



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use

HEARING DATE: JULY 19, 2018

*Date:* July 12, 2018  
*Case No.:* **2016-001190CUA**  
*Project Address:* 4143-4145 24th Street  
*Zoning:* 24th Street-Noe Valley Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 6506/038  
*Project Sponsor:* Joyce Cheng  
A&J Design Associates  
2354 Taraval Street  
San Francisco, CA, 941116  
*Staff Contact:* Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

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 proposal is to construct and establish a dentistry office (d.b.a. Aesthetic Dentistry of Noe Valley), in a ground floor space currently occupied as the garage and lower residential unit within a two-story two-family residential building. The project also proposes a horizontal rear addition, one-story vertical addition, and to relocate the existing ground floor dwelling unit to the new third story.

**REQUIRED COMMISSION ACTION** In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 728 to authorize a Health Service (Dentistry).

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor has engaged with both adjacent neighbors throughout the review and redesigns of this project. An adjacent neighbor to the east, Robert Hildreth, has submitted a letter stating no opposition to the project.
- The project was submitted as a full demolition of a single family home and proposed new construction of a four-story-over-basement structure with a ground floor dental office and three residential units. In review of the application, Planning determined that the existing structure is a two-unit residential building, and therefore a demolition would not be supported. The project complies with removal threshold allowed by Section 317.

- The Project Sponsor will occupy the ground floor dental office; her practice (d.b.a. Aesthetic Dentistry of Noe Valley) is currently leasing space across the street at 4162 24<sup>th</sup> Street.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The proposed conversion of a garage will add a more active use storefront to the subject block, which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. The proposed project would not demolish any existing rent-controlled units and would result in to larger, family-sized residential units. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Approval Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos  
Exhibit E – Written Correspondences



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. XXXXX HEARING DATE: JULY 19, 2018

*Date:* July 19, 2018  
*Case No.:* **2016-001190CUA**  
*Project Address:* 4143-4145 24th Street  
*Zoning:* 24th Street-Noe Valley Neighborhood Commercial District  
 40-X Height and Bulk District  
*Block/Lot:* 6506/038  
*Project Sponsor:* Joyce Cheng  
 A&J Design Associates  
 2354 Taraval Street  
 San Francisco, CA, 941116  
*Staff Contact:* Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 728 OF THE PLANNING CODE TO ESTABLISH A DENTISTRY OFFICE (D.B.A. AESTHETIC DENTISTRY OF NOE VALLEY), IN A GROUND FLOOR SPACE CURRENTLY OCCUPIED AS THE GARAGE AND LOWER RESIDENTIAL UNIT WITHIN A TWO-STORY TWO-FAMILY RESIDENTIAL BUILDING LOCATED AT 4143 24TH STREET, BLOCK 6506, LOT 038 WITHIN THE 24<sup>TH</sup> STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT**

### PREAMBLE

On May 5, 2016, Joyce Cheng (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 728 to a dentistry office (d.b.a. Aesthetic Dentistry of Noe Valley), in a ground floor space currently occupied as the garage and lower residential unit within a two-story two-family residential building located at 4143 24th Street, Block 6506, Lot 038 within the 24th Street-Noe Valley Neighborhood Commercial District (24<sup>th</sup>-NV NCD) and a 40-X Height and Bulk District.

On July 19, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-001190CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-001190CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The project site is located on the south side of 24th Street between Castro and Diamond Streets, Lot 038 in Assessor's Block 6506, in Noe Valley. The project site is within the 24th Street – Noe Valley NCD (Neighborhood Commercial) District and a 40-X Height and Bulk district. The project site currently contains, two-story duplex with a vacant ground floor garage. The lot is an atypical 20 feet in width and 114 feet in depth, containing approximately 2,274 square feet in lot area.
3. **Surrounding Neighborhood.** The project site is located approximately in the middle of the block-face flanked by buildings on the east and west. The adjacent building to the east is three-story residential building. The two buildings to the west are single-family homes that share a similar architecture massing and setback from the street as the subject property. The block-face on the north and the south are characterized by two- to four-story buildings, and of mixed architectural style. At the street level, some buildings exhibit commercial use and some exhibit residential use (defined by entryways and garages); the majority of uses at the ground floor are commercial. The buildings also vary in density from single-family residences to small multi-unit apartment buildings. Approximately 1/2-mile to the east is the Muni J-Church line on Church Street, three Muni bus lines run within 1/4-mile of the site (nos. 24, 35, 48), and the regional serving BART stop at 24th Street-Mission is less than a one mile from the subject property.
4. **Project Description.** The proposal is to construct and a establish a dentistry office (d.b.a. Aesthetic Dentistry of Noe Valley), in a ground floor space currently occupied as the garage and lower residential unit within a two-story two-family residential building. The project also



proposes a horizontal rear addition, one-story vertical addition, and to relocate the existing ground floor dwelling unit to the new third story.

5. **Public Comment & Outreach.** The Project Sponsor has engaged with both adjacent neighbors throughout the review and redesigns of this project. An adjacent neighbor to the east, Robert Hildreth, has submitted a letter stating no opposition to the project.
6. **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.

*The 24th Street – Noe Valley Neighborhood Commercial District is a daytime-oriented, multi-purpose commercial district that provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. The project will relocate an existing dental office on the same block and expand two existing residential units; the project can be considered both a necessary and desirable use.*

- 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 height and bulk of the existing building will increase by one story, but retain the existing façade and roofline at the front. The Project will involve interior improvements to a ground floor garage; these improvements will activate the existing ground-floor retail service space at the property by providing a desirable and appropriately scaled new neighborhood-serving amenity. The area of the dental office is within the maximum allowable size for non-residential use.*

- 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;

*Most customers pre-book so that customer arrival is evenly spread throughout the day with no "high traffic" times. No loading or parking spaces are provided or required.*

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

*A community liaison will be appointed by the project sponsor to address any related concerns if construction occurs.*

- iv. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The existing building has no front yard, loading or service area and none are proposed or required. The City will review all associated lighting and signage and The Project will comply with the Planning Code and Performance Based Design Standards, as well as the Building Code.*

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

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

- 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 consistent with the stated purpose of 24<sup>th</sup>-NV NCD in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

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

*The project would not alter the site's landscaping, open spaces, loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.*

- F. 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.*

- G. 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 consistent with the stated purpose of the 24<sup>th</sup> Street-NV NCD in that the intended use will provide a compatible personal health service use for the immediately surrounding neighborhoods during daytime hours and is compliant with the limitations on certain uses within the NCD.*

7. **Off-Street Parking and Loading.** Section 151 requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

*The project does not occupy more than 5,000 square feet of floor area, and therefore does not require the provision of off-street parking.*

8. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Eating Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

*The project is less than 10,000 square feet in gross floor area and is therefore not required to provide off-street freight loading.*

9. **Use Size.** Section 728 establishes size limits on nonresidential uses in the 24<sup>th</sup> Street-NV NCD. Within the District, conditional use authorization is required for any nonresidential use that exceeds 2,500 square feet.

*The proposed dental office is 1,122 square feet, less than 2,500 square feet and is therefore principally permitted.*

10. **Hours of Operation.** Pursuant to Sections 746.27 of the Code, the principally permitted hours of operation are from 6 a.m. to 2 a.m.

*The hours of operation will occur within the principally permitted timeframe.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

#### Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

**Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.*

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project will establish a new commercial activity where a garage had existed, and will help maintain the diverse economic base of the City.*

**OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**Policy 6.1:**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*A commercial tenant would be voluntarily relocated to the project site and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.
  - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

- C. That the City's supply of affordable housing be preserved and enhanced,
  - D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
  - 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.
  - F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
  - G. That landmarks and historic buildings be preserved.
  - H. That our parks and open space and their access to sunlight and vistas be protected from development.
10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

*Summary Findings: The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The proposed conversion of a garage will add a more active use storefront to the subject block, which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. The proposed project would not demolish any existing rent-controlled units and would result in to larger, family-sized residential units. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.*

## 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. 2016-001190CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 8, 2018 and June 5, 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 No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on July 19, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 19, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Health Service (Dentistry) use located at 4143 24<sup>th</sup> Street, Block 6506, Lot 038 pursuant to Planning Code Sections 303 and 728 within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District, and a 40-X Height and Bulk District; in general conformance with plans, dated February 8, 2018 and June 5, 2018 and stamped “EXHIBIT B” included in the docket for Case No. 2016-001190CUA and subject to conditions of approval reviewed and approved by the Commission on July 19, 2018 under Motion No. XXXXX. 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 19, 2018 under Motion No. XXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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.

