



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JULY 7, 2016

1650 Mission St.  
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San Francisco,  
CA 94103-2479

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Planning  
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*Date:* June 30, 2016  
*Case No.:* **2015-006143CUA**  
*Project Address:* **2755 McAllister Street**  
*Zoning:* RH-3 (Residential, House, Three-Family) District  
40-X Height and Bulk District  
*Block/Lot:* 1168/040  
*Project Sponsor:* E.E. Weiss Architects, Inc.  
21 Corte Madera, Suite 4  
Mill Valley, CA 94941  
*Staff Contact:* Alexandra Kirby – (415) 575-9133  
[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)

### PROJECT DESCRIPTION

The applicant proposes to demolish a one-story-over-garage single-family house and construct a new three-story-over-garage, three-unit residential building on the subject lot. The new development would include one (2) three-bedroom units and one (1) four-bedroom unit. The proposed residential building would be approximately 8,000 gross square feet (GSF) and 40 feet in height. The proposal includes three off-street parking spaces.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to allow demolition of the two-story, single-family residence located in a RH-3 Zoning District and a 40-X Height and Bulk District.

Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes findings for Conditional Use Authorization in addition to Demolition Criteria established in Planning Code Section 317.

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2015-006143CUA	New Building Case Number	2015-006143CUA
Recommendation	Approve w/ Conditions	Recommendation	Approve w/ Conditions

Demolition Application Number	2015.04.23.4462	New Buildings Application Numbers	2015.04.23.4455
Number Of Existing Units	1	Number Of New Units	3
Existing Parking	1	New Parking	3
Number Of Existing Bedrooms	2	Number Of New Bedrooms	10
Existing Building Area	±2,768 Sq. Ft.	New Building Area	±7,992 Sq. Ft.

## **SITE DESCRIPTION AND PRESENT USE**

The project site is located on the south side of McAllister Street between Willard Street North and Arguello Boulevard, Lot 040 in Assessor's Block 1168 in the Inner Richmond District. The project site is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk district. The project site currently contains a two-story single-family residence constructed circa 1909. The project site is approximately 24.5 feet wide and 137.5 feet deep, containing approximately 3,370 square feet.

The subject building was determined not to be an historic resource by the Planning Department on November 11, 2015 (Case No. 2015-006143ENV).

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in the middle of the block-face flanked by buildings on either side. The adjacent building to the east is a two-story-over-garage, six-unit apartment building constructed circa 1963. The adjacent building to the west is a three-story-over-garage, four-unit building constructed circa 1909. The subject block is characterized by two- to four-story buildings of mixed architectural styles and periods. The buildings on the subject block vary in density from single-family residences to small multi-unit buildings. Golden Gate Park is located one block directly to the south. The surrounding zoning is a mix of residential zoning districts, including RH-2, RM-2, RM-1 and RH-3.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION REQUIREMENTS**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 17, 2015	June 17, 2015	20 days
Posted Notice	20 days	June 17, 2015	June 17, 2015	20 days
Mailed Notice	10 days	June 27, 2015	June 27, 2015	10 days

The proposal requires a public notice per Planning Code Section 311, which was conducted from February 8<sup>th</sup> through March 9<sup>th</sup>, 2016.

## **PUBLIC COMMENT**

Section 311 notification for the Building Permit was completed on March 9, 2016, and a request for Discretionary Review was filed by the owner of the adjacent property to the west (2759 McAllister Street). The DR was later withdrawn following minor alterations to the rear façade to improve the privacy and security of 2759 McAllister.

The Department has received one letter in support of the proposed project; no further public comment in support of or opposition to the proposed project has been received.

## **RESIDENTIAL DESIGN TEAM REVIEW**

The request for demolition and new construction were reviewed by the Department's Residential Design Team (RDT) on December 2, 2015, in accordance with the Residential Design Guidelines. The RDT requested modifications to the material selection and ratio of solids to voids on the front façade. The Project Sponsor modified the project accordingly and RDT supports the project as proposed.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization as the project proposes to demolish a dwelling unit pursuant to Planning Code Sections 303 and 317.

## **BASIS FOR RECOMMENDATION**

The Department recommends that the demolition of the existing single-family residence and the construction of a new three-story-over-garage, three-unit building be approved. The project is consistent with the Objectives and Policies of the General Plan and complies with the Planning Code. The project meets the criteria set forth in Planning Code Section 101.1 and 317 of the Planning Code in that:

- Although the project would result in the loss of one two-bedroom residence, the existing building has been determined to be unsound per Section 317(d)(3)(B) of the Planning Code, as demonstrated by a soundness report prepared by a qualified structural engineer and reviewed by Department staff.
- The replacement building would create three family-sized units, two with three bedrooms and one with four bedrooms, for a net gain of two dwelling units and eight bedrooms.
- Per the Rent Board's records, no tenant evictions have taken place at the subject property.
- Given the scale of the project, it would have no significant effect on the existing capacity of the local street system or MUNI.
- The proposed building would be consistent with the size and density of the immediate neighborhood and intent of the RH-3 zoning district. The project is therefore an appropriate in-fill development.

- Although the existing structure proposed for demolition is more than 50 years old, the Historic Resource Evaluation resulted in a determination that the existing building is not a historic resource (Case No. 2015-006143ENV).

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photograph  
Site Photograph

## Exhibit Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>                          |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Block Book Map              | <input type="checkbox"/> Health Dept. review of RF levels     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report                            |
| <input checked="" type="checkbox"/> Aerial Photos               | <input type="checkbox"/> Community Meeting Notice             |
| <input type="checkbox"/> Context Photo                          | <input checked="" type="checkbox"/> Public Correspondence     |
| <input checked="" type="checkbox"/> Site Photo                  |   |

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

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AK  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: JULY 7, 2016

*Date:* June 30, 2016  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF A RESIDENTIAL UNIT.**

### PREAMBLE

On June 2, 2016, Earle Weiss (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish one-story-over-garage single-family house at **2755 McAllister Street** within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On July 7, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-006143CUA.

On November 23, 2015, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2015-006143ENV. The Commission has reviewed and concurs with said determination.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-006143CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The applicant proposes to demolish a one-story-over-garage single-family house and construct a new three-story-over-garage, three-unit residential building on the subject lot. The new development would include one (2) three-bedroom units and one (1) four-bedroom unit. The proposed residential building would be approximately 8,000 gross square feet (GSF) and 40 feet in height. The proposal includes three (3) off-street parking spaces. The existing residence was determined to be unsound by a qualified engineer and Planning Staff.
3. **Site Description and Present Use.** The project site is located on the south side of McAllister Street between Willard Street North and Arguello Boulevard, Lot 040 in Assessor’s Block 1168 in the Inner Richmond District. The project site is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk district. The project site currently contains a two-story single-family residence constructed circa 1909. The project site is approximately 24.5 feet wide and 137.5 feet deep, containing approximately 3,370 square feet.
4. **Surrounding Properties and Neighborhood.** The project site is located in the middle of the block-face flanked by buildings on either side. The adjacent building to the east is a two-story-over-garage, six-unit apartment building constructed circa 1963. The adjacent building to the west is a three-story-over-garage, four-unit building constructed circa 1909. The subject block is characterized by two- to four-story buildings of mixed architectural styles and periods. The buildings on the subject block vary in density from single-family residences to small multi-unit buildings. Golden Gate Park is located one block directly to the south. The surrounding zoning is a mix of residential zoning districts, including RH-2, RM-2, RM-1 and RH-3.
5. **Public Comment.** Section 311 notification for the Building Permit was completed on March 9, 2016, and a request for Discretionary Review was filed by the owner of the adjacent property to the west (2759 McAllister Street). The DR was later withdrawn following minor alterations to the rear façade to improve the privacy and security of 2759 McAllister. The Department has received no further public comment in support of or opposition to the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove a residential unit in an

RH-3 Zoning District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

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

- B. Residential Density (Section 209.1).** The permitted ratio of dwelling units in the RH-3 Zoning District is three dwelling units, pursuant to Planning Code Section 209.1.

*The project proposes three (3) new dwelling units, maximizing to total number of allowable units. All units are to be three- to four-bedroom units.*

- C. Front Setback Requirement (Section 132).** Planning Code Section 132 requires a front setback equal to the average of the two adjacent front setbacks.

*The project proposes a front setback of 4'-8 ½", equal to the average setback of the two adjacent properties.*

- D. Rear Yard Requirement (Section 134).** Planning Code Section 134 requires a rear yard measuring 45 percent of the total depth in RH-3 Districts.

*The Project proposes to employ the alternative method of averaging [Planning Code Section 134(c)(2)] to provide a rear yard depth of 55'-10" to the west for a width of 10 feet and 44'-4" to the east at a width of approximately 14 feet. The proposed design of the rear portion of the building would align approximately with both adjacent rear walls to allow the greatest access to light and air and maintain the existing mid-block open space.*

- E. Open Space (Section 135).** Planning Code Section 135 requires 100 square feet of common usable open space or 80 square feet of private usable open space per dwelling unit.

*The project proposes approximately 1,100 square feet of common open space at the rear yard, as well as private decks for each unit, two at the roof and one at the second floor, each approximately 200 square feet in area, providing adequate common and private open space for the three new units.*

- F. Dwelling Unit Exposure (Section 140).** Planning Code Section 140 requires that at least one room of all dwelling units face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width or Code-compliant rear yard.

*Each of the three units directly faces onto a Code-compliant rear yard or a public street. Therefore, the Project complies with Section 140.*

- G. Parking (Section 151).** Planning Code Section 151 requires one parking space for each dwelling unit.

