



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 24, 2018
Continued from the January 25, 2018 Hearing

Date: May 10, 2018
Case No.: 2017-002768CUA
Project Address: 984-988 Jackson Street
Zoning: RH-3 (Residential-House, Three Family) Zoning District
65-A Height and Bulk District
Block/Lot: 0180/017
Project Sponsor: Corrine Quigley
Morrison & Foerster LLP
San Francisco, CA 94105
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **Approval with Conditions**

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BACKGROUND

The proposed project (“Project”) would permit a building exceeding 40 feet in height within a RH Zoning District. The proposed Project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The Project does not add or remove any existing dwelling units, nor does the Project add any off-street parking. With the addition of one floor, the building would reach a height of 44’-6”. Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. The scope of work includes both interior and exterior tenant improvements.

On November 30, 2017, before hearing the item, the Commission received a request from the Project Sponsor to continue the hearing to a future date to allow additional time for the Project Sponsor to respond to concerns raised by adjacent neighbors regarding the proposed Project. The Commission voted 6-0 (Commissioner Hillis was absent) to continue the item to the January 25, 2018 hearing date.

On January 25, 2018, before hearing the item, the Commission received a request from the Project Sponsor to continue the hearing to May 24, 2018. The Commission voted 5-0 (Commissioners Fong and Christine Johnson were absent) to continue the item to the May 24, 2018 hearing date.

UPDATES

Since the continuance, the Department requested the Project Sponsor file a new Variance application and a new Shadow Study application in conjunction with the Conditional Use Authorization application on file.

A new Variance is required because the proposed fourth floor would exceed 30 feet in height for the last 10 feet of building depth. A previous variance (Case No. 2000.526V) was granted in 2001 to permit a vertical and horizontal addition at the subject property. That variance decision permitted the subject structure and rear staircase to encroach into the rear yard by approximately 12 feet, with a vertical addition (third floor) reaching a finished roof height of 37'-6". Condition No. 4 of the variance decision letter for Case No. 2000.526V outlined the requirement for review by the Zoning Administrator for any further expansion of the subject property. Even though the existing three-story-over-basement structure already exceeds 30 feet in height, it was determined that the Zoning Administrator would hear this new variance request.

While a previous Shadow Study (Case No. 2006.1430K) was conducted in 2006, Department Staff requested the Project Sponsor file a new Shadow Study application given that the previous study was twelve years old. The Department reviewed a new shadow analysis report (Case No. 2017-002768SHD) which examined the proposed one-story vertical addition (up to a maximum building height of 44'-6") at the subject property. The analysis revealed that no net shadow would be added to any Recreation and Park Department properties and a No Impact Letter was issued by the Department on April 17, 2018.

COMMUNITY OUTREACH

The Project Sponsor conducted outreach to neighbors prior to the November 30, 2017 and January 25, 2018 Planning Commission hearings. The dates and nature of such outreach is as follows:

- Pre-2017 outreach and pre-application meetings.
- March 4 and 5, 2017: Department Pre-Application Meeting (no comments received)
- Nov. 24, 2017: Telephone call to neighbor Matt Truong, offering to meet and answer questions.
- Nov. 29, 2017: Two telephone calls (voice mail) to Roy Chan at CCDC, responding to his Nov. 29 letter
- Nov. 29, 2017: E-mail to Roy Chan at CCDC, offering to discuss his comments and questions.
- Nov. 30, 2017: Planning Commission hearing (continuance granted).
- Dec. 12, 2017: E-mail to Roy Chan at CCDC, responding in detail to his Nov. 29 letter.
- Dec. 12, 2017: E-mail to Dan Truong and group of neighbors, responding in detail to their Nov. 30 letter.
- Jan. 11, 2018: Letter of support from Rick Riley, 966 Jackson.
- Jan. 24, 2018: In-person visit to CCDC's offices requesting appointment with Roy Chan.
- Jan. 24, 2018: Follow-up E-mail to Roy Chan at CCDC .

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow for a structure to exceed 50 feet in a RC Zoning District. The Project also includes a request for Variances pursuant to Planning Code Sections 145.1 (active street frontages).

BASIS FOR RECOMMENDATION

- The project would make improvements to an existing residential structure, adding an additional bedroom to the existing two-bedroom unit.

- The proposed one-story vertical addition is set back from the primary building wall to reduce any potential visual impact from the street.
- The project site is well-served by public transit; MUNI cable car lines 59 (Powell-Mason) and 60 (Powell-Hyde) run directly in front of the subject property and MUNI bus lines 10 and 12 are within one block of the subject property.
- The project has been found to be necessary and or desirable and compatible with the surrounding neighborhood.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 24, 2018

Date: May 10, 2018
Case No.: 2017-002768CUA
Project Address: 984-988 Jackson Street
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PROJECT DESCRIPTION

The proposed project ("Project") would permit a building exceeding 40 feet in height within a RH Zoning District. The proposed Project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The Project does not add or remove any existing dwelling units, nor does the Project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. The scope of work includes both interior and exterior tenant improvements.

SITE DESCRIPTION AND PRESENT USE

The approximately 1,698-square-foot project site (Assessors Block 0180, Lot 017) is located on the block bounded by Jackson Street to the south, John Street to the north, Powell to the east, and Mason Street to the west. The Subject Property is located within a RH-3 (Residential-House, Three Family) Zoning District, and a 65-A Height and Bulk District. The subject lot contains approximately 23 feet of frontage along Jackson Street and the subject property is developed with a one-three-story-over-basement building containing three dwelling units (three 2-bedroom units).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the northeastern quadrant of the Nob Hill neighborhood, located close to the corner of Jackson and Mason Streets. The neighborhood consists almost entirely of 2- to 4-story buildings. Land uses in the surrounding area are predominately residential in nature, however there are several ground-floor Limited Commercial Uses located along Mason Street.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 4, 2018	May 2, 2018	22 days
Posted Notice	20 days	May 4, 2018	May 4, 2018	20 days
Mailed Notice	20 days	May 4, 2018	May 4, 2018	20 days

PUBLIC COMMENT

To date, the Department has received 1 letter in support and 7 letters in opposition to the proposed Project. The one letter in support states that the Project is relatively minor in scope and should not cause significant construction impacts whereas the seven letters in opposition express concerns related to additional congestion along the subject street, construction impacts attributed to the Project, and impacts related to access to air and light to adjacent properties.

ISSUES AND OTHER CONSIDERATIONS

- **Conditional Use Authorization.** The Project requires Conditional Use Authorization to allow for a structure to exceed 40 feet in a RH Zoning District. Even though the underlying Bulk and Height District (65-A) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code.
- **Variance.** The basic rear yard requirement for the subject property is 45 percent (or 33'-4") which can be reduced down to the minimum rear yard depth of 25 percent or (18'-6"). In any case in which a rear yard requirement is thus reduced to the minimum rear yard depth, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, pursuant to Code Section 134(c)(1). The Project proposes a vertical addition that exceeds 30 feet in height and the depth of the proposed addition would encroach into last 10 feet of building depth; therefore a variance is required. A previous variance (Case No. 2000.526V) was granted in 2001 to permit a vertical and horizontal addition at the subject property. That variance decision permitted the subject structure and rear staircase to encroach into the rear yard by approximately 12 feet, with a vertical addition (third floor) reaching a finished roof height of 37'-6". Condition No. 4 of the variance decision letter for Case No. 2000.526V outlined the requirement for review by the Zoning Administrator for any further expansion of the subject property. Even though the existing three-story-over-basement structure already exceeds 30 feet in height, the Zoning Administrator will hear a new variance request for the proposed fourth floor that would exceed 30 feet in height for the last 10 feet of building depth.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a building to exceed 40 feet in height within a RH Zoning District, pursuant to Planning Code Section 209.1, 253, and 303.

BASIS FOR RECOMMENDATION

- The project would make improvements to an existing residential structure, adding an additional bedroom to the existing two-bedroom unit.
- The proposed one-story vertical addition is set back from the primary building wall to reduce any potential visual impact from the street.
- The project site is well-served by public transit; MUNI cable car lines 59 (Powell-Mason) and 60 (Powell-Hyde) run directly in front of the subject property and MUNI bus lines 10 and 12 are within one block of the subject property.
- The project has been found to be necessary and or desirable and compatible with the surrounding neighborhood.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions

Attachments:

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

NF
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: MAY 24, 2018

Date: May 10, 2018
Case No.: **2017-002768CUA**
Project Address: **984-988 Jackson Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.1, 253 AND 303 OF THE PLANNING CODE TO ALLOW A BUILDING TO EXCEED 40 FEET IN HEIGHT WITHIN A RH-3 ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 3, 2017, Corrine Quigley from Morrison & Foerster LLP, on behalf of Ivar Hoftvedt and Dolores Shiu-Hoftvedt (“Project Sponsor”), submitted an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 209.1, 253, and 303 to permit a building to exceed 40 feet in height within a RH-3 Zoning District and 65-A Height and Bulk District.

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

On November 30, 2017, before hearing the item, the Commission received a request from the Project Sponsor to continue the hearing to a future date to allow additional time for the Project Sponsor to respond to concerns raised by adjacent neighbors regarding the proposed Project. The Commission voted 6-0 (Commissioner Hillis was absent) to continue the item to the January 25, 2018 Commission hearing date.

On January 25, 2018, before hearing the item, the Commission received a request from the Project Sponsor to continue the hearing to May 24, 2018. The Commission voted 5-0 (Commissioners Fong and Christine Johnson were absent) to continue the item to the May 24, 2018 Commission hearing date.

On March 12, 2018, Corrine Quigley from Morrison & Foerster LLP, on behalf of Project Sponsor, submitted a Variance application with the Department for pursuant to Planning Code Section 134.

On March 14, 2018, Corrine Quigley from Morrison & Foerster LLP, on behalf of Project Sponsor, submitted a Shadow Study application with the Department for pursuant to Planning Code Section 295.

On May 24, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-002768CUASHDVAR.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-002768CUASHDVAR, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The approximately 1,698-square-foot project site (Assessors Block 0180, Lot 017) is located on the block bounded by Jackson Street to the south, John Street to the north, Powell to the east, and Mason Street to the west. The Subject Property is located within a RH-3 (Residential-House, Three Family) Zoning District, and a 65-A Height and Bulk District. The subject lot contains approximately 23 feet of frontage along Jackson Street and the subject property is developed with a one-three-story-over-basement building containing three dwelling units (three 2-bedroom units).
3. **Surrounding Properties and Neighborhood.** The project site is located within the northeastern quadrant of the Nob Hill neighborhood, located close to the corner of Jackson and Mason Streets. The neighborhood consists almost entirely of 2- to 4-story buildings. Land uses in the surrounding area are predominately residential in nature, however there are several ground-floor Limited Commercial Uses located along Mason Street.
4. **Project Description.** The proposed project ("Project") would permit a building exceeding 40 feet in height within a RH Zoning District. The proposed Project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a

net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The Project does not add or remove any existing dwelling units, nor does the Project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval. The scope of work includes both interior and exterior tenant improvements.

5. **Public Comment.** To date, the Department has received 1 letter in support and 7 letters in opposition to the proposed Project. The one letter in support states that the Project is relatively minor in scope and should not cause significant construction impacts whereas the seven letters in opposition express concerns related to additional congestion along the subject street, construction impacts attributed to the Project, and impacts related to access to air and light to adjacent properties.
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. **Use/Residential Density (Sections 209.1).** Planning Code Section 209.1 permits up to three dwelling units per lot within the RH-3 Zoning District.

The proposed project includes a one-story vertical addition of an existing residential structure, converting one of the existing dwelling units from a two-bedroom unit into a three-bedroom unit. The project does not add or remove any of the existing dwelling units; therefore the project is in compliance with the Code.

- B. **Rear Yard.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet. Rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building.

The basic rear yard requirement for the subject property is 45 percent (or 33'-4") which can be reduced down to the minimum rear yard depth of 25 percent (or 18'-6"). In any case in which a rear yard requirement is thus reduced to the minimum rear yard depth, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, pursuant to Code Section 134(c)(1). The Project proposes a vertical addition that exceeds 30 feet in height and the depth of the proposed addition would encroach into last 10 feet of building depth; therefore a variance is required. A previous variance (Case No. 2000.526V) was granted in 2001 to permit a vertical and horizontal addition at the subject property. That variance decision permitted the subject structure and rear staircase to encroach into the rear yard by approximately 12 feet, with a vertical addition (third floor) reaching a finished roof height of 37'-6". Condition No. 4 of the variance decision letter for Case No. 2000.526V outlined the requirement for review by the Zoning Administrator for any further expansion of the subject property. Even though the existing three-story-over-basement structure already exceeds 30 feet in height, the Zoning Administrator will hear a new variance request for the proposed fourth floor that would exceed 30 feet in height for the last 10 feet of building depth.

- C. **Height.** Planning Code Section 253 requires that wherever a height limit of more than 40 feet in a RH District, or more than 50 feet in a RM or RC District, is prescribed by the height and bulk district in which the property is located, any building or structure exceeding 40 feet in height in a RH District, or 50 feet in height in a RM or RC District, shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of the Code.

The Project would exceed a height of 40 feet in the RH Zoning District, therefore requires Conditional Use Authorization. Even though the underlying Bulk and Height District (65-A) would allow for a taller structure, the Code requires approval by the Planning Commission according to the procedures for conditional use approval in Section 303 of this Code.

- D. **Exposure.** Planning Code Section 140 requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

All of the existing dwelling units face Jackson Street (a street meeting the requirements of the Code); therefore the project is consistent with the dwelling unit exposure requirements of the Code.

- E. **Shadows.** Planning Code Section 295 requires a shadow analysis for projects over 40 feet in height to ensure that new buildings do not cast new shadows on properties that are under the jurisdiction of the San Francisco Recreation and Park Department.

