BY THE PLANNING CODE), OF ANY RESIDENTIAL UNIT OR UNAUTHORIZED UNIT TO A NON-RESIDENTIAL OR STUDENT HOUSING USE.

(2) "RESIDENTIAL DEMOLITION" SHALL MEAN ANY OF THE FOLLOWING:

(A) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION FOR A DEMOLITION PERMIT IS REQUIRED, OR

(B) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR

(C) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

(D) THE PLANNING COMMISSION MAY REDUCE THE ABOVE NUMERICAL ELEMENTS OF THE CRITERIA IN SUBSECTIONS (B)(2)(B) AND (B)(2)(C), BY UP TO 20% OF THEIR VALUES SHOULD IT DEEM THAT ADJUSTMENT IS NECESSARY TO IMPLEMENT THE INTENT OF THIS SECTION 317, TO CONSERVE EXISTING SOUND HOUSING AND PRESERVE AFFORDABLE HOUSING.

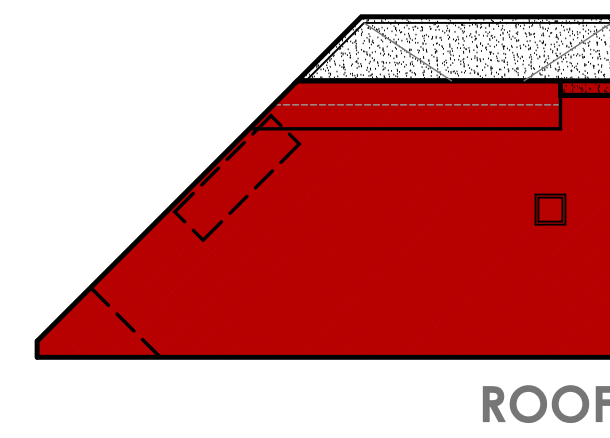
(3) "FACADE" IS DEFINED IN SECTION 102 OF THIS CODE.

(4) "FRONT FACADE" IS DEFINED IN SECTION 102 OF THIS CODE.

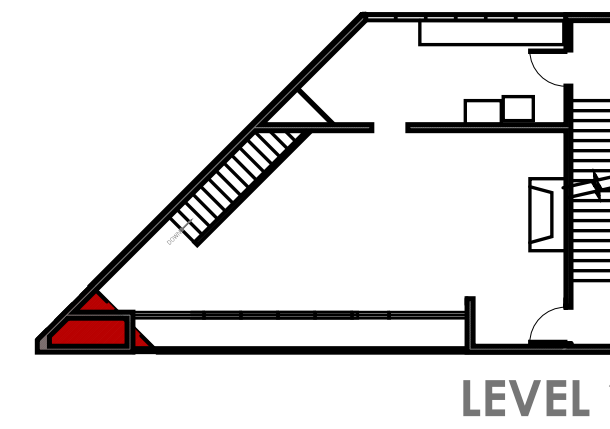
(5) "HORIZONTAL ELEMENTS" SHALL MEAN ALL ROOF AREAS AND ALL FLOOR PLATES, EXCEPT FLOOR PLATES AT OR BELOW GRADE.

(9) "REMOVAL" SHALL MEAN, WITH REFERENCE TO A WALL, ROOF OR FLOOR STRUCTURE, ITS DISMANTLING, ITS RELOCATION OR ITS ALTERATION OF THE EXTERIOR FUNCTION BY CONSTRUCTION OF A NEW BUILDING ELEMENT EXTERIOR TO IT. WHERE A PORTION OF AN EXTERIOR WALL IS REMOVED, ANY REMAINING WALL WITH A HEIGHT LESS THAN THE BUILDING CODE REQUIREMENT FOR LEGAL HEAD ROOM SHALL BE CONSIDERED DEMOLISHED. WHERE EXTERIOR ELEMENTS OF A BUILDING ARE REMOVED AND REPLACED FOR REPAIR OR MAINTENANCE, IN LIKE MATERIALS, WITH NO INCREASE IN THE EXTENT OF THE ELEMENT OR VOLUME OF THE BUILDING, SUCH REPLACEMENT SHALL NOT BE CONSIDERED REMOVAL FOR THE PURPOSES OF THIS SECTION. THE FOREGOING DOES NOT SUPERSEDE ANY REQUIREMENTS FOR OR RESTRICTIONS ON NONCOMPLYING STRUCTURES AND THEIR RECONSTRUCTION AS GOVERNED BY ARTICLE 1.7 OF THIS CODE.