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

## DESIGN

2. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.
3. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

## MONITORING

4. **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](http://www.sf-planning.org).*



## OPERATION

5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/>*

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

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

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

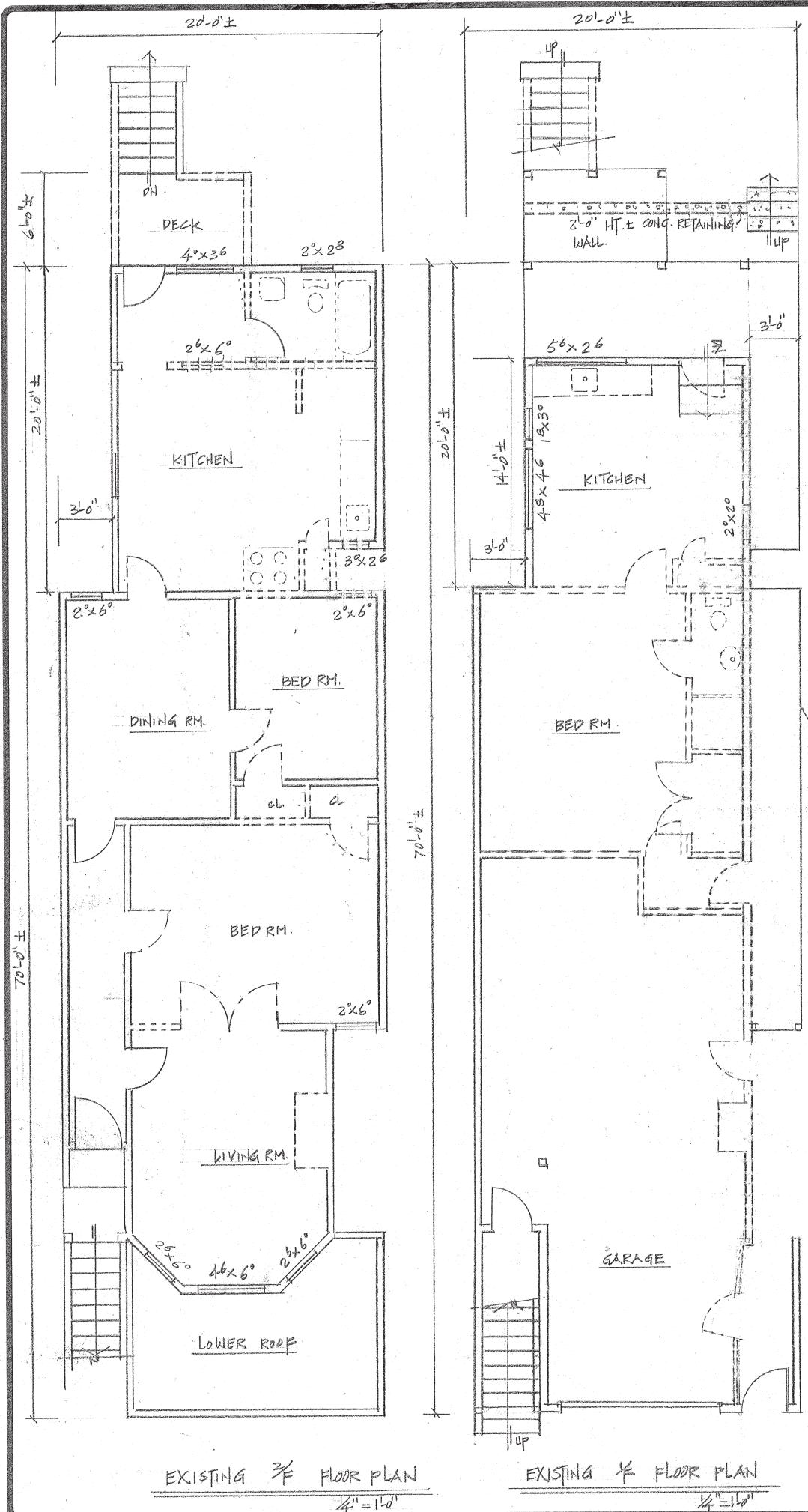
## MONITORING - AFTER ENTITLEMENT

7. **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](http://www.sf-planning.org)*

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

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



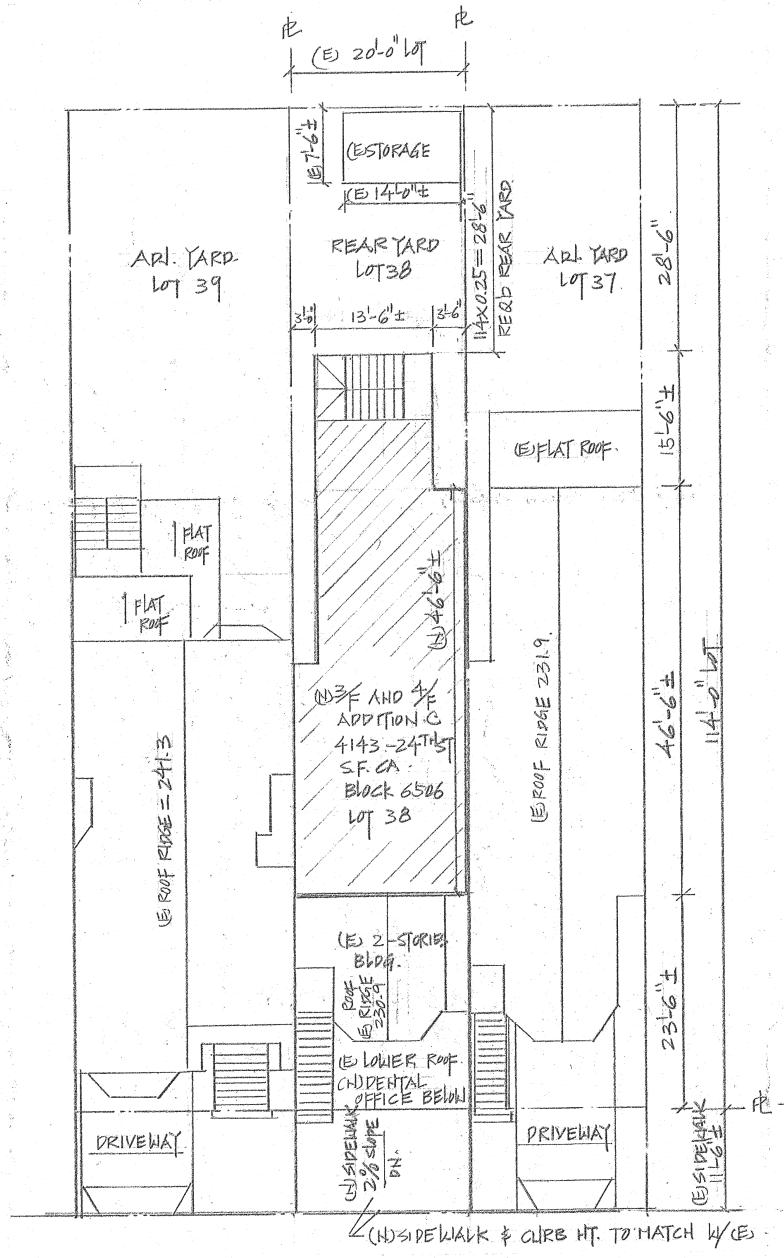
EXISTING 3/4 FLOOR PLAN  
1/4" = 1'-0"

EXISTING 1/4 FLOOR PLAN  
1/4" = 1'-0"

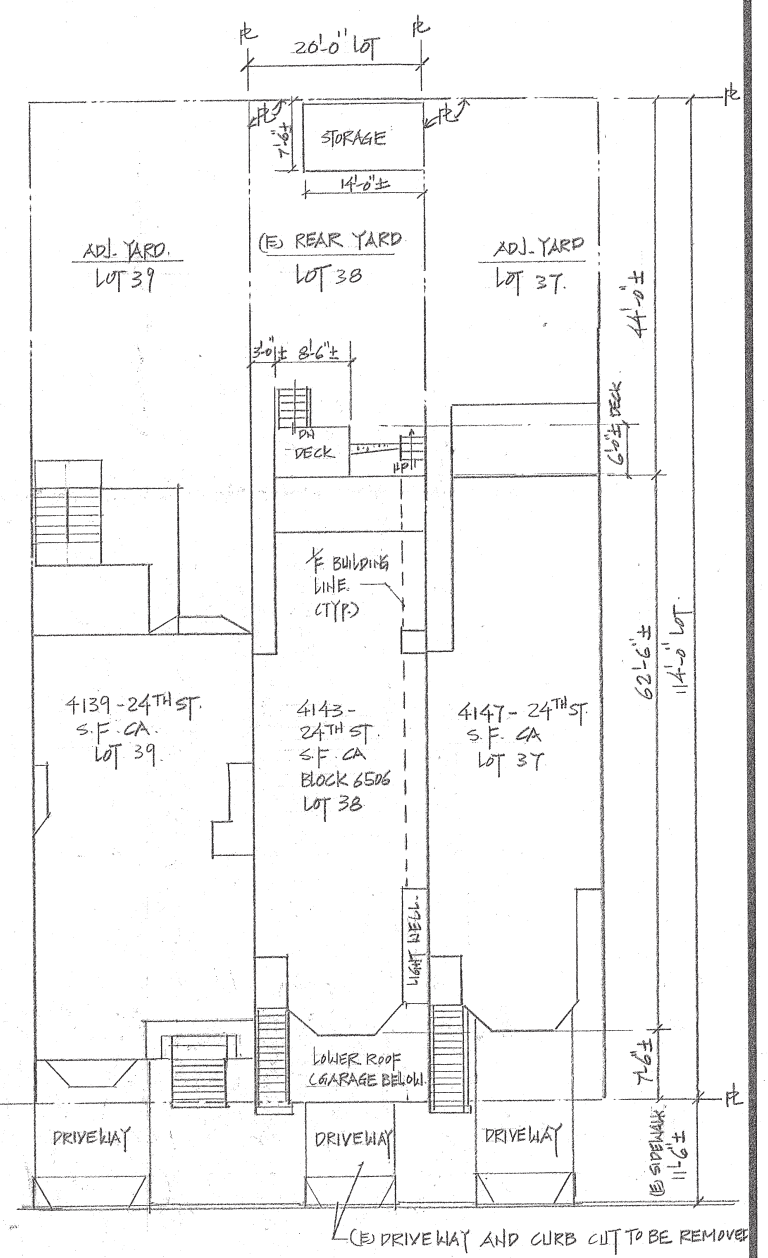
DRAWING SHEET INDEX  
SHEET A1 - A6 : ARCHITECTURAL PLANS.