A preliminary shadow fan analysis revealed that a shadow may be cast onto Woh Hei Yuen Park, a Recreation and Parks Department property, located approximately one block away from the subject property. The Planning Department reviewed a shadow analysis report (Case No. 2017-002768SHD) which examined the proposed one-story vertical addition (up to a maximum building height of 44'-6") at the subject property. The analysis revealed that no net shadow would be added to any Recreation and Park Department properties and a No Impact Letter was issued by the Department on April 17, 2018. Therefore, the proposed project is in compliance with the Code.

- F. **Parking (Section 151.1).** Planning Code requires off-street parking for projects located within RH Zoning Districts at a ratio of one space per dwelling unit.

The existing structure contains three (3) off-street parking spaces for the three (3) existing dwelling units. As the proposed project is not modifying the existing number of dwelling units, the proposed project is in compliance with the Code.

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

- A. The proposed new 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 proposed project is a one-story vertical addition to an existing three-story-over-basement residential structure, expanding one the existing dwelling units from a two-bedroom unit into a larger, three-bedroom unit. The size and intensity of the project is compatible with the adjacent properties in that the new fourth floor is set back from the street by approximately 7 feet, allowing the new addition to function as a subordinate addition to the existing structure. Moreover, the project does not propose any increase in the amount of dwelling units or off-street parking at the subject property.

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

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

The project is consistent with the surrounding neighborhood, which is comprised primarily of multi-story, low and medium-density residential buildings. The project will add one story to the existing three-story-over-basement structure, and the new addition is set back approximately 7 feet from the primary building wall. The front setback allows the streetwall to read similar to existing conditions (3-4 stories) and the stepping pattern of the streetwall (from west to east) is maintained.

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

The project would not add any additional dwelling units or off-street parking spaces. As the project involves an expansion of one of the existing dwelling units, the project would maintain Code compliance with regard to required off-street parking. As such, traffic patterns are not anticipated to be impacted as a result of the one-story vertical addition. The project site is already well-served by transit, and any additional tenants will have access to numerous MUNI lines within a short walking distance of the project site.

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

The project proposes an expansion of existing residential uses without additional off-street parking and therefore will not produce noxious or offensive emissions, noise, glare, dust or odors. There is no commercial space, which could generate the same.

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

The project maintains the existing at-grade rear yard and provides new private useable open space for the upper dwelling unit at the fourth floor that meets the dimensional and area requirements of the Code. The existing parking and loading area is otherwise not modified.

- D. 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.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

The project involves a one-story vertical addition to an existing three-unit residential building. The project would expand the gross floor area of an existing dwelling unit located on the third floor of the building, converting a two-bedroom unit into a three-bedroom unit. The project would preserve all three of the existing dwelling units located within the building.

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.

The project was designed with a front setback of approximately 7 feet to allow the new fourth floor to read as subordinate to the existing three-story-over-basement structure. The proposed front setback allows the streetwall to read similar to existing conditions (3-4 stories) and the overall stepping pattern of the streetwall (from west to east) is essentially maintained.

Policy 11.6:

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

The project would expand the gross floor area of an existing dwelling unit located on the third floor of the building, converting a two-bedroom unit into a three-bedroom unit. The project would preserve all three of

the existing dwelling units located within the building, maintaining a residential density consistent with that of the underlying zoning district (RH-3).

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The project would add one-story to an existing three-story-over-basement building, increasing the overall height of the building from 35'-0" to 44'-6". The project's proposed height is consistent with the requirements of the 65' Height District and with similar sized buildings in the area, and meets the "A" Bulk Limits. The front setback of approximately 7 feet would allow the proposed fourth floor to read as subordinate to the existing structure, thereby helping to preserve the appearance of a three-story streetwall as viewed from Jackson Street.

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

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

The proposed project would not displace any existing neighborhood-serving retail uses as the subject building contains only residential 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 would preserve the three existing dwelling units within the subject building, converting one of the dwelling units from a two-bedroom unit into a three-bedroom unit.

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

The Project does not propose the elimination of any dwelling units; housing supply is unaffected. The project would convert an existing two-bedroom unit into a three-bedroom unit, leading to a larger unit more attractive to families.

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

The proposed project does not add or remove any existing off-street parking. The project site is well-served by public transit; MUNI cable car lines 59 (Powell-Mason) and 60 (Powell-Hyde) run directly in front of the subject property and MUNI bus lines 10 and 12 are within one block of the subject property. Therefore, the project will not significantly increase the amount of automobile traffic, overburden neighborhood parking, or impede MUNI transit service.

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The proposed project calls for interior and exterior tenant improvements inclusive of the one-story vertical addition atop the existing three-story-over-basement building. The project will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building was constructed in 1907; and the Planning Department has listed the building as a "Category B" (unknown/age eligible) historic resource. The proposed tenant improvements, including exterior improvements have been found to be consistent with the CEQA Checklist for Categorical Exemption (Class 1) Determinations.

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

The project will have no negative impact on existing parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-002768CUASHDVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 5, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 24, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 24, 2018

EXHIBIT A:
CONDITIONS OF APPROVAL

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a building to exceed 40 feet in height within a RH Zoning District located at 984-988 Jackson Street, Lot 017 in Assessor's Block 0180, pursuant to Planning Code Sections 209.1, 253, and 303, within the RH-3 Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated July 5, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-002768CUASHDVAR and subject to conditions of approval reviewed and approved by the Commission on May 24, 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 May 24, 2018 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance under Section 134(c)(1). The Project proposes a vertical addition that exceeds 30 feet in height and the depth of

the proposed addition would encroach into last 10 feet of building depth; therefore a variance is required. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

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

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

10. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

11. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

PARKING AND TRAFFIC

12. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

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

MONITORING - AFTER ENTITLEMENT

14. **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
15. **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

16. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
17. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

18. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

19. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **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

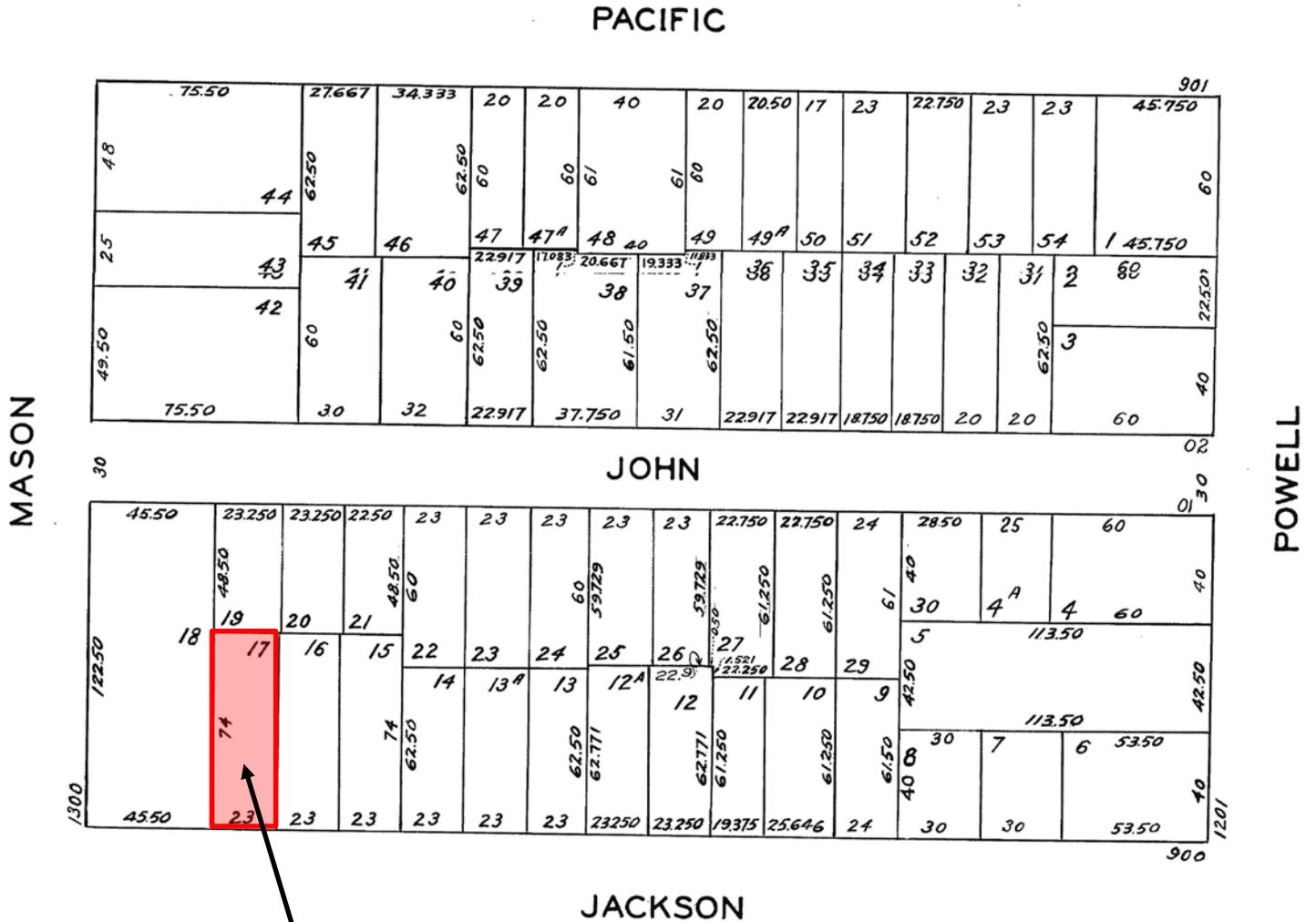
21. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Exhibits

- **Block Book Map**
- **Sanborn Map**
- **Zoning Map**
- **Height & Bulk Map**
- **Aerial Photographs**
- **Site Photos**

Parcel Map



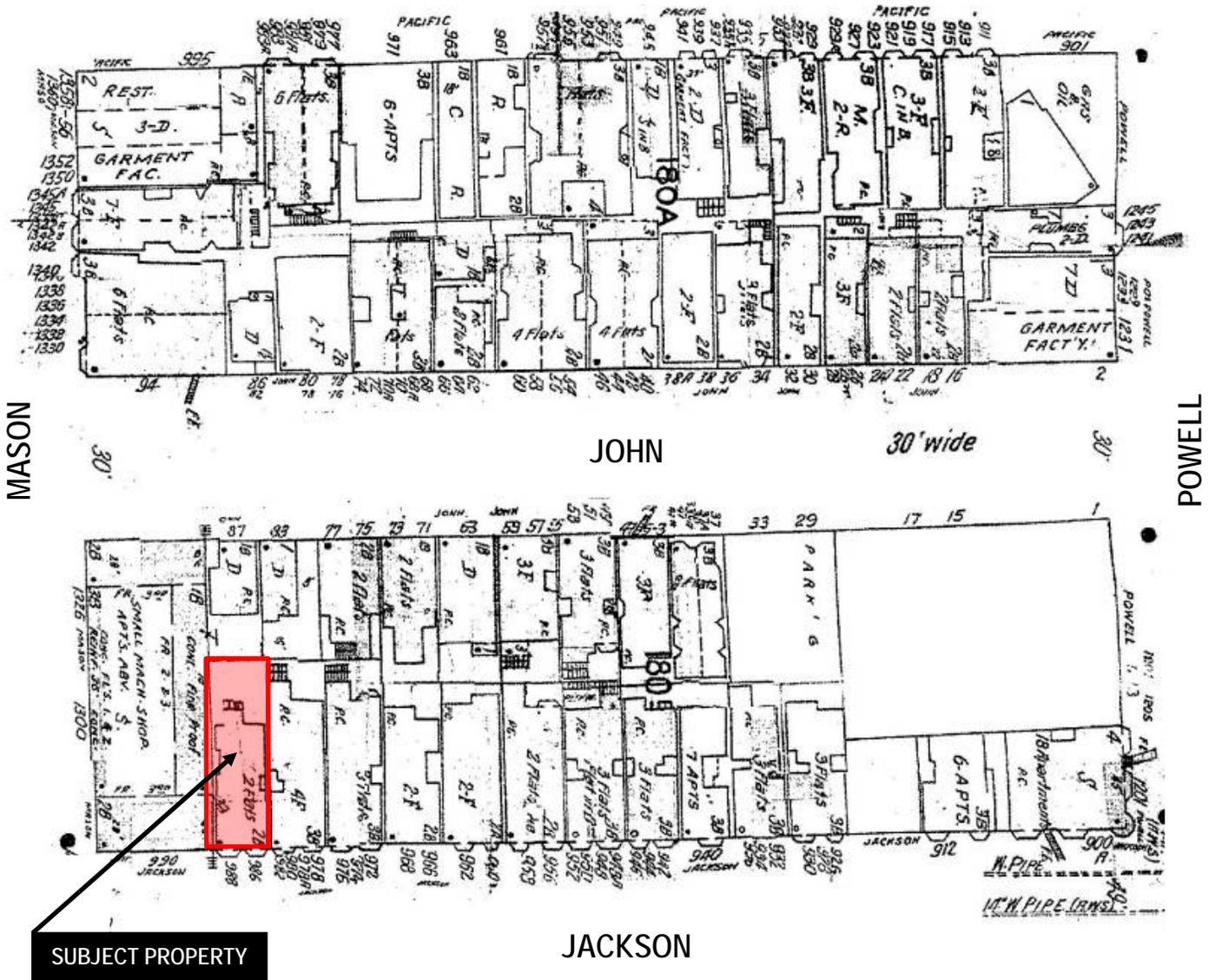
SUBJECT PROPERTY



Conditional Use Authorization
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 984-988 Jackson Street