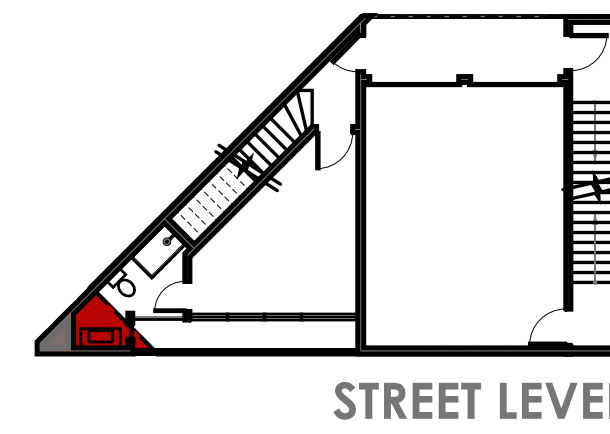
(14) "VERTICAL ENVELOPE ELEMENTS" SHALL MEAN ALL EXTERIOR WALLS THAT PROVIDE WEATHER AND THERMAL BARRIERS BETWEEN THE INTERIOR AND EXTERIOR OF THE BUILDING, OR THAT PROVIDE STRUCTURAL SUPPORT TO OTHER ELEMENTS OF THE BUILDING ENVELOPE.



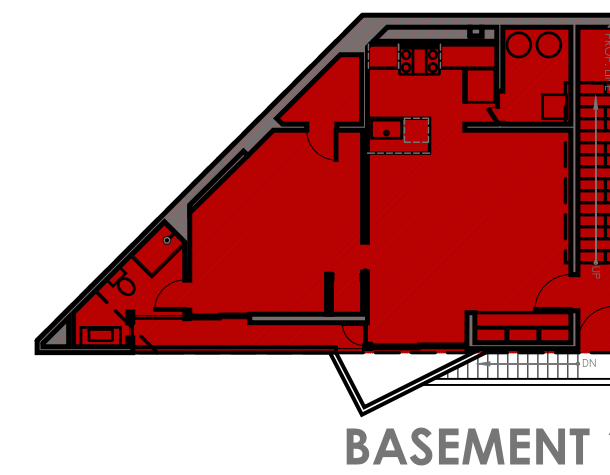
TOTAL AREA OF ROOF: 995 SQFT
TOTAL AREA TO DEMO: 876 SQFT



TOTAL AREA OF FLOOR: 995 SQFT
TOTAL AREA TO DEMO: 30 SQFT



TOTAL AREA OF FLOOR: 995 SQFT
TOTAL AREA TO DEMO: 30 SQFT



TOTAL AREA OF FLOOR: 995 SQFT
TOTAL AREA TO DEMO: 995 SQFT

LOT 35A (AKA 301 / 303 UPPER TERRACE)

CALCULATION OF EXTERIOR WALLS AT THE FOUNDATION LEVEL TO BE DEMOLISHED - 317(B)(2)(B)

TOTAL FRONT AND REAR FACADE AT FOUNDATION: (21'-4" + 48'-6") = 69'-10"
TOTAL LENGTH OF FRONT AND REAR FACADE TO BE DEMOLISHED: (4'-5" + 8'-0" + 21'-9") = 34'-2"
50% (MAX. ALLOWABLE DEMO IN LINEAL FEET) = 34'-11"
PROJECT DEMO IN LINEAL FEET = 34'-2" / 69'-8" = 49.0% < 50%