*The Project proposes a total of three parking spaces for the three replacement dwelling units.*

- H. **Bicycle Parking (Section 155.2).** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space for every dwelling unit, one Class 2 Bicycle Parking space for every 20 residential units.

*The project does not require any Class 1 bicycle parking spaces as the project proposes only three dwelling units; however, a secure, weather protected space meeting dimensions set in Zoning Administrator Bulletin No. 9 and easily accessible to residents is provided at the garage level. Therefore, the Project complies with Section 155.2.*

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*The proposed replacement building will stand 40 feet in height with a reduction to a height of 30 feet at the rear 10 feet of the proposed building, per Section 134(c) (1).*

- J. **Child Care Requirement for Residential Projects.** Planning Code Section 414A requires payment of a child care impact fee for a project that results in one net new dwelling unit.

*The Project proposes three new dwelling units and will be required to pay a fee of \$0.91 for each net new gross square foot of residential development.*

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

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

*The use and size of the proposed project is compatible with the immediate neighborhood. While the project proposes demolition of existing housing, the existing housing is unsound according to a soundness report submitted to the Planning Department. The replacement building will increase number of units at the project site as well as add additional bedrooms and improved interior layouts. The replacement building is designed to be in keeping with the existing development pattern and the neighborhood character.*

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

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



*The Project is designed to be compatible with the surrounding neighborhood and adjacent buildings. The replacement building would provide a minimum rear yard of 44'-4", thus contributing landscaped area to the mid-block open space.*

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

*The Planning Code requires three parking spaces for the replacement building. Three spaces are proposed. Further, adequate space for three bicycles is provided within the garage in accordance with the Zoning Administrator Bulletin No. 9.*

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

*The proposed project is residential in nature. Unlike commercial or industrial uses, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.*

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

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

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-3 District.

*The proposed project is consistent with the stated purpose of the RH-3 Districts.*

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

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

*The Project Sponsor has submitted a soundness report, which demonstrates that the repair cost exceeds 50-percent of the replacement cost for the building proposed to be demolished.*

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

*A review of the Department of Building Inspection and the Planning Department databases showed no enforcement cases or notices of violation for the subject property.*

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

*Per the submitted soundness report, construction deficiencies are evident.*

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

*Although the existing structures are more than 50 years old, a review of the supplemental information resulted in a determination that neither structure is an historical resource, as reflected in the Categorical Exemption dated November 23, 2015.*

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

*Not applicable. The structure was determined not to be an historical resource.*

- vi. 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, as the existing building is authorized as a single-family residence.*

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

*No rent controlled units will be removed. The project site has historically been owner-occupied and there is no history of evictions at the property.*

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

*Although the Project proposes demolition of a two-bedroom unit, the number of units at the property will see a net increase of two family-sized units at the project site.*

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

*The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the*

*number of bedrooms on the site to provide family-sized housing. The project would increase the existing number of dwelling units by two, while providing a net gain of eight bedrooms to the City's housing stock.*

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

*The Project does not protect the relative affordability of existing housing, as the project proposes demolition of the existing building and construction of a new residential building with three dwelling units. However, it should be taken into consideration that the existing building is an unsound structure, and that the proposed structure will provide three family-sized units.*

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 315;

*The Project is not subject to the provisions of Planning Code Section 315, as the project proposes fewer than five units.*

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

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

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

*The Project proposes three opportunities for new family-sized housing. One four-bedroom dwelling unit and two three-bedroom dwellings are proposed.*

- xiv. Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

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

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

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

*The Project would increase the number of on-site units by two family-sized units.*

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

*The project proposes ten bedrooms, eight bedrooms more than the existing building.*

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

## **HOUSING ELEMENT**

### **OBJECTIVE 2:**

**RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

#### **Policy 2.1:**

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

*The project proposes demolition of an unsound residential structure and replacement with a three-unit building. The proposed new units will not be required to meet affordability standards.*

## **URBAN DESIGN**

### **OBJECTIVE 1:**

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

#### **Policy 1.2:**

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

*The project proposes demolition of an existing two-story building. Similar to other existing structures on the block-face, the proposed building would contain a garage at the ground floor that is to be constructed 4'-8" from the front lot line standing 40 feet in height.*

#### **Policy 1.3:**

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

*The proposed replacement building reflects the existing neighborhood character and development pattern, particularly by proposing a building of similar mass, width and height as the existing structures along the block-face.*

### **OBJECTIVE 2:**

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

#### **Policy 2.6:**

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

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

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

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

*Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses/spaces. The additional bedrooms in the replacement building would house more individuals to patronize the existing neighborhood-serving retail uses.*

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

*While the existing residence is proposed to be demolished, the new replacement building would increase the number of dwelling units and bedrooms, providing a net gain of two family-sized units and eight bedrooms.*

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

*While the affordability of the existing unit is not preserved since it is proposed to be demolished, the existing residence is unsound and the replacement building will provide dwelling units that are well-designed and contain additional bedrooms.*

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

*The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The Project would maintain neighborhood parking by providing two new off-street parking spaces for the proposed new units.*

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

*The Project is a residential project in an RH-3 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.*

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

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

- G. That landmarks and historic buildings be preserved.

*No landmark or historic buildings occupy the Project site.*

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

*The project will have no negative effect on existing parks and open spaces. The project does not exceed the 40-foot height limit, and is thus not subject to the requirements of Planning Code Section 295 – Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission. The height of the proposed structures is compatible with the established neighborhood development.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-06143CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 7, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow demolition of an existing single-family residence located at 2755 McAllister Street, Block 040 of Assessor's Lot 1168 pursuant to Planning Code Section(s) **303 and 317** within the **RH-3** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **April 11, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-006143CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 7, 2016** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 7, 2016** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

### MONITORING

3. **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.
4. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### OPERATION

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





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2755 McAllister Street		1168/040	
Case No.	Permit No.	Plans Dated	
2015-006143ENV		4/21/2015	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish single-family home and construct three-residential-unit, four-story building with parking for three vehicles.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.**

<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class __

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an *Environmental Evaluation Application* is required.**

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
Comments and Planner Signature (optional): Jean Poling	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): Per PTR dated 11/18/2015
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Alexandra Kirby <small>Digitally signed by Alexandra Kirby DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.11.23 15:30:55 -08'00'</small>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> A. Kirby  <b>Project Approval Action:</b> <b>Building Permit</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b>  <b>Alexandra Kirby</b> <small>Digitally signed by Alexandra Kirby DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Alexandra Kirby, email=Alexandra.Kirby@sfgov.org Date: 2015.11.23 15:30:55 -08'00'</small>
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>	11/18/2015	<b>Date of Form Completion</b>	11/18/2015
--	------------	--------------------------------	------------

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Alexandra Kirby	2755 McAllister Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
1168/040	Arguello Boulevard and Willard Street North	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	N/A	2015-006143ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	4/21/2015
------------------------------------	-----------

PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation submitted by Tim Kelley, March 2015.	
The proposal is to demolish the existing one-story over garage residence and construct a new four-story, three-unit building.	

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

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

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

**PRESERVATION TEAM COMMENTS:**

22755 McAllister is a one-story-over-garage, wood frame, vernacular single-family residence located on the south side of McAllister Street in the Inner Richmond neighborhood. The building features a hipped roof, horizontal wood siding, and double-hung wood sash windows with ogee lugs at all three sides of the two angled bay windows. The main entrance is recessed at the ground floor with access via a security gate. No historic photos of the property were found; overall the property appears to have a moderate degree of integrity.

22755 McAllister Street was constructed in 1910 by the Segurson Brothers contracting company for owner Henry Schuster, a local baker of German origins. The property was transferred to Martin and Augusta Berkovatz, a brewer and his wife, in 1932, and the property remained in the family until 1968. The known owners and occupants of the property do not appear to be of regional or local historic significance.

Based on historic research conducted by Tim Kelley consulting and preservation planning staff, 22755 McAllister Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 22755 McAllister Street is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value or integrity.

The immediate context is a mixture of single-family homes and multi-family flats, constructed between 1900 and 1988, with a concentration of building constructed between 1900 and 1910. Many buildings have undergone alterations that impact the architectural integrity of the immediate vicinity, and the visual continuity is mixed in terms of style, massing, and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research.