Sanborn Map*

PACIFIC



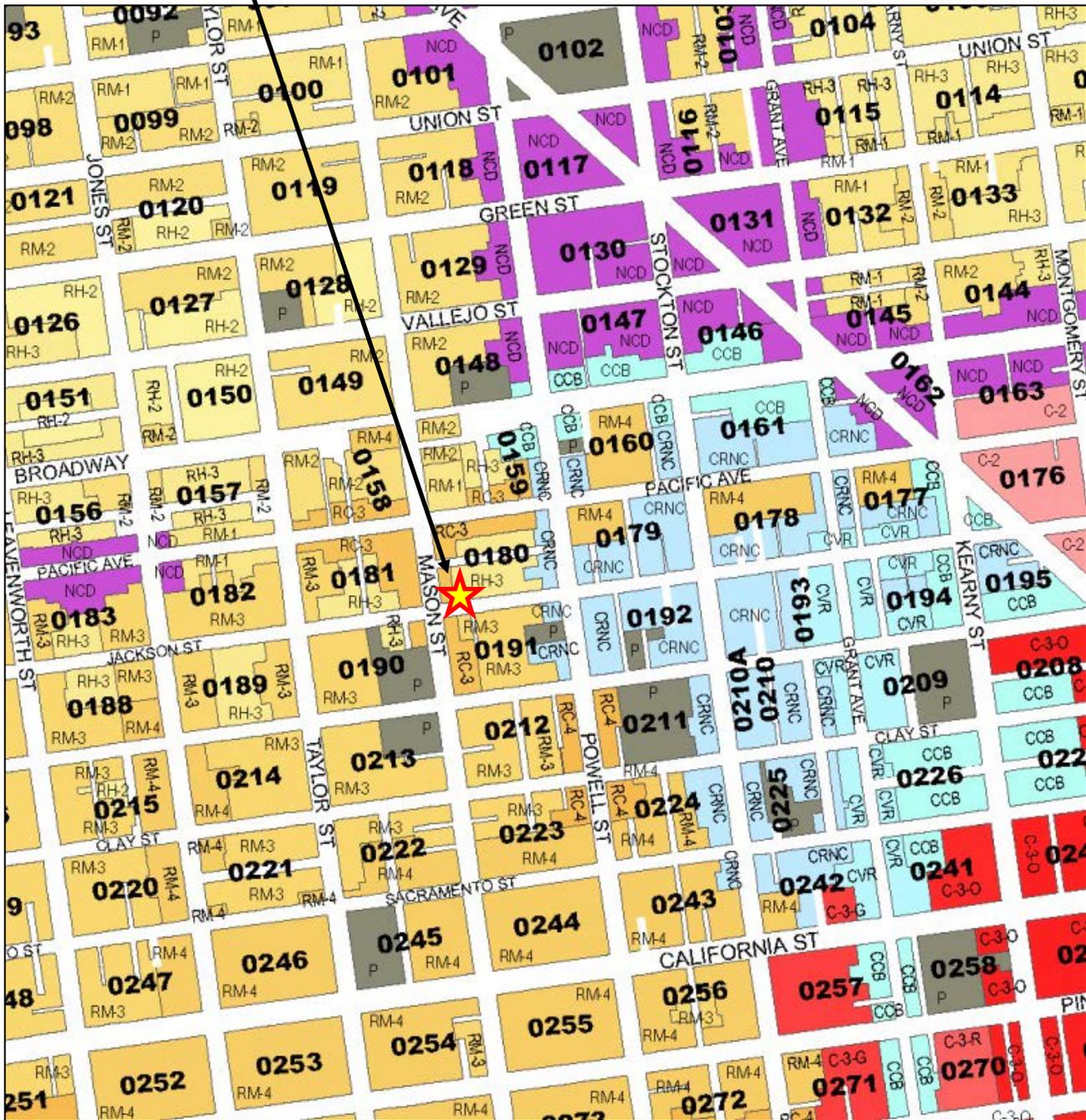
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Zoning Map

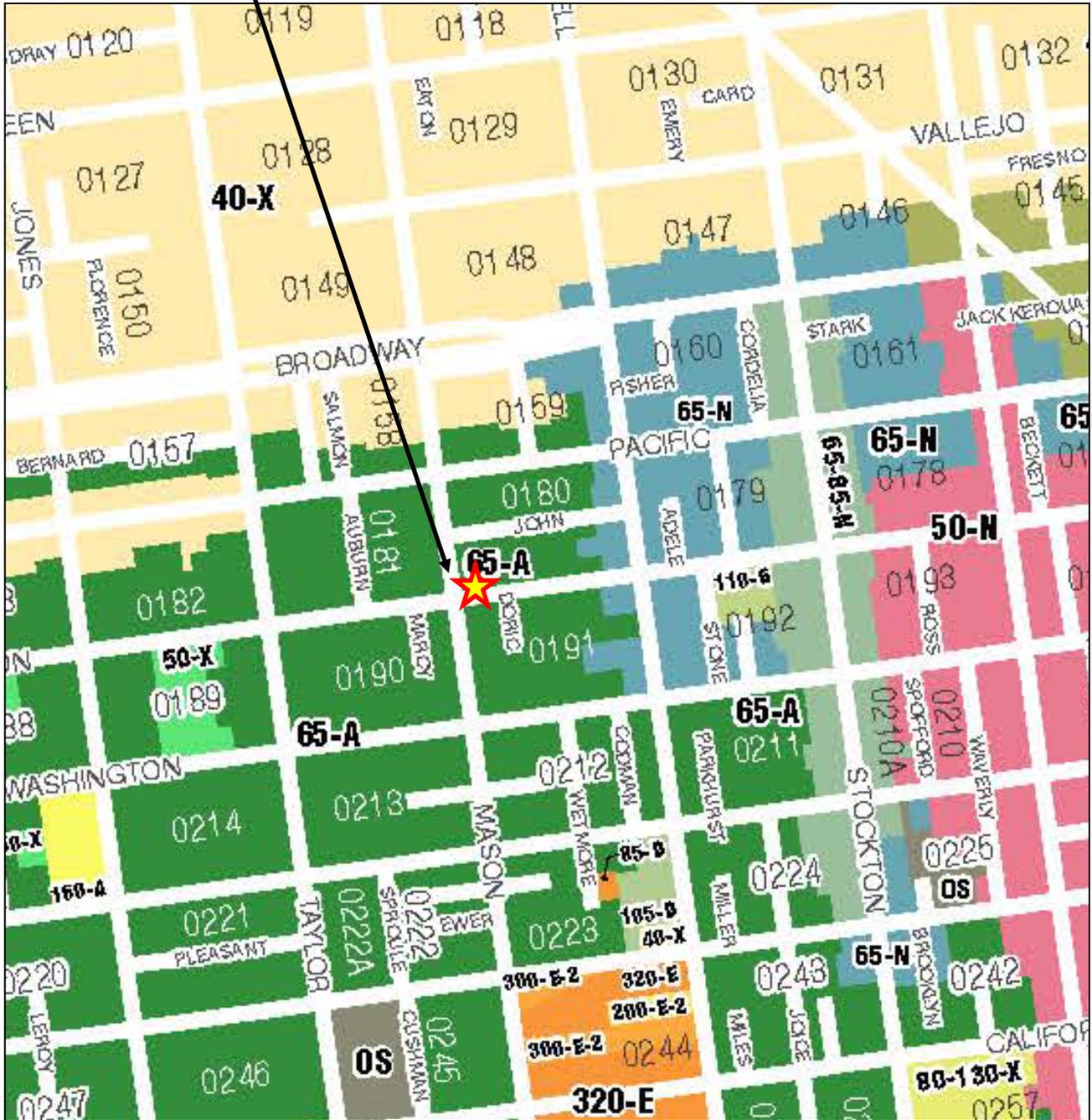
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

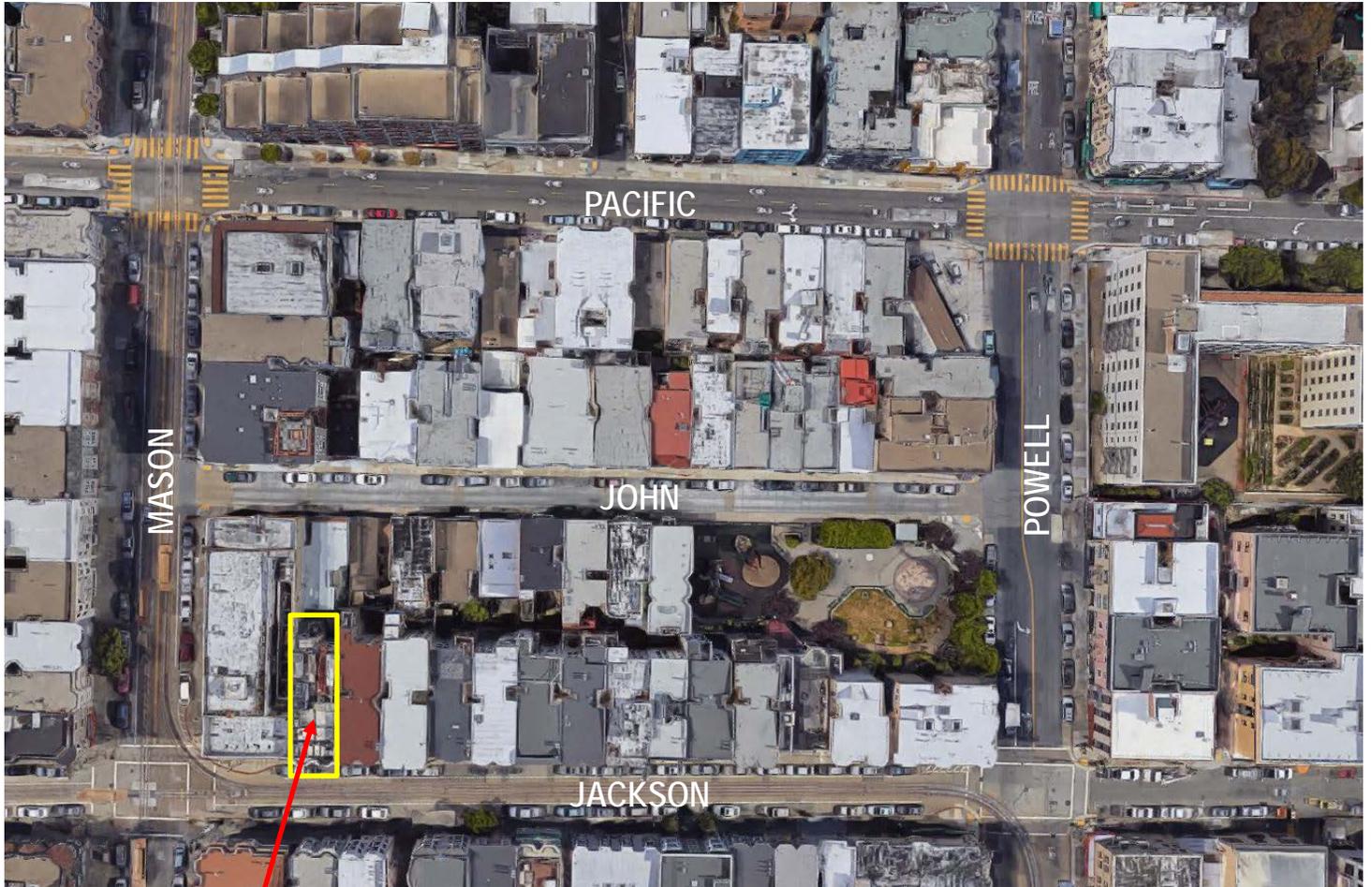
Height & Bulk Map

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Aerial Photo



SUBJECT PROPERTY

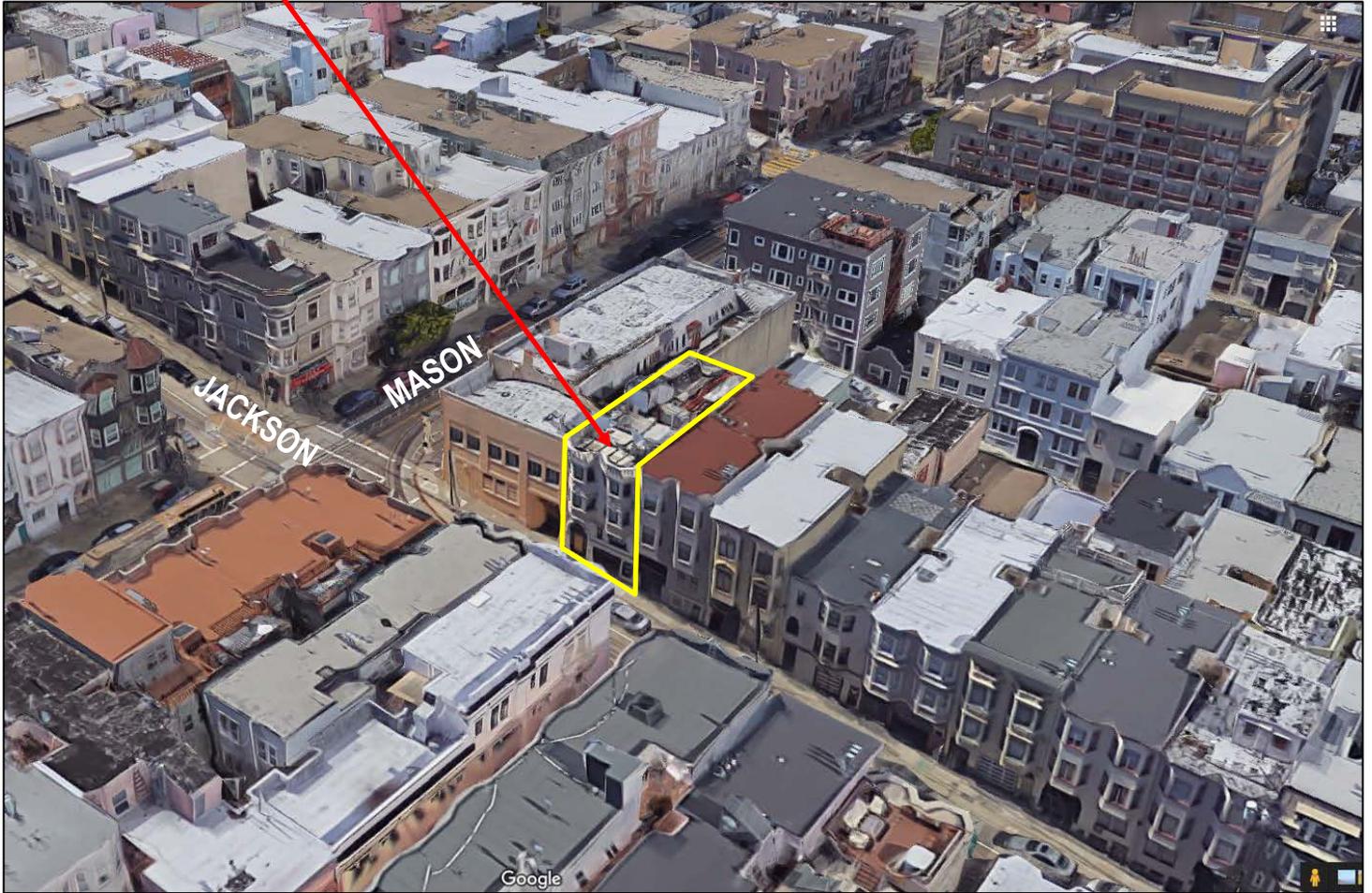
Aerial view of 984-988 Jackson Street.