FLOOR AREA SUMMARY  
 EXISTING: 1/4 (GARAGE/ILLEGAL UNIT) = 1024 SF  
 3/4 (1-UNIT) = 1155 SF.  
 NEW: 1/4 (DENTAL OFFICE) = 1122 SF  
 1/4 COMMON AREA) = 288 SF.  
 3/4 (1-UNIT) = 1125 SF  
 3/4 (1-UNIT) = 848 SF.

BUILDING DATA  
 TYPE OF CONSTRUCTION: 5B.  
 OCCUPANCY: EXISTING = R3 (1-UNIT ON 3/4)  
 NEW = R3/B. (2-UNIT ON 3/4,  
 3/4, AND  
 DENTAL OFFICE  
 ON 1/4)  
 NO. OF STORIES: EXISTING = 2  
 NEW = 3  
 FIRE SPRINKLERS: EXISTING = NO.  
 NEW = YES. ON 1/4



24<sup>TH</sup> STREET  
 PROPOSED PLOT PLAN  
 1" = 10'-0"

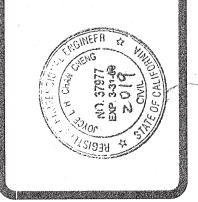


24<sup>TH</sup> STREET  
 EXISTING PLOT PLAN  
 1" = 10'-0"

REVISIONS	BY

FLOOR PLANS & PLOT PLANS  
 4143 - 24<sup>TH</sup> ST. S.F. CA  
 BLOCK 6506 LOT 38

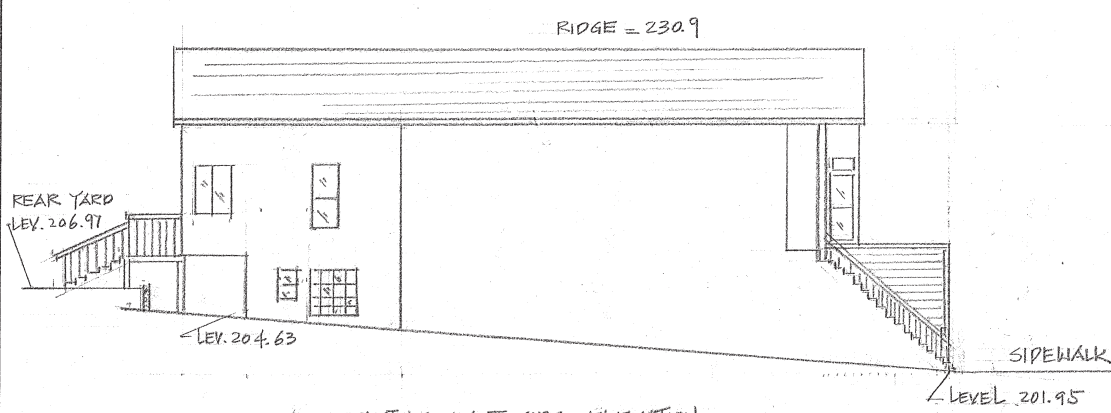
A & J Design Associates, Inc.  
 2354 Taraval Street  
 San Francisco, CA 94116  
 415-601-1328



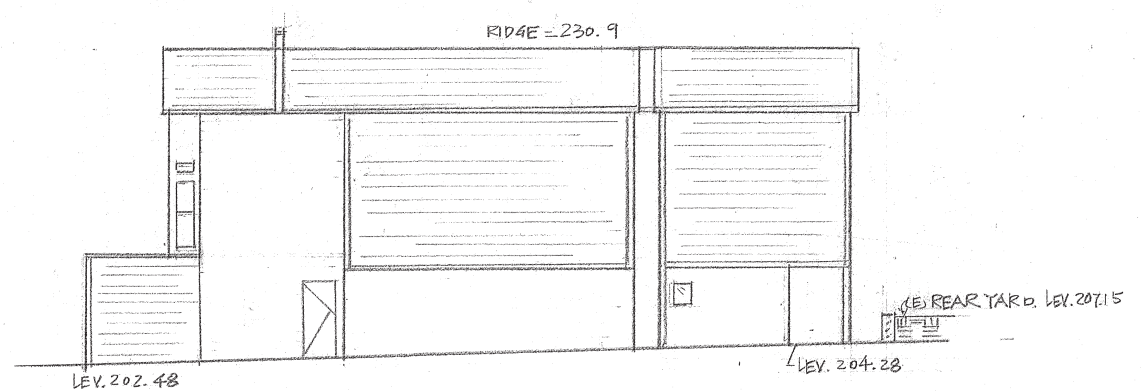
DRAWN JOYCE CHIEN
CHECKED
DATE 2-8-18
SCALE AS SHOWN
JOB NO. 18-02
SHEET A1
OF 6 SHEETS



REVISIONS	BY



EXISTING EAST SIDE ELEVATION  
1/8" = 1'-0"



EXISTING WEST SIDE ELEVATION  
1/8" = 1'-0"



EXISTING ADJ. REAR ELEVATION  
1/4" = 1'-0"

EXISTING REAR ELEVATION  
1/4" = 1'-0"

EXISTING ADJ. REAR ELEVATION  
1/4" = 1'-0"



EXISTING ADJ. FRONT ELEVATION  
1/4" = 1'-0"

EXISTING FRONT ELEVATION  
1/4" = 1'-0"

EXISTING ADJ. FRONT ELEVATION  
1/4" = 1'-0"

ELEVATIONS  
4143 - 24TH ST. SF. CA  
BLOCK 6506 LOT 38

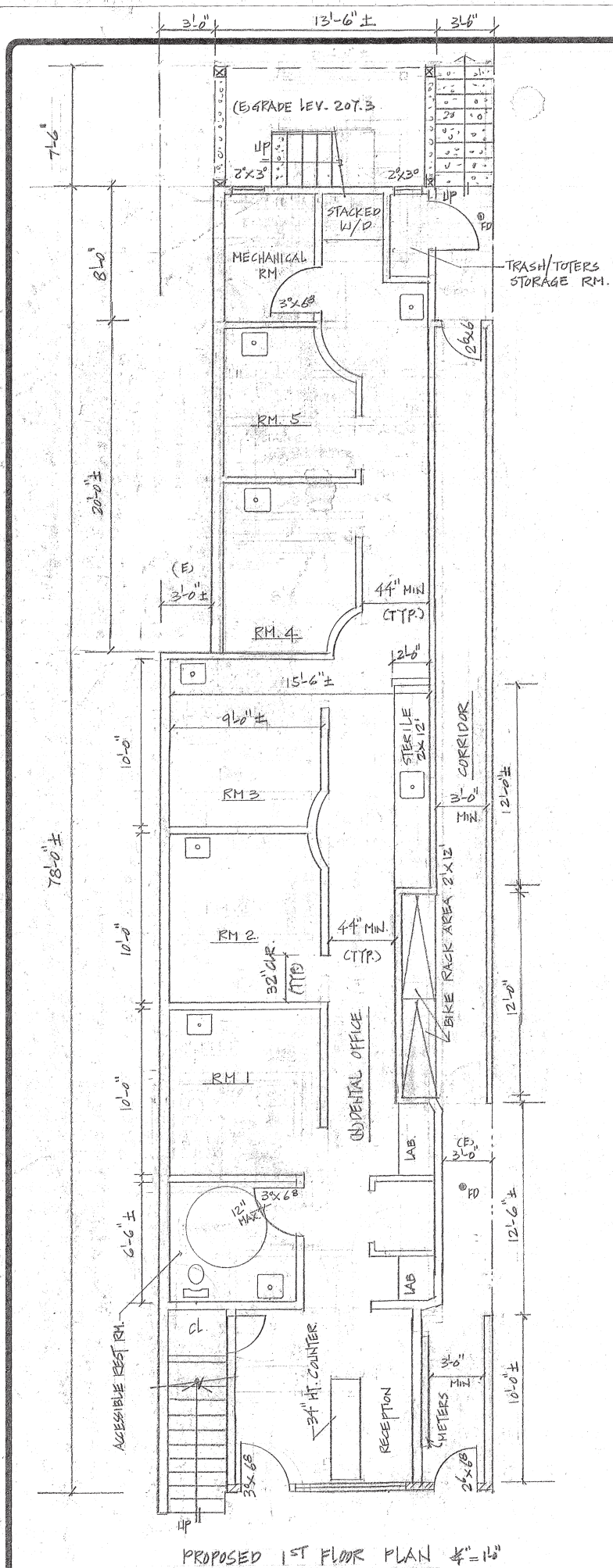
A & J Design Associates, Inc.  
2354 Taraval Street  
San Francisco, CA 94116  
(415) 601-1338



DRAWN  
JOYCE CHEN  
CHECKED  
DATE  
2-8-18  
SCALE  
AS SHOWN  
JOB NO.  
18-02  
SHEET

A 2  
OF 6 SHEETS



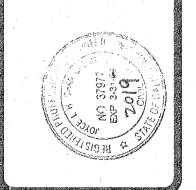


EXISTING ADJ. FRONT ELEVATION H 4-13-9 1/4" = 1'-0"  
 PROPOSED FRONT ELEVATION H 4-14-3 1/4" = 1'-0"  
 EXISTING ADJ. FRONT ELEVATION H 4-14-7 1/4" = 1'-0"

