



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 07/19/2018

Record No.: 2016-012941CUA
Project Address: 714 RHODE ISLAND ST
Zoning: RH-2 (Residential- House, Two Family District) Zoning District
40-X Height and Bulk District
Block/Lot: 4073/002A
Applicant: Chris McMahon
McMahon Architects
4111 18th Street
San Francisco, Ca 94114
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The project includes the demolition of the existing two-story, 1,040 square foot single-family home and construction of a new five-story, 6,356 square foot (40-foot tall) residential structure containing two dwelling units. The proposed dwelling units are each three bedroom units and are 2,641 square feet and 2,309 square feet in size.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317, to allow the demolition of the existing dwelling unit and construction of a new, five-story, 6,356 square foot (40 foot tall) residential structure containing two dwelling units within the Residential-House, Two-Family (RH-2) Zoning District and a 40-X Height and Bulk District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received four letters in support for the project.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - The sixth floor, labeled 'observatory level' was removed and the roof deck at the topmost level was setback from all sides.

- The primary façade was significantly redesigned to remove blank areas of walls.
- The entryway was enlarged and made more celebratory.
- **Residential Demolition.** While the project does involve demolition of a residential structure, the proposed replacement building will provide two family-sized units of very comparable size in full flat configurations. Additionally, the existing structure has been determined to not be a historic resource and the existing configuration of the structure would make it practically difficult to accommodate an additional housing unit through an addition to the existing structure.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. While the project does involve demolition of an existing residential structure, the proposed replacement building will provide two family-sized units of very comparable size in full flat configurations. 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 Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Conditional Use Authorization Application
- Exhibit C – Environmental Determination
- Exhibit D - Public Correspondence
- Exhibit E – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 2, 2018

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Record No.: **2016-012941CUA**
Project Address: **714 RHODE ISLAND STREET**
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40-X Height and Bulk District
Block/Lot: 4073/002A
Applicant: Chris McMahon
McMahon Architects
4111 18th Street
San Francisco, Ca 94114
Property Owner: 714 Rhode Island, LLC
236 West Portal Avenue #763
San Francisco, CA 94127
Staff Contact: Michael Christensen – (415) 575-8742
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 209.1, 303, AND 317, TO DEMOLISH AN EXISTING 1,040 SQUARE FOOT SINGLE FAMILY RESIDENCE AND CONSTRUCT A NEW FOUR-STORY, 40-FT TALL, RESIDENTIAL BUILDING (APPROXIMATELY 6,356 SQUARE FEET IN SIZE) WITH TWO THREE-BEDROOM DWELLING UNITS (APPROXIMATELY 2,641 SQUARE FEET AND 2,309 SQUARE FEET IN SIZE), LOCATED AT 714 RHODE ISLAND STREET, LOT 002A, IN ASSESSOR'S BLOCK 4073, WITHIN THE RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 9, 2017, Chris McMahon of McMahon Architects (hereinafter "Project Sponsor") filed Application No. 2016-012941CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish the existing two-story, 1,040 square foot single-family home and construct a new five-story, 6,356 square foot (40 foot tall from grade) residential structure containing two dwelling units (hereinafter "Project") at 714 Rhode Island Street, Block 4073 Lot 002A (hereinafter "Project Site").

On April 10, 2017 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 Categorical Exemptions under CEQA as described in the determination contained in the Planning Department files for this Project;

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 Authorization Application No. 2016-012941CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2016-012941CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-012941CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the demolition of the existing two-story, 1,040 square foot single-family residence and construction of a new five-story (40 foot tall), 6,356 square foot residential structure containing two dwelling units. The proposed dwelling units are each three bedroom units and are 2,641 square feet and 2,309 square feet in size.
3. **Site Description and Present Use.** The Project is located on a 2,500 square foot lot with 25 feet of street frontage and a depth of 100 feet. The Project Site contains one existing building containing a single-family residence that is not occupied.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Showplace Square / Potrero Hill Area Plan. The immediate context is primarily residential in character and is comprised primarily of small multi-family structures. The building directly to the south of the project site is atypical of the surrounding neighborhood in that it is developed on a 10,000 square foot lot and consists of 18 dwelling units in a five-story building. Other zoning districts in the vicinity of the project site include: RM-1 (Residential-Mixed, Low Density) and RH-3 (Residential-House, Three Family).
5. **Public Outreach and Comments.** The Department has received four letters in support for the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Residential Demolition.** Planning Code Section 317 states that a Conditional Use Authorization is required to demolish a residential unit, that no permit for residential demolition shall be approved prior to final approval of a building permit for a replacement structure, and that the Commission shall consider the replacement structure as part of its decision on the Conditional Use Authorization.

The Project Sponsor has submitted this request for Conditional Use Authorization to comply with this requirement, and the project plans include the demolition of the existing structure as well as the construction of the replacement structure. While the granting of the Conditional Use Authorization would authorize the permit to demolish the existing residential structure, formal approval of the permit to demolish the existing residential structure would not occur until the permit for the replacement structure has been finally approved.

- B. **Rear Yard.** Planning Code Section 134 states properties in the RH-2 Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors.

The Project provides a rear yard equal to 45% of the depth of the lot which is encroached by a twelve foot deep, two-story extension setback on both sides by five feet as permitted by Planning Code Section 136(c)(25).

- C. **Open Space.** Planning Code Section 135 states that 125 square feet of usable open space must be provided per unit if private to each unit, or 166.25 square feet of usable open space must be provided if common between multiple units.

The lower unit is provided access to the rear yard, while the upper unit has access to roof decks at the fifth floor and at the roof of the fifth floor. In total, these areas meet the usable open space requirements for size and dimensions.

- D. **Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto an open area meeting the requirements of the Section.

The front facing windows at the third floor and fourth floor meet the requirements for dwelling unit exposure for the lower and upper units, respectively.

- E. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit in the RH-2 Zoning District.

The Project provides a garage at the ground level which can accommodate up to three automobiles. Thus, the Project complies with this requirement.

- F. **Bicycle Parking.** Planning Code Section 155.1 requires one Class One bicycle parking space per dwelling unit.

The Project provides four Class One bicycle parking spaces within the garage at the ground level. Thus, the project complies with this requirement.

7. **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 use and size of the proposed project is compatible with the immediate neighborhood. While the Project proposes demolition of an existing single-family residence, the proposed Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood and both are family sized with three bedrooms. The replacement building is designed to be in keeping with the existing development pattern and respond to the mixed neighborhood character. While larger than some other properties in the area, its adjacency to the large multi-family development to the south renders it a compatible and appropriate transition between building massings. Therefore, the Project is considered to be necessary and desirable given the quality and design of the new residences and increase in the number of residential units.

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

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

The project site is a 2,500 square foot parcel measuring 25 feet wide and 100 feet deep, which is typical of parcels in the area. The proposed structure is five stories in height due to the steep upward grade of the site. While uncommon of many other properties in the area, the adjacency to the large massing directly to the south renders the project a compatible and appropriate transition between building massings on the block. As such, the proposed site and structure are both consistent with the development pattern of the neighborhood.

- 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 two off-street automobile parking spaces for the proposed project, which is unlikely to significantly impact traffic in the surrounding neighborhood. The Project is also proposing the required two new Class One bicycle parking spaces to accommodate alternative means of transit, and the neighborhood is transit rich. Thus, the proposed project provides adequate off-street parking and loading for the proposed use. The proposed project would not interfere or unduly burden traffic patterns within the surrounding neighborhood.

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

As the Project is residential in nature, it is unlikely 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;

The Project provides screened off-street parking spaces by enclosing them in a garage, and the front setback area is appropriately landscaped and contains permeable surfaces to comply with the requirements of the Planning Code. As a small project, it does not contain service areas or signage that could detract from the visual quality of the site.

- 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 Zoning District.

The Project is consistent with the stated purposes of RH-2 Zoning District in that the Project provides additional residential units to the City's housing stock while maintaining the moderate scale and segmentation prescribed by the Zoning District. The proposed dwelling units are in a full flat configuration as is typical for the district.

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

- i. 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 active enforcement cases or notices of violation for the subject property.

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

The existing structure appears to have been maintained in a decent, safe and sanitary condition.

- iii. Whether the property is an "historic resource" under CEQA;

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the existing structure at 714 Rhode Island Street is not a historical resource (See Case No. 2016-012941ENV).

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

According to the environmental review (See Case No. 2016-012941ENV), the Project would not result in a substantial adverse impact under CEQA.

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

The existing structure is a single-family residence which was previously an owner-occupied unit and was vacated as part of the sale of the property. As such, the project does not entail conversion of rental housing to other forms of tenure or occupancy.

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

The Planning Department cannot definitely determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. This is the purview of the Rent Board; however, the Department can confirm that there are no current tenants living in the existing dwelling unit.

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

Although the Project proposes the demolition of an existing single-family residence, the new construction proposes two new three-bedroom dwelling units, thus adding an additional dwelling unit to the City's housing stock.

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

The replacement building conserves neighborhood character with appropriate scale, design, and materials; and improves cultural and economic diversity by appropriately increasing the number of units with multiple bedrooms, which provide family-sized housing. The Project would provide for an increase of one dwelling unit to the City's housing stock.

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

The Project removes an older single-family residence, which is generally considered more affordable than a more recently constructed unit. However, the project also adds one new dwelling unit to the City's housing stock, further increasing the supply of housing. Additionally, multi-

family dwelling units are typically more affordable than single-family units as the cost of land is shared between dwelling units.

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

The Project is not subject to the provisions of Planning Code Section 415, as the Project only proposes two dwelling units, which results in a net increase of one dwelling unit.

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

The Project has been designed to be in keeping with the scale and development pattern of the mixed neighborhood character. The surrounding neighborhood is an established residential neighborhood and the proposed massing and use are consistent with other properties in the area.

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

The Project proposes two three-bedroom dwelling units on the site. Thus, the overall number of units that are family sized is increased through the project.

- xiii. Whether the Project creates new supportive housing;

The Project will not create new supportive housing.

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

The overall scale, design, and materials of the proposed building is consistent with the block-face and compliment the neighborhood character with a contemporary design. The Project was reviewed by the Residential Design Advisory Team, which determined that the Project was consistent with the Residential Design Guidelines with modifications including the elimination of the sixth floor (which did not contain any bedrooms), alterations of the primary façade, and the addition of a more pronounced entryway. With these modifications, the Project meets the relevant design guidelines and enhances the existing neighborhood character.

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

The Project will increase the number of on-site units from one dwelling unit to two dwelling units.

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

The existing building contains a total of two bedrooms. The Project will contain a total of six bedrooms across the two three-bedroom dwelling units.

xvii. Whether or not the replacement project would maximize density on the subject lot; and,
Per Planning Code Section 209.1, the site is permitted to accommodate two dwelling units. The Project proposes two dwelling units and thus maximizes the density on the subject lot.

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

The Planning Department cannot definitely determine whether or not the single-family home is subject to the Rent Stabilization and Arbitration Ordinance. The existing single family home is proposed to be replaced with two three-bedroom dwelling units. As such, the project replaces the existing dwelling unit with two units that are of larger size.

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

HOUSING ELEMENT

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.10

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

The Project is a low density residential development on an underutilized site in an established residential neighborhood. The Project site is an ideal infill site that currently contains one single-family home where additional density is permitted and transit access is rich.

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 existing residential structure containing a two-bedroom single-family residence. However, the new construction proposal will result in one additional new unit, and thereby contribute to the general housing stock of the city.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

While the Project will demolish an existing single-family home, the new construction project will result in an increase in the density of the property and contributes one net new dwelling unit to the City's housing stock. The proposed units are more naturally affordable than the existing single-family home as multi-family units are naturally more affordable than single-family homes.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.5

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

The Project will provide additional family sized dwelling units by replacing the existing unit on the site and providing one additional three-bedroom unit. The proposed dwelling units are appropriately sized for families. While the project does not include a diversity of unit types, the existing density limit makes it impossible to accommodate additional units to complement the two proposed family sized units.

OBJECTIVE 11:

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

Policy 11.1:

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

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

Policy 11.3:

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

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The proposed new construction is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Furthermore, the proposal results in an increase in density on the site while maintaining general compliance with the requirements of the Planning Code.

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 reinforces the existing street pattern by providing a transition between the large massing of the non-conforming six story apartment building to the south and the smaller residential buildings to the north.

Policy1.3:

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

The Project reinforces the existing street pattern by providing a transition between the large massing of the non-conforming six story apartment building to the south and the smaller residential buildings to the north. Thus, the building contributes to the overall character and unity of the neighborhood.

SHOWPLACE SQUARE / POTRERO HILL AREA PLAN

Objectives and Policies

OBJECTIVE 2.3

REQUIRE THAT A SIGNIFICANT NUMBER OF UNITS IN NEW DEVELOPMENTS HAVE TWO OR MORE BEDROOMS EXCEPT SENIOR HOUSING AND SRO DEVELOPMENTS UNLESS ALL BELOW MARKET RATE UNITS ARE TWO OR MORE BEDROOM UNITS

POLICY 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments.

The Project is in keeping with this objective by providing two new three-bedroom dwelling units to the City's housing stock. In doing so, the project provides additional housing that is appropriately designed and sized for family living.

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

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing buildings do not contain commercial uses/spaces. The proposed residential 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.

The Project proposes to remove existing housing, thus altering the existing character of the neighborhood. However, by providing additional housing to the City's housing stock, the project enhances the economic vitality and diversity of San Francisco. Additionally, the replacement building is well design to complement and enhance the character of the neighborhood.