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

SUBJECT PROPERTY



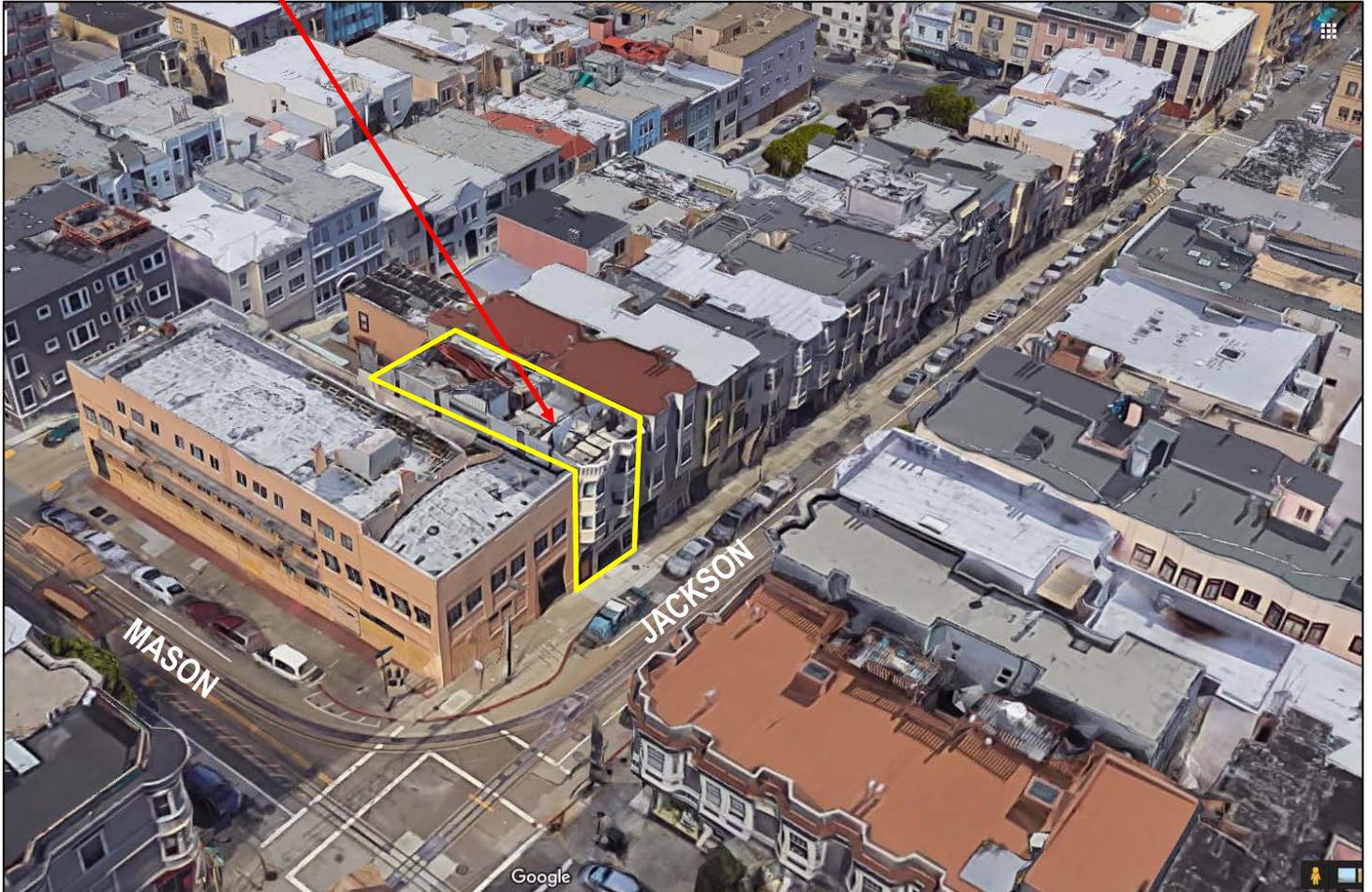
Axonometric view of 984-988 Jackson Street.



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

SUBJECT PROPERTY



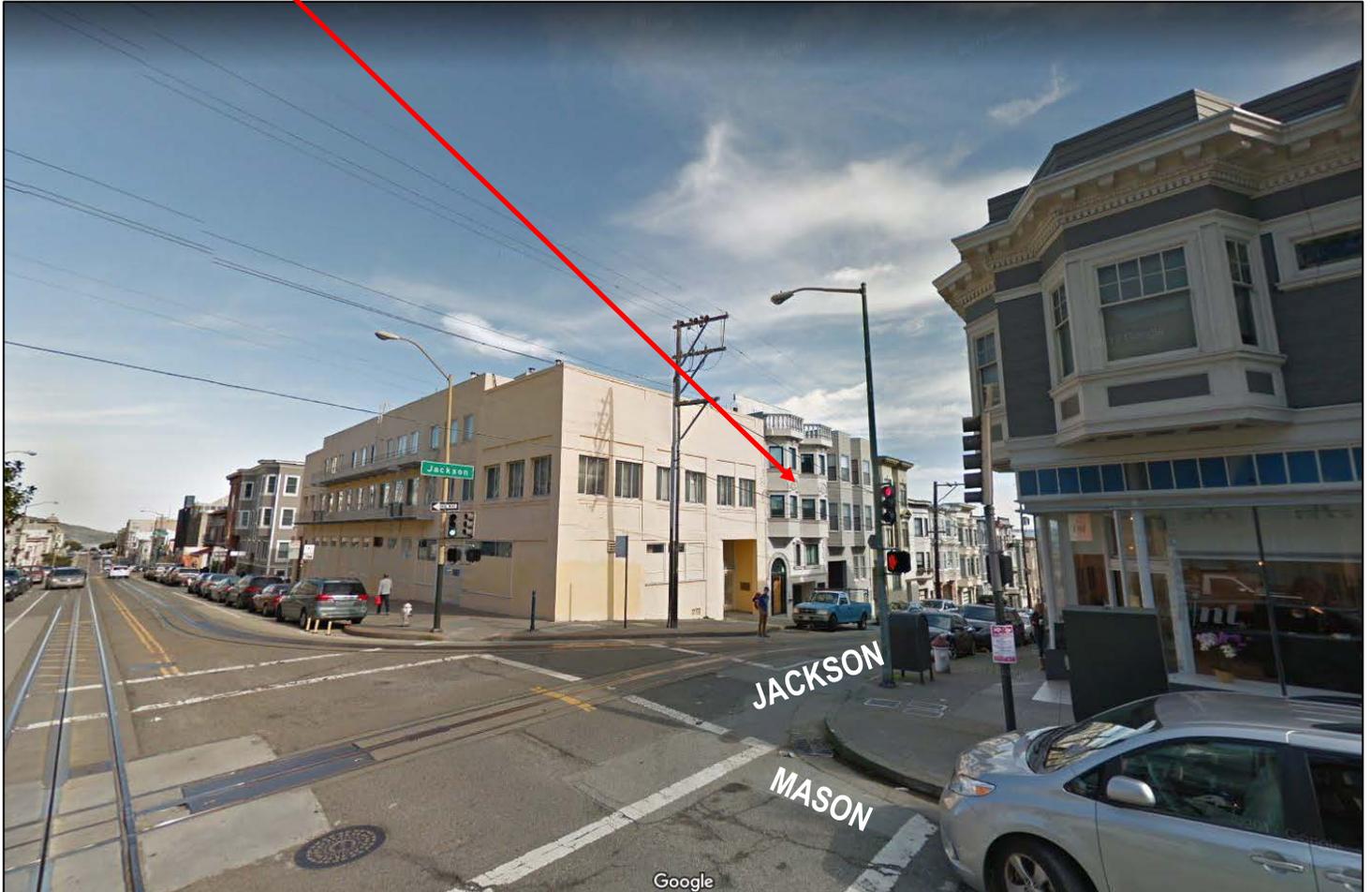
Axonometric view of 984-988 Jackson Street.



Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

SUBJECT PROPERTY



Street View of 984-988 Jackson Street
(view from Mason Street).

Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

SUBJECT PROPERTY



Street View of 984-988 Jackson Street
(view from Jackson Street).

Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street

Site Photo

SUBJECT PROPERTY



Street View of 984-988 Jackson Street
(view from Jackson Street).

Conditional Use Authorization
Case Number 2017-002768CUA
984-988 Jackson Street



Front view of the existing building. You can barely see the proposed addition between the balusters.



View of the existing building walking up Jackson Street. The proposed addition is not visible at all.



Photo taken from up and across the street. Corner Jackson and Mason Streets. You can barely notice the top corner of the proposed addition. As shown, it is clearly in full compliance with the Design Guidelines with a setback of the proposed addition far enough so it is clearly subordinate to the main façade and NOT visible from across the street.



Photo is taken from the roof of 990 Jackson facing south is showing the existing rear wall. Please note the proposed temporary wall partition painted white. The total addition to be 4'-6" as marked on the photo. There will be no stair pent-house or parapet walls. The concrete wall separating the properties as well as the chimney is part of 990 Jackson Street. Chimney shown in the front belong to 87 John Alley. I framed in the windows and door to accurately show the proposed. The temporary front wall is shown in a distance through the door opening. The balcony shown is on the proposed 4th floor.

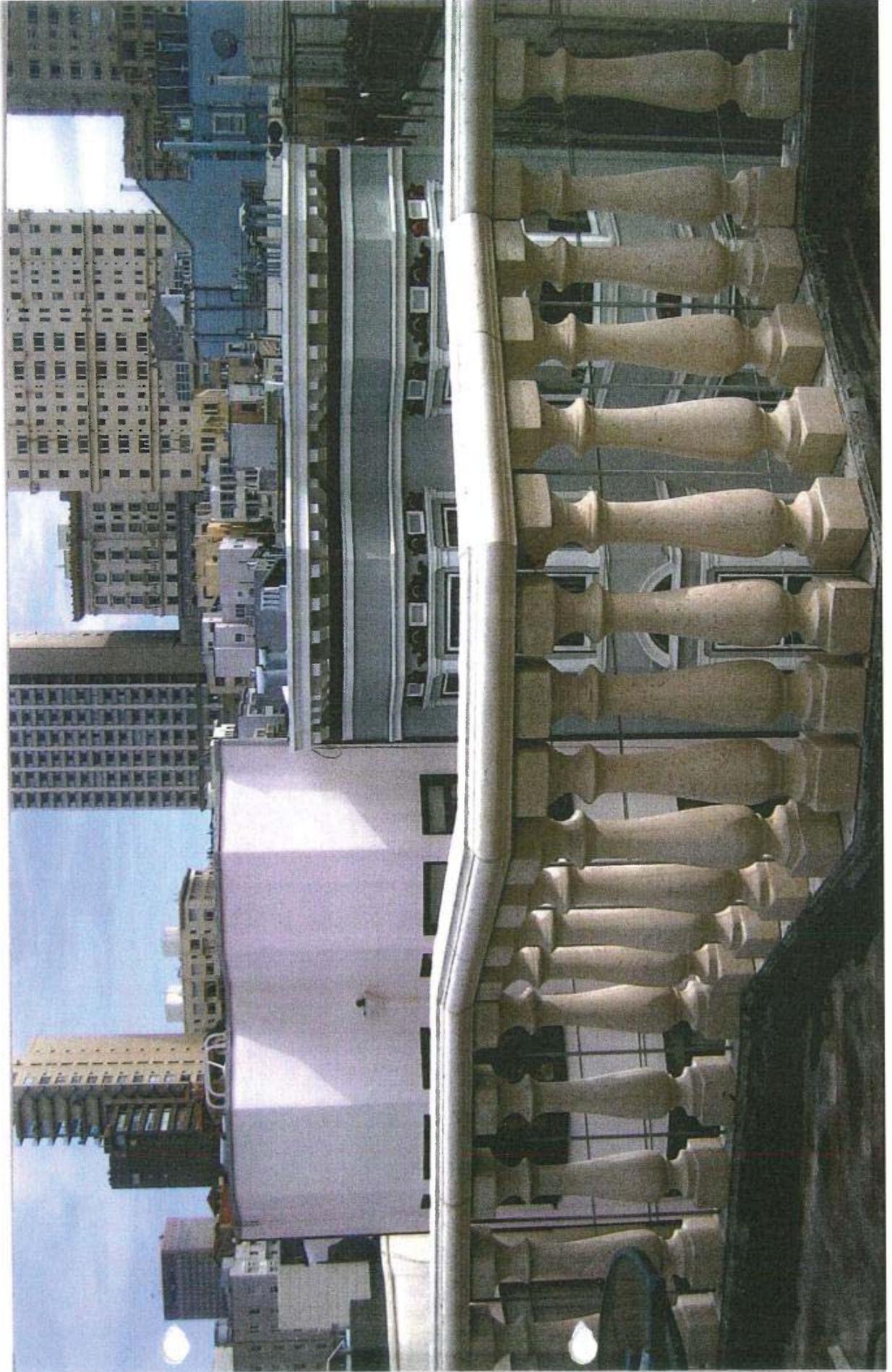


Photo taken from the roof of 990 Jackson Street. This is a South-East facing view. The chimney and the concrete structure on the bottom right on the photo belong to the neighbor to the west, 990 Jackson Street. There are five or six apartments which “front yard” is shown on the bottom right. There only concern was that I paint/plaster the property line wall in a light color and do not install any windows to protect their privacy.