TOTAL EXTERIOR WALLS AT FOUNDATION: (38'-9" + 28'-4" + 21'-4" + 48'-4") = 136'-9"
TOTAL LENGTH OF EXTERIOR WALLS TO BE DEMOLISHED: (4'-5" + 8'-0" + 21'-9" + 4'-0" + 6'-7") = 44'-9"
65% (MAX. ALLOWABLE DEMO IN LINEAL FEET) = 86'-3"
PROJECT DEMO IN LINEAL FEET = 44'-9" / 136'-9" = 32.7% < 65%

AREA CALCULATION OF VERTICAL & HORIZONTAL ELEMENTS - 317(B)(2)(C):

TOTAL AREA OF VERTICAL ENVELOPE: (1486 SQFT + 955 SQFT + 502 SQFT + 2108 SQFT) = 5051 SQFT
TOTAL AREA OF VERTICAL ENVELOPE TO BE DEMOLISHED: (511 SQFT + 71 SQFT + 119 SQFT + 1261 SQFT) = 1962 SQFT
50% (MAX. ALLOWABLE DEMO IN SQUARE FEET) = 2525 SQFT
VERTICAL ELEMENTS TO BE REMOVED = 1962 SQFT / 5051 SQFT = 38.9% < 50%

TOTAL AREA OF HORIZONTAL ELEMENTS: (995 SQFT + 995 SQFT + 995 SQFT + 995 SQFT) = 3980 SQFT
TOTAL AREA OF VERTICAL ELEMENTS TO BE DEMOLISHED: (876 SQFT + 30 SQFT + 30 SQFT + 995 SQFT) = 1931 SQFT
50% (MAX. ALLOWABLE DEMO IN SQUARE FEET) = 1990 SQFT
HORIZONTAL ELEMENTS TO BE REMOVED = 1931 SQFT / 3980 SQFT = 48.5% < 50%

DOES NOT MEET THE CRITERIA TO BE CATEGORIZED AS TANTAMOUNT TO DEMOLITION.