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

The existing single family dwelling is not designated as an inclusionary affordable housing unit.

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

The Project is not anticipated to impede transit service or overburden our streets with neighborhood parking. The project includes required amount of bicycle parking and off-street 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.

The Project does not include commercial office development and 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 structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site. The existing building is not a historic resource.

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

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 Authorization Application No. 2016-012941CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 19, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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 the demolition of existing two-story, 1,040 square foot single-family home and construction of a new five-story, 6,356 square foot (40 foot tall from grade) residential structure containing two dwelling units located at 714 Rhode Island Street, Block 4073, and Lot 002A pursuant to Planning Code Section(s) **209.1, 303, and 317** within the **RH-2** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **6/19/2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-012941CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 19, 2018** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 19, 2018** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

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

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

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

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

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than **two (2)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

10. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two (2)** independently accessible off-street parking spaces.

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

PROVISIONS

11. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

12. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

MONITORING - AFTER ENTITLEMENT

13. **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*
14. **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*

OPERATION

15. **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*

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: RAVI SADARANGANI - 714 RHODE ISLAND LLC	
PROPERTY OWNER'S ADDRESS: 152 YERBA BUENA AVE.	TELEPHONE: (415) 939-7284
	EMAIL: rsadarangani@hotmail.com

APPLICANT'S NAME: RODRIGO SANTOS Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 2451 HARRISON STREET	TELEPHONE: (415) 642-7722
	EMAIL: rsantos@santosurruwta.com

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 714 RHODE ISLAND STREET		ZIP CODE: 94107
CROSS STREETS: 19TH STREET AND 20TH STREET		
ASSESSORS BLOCK/LOT: 4073 1002A	LOT DIMENSIONS: 100' x 25'	LOT AREA (SQ FT): 2500
ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X	

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: SINGLE - FAMILY HOME
		PROPOSED USE: TWO - FAMILY HOME
		BUILDING APPLICATION PERMIT NO.: 2017-0103-6443 (DEM) 2017-0103-6443 (CONST.)

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	2	2
Hotel Rooms	0	0	0	0
Parking Spaces	1	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	~30' ABOVE GRADE	0	40' ABOVE NATURAL GRADE MAX.	40' ABOVE NATURAL GRADE MAX.
Number of Stories	2	0	6	6
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	1040	0	6348	6348
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	0	0	0	0
Parking	156	0	886	886
Other (Specify Use)	0	0	0	0
TOTAL GSF	1196	0	7234	7234

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Planning Code Section 317 requires Conditional Use authorization for approval of a permit for residential demolition

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The proposed use is a two-family dwelling, which is permitted within an RH-2 zoning district. The (FV) building will be taller than the (E), but its rooftop will still be below the adjacent neighbors. A two-family dwelling in a residential district, whose height is comparable to an adjacent neighbor is compatible with the neighborhood. As a two-family dwelling, there are no concerns regarding impact on traffic patterns, toxic emissions, lighting or signs, etc. Additionally, all code requirements with respect to building heights and setback requirements are met, so there is no reason to think that this project will be detrimental to the character of the neighborhood or to the Master Plan.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Not applicable. No neighborhood-serving retail spaces will be impacted by this project beyond the impact of having one more family in the neighborhood.

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

Proposed stucco and painted wood siding can both be found up and down Rhode Island Street. The proposed use is consistent with the neighborhood. The proposed project will cover more of the lot than the neighbors, but is still compliant with what is granted under the Code. The project should not adversely affect neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

Both proposed units, and the one existing unit to be removed, are market-rate units. Thus, there will be no impact on the affordable housing stock.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

More off-street parking will be provided to accommodate the additional unit. Commuter traffic will see no long-term impact due to the creation of a two-unit building.

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

The proposed residential use is consistent with the zoning district. There is no commercial office development, and there is no detrimental impact on the industrial or service sectors.

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

Any new building will be required to be built in accordance with current seismic safety standards, ensuring that the building will be as well-prepared to resist an earthquake as is reasonably possible.

7. That landmarks and historic buildings be preserved; and

The building's historic status is presently under review by the Planning Department. No landmarks will be impacted by this project.

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

No parks or public open spaces will be adversely affected by this project.

Estimated Construction Costs

TYPE OF APPLICATION: DEMOLITION AND NEW CONSTRUCTION (TWO PERMIT APPLICATIONS)	
OCCUPANCY CLASSIFICATION: R-3	
BUILDING TYPE: V-A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 7234	BY PROPOSED USES: 6348 - CONDITIONED 886 - GARAGE
ESTIMATED CONSTRUCTION COST: \$975,000.00	
ESTIMATE PREPARED BY: RODRIGO SANTOS	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

04/07/2017

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

ANDREW EZARIK

Owner Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

- NOTES:
- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
 - Typically would not apply. Nevertheless, in a specific case, staff may require the item.
 - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only
Application received by Planning Department:

By: _____ Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Phone: (415) 558-6378
Fax: (415) 558-6409

Subject: Letter of Authorization – Conditional Use Authorization for Demolition of One-Unit Dwelling and Construction of Two-Unit Dwelling at 714 Rhode Island Street

To Whom It May Concern,

I, Ravi Sadarangani, am the managing member of 714 Rhode Island LLC, which owns the property at 714 Rhode Island Street. I am attempting to obtain permits to demolish the existing two-story, one-unit building and to construct a new, six-story, two-unit building in its place. Such a project requires us to apply for a Conditional Use Authorization.

I authorize Santos and Urrutia Structural Engineers, Inc., or any representative thereof, to process all required paperwork related to the CU on my behalf. Additionally, I authorize Santos and Urrutia Structural Engineers, Inc., or any representative thereof, to process payment related to the CU on my behalf.

If you have any questions, please contact me at (415) 939-7284

Sincerely,



Ravi Sadarangani
714 Rhode Island Street LLC
Managing Member



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
714 Rhode Island Street		4073/002A	
Case No.	Permit No.	Plans Dated	
2016-012941ENV		11/15/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition of an existing two-story single-family home, and construction of a new six-story building containing two dwelling units and two vehicle parking spaces.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Jean Poling Digitally signed by Jean Poling Date: 2017.02.28 10:10:13 -08'00'	
No archeological effects.	

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

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (<i>specify or add comments</i>):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input checked="" type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p><input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: PTR form dated 4-7-2017 <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments <i>(optional)</i>:</p>	
<p>Preservation Planner Signature: Jorgen Cleemann Digitally signed by Jorgen Cleemann Date: 2017.04.10 15:24:45 -07'00'</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name: Jorgen Cleemann</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p>Signature:</p> <p>Jorgen Cleema nn</p> <p><small>Digitally signed by Jorgen Cleemann Date: 2017.04.10 15:25:41 -07'00'</small></p>
<p><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.</small></p>		



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	4/4/2017
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PROJECT INFORMATION:		
Planner:	Address:	
Jørgen G. Cleemann	714 Rhode Island Street	
Block/Lot:	Cross Streets:	
4073/002A	19th and 20th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/A	2016-012941ENV

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

DATE OF PLANS UNDER REVIEW:	11/15/2016
------------------------------------	------------

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: Supplemental Information for Historic Resource application prepared by Chris McMahon (dated 9/22/2016); Historic Resource Evaluation prepared by Tim Kelley Consulting (dated January 2017)	
Proposed Project: Demolition of an existing one-and-a-half story single-family residence and garage; construction of a new 3-story, 2-unit dwelling.	

PRESERVATION TEAM REVIEW:				
Category:		<input type="radio"/> A	<input checked="" type="radio"/> B	<input type="radio"/> C
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 to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<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	

PRESERVATION TEAM COMMENTS:
<p>According to the Supplemental Information for Historic Resource Determination prepared by Chris McMahon (dated 9/22/2016), the Historic Resource Evaluation prepared by Tim Kelley Consulting (prepared January 2017), and information found in the Planning Department files, the subject parcel at 714 Rhode Island Street contains a one-and-a-half story, over-basement, wood-frame, single-family residence with a detached garage. The subject residence was constructed around 1904 in a different location (unknown as of this writing; possibly the lot directly behind the subject property on Kansas Street) and was moved to its current location in 1927. The subject building is built in a vernacular style with a front-end gable roof and a one-story rear extension. Major exterior alterations include recladding with asbestos shingles (1939); recladding the front facade with aluminum siding, installing aluminum replacement windows, and installing pre-fabricated concrete stairs leading to the front entry (1963). Ornate hoods were added over the main entry and north facade windows within the past six years. The construction date of the detached garage is unknown. The front facade and door opening for the garage currently have elaborate neoclassical enframements; an examination of historical and more recent photographs demonstrates that these ornamental features were added within the past eight years.</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 building is not architecturally distinct such that it would qualify individually for listing in 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 Portrero Hill neighborhood on a block the exhibits a number of single and multi-family residences constructed in a variety of styles and with construction dates ranging from 1900 to 2010. As such, the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and thus does not constitute a historic district for CEQA purposes.</p> <p>Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
<i>Onia Qu</i>	<i>4-7-2017</i>



714 Rhode Island Street. Screenshot of 2016 Google Streetview.

June 29, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

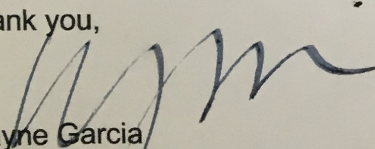
Dear President Hillis and Commissioners,

I am a Potrero Hill resident and the owner of DIG Wines in Dogpatch. I'm writing to voice my support for the two unit project at 714 Rhode Island St that adds a badly needed new unit to the housing stock without displacing anyone. This project is exactly the type of housing that San Francisco needs: two modest sized, "missing middle" apartments for two families with three bedrooms per unit ranging in size from ~ 2260 Sq. Ft and ~ 2640 Sq. Ft., instead of a neglected, small, single-family home on a RH2 lot.

- The existing single-family home is on three floors over garage. The proposal is for four stories of occupancy over the existing below grade garage (the back yard is on the third floor);
- The project sponsor has worked with the planning staff to address concerns and eliminated an entire floor (the originally proposed fifth floor over the garage) and reduced the roof deck, setting back the roof deck 8' from the north property, 5' from the south property, 20' from the front and 45' from rear property line;
- The proposed project provides dedicated outdoor space for both units: backyard for the lower unit and roof deck for the upper units. Every family deserves outdoor space and the roof deck should be approved as dedicated outdoor space for the upper unit. The apartment building to the left (when facing the subject property) has several decks including roof decks;
- The building height is lower by 12' than the apartment building to the left;
- Glazing was reduced by ~ 20% than the earlier proposal to address privacy;
- The design is in keeping with recently built, high quality homes in Potrero Hill.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by working closely with the planning department staff to address privacy needs of the neighbors. Please approve the proposed development at 714 Rhode Island Street so that new families have an opportunity to move into the neighborhood.

Thank you,



Wayne Garcia
1132 Rhode Island St
San Francisco, CA 94107

June 16th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a father of three young children and seven year resident of Potrero Hill resident who wishes to voice strong support for the two unit project at 714 Rhode Island Street. As renters, we had looked for family-friendly homes in the neighborhood for years without luck, but were fortunate to eventually find a multi-unit building to house my multigenerational family with ages ranging from 1 to 79. We are grateful for having found a multi-unit building at 638 Rhode Island Street. I feel that the more development of small site multiunit ownership units that occurs in our neighborhood, the more family-friendly it becomes. Our neighborhood needs more smart development like that proposed for 714 Rhode Island— **large enough for families and with ample outdoor space for kids (and adults) to play.**

As the property stands now, it is my absolute least favorite house on The Hill, for this reason: The driveway is severely non-conforming and has a retaining wall to hold it up that blocks almost the entire sidewalk! Further, the grade change is so steep as to prevent passage by wheelchairs and baby strollers. Instead, they must enter the street at 19th Street and traverse about 50 feet before reaching the curb cut. It is unacceptable that the Planning Commission allowed the former owner to build this retaining wall a decade ago. In contrast, the proposed development hopefully brings the sidewalk into compliance with ADA laws and also substantially improves the streetscape and proportionality of the neighborhood.

Among the features that I particularly appreciate or hope the proposed development to include:

- Putting the garage below grade, so as to bring the lower unit to grade level, which is especially important for residents like my septuagenarian father and parents-in-law. If the unit includes an elevator, I will give it even higher marks.
- High-quality materials and finishes substantially improve the character of the architecturally diverse neighborhood.
- The roof deck and back yard. If anything, I wish the Planning Commission would urge the project sponsor to increase the size of the roof deck to come into compliance with the much needed legislation by State Senator Scott Weiner that requires solar or open space on rooftops. Best case scenario would be to require 100% of the roof to be used for either recreation, vegetation, or solar.
- That it reduces the overbearing nature of the 60' tall apartment block at 740 Rhode Island by creating a contiguous roofline between neighboring buildings.
- That it offers substantial window square footage to allow occupants to enjoy natural light and the views northward, without blocking any neighbor's views.

- The proposed project includes garage space for both units with electric charging infrastructure. While someday we may all get around by electric Uber vehicles, Muni and bicycles, at this point, families still need a private automobile for many functions. If this changes in the future, the proposed garage could be converted to storage, a rec or music room, or even a third dwelling unit.