Photo taken from the roof of 990 Jackson Street, The building immediately to the west. Corner of Mason. This is a South- East facing view. The red line and the shaded area represent the total proposed vertical addition. Please note the front and rear temporary partitions I constructed back in 2008. This will be the actual proposed height. There will be no stair- house or parapet walls.



This is a South facing view taken from the front setback on the third floor, showing the height of the buildings directly across the street in relation to the proposed.





The two buildings directly across the street



From across the street. Photo taken in 2009

EXHIBIT C:
ENVIRONMENTAL DETERMINATION



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input 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.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> 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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input 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):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 Residential Design Guidelines.
<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 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> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ <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 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 (optional):</p>	
<p>Preservation Planner Signature:</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 style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>					
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Project Approval Action:</p> </td> <td></td> </tr> </table> <p style="font-size: small; padding-top: 10px;"> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </p> <p style="font-size: x-small; padding-top: 5px;"> 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals. </p>		<p>Planner Name:</p>	<p>Signature:</p>	<p>Project Approval Action:</p>	
<p>Planner Name:</p>	<p>Signature:</p>					
<p>Project Approval Action:</p>						

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

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

April 17, 2018

Olivier Pannetier
Symphysis, Bioclimatic Design Consulting
435 S. Alexandria Ave #308
Los Angeles, CA 90020

CASE NO. **2017-002768SHD**
ADDRESS: **988 Jackson Street**
BLOCK/ LOT: **0180/017**

Dear Olivier Pannetier,

The Planning Department has reviewed a supplemental shadow analysis (prepared by 'Symphysis' and dated February 15, 2018) that you submitted for the above-referenced project for compliance with Section 295 of the Planning Code, which restricts structures over 40 feet in height from casting new shadow on properties under the jurisdiction of the Recreation and Park Commission. A previous shadow fan prepared by the Planning Department indicated that new shadow could potentially be cast by the proposed project on **Woh Hei Yuen Park**, a property within the jurisdiction of the Recreation and Park Commission. It should be noted that the shadow fan did not account for the precise articulation of the envelope of the proposed project, nor did it account for the shading from existing buildings. The shadow analysis considered the 44-foot 6-inch height; there are no proposed architectural rooftop features or rooftop mechanical equipment.

After reviewing and analyzing the aforementioned supplemental analysis, the Planning Department concurs with the analysis in that no net new shadow will be cast upon **Woh Hei Yuen Park** because shadows are already cast by the existing surrounding buildings during times the Project would shade the park. The Project would not result in any net new shading.

Therefore, the project has been determined to be in compliance with Planning Code Section 295, and will not require any additional shadow analysis as the project is currently proposed. However, please be aware that if changes are made to the project that would add additional massing or height to the project, additional shadow analysis may be necessary.

If you have any questions, please contact me at (415) 575-8722 or seema.adina@sfgov.org.

Sincerely,

Seema Adina
Current Planning

CC (via email):
Nicholas Foster, Planning Department
Stacy Bradley, Recreation and Park Department

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

HEARING NOTIFICATION



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, May 24, 2018**
 Time: **Not before 1:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Conditional Use, Variance**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 984-988 Jackson Street	Case No.: 2017-002768CUASHDVAR
Cross Street(s): Mason/Powell Streets	Building Permit: 201707212563
Block /Lot No.: 0180/017	Applicant: Corinne Quigley
Zoning District(s): RH-3 / 65-A	Telephone: (415) 268-6249
Area Plan: N/A	E-Mail: cquigley@mofo.com

PROJECT DESCRIPTION

Request for Conditional Authorization pursuant to Planning Code Sections 209.1, 253 and 303 to permit a building to exceed 40 feet in height within a RH Zoning District. The proposed project would add a fourth floor (one-story) to the existing three-story-over-basement residential building containing 3 dwelling units, with a net addition of approximately 1,100 square feet of living space to the existing dwelling unit located on the third floor. The project does not add or remove any existing dwelling units, nor does the project add any off-street parking. With the addition of one floor, the building would reach a height of 44'-6". Even though the underlying Bulk and Height District (65-A) for the subject property would allow for a taller structure, the Planning Code requires approval by the Planning Commission according to the procedures for conditional use approval.

Request for Variance pursuant to Planning Code Section 134 ("Rear Yard"). The basic rear yard requirement for the subject property is 45 percent (or 33'-4") which can be reduced down to the minimum rear yard depth of 25 percent or (18'-6"). In any case in which a rear yard requirement is thus reduced to the minimum rear yard depth, the last 10 feet of building depth thus permitted on the subject lot shall be limited to a height of 30 feet, pursuant to Section 134(c)(1). The Project proposes a vertical addition that exceeds 30 feet in height and the depth of the proposed addition would encroach into last 10 feet of building depth; therefore a variance is required.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: **nicholas.foster@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

EXHIBIT F:
PUBLIC CORRESPONDENCE

From: [rick.riley](#)
To: [Foster, Nicholas \(CPC\)](#)
Subject: 984-988 Jackson Street Plans
Date: Thursday, January 11, 2018 10:20:40 AM

Mr. Foster and SF Planning Commissioners,
I have lived with my family on Jackson Street since 1992. My wife was born in our house so she has been there even longer. We are familiar with the plans that the Hoftvedt/Shiu family has at 984-988 Jackson Street and have no objections to their addition. We believe that the Hoftvedt/Shiu family has the right to modify their property as long as it complies with the city building code.

Living in the Lower Nob Hill neighborhood has been pleasant. We have had several construction projects on the 900 block of Jackson Street and I can't say that any of them has had a significant impact on our quality of life. These projects have educated me about what is acceptable growth for an established San Francisco neighborhood. One project in 2003 at 939 Jackson Street replaced a standalone house with a 10 unit condominium. As this was the first of the projects, the neighbors were concerned about a various issues including construction, traffic, parking, views, and sunlight. We even took this "fight" to the board of supervisors. In the end, the condominium was built and has been a fine addition to our block. What I learned from this experience is:

- **Change & growth are inevitable - We live in a very desirable city with a limited supply of housing and a strong demand. Growth is the only way to manage that demand.**
- **Construction impact is minimal - Construction is often quick and well managed since we have 2 cable car lines that must keep the street open.**
- **Building owners have the right to modify their property – I don't have the right to dictate how my neighbor can use or modify their property.**

Looking at the extensive growth in other cities like Oakland & Emeryville, it is inevitable that San Francisco has to grow. Small additions like the one proposed should not be a problem. I support the plans for 984-988 Jackson Street.

Respectfully,

Rick Riley

966 Jackson Street, SF, CA 94133

From: [Deborah Goitein Goodyear](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: email4dan@gmail.com
Subject: 984 -988 Jackson St.
Date: Wednesday, November 29, 2017 9:59:57 PM

Dear Mr. Foster,

We live across the street at 967 Jackson Street, a few buildings down from 984 -988 Jackson Street. Our street is very congested, with two cable car lines, limited parking, and congested sidewalks. If the property owner needed a place for family, or meant this addition as affordable housing, we are sure the neighborhood would all shrug their shoulders and go along with it. However, if this is just for financial gain, such as Airbnb, or expensive rental, we are already at our tipping point and can handle no more traffic or people. Please ask if he is providing parking, and what his intentions are for our already congested little block between Mason and Powell.

Thank you.

Deborah and Douglas Goodyear

967 Jackson St.

San Francisco, CA 94133



1525 Grant Avenue
San Francisco, CA 94133
TEL 415.984.1450
FAX 415.362.7992
TTY 415.984.9910
www.chinatowncdc.org

November 29, 2017

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

Re: 2017-002768CUA (984-988 Jackson Street)

To Planning Commissioners:

On behalf of Chinatown Community Development Center, I am writing to oppose the proposed fourth floor addition at 984-988 Jackson. Specifically, we believe the project is inconsistent with the priority planning policy (Planning Code Section 101.1(b)): “That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.”

This property’s history follows a disturbing trend of displacing rent-controlled tenants in the neighborhood. According to SF Rent Board records, the owner of this property at 984-988 Jackson Street filed for Ellis Act eviction of its tenants in April 2003 (Case number for the Intent to Ellis Act: L-030507) and are now proposing to add a penthouse floor, increasing the value of the property. Supporting this trend would set a bad precedent of rewarding an owner with a history of Ellis Act eviction. While evictions are increasing in Nob Hill, many neighboring buildings with affordable rent-controlled units are still intact despite speculation pressures. Approving this project would open the door for similar projects, fueling further displacement of tenants, and thereby threatening the cultural and economic diversity of the neighborhood.

We urge you to deny this Conditional Use Authorization request in order to maintain the existing housing and neighborhood character that has a diversity of residents, including low-income tenants.

Sincerely,

Roy Chan, Community Planning Manager

cc: Nicholas Foster, nicholas.foster@sfgov.org

From: [Hongmai Truong](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Peskin, Aaron \(BOS\)](#)
Subject: Against additional floor to 984-988 Jackson St
Date: Thursday, November 30, 2017 5:45:03 AM

Dear SF Planning Commisioners,

My name is Hongmai Truong I have been living at 952 Jackson for 28years. I recently got into a car accident and paralyzed on one side of body. I am sensitive to loud noises and the construction at the site will also prevent me from practicing walking therapy since I feel unsafe if I have to walk around it. Please consider my situation and other elderly people in the neighborhood and not allow the construction.

Thank you,

Hongmai Truong
Dan Truong, Guardian

From: [Matt T](#)
To: [Foster, Nicholas \(CPC\)](#)
Subject: 984-988 Jackson St Hearing
Date: Thursday, November 30, 2017 8:07:08 AM

Good morning Nicholas,

Below is my letter of protest for the hearing. Thank you for passing it on.

Warm regards,
Matt

Dear Planning Commission,

I wish to protest the planned construction at 984-988 Jackson st.

Taking the slope into consideration, this street has historically maintained an even and leveled height roofline. Adding the additional floor will lead to unintended consequences. For example, it may change the dynamic of earthquake stability, or set a precedent for commercial developers to create larger apartments, or block the view of our neighbors.

According to public records in as early as 2006, there had been previous attempts to add an additional floor to the property in question. If it hadn't been approved then, then it shouldn't be approved now. Is this the first part of a long term plan to add a 4th unit?

As it stands Uber/Lyft frequently double park on our one-way street which blocks traffic and creates unsafe conditions for Cables Cars to stop in the middle of a slope. We do not need more expansion that may lead to more occupants and Uber/Lyft on this one-way street.

My family and I have lived on this street for over a quarter century and the parking situation has always been anemic. Since the current owner has taken over the 988 Jackson st, things has gotten worst. First, it took over half a decade to finish a full tear down and build up of the property. During that time, it temporary construction signs existed with a loss of at least 2 parking spots. When completed, a spot was lost due to the additional drive and another public spot in the corner was never relinquished adding up to over a decade that a public space had been claim by the household of 988 Jackson. Abandoned vehicle calls to the City had been unsuccessful throughout the period. If adding a 4 car garage to the subject property isn't enough that they would need to claim a public space for personal use, adding an additional floor would lead to more occupants and their cars to an already crowded parking situation. At times I need to drive my sister, who is partially paralyzed, to therapy and doctor visits. It is incredibly difficult to find parking even with the presence of a handicap parking pass. At times, it takes well over 60 minutes to find a space. We are already sharing our limited spaces with the Cable Car headquarters and the Chinese Hospital down the hill. Once the Stockton Tunnel is completed, it will only get worst for both the limited parking space and Uber/Lyft frequent double parking activities.

With an understanding of the previous half+ decade construction project that took to complete on the subject property, the penthouse addition may also take a long time to complete. This will disrupt the way of life for my sister. She cannot travel far, and needs to use the block on the subject property to exercise. Having a prolong construction project will significantly disrupt her way to maintain her already limited strength.

Sincerely,

Matt Truong
952 Jackson st.

Mr. Nicholas Foster
Planner, Northeast Quadrant, Current Planning
nicholas.foster@sfgov.org

Thomas A. Weverka
963 Jackson St.
San Francisco, CA 94133
thmswev@aol.com
415-956-1966

Dear Mr. Foster,

I wish to file a protest concerning the construction planned for 988 Jackson St. between Mason and Powell streets.

Firstly, the builder plans to add an additional floor that will make the roofline of the building taller than the roofline of the adjacent building to the east, which is located at the northeast corner of Mason and Jackson streets. This would set a precedent whereby buildings can block bay views of buildings to their east. Such construction has never been permitted on this block to this date.

Secondly, the builder proposes to add what is essentially a fourth floor to this building above the garage and/or ground level. No building on this block has ever received such leeway. This would set a precedent whereby anyone who proposes adding additional floors to their buildings would have such leeway, thereby setting the stage for our neighborhood to turn into a zone of high-rise apartments.

Lastly, I hereby request that should you approve such construction, that the owner not be permitted to use this property for Airbnb or for similar rental services. Ours is a one-way street with cable car traffic and automobile congestion and is not conducive to additional crowding and traffic concerns.