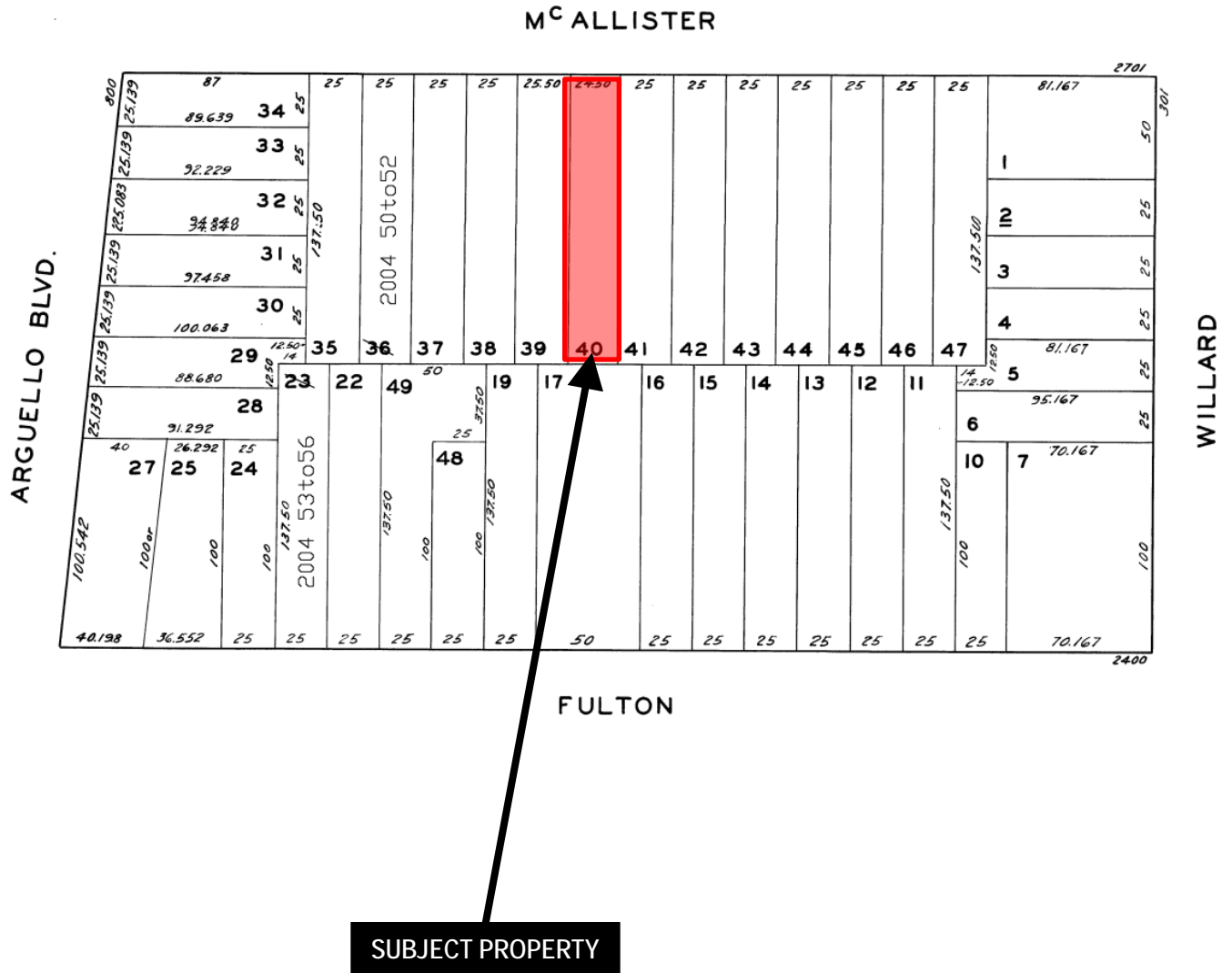
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Uma Jan</i>	<i>11-19-2015</i>







# Parcel Map



Conditional Use Hearing  
Case Number 2015-006413CUA  
2755 McAllister Street  
Block 1168 Lot 040

# Sanborn Map\*

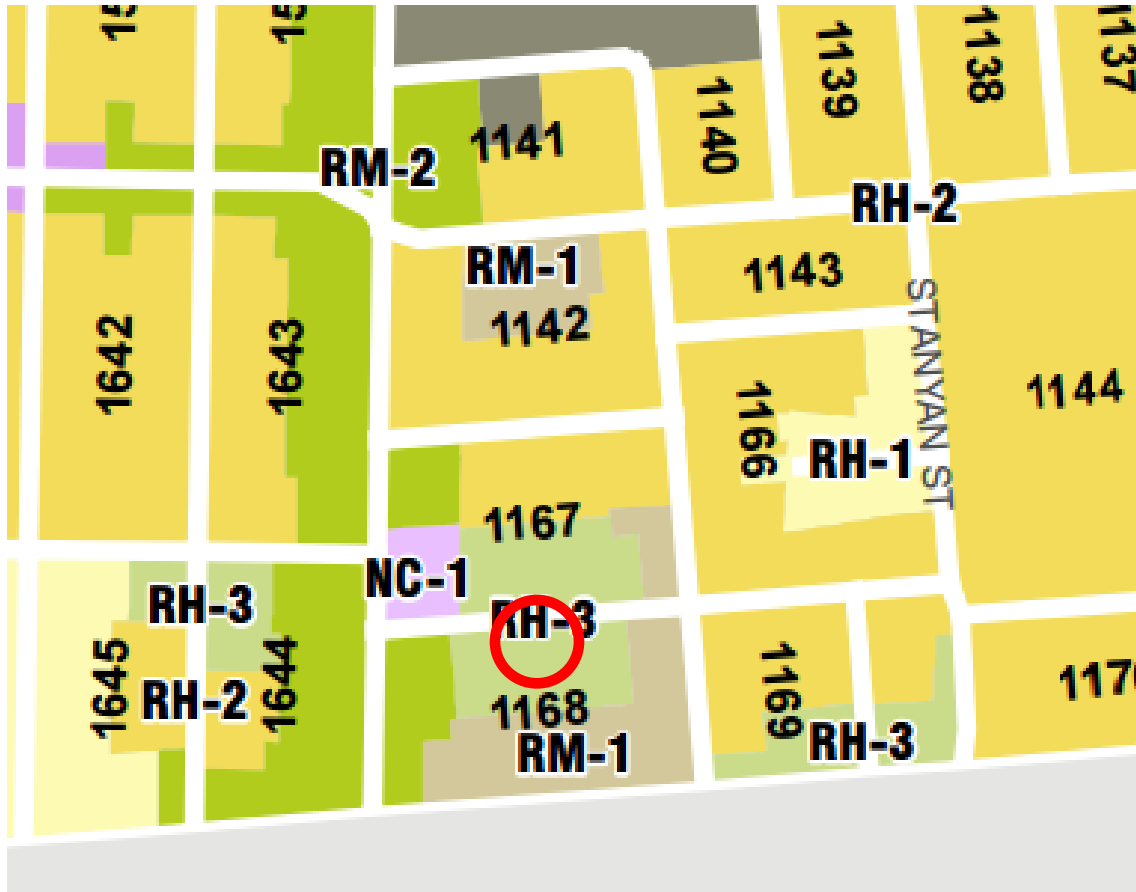


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



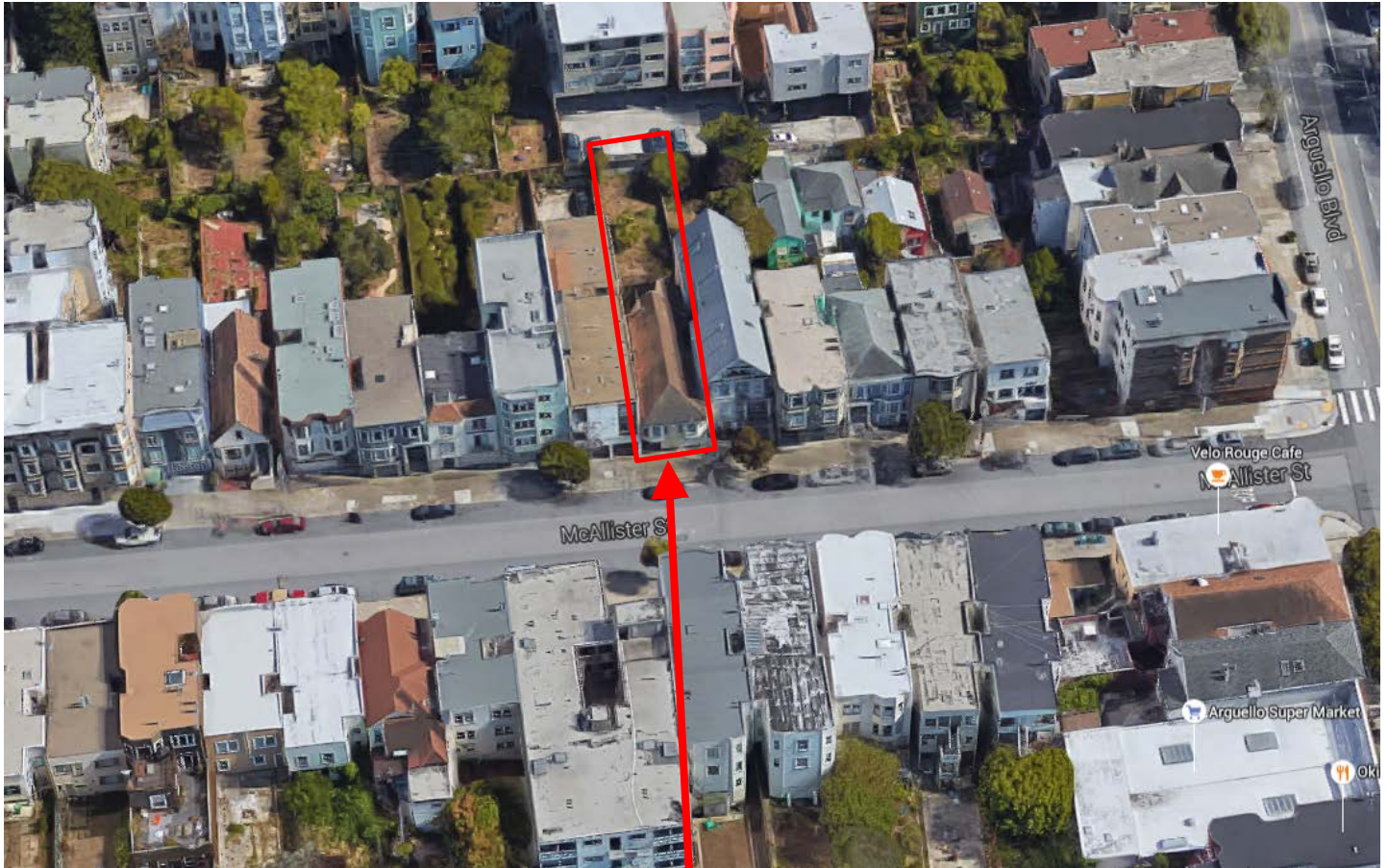
Conditional Use Hearing  
Case Number 2015-006413CUA  
2755 McAllister Street  
Block 1168 Lot 040