I appreciate the many perspectives that the Planning Commission must consider when deciding how to permit DR projects. In this case, the public interest is served by approving the project as proposed, or hopefully including additional roof deck and a more accessible sidewalk. As I understand it, the project falls within the zoning standards as set forth by San Francisco planning code, so the decision to approve should be straight forward.

Thank you,

A handwritten signature in black ink, appearing to read 'Reynolds Cameron', with a long horizontal flourish extending to the right.

Reynolds Cameron
638 Rhode Island St
San Francisco, CA

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

Re: 714 Rhode Island

714 Rhode Island is slated for a hearing in front of your commission on July 19th. I urge you to approve this project, as is, without any changes or delays. This should be an easy project for your commission to approve because it is a good example of how the project sponsor is adding NEW housing stock without removing a rent-controlled property, without removing an affordable home, or without displacing anyone. The proposed plan offers to remove an eyesore, a seemingly unsafe, single-family structure and replaces it with well-designed, well laid out, TWO apartments, allowing for an ADDITIONAL family to move into my neighborhood.

At a time when most developers are building the largest possible single family "monster" homes, this developer is planning to build two modest, family sized units ranging in size from 2200 to 2600 square feet each. Simply put, we need more of these types of developments all over the bay area to help alleviate the housing crisis.

Removing an existing, poorly maintained, under optimized home that sits on four floors and replacing it with a safer, new building with two duplex apartments, over garage, seems like a good use of the small lot the property sits on. It is a well thought out, clever design that appears to nicely slip-in to the adjacent two multi-unit apartment buildings.

I particularly appreciate the dedicated use of outdoor space for each unit: the backyard for the lower unit and roof deck for the upper unit. The decks in my Potrero Hill home afford me the opportunity to enjoy the outdoors in my private space. It affords me and my family to soak in the views our beautiful city offers.

I encourage you to visit the site to see the home presently on the lot and to appreciate what the project sponsor has planned. I hope you approve this project without further ado.

Thank you,



Rohit Dhawan
653 Arkansas St
San Francisco, CA 94107

July 9, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 714 Rhode Island St. – Proposed Project

Dear President Hillis and Commissioners,

I am a Potrero Hill resident and homeowner, residing at 630 Rhode Island Street with my wife and three daughters. I am writing to express my strong support for the proposed two-unit redevelopment project located at 714 Rhode Island St. This project would add a badly needed new unit to the neighborhood housing stock, replacing a dilapidated single family home, without displacing anyone. This project is exactly the type of housing that San Francisco needs: two modest sized, “missing middle” apartments for two families with three bedrooms per unit ranging in size from ~ 2260 Sq. Ft and ~ 2640 Sq. Ft., instead of a neglected, small, single-family home on a RH2 lot.

I have reviewed the proposed plans and note the following positive attributes in support of the project and sponsor:

- The existing single-family home is on three floors over garage. The proposal is for four stories of occupancy over the existing below grade garage (the backyard is on the third floor);
- I understand the project sponsor has worked with the planning staff to address any prior concerns and eliminated an entire floor (the originally proposed fifth floor over the garage) and reduced the roof deck, setting back the roof deck 8’ from the north property, 5’ from the south property, 20’ from the front and 45’ from rear property line;
- The proposed project provides dedicated outdoor space for both units: a backyard for the lower unit and a roof deck for the upper unit. Every family deserves outdoor space and the roof deck should be approved as dedicated outdoor space for the upper unit. My home, the apartment building to the left (when facing the subject property), and many other homes and apartments along this stretch of Rhode Island St. have several outdoor spaces and decks, including roof decks;
- The building height is lower by 12’ than the apartment building to the left;
- Glazing was reduced by ~ 20% than the earlier proposal to address privacy;
- The design is in keeping with recently built, high quality homes in Potrero Hill.

I understand the project falls within the zoning standards as set forth by the city of San Francisco and the project sponsor has worked hard to mitigate the impact of the development on neighbors by

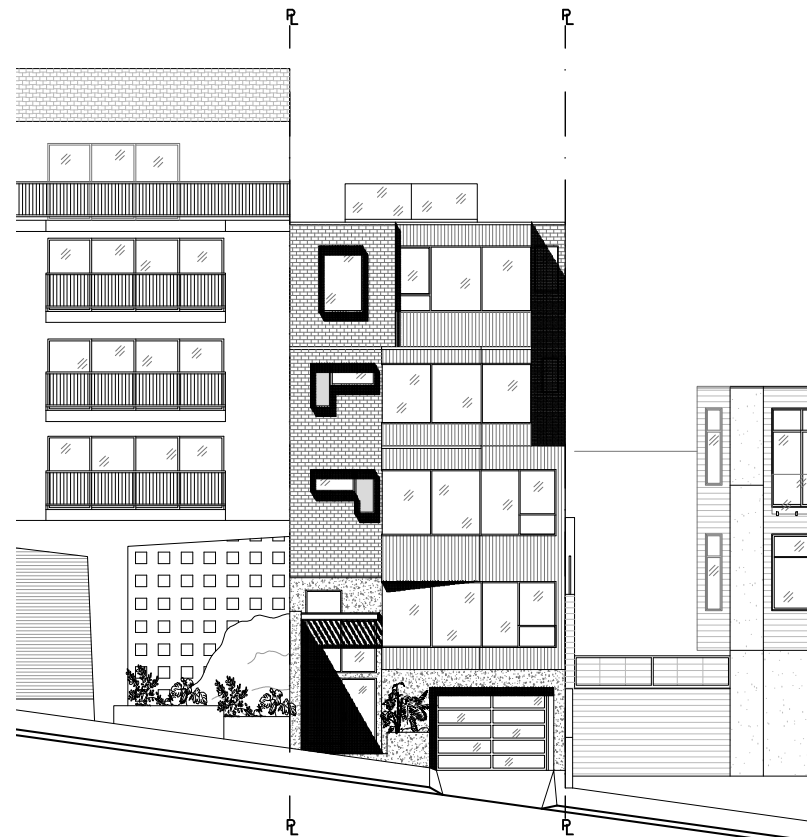
reducing the size of the building by working closely with the planning department staff to address privacy needs of the neighbors. I strongly recommend you approve the proposed development at 714 Rhode Island Street so that new families have an opportunity to move into this wonderful neighborhood.

Thank you for your consideration,

Sincerely

A handwritten signature in blue ink, appearing to read "J. & M. Scala", written in a cursive style.

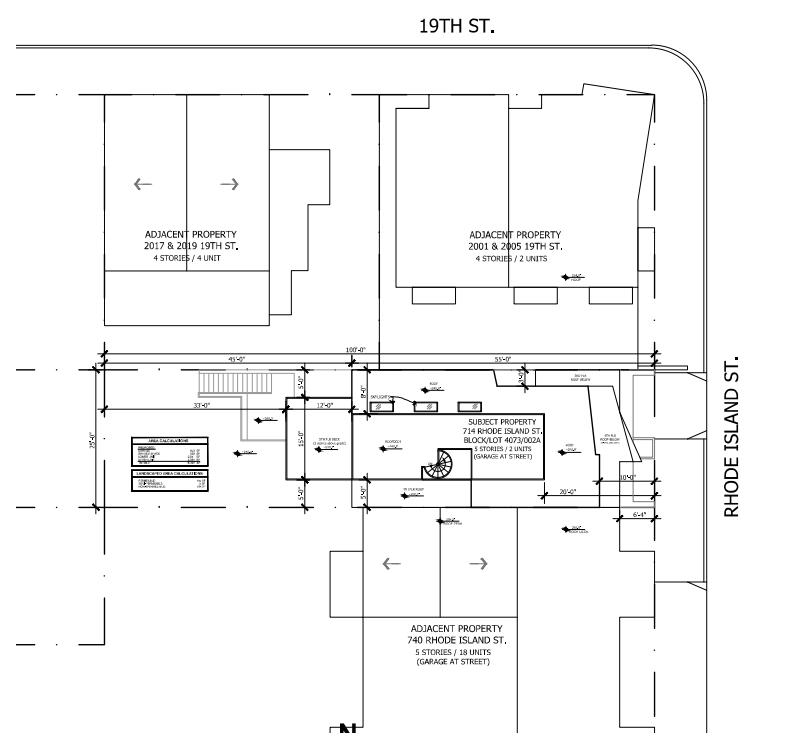
Josh & Melissa Scala
630 Rhode Island St
San Francisco, CA



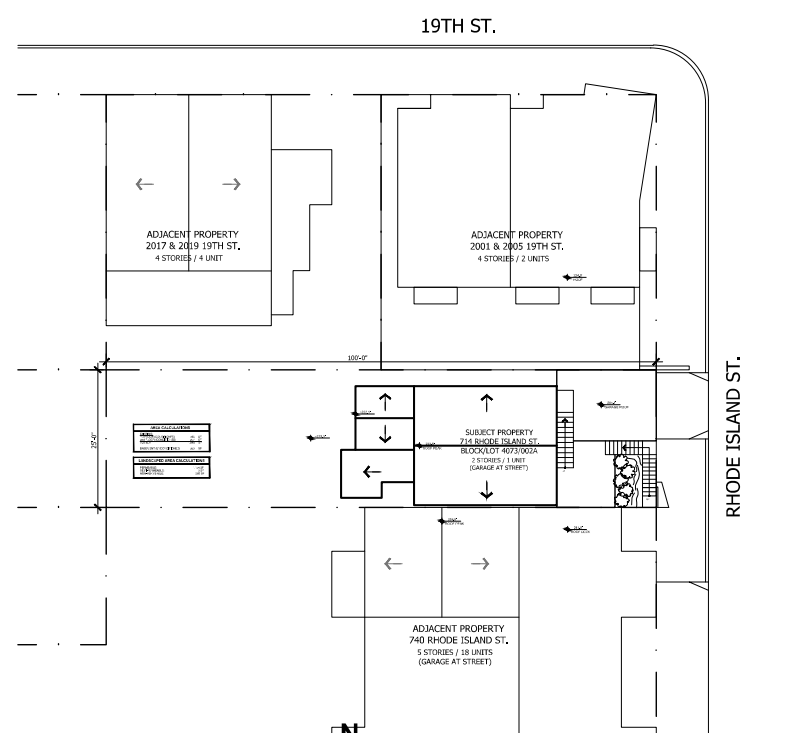
5 PROPOSED FRONT ELEVATION
1/16" = 1'-0"



4 EXISTING FRONT ELEVATION
1/16" = 1'-0"



3 PROPOSED SITE PLAN
1/32" = 1'-0"



2 EXISTING SITE PLAN
1/32" = 1'-0"



1 VICINITY MAP
N.T.S.

PROJECT DIRECTORY:

ARCHITECT:
MCMAHON ARCHITECTS + STUDIO
4111 18TH STREET, SUITE 6
SAN FRANCISCO, CA, 94114
415. 626.5300
CA. REG. C-22982

CODES APPLIED:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ENERGY CODE

BUILDING/LOT INFO:

714 RHODE ISLAND ST.
SAN FRANCISCO, CA, 94107
APN: 4073/002A
ZONING: RH-2
BUILDING TYPE: V-A
UNITS: 1 EXISTING / 2 PROPOSED

DRAWING INDEX:

ARCHITECTURAL DRAWINGS:

- A0.0 - COVER SHEET
- A0.1 - SITE PLANS
- A0.2 - EXISTING SITE PHOTOS
- A0.3 - EXISTING FLOOR PLANS
- A0.4 - EXISTING FLOOR PLANS
- A1.0 - PROPOSED FLOOR PLANS
- A1.1 - PROPOSED FLOOR PLANS
- A1.2 - PROPOSED FLOOR PLANS
- A2.0 - ELEVATIONS
- A2.1 - ELEVATIONS
- A2.2 - ELEVATIONS
- A2.3 - ELEVATIONS
- A2.4 - ELEVATIONS
- A2.5 - ELEVATIONS
- A2.6 - MATERIALS
- A3.0 - EXISTING SECTION
- A3.1 - PROPOSED SECTION

SCOPE OF WORK:

1. DEMOLISH EXISTING 2 STORY/1 UNIT HOUSE
2. CONSTRUCTION OF NEW 6 STORY/2 UNIT HOUSE

AREA CALCULATIONS	
EXISTING:	
1st FLOOR	783 SF
2nd FLOOR	257 SF
TOTAL=	1,040 SF
PROPOSED:	
GARAGE	853 SF
SHARED SPACE	553 SF
LOWER UNIT	2,641 SF
UPPER UNIT	2,260 SF
TOTAL=	6,307 SF

