Memo to the Planning Commission

HEARING DATE: JULY 21, 2018 CONTINUED FROM: JUNE 12, 2018

Date: June, 28 2018

Record No.: 2017-011414CUA

Project Address: 232 CLIPPER ST

Zoning: RH-2 (Residential, House, Two-Family) District

40-X Height and Bulk District

Block/Lot: 6548/009

Applicant: 232 Clipper Street, LLC

Lucas Eastwood 2520 20th St

San Francisco, CA 94110

Staff Contact: Cathleen Campbell – (415) 575-8732

cathleen.campbell@sfgov.org

Recommendation: Approval with Conditions: Design Option A

Approval: Design Option B

Suite 400 San Francisco, CA 94103-2479

1650 Mission St.

Reception: 415.558.6378

Fax.

415.558.6409

Planning Information: 415.558.6377

BACKGROUND

At the June 21, 2018 Planning Commission hearing, the Planning Commission continued the request for Conditional Use Authorization to demolish the existing single-family home located at 232 Clipper Street and construct a new 2-family dwelling unit. The continuance was requested by the project sponsor to allow more time to provide a design which meets the residential design guidelines and conduct neighborhood outreach. Since the June 21, 2018 hearing, the sponsor has conducted additional neighborhood outreach and has provided the planning department with two separate design proposals.

REVIEW

Design Option B includes a 3-story 2-unit building which meets Residential Design Guidelines issued June 25th, 2018. Design Option A was reviewed by the Residential Design Team June 28th 2018. Residential Design comments revised June 28th 2018. Design Option A is not in compliance with Residential Design comments issued June 28th 2018.

RESIDENTIAL DESIGN TEAM REVIEW: DESIGN OPTION A

The request for demolition was reviewed by the Department's Residential Design Advisory Team (RDAT). The RDAT's comments include:

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- To comply with the Residential Design Guideline to "Design the scale of the building to be compatible with the height and depth of the surrounding buildings," (page 23), limit the massing of the building to a maximum of three-floors. A partial fourth floor setback 15' from the front building wall and incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows) may be permitted.
- If a 4th-story with shaped roof is proposed it should demonstrate two guideline principles: 1) reflect the form of adjacent shaped roofs; and 2) be in scale and with adjacent buildings which step with the slope of the street.
- To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), limit the 4th story of the building to the 3-story rear wall of the adjacent building at 236 Clipper Street.
- To comply with the Residential Design Guideline that requires projects to "Relate the proportion
 and size of windows to that of existing building in the neighborhood" (page 45), reduce the
 quantity and scale of glazing on the front facade.
- Due to consideration for privacy, the proposed upper level front roof deck is not supported. Please reduce the architectural parapet by half the proposed height.

MOFIDIED ATTACHMENTS:

Memo to Commission – Conditional Use Authorization

Executive Summery – Conditional Use Authorization

Draft Motion - Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit D - Land Use Data

Exhibit E - Residential Design Comments

Exhibit J - Project Sponsor Provided Documentation

Exhibit K - Public Correspondence

Executive Summary Conditional Use

CONTINUED DATE: 07/12/2018

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

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

Date: July, 5 2018

Record No.: 2017-011414CUA Project Address: 232 CLIPPER ST

Zoning: RH-2 (Residential, House, Two-Family) District

40-X Height and Bulk District

Block/Lot: 6548/009

Applicant: 232 Clipper Street, LLC

Lucas Eastwood 2520 20th St

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Staff Contact: Cathleen Campbell – (415) 575-8732

cathleen.campbell@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The proposal is for demolition of an existing one-story single-family residence and construction of a new structure with two dwelling units. Two designs have been submitted for the replacement structure. Design Option A includes a four-story design. Design Option B included a three-story design.

The proposed work requires Conditional Use Authorization for residential demolition pursuant to Planning Code Section 317. Pursuant to Planning Code Section 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This report includes findings for a Conditional Use Authorization in addition to demolition criteria established in Planning Code Section 317. The design of the new structure is analyzed in the Design Review Checklist.

DESIGN OPTION A

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Units	1	Number Of Units	2
Parking Spaces	1	Parking Spaces	2
Number Of Bedrooms	1	Number Of	• Unit 1: 3 + Family/Guest Room
		Bedrooms	• Unit 2: 3

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Building Area ±941 Gross Floor Area Building Area	 ±4,585 Gross Floor Area Garage: 665 sq. ft. Unit 1: 2,068 sq. ft. Unit 2: 1,856 sq. ft.
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DESIGN OPTION B

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Number Of Units	1	Number Of Units	2
Parking Spaces	1	Parking Spaces	1
Number Of Bedrooms	1	Number Of	• Unit 1: 4
		Bedrooms	• Unit 2: 2
Building Area	±941 Gross Floor Area	Building Area	±3,910 Gross Floor Area
			• Garage: 145 sq. ft.
			• Unit 1: 2,382 sq. ft.
			• Unit 2: 1,020 sq. ft.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow demolition of an existing single-family residence for the construction of two replacement dwelling units located at 232 Clipper St.

ISSUES AND OTHER CONSIDERATIONS

While the Planning Department supports the general concept of maximizing density on site, Design Option A does not comply with the Residential Design Guidelines. The Department is in support of Project's scale and massing in Design Option B. Should the Planning Commission approve Design Option A, the Department recommends the following conditions to improve the Project's scale, massing and design.

RESIDENTIAL DESIGN TEAM REVIEW

The request for demolition was reviewed by the Department's Residential Design Advisory Team (RDAT). The RDAT's comments include:

- To comply with the Residential Design Guideline to "Design the scale of the building to be compatible with the height and depth of the surrounding buildings," (page 23), limit the massing of the building to a maximum of three-floors. A partial fourth floor setback 15' from the front building wall and incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows) may be permitted.
- If a 4th-story with shaped roof is proposed it should demonstrate two guideline principles: 1) reflect the form of adjacent shaped roofs; and 2) be in scale and with adjacent buildings which step with the slope of the street.

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- To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), limit the 4th story of the building to the 3-story rear wall of the adjacent building at 236 Clipper Street.
- To comply with the Residential Design Guideline that requires projects to "Relate the proportion and size of windows to that of existing building in the neighborhood" (page 45), reduce the quantity and scale of glazing on the front facade.
- Due to consideration for privacy, the proposed upper level front roof deck is not supported. Please reduce the architectural parapet by half the proposed height.

BASIS FOR RECOMMENDATION

- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. This District is intended to accommodate a greater density than what currently exists on this underutilized lot, and several of the surrounding properties reflect this ability to accommodate the maximum density. The project is therefore an appropriate in-fill development.
- The project will result in a net gain of one unit and provide two family-sized dwellings.
- Given the scale of the project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The existing building is not an historic resource or landmark.
- The project is residential and has no impact on neighborhood-serving retail uses.
- The proposed project meets all applicable requirements of the Planning Code.

ATTACHMENTS:

Draft Motion - Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D - Land Use Data

Exhibit E – Residential Design Comments

Exhibit F – Maps and Context Photos

Exhibit G – Conditional Use Application

Exhibit H – Dwelling Unit Removal Application

Exhibit I – Eviction History

Exhibit J – Project Sponsor Provided Documentation

Exhibit K - Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Subject to:	(Select	only if	applicat	ole)
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- ☐ Affordable Housing (Sec. 415)
- ☐ Jobs Housing Linkage Program (Sec. 413)
- ☐ Downtown Park Fee (Sec. 412)
- ☐ First Source Hiring (Admin. Code)
- ✓ Child Care Requirement (Sec. 414)
- □ Other

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

Reception:

415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

Planning Commission Motion No. XXXXX

HEARING DATE: JULY 12, 2018

Date: July 5, 2018

Case No.: 2017-011414CUA
Project Address: 232 CLIPPER ST

Zoning: RH-2 (Residential, House, Two-Family) District

40-X Height and Bulk District

Block/Lot: 6548/009

Project Sponsor: 232 Clipper Street, LLC

Lucas Eastwood 2520 20th St

San Francisco, CA 94110

Staff Contact: Cathleen Campbell – (415) 575-8732

cathleen.campbell@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF A RESIDENTIAL UNIT TO CONSTRUCT A NEW TWO-FAMILY DWELLING AT 232 CLIPPER STREET.

PREAMBLE

On March 30, 2018, Lucas Eastwood (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish a residential unit at 232 Clipper Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On June 11, 2018, the Project was determined by the Department to be categorically exempt from environmental review under Case No. 2017-011414ENV. The Commission has reviewed and concurs with said determination.

On June 21, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-011414CUA. On June 21, 2018, the Commission continued this project to the public hearing on July 12, 2018.

On July 12, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-011414CUA.

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. 2017-011414CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. **Project Description**. The Project proposes to demolish an existing one-story single-family residence and construct a new three or four story structure with two dwelling units. The Project includes excavation, a raised entry and landscaping.
- 3. **Site Description and Present Use.** The project site is located on the north side of Clipper Street, between Noe and Sanchez Streets, Lot 009 in Assessor's Block 6548 and is located within the RH-2 (Residential-House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The approximately 2,831 square foot site has 24 feet 10 inches of frontage and a depth of 114 feet. On site is an existing approximately 941 gross floor area, one-story single-family dwelling with 145 square feet car port constructed circa 1895.
- 4. **Surrounding Properties and Neighborhood.** The subject property is centrally located in the Noe Valley neighborhood and within District 8. Parcels within the immediate vicinity consist of residential single-, two- and three-family dwellings of varied design and construction dates. The block-face is characterized by two- to three-story buildings of mixed architectural style. The buildings on the block vary in density from single-family residences to small multi-unit buildings.
- 5. **Public Comment**. The Department has received 1 comment in support of 11 comments in opposition to the proposal.

6. Planning Code Compliance:

A. **Height**. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit. Planning Code Section 261 further restricts height in RH-2 Districts to 30-feet at the front lot line, then at such setback, height

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shall increase at an angle of 45° toward the rear lot line until the prescribed 40-foot height limit is reached.

The Project proposes a building that is approximately 30 feet tall from the front setback and increases to approximately 40 feet tall at the prescribed 40-foot height limit reached at the angle of 45°.

B. **Front Setback Requirement.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15 foot maximum).

The subject property does not have a legislated setback. The Project will provide the minimum 10 foot $-2^{1/4}$ inch front setback based on the adjacent properties.

C. **Rear Yard Requirement.** Planning Code Section 134 requires, in RH-2 Districts, a rear yard measuring 45 percent of the total depth.

The Project proposes an approximately 52 foot -2 $^{5/8}$ inch rear yard setback which includes a 12 foot obstruction permitted under Planning Code Section 136. The building, excluding the obstruction, is equal to 45 percent of the lot depth.

D. **Side Yard Requirement.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

The Project proposes constructing to both side property lines since no side setbacks are required in the RH-2 District.

E. **Residential Design Guidelines.** Per Planning Code Section 311, the construction of new residential buildings and alteration of existing residential buildings in R Districts shall be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines."

The Residential Design Team determined that Design Option A does not comply with the Residential Design Guidelines and recommends the following conditions to modify the Project's design:

- To comply with the Residential Design Guideline to "Design the scale of the building to be compatible with the height and depth of the surrounding buildings," (page 23), limit the massing of the building to a maximum of three-floors. A partial fourth floor setback 15' from the front building wall and incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows) may be permitted.
- If a 4th-story with shaped roof is proposed it should demonstrate two guideline principles: 1) reflect the form of adjacent shaped roofs; and 2) be in scale and with adjacent buildings which step with the slope of the street.

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- To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), limit the 4th story of the building to the 3-story rear wall of the adjacent building at 236 Clipper Street.
- To comply with the Residential Design Guideline that requires projects to "Relate the proportion and size of windows to that of existing building in the neighborhood" (page 45), reduce the quantity and scale of glazing on the front facade.
- Due to consideration for privacy, the proposed upper level front roof deck is not supported. Please reduce the architectural parapet by half the proposed height.
- F. Front Setback Landscaping and Permeability Requirements. Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

The Project complies with Section 132 as it provides approximately 103 square feet of landscaping and approximately 92 square feet of permeable surface in the required 253 square foot front setback area

G. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project complies with the street frontage requirement as it exceeds the visual relief minimum and adheres to the off-street entrance maximum.

H. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

Proposed off-street parking for two vehicles will be located wholly within the property, comply with access, arrangement and street frontage dimensional standards.

I. **Usable Open Space.** Planning Code Section 135 requires, in RH-2 Districts, usable open space that is accessible by each dwelling (125 square feet per unit if private, or 166 square if shared).

The Project provides shared usable open space that exceeds the minimum amount required.

J. Parking. Planning Code Section 151 requires one parking space for each dwelling unit.

The Project proposes two off-street parking spaces in Design Option A and one off-street parking space in Design Option B. Design Option B is in compliance to Planning Code Section 151 by replacing one vehicle parking space with bicycle parking.

K. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove three or more residential

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units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

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

L. **Residential Density, Dwelling Units.** Per Planning Code Section 209.1, up to two units per lot are principally permitted in RH-2 Districts and up to one unit per 1,500 square feet of lot area is allowed with Conditional Use Authorization.

The Project proposes demolition of the existing single-family residence and construction of two dwelling units on the 2,831 square foot parcel.

M. Child Care Requirements for Residential Projects. Planning Code Section 414A requires that any residential development project that results in additional space in an existing residential unit of more than 800 gross square feet shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes the construction of a new two-unit dwelling totaling 4,640 gross square feet. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.

- 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.

While the Project proposes demolition of existing housing, the replacement building maximizes density on site and will provide additional bedrooms.

The use of the proposed Project is compatible with the immediate neighborhood and with further design modifications recommended by the Planning Department, the Project would be in keeping with the existing neighborhood character.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Planning Department determined that the replacement building is not of appropriate scale or development pattern with the surrounding neighborhood and adjacent buildings. The Planning Department recommends further modifications with respect to modifying the structure's design.

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;

Planning Code requires one off-street parking space per dwelling unit. Two spaces are proposed, where currently there is one space provided for the existing building in Design Option A.

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

The proposal is residential and will not yield noxious or offensive emissions.

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

The proposed project is residential and will be landscaped accordingly.

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

With the exception of Residential Design Guidelines, the Project complies with relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The proposed Project is consistent with the stated purpose of the RH-2 Districts.

- 8. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:
 - A. Whether the property is free of a history of serious, continuing Code violations;

Project meets criterion.

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

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

Criterion not applicable.

The subject property was purchased in July of 2017. The house was not maintained in a decent, safe, and sanitary condition prior to the date of sale. The property was sold with a defunct kitchen and non-working bathroom through no fault of new owner / project sponsor.

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

Criterion not applicable.

The Planning Department reviewed the Historic Resource Evaluation submitted and provided a historic resource determination in a Preservation Team Review (PTR) Form. The historic resource determination concluded that the subject property is not eligible for listing in the California Register of Historical Resources (CRHR) individually or as a contributor to a historic district. Therefore, the existing structure is not a historic resource under CEQA.