REVISIONS	BY

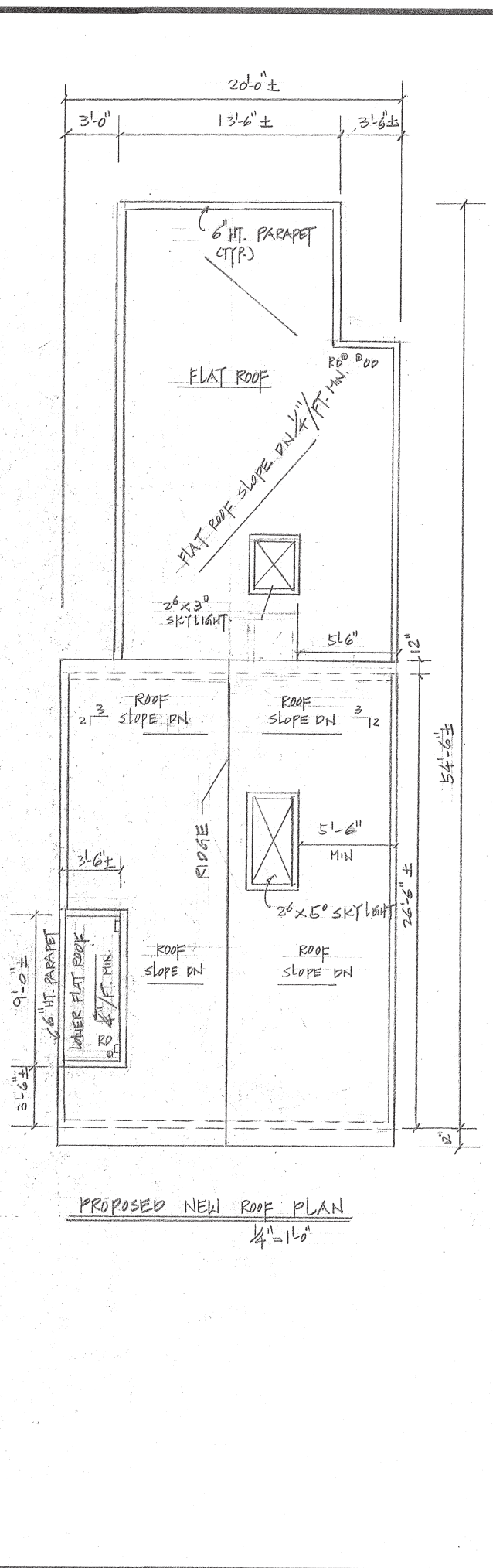
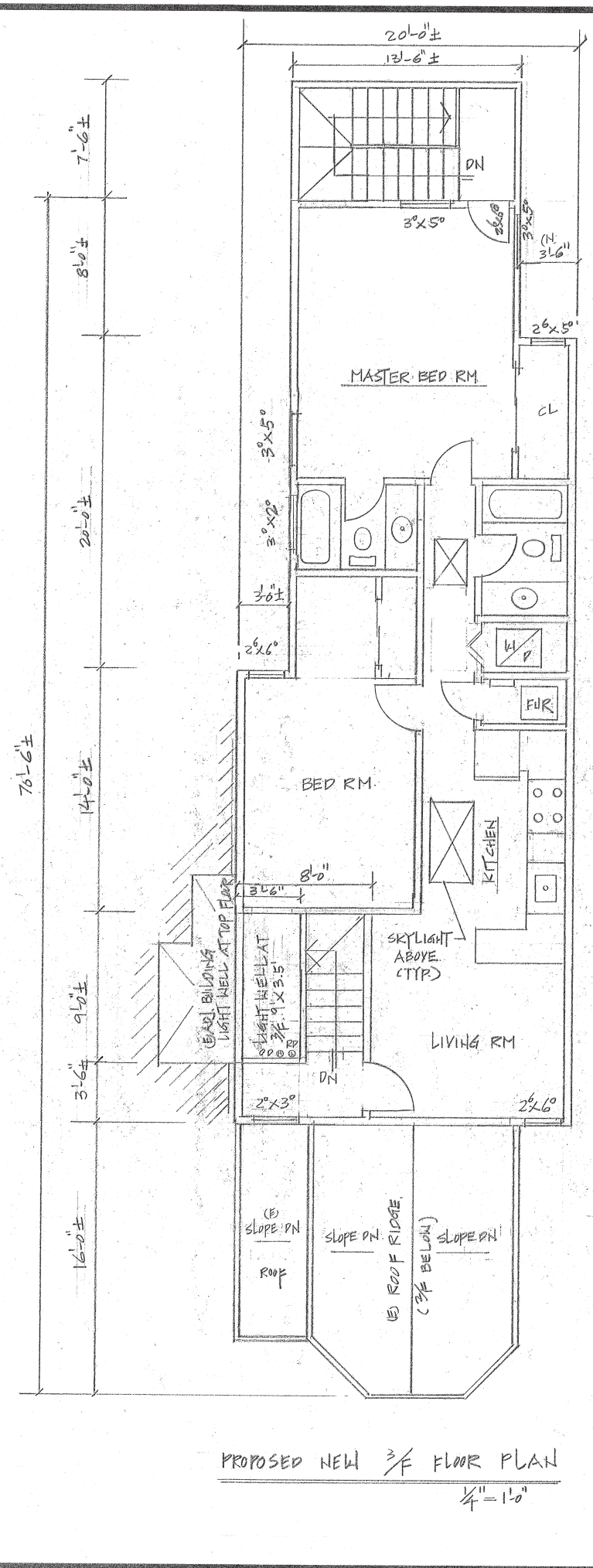
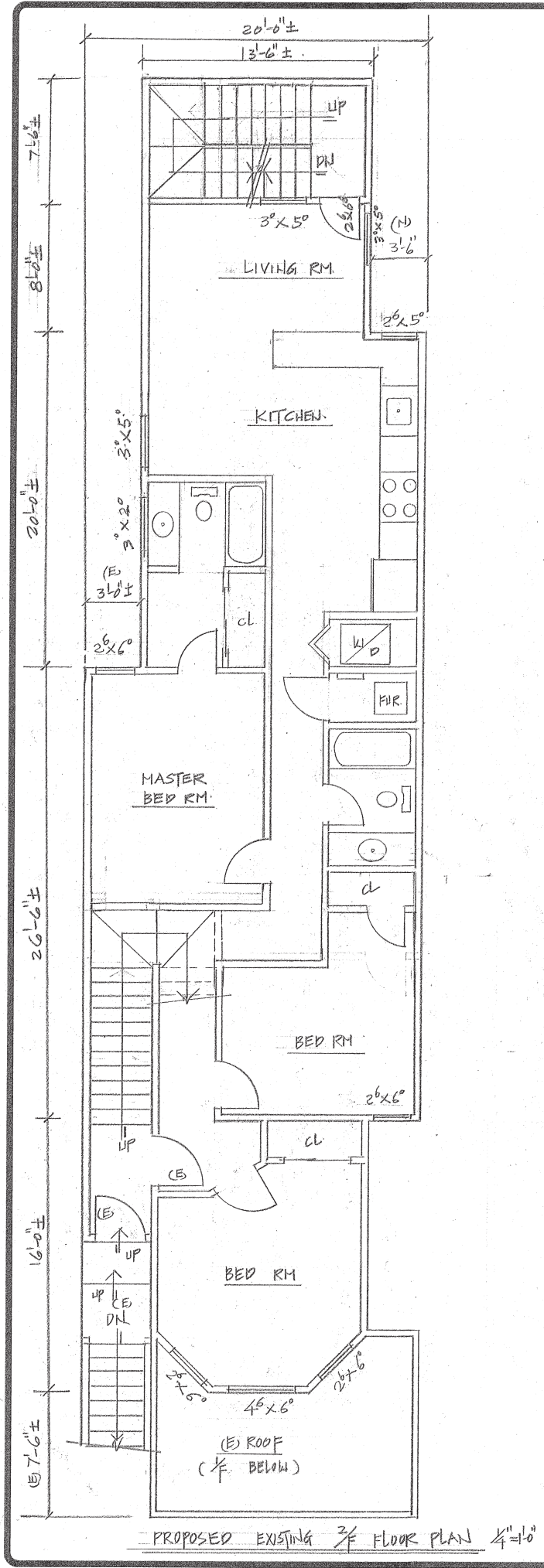
FLOOR PLAN & ELEVATION  
 4143 - 24 TH ST. S.F. CA.  
 BLOCK 6506 LOT 3B

A & J Design Associates, Inc.  
 254 Taraval Street  
 San Francisco, CA 94116  
 (415) 605-7538