# Zoning Map



Conditional Use Hearing  
Case Number 2015-006413CUA  
2755 McAllister Street  
Block 1168 Lot 040

# Aerial Photo (looking south)

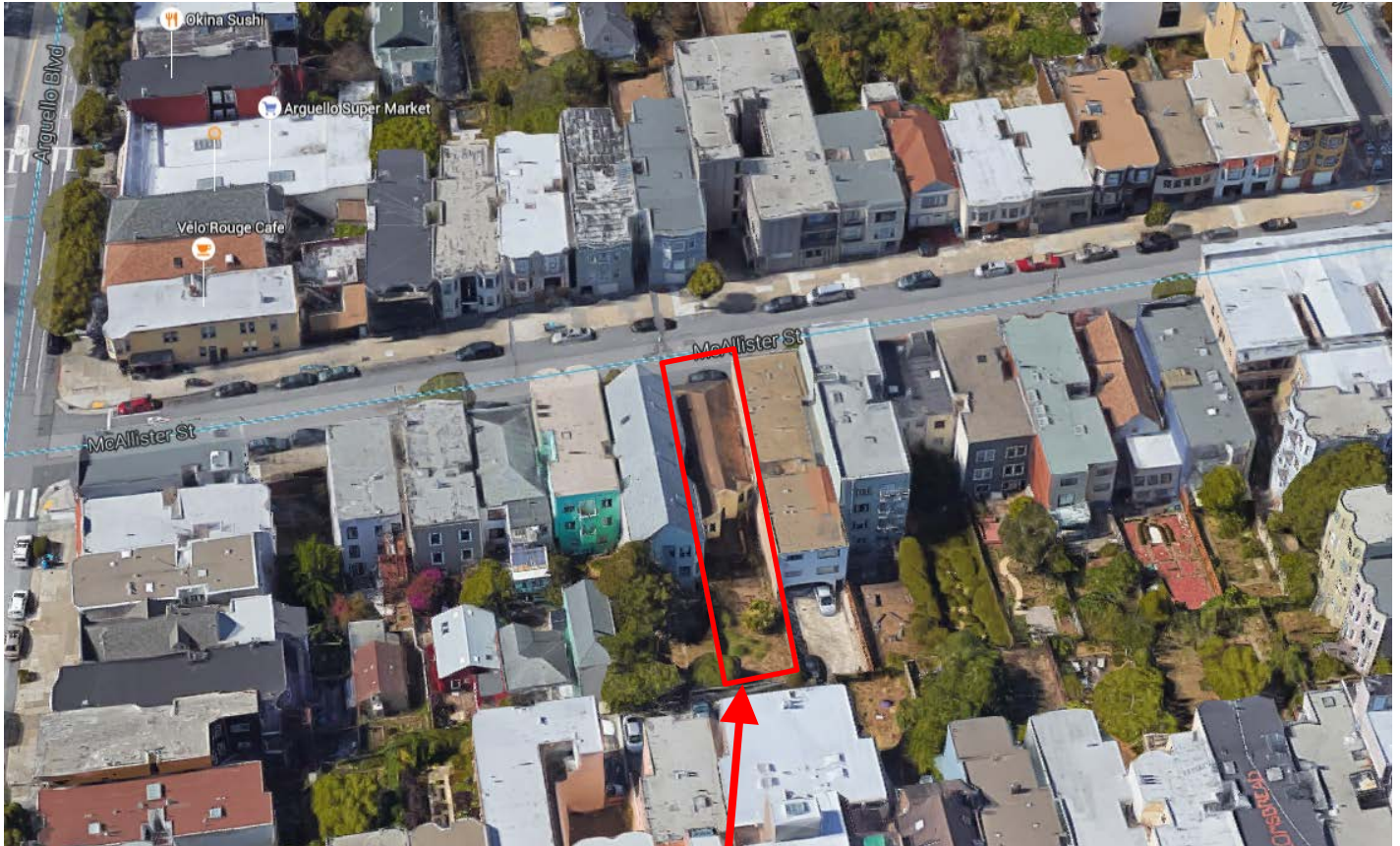


**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2015-006413CUA  
2755 McAllister Street  
Block 1168 Lot 040



# Aerial Photo (looking south)



**SUBJECT PROPERTY**

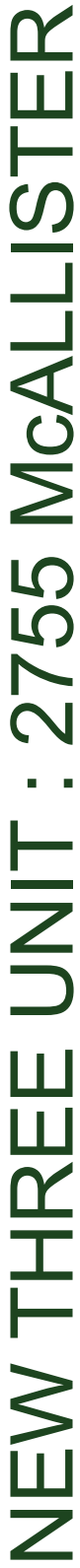
Conditional Use Hearing  
Case Number 2015-006413CUA  
2755 McAllister Street  
Block 1168 Lot 040

# Site Photo



SUBJECT PROPERTY





## LOCATION MAP



## PROJECT TEAM

BIII DING PROGRAM

# INDEX

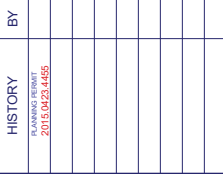
## General Notes

- 2755 McALLISTER  
SAN FRANCISCO, CA 94118  
ASSESSOR'S PARCEL: 1168/040


Date: 6/22/16  
Time: 3:45:23 PM

16 JAN 16

# AO.0



TITLE SHEET



**E.E. WEISS**  
Architects, Inc.  
21 Corte Madera Ave  
Mill Valley, CA 94941  
admin@eeweiss.com  
Tel 415.381.8700

**SKYLIGHT NOTE**  
ANODIZED ALUMINUM. 5.5" CURB WITH INTEGRAL CURB  
BASE FLASHING KIT BY MANUFACTURE. **ISOLATE**  
**DISSIMILAR METALS. TYPICAL** LOW-E SQUARED OR  
SIMILAR TINT OVER STAIRS, OBSCURE GLAZING AT  
BATHROOMS. ALL UNITS TO HAVE DOUBLE GLAZING,  
TYPICAL

MAINTAIN 2-HOUR ASSEMBLY, TWO LAYERS 5/8" TYPE 'X' AT CEILING, 1 1/8" PLYWOOD ROOF. 2X CURB TO CONTROL RAINWATER WITHIN 60" OF PROPERTY LINE (SHOWN HATCHED)

**GENERAL SITE NOTES:**  
1) ENGINEER TO REVIEW AND APPROVE ALL ASPECTS OF GRADING, DRAINAGE, FOUNDATIONS, AND ALL ASSOCIATED UNDERGROUND IMPROVEMENTS AND CONDITIONS. ENGINEER TO TEST AND INSPECT ALL SYSTEMS AS REQUIRED. TYP.

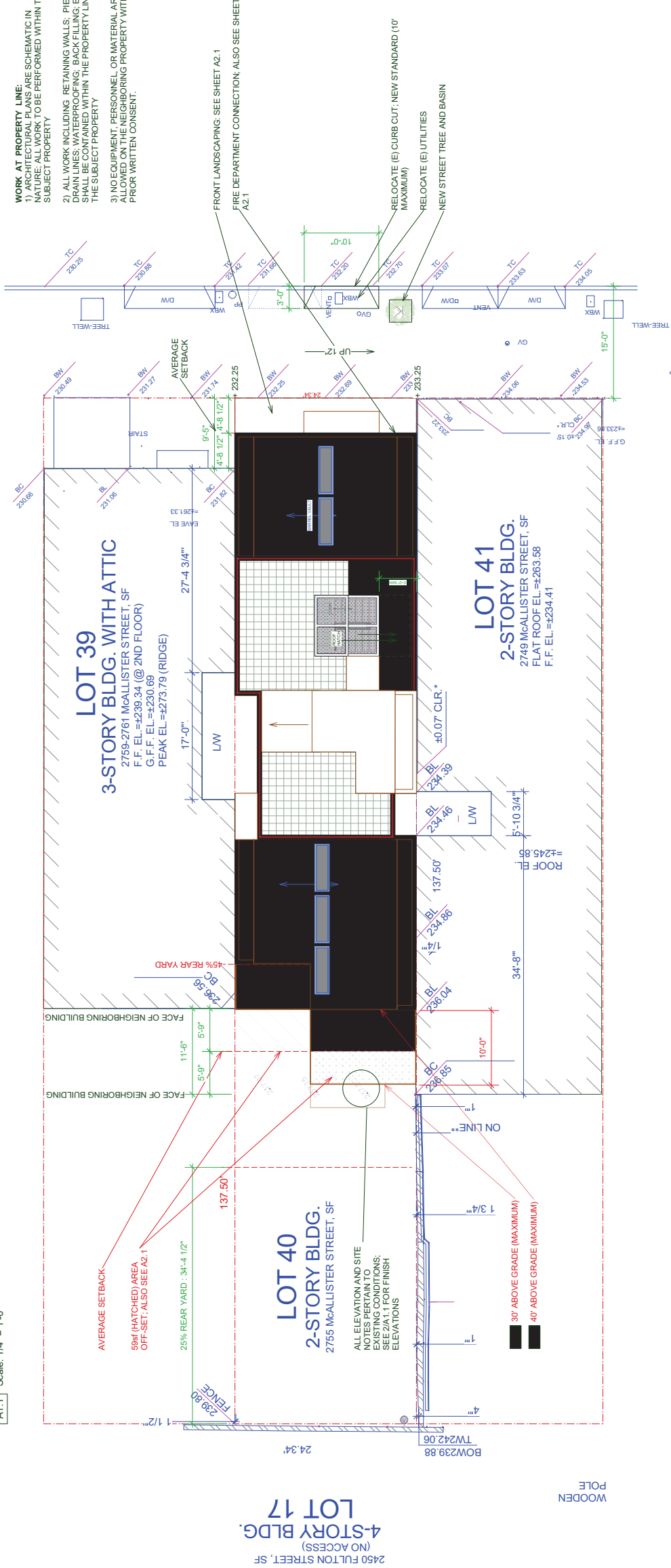
- 2) EROSION AND SURFACE RUN-OFF SHALL BE CONTAINED AND CONTROLLED WITHIN THE SITE.
- 3) 2:1 MAX. SLOPE OF UNRESTRAINED EARTH. NO GRADING AT PROPERTY LINE
- 4) ALL WORK SHALL CONFORM TO COUNTY AND CITY STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS.