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

Criterion not applicable.

Not applicable. The Planning Department determined that the existing structure is not a historic resource. Therefore, the removal of the structure would not result in a significant adverse impact on historic resources under CEQA.

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

Criterion not applicable.

The existing single-family residence is presently owner-occupied and not subject to rent control. There are no restrictions on whether the constructed units will be rental or ownership.

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

Criterion not applicable.

The subject property is a single-family residence and not subject to rent control.

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

Project meets criterion.

Although the Project proposes demolition of the one-bedroom single-family dwelling, there will be a net gain of one unit to maximize the density allowed for the property. The replacement structure proposed in Design Option A will include two family-sized units—a 3-bedroom with family room lower unit and a 3-bedroom upper unit, respectively. Design Option B will include one large family-sized 4-bedroom upper unit and a 2-bedroom lower unit, respectively.

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

Project does not meet criterion.

Although the Project would improve cultural and economic diversity by increasing the number of bedrooms, the Planning Department determined that the replacement building is not of appropriate scale or development pattern to conserve the established neighborhood character. The Planning Department recommends further modifications with respect to modifying the structure's design.

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

Project meets criterion.

The Project does not protect the relative affordability of existing housing, as the Project proposes demolition of the existing building. However, it should be taken into consideration that the proposed structure offers a variety of unit sizes and net gain of one dwelling unit, adding to the City's housing stock.

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

Criterion not applicable.

The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes less than ten units.

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

Project meets criterion.

The Project proposes in-fill housing with a total of two dwelling units which is consistent with the varying neighborhood density.

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

Project meets criterion.

The Project proposes an opportunity for family-sized housing. A three-bedroom and a three -bedroom unit with family room are proposed within the new two-unit building.

M. Whether the project creates new supportive housing;

Project does not meet criterion.

The Project does not create supportive housing.

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

Project does not meet criterion.

The Planning Department determined that the replacement building is not keeping with the overall scale, massing and design of the immediately surrounding development. The Planning Department recommends further modifications with respect to the structure's design.

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

Project meets criterion.

The Project proposes two units with a total of five bedrooms more than the existing building.

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

Project meets criterion.

The Project proposes a total of six bedrooms between the two dwelling units – five bedrooms more that the existing building.

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

Project meets criterion.

The Project proposes two dwelling units, maximizing the density on the subject lot located within an RH-2 Zoning district that is 2,831 square feet in size.

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

Project meets criterion.

The Project proposes replacing the existing unit with two new dwelling units of a larger size. The proposal results in two family-sized units.

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

HOUSING ELEMENT

OBJECTIVE 2:

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

Policy 4.1:

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

The Project proposes to demolish a single-family residence to construct two family-sized dwelling units.

Policy 11.3

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

The subject property is within an RH-2 (Residential, House, Two-Family) district which allows for higher residential density than what is existing. The Project proposes a total of two dwelling units with two off-

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street parking spaces on property located in a neighborhood consisting of single-family residences to small multi-unit buildings with off-street parking.

Policy 11.4

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

Policy 11.5

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

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

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

The Project proposes demolition of an existing single-family building to construct a two-family with offstreet parking. Similar to other existing structures on the block-face, the new building proposes garage access that is subordinate to the existing building façade. The structure, as viewed from the front façade, will continue the stepped pattern of building forms along the block-face with the top floor setback from the main building wall and with further design modifications recommended by the Planning Department, the Project would be in keeping with the development patter of the surrounding properties.

Policy 1.3:

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

The proposed replacement building reflects the existing mixed architectural character and with further design modifications recommended by the Planning Department, the Project would be in keeping with the neighborhood pattern in character with the district.

OBJECTIVE 2:

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

Policy 2.6:

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

The proposed replacement building reflects the existing mixed architectural character of the neighborhood and with further design improvements recommended by the Planning Department, the Project would be in keeping with the surrounding neighborhood.

- 10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project is residential and has no impact on neighborhood-serving retail uses.

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

While the existing housing is proposed to be demolished, the replacement building would provide two dwelling units in a neighborhood made up of single-family residences to small multi-unit buildings of mixed architectural character.

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

While the affordability of the existing units is not preserved since they are proposed to be demolished, , there will be a net gain of one unit to maximize the density allowed for the property. The replacement structure proposed will include two family-sized units.

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

The Project would not have a significant adverse effect on automobile traffic congestion or create parking problems in the neighborhood. The project would enhance neighborhood parking by providing two off-street parking spaces, where one currently exists.

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

The Project is a residential project in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

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

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G. That landmarks and historic buildings be preserved.

Landmark or historic buildings do not occupy the Project site.

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

The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.

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

DRAFT MOTION XXXXX
Hearing Date: July 12, 2018

CASE NO. 2017-011414CUA 232 CLIPPER ST

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. 2017-011414CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 1, 2018.

Jonas P. Ionin			
Commission Secretary			
AYES:			
NAYS:			
ABSENT:			
RECUSED:			
ADOPTED:	July 12, 2018		

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the removal of a residential unit to construct a new two-family dwelling at 232 Clipper Street, Lot 009, Assessor's Block 6548 pursuant to Planning Code Sections 303 and 317 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated May 21, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-011414CUA and subject to conditions of approval reviewed and approved by the Commission on June 28, 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 **June 28, 2018** under Motion No **XXXXXXX**.

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.

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

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
- Conformity with Current Law. No application for Building Permit, Site Permit, or other
 entitlement shall be approved unless it complies with all applicable provisions of City Codes in
 effect at the time of such approval. For information about compliance, contact Code Enforcement,
 Planning Department at 415-575-6863, www.sf-planning.org

DESIGN - COMPLIANCE AT PLAN STAGE

- 6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design with respect to the following:
 - a. Limit the massing of the building to a maximum of three-floors. A partial fourth floor setback 15' from the front building wall and incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows) may be permitted.

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

- a. To comply with the Residential Design Guideline to "Design the scale of the building to be compatible with the height and depth of the surrounding buildings," (page 23), limit the massing of the building to a maximum of three-floors. A partial fourth floor setback 15' from the front building wall and incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows) may be permitted.
- b. If a 4th-story with shaped roof is proposed it should demonstrate two guideline principles: 1) reflect the form of adjacent shaped roofs; and 2) be in scale and with adjacent buildings which step with the slope of the street.
- c. To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), limit the 4th story of the building to the 3-story rear wall of the adjacent building at 236 Clipper Street.
- d. Due to consideration for privacy, the proposed upper level front roof deck is not supported. Please reduce the height of the proposed architectural parapet.
- e. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
- 7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. *For information about compliance, contact the Case Planner, Planning Department at* 415-558-6378, www.sf-planning.org
- 8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works. *For information about compliance, contact the Case Planner, Planning Department at* 415-558-6378, www.sf-planning.org
- 9. Landscaping, Screening of Parking and Vehicular Use Areas. Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary. For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

PARKING AND TRAFFIC

- 10. **Bicycle Parking.** The Project shall provide no fewer than **two** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, <u>www.sf-planning.org</u>
- 11. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than four off-street parking spaces (two per dwelling unit).

 For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 12. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide two independently accessible off-street parking spaces. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, <u>www.sf-planning.org</u>
- 13. **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

14. **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

- 15. **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
- 16. 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

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

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

- 19. **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
- 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. 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, http://sfdpw.org.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

- 17. **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
- 18. **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

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

> 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

19. 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

20. **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

21. **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

MONITORING - AFTER ENTITLEMENT

- 22. **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
- 23. **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.

DRAFT MOTION XXXXX Hearing Date: July 12, 2018

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

- 24. **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

(E) 1-STORY 25'-0" 26'-1" (E) 18° DIATREE (E) 10" DIA-TREE (E) 3-STORY 2-FAMILY 5'-0" REAR YARD EXT 5'-0" REAR YARD EXT (E) 8° DIA TREE 12'-0" REAR YARD EXTENSION (E (E) DECK AVERAGING (E) DECK SKYLT SKYLT (E) ROOF (E) 20" DIA TREE 0 (E) 5" OF (1 EC4.3) SKYLT SKYLT SKYLT $\leftrightarrow\rightarrow$ WELL SKYLT (E) 2-STORY 1-FAMILY (E) 3-STORY (E) 3-STORY 3-FAMILY (E) 3-STORY 1-FAMILY (E) 3-STORY 1-FAMILY (E) 3-STORY / 2-FAMILY (E) 3-STORY 1-FAMILY AVERAGING (E) ROOF DECK OF DECK OF GARAGE 24'-9" (E) P,G&E
(E) SIDEWALK 30'-5" 20'-5" 25'-10" 24'-6" 26'-5" (E)
DEFUNCT
UTIL POLE (E)10'-0" (E) CURB CUT (E)9'-4" (E) CURB CUT 232 CLIPPER STREET
SUBJECT PROPERTY

1 1.2
EC4.1 EC5.1 236 CLIPPER STREET ADJACENT PROPERTY 226 CLIPPER STREET ADJACENT PROPERTY 222-224 CLIPPER STREET 208 CLIPPER STREET 206 CLIPPER STREET 246 CLIPPER STREET 240 CLIPPER STREET 252-254 CLIPPER STREET (E) SITE / ROOF PLAN

EC1.1 1/8"=1'-0"

Curtis Hollenbeck

575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

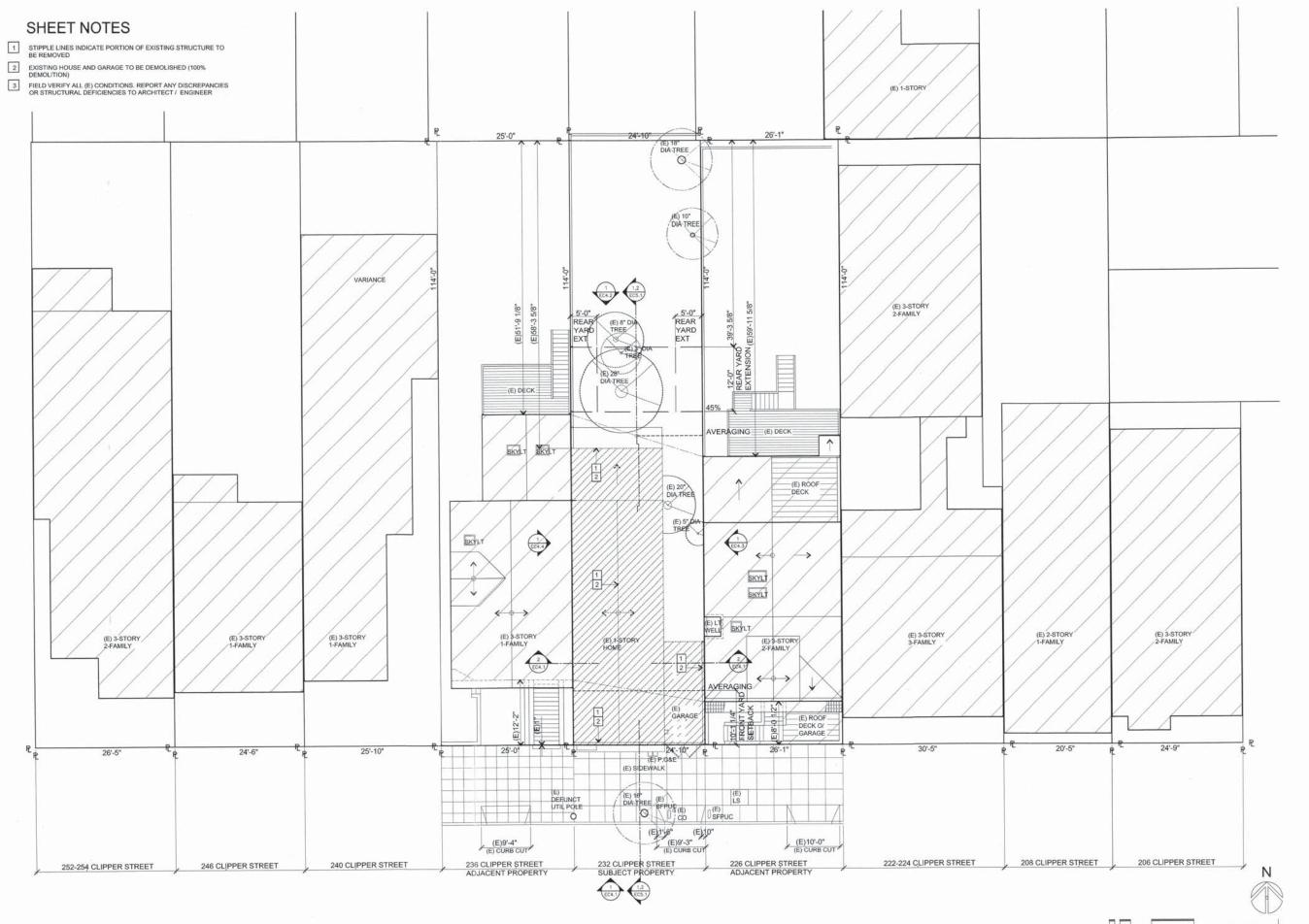
08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT, 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

03/ /18 CU APP

(E) SITE/ROOF PLAN

By CH AS NOTED

Drawing No.



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

03/ /18 CU APP

232 CLIPPER ST

(E) SITE/ROOF DÉMOLITION

By CH AS NOTED Drawing No.

(E) 8" DIA 5'-0" REAR YARD EXT (E) 28" DIA TREE 12'-0" REAR Y (E) DECK 45% 1 EC4.2 (E)16'-11 1/4" (E)12'-0 5/8" (E)4'-10 5/8" AVERAGING (E) DECK SKYLT (E) REC RM CLG: SLPD 9'-1" (E) 20" DIA TREE (E) DEFUNCT KITCHEN CLG: 9'-11.5" (E) 5" DIA (E)10'-8 1/2" (E) BDRM CLG: 9'-11.5" (E)7'-7 3/8" 1 EC4.4 (E) DINING CLG: 9'-11.5" ADJ BLDG AVERAGING ADJ BLDG (E)19'-1 1/2" 10'-1-1/4" FRONT YARD SETBACK (E)8'-0 1/2" (E) ENTRY CLG: 9'-11.5" (E) LIVING CLG: 9'-11.5" (E) GARAGE (E)11'-8 5/8" (E)55'-5 5/8" (E) VEST. (E) DN (E)4'-4 5/8" (E)12'-6 5/8" (E)7 7 3/8" (E)16'-11 1/4" (E) SIDEWALK (E)24'-6 5/8" EOA.1 0' 1' 2' 4' 1 (E) FLOOR '1' PLAN EC2.1 1/4"=1'.0"

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

03/ /18 CU APP

08/24/17 SITE PERMIT

08/08/17 N. PRE-APP

07/05/17 PROJ REV

Revisions

FIELD VERIFY ALL

EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO

ARCHITECT.