DRAWN JOICE CHEN
CHECKED
DATE 2-8-18
SCALE AS SHOWN
JOB NO. 18-02
SHEET 11.3
OF 6 SHEETS

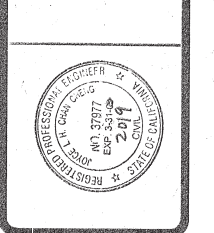




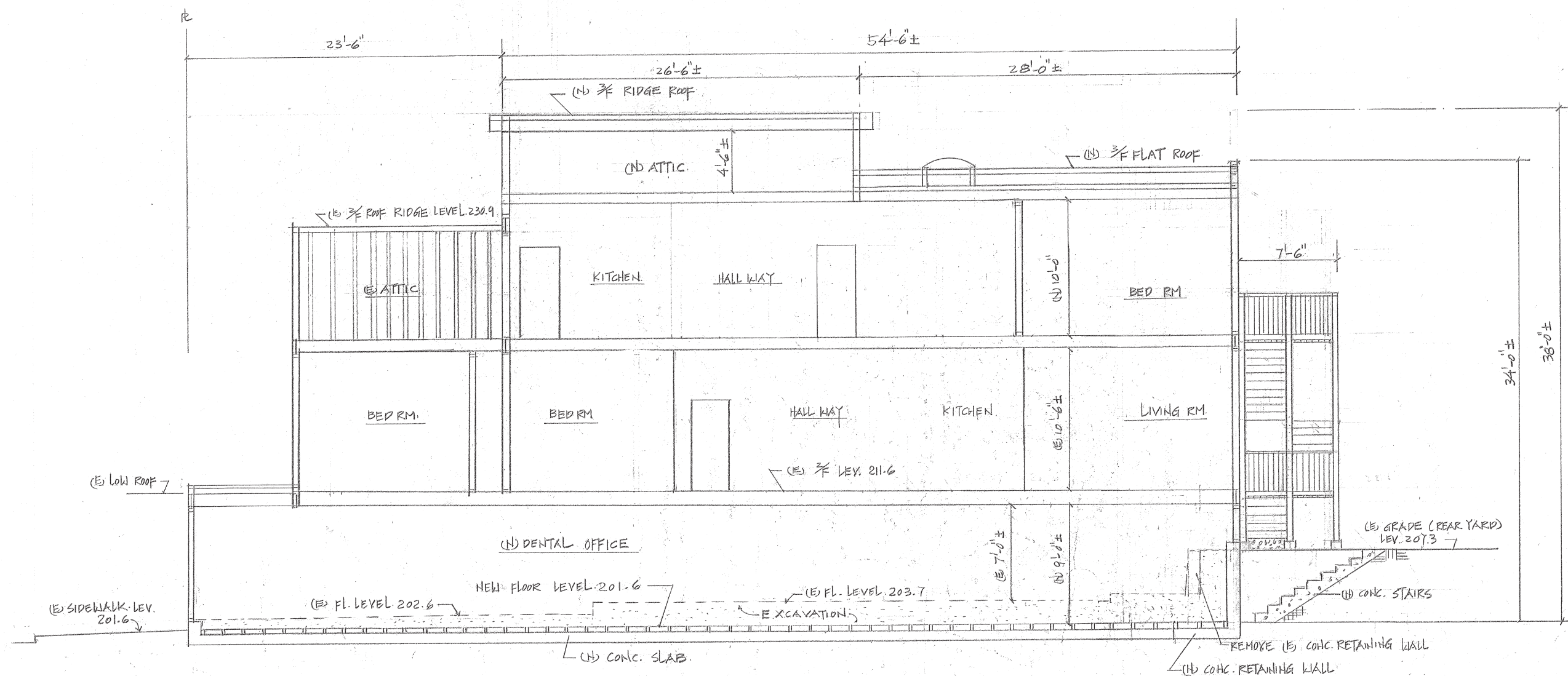
REVISIONS	BY

FLOOR PLANS  
 4143-24TH ST. SF. CA  
 BLOCK 6506 LOT 38

A & J Design Associates, Inc.  
 2354 Taraval Street  
 San Francisco, CA 94116  
 (415) 601-1338



DRAWN JOYCE CHEN
CHECKED
DATE 6-5-18
SCALE AS SHOWN
JOB NO. 18-02
SHEET A/6
OF 6 SHEETS

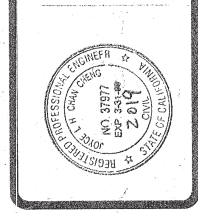


SECTION 1/4" = 1'-0"

REVISIONS	BY

SECTION  
 4143 - 24TH ST. SF CA  
 BLOCK 6506 LOT 38

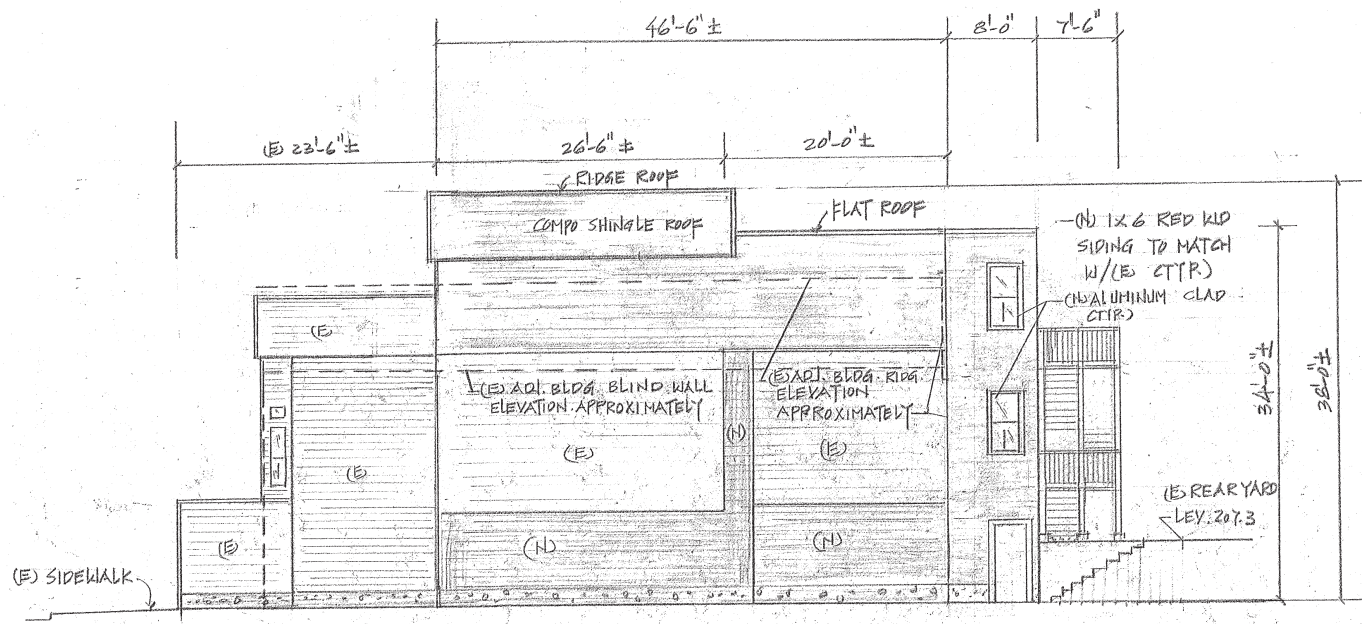
A & J Design Associates, Inc.  
 2354 Taraval Street  
 San Francisco, CA 94116  
 (415) 641-1338



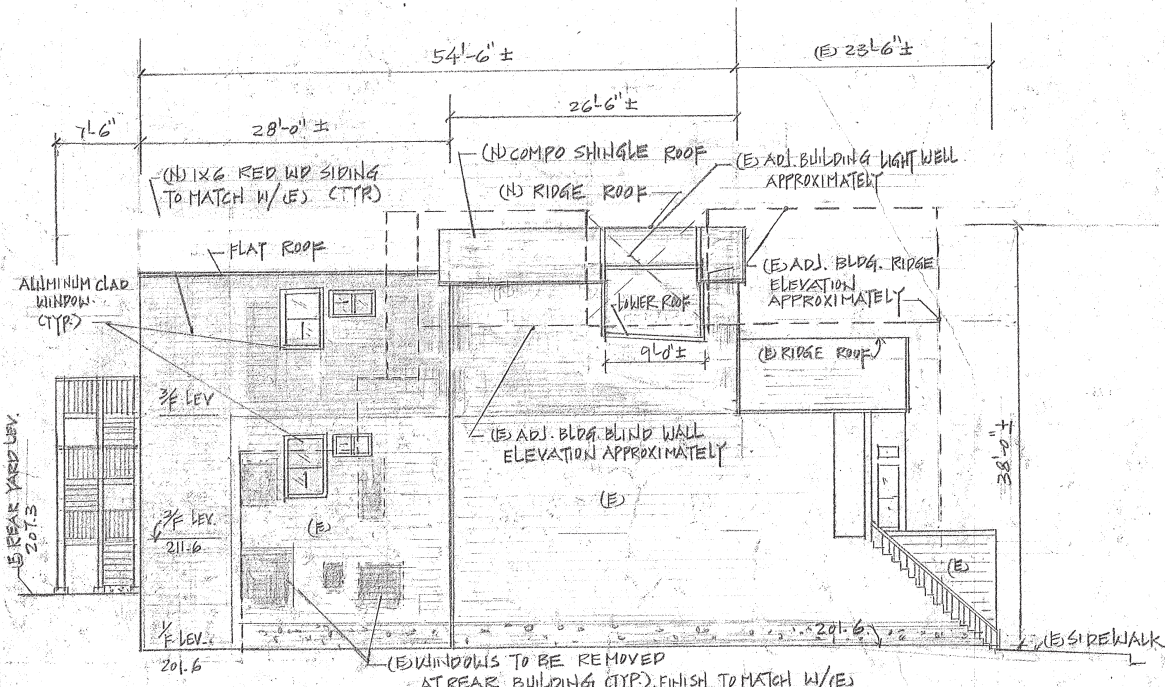
DRAWN JOYCE CHENG
CHECKED
DATE 2-8-18
SCALE AS SHOWN
JOB NO. 18-02
SHEET A/G
OF 6 SHEETS