C-2 - GREEN BUILDING SUBMITTAL
TS0.0 - TOPOGRAPHICAL SURVEY



714 RHODE ISLAND ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:

NOPDR#1	05.10.17
NOPDR#2	09.28.17
NOPDR#3	02.27.18

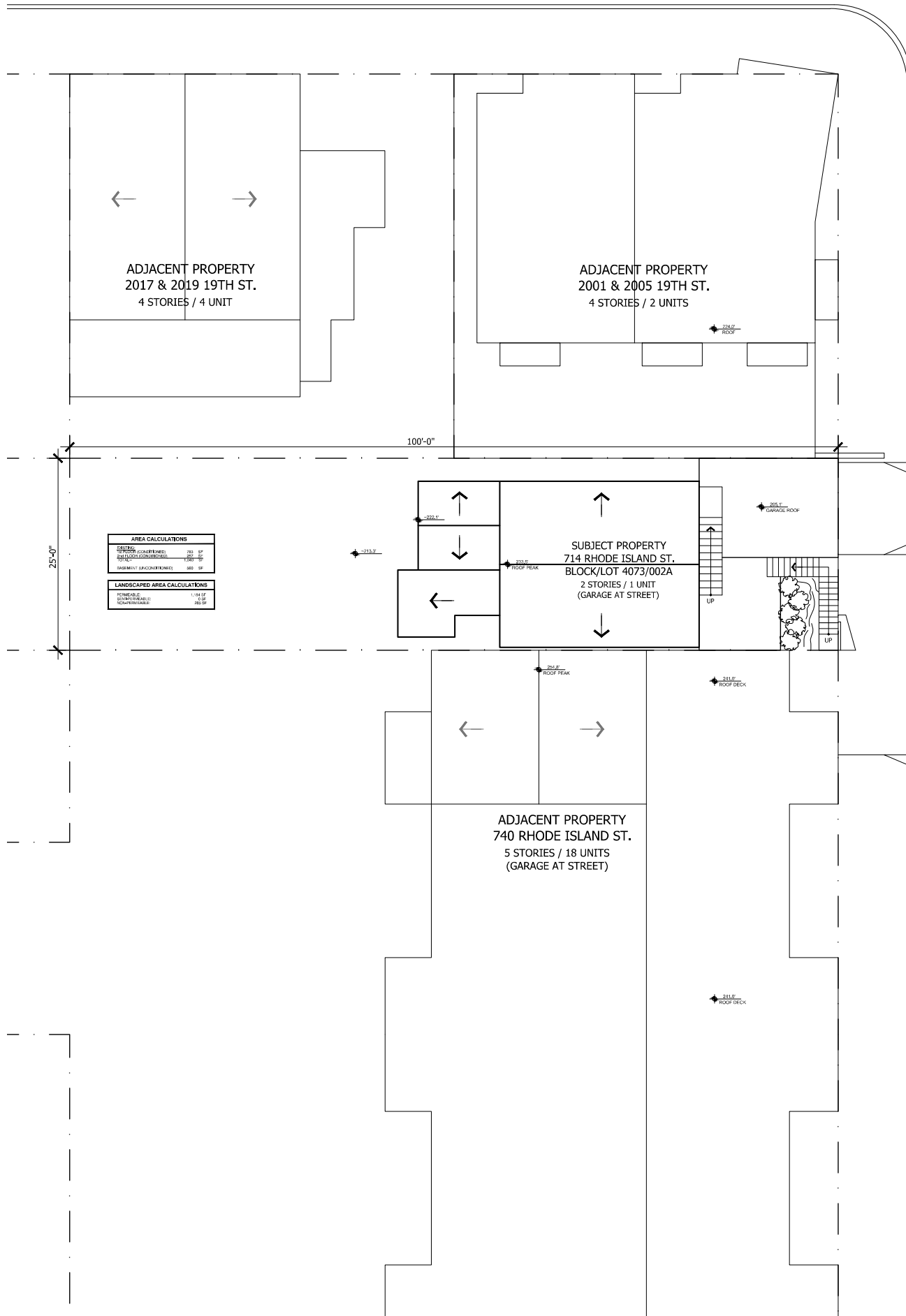
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DRAWN: JM
SCALE: AS NOTED

COVER SHEET

A0.0

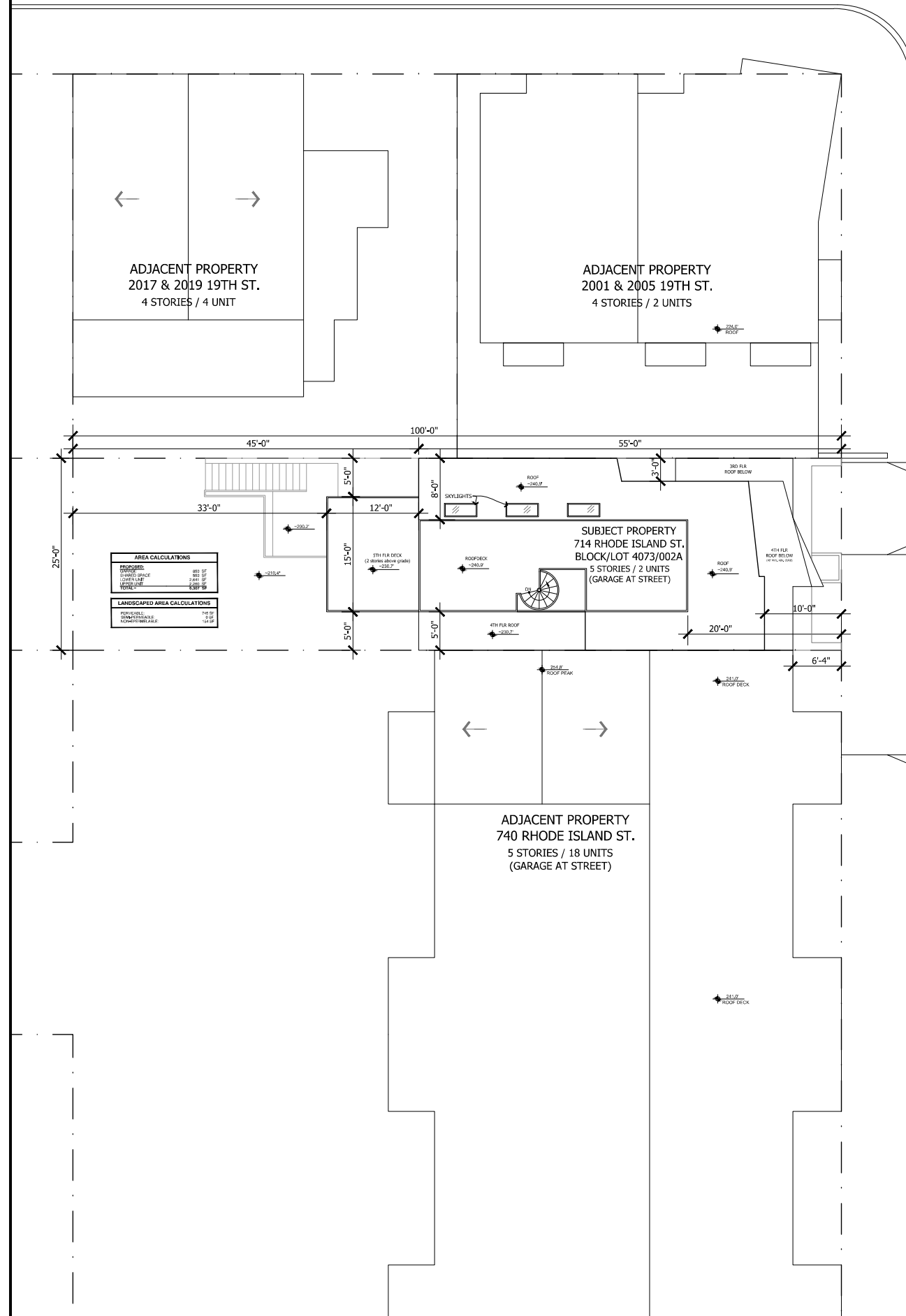
19TH ST.

19TH ST.



2 EXISTING SITE PLAN
1/8" = 1'-0"

RHODE ISLAND ST.



1 PROPOSED SITE PLAN
1/8" = 1'-0"

RHODE ISLAND ST.

mcmahon architects+ studio
 4111 - 18th Street Suite 6
 415-626-5300
 www.chrismcmahon.com



714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:

NOPDR#1	05.10.17
NOPDR#2	09.28.17
NOPDR#3	02.27.18

DATE: 05.05.17

DRAWN: JM

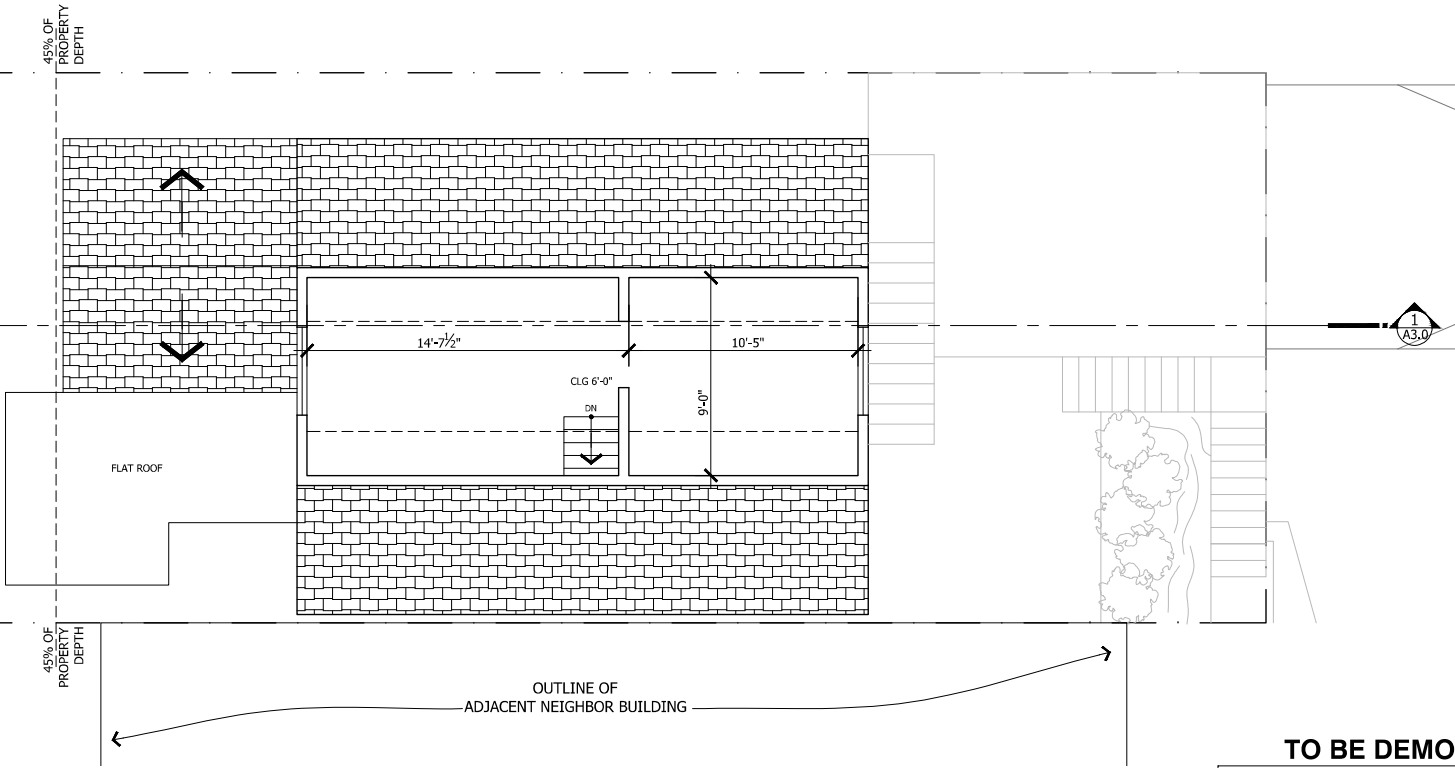
SCALE: AS NOTED

SITE PLANS

A0.1

AREA CALCULATIONS		
EXISTING:		
1st FLOOR (CONDITIONED)	783	SF
2nd FLOOR (CONDITIONED)	257	SF
TOTAL =	1,040	SF
BASEMENT (UNCONDITIONED)	560	SF