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By CH

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Drawing No.

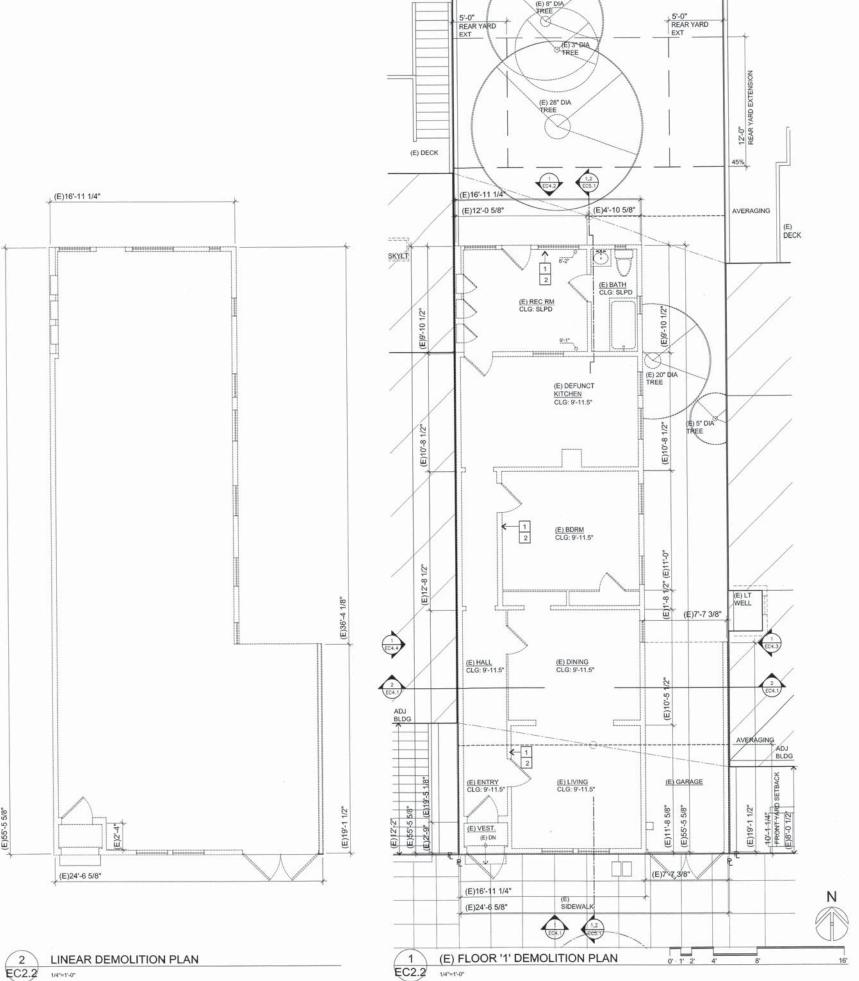
EC2.1

SHEET NOTES

STIPPLE LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE REMOVED

2 EXISTING HOUSE AND GARAGE TO BE DEMOLISHED (100% DEMOLITION)

3 FIELD VERIFY ALL (E) CONDITIONS, REPORT ANY DISCREPANCIES OR STRUCTURAL DEFICIENCIES TO ARCHITECT / ENGINEER



Curtis Hollenbeck 575 Columbus Ave, #2

San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



ву СН

Date Scale AS NOTED

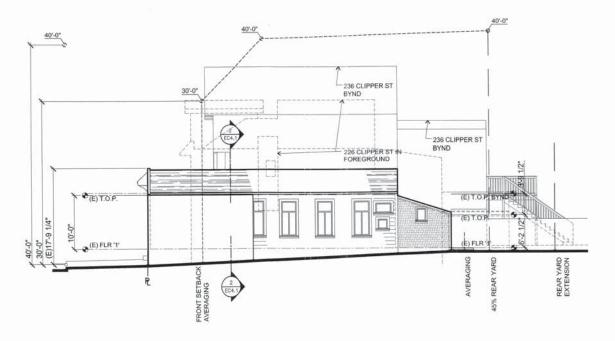
Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

03/ /18 CU APP

08/24/17 SITE PERMIT

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07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

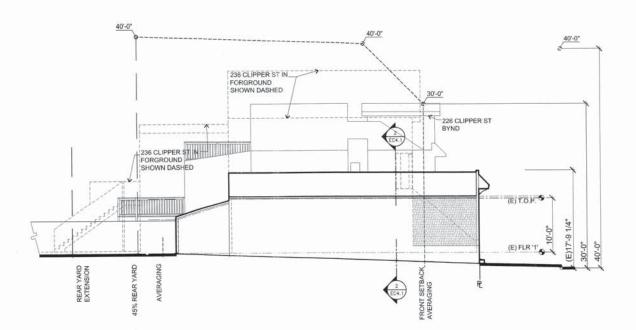
232 CLIPPER ST SAN FRANCISCO, CALIFORNI LOT 009/BLOCK 6548



232 CLIPPER STREET SUBJECT PROPERTY 236 CLIPPER STREET
ADJACENT PROPERTY 226 CLIPPER STREET ADJACENT PROPERTY

(E) SIDE ELEVATION (EAST)

(E) REAR ELEVATION (NORTH)





AS NOTED Drawing No. EC4.1a

(E) EXTERIOR ELEVATIONS

(E) FRONT ELEVATION (SOUTH)

3 (E) SIDE ELEVATION (WEST) EC4.1a 1/8"=1'-0"

SHEET NOTES

1 STIPPLE LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE REMOVED

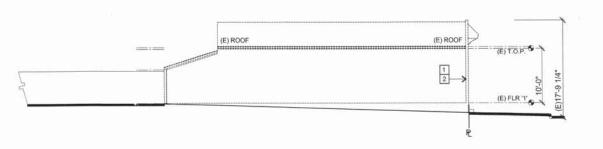
2 EXISTING HOUSE AND GARAGE TO BE DEMOLISHED (100% DEMOLITION) 3 FIELD VERIFY ALL (E) CONDITIONS. REPORT ANY DISCREPANCIES OR STRUCTURAL DEFICIENCIES TO ARCHITECT / ENGINEER San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





(E) SIDE ELEVATION DEMO (EAST) EC4.1d 1/8"=1'-0"

2 (E) REAR ELEVATION DEMO (NORTH) EC4.1b 1/8"=1"-0"





03/ /18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST

(E) EXTERIOR ELEVATIONS DEMOLITION DIAGRAMS

ву СН AS NOTED Drawing No.

EC4.1b

(E) SIDE ELEVATION DEMO (WEST) EC4.1b 1/8"=1"-0"

(E) FRONT ELEVATION DEMO (SOUTH) 1 (E) FF EC4.1b 1/8"=1"-0"



Date AS NOTED Drawing No. EC4.1

ву СН

232 CLIPPER ST SAN FRANCISCO, CALIFORNI LOT009/BLOCK 6548

(E) BUILDING SECTION
1/4"=1-0"

(E) FRONT ELEVATION (SOUTH)



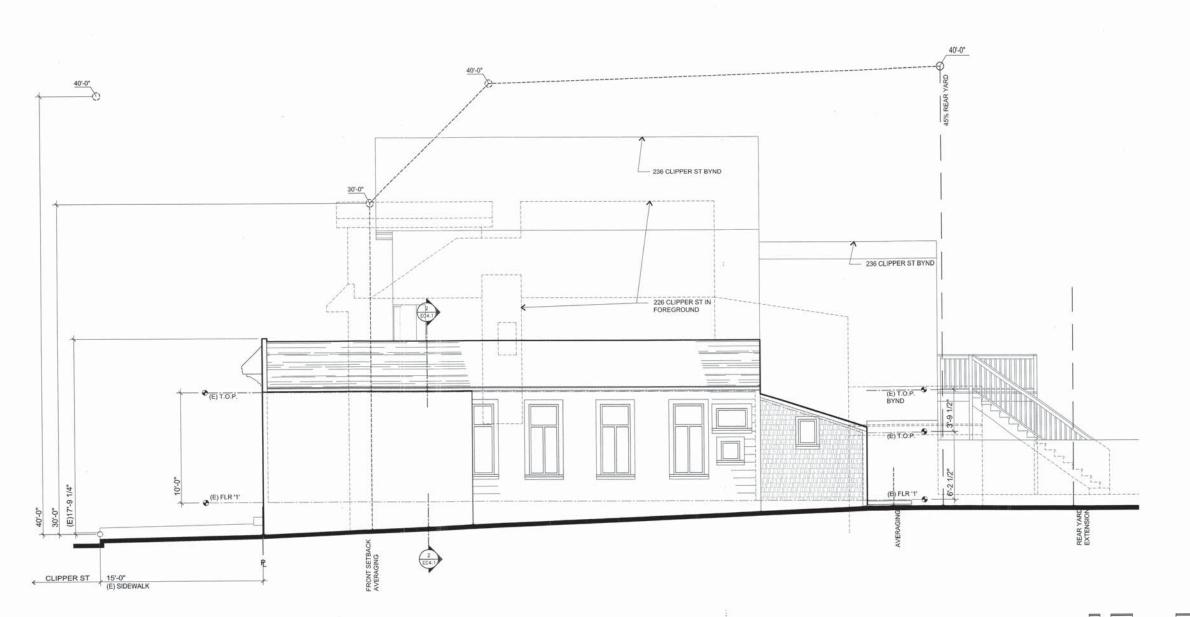
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08/24/17 SITE PERMIT
08/08/17 N. PRE—APP
07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT. 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT009/BLOCK 6548 (E) REAR ELEVATION

(E) REAR ELEVATION (NORTH)

EC4.2

ву СН Date

AS NOTED Drawing No.



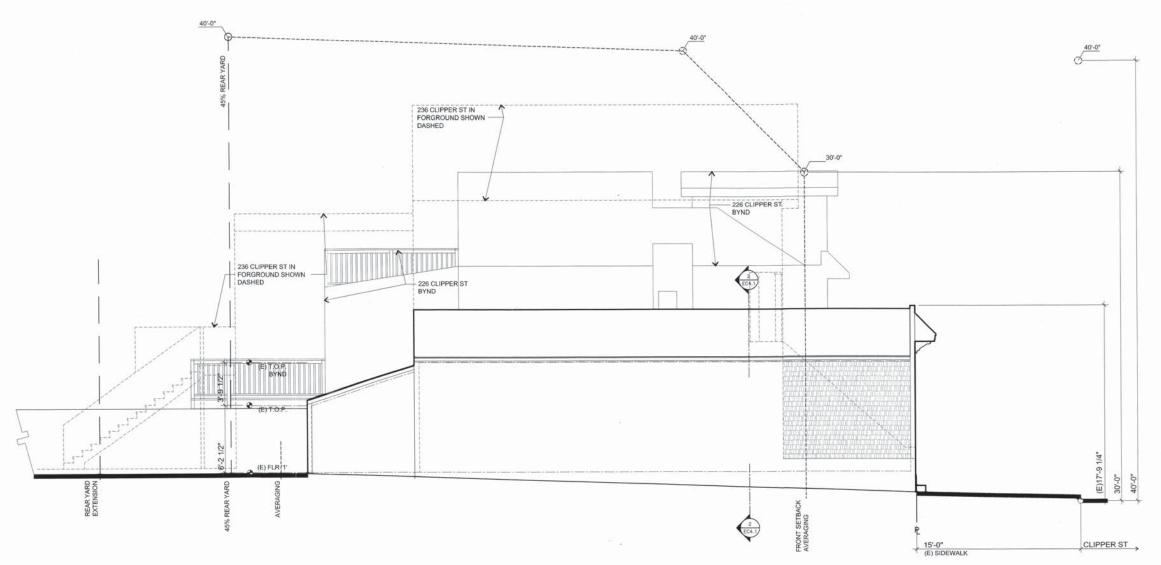
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SAN FRANCISCO, CALIFORNIA
LOT 009 / BLOCK 6548

(E) SIDE ELEVATION

By CH Date AS NOTED Drawing No.

EC4.3

(E) SIDE ELEVATION (EAST)
EC4.3 1/4"=1'-0"

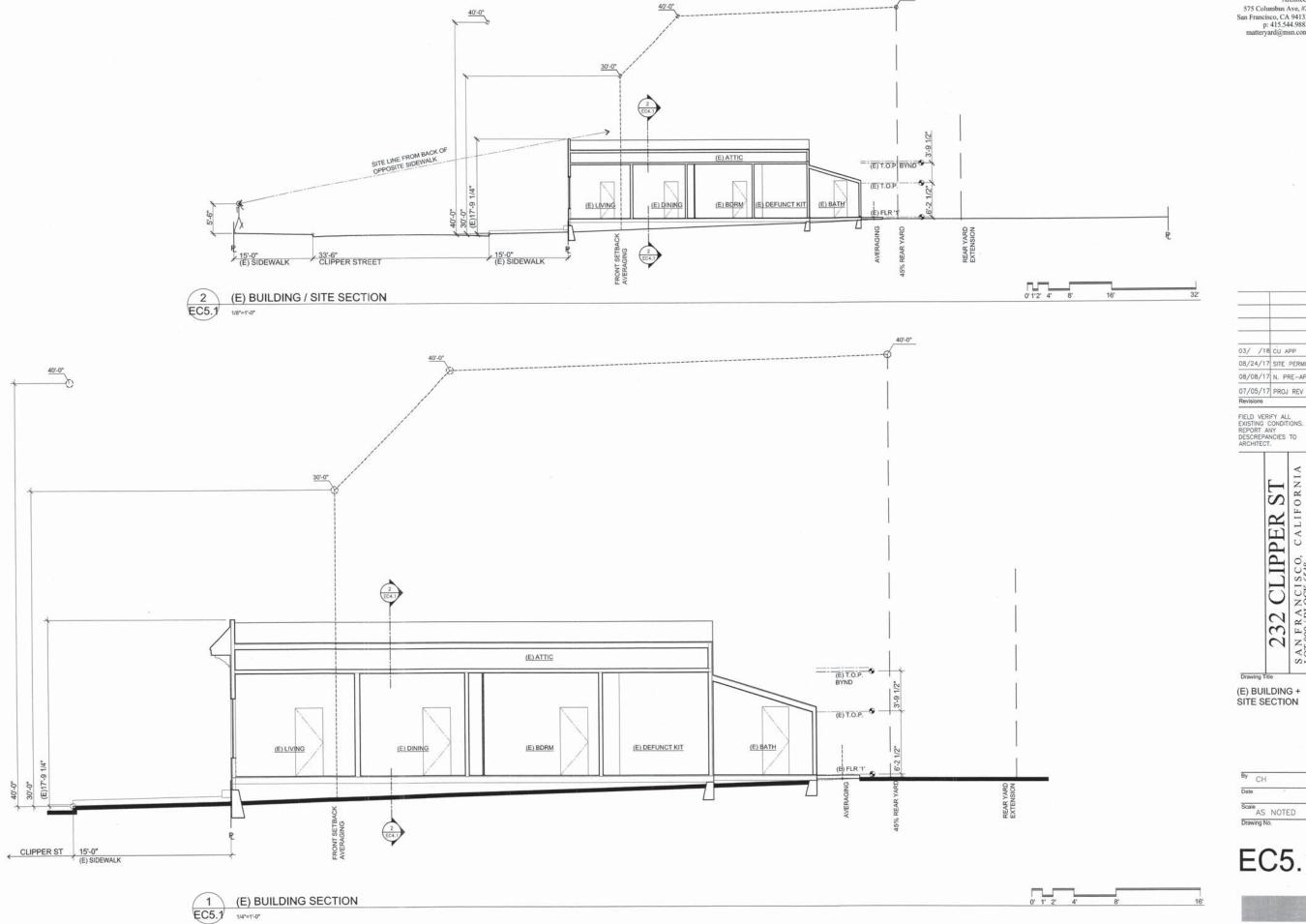


03/ /18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT. 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548 (E) SIDE ELEVATION

> By CH AS NOTED Drawing No.