Yours sincerely,

Tom Weverka

From: [Dan Truong](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); joannelew81@hotmail.com; gooddej@earthlink.net; thmswev@aol.com; [Deborah Goitein Goodyear](#); kimtruong168@hotmail.com; [Matt Truong](#); yushi29@gmail.com
Subject: 984-988 Jackson St Hearing and Plans
Date: Thursday, November 30, 2017 5:15:45 AM
Attachments: [984-988Jackson Petition.pdf](#)

Dear Mr. Foster and the San Francisco Planning Commissioners;

I've met with many of my neighbors and we are very concerned about the building of the additional story to 984-988 Jackson St. and are strongly objecting to the project.

After reviewing the plan, we were shocked to learned how big the existing building already is: **6578.25sf**. That would easily crowned to be the largest 4-unit and under in the neighborhood. There are existing 4 stories + a basement. As you can see in the plan the building is the tallest on the block and the owners carefully have in place some structure/balcony to enjoy the beautiful view of the city. We've learned that the owners previous tried to build an additional dwelling unit but was denied by the San Francisco Planning department. Therefore, adding a pen house is indifferent in our perspective. We are concerned that if the building is too tall, it would pose danger of falling objects if there is an earthquake due to the lack of support from the sides. Being high up, if there is a fire emergency, it would be harder for people from the 5th floor to escape.

With the proposed 4th floor (technically 5th with ground floor) with additional 3 bedrooms and 2baths for a total of **7678.45sf**, it sounds like adding an additional unit to us with the back stairs access. If more people move in, then we would be concerned about the parking situation. As worst as it is, the owners of the 984-988 Jackson st building do not make any thing better. The parking strip along the subject property used to accommodate 6 cars and now is down to 4 after they build their garage -- yet they still hog the single parking space in front of their house ever since they moved there (even SFMTA parking patrol is aware of the situation). If there are more people moving in or during the construction, there will be extremely challenging to park (there is no plan from the city to alleviate this problem). This will further poses safety risks to the neighborhood during and after the construction. In addition to parking, there will be more Uber and Lyft stops and would congest traffic and block the Cable Car line on a small one-way street. I eye witnessed an accident where a construction truck ran over an old lady at the construction site at the corner of Washington and Powell about 3 months ago.

We were not sure if the owners at 984-988 Jackson obtained a demolition permit when he built his house over 10yrs ago since we didn't get any notice at the time. As a result, we had to deal with the excessive noises for 2-3 years due to the prolonged construction. We also noticed that they did not invite the low-income tenants they evicted after the construction completed per San Francisco Rent Control law.

Furthermore, it would poses further safety concerns if the city allows building over 40ft high would open doors to other homeowners to do the same thing. This would poses great risks to pedestrians, drivers, and Cable Cars on a congested small one-way street. It would be worst if owners decided to rent to Airbnb.

Many of us grew up, lived and retired in this neighborhood. We would like to have a safe place to walk around, free from noise pollution and no additional stress from parking situation. We are sincerely asking our planning commissioners to veto the above mentioned project.

Please see the attached list of **petition signatures** against the building of the additional story to 984-988 Jackson st. Given the limited time, we were only able to gather signatures from the 900 Jackson block.

Sincerely yours.

Dan Truong and Neighbors
952 Jackson St
San Francisco, CA 94133

Dear San Francisco Building Planning Commissioners:

I am voting **against** the building of the additional story to 984-988 Jackson St., San Francisco, CA 94133

	Name	Address	Signature
1	DAN TRUONG	952 JACKSON ST SF	
2	PETER TRUONG	956 JACKSON ST	
3	KIM TRUONG	956 JACKSON ST	
4	STELLA JEONG	936 JACKSON ST	
5	KATHERINE LEUNG	934 JACKSON ST	
6	PO LING JEONG	932 JACKSON ST	
7	Doug Goodyear	967 Jackson st	
8	Deborah Goodyear	967 Jackson st	
9	Tom Weverka	963 JACKSON ST	
10	NORRIS WEVERKA	963 JACKSON ST	
11	Hongmai Truong		
12	Joe Yi Truong	960 JACKSON ST	
13	Mark Yu	962 Jackson st	
14	Hongmai Truong	952 Jackson st.	
15	Joe Yi Truong	948A Jackson st.	
16	JIMMY CHAN	954 JACKSON ST	
17	PANF SHYK	940 JACKSON ST	
18	LION TRUONG	956 JACKSON ST	
19	ANH HO	956 JACKSON ST	
20	JIP THAI-WAI	954 JACKSON ST	
21	Angel Cheung	952 Jackson st	
22	Mien K. Wang	912 JACKSON ST APT 18	
23	Helen Chan	952 Jackson st	
24	Matthew Truong	952 Jackson	
25			
26			

TO WHOM IT MAY CONCERN:

May 9, 2018

I am a neighbor of 984-988 Jackson Street, San Francisco, CA.

I disapprove of the proposed plan to add a floor to

984-988 Jackson St., San Francisco, CA because the current

building is already blocking sunlight to my house and my neighbor's

house, and an additional floor will further block sunlight to my house

and my neighbor's house. Also additional construction would be a

nuisance and a disturbance to the neighbors. Construction will

cause dust and debris into the air and would not be healthy to Seniors

and young children as I experienced previously. This 3 story apartment

is recently been completely remodeled and reconstructed totally and

cause lots of noise and debris.

Thank you.

Sincerely,

Steven Lam

Mildred L. Fong

Patrick Au

Frances Wong
Robert H. Wong

Sofia Malone

Stanley Au

Shirley Au

Elliott Gindick

[Signature]

TO WHOM IT MAY CONCERN;

November 17, 2017

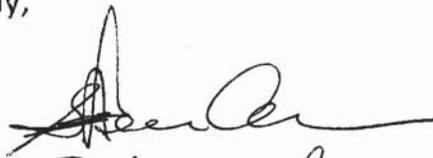
We are neighbors of ⁹⁸⁴~~894~~-988 Jackson Street, San Francisco, CA.

We disapproved of the proposed plan to add a floor. Because the current building is already blocked sunlight to our houses, an additional floor will further block sunlight to our houses. Also additional construction would be nuisance to the neighborhood.

Construction will cause dust and debris into the air and not

healthy to Seniors and Young Children. *Enclosed picture (circled in red) shows existed building already tall enough. Add additional floor will exceed requirement. Thanks.*

Sincerely,



Patricia Lee

Dylan Malone

Kathleen Koo

Michael Tong

Quok Yin Wong

Maryann Wong

Li Zhu

Kathy Yu
Wendy Wong

Project address

984-988 Jackson St.
SAN FRANCISCO, CA

Block/LOT # 0180/017

984-988 Jackson St

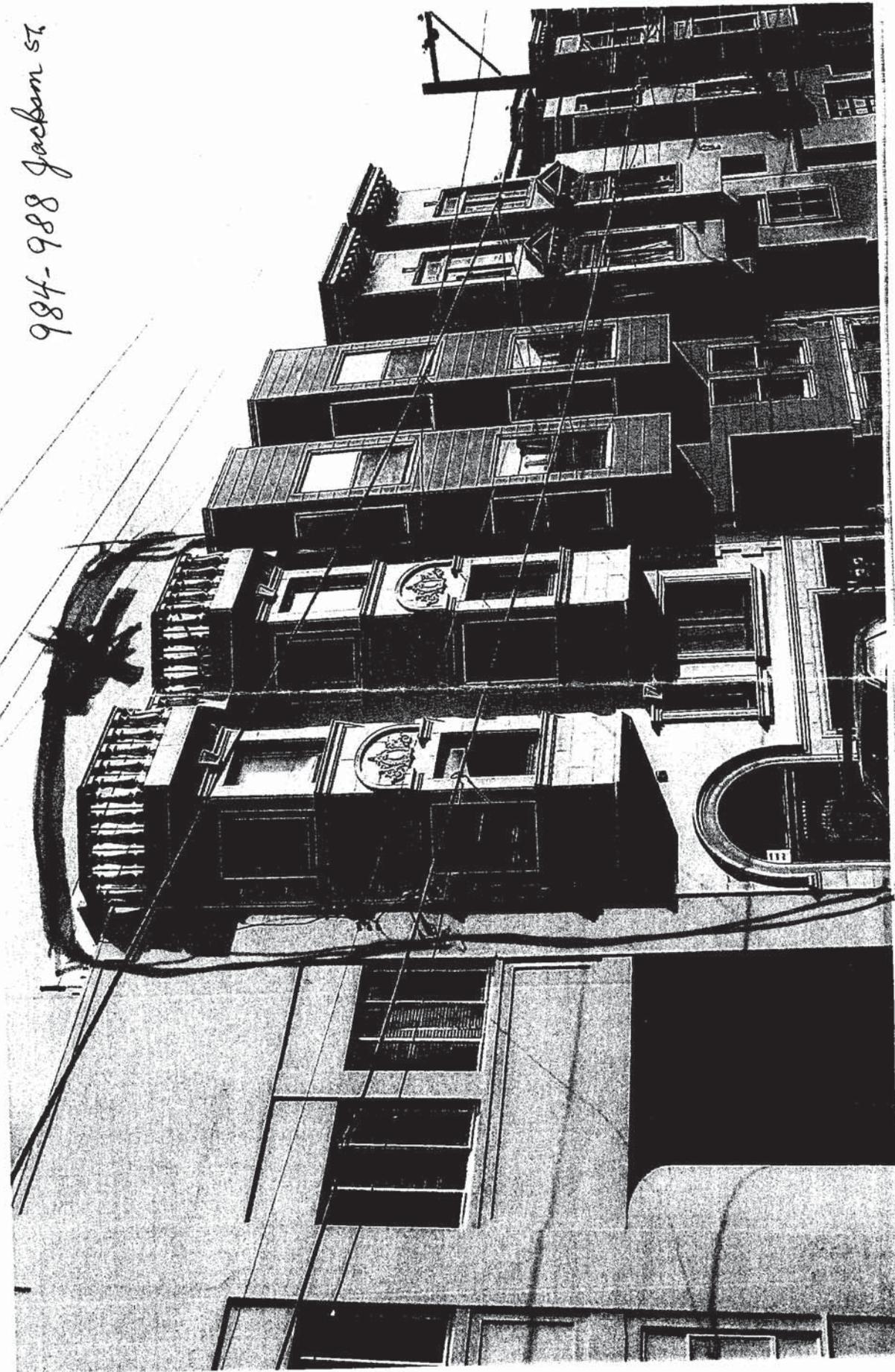


EXHIBIT B:
PLANS

GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND / OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES COVERING CONSTRUCTIONS.

SITE RESPONSIBILITY: ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY.

TYPICAL: AS USED IN THESE DOCUMENTS SHALL MEAN THAT CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.

SEPARATE PERMITS WILL BE OBTAINED FOR THE FOLLOWING

1. FIRE SPRINKLERS
2. ELECTRICAL, PLUMBING AND HVAC

BUILDING DEPARTMENT NOTES

BUILDING DEPARTMENT NOTES

2016 California Codes with San Francisco Amendments

Site is not in San Francisco Fire Zone

CONSTRUCTION TYPE

Type 1, Three hour. Four stories over basement and garage

Automatic Sprinklers throughout.

OCCUPANCY CLASSIFICATION

R1. 3- unit apartment building

FLOOR AREA CALCULATIONS

Gross building floor area, Existing

Basement:	55.17 x 22.84	1,260.08 sq.ft.
Garage:	55.17 x 22.84	1,260.08 sq.ft.
1st floor:	55.17 x 22.84 + 11 x 6.17	1,327.95 sq.ft.
2nd floor:	1,327.95 + 37.12 (two front bays)	1,365.07 sq.ft.
3rd floor:	same as 2nd floor	1,365.07 sq.ft.

Gross area, existing 6,578.25 sq.ft.

Gross floor area proposed

4th floor: (55.17 - 7.0) x 22.84 = 1,100.20 sq.ft.

Total Gross building floor area 7,678.45 sq.ft.

BUILDING & PLANNING DATA

PROJECT DATA

988 Jackson Street
Between Powell and Mason

Block 180 Lot 17

Zoning: RH-3

Height / Bulk District 65-A

Occupancy: R-1 Building Type 1, 3 hours

DRAWING INDEX

- A-1 Cover Sheet
- A-2 Site Plan, Plot Plan, 300 Feet Radius Map
- A-3 Block Face
- A-4 Front and Rear Elevations, Existing & Proposed
- A-5 Basement and Ground Floors, Existing
- A-6 First and Second Floors, Existing
- A-7 Third Floor, Existing and Proposed Fourth Floor & Roof
- A-8 Section, "A-A", Existing & Proposed
- A-9 Section, "B-B", Existing & Proposed
- A-10 3-D Rendering