1
A3.0



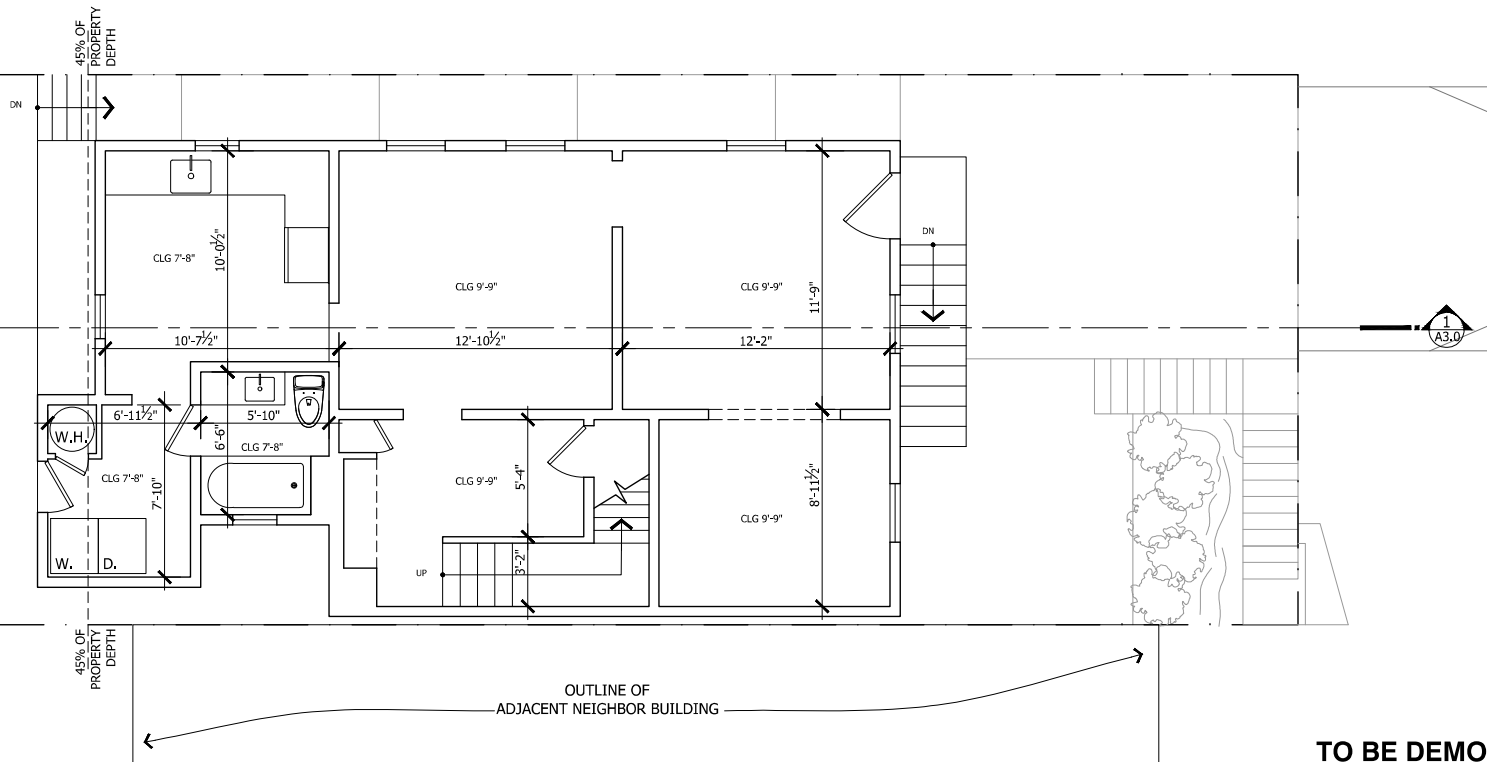
TO BE DEMOLISHED

2 EXISTING 2ND FLOOR
1/4" = 1'-0"

AREA CALCULATIONS		
EXISTING:		
1st FLOOR (CONDITIONED)	783	SF
2nd FLOOR (CONDITIONED)	257	SF
TOTAL =	1,040	SF
BASEMENT (UNCONDITIONED)	560	SF

LANDSCAPED AREA CALCULATIONS		
PERMEABLE:	1,154	SF
SEMI-PERMEABLE:	0	SF
NON-PERMEABLE:	285	SF

1
A3.0



TO BE DEMOLISHED

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



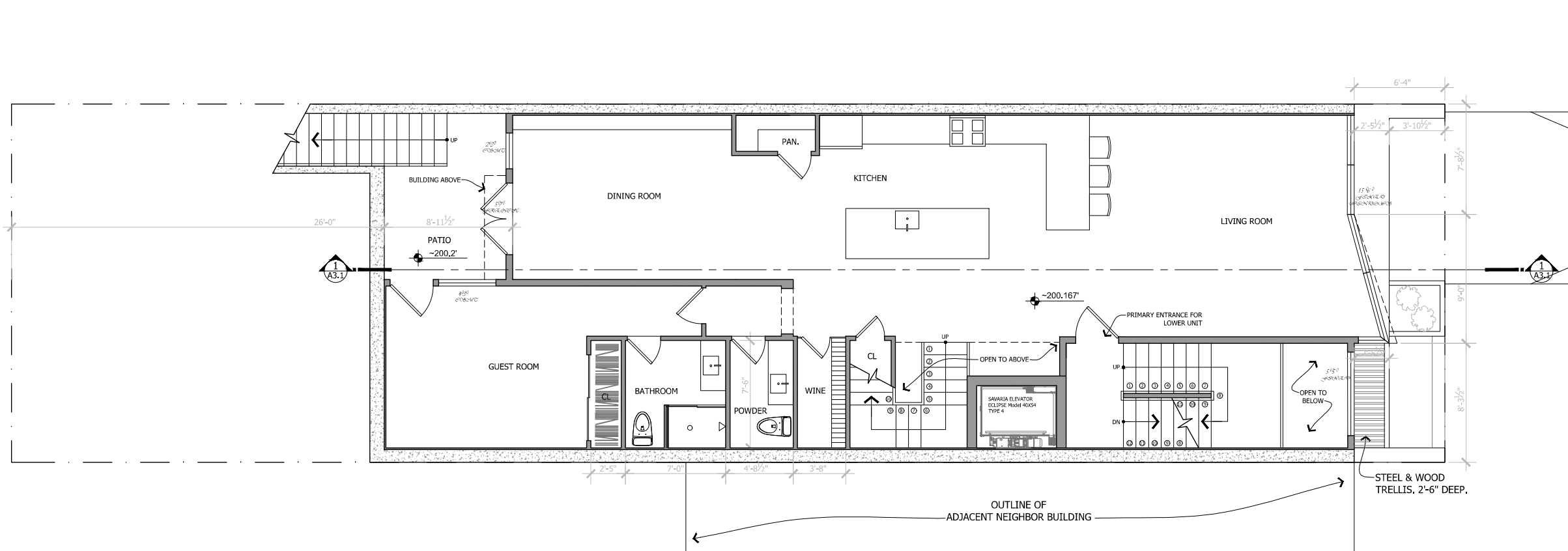
714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:	
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NOPDR#2	09.28.17
NOPDR#3	02.27.18

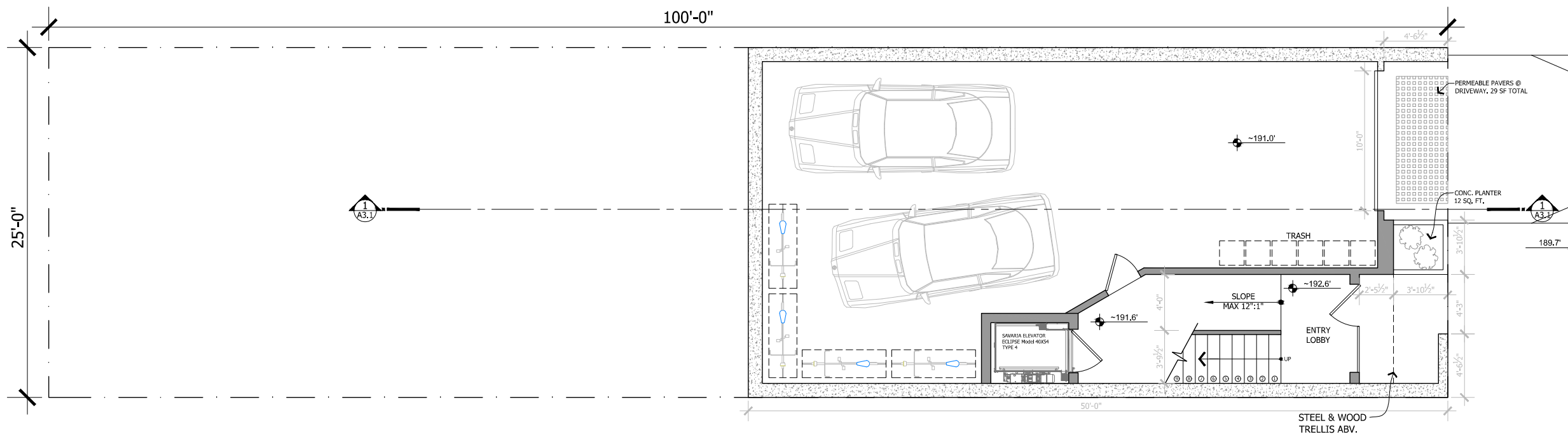
DATE: 05.05.17
 DRAWN: JM
 SCALE: AS NOTED

EXISTING FLOOR PLANS

A0.4



2 PROPOSED 2ND FLOOR
1/4" = 1'-0"



1 PROPOSED GARAGE
1/4" = 1'-0"



714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:

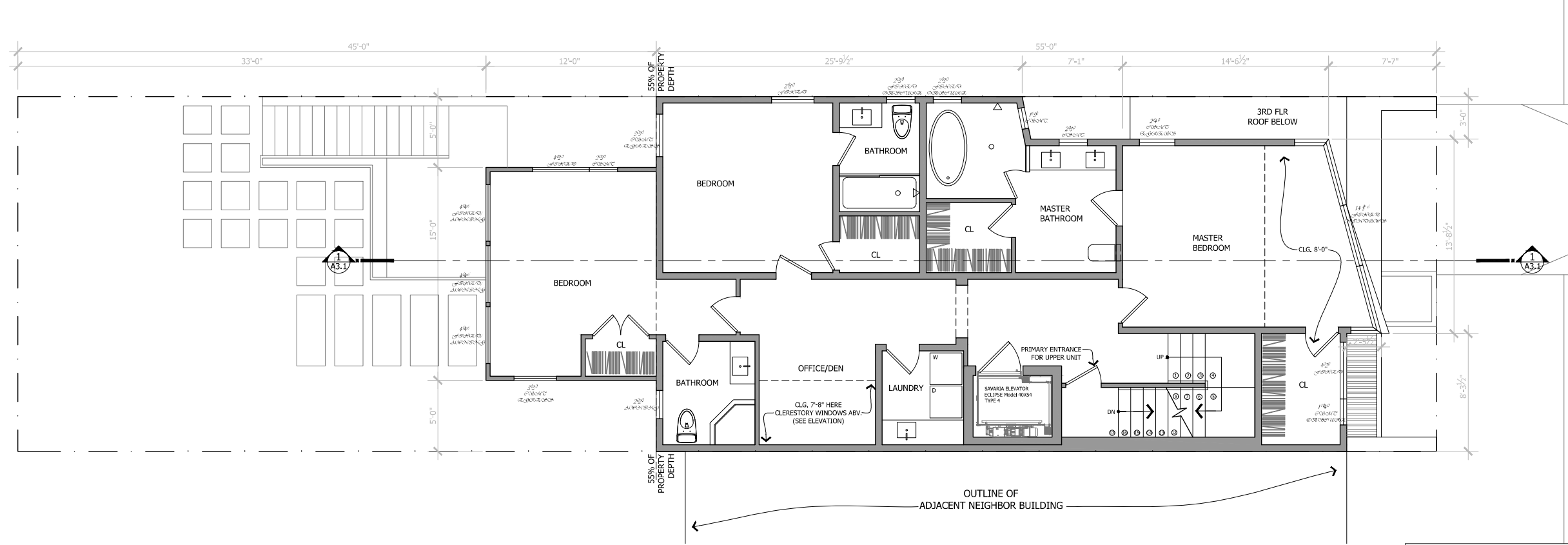
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NOPDR#2	09.28.17
NOPDR#3	02.27.18