**WORK AT PROPERTY LINE:**  
1) ARCHITECTURAL PLANS ARE SCHEMATIC IN NATURE; ALL WORK TO BE PERFORMED WITHIN THE SUBJECT PROPERTY

2) ALL WORK INCLUDING RETAINING WALLS; PIERS; DRAIN LINES; WATERPROOFING; BACK FILLING; ETC. SHALL BE CONTAINED WITHIN THE PROPERTY LINES. THE SUBJECT PROPERTY

3) NO EQUIPMENT, PERSONNEL, OR MATERIAL ARE ALLOWED ON THE NEIGHBORING PROPERTY WITHOUT PRIOR WRITTEN CONSENT.

2	REAR YARD PLAN
A1.1	Scale: 1/4" = 1'-0"



1	SITE + ROOF PLAN
A1.1	Scale: 1/8" = 1'-0"

[illegible]

## SITE & ROOF PLAN

2755 McALLISTER  
SAN FRANCISCO, CA 94118  
ASSESSOR'S PARCEL: 1168/040

ASSESSOR'S PARCEL: 1168/040

Date: 6/22/16  
Time: 3:45:23 PM

16 JAN 16

# A1.1



[illegible]

EXISTING FLOOR PLANS

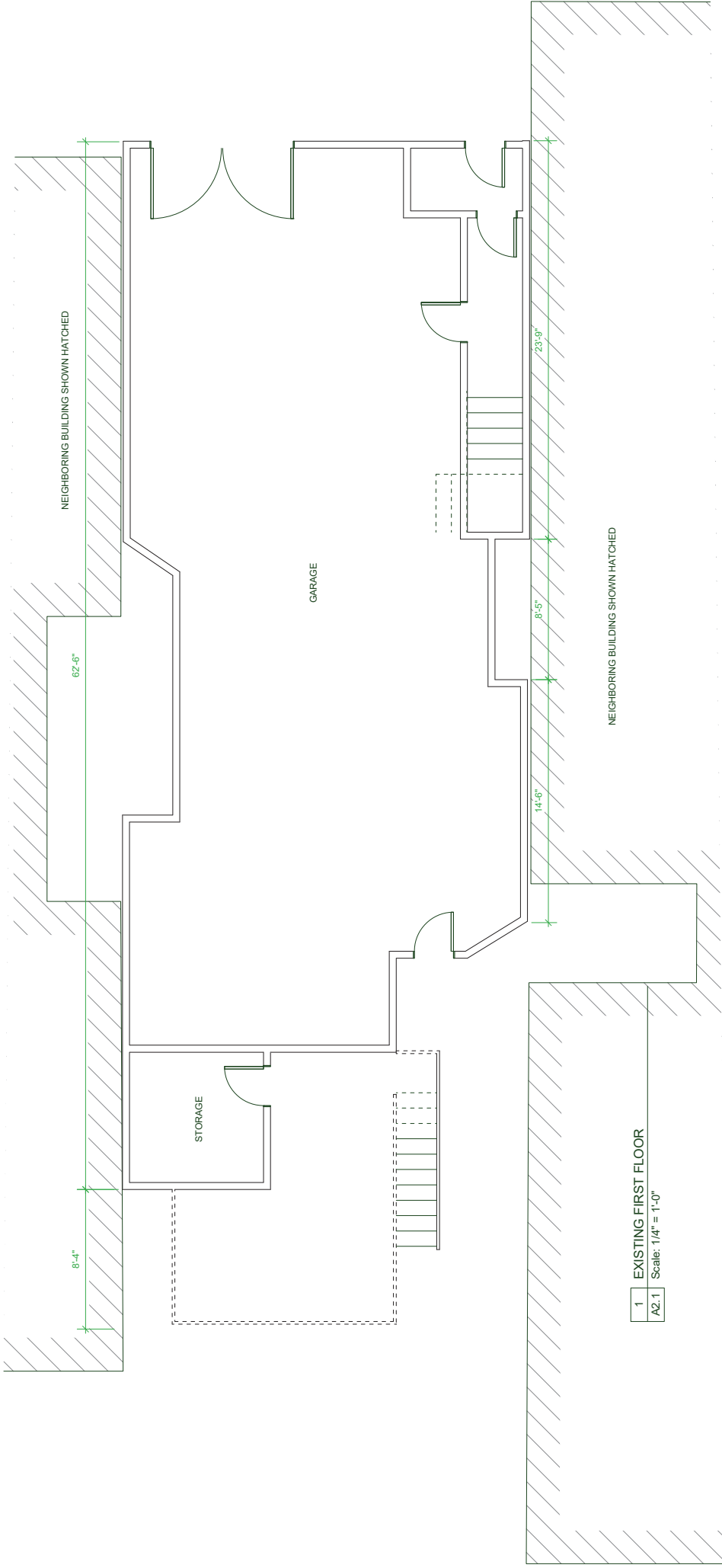
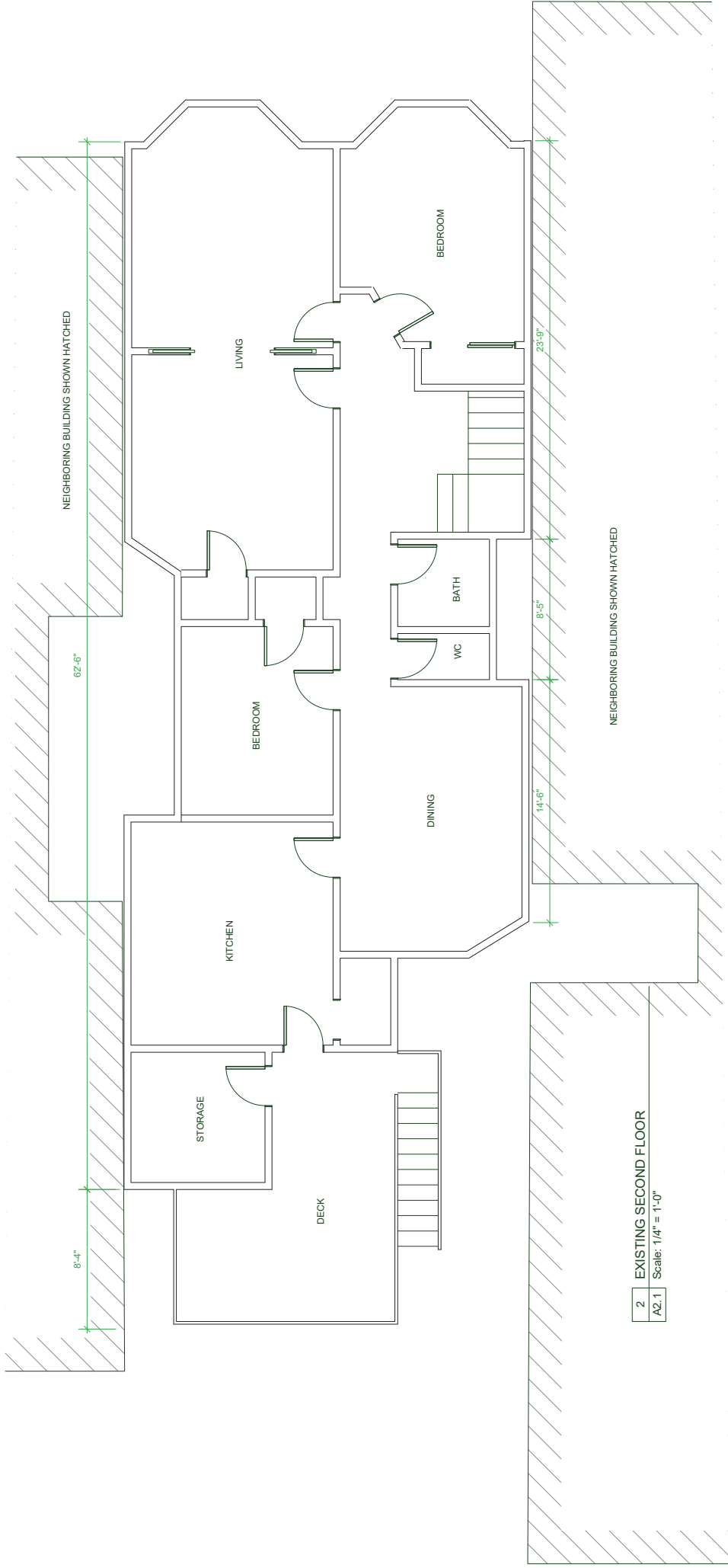
SITE PERMIT SET