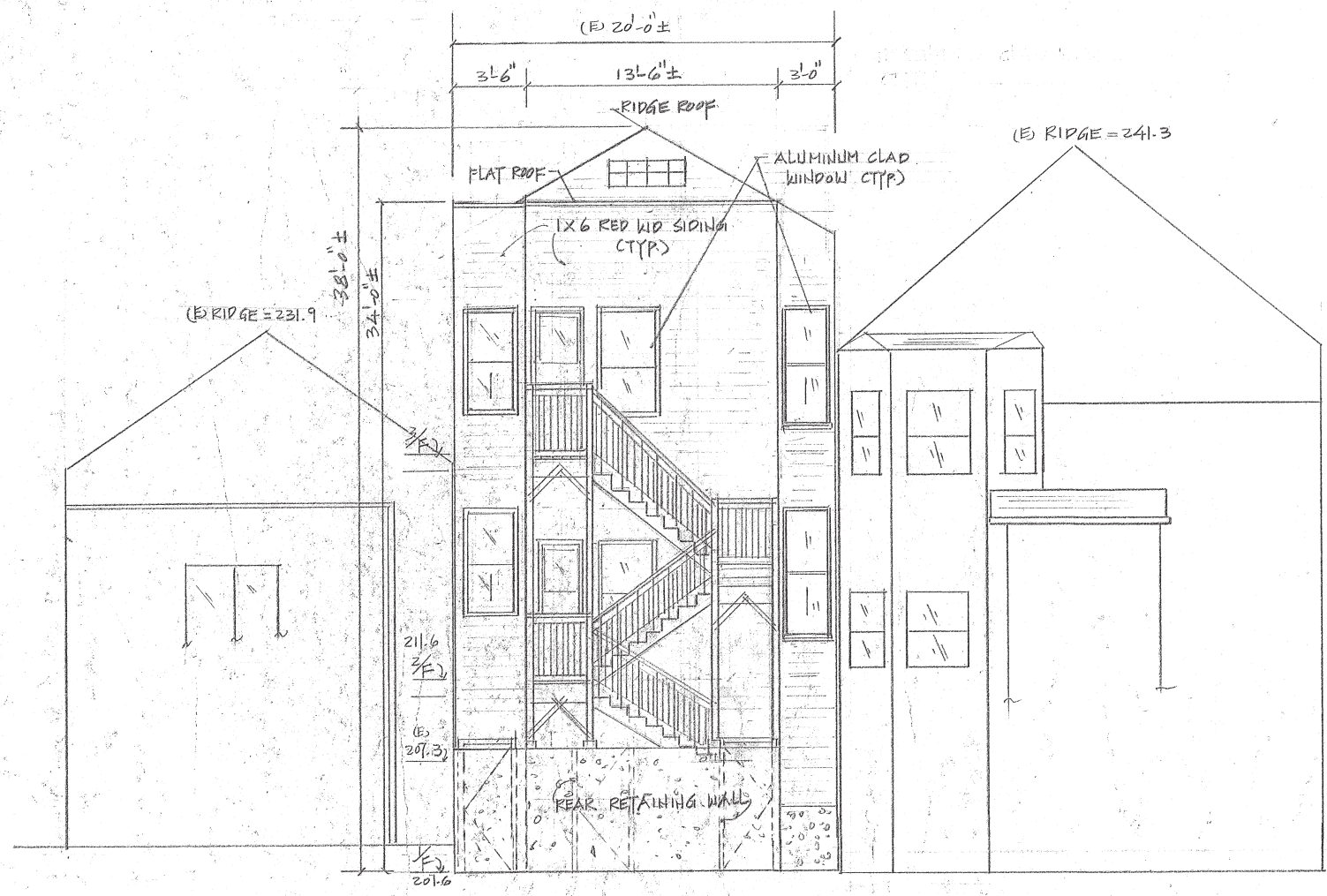
REVISIONS	BY



PROPOSED WEST SIDE ELEVATION  
1/8" = 1'-0"



PROPOSED EAST SIDE ELEVATION  
1/8" = 1'-0"



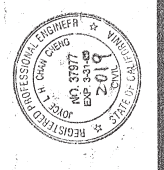
EXISTING ADJ. REAR ELEVATION  
#4147 1/4" = 1'-0"

PROPOSED REAR ELEVATION  
#4143 1/4" = 1'-0"

EXISTING ADJ. REAR ELEVATION  
#4139 1/4" = 1'-0"

ELEVATION  
4143 - 24TH ST SF CA  
BLOCK 6506 LOT 38

A & J Design Associates, Inc.  
2354 Tenthon Street  
San Francisco, CA 94116  
(415) 601-1338



DRAWN	JOYCE CHEN
CHECKED	
DATE	2-8-18
SCALE	AS SHOWN
JOB NO.	18-02
SHEET	5
OF	6 SHEETS



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4143 24th Street		6506/038	
Case No.	Permit No.	Plans Dated	
2016-001190ENV		7/12/16	
<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 existing two-story single-family home with one vehicle parking space. Construct a five-story building containing three residential units, a roof deck, ground-floor commercial, and basement storage level.			

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<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. 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

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<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</i>



	<i>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 checked="" 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>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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></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>
<b>Comments and Planner Signature (optional):</b>  No archeological effects.	

**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**

<b>Check all that apply to the project.</b>	
<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 checked="" 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**

<b>Check all that apply to the project.</b>	
<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 <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A      <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): Per PTR form signed on September 9, 2016.</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><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></p>
<input checked="" type="checkbox"/>	<p><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></p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: <b>Stephanie Cisneros</b></p> <p style="font-size: small; text-align: right;">Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.09.19 11:58:51 -07'00'</p>	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p>Planner Name: <b>Stephanie A Cisneros</b></p> <hr/> <p>Project Approval Action:</p> <p><b>Building Permit</b></p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p><b>Stephanie Cisneros</b></p> <p>Digitally signed by Stephanie Cisneros DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Stephanie Cisneros, email=Stephanie.Cisneros@sfgov.org Date: 2016.09.19 12:00:03 -07'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

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

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:





# SAN FRANCISCO PLANNING DEPARTMENT

## 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>		<b>Date of Form Completion</b>	8/26/2016
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
<b>Planner:</b>	<b>Address:</b>	
Stephanie Cisneros	4143-4145 24th Street	
<b>Block/Lot:</b>	<b>Cross Streets:</b>	
6506/038	Castro Street & Diamond Street	
<b>CEQA Category:</b>	<b>Art. 10/11:</b>	<b>BPA/Case No.:</b>
B	N/A	2016-001190ENV

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

<b>DATE OF PLANS UNDER REVIEW:</b>	7/12/2016
------------------------------------	-----------


PROJECT ISSUES:	
<input checked="" 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 prepared by Left Coast Architectural History (dated April 28, 2016).	
Proposed Project: Demolish existing two-story single-family home with one vehicle parking space. Construct a five-story building containing three residential units, a roof deck, ground floor commercial, and basement storage level.	

PRESERVATION TEAM REVIEW:			
<b>Historic Resource Present</b>		<input type="radio"/> Yes	<input checked="" type="radio"/> No *
		<input type="radio"/> N/A	
<b>Individual</b>		<b>Historic District/Context</b>	
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.

<b>PRESERVATION TEAM COMMENTS:</b>
<p>According to the Historic Resource Evaluation prepared by Left Coast Architectural History (dated April 28, 2016) and information found in the Planning Department files, the subject property at 4143 24th Street contains a one and one half story over raised basement, wood frame, single family residence constructed in 1898 (source: water tap record). The property contains a one-story, raised garage that was added in 1917 and extends from the front of the building to the front property line. The building was designed in a Queen Anne cottage style and constructed by the builders Born &amp; Troy. The first recorded owner was Anthony (Antone) Gerber, a carpenter, and his wife Ciscine. The Gerber's owned the property until 1914 and occupied it until 1910, when they began renting it out.</p> <p>Known exterior alterations to the property include: extending the front to the street line and include concrete floor, show windows on front to house plumbing shop (1917); replace the front stairs in kind (1997); repair front stairs to match pre-existing condition (1998); and cosmetic upgrade of existing storage area for dental equipment to include replacing old flooring and repainting new surroundings and replacement of existing garage door (2015). Visual observation also reveals that the display window on the 1917 shop addition was removed and replaced with a garage door and the front door has been replaced.</p> <p>No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a modest example of a Queen Anne cottage and is not architecturally distinct such that it would qualify individually for listing on the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a block of 24th Street between Diamond and Castro Streets that contains properties that were recently determined to be contributors to the potential 24th Street Commercial Corridor Historic District. The subject building would not contribute to this potential district since the 1917 storefront system that was added after original construction of the residence has been removed and converted into a garage.</p> <p>(continued)</p>