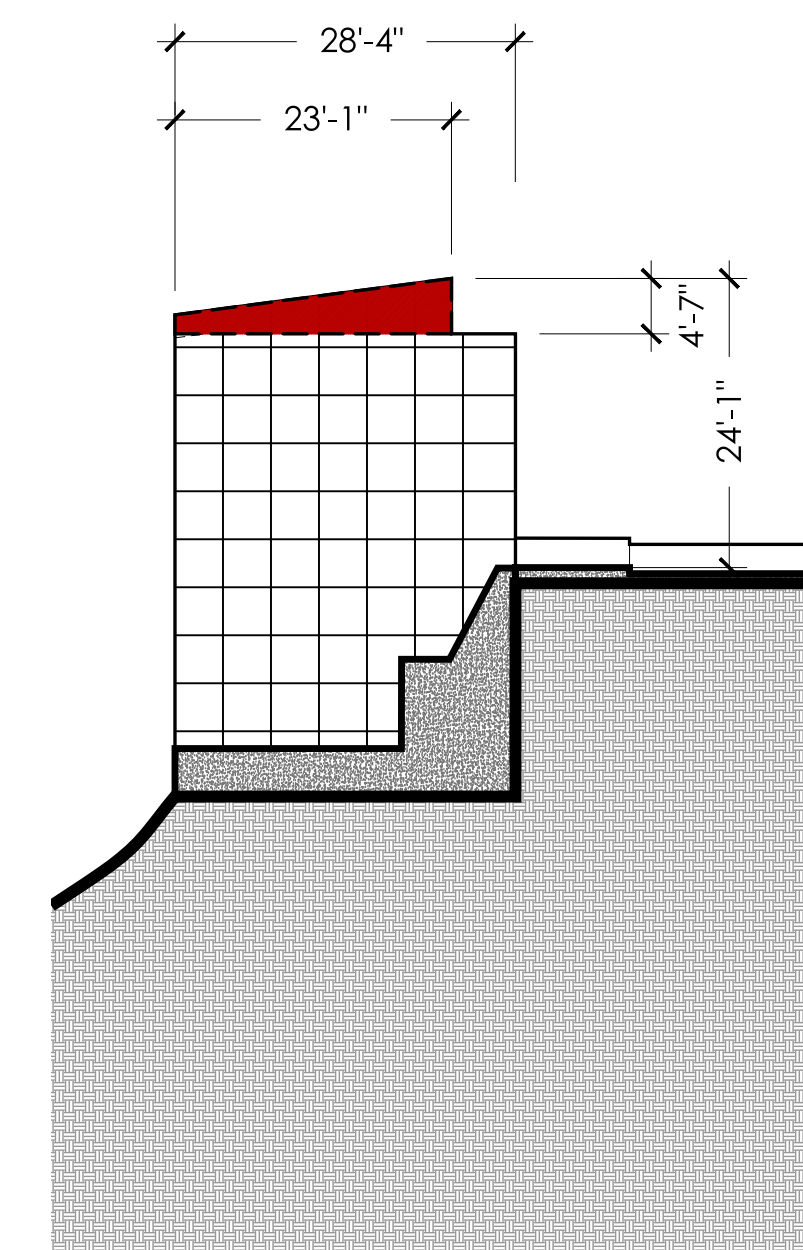
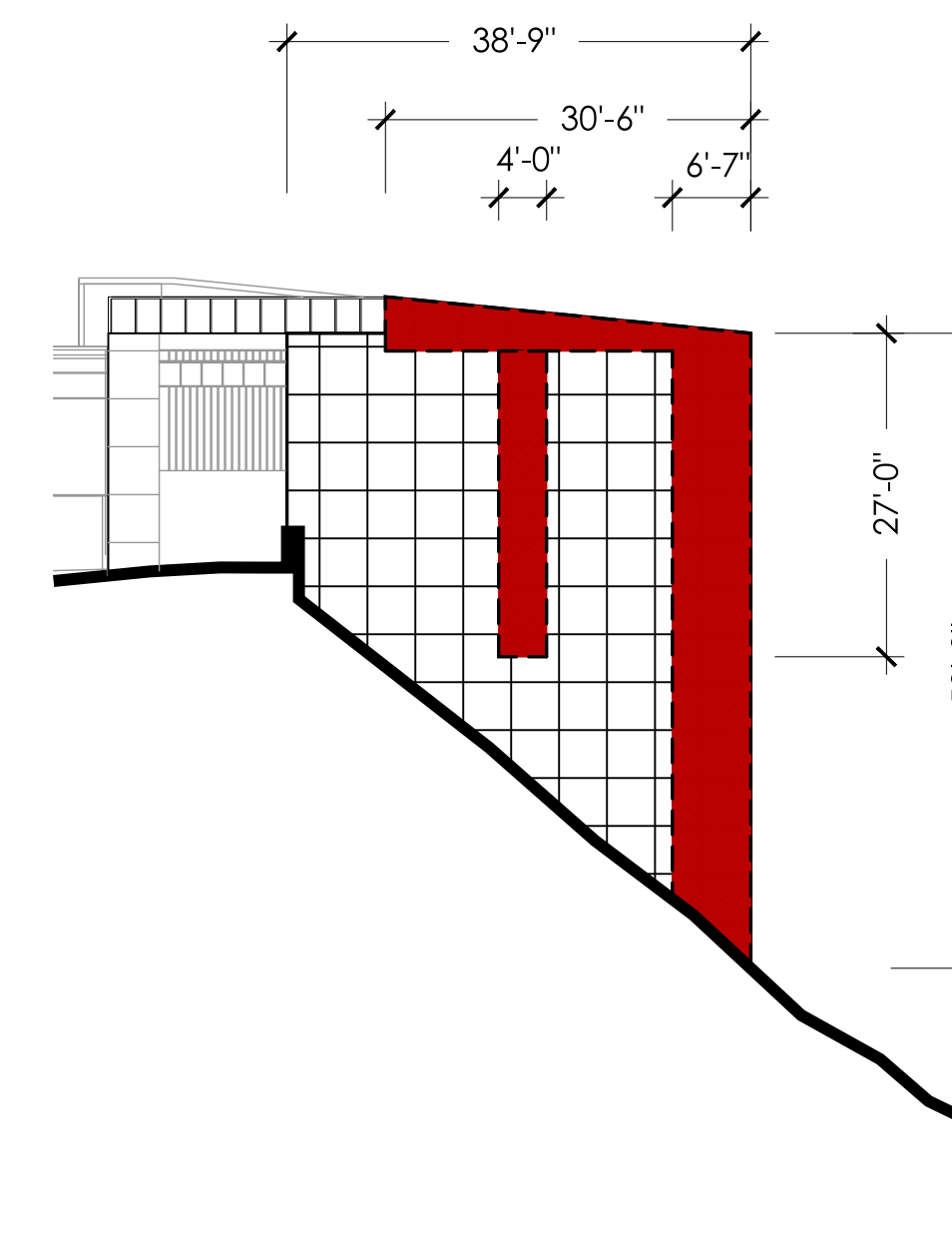