REVISIONS	BY
A	7/05/17
	ILH

Contractor:
Ilh Construction Co.
988 Jackson St
San Francisco, CA 94133

Owner:
Dolores Shiu and Ivar Hoffvedt
988 Jackson St
San Francisco, CA 94133

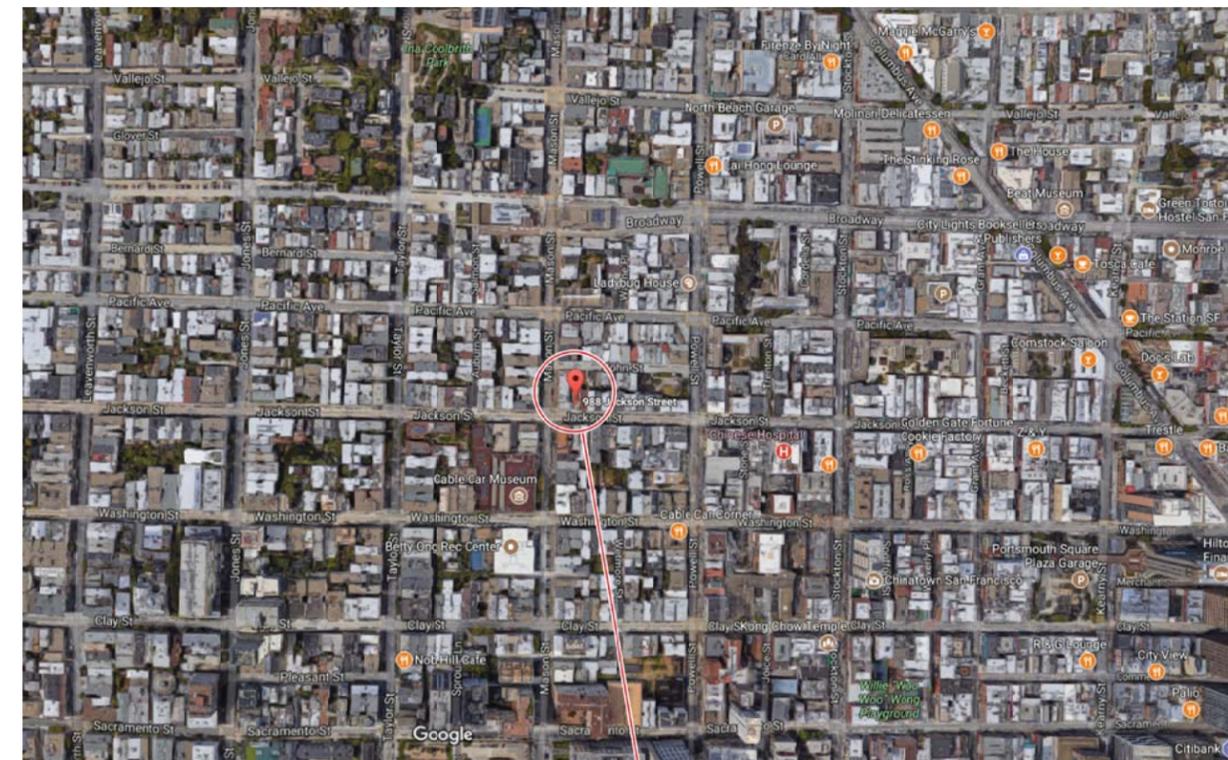
SCOPE OF WORK

THIS APPLICATION IS TO EXPAND THE TOP FLOOR APARTMENT WITH A PENTHOUSE CONSISTING OF THREE BEDROOMS AND TO BATHROOMS. A TOTAL OF 1,100.20 SQ.FT.

WINDOW SCHEDULE

SYMBOL	SIZES	QTY.	FRAME FED SPEC NO.	MANUF. RATING	GLAZED	FUNCTION	NFPA	UL#	FILE#
1	2'-9" x 4'-2"	18	WOOD	TANUM	DUAL	SH	N/A	N/A	
2	5'-2" x 4'-2"	3	WOOD	TANUM	DUAL	XO	N/A	N/A	
3	2'-9" x 4'-2"	4	WOOD	TANUM	DUAL	SH	N/A	N/A	
4	3'-0" x 4'-2"	3	WOOD 45 MIN	TANUM RR-W-365	DUAL	XO	80	9 R13157	
5	5'-10" x 4'-2"	4	WOOD	TANUM	DUAL	XO	N/A	N/A	
6	2'-0" x 2'-0"	1	WOOD	TANUM	DUAL	SH	N/A	N/A	
7	4'-0" x 4'-0"	1	AL		DUAL	XO	N/A	N/A	
8	2'-0" x 2'-0"	1	AL		DUAL	XO	N/A	N/A	

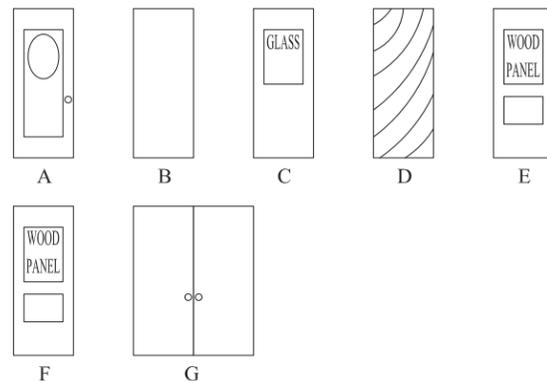
SITE LOCATION PLAN



BUILDING SITE



DOOR TYPE



DOOR SCHEDULE

SYMBOL	SIZES	THICKNESS	TYPE	CONST.	FRAME	COMPO	QTY.	FUNCTION	SELF CLOSE	RATING MIN.	DOOR UL-FILE NO.	FRAME UL-FILE NO.	MANUFACTURER
1	3'-0" x 7'-0"	1 3/4"	A	WD	WD	SC	1	ENTRY	YES	90	NA	NA	T.M. COBB
2	3'-0" x 6'-8"	1 3/4"	B	MET	MET	SC	11	GARAGE & 2ND EGRESS	YES	90	R3993	R3994	STEEL-CRAFT
3	6'-0" x 6'-8"	1 3/4"	G	MET	MET	SC	1	REFUSE ROOM	YES	90	R3993	R3994	STEEL-CRAFT
4	3'-0" x 6'-8"	1 3/4"	D	WD	MET	SC	3	ENTRY TO THE UNITS	YES	90	NA	NA	T.M. COBB
5	2'-6" x 6'-8"	1 3/8"	E	WD	WD	SC	12	BATHROOM & CLOSETS	NA	NA	NA	NA	T.M. COBB
6	2'-8" x 6'-8"	1 3/8"	F	WD	WD	SC	10	BEDROOMS & OFFICE	NA	NA	NA	NA	T.M. COBB
7	3'-0" x 6'-8"	1 3/4"	C	WD	WD	SC	6	BALCONY REAR	YES	NA	NA	NA	TANUM

Cover Sheet

Project:
3-unit Apartment Building
988 Jackson St
PENTHOUSE ADDITION

Date: 7/05/17

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

Drawn: IVAR

Job:

Sheet:

A-1

REVISIONS	BY
A	7/05/17 ILH

Contractor:
 Ilh Construction Co.
 988 Jackson St
 San Francisco, CA 94133

Owner:
 Dolores Shiu and Ivar Hofvedt
 988 Jackson St
 San Francisco, CA 94133

Block Face

Project
 3-unit Apartment Building
 988 Jackson St
 PENTHOUSE ADDITION

Date 7/05/17
 Scale 1/4" = 1'-0"
 Drawn IVAR
 Job
 Sheet

A-3



Block Face Study
 for
 984, 986, 988 Jackson Street

REVISIONS	BY
A	7/05/17 ILH

Contractor:
 Ilh Construction Co.
 988 Jackson St
 San Francisco, CA 94133

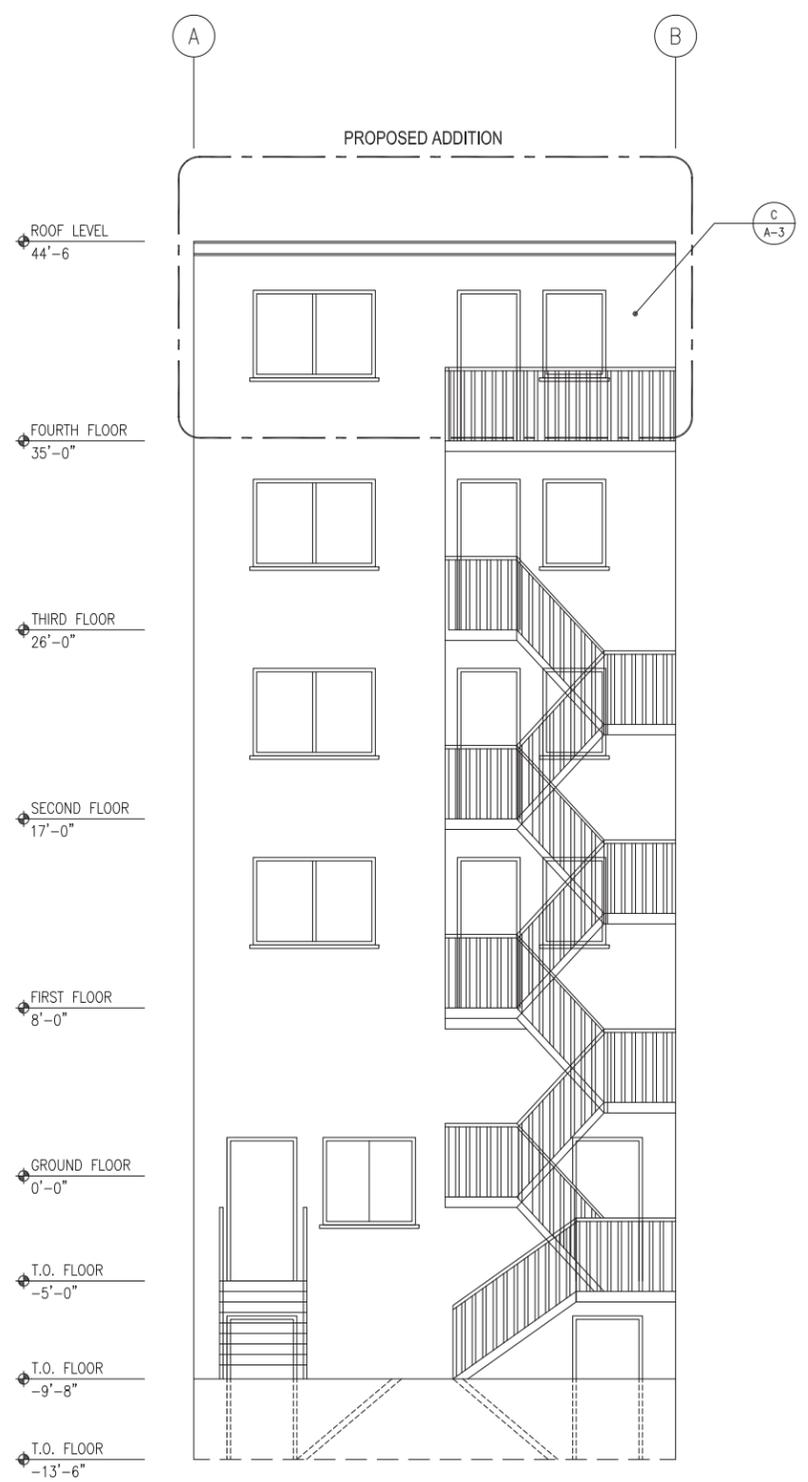
Owner:
 Dolores Shiu and Ivar Hofvedt
 988 Jackson St
 San Francisco, CA 94133

Project:
 Front and Rear Elevations
 Existing & Proposed

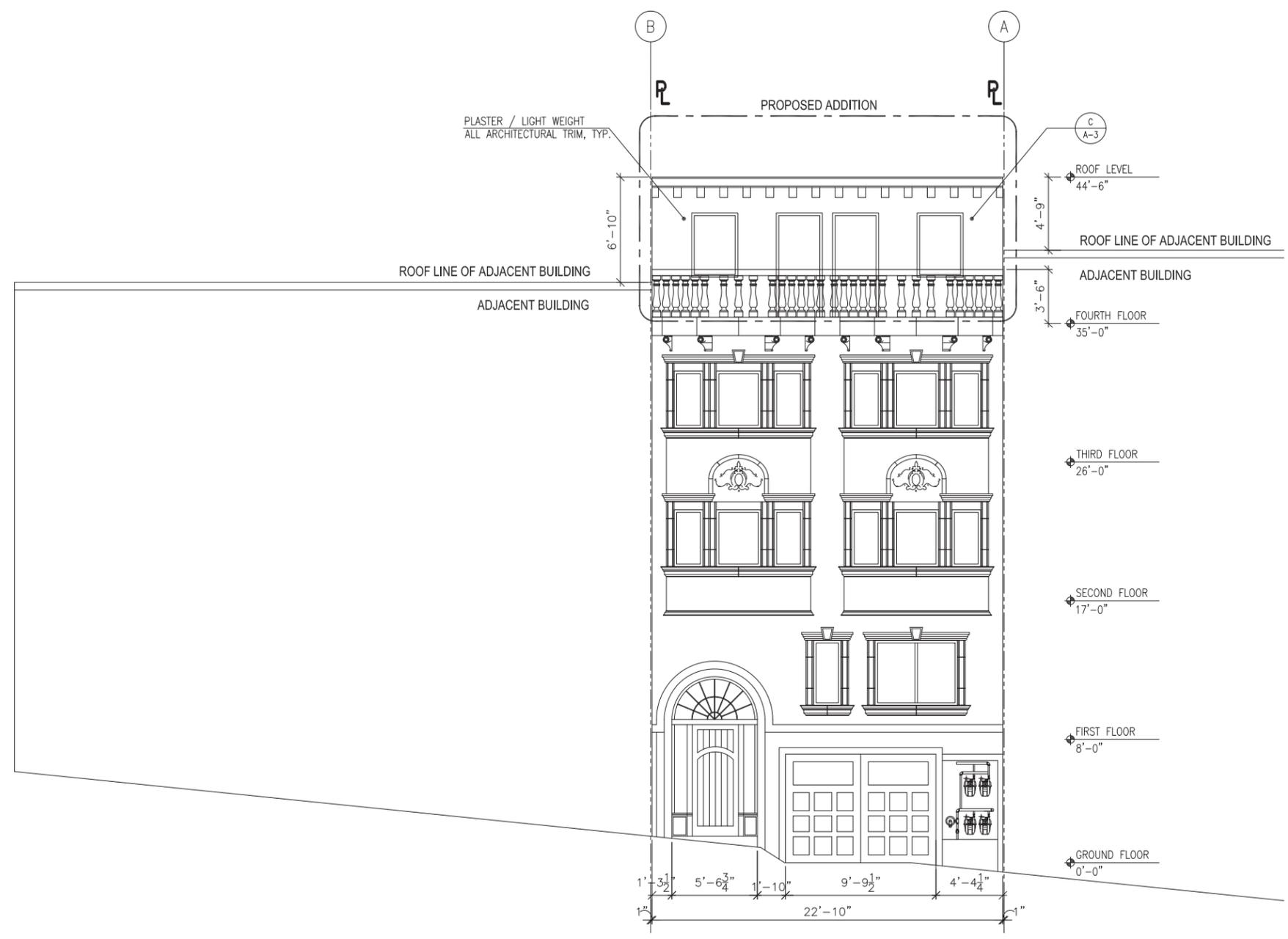
Project:
 3-unit Apartment Building
 988 Jackson St
 PENTHOUSE ADDITION