2755 McALLISTER  
SAN FRANCISCO, CA 94118  
ASSESSOR'S PARCEL: 1168/040

Date: 6/22/16  
Time: 3:45:23 PM

16 JAN 16

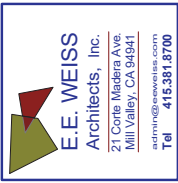
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[illegible]

ROOF PLAN, DETAILS

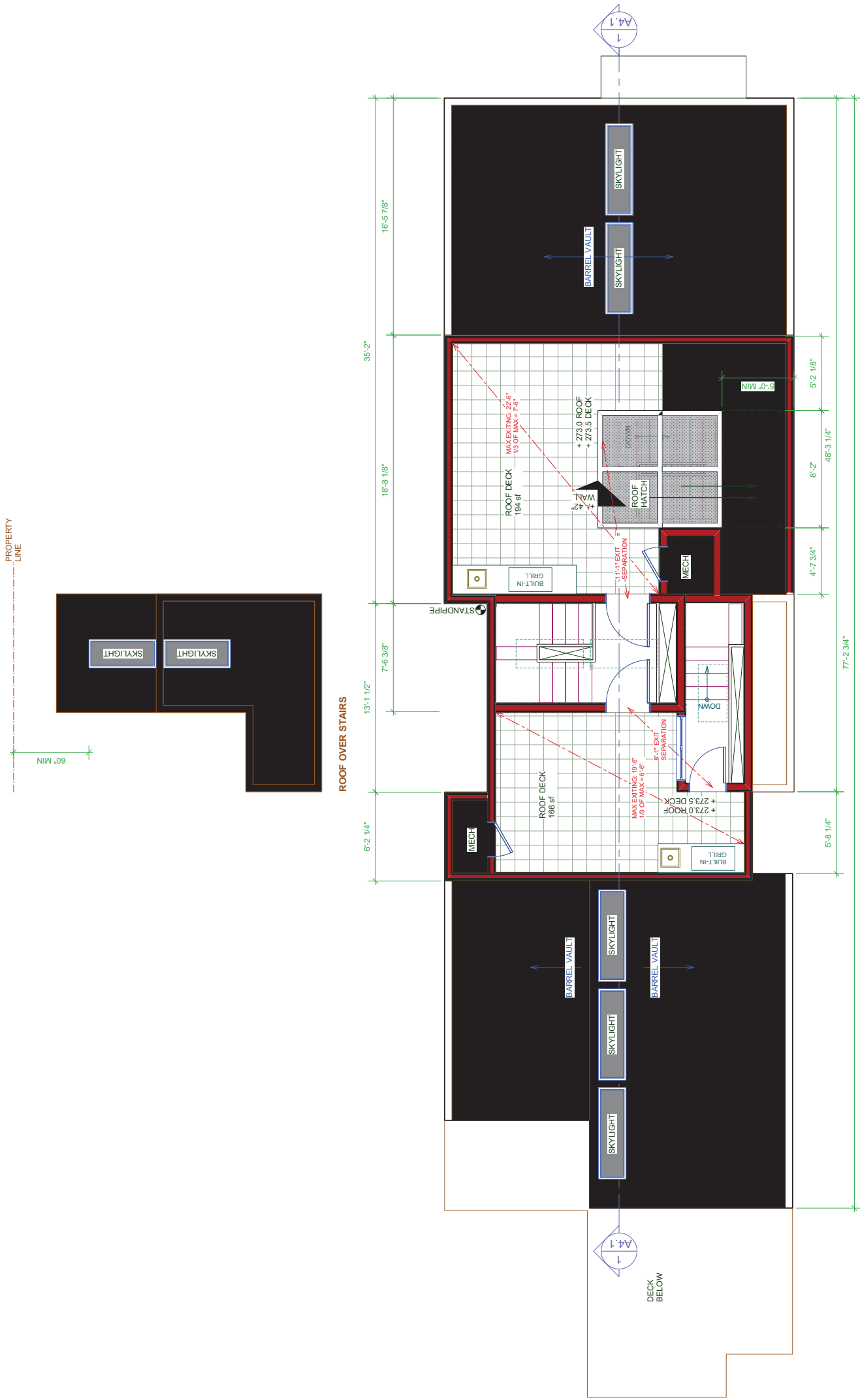
SITE PERMIT SET

2755 McALLISTER  
SAN FRANCISCO, CA 94118  
ASSESSOR'S PARCEL: 1168/040

Date: 6/22/16  
Time: 3:45:23 PM

16 JAN 16

## A2.3



1	ROOF PLAN
A2.3	Scale: 1/4" = 1'-0"

[illegible]