DATE: 05.05.17

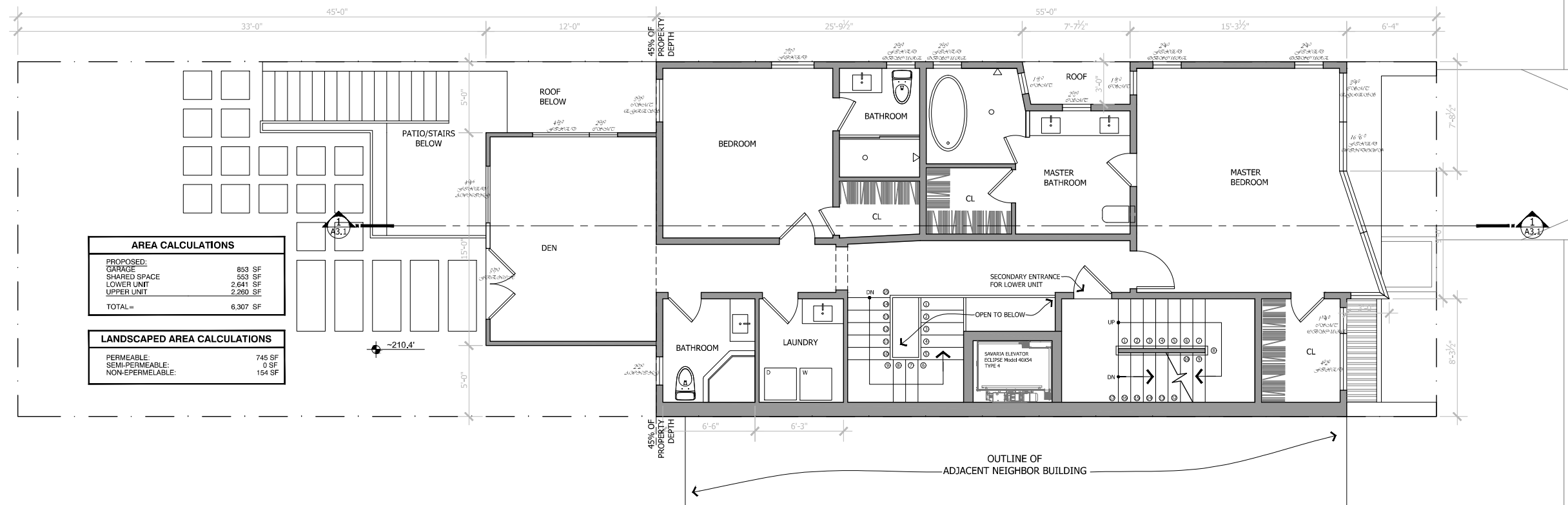
DRAWN: JM

SCALE: AS NOTED

PROPOSED FLOOR PLANS



2 PROPOSED 4TH FLOOR
1/4" = 1'-0"



1 PROPOSED 3RD FLOOR
1/4" = 1'-0"

AREA CALCULATIONS	
PROPOSED:	
GARAGE	853 SF
SHARED SPACE	553 SF
LOWER UNIT	2,641 SF
UPPER UNIT	2,260 SF
TOTAL =	6,307 SF

LANDSCAPED AREA CALCULATIONS	
PERMEABLE:	745 SF
SEMI-PERMEABLE:	0 SF
NON-PERMEABLE:	154 SF



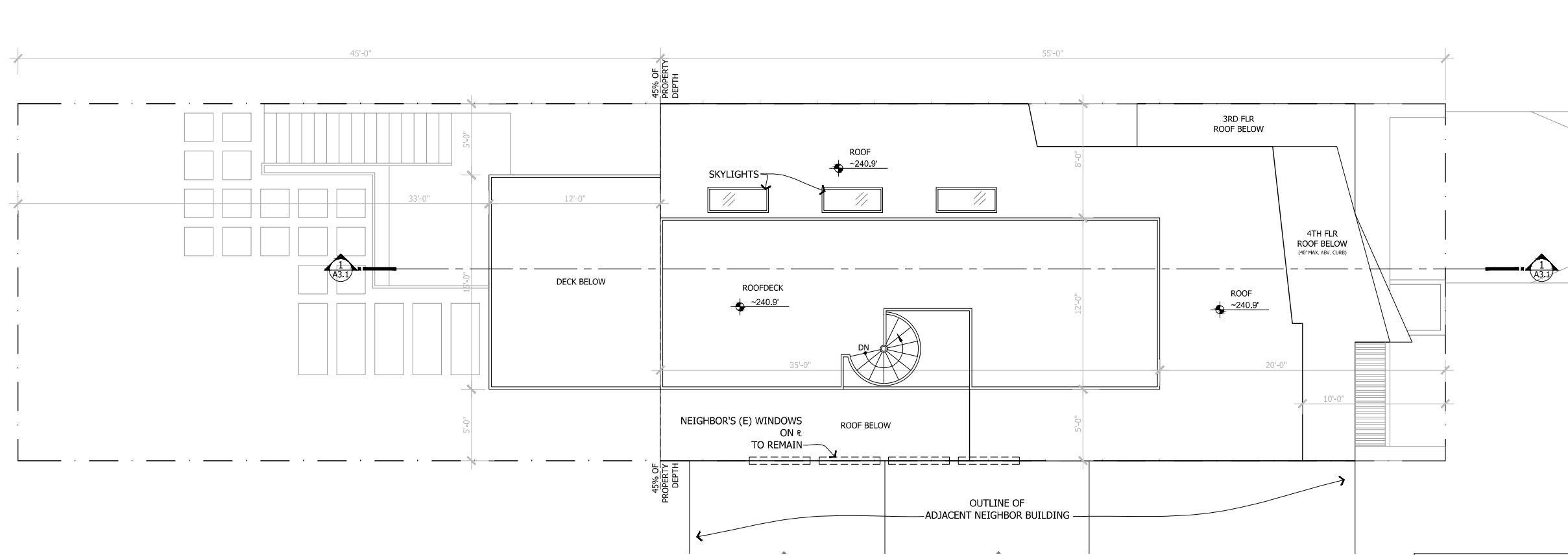
714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

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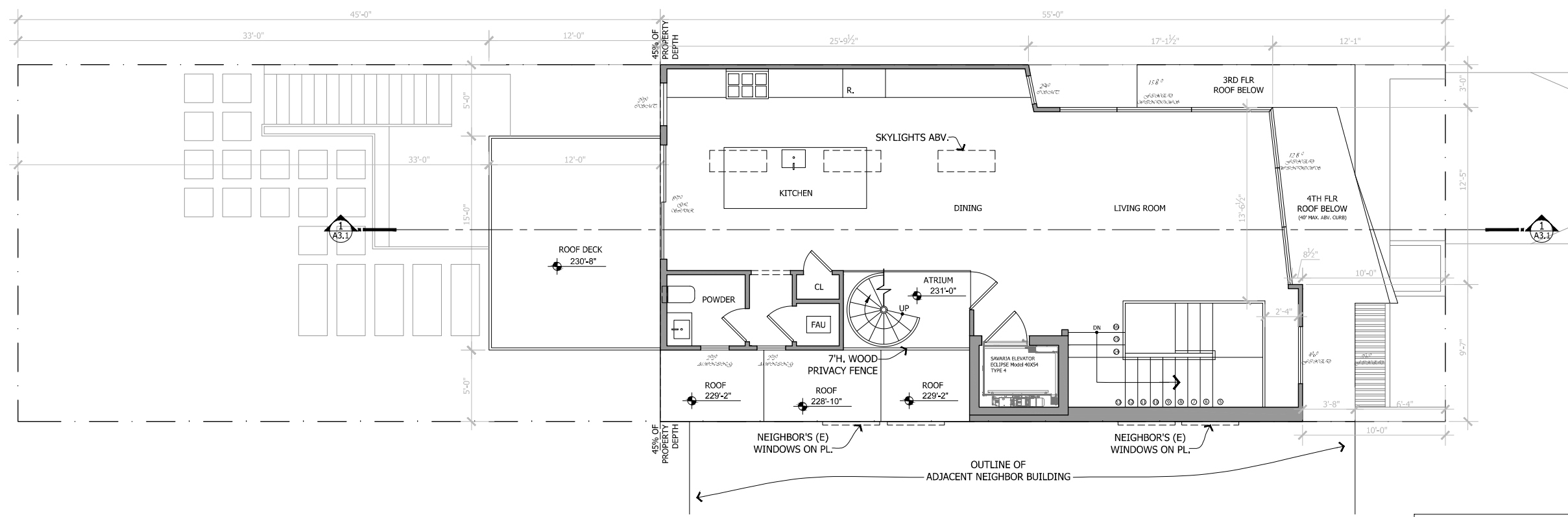
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SCALE: AS NOTED
PROPOSED FLOOR PLANS

A1.1



2 PROPOSED ROOF DECK
1/4" = 1'-0"



1 PROPOSED 5TH FLOOR
1/4" = 1'-0"



714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:

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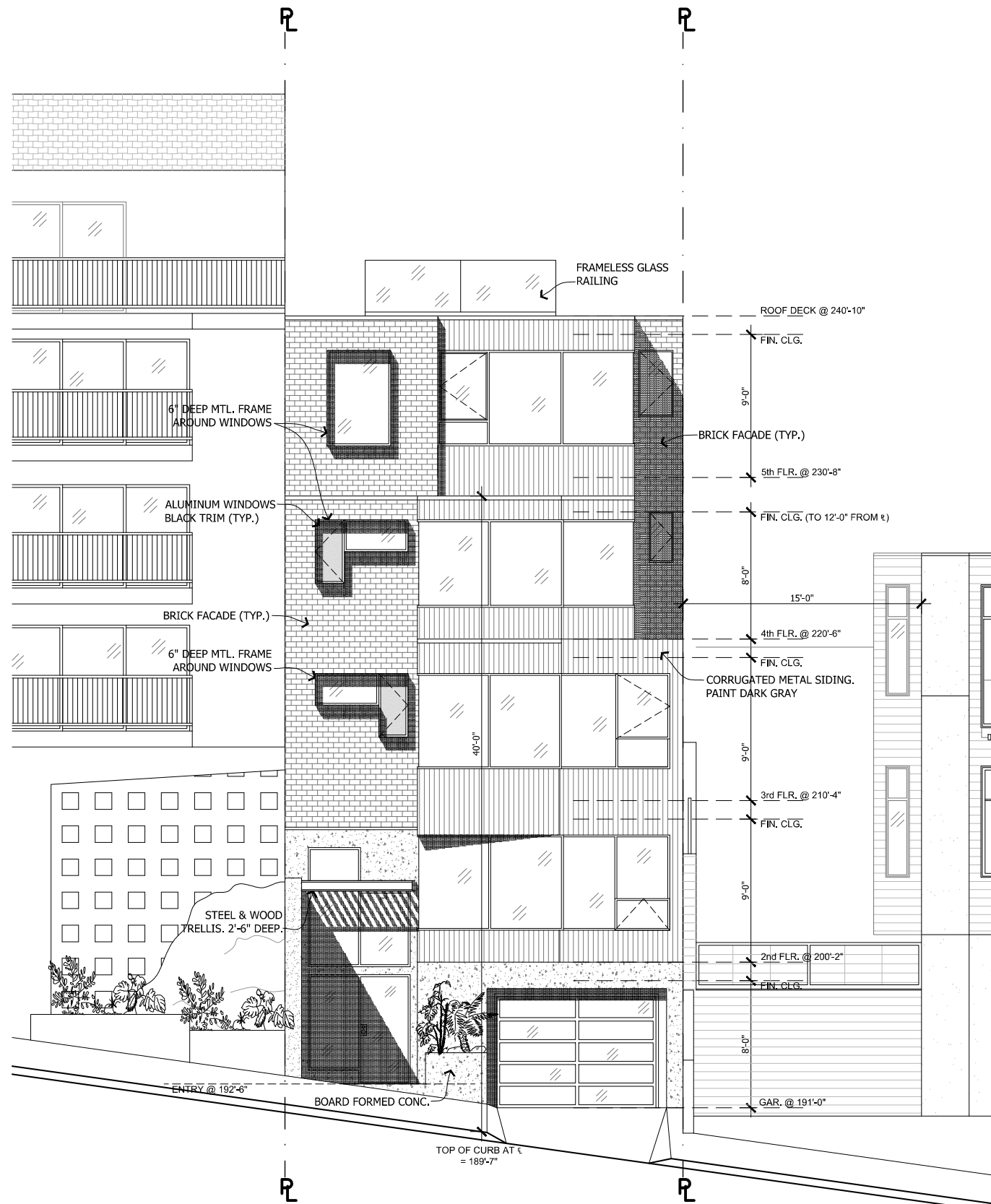
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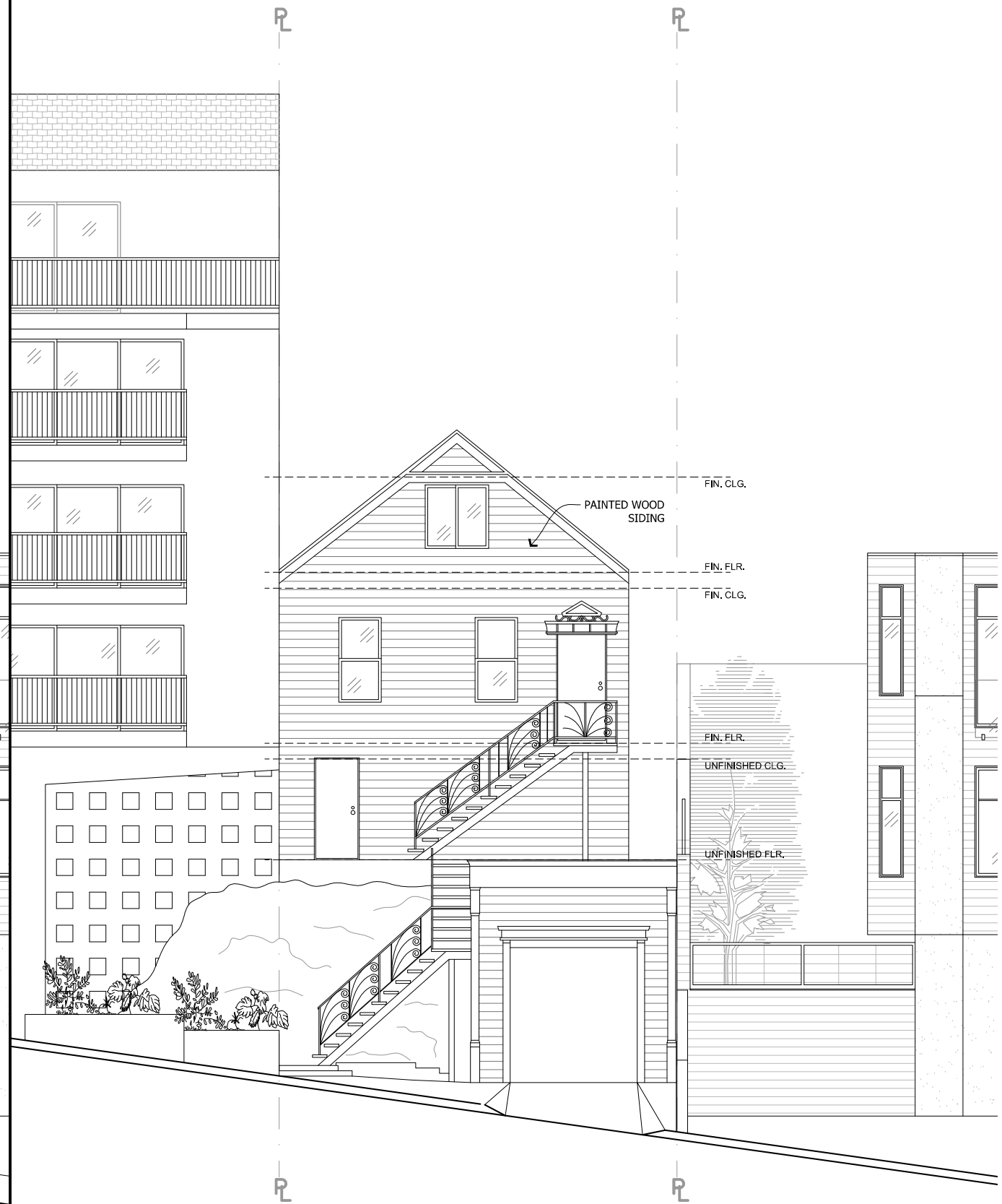
SCALE: AS NOTED