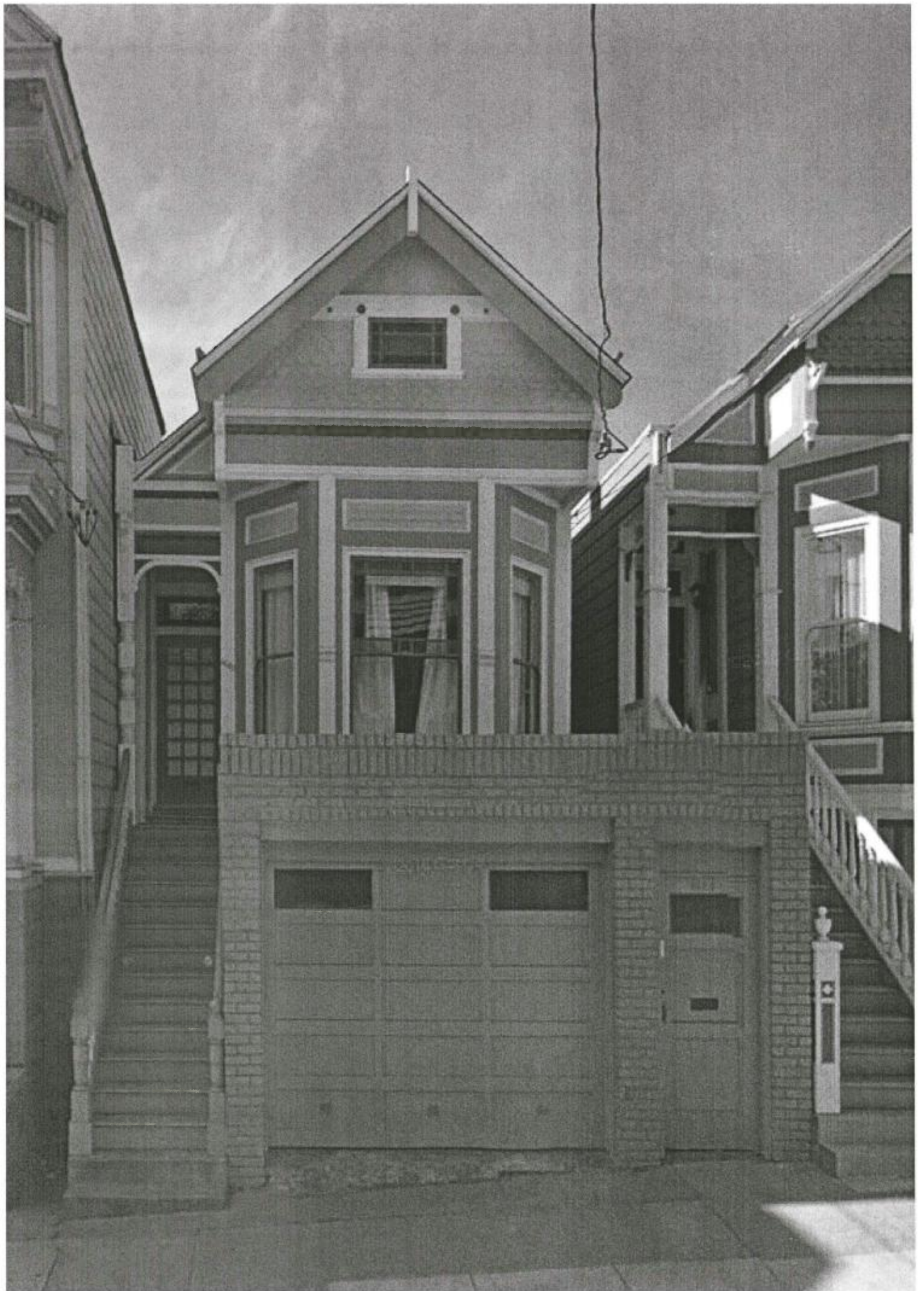
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1.9.2016

2016-001190ENV  
4143-4145 24<sup>th</sup> Street

The remainder of this section of 24th Street is a mix of residential and commercial buildings designed in a wide variety of architectural styles and construction dates. This portion of 24th Street between Castro and Diamond Streets (not included in the potential 24th Street Commercial Corridor Historic District) is not unified historically or architecturally.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.





# Parcel Map

284 " 28 4(251'  
 lot27 into lots47&48 for 1998 roll  
 lot4 into lots49to51 for 2008 roll  
 lot17 into lots52&53 for 2010 roll

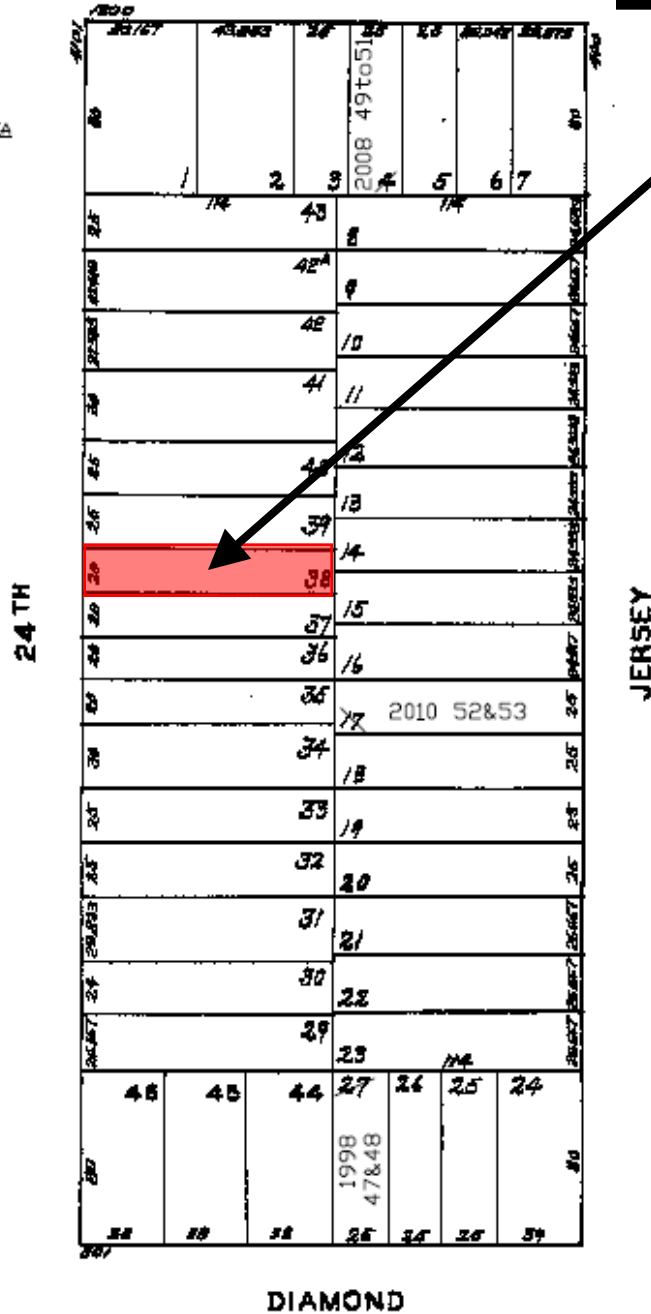
REVISED CUAA



CASTRO

**SUBJECT PROPERTY**

831-833 DIAMOND ST.  
 A CONDOMINIUM  
 LOT UNIT % COMM. AREA  
 47 831 53  
 48 833 47

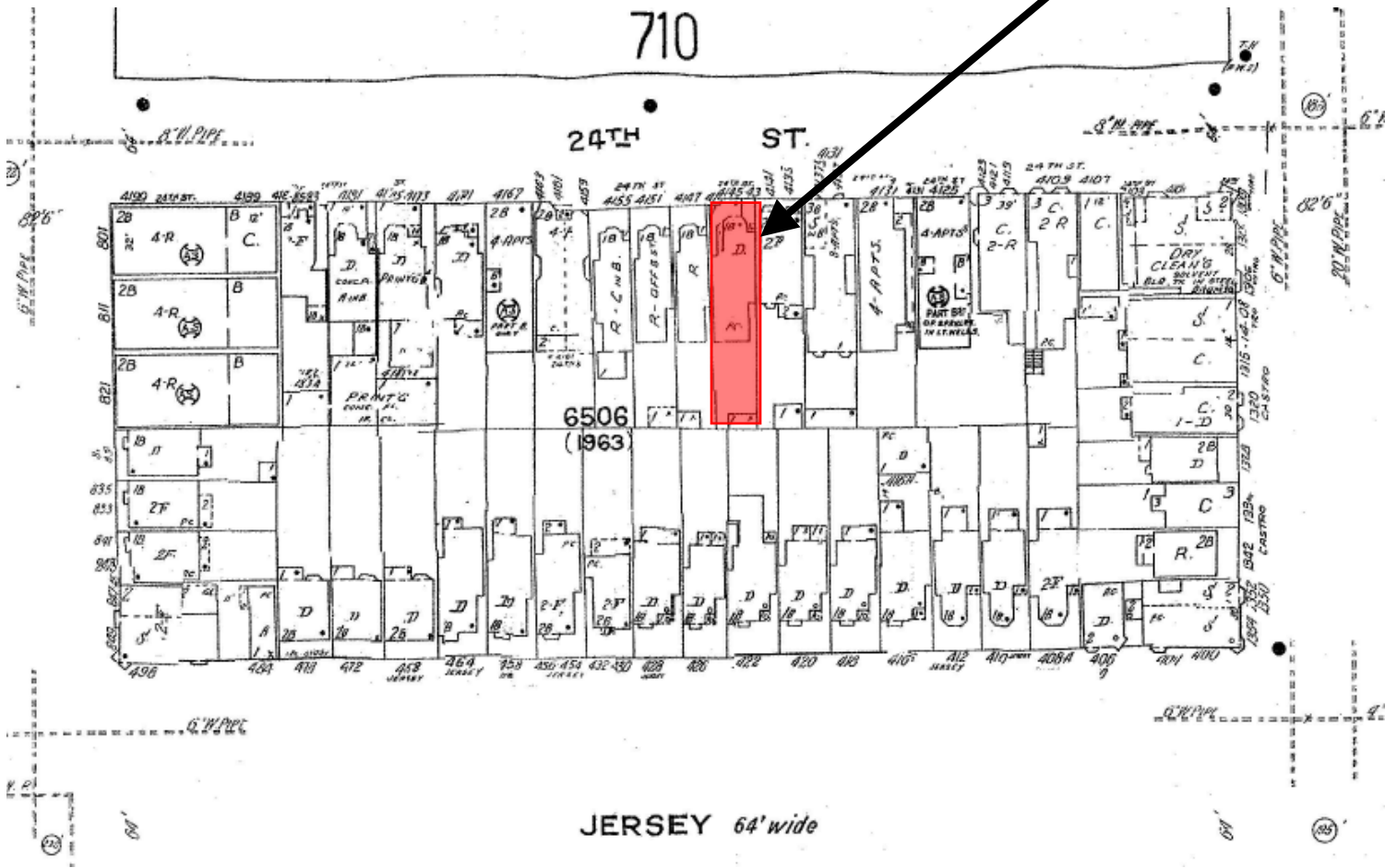


Conditional Use Authorization Hearing  
 Case Number 2016-001190CUA  
 4143 24th Street