## EXISTING ELEVATIONS

## SITE PERMIT SET

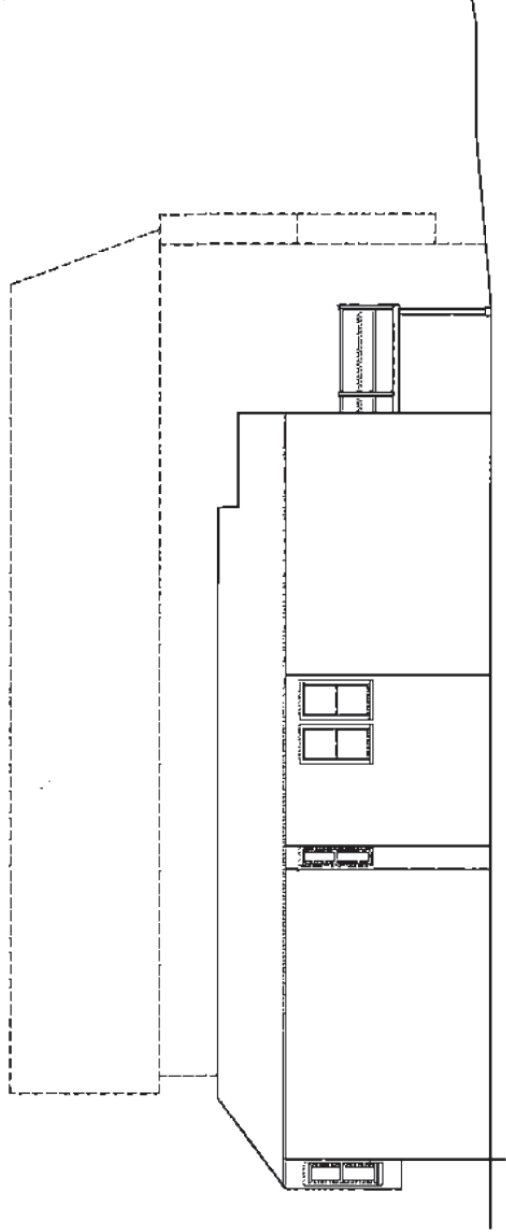
2755 McALLISTER

SAN FRANCISCO, CA 94118  
ASSESSOR'S PARCEL: 1168/040

Date: 6/22/16  
Time: 3:45:23 PM

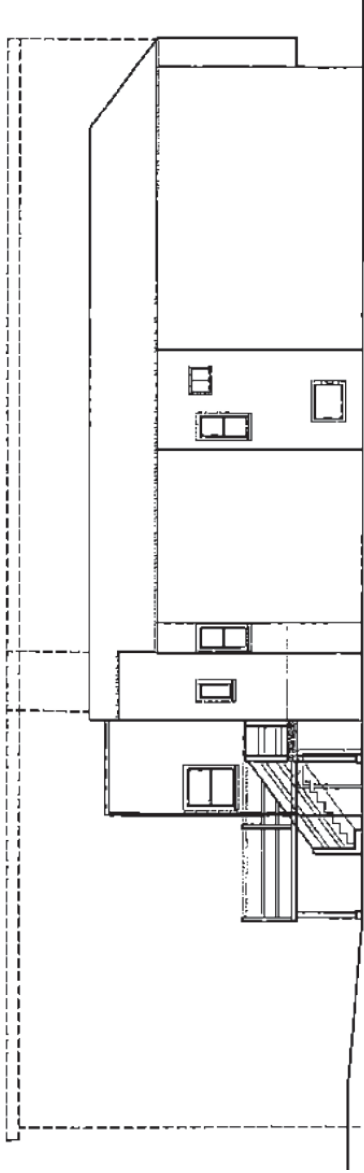
16 JAN 16

## A3.0



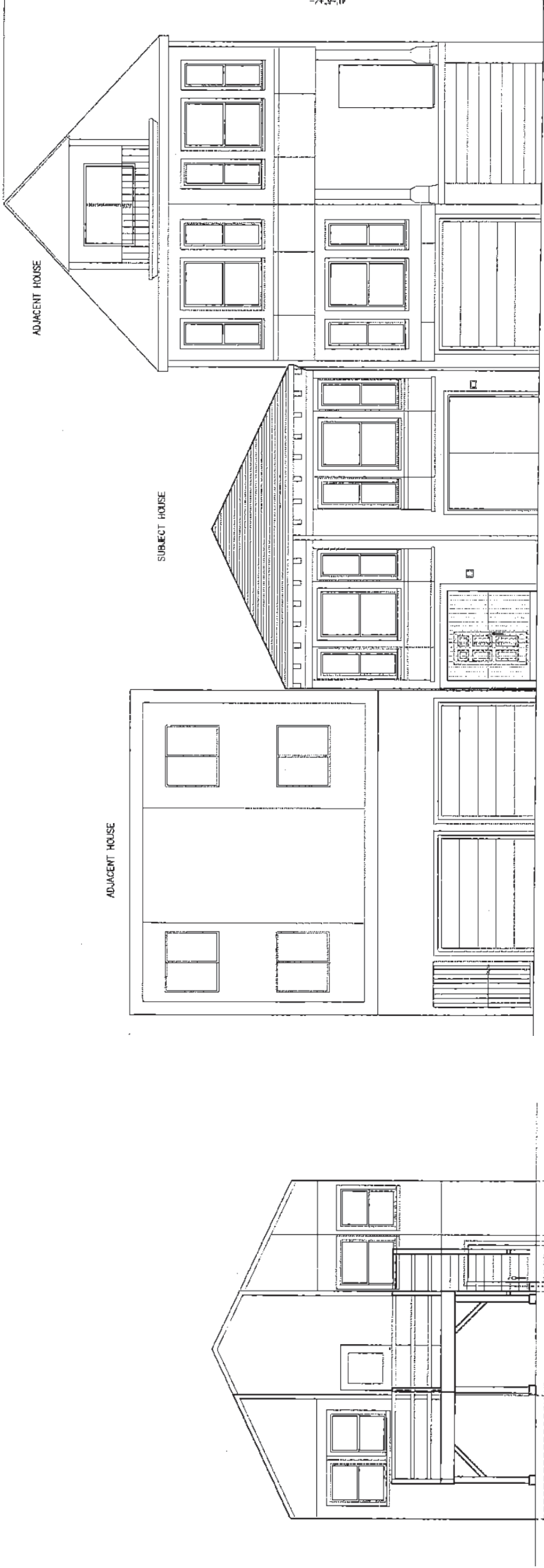
EXISTING WEST ELEVATION

3	A3.0
---	------



4	EXISTING EAST ELEVATION
---	-------------------------

4	A3.0
---	------



EXISTING SOUTH (YARD) ELEVATION

2	A3.0
---	------

EXISTING NORTH (STREET) ELEVATION

1	A3.0
---	------

HISTORY	BY
PLANNING PERMIT	
2015.09.23.4495	



FRONT & REAR ELEVATIONS

SITE PERMIT SET

2755 McALLISTER

SAN FRANCISCO, CA 94118

ASSESSOR'S PARCEL: 1168/040

Date: 6/22/16

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A3.1

- FINISH SCHEDULE
- 1

STONE TILE - LIMESTONE OR SIMILAR
- 2

STEEL TROWEL INTEGRAL COLOR STUCCO (LA HABRA OR SIMILAR)
- 3

PAINTED GALVANIZED FLASHING
- 4

WOOD T&G SIDING
- 5

WINDOWS AND DOORS, BRONZE ALUMINUM
- 6

SOLID RAIL - FINISH TO MATCH ADJACENT
- 7

GLASS RAIL - PANEL NO LARGER THAN 24" FOR BIRDSAFE COMPLIANCE
- 8

OVERHANG - POWDER COATED METAL WITH STAINLESS STEEL ADDRESS LETTERS
- 9

PROPERTY LINE BUND WALL - PRESSURE TREATED PLYWOOD

NOTE: ALL EXPOSED WOOD TO BE REDWOOD OR PRESSURE TREATED LUMBER, TYPICAL

GUARDRAIL NOTES:  
42" MIN. HEIGHT ABOVE HIGHEST FLOORDECK LEVEL. SPACE ALL INTERMEDIATE RAILS TO PREVENT 44" SPHERE FROM PASSING THROUGH RAIL.

EXTERIOR FENESTRATION AND FINISHES TO MEET U-FACTOR IN TITLE 24 ENERGY REPORT, TYPICAL

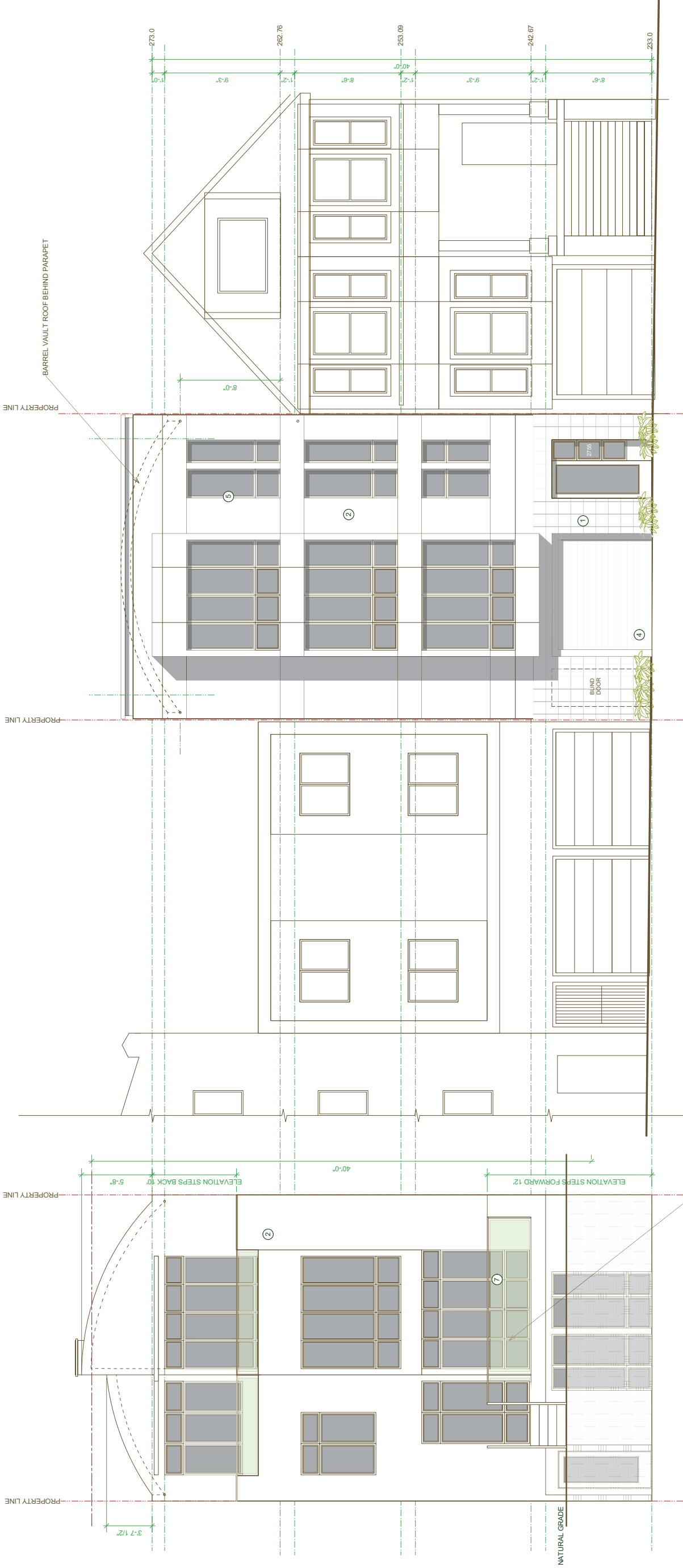
ILLUMINATED HOUSE NUMBER  
APHONE OR SIM. VIDEO ENTRY  
SYSTEM

1 NORTH (STREET) ELEVATION

A3.1 Scale: 1/4" = 1'-0"

2 SOUTH ELEVATION

A2.3 Scale: 1/4" = 1'-0"





FINISH SCHEDULE

- 1
- STONE TILE - LIMESTONE OR SIMILAR

2

3

4

5

6

7

8

9

- PROPERTY LINE WALL NOTES
- 1
- ALL WALLS WITHIN 36" OF PROPERTY LINE TO BE ONE-HOUR, CONTINUOUS 5/8" GWB BOTH SIDE OF WALLS. FIRE TAPE WHERE TONGUE AND GROVE NOT USED.