EC4.4

(E) SIDE ELEVATION (WEST)



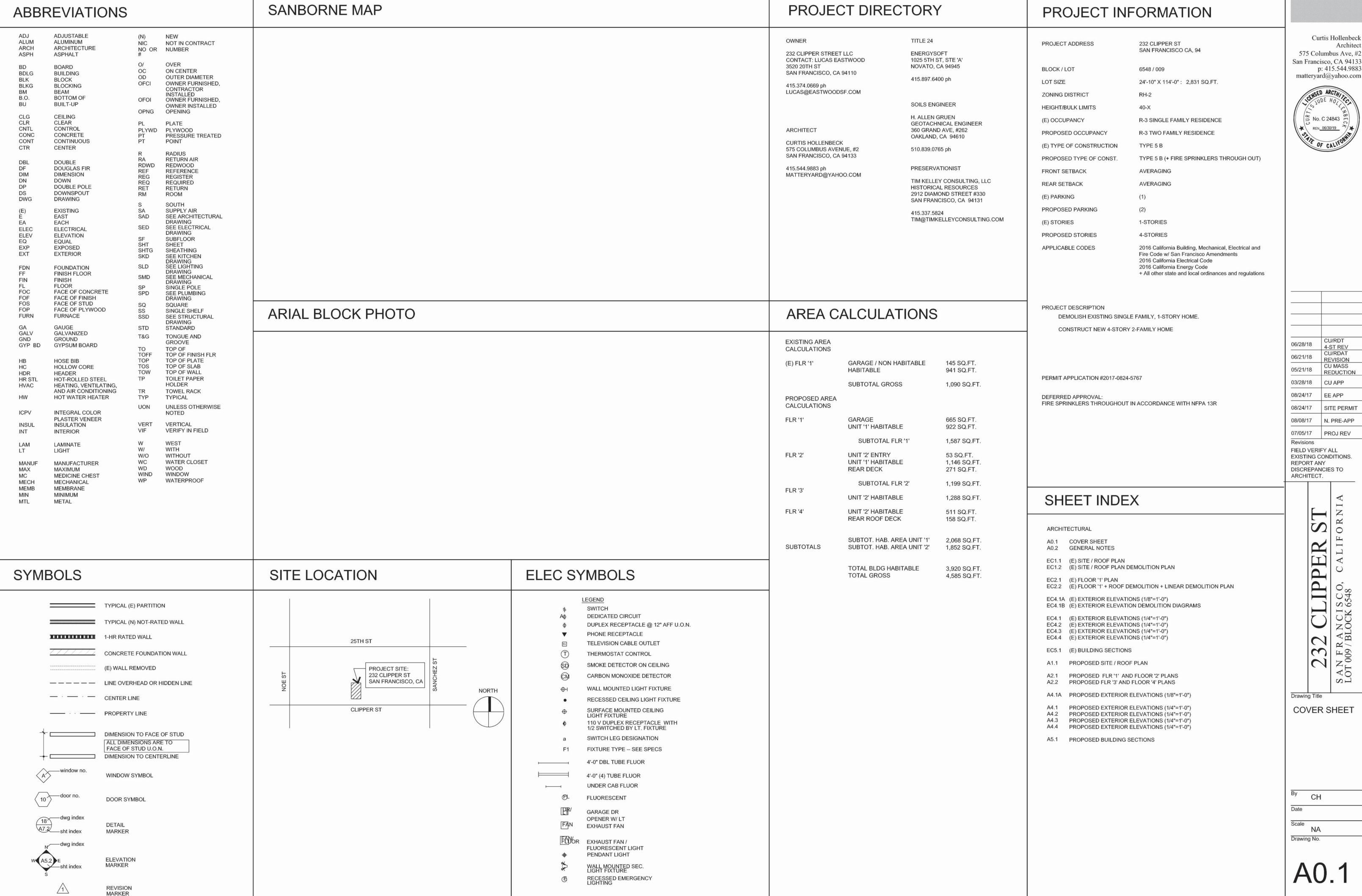
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FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT. 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT009/BLOCK 6548

ву СН

AS NOTED Drawing No.

EC5.1

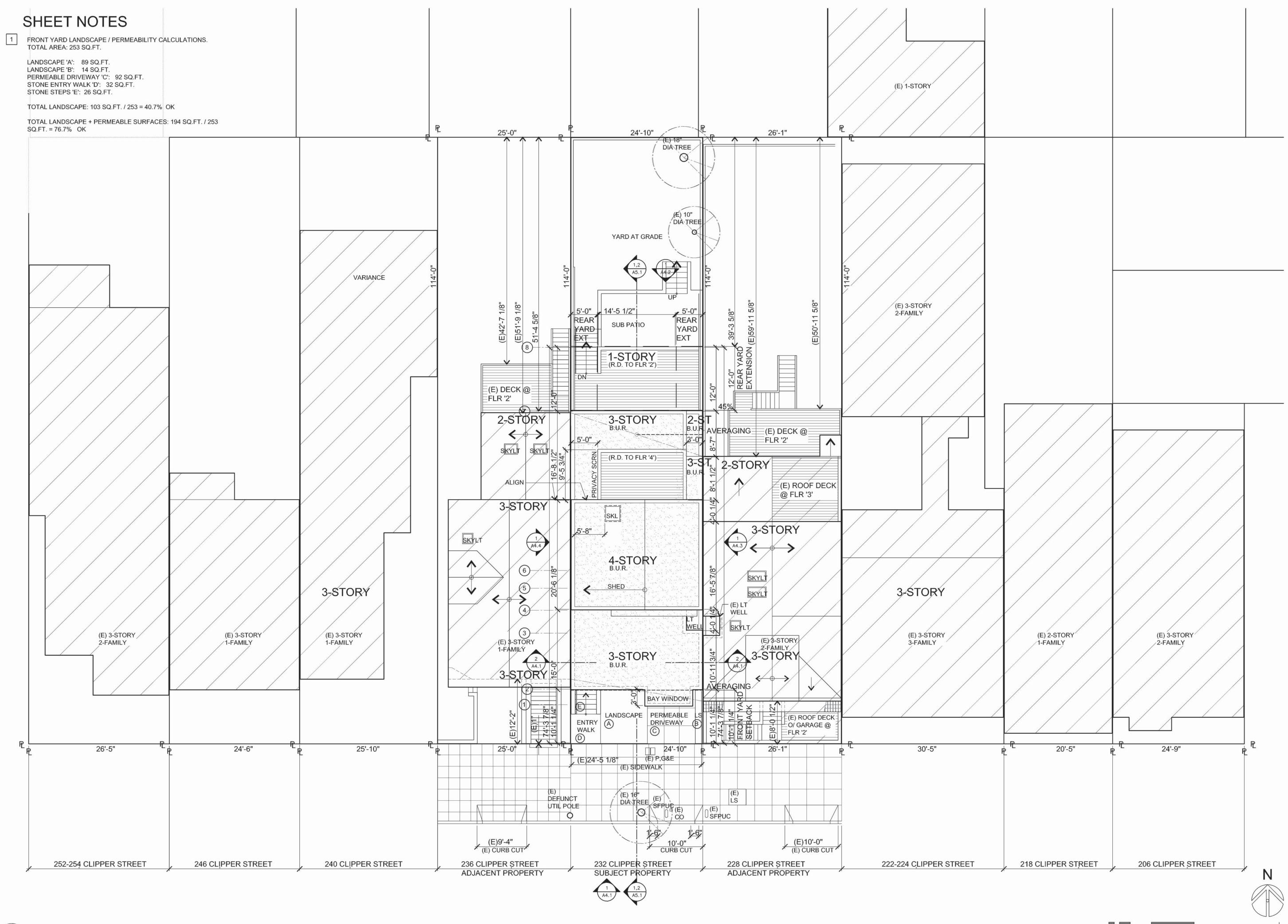
DESIGN OPTION A (FOUR-STORY)



DATUM POINT

Curtis Hollenbeck 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883







06/28/18 CU/RDT 4-ST REV
06/21/18 CU/RDT REVISION
05/21/18 CU MASS REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

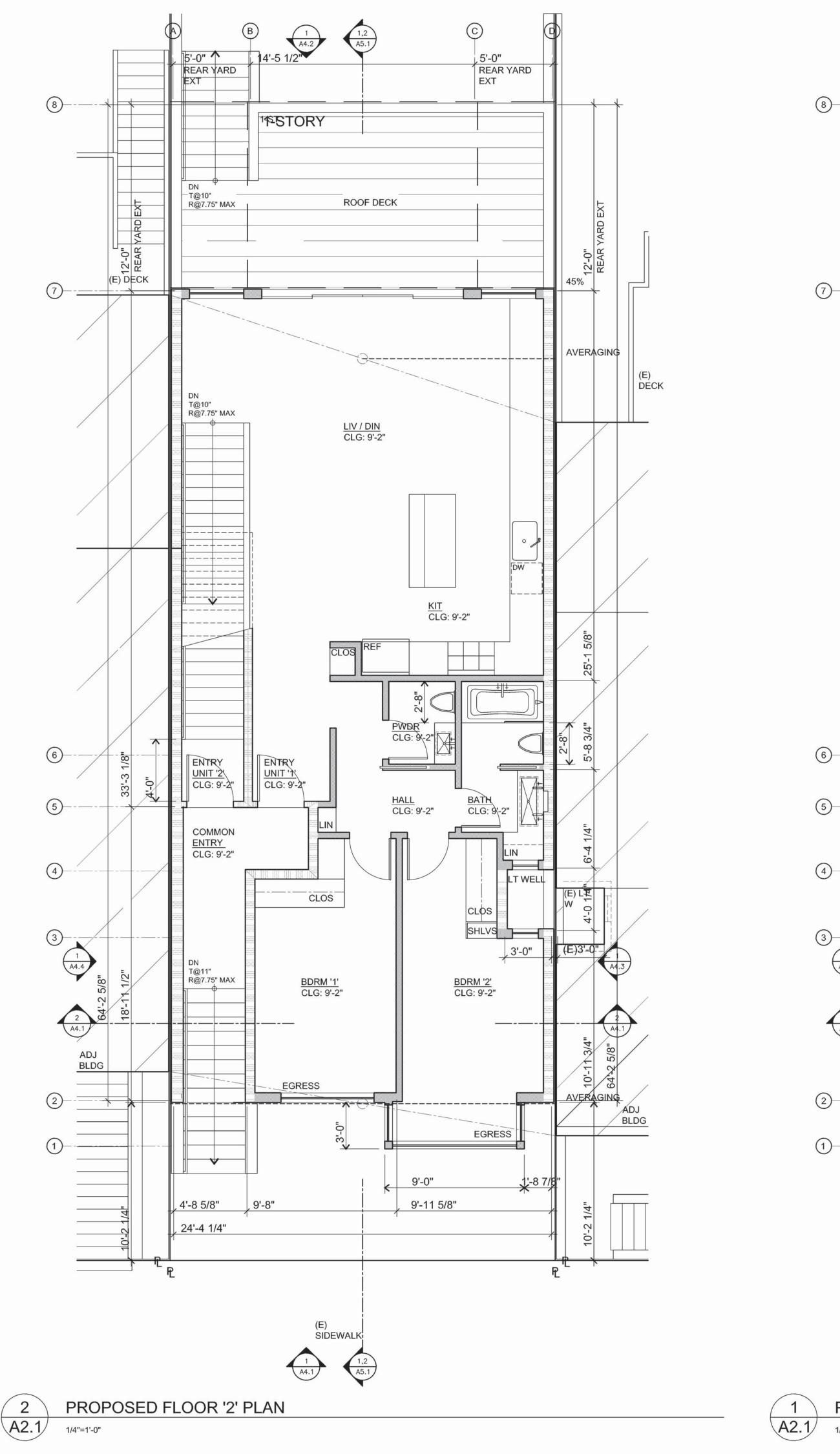
SAN FRANCISCO, CALIFORNIALOT 009 / BLOCK 6548

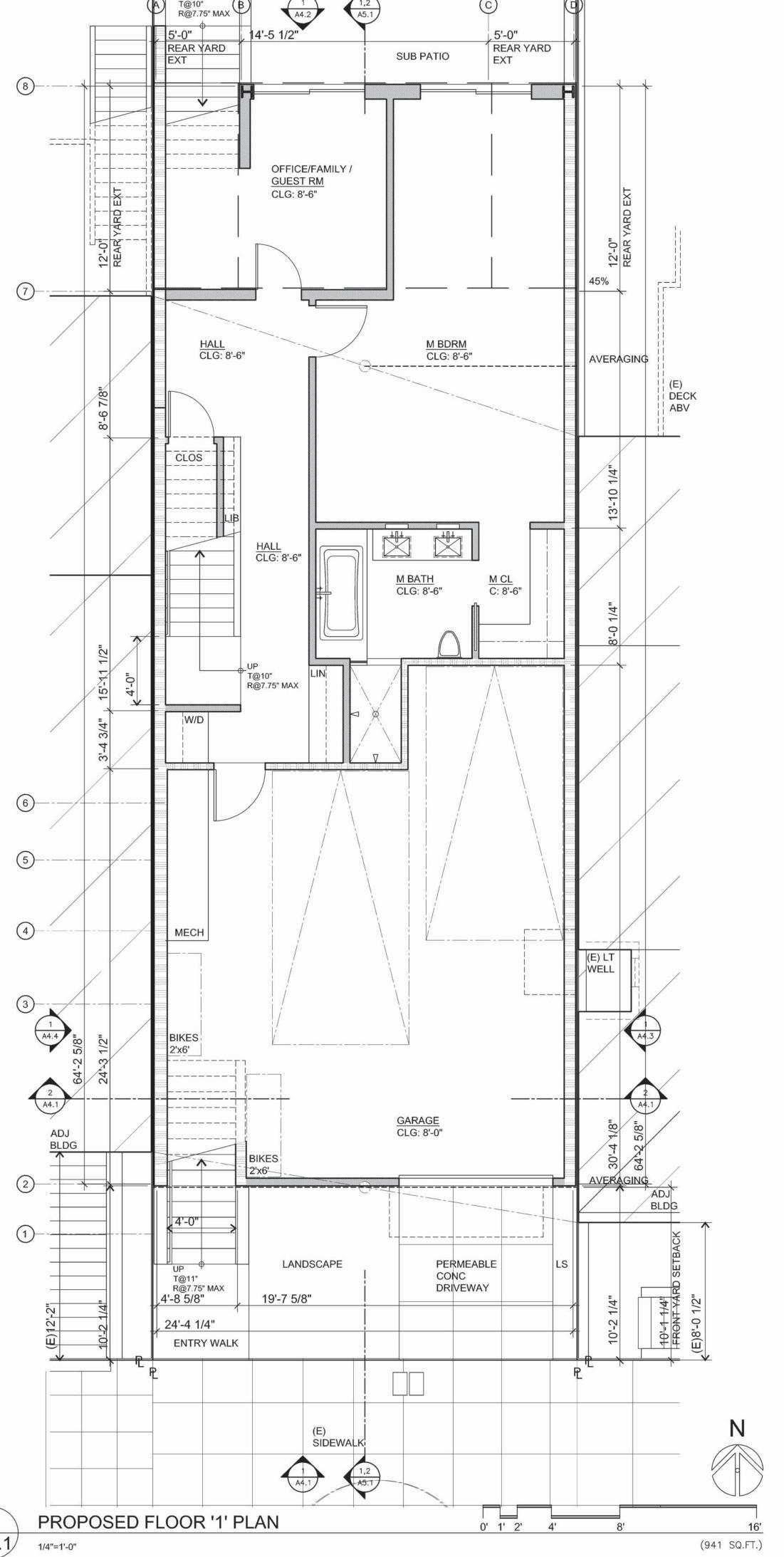
PROPOSED SITE/ROOF PLAN

Date
Scale
AS NOTED

Drawing No.