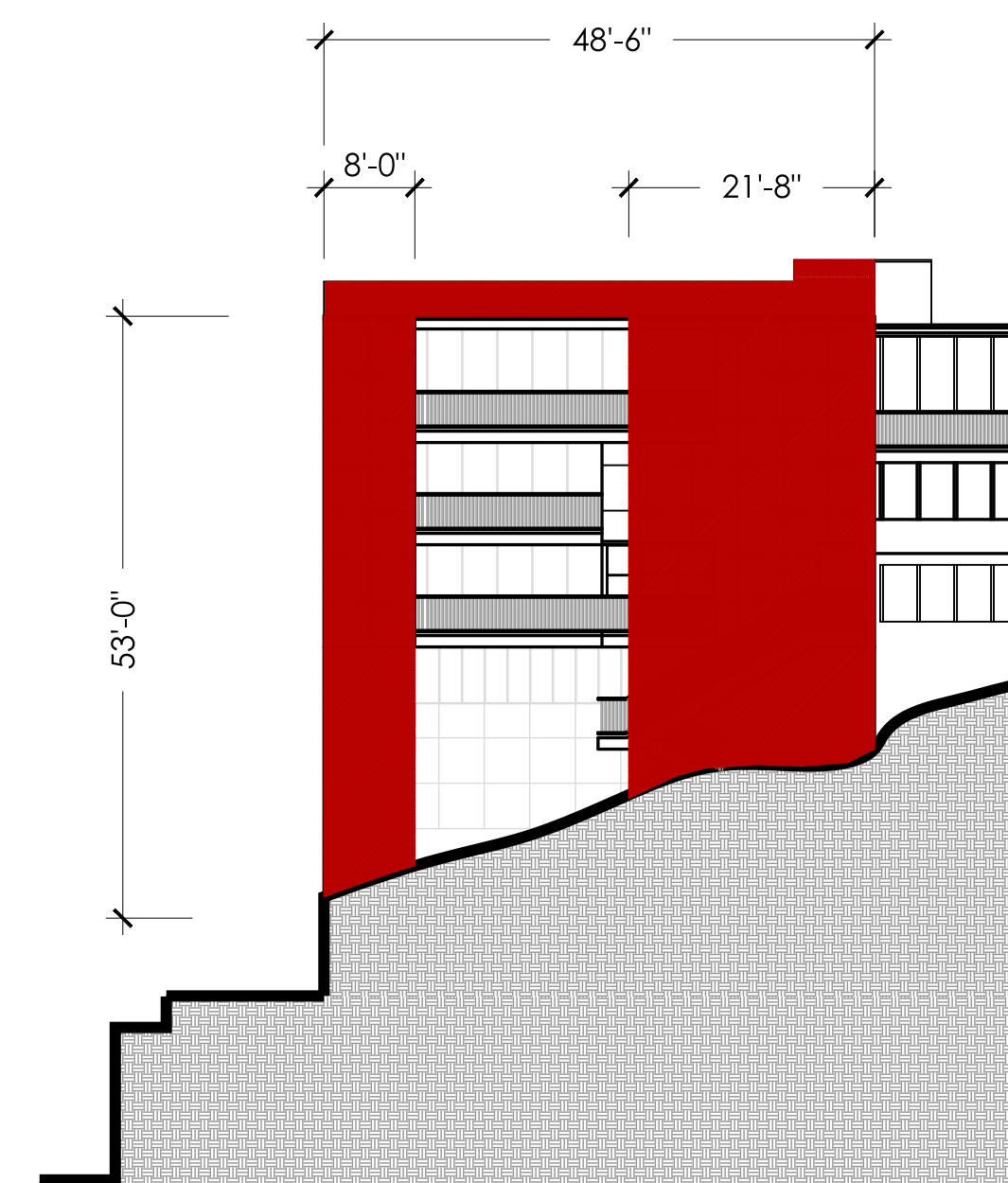