PROPOSED FLOOR PLANS

A1.2



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



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



714 RHODE ISLAND ST.
SAN FRANCISCO, CALIFORNIA

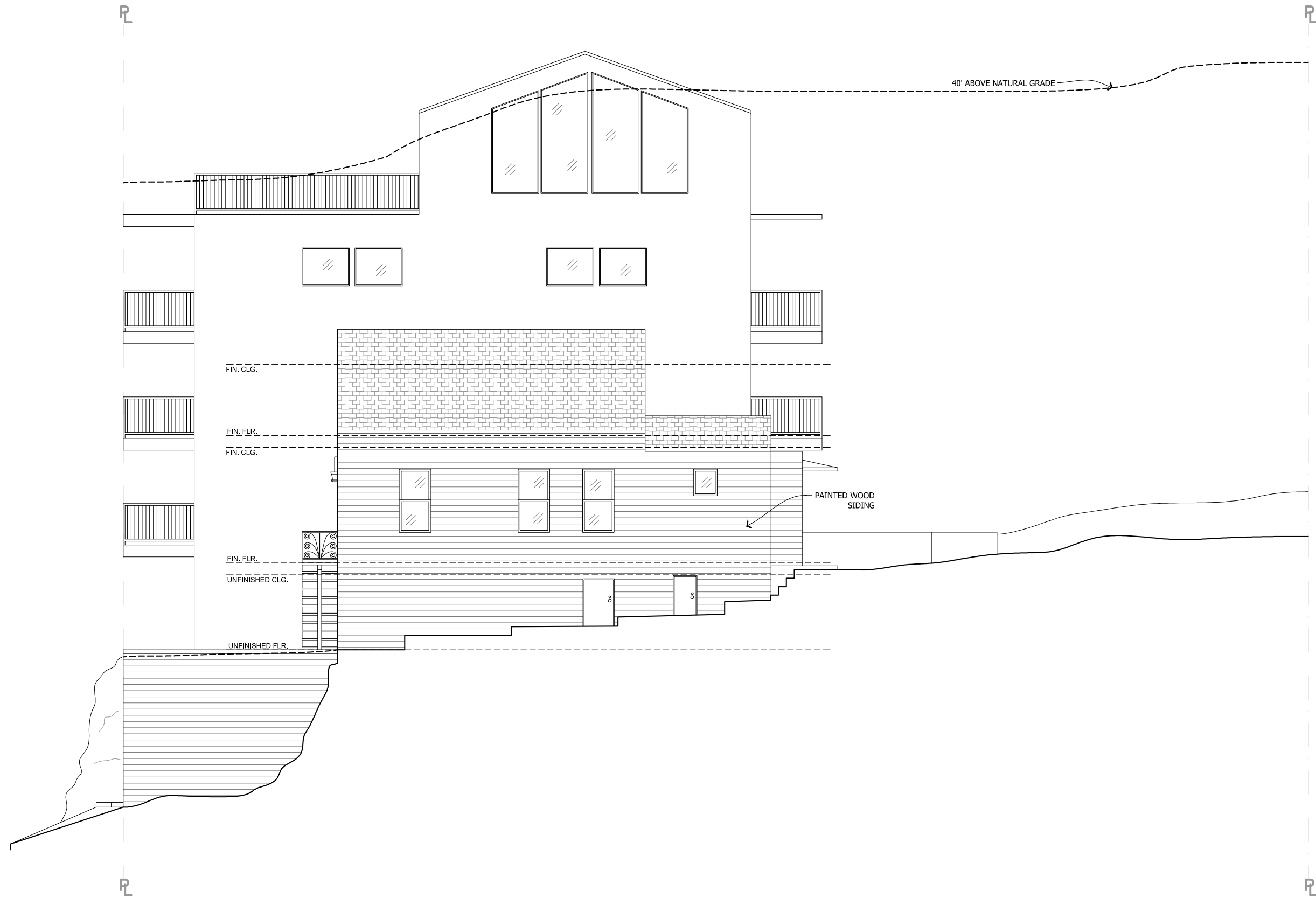
REVISIONS:

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NOPDR#3	02.27.18

DATE: 05.05.17
DRAWN: JM
SCALE: AS NOTED

ELEVATIONS

A2.0



714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:

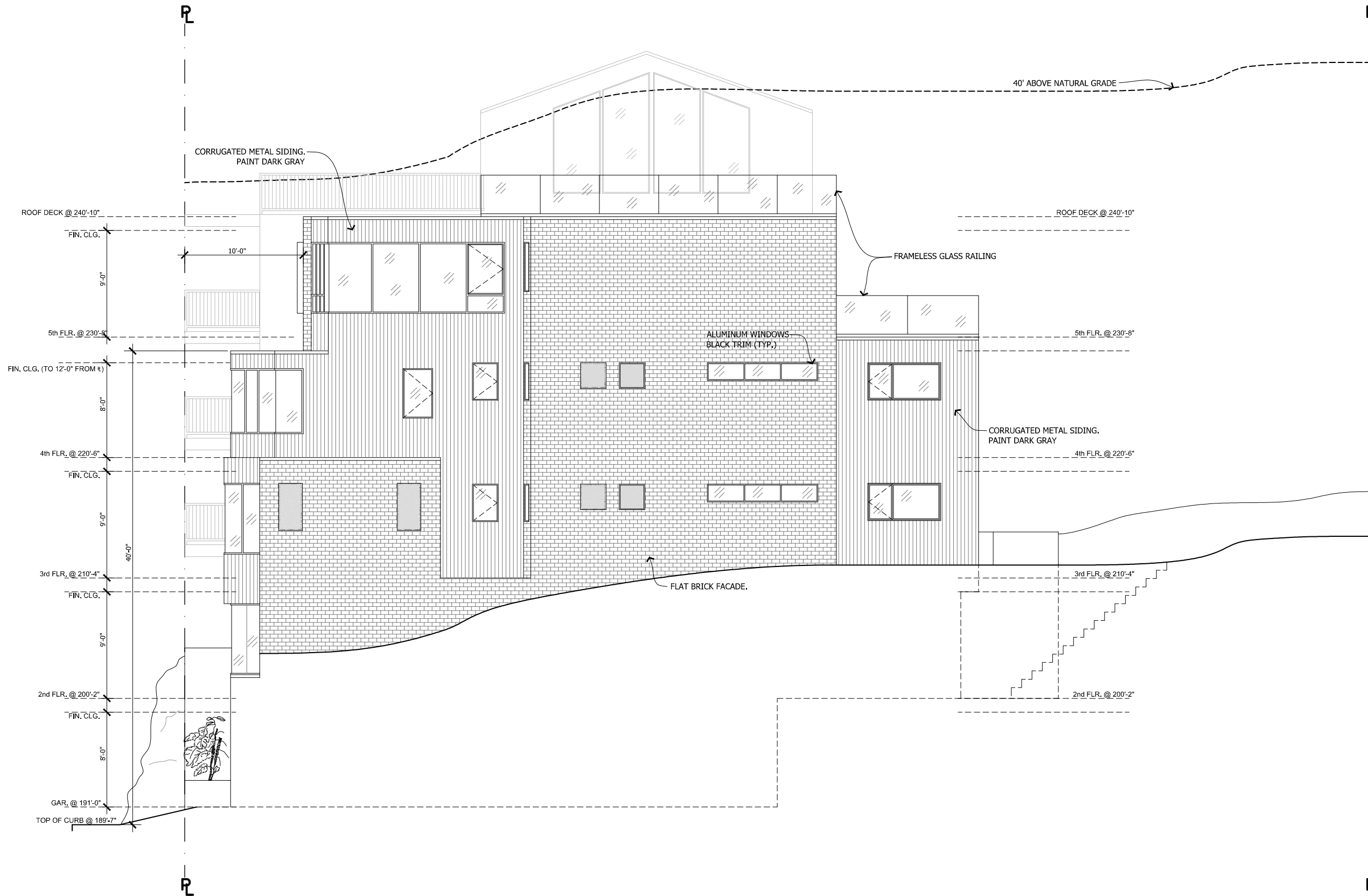
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NOPDR#2	09.28.17
NOPDR#3	02.27.18

DATE: 05.05.17
 DRAWN: JM
 SCALE: AS NOTED

ELEVATIONS

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

A2.1



714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:

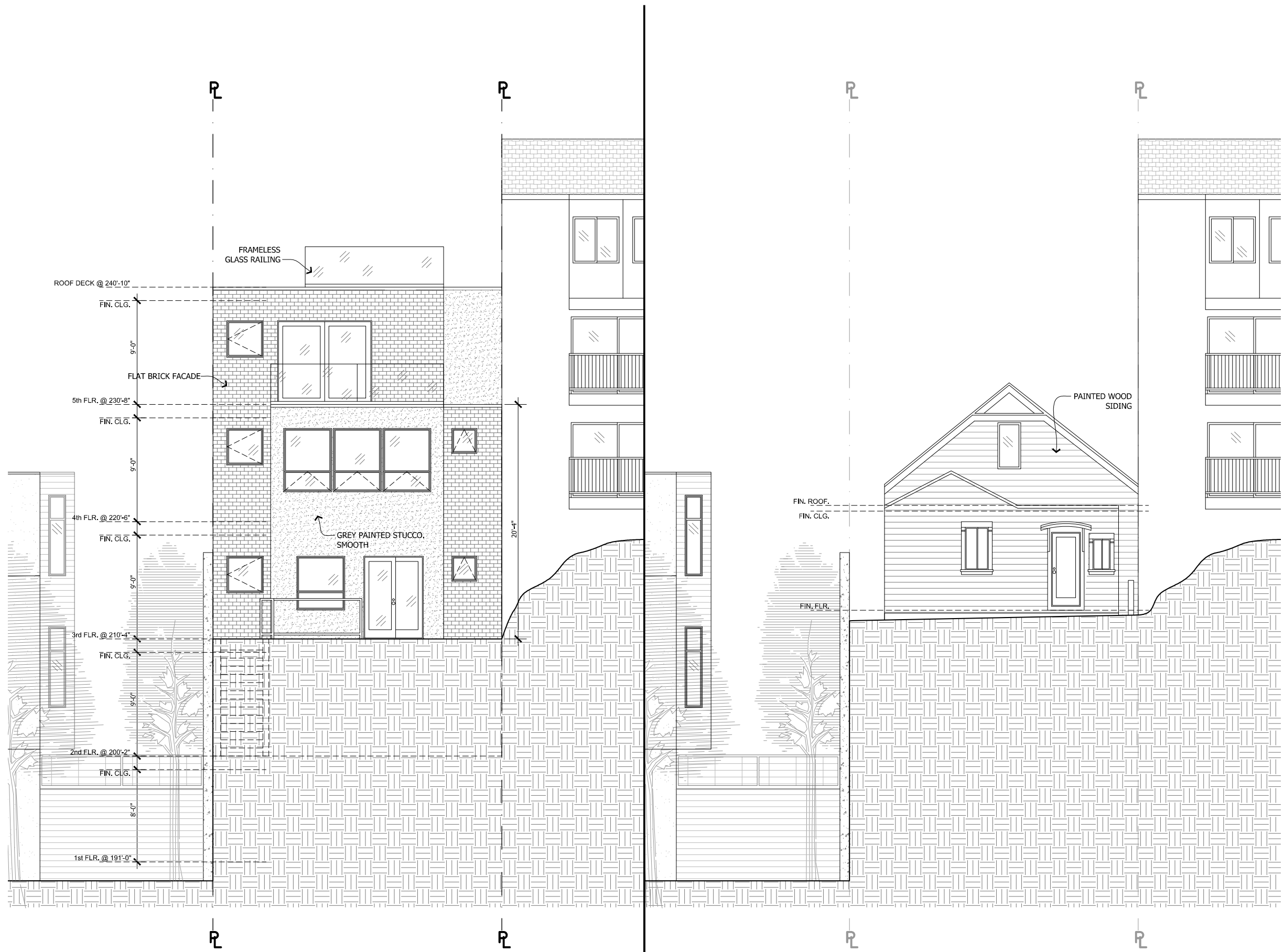
NOPDR#1	05.10.17
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NOPDR#3	02.27.18

DATE: 05.05.17

DRAWN: JM

SCALE: AS NOTED

ELEVATIONS



ROOF DECK @ 240'-10"
 FIN. CL.G.
 9'-0"
 FLAT BRICK FACADE
 5th FLR. @ 230'-8"
 FIN. CL.G.
 9'-0"
 4th FLR. @ 220'-6"
 FIN. CL.G.
 9'-0"
 3rd FLR. @ 210'-4"
 FIN. CL.G.
 9'-0"
 2nd FLR. @ 200'-2"
 FIN. CL.G.
 8'-0"
 1st FLR. @ 191'-0"
 FRAMELESS GLASS RAILING
 GREY PAINTED STUCCO, SMOOTH

PAINTED WOOD SIDING
 FIN. ROOF.
 FIN. CL.G.
 FIN. FLR.