A1.1







06/28/18 CU/RDT
4-ST REV
06/21/18 CU/RDT
REVISION
05/21/18 CU MASS
REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

52 CLIPPER ST FRANCISCO, CALIFORNIA 09/BLOCK 6548

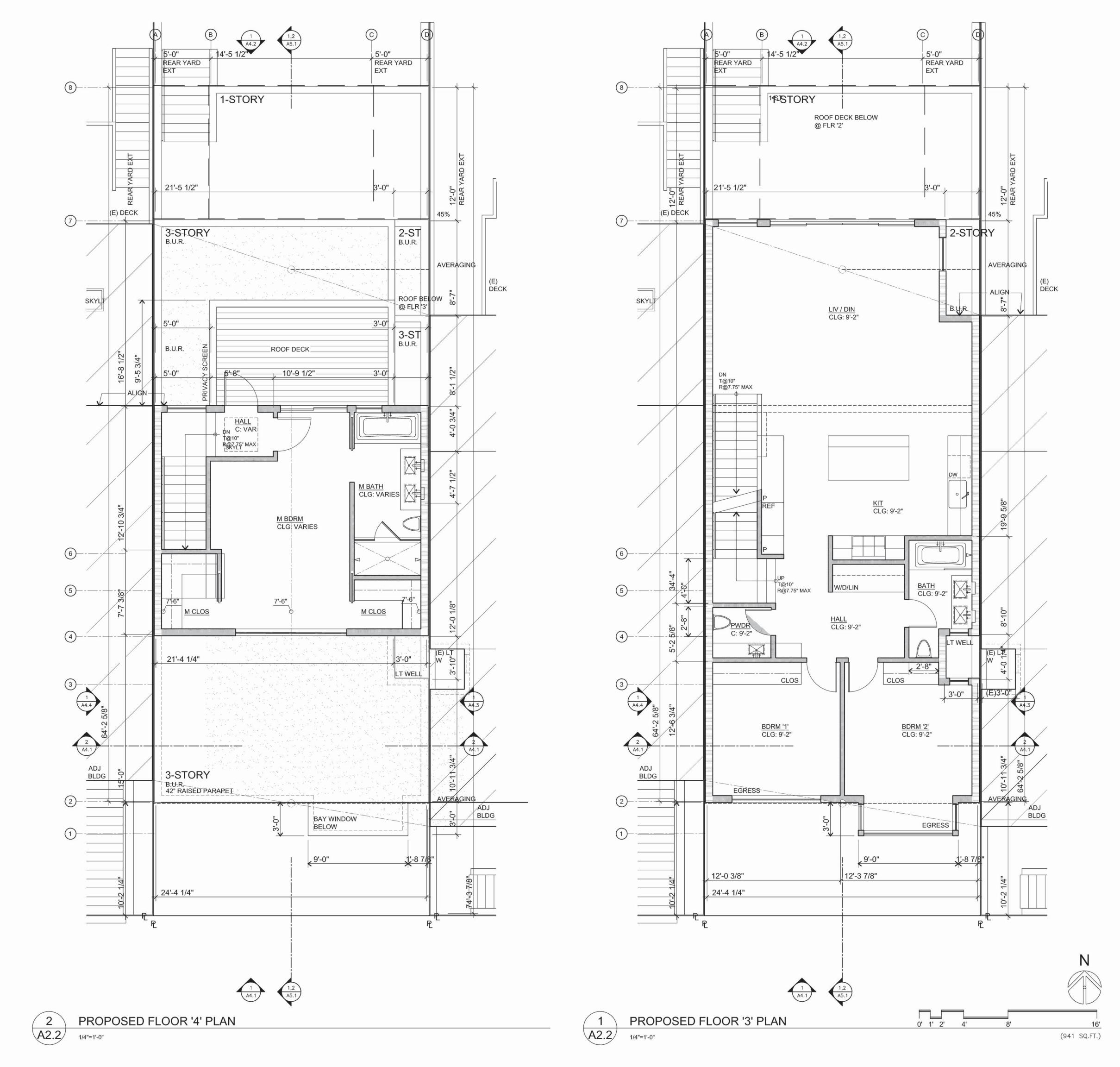
Drawing Title

PROPOSED
FLR '1' & FLR '2'
PLAN

Ву

Scale
AS NOTED

A2.1





06/28/18 CU/RDT 4-ST REV 06/21/18 CU/RDT REVISION 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV

FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

Drawing Title

PROPOSED

FLR '3' & FLR '4'

PLAN

By CH

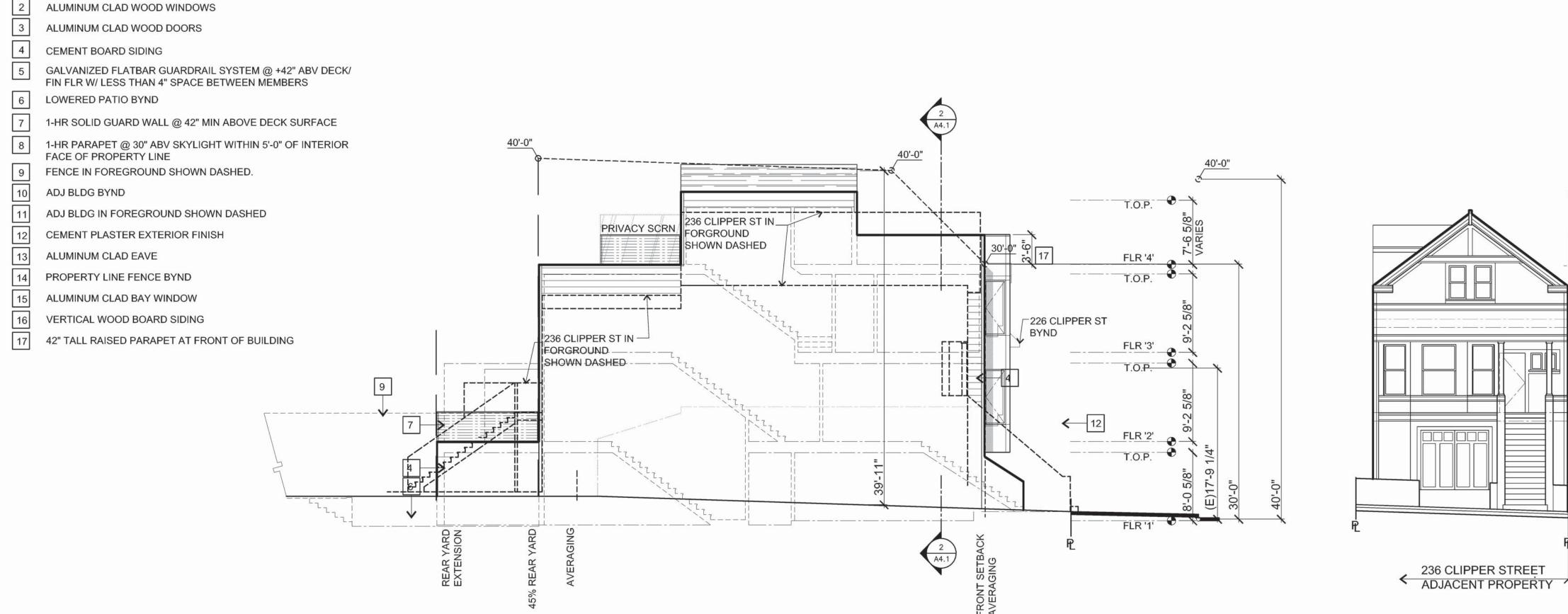
Scale
AS NOTED
Drawing No.

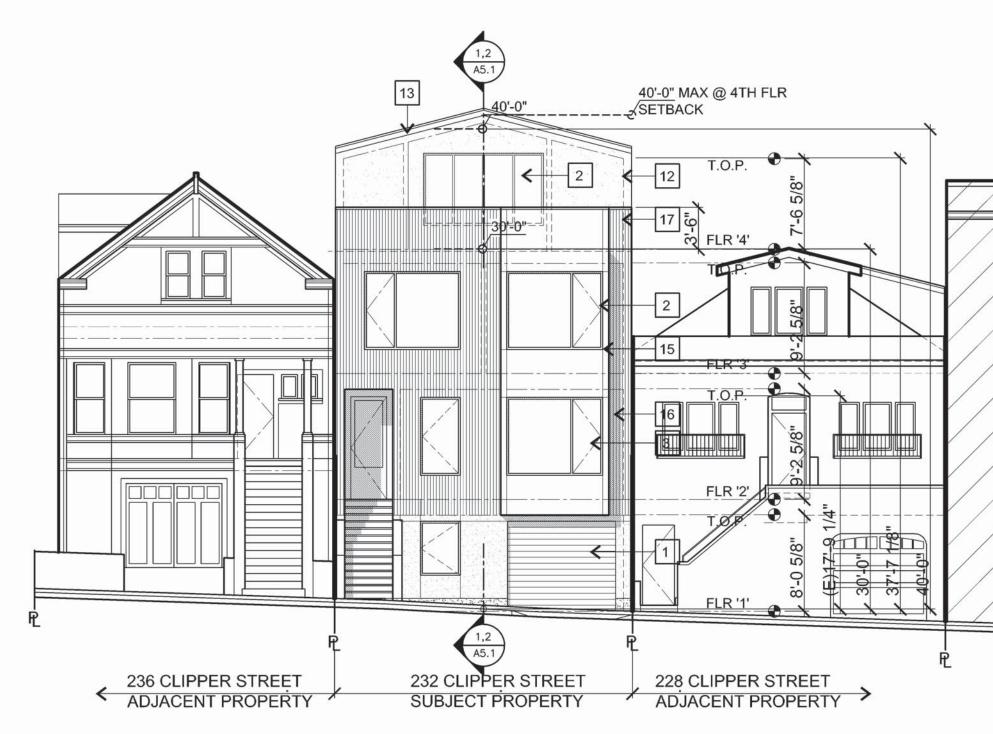
A2.2

40'-0" MAX @ 4TH FLR _____ --<u>T.O.P.</u> -236 CLIPPER ST BYND PRIV SCRN BYND FLR '4' ----T.O.P. 2 228 CLIPPER ST IN FLR '3' FOREGROUND T.O.P. 15 T.O.P. 12 V FLR '1' FLR '1' 2 A4.1 232 CLIPPER STREET SUBJECT PROPERTY 228 CLIPPER STREET
ADJACENT PROPERTY 236 CLIPPER STREET > PROPOSED SIDE ELEVATION (EAST) PROPOSED REAR ELEVATION (NORTH)

SHEET NOTES

WOOD CLAD SECTIONAL OVERHEAD GARAGE DOOR





PROPOSED FRONT ELEVATION (SOUTH)

0'1'2' 4' 8'

Curtis Hollenbeck 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



06/28/18 CU/RDT 4-ST_REV 06/21/18 CU/RDAT REVISION CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

SAN FRAI LOT 009/BL

Drawing Title PROPOSED **EXTERIOR ELEVATIONS**

Scale AS NOTED

PROPOSED SIDE ELEVATION (WEST) A4.1a 1/8"=1'-0"

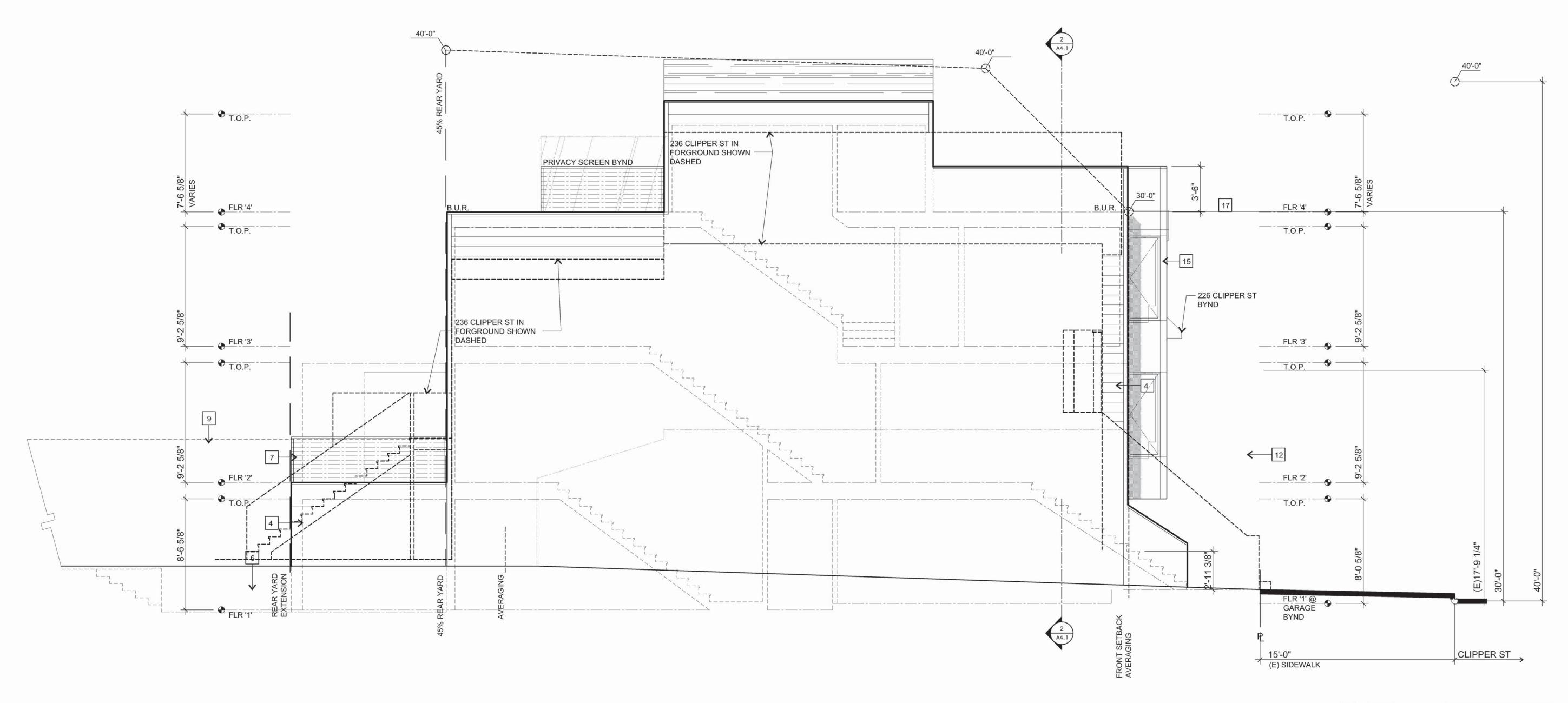
A4.1a 1/8"=1'-0"