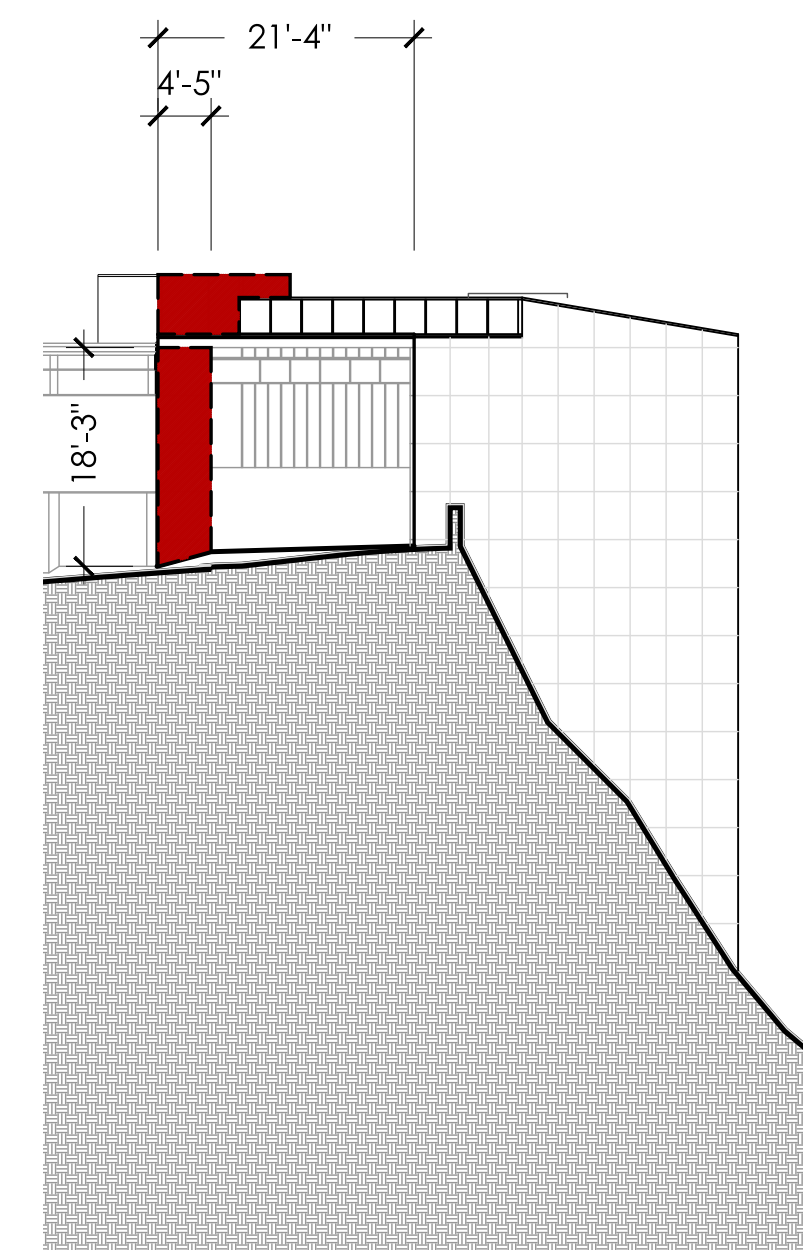
THEREFORE, NOT A DEMO