2

3

4

EXTERIOR FENESTRATION AND FINISHES TO MEET U-FACTOR IN TITLE -24 ENERGY REPORT, TYPICAL



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admin@eeweiss.com

TEL 415.381.8700

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SIDE ELEVATIONS

SITE PERMIT SET

2755 McALLISTER

SAN FRANCISCO, CA 94118

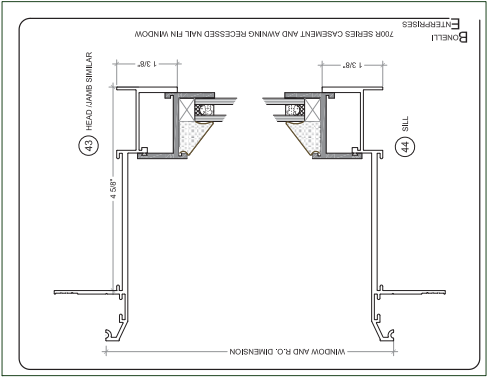
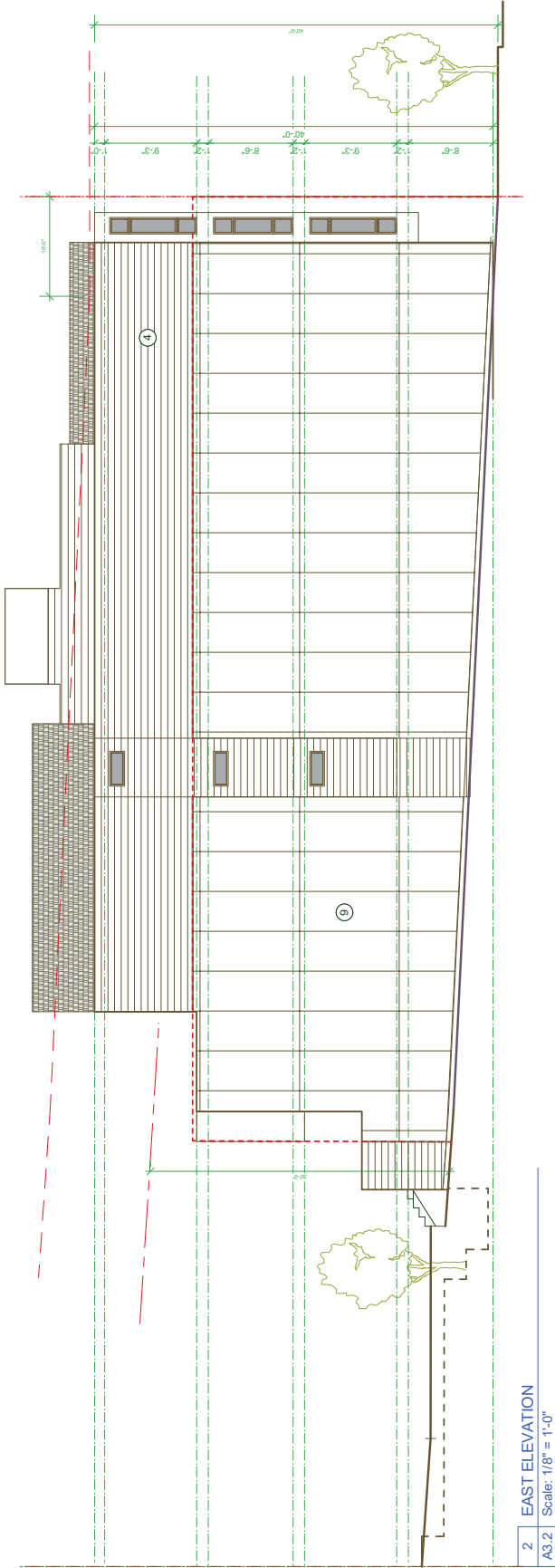
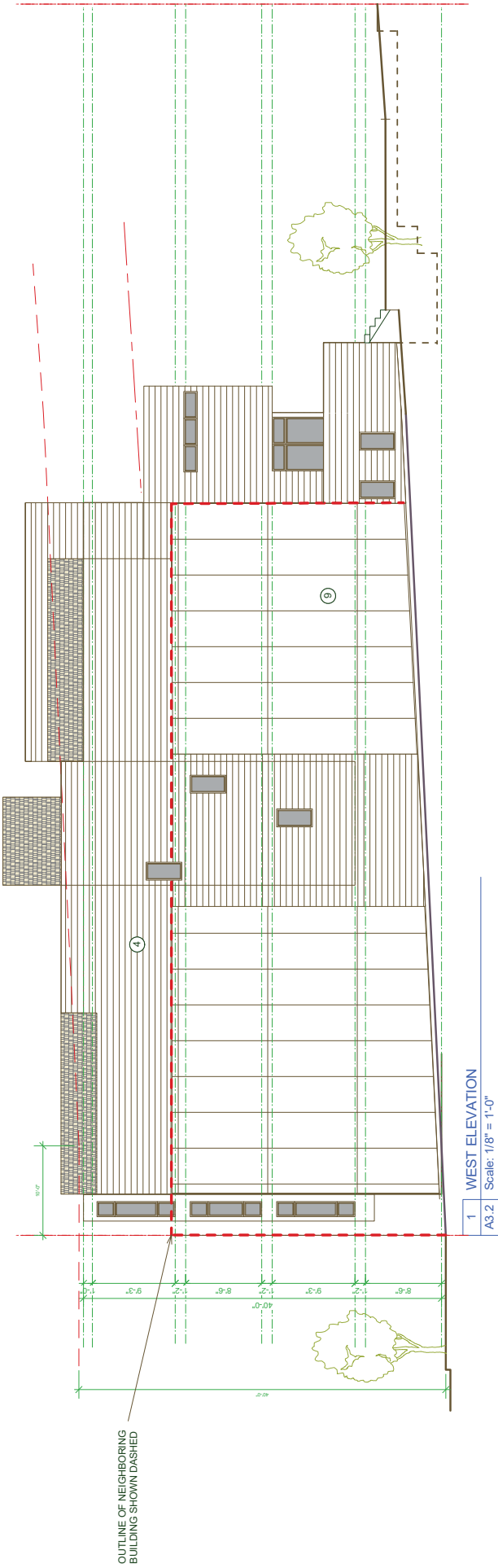
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A3.2



HISTORY	BY
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2015.01.23.4495	



LONGITUDINAL SECTION

SITE PERMIT SET

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SAN FRANCISCO, CA 94118  
ASSESSOR'S PARCEL: 1168/040

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A4.1



FIRE RATING AND CONSTRUCTION TYPE KEY

- TYPE V: 1-HOUR (MINIMUM RATING) WALL & CEILING
- TYPE V: 2-HOUR WALLS AND CEILING



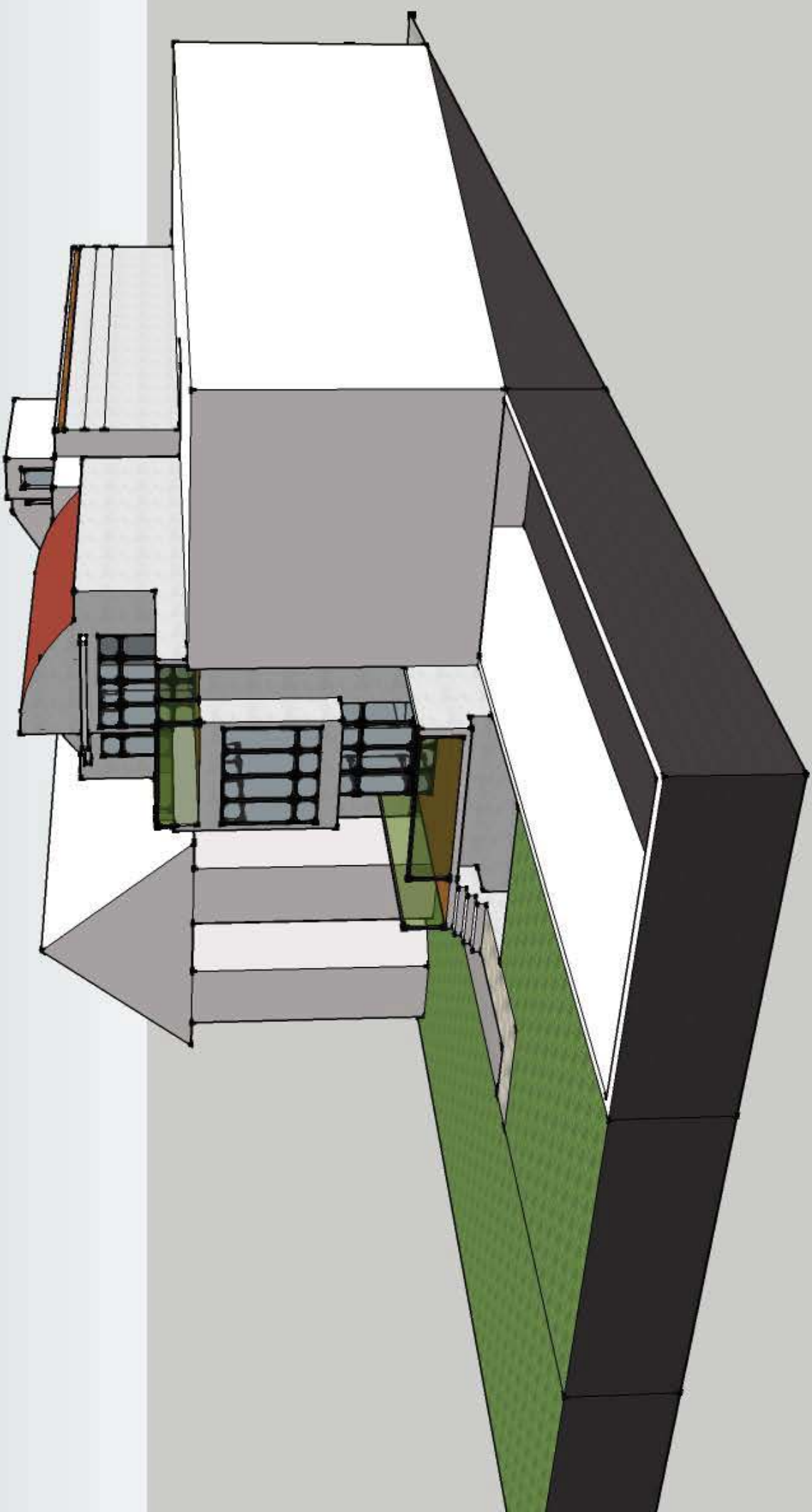














## Public Comment



June 20, 2016

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

RE: Proposed Project at 2755 McAllister Street

Dear Sir or Madam:

I am writing to the San Francisco Planning Department to confirm my support of the proposed project at 2755 McAllister Street. I am a neighbor of the property and currently live at 688 2nd Avenue. I am a native to San Francisco and have lived in the Inner Richmond neighborhood for over 28 years.

I recently saw the poster at 2755 McAllister and called the project sponsor to discuss. While I had some initial concerns about the proposal, once I saw the plans and the family housing that is being proposed, my anxieties were addressed and I am now happy to support this project.

If you any questions or concerns please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Larson'.

Tim Larson  
688 2nd Avenue  
SF CA