SHEET NOTES

SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/RDT
4-ST REV
06/21/18 REVISION
05/21/18 REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA

Drawing Title

PROPOSED

SIDE

ELEVATION

By CH

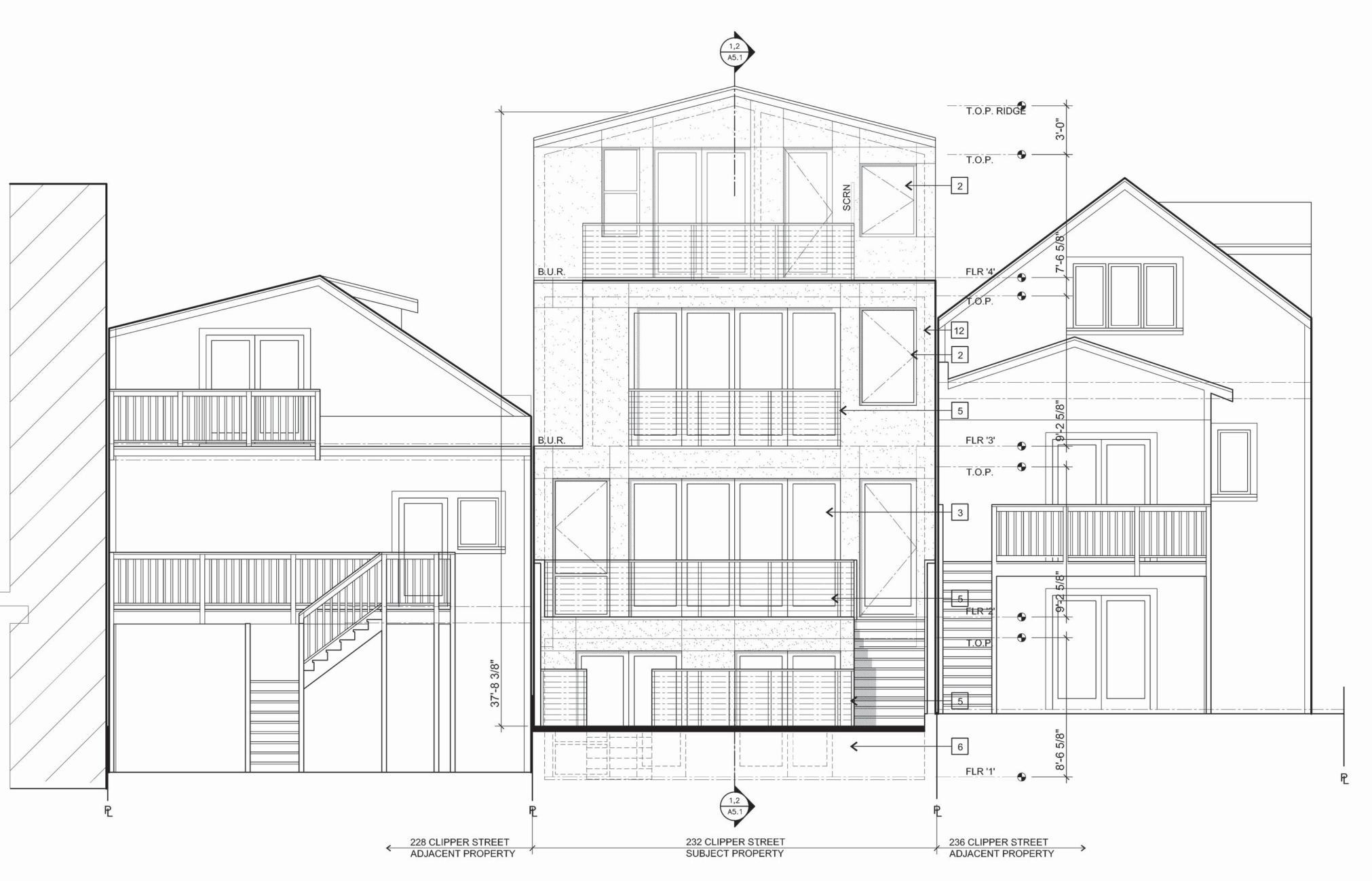
Scale AS NOTE Drawing No.

SHEET NOTES

SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/RDT
4-ST REV

06/21/18 CU/RDAT
REVISION

05/21/18 CU MASS
REDUCTION

03/28/18 CU APP

08/24/17 SITE PERMIT

08/08/17 N. PRE-APP

07/05/17 PROJ REV

Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

Drawing Title

PROPOSED

REAR

ELEVATION

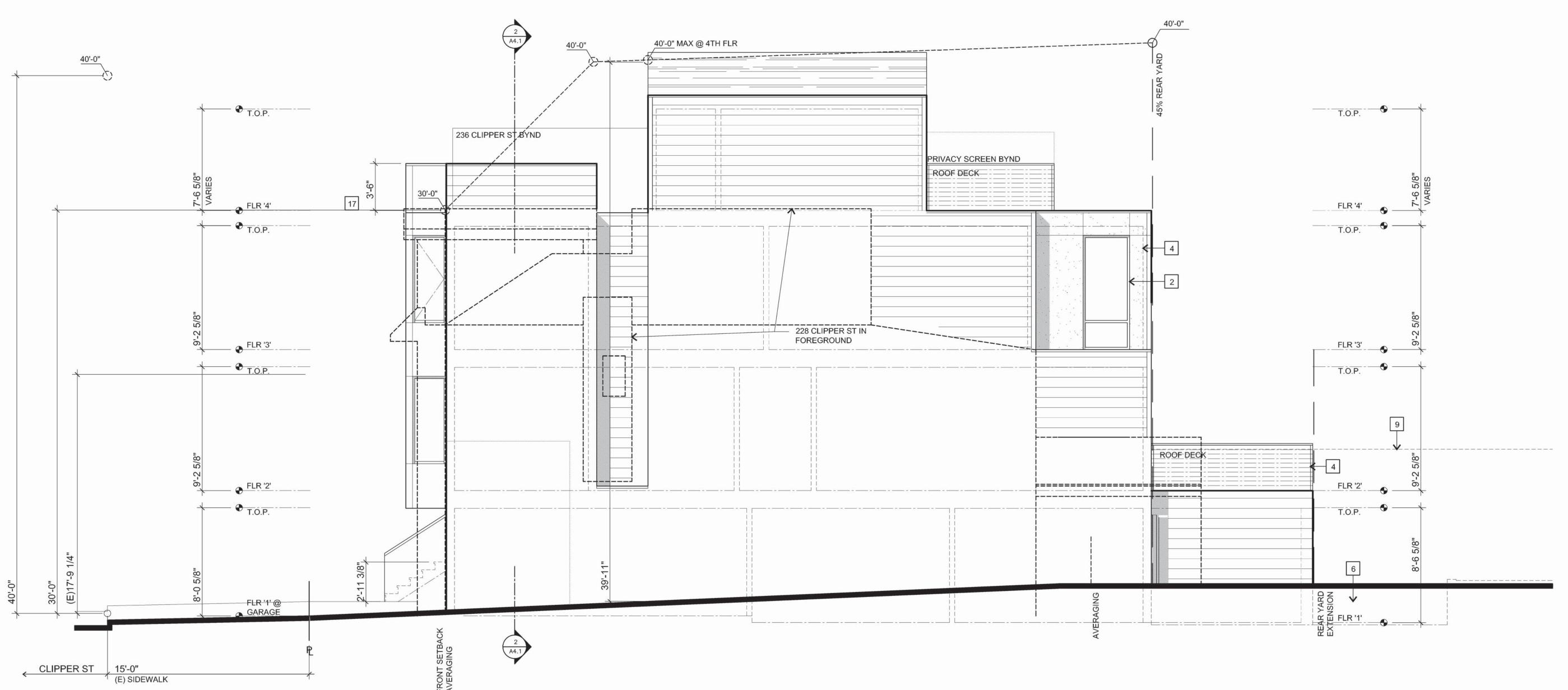
By CH

Scale AS NOTE

SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/RDT
4-ST REV
06/21/18 CU/RDAT
REVISION
05/21/18 CU MASS
REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST

PROPOSED
SIDE
ELEVATION

By CH

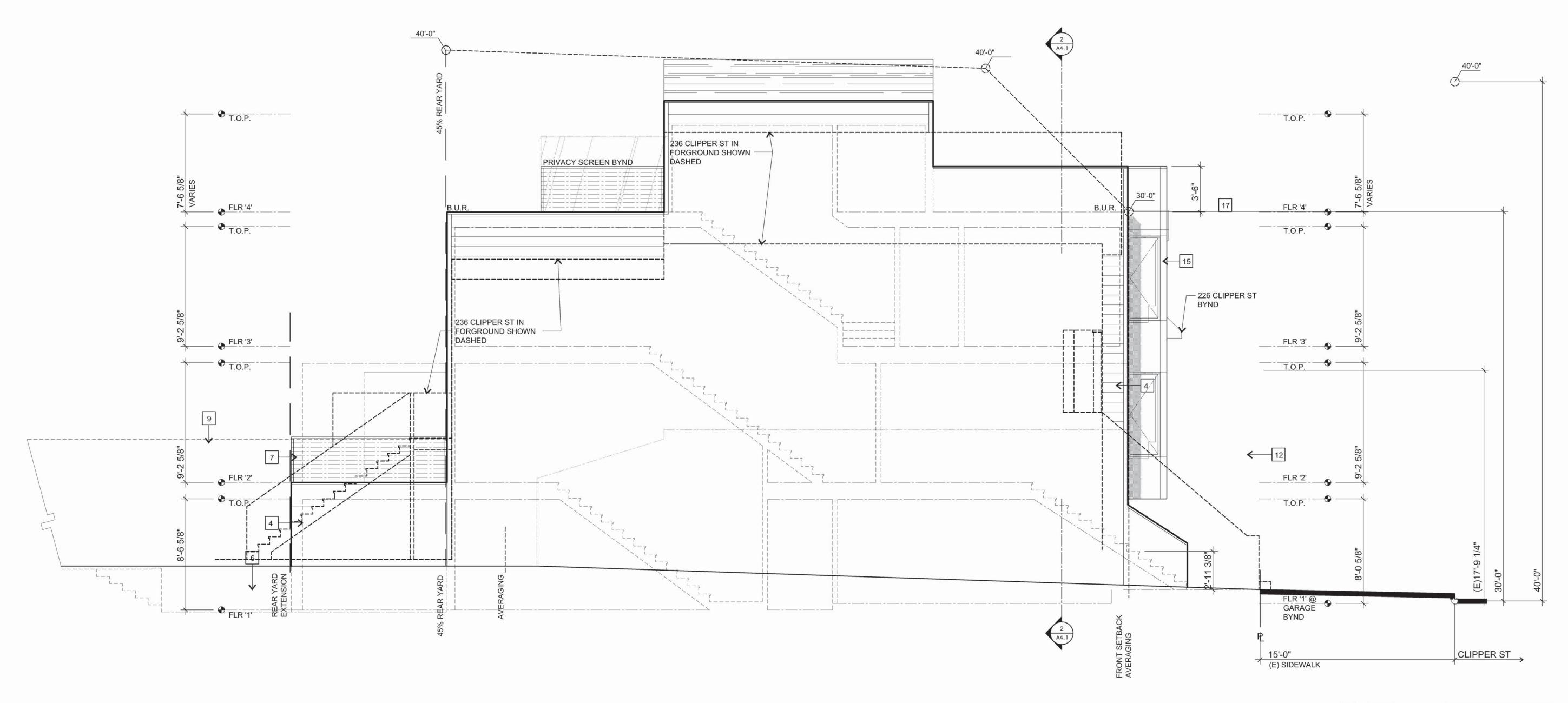
Scale AS NOTE Drawing No.