TOTAL AREA OF FACADE: 502 SQFT
TOTAL AREA TO DEMO: 119 SQFT

TOTAL AREA OF FACADE: 2108 SQFT
TOTAL AREA TO DEMO: 1261 SQFT

TOTAL AREA OF FACADE: 1486 SQFT
TOTAL AREA TO DEMO: 511 SQFT

TOTAL AREA OF FACADE: 955 SQFT
TOTAL AREA TO DEMO: 71 SQFT



LOT 35A (301-303 UPPER TERRACE) - SECTION 317 - TANTAMOUNT TO DEMOLITION ANALYSIS

-JOINT VENTURE-



DAWSON & CLINTON
GENERAL CONTRACTORS
PO BOX 410475 · SAN FRANCISCO, CA ·
94141-0475 P: 415.359.9991 F: 415.359.9992

-AND-

rg-architecture

428 S VAN NESS AVE
SAN FRANCISCO, CA 94103
415.699.3640
mail@rg-architecture.com



SITE PERMIT SET
NOT FOR CONSTRUCTION

NO.	DATE	SUBMISSION
15.FEB.2015	PRE-APP MEETING	
6.APR.2015	SITE PERMIT APP	
30.JUN.2015	CONDITIONAL USE APP	
01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
DEMO CALCS

JOB NUMBER: 14006

SCALE: 1/16" = 1'
DATE: OCT 1ST, 2018

SHEET:
A5.0

Green Building: Site Permit Submittal

BASIC INFORMATION:

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

Project Name Mt Olympus	Block/Lot 2628 / 32-34-35	Address 4500 17TH ST, 4502 17TH ST, 588 RSVLT, 271 UPP TER, 301 UPP TER
Gross Project Area 24,481 SF	Primary Occupancy RESIDENTIAL	Number of occupied floors FOUR
Design Professional/Applicant: Sign & Date Ryan Borman, Dawson & Clinton - 3.11.15		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

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

AND

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

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE

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

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	<input checked="" type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	20
Final number of required points (base number +/- adjustment)	95
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

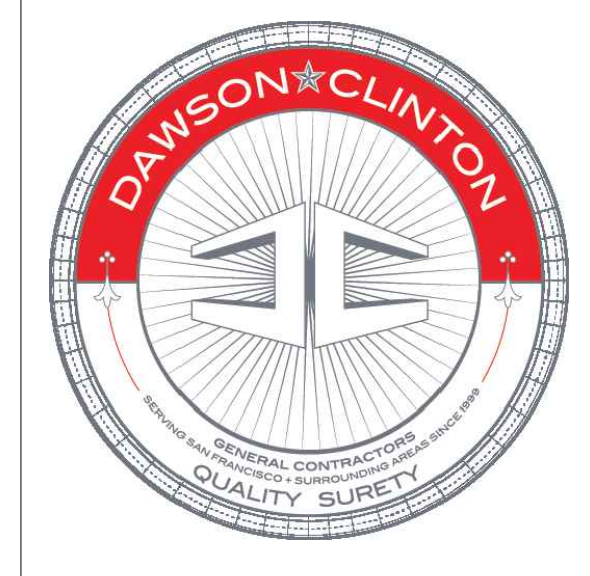
LEED PROJECTS

Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

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NO.	DATE	SUBMISSION
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01.OCT.2018	RDAT REVISIONS	

PROJECT:
MT OLYMPUS

BLOCK / LOT:
2628 / 32-34-35

DRAWING:
GREEN BUILDING

JOB NUMBER: 14006

SCALE: N/A

DATE: OCT 1ST, 2018

SHEET:
GB1