# Sanborn Map\*

SUBJECT PROPERTY

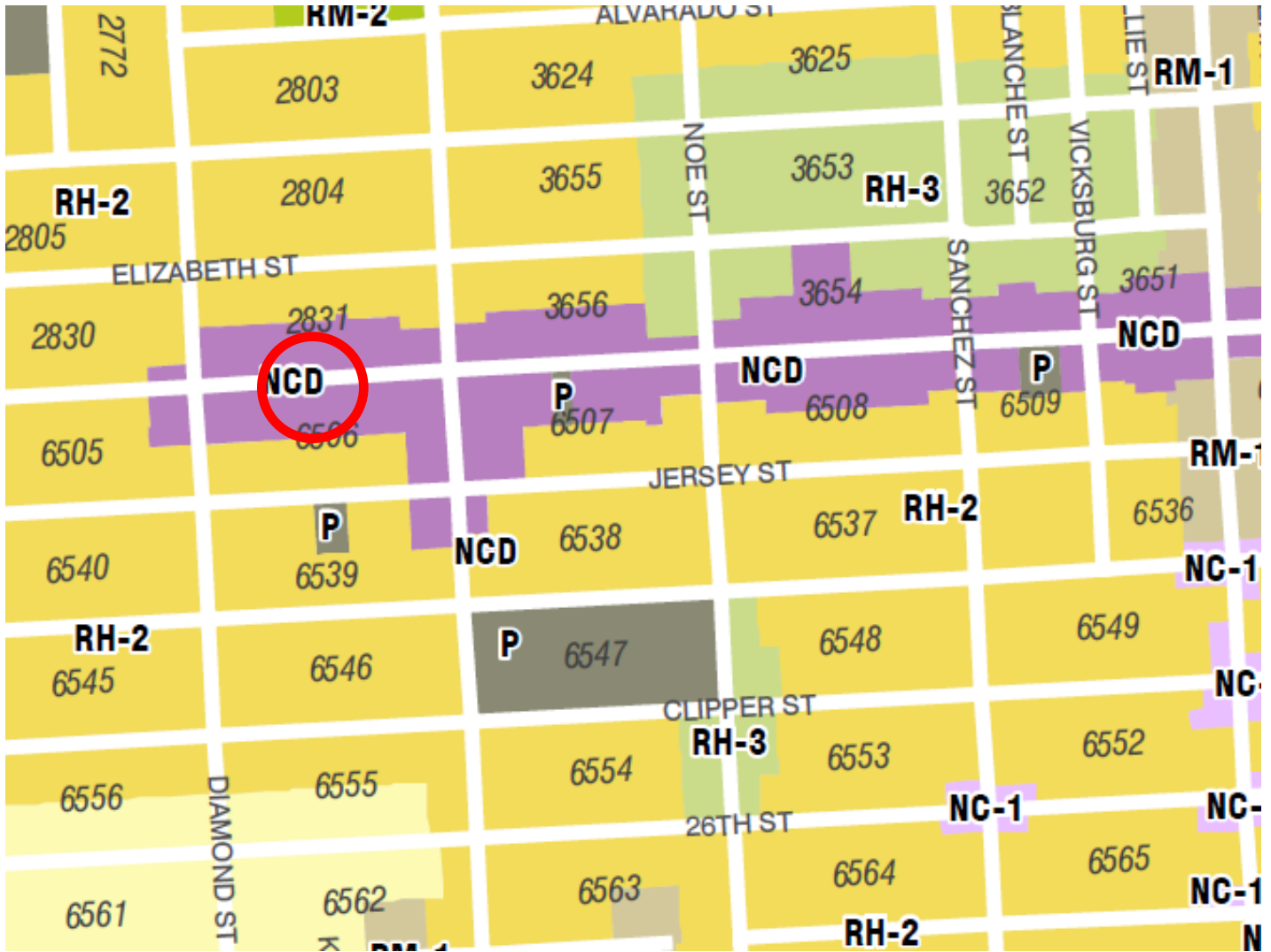


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2016-001190CUA  
4143 24th Street

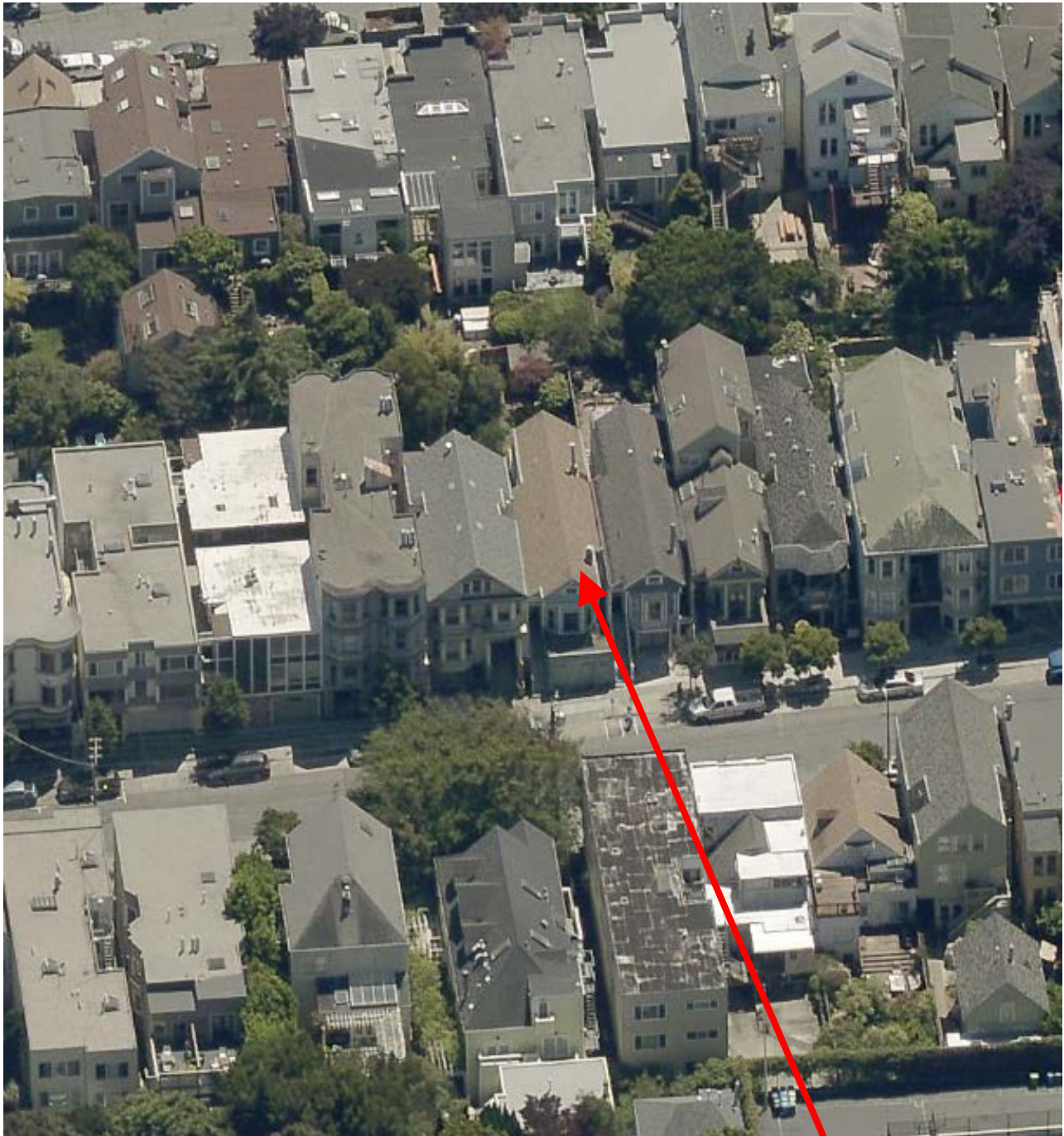
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2016-001190CUA  
4143 24th Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2016-001190CUA  
4143 24th Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2016-001190CUA  
4143 24th Street

# Existing Site Photo



Conditional Use Authorization Hearing  
Case Number 2016-001190CUA  
4143 24th Street

**From:** [Nisha Krishnaiah](#)  
**To:** [Horn, Jeffrey \(CPC\)](#); [philkkchan@gmail.com](mailto:philkkchan@gmail.com)  
**Subject:** Fwd: Plans  
**Date:** Friday, July 06, 2018 12:28:23 PM

---

Hi! This is from Robert.

Sent from my iPhone  
Nisha

Begin forwarded message:

**From:** Robert Hildreth <[rjhildreth@gmail.com](mailto:rjhildreth@gmail.com)>  
**Date:** July 6, 2018 at 11:39:55 AM PDT  
**To:** [nkrishnaiah@gmail.com](mailto:nkrishnaiah@gmail.com)  
**Subject:** Plans

Hi Nisha  
Just to let you know we accept your plans and do not intend to oppose them.

Good luck.  
Robert

Sent from my iPhone