SHEET NOTES

SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/RDT
4-ST REV
06/21/18 REVISION
05/21/18 REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA

Drawing Title

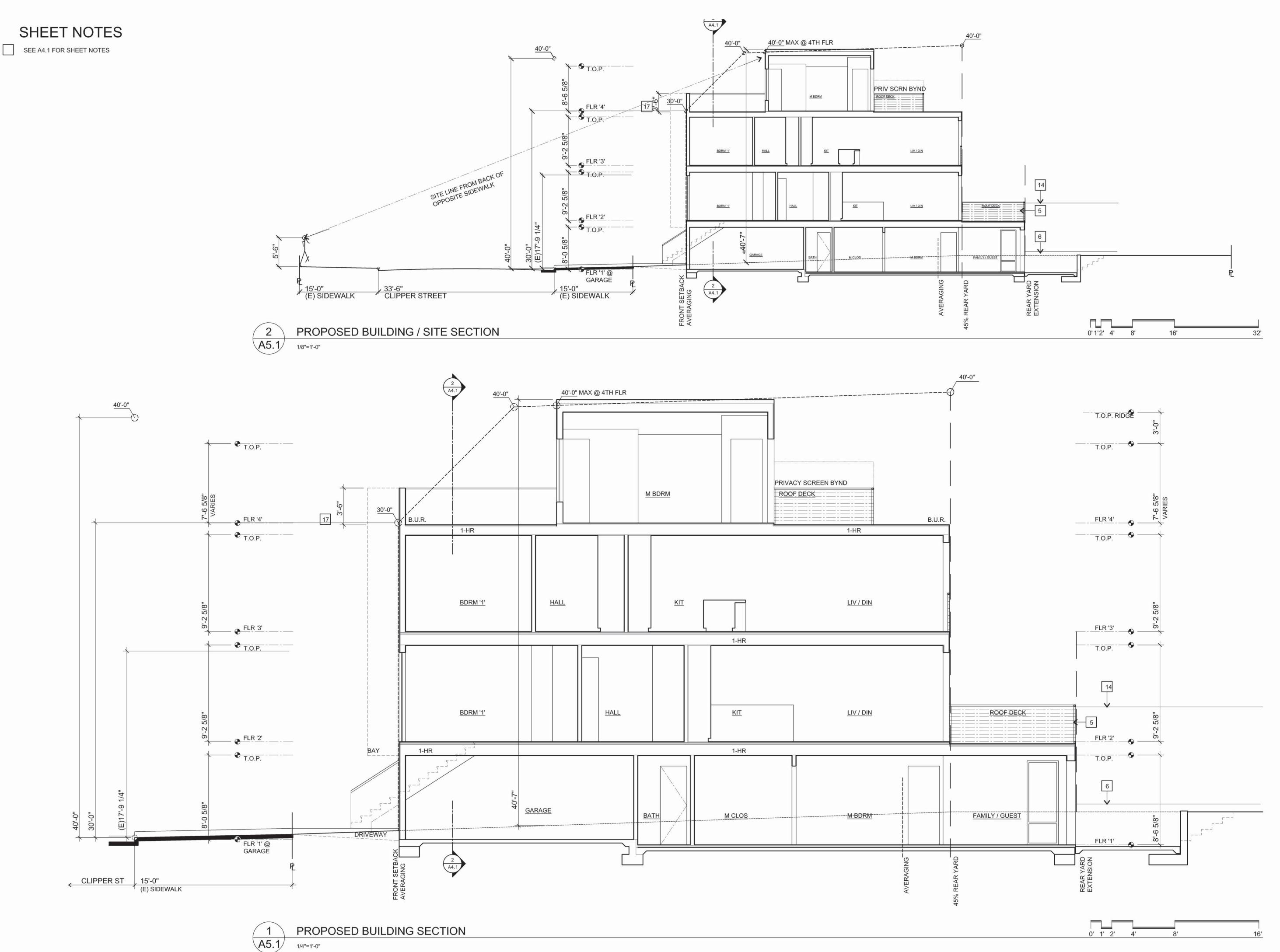
PROPOSED

SIDE

ELEVATION

By CH

Scale AS NOTE Drawing No.





06/28/18 CU/RDT
4-ST REV
06/21/18 CU/RDAT
REVISION
05/21/18 CU MASS
REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

SAN FRANCISCO, CALIFORNIA

PROPOSED
BUILDING +
SITE SECTION

By CH
Date

AS NOTED Drawing No.

A5.1





DESIGN OPTION B (THREE- STORY)

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

-			Block/Lot(s)				
232 CLIPPER ST			6548009				
Case No.			Permit No.				
2017-011414ENV			201708245767				
□ Ac	ddition/	Demolition (requires HRE for	New				
Alt	teration	Category B Building)	Construction				
Proje	ct description for	Planning Department approval.					
Demo	olition of an existing	1-story single family home. Construction of a new	w 2-unit, 4-story dwelling.				
STE	P 1: EXEMPTIO	N CLASS					
		ON CLASS applies, an Environmental Evaluation Application	on is required.*				
	e: If neither class a						
	e: If neither class a	pplies, an Environmental Evaluation Application	tions under 10,000 sq. ft.				
	Class 3 - New Co building; commen	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family residerical/office structures; utility extensions; change of	tions under 10,000 sq. ft. nces or six dwelling units in one				
	c: If neither class a Class 1 - Existin Class 3 - New Co	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family residerical/office structures; utility extensions; change of	tions under 10,000 sq. ft. nces or six dwelling units in one				
	Class 3 - New Co building; comment permitted or with	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU.	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally				
	Class 3 - New Cobuilding; commen permitted or with 10,000 sq. ft. and	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or medianeets the conditions described below:	nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than				
	Class 1 - Existin Class 3 - New Cobuilding; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or media meets the conditions described below: a consistent with the applicable general plan designs.	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan				
	Class 1 - Existin Class 3 - New Co building; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well as	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or media meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation.	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons.				
	Class 1 - Existin Class 3 - New Co building; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed	pplies, an Environmental Evaluation Application gracilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or media meets the conditions described below: a consistent with the applicable general plan designs.	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons.				
	Class 1 - Existin Class 3 - New Co building; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surre	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside roial/office structures; utility extensions; change of a CU. Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons. ct site of no more than 5 acres				
	Class 1 - Existin Class 3 - New Co building; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well a (b) The proposed substantially surr (c) The project si (d) Approval of the	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside roial/office structures; utility extensions; change of a CU. Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulated development occurs within city limits on a project counded by urban uses.	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons. ct site of no more than 5 acres r threatened species.				
	Class 1 - Existin Class 3 - New Cobuilding; commen permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surrice) The project st (d) Approval of the water quality.	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or media meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulating development occurs within city limits on a project ounded by urban uses. The project would not result in any significant effective project would not result in any significant effectiv	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons. ct site of no more than 5 acres r threatened species. ts relating to traffic, noise, air quality, or				
	Class 1 - Existin Class 3 - New Cobuilding; commen permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surrice) The project st (d) Approval of the water quality.	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside rotal/office structures; utility extensions; change of a CU. Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulating development occurs within city limits on a project rounded by urban uses.	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons. ct site of no more than 5 acres r threatened species. ts relating to traffic, noise, air quality, or				
	Class 1 - Existin Class 3 - New Cobuilding; commer permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well a (b) The proposed substantially surr (c) The project si (d) Approval of the water quality. (e) The site can be	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside reial/office structures; utility extensions; change of a CU. Development. New Construction of seven or media meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulating development occurs within city limits on a project ounded by urban uses. The project would not result in any significant effective project would not result in any significant effectiv	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons. ct site of no more than 5 acres r threatened species. ts relating to traffic, noise, air quality, or				
	Class 1 - Existin Class 3 - New Cobuilding; commer permitted or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well a (b) The proposed substantially surr (c) The project si (d) Approval of the water quality. (e) The site can be	pplies, an Environmental Evaluation Application g Facilities. Interior and exterior alterations; additionstruction. Up to three new single-family reside roial/office structures; utility extensions; change of a CU. Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulating development occurs within city limits on a project ounded by urban uses. The has no value as habitat for endangered rare of the project would not result in any significant effective adequately served by all required utilities and	tions under 10,000 sq. ft. nces or six dwelling units in one f use under 10,000 sq. ft. if principally ore units or additions greater than gnation and all applicable general plan ons. ct site of no more than 5 acres r threatened species. ts relating to traffic, noise, air quality, or				

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any b	ox is checked below, an Environmental Evaluation Application is required.
	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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
	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. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	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?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
1	boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an ronmental Evaluation Application is required, unless reviewed by an Environmental Planner.
Com	ments and Planner Signature (optional): Laura Lynch

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. 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. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 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. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 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. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

6. Restoration based upon documented evidence of a building's historic condition, such as historic

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SAN FRANCISCO
PLANNING DEPARTMENT

photographs, plans, physical evidence, or similar buildings.

features.

	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> .		
	8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments):	ards for the Treatment of Historic	
	9. Other work that would not materially impair a historic district (s	specify or add comments):	
	(Requires approval by Senior Preservation Planner/Preservation	Coordinator)	
	10. Reclassification of property status . (Requires approval by S		
╽╙╽	Reclassify to Category A Reclass	sify to Category C	
	a. Per HRER dated (attach HRE	ER)	
	b. Other <i>(specify)</i> : Per PTR form signed on January 1	8, 2018	
	Note: If ANY box in STEP 5 above is checked, a Preservatio	n Planner MUST check one box below.	
	Further environmental review required. Based on the information Environmental Evaluation Application to be submitted. GO TO ST		
	Project can proceed with categorical exemption review . The property of the proceed with categorical exemption.		
	ents (optional):		
Preser	vation Planner Signature: Stephanie Cisneros		
	EP 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER		
	Further environmental review required. Proposed project does (check all that apply): Step 2 - CEQA Impacts Step 5 - Advanced Historical Review STOP! Must file an Environmental Evaluation Application.	not meet scopes of work in either	
	No further environmental review is required. The project is cat There are no unusual circumstances that would result in a rea effect.		
	Project Approval Action:	Signature:	
	Commission Hearing If Discretionary Review before the Planning Commission is requested.	Stephanie Cisneros	
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/11/2018	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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.		

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)
232 (CLIPPER ST		6548/009
Case	No.	Previous Building Permit No.	New Building Permit No.
2017-	011414PRJ	201708245767	
Plans	s Dated	Previous Approval Action	New Approval Action
		Commission Hearing	
	fied Project Description:	CONSTITUTES SUBSTANTIAL MODIF	ICATION
			ICATION
Com	pared to the approved project, w	vould the modified project.	
	Result in expansion of the building envelope, as defined in the Planning Code;		
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;		
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?		
		ented that was not known and could not have rmination, that shows the originally approve ption?	
If at I	east one of the above boxes is	s checked, further environmental review i	s required.
DET	ERMINATION OF NO SUBSTA	NTIAL MODIFICATION	
	The proposed modification wo	ould not result in any of the above changes.	
approv	al and no additional environmental revi	ons are categorically exempt under CEQA, in accord ew is required. This determination shall be posted on the applicant, City approving entities, and anyone re	n the Planning
Plan	ner Name:	Signature or Stamp:	



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Preservation Team Meeting Da	te:	Date of Form Co	CLUS YOU VERY SOME	018	Suite 400 San Fran
PROJECT INFORMATION:					CA 9410
Planner:	Address:				Reception 415.558
Stephanie Cisneros	232 Clipper Street				Fax:
Block/Lot:	Cross Streets:				415.558
6548/009	Sanchez Street &	Noe Street			Planning
CEQA Category:	Art. 10/11:	BPA/C	lase No.:		Informati 415.558
3	N/A	2017-0	11414ENV		
PURPOSE OF REVIEW:		PROJECT DESCRI	PTION:		
© CEQA Article 10/11	○ Preliminary/PIC	Alteration	C Demo/Nev	v Construction	
OATE OF PLANS UNDER REVIEW	7/5/2017				80
PROJECT ISSUES:		PER MARIE DE	100 Sec. 252.1		
Is the subject Property an	eligible historic resourc	e?			
If so, are the proposed cha	nges a significant impa	ict?			
4 1 10 4 144					
Additional Notes: Submitted: Historical Reso August 2017).					
Submitted: Historical Reso	ion of an existing 1				
Submitted: Historical Reso August 2017). Proposed Project: Demolit a new 2-unit, 4-story resid	ion of an existing 1				
Submitted: Historical Reso August 2017). Proposed Project: Demolit a new 2-unit, 4-story resid	ion of an existing 1		ly home. Cons		
Submitted: Historical Reso August 2017). Proposed Project: Demolit a new 2-unit, 4-story resid PRESERVATION TEAM REVIEW: Category: Individual	tion of an existing 1 ence.	-story single-fami	ly home. Cons	struction of	
Submitted: Historical Resolution August 2017). Proposed Project: Demolit a new 2-unit, 4-story resides PRESERVATION TEAM REVIEW: Category:	cion of an existing 1 ence.	-story single-fami	Ily home. Cons	struction of © C t	
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Submitted: Historical Resolution August 2017). Proposed Project: Demolition anew 2-unit, 4-story resider PRESERVATION TEAM REVIEW: Category: Individual Property is individually eligible California Register under one of following Criteria:	e for inclusion in a	-story single-fami -story single-fami A Historic Property is in an elig Historic District/Cor the following Criteri	District/Contexgible California Ratext under one dia:	egister or more of	
Submitted: Historical Resolution August 2017). Proposed Project: Demolita a new 2-unit, 4-story residence of the property is individually eligible California Register under one of following Criteria: Criterion 1 - Event: Criterion 2 - Persons: Criterion 3 - Architecture:	e for inclusion in a or more of the	-story single-fami A Historic Property is in an elig Historic District/Cor the following Criteri Criterion 1 - Event:	O B C District/Context gible California Ratext under one dia:	egister or more of	
Submitted: Historical Resolution August 2017). Proposed Project: Demolition a new 2-unit, 4-story reside Preservation Team Review: Category: Individual Property is individually eligible California Register under one of following Criteria: Criterion 1 - Event: Criterion 2 - Persons:	e for inclusion in a or more of the	-story single-fami A Historic Property is in an elic Historic District/Cor the following Criterion Criterion 1 - Event: Criterion 2 -Persons	B C District/Context under one contact under one	egister or more of Yes • No Yes • No	
Submitted: Historical Resolution August 2017). Proposed Project: Demolita a new 2-unit, 4-story resides a new 2-unit, 4-story	e for inclusion in a or more of the C Yes No C Yes No C Yes No	-story single-fami A Historic Property is in an elig Historic District/Cor the following Criterion Criterion 1 - Event: Criterion 2 -Persons Criterion 3 - Archite	District/Contextigible California Rotext under one dia:	egister or more of Yes • No Yes • No	

Complies with the Secretary's Standards/Art 10/Art 11:	C Yes	C No	N/A
CEQA Material Impairment to the individual historic resource:	C Yes	€ No	
CEQA Material Impairment to the historic district:	C Yes	€ No	
Requires Design Revisions:	C Yes	€ No	
Defer to Residential Design Team:		C No	

PRESERVATION TEAM COMMENTS:

According to the Historical Resource Evaluation prepared by Tim Kelley Consulting and information found in the Planning Department files, the subject property at 232 Clipper Street contains a one-story, wood-frame, single-family dwelling constructed in 1895 (source: water tap record). The subject property was designed by an unknown architect and constructed by an unknown builder for original owner Charles Scheper, a cobbler who owned, lived in and worked in the property. The residence's design is best described as a vernacular Victorian cottage. There are no previous permits to determine permitted alterations since construction however, there have been a number of visible alterations based on Sanborn maps and historic photographs. These changes include the following: a one-story flat roof addition added to the right side (as a garage/work space) by 1905; enclosing the rear open porch by 1914; demolition of the one-story, wood-frame building at the rear by 1914; and re-cladding from ship-lap to shingles.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood on a unique block that contains a mixture of single and multi family residences constructed between 1888 and 1952. The north side of the subject block consists of residences designed in a variety of architectural styles, many with subsequent alterations that have changed the original design and/or materials of the residence. The south side also contains residences designed in a variety of styles, however there is a collection of 11 buildings (205-225 Clipper Street) designed in the Stick style and constructed by Frederick Kleebauer that warrants further study as a potential historic district. However, the north side of the subject block, including the subject property at 232 Clipper, would not be included in the boundaries of this potential district.