Date: 7/05/17
 Scale: 1/4" = 1'-0"
 Drawn: IVAR
 Job:
 Sheet:

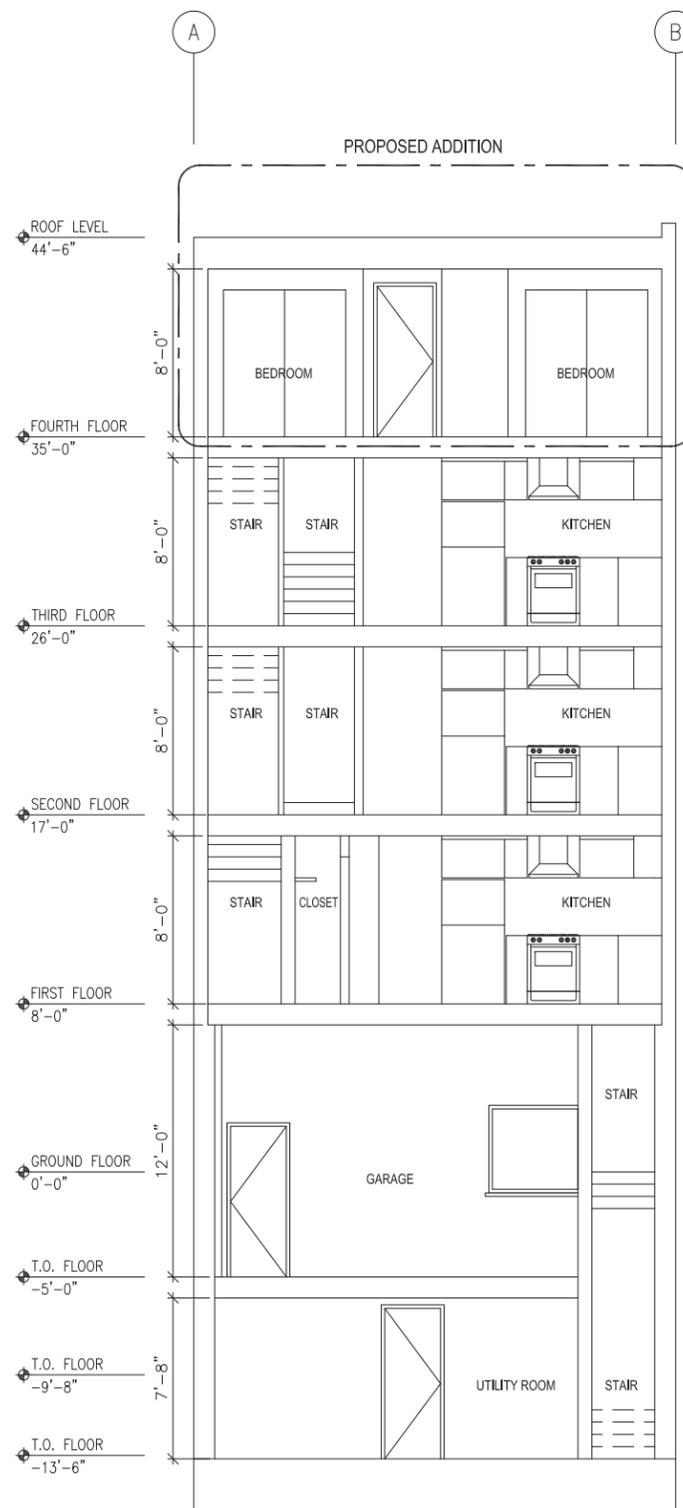
A-4



B REAR ELEVATION - EXISTING & PROPOSED
 SCALE 1/4"=1'-0"

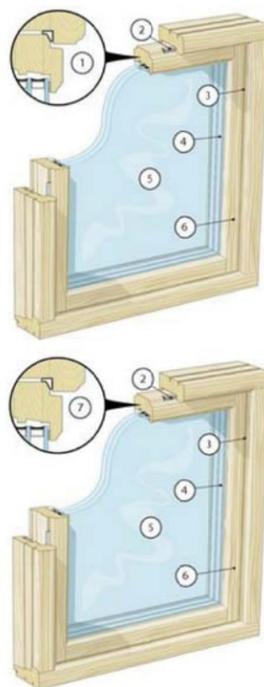


A FRONT ELEVATION - EXISTING & PROPOSED
 SCALE 1/4"=1'-0"



B TRANSVERSE SECTION – EXISTING & PROPOSED
SCALE 1/4"=1'-0"

INSIDE



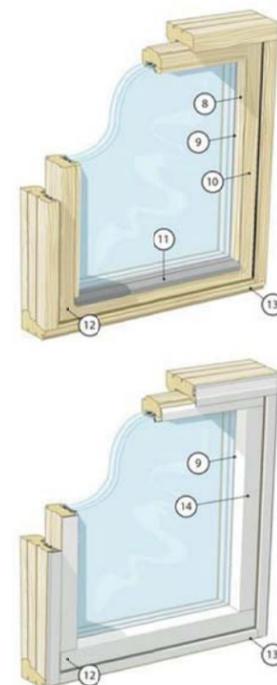
Molded

1. A traditional design, compliments most house styles
2. Durable silicon weather seal
3. Rebated sash hides weather seal
4. Warm edge spacer bar
5. Triple glazed unit
Low energy glass on inside and outside
Argon filled cavities
Warm edge spacer bars
Overall frame U value of 1.0 W/m²K
6. Standard RAL & NCS colors

Chamfered

7. Profiled frame and sash section, designed for contemporary house styles

OUTSIDE



Wood Window

8. Glazing bead with concealed fixings
9. Glass seal
10. Standard RAL & NCS colors
11. Aluminum bottom glazing bead
12. Reinforced sash corners
13. Combination rebate and groove

Aluminum Cladding

14. An outer covering designed to reduce maintenance. Standard RAL & NCS colors

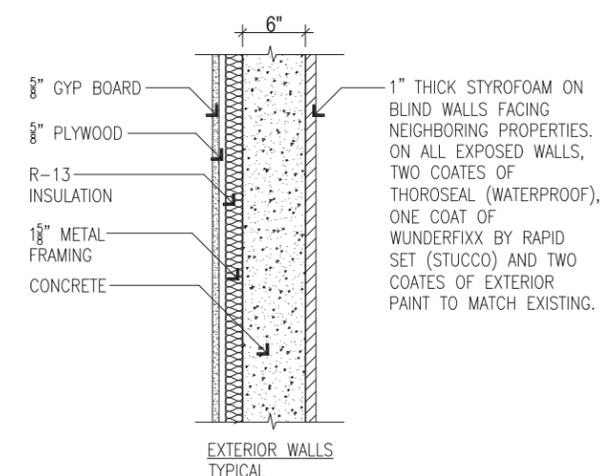
WINDOWS & BALCONY DOORS

In 2006 when the building was going through a major renovation, I decided to install high quality windows and balcony doors. Reason being, I have installed numerous windows in houses fabricated by various U.S. manufacturers. Some are of better than others, but in my opinion the overall quality is very poor.

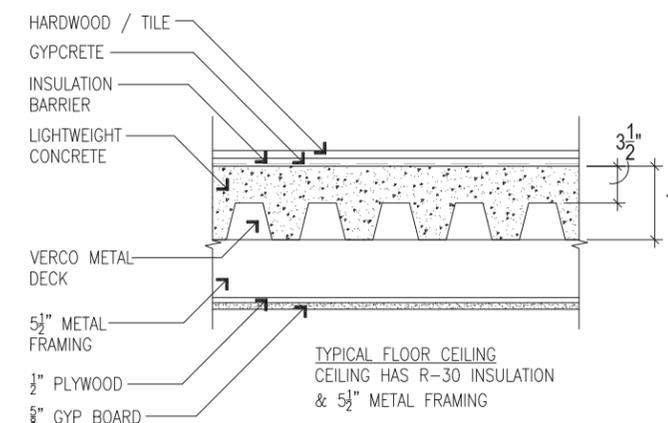
The supplier I choose was TANUM WINDOWS, a Swedish window and door manufacturer. I have a house nearby their factory in Sweden which I had renovated in 1980, more than 37 years ago and the windows the contractor installed were from Tanum and they are still in perfect condition after all these years. Considering the harsh Swedish climate it is a very good testament. In fact, the Scientific Base in Antarctica is fitted with Tanum Windows.

They also have an integral child safety mechanism and the doors have a three cylinder safety locking device and they have an excellent rating by the Swedish Testing and Research Institute. Back in 2006, at the time when I ordered the windows and balcony doors for the renovation, I also ordered windows and doors for the future penthouse, which I am now applying for.

DETAIL
SCALE 1 1/2"=1'-0"



DETAIL
SCALE 1 1/2"=1'-0"



DETAIL
SCALE 1 1/2"=1'-0"

REVISIONS	BY
A	7/05/17 ILH

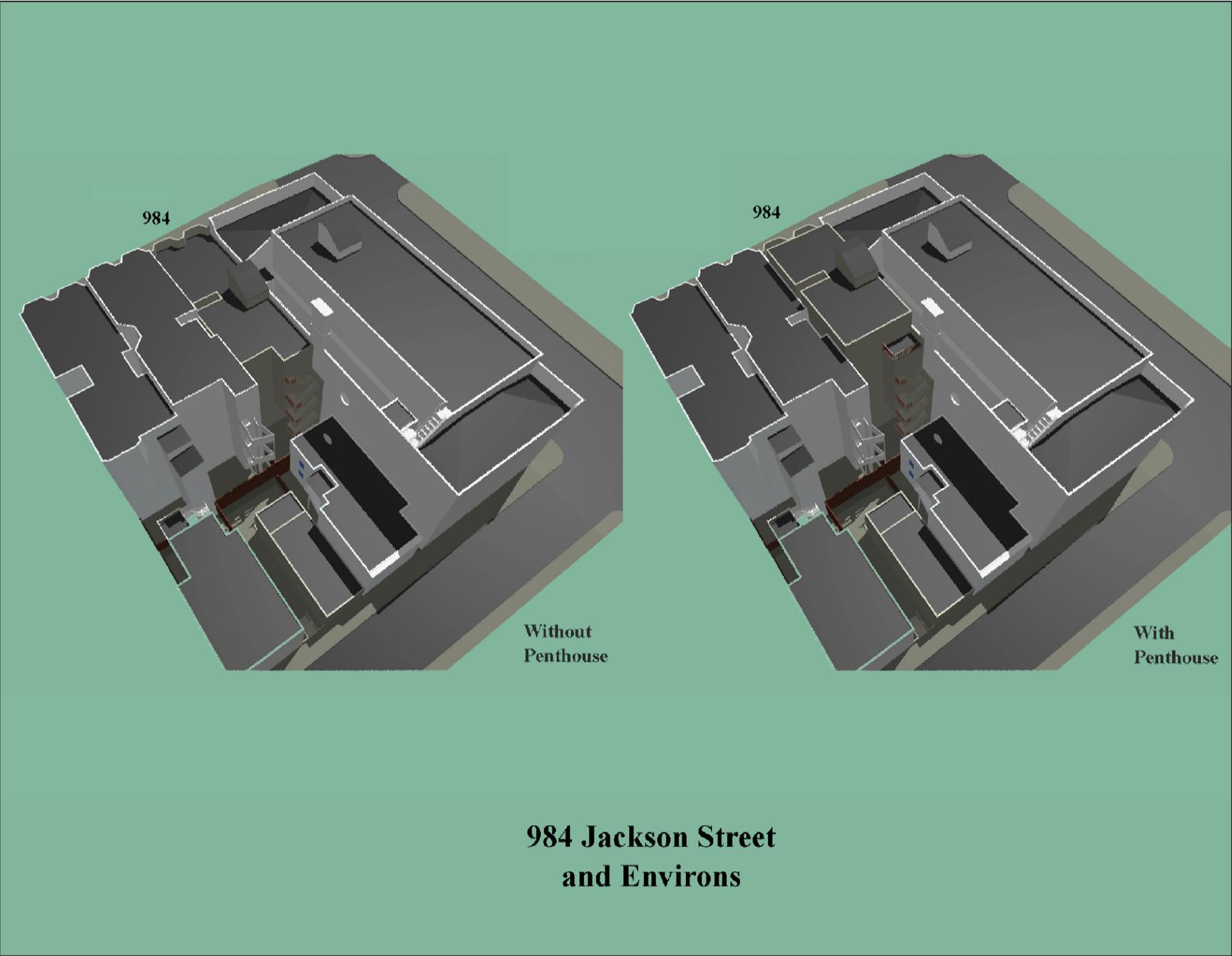
Contractor:
Ilh Construction Co.
988 Jackson St
San Francisco, CA 94133

Owner:
Dolores Shiu and Ivar Hoffvedt
988 Jackson St
San Francisco, CA 94133

Building Section "B"
Existing & Proposed,
Details

Project:
3-unit Apartment Building
988 Jackson St
PENTHOUSE ADDITION

Date: 7/05/17
Scale: 1/4" = 1'-0"
Drawn: IVAR
Job:
Sheet:



**984 Jackson Street
and Environs**

REVISIONS	BY
A 7/05/17	ILH

Contractor:
 Ilh Construction Co.
 988 Jackson St
 San Francisco, CA 94133

Owner:
 Dolores Shiu and Ivar Hofvedt
 988 Jackson St
 San Francisco, CA 94133

3-D Rendering

Project:
 3-unit Apartment Building
 988 Jackson St
 PENTHOUSE ADDITION

Date 7/05/17

Scale 1/4" = 1'-0"

Drawn IVAR

Job

Sheet

A-10