2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

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



714 RHODE ISLAND ST.
SAN FRANCISCO, CALIFORNIA

REVISIONS:

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DATE: 05.05.17

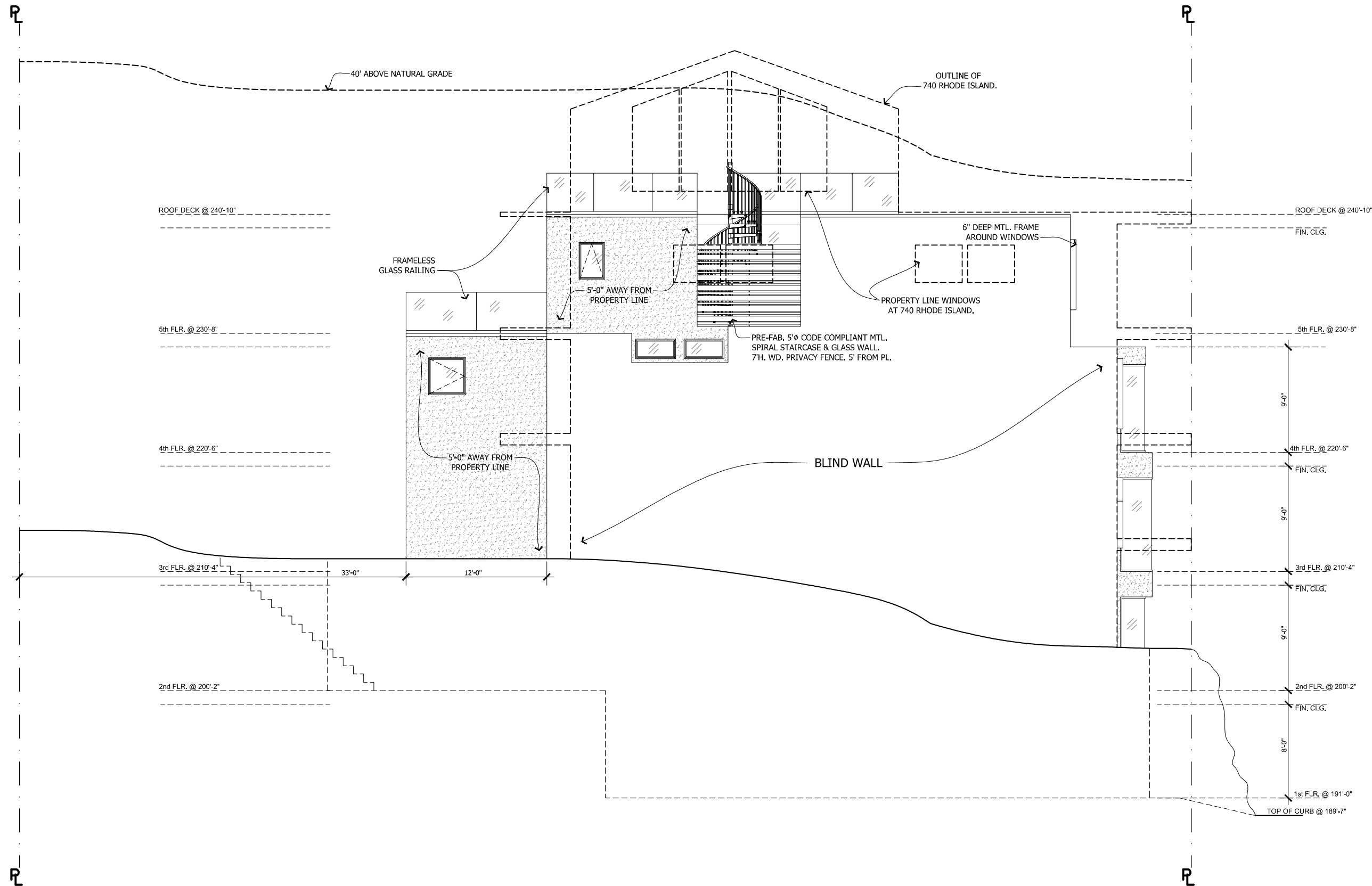
DRAWN: JM

SCALE: AS NOTED

ELEVATIONS

A2.3

mcmahonarchitects
 studio
 4111 - 18th Street Suite 6
 415-626-5300
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1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



714 RHODE ISLAND ST.
 SAN FRANCISCO, CALIFORNIA

REVISIONS:

NOPDR#1	05.10.17
NOPDR#2	09.28.17
NOPDR#3	02.27.18

DATE: 05.05.17

DRAWN: JM

SCALE: AS NOTED

ELEVATIONS

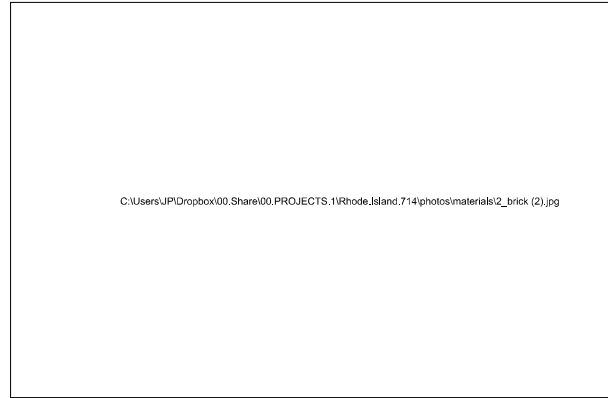
A2.5

1



Board formed concrete

2



Flat brick veneer:
Tundra Brick Ashland or sim.

3



Corrugated metal siding.
Painted dark gray

4



Metal window trim. 6" deep

5

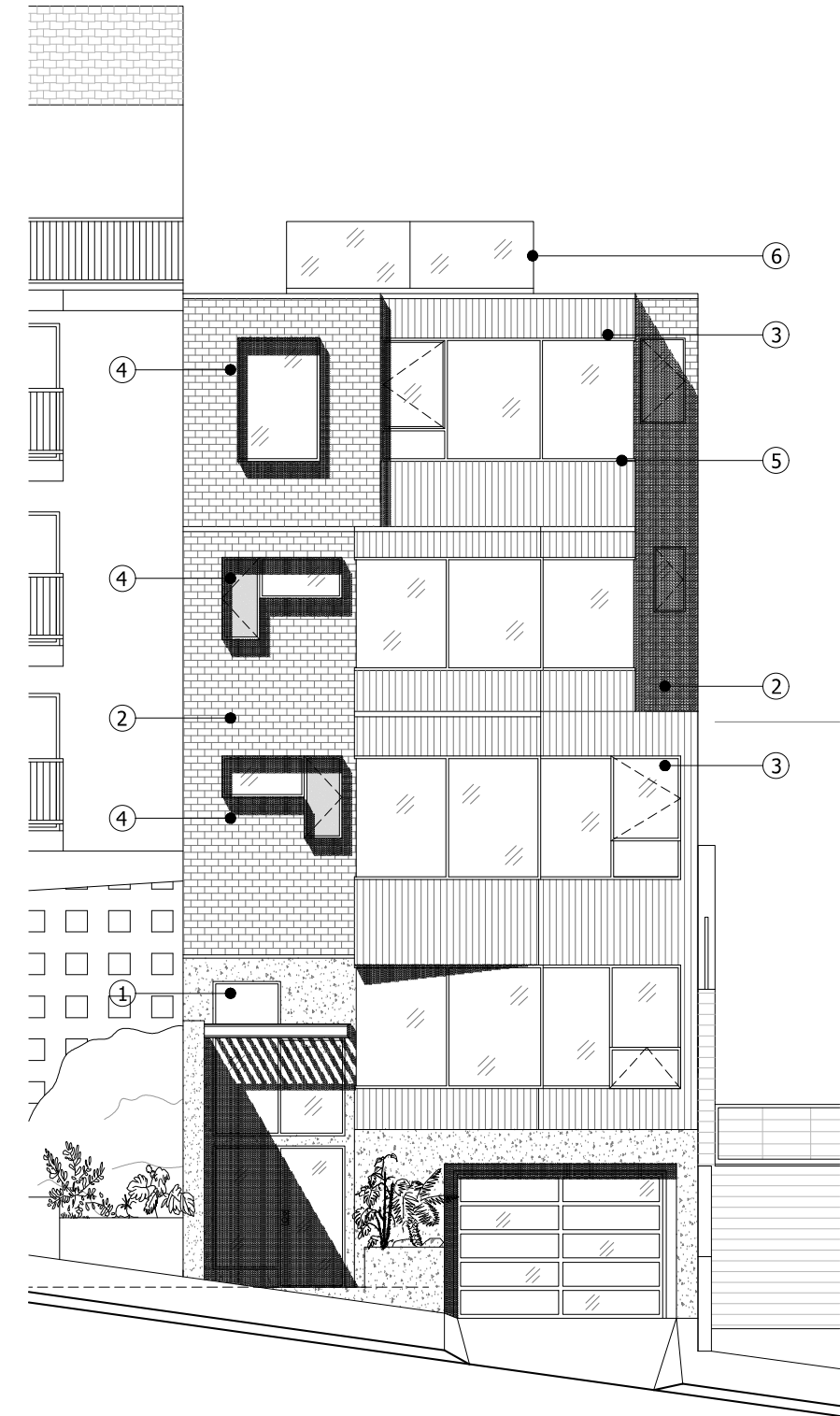


Window walls

6



Frameless glass guardrail



1 PROPOSED FRONT ELEVATION



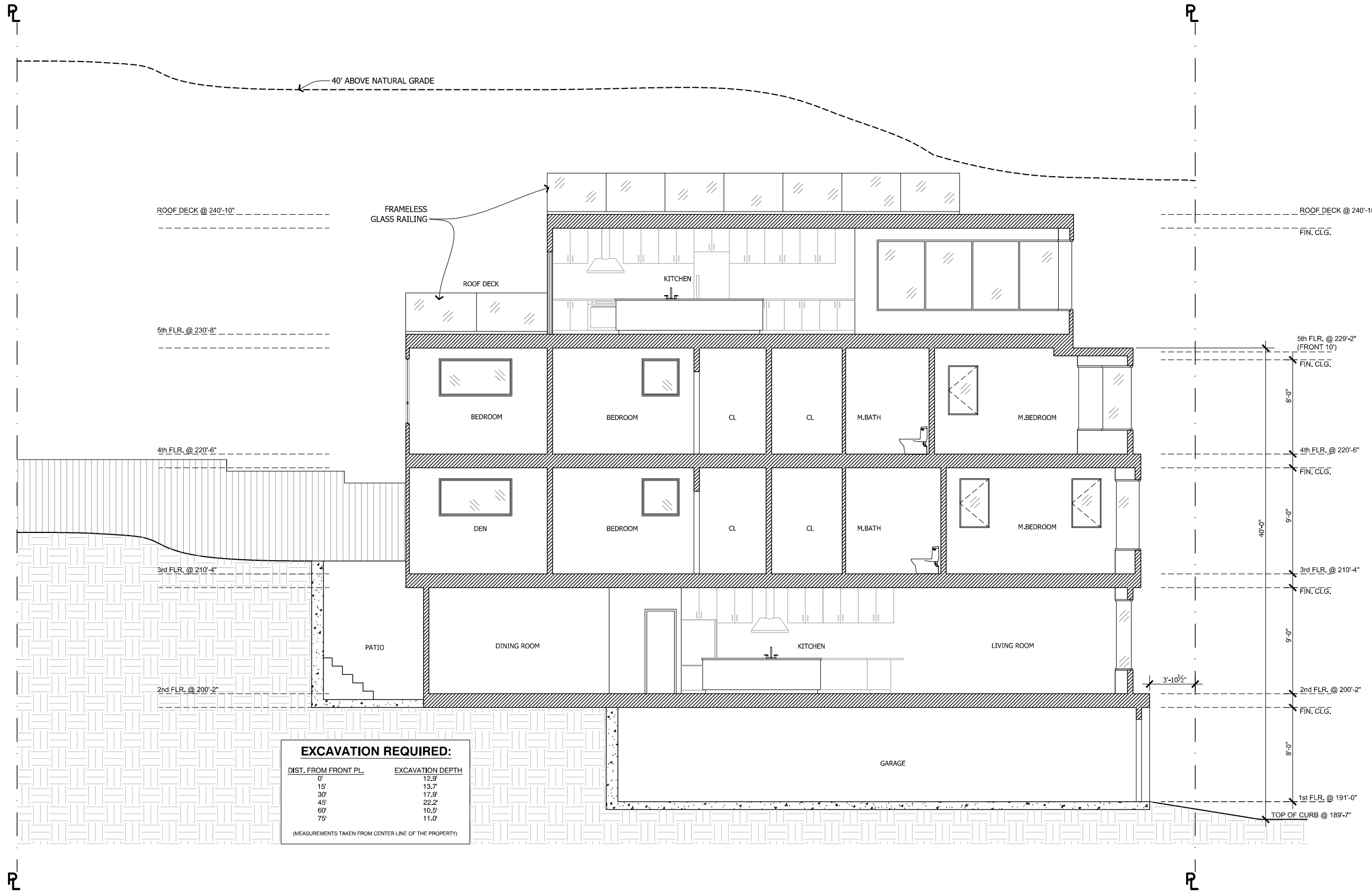
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MATERIALS

A2.6



EXCAVATION REQUIRED:

DIST. FROM FRONT PL.	EXCAVATION DEPTH
0'	12.9'
15'	13.7'
30'	17.9'
45'	22.2'
60'	10.5'
75'	11.0'

(MEASUREMENTS TAKEN FROM CENTER LINE OF THE PROPERTY)

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PROPOSED SECTION

A3.1

1 PROPOSED SECTION
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Renderings