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

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
m/alle	1/18/18

SAN FRANCISCO
PLANNING DEPARTMENT

HISTORICAL RESOURCE EVALUATION PART 1

232 CLIPPER STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM

Land Use Information

PROJECT ADDRESS: 232 CLIPPER STREET RECORD NO.: 2017-011414CUA

	EXISTING	Design Option A	Design Option B			
	GROSS SQUARE FOOTAGE (GSF)					
Lot Area	2831	2831				
Residential	941	3920	3402			
Commercial/Retail						
Office						
Industrial/PDR Production, Distribution, & Repair						
Parking	145	665	145			
Usable Open Space		<u>+</u> 1282	<u>+</u> 1282			
Public Open Space						
Other ()						
TOTAL GSF		4585	3910			
	EXISTING	NET NEW	TOTALS			
	PROJECT FEATURES (Units or Amounts)				
Dwelling Units - Market Rate	1	2	2			
Dwelling Units - Affordable						
Hotel Rooms						
Parking Spaces	1	2	1			
Loading Spaces						
Car Share Spaces						
Bicycle Spaces	0	2	2			
Number of Buildings	1	1	1			
Number of Stories	1	4	3			
Height of Building(s)	<u>+</u> 14'	40'	40'			
Other ()						

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

Reception: **415.558.6378**

Fax: **415.558.6409**

Planning Information: 415.558.6377

RESIDENTIAL DESIGN TEAM REVIEW

1650 Mission St.

Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

415.558.6409

Fax:

Planning Information: 415.558.6377

DATE: 6/28/2018	RDT MEETING DATE:	6/28/2018	
PROJECT INFORMATION:			
Planner:	Cathleen Campbell		
Address:	232 Clipper Street		
Cross Streets:	Sanchez Street and Noe Street		
Block/Lot:	6548/009		
Zoning/Height Districts:	RH-2 /40-X		
BPA/Case No.	201708245767/ 2017-011414PRJ		
Project Status	☐ Initial Review ☐ Post NOPDR	DR Filed	
Amount of Time Req.	☐ 5 min (consent) ☐ 15 minutes		
	30 minutes (required for new const.)		
RDAT Members in Attendance: David Winslow			
Project Description:			
CU New Construction			

Project Concerns (If DR is filed, list each concern.):

RDT Comments:

To comply with the Residential Design Guideline to "Design the scale of the building to be compatible with the height and depth of the surrounding buildings," (page 23), limit the massing of the building to a maximum of three-floors. A partial fourth floor setback 15' from the front building wall and incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows) may be permitted.

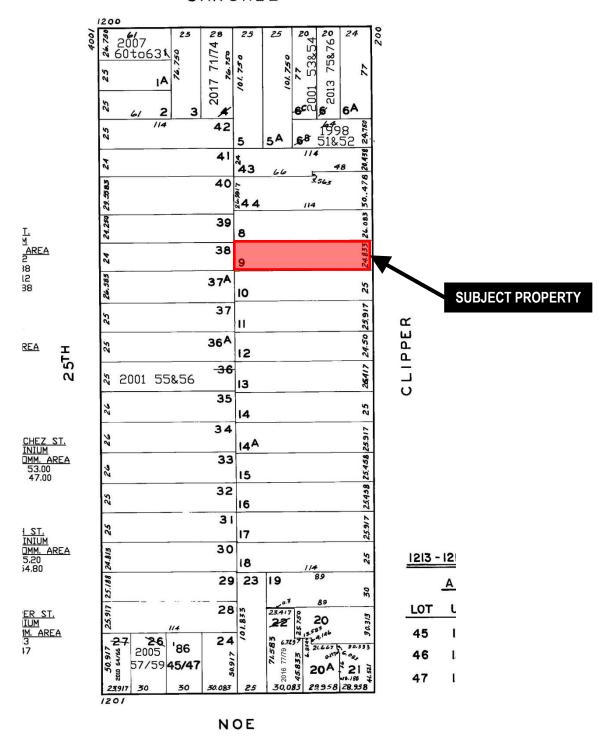
If a 4^{th} -story with shaped roof is proposed it should demonstrate two guideline principles: 1) reflect the form of adjacent shaped roofs; and 2) be in scale and with adjacent buildings which step with the slope of the street.

To comply with the Residential Design Guideline to "Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space" (pages 25-26), limit the 4th story of the building to the 3-story rear wall of the adjacent building at 236 Clipper Street.

Due to consideration for privacy, the proposed upper level front roof deck is not supported. Please reduce the height of the proposed architectural parapet.

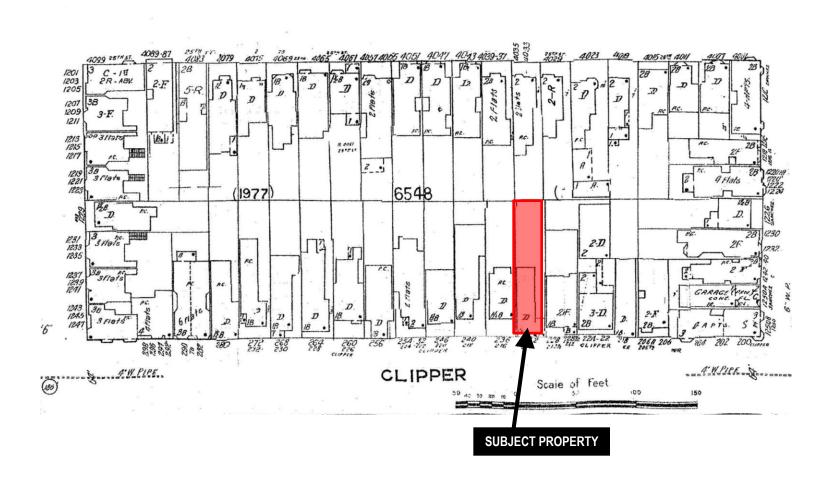
Parcel Map

SANCHEZ





Sanborn Map*



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



Conditional Use Authorization Case Number 2017-011414CUA 232 Clipper Street

Height & Bulk Map





Zoning Map





Aerial Photograph

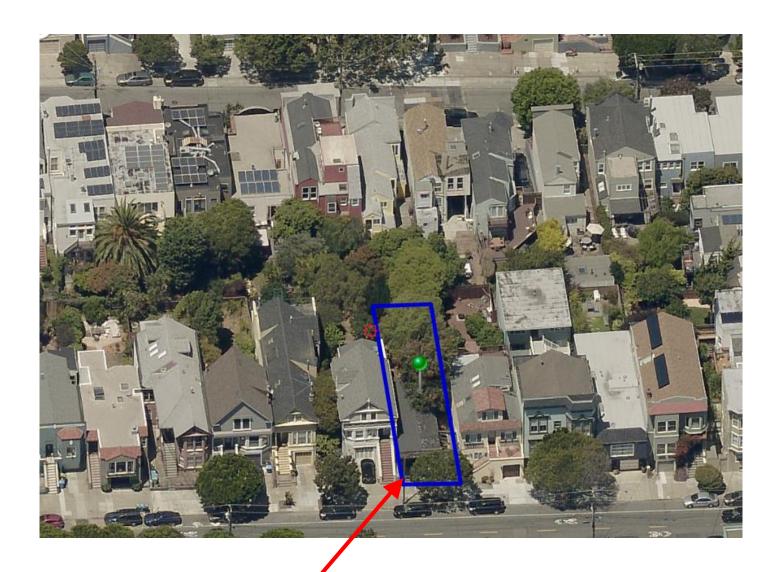


SUBJECT PROPERTY



Conditional Use Authorization Case Number 2017-011414CUA 232 Clipper Street

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Authorization Case Number 2016-012872CUA 479 28th Street



CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information	
Name: 232 CLAPER ST LLC	
Address: 3520 20TH ST SF GA 94110	Email Address: LUCAS @ EAST WOODS, CON
SF GA 94110	Telephone: 415,374,0669
A !! !! !! !! !! ! !!	
Applicant Information (if applicable)	
Name: CUPTIS HOLLSHEEK	Same as above
Company/Organization: ALCHITECT	
Address: 675 COLUMBUS ANE #2	Email Address: TATTERLARDE TALOO. COM
SF 42 94133	Telephone: 415.174,9883
Please Select Billing Contact: Owner	☐ Applicant ☐ Other (see below for details)
Name: LUGS EASTLAGOD Email: LUGS CEA	The Def. Cot Phone: 45,374,0669
Please Select Primary Project Contact: Owner	☑ Applicant ☐ Billing
Description of the second seco	
Property Information	
Project Address: 232 CLIPPET ST	Block/Lot(s): GAO/OO
Plan Area: PH-2/ South LAST QUODS	OHT (CATHLESH CAMPTELL= PLANNER
Project Description:	
Please provide a narrative project description that summarizes the pro	ject and its purpose. Please list any special authorizations or
changes to the Planning Code or Zoning Maps if applicable. See A	ttachment
PEMALISH (E) SHELLE STORY /9H	GLE FAMILY HEME HITH ATTACHED
GARAGE CREATE & (2) UNIT	(4) SEPT BUILDING. CIVETE (2)
TAHDEM CAP PARKING SPACES.	THE PROPOSED SPRICTURE TO COMPY
LAITH CUPPENT PERMITTED BUILDAR	IF APPA/118VIT/PAILY THE
BYLLEY LINES CORNING WIT	THE TO IT WAS CET POINT
EXISTING HOUSE EXPENDED INTO	THE THOU THE SET DACK

Project Details:				
☐ Change of Use	New Construction	Demolition [☐ Facade Alteration	s ROW Improvements
☐ Additions ☐	Legislative/Zoning Changes	☐ Lot Line Adjustme	nt-Subdivision	Other
Estimated Constr	ruction Cost: 150,00	00		, · · · · · · · · · · · · · · · · · · ·
* <u></u> -	Special Needs		10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.000 10.00	
Non-Residential:	☐ Formula Retail · ☐	Medical Cannabis Disper	nsary 🗌 Tobac	co Paraphernalia Establishment
	☐ Financial Service ☐	Massage Establishment	t 🗌 Other	*
	\$ 6			
Related Building P	ermits Applications			-
Building Permit Applic	ations No(s): 2017 - 00	824-656		

PROJECT AND LAND USE TABLES

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

	General Land Use Category	
	Existing (square footage area)	Proposed (square footage area)
Parking GSF	145中	3584
Residential	9414	4,620#
Retail/Commercial	-	~
Office		-
Industrial-PDR	-	
Medical		,
Visitor	-	
CIE (Cultural, Institutional, Educational)		
Useable Open Space	1,720 th	1,6254
Public Open Space		

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	11	•
Hotel Rooms		
Dwelling Units - Market Rate	İ	2
Building Number	1	
Stories Number	1	4
Parking Spaces	l	2 (TANDEH)
Loading Spaces	Brimmage	
Bicycle Spaces	9	2
Car Share Spaces	-	
Public Art	-	
Other	•	

Land Use - Residential

Land Use - Residential		
	Existing (square footage area)	Proposed (square footage area)
Studios	- ' '	_
One Bedroom	_	-
Two Bedroom	941	
Three Bedroom (and +)		UHIT 12 25824
Group Housing - Rooms	-	-
Group Housing - Beds	-	
SRO	_	_
Micro	-	-
*For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

Demolish existing structure and create (2) units on a parcel zoned RH-2. Conditional Use Authorization pursuant to planning code sections 303 & 317 for the removal of a residential unit.

CONDITIONAL USE FINDINGS

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The existing block is comprised of single family, 2-units, 3-units, 4-units and 5+ unit buildings. There are also several lots with more than one building per lot. Our proposed size and massing of the project allows for a two unit building within the character and variations of the existing block, while permitting us to meet the allowed density of the Zoning Ordinance and providing family sized units on the currently underutilized lot. We are providing generous open space for the occupants and the benefit of the neighbors. Note that with the demolition of the existing structure, we will be removing a building that site in the front yard setback.

We are not seeking a Variance and our proposed building to will extent to the 45% Required rear yard setback with an additional 12' rear yard extension held of the side property lines 5'-0". Not e that 82.7% of the lots on this block extend beyond the 45% setback (43 out of 52) and that 19 out of 52 structures extend beyond the final 25% of the lot depth (36%). This block is a good example of 'irregular' mid-block open space, rather than a strong mid-block open space, rather than a strong mid-block open space.

- That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d)Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.
- a) Our proposed structure will leave an open rear yard of 39³-3". (33) properties (63% of lots) on this block have shorter rear yards than what we are proposing. My Rear yard extension will also be sunken + 3' due to the upslope lot.

The proposed footprint and massing are appropriate to the adjacent neighbors, I have set back the fourth floor 20'-7" from the front property line. The first three floors are set back 10'-1". (The exist structure was at the property line with no front yard setback. Decks are stepped back / setback off side PL to afford additional separation and privacy, light and air. The proposed front deck is setback from the building face with a green roof added for screening.

- b) We will provide (2) new off-street tandem parking spaces and (2) bicycle parking spaces We will utilize / reconstruct the existing curb cut in its current location.
- c) Our project will not produce any noxious or offensive emissions or glare. Contractor will follow DBI's permitted construction hours and necessary precautions for dust
- d) The project provides at both front of building and rear landscaping and open space appropriate for its residential use. The proposed front deck is setback from the building face with a green roof added for screening. We will provide (2) new off-street tandem parking spaces and (2) bicycle parking spaces, utilizing / reconstruct the existing curb cut in its current location. Low path lighting will be utilized for landscape areas / decks.
- 3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Our project is consistent with the stated purpose of an RH-2 District. It does comply with all of the relevant requirements and standards of the Code and is consistent with the objectives and policies of the General Plan.

PRIORITY GENERAL PLAN POLICIES FINDINGS

PLANNING CODE SECTION 101

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

This is a residential project. Neighborhood retail uses would not be preserve and enhanced. The additional unit would enhance the business currently providing services to this neighborhood.

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

This neighborhood is of mixed architectural character, style and unit number and is presently in transition. Cultural and economic diversity is preserved by the proposed mass, scale, and compatibility with the neighboring structures. We are providing two great family sized units in a neighborhood that is well served and defined by its families.

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

The proposed project adds an additional unit to the property, as well as restores the existing unit to the housing stock. The size of the proposed units is more consistent with the General Plan. There will be no negative impact on the supply of affordable housing.

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

We will provide (2) new off-street tandem parking spaces and (2) bicycle parking spaces, while utilizing / reconstruct the existing curb cut in its current location. By utilizing the exiting curb cut, there will be no change to existing curb side parking. Our project will not impede Muni transit.

Please respond to each policy; if it's not applicable explain why: 5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; The project is residential and would not displace or affect any industrial or service sector use. We are providing two quality / sound units that will provide a home to families as we continue to build value in our city and lives. 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; Our project will be constructed subject to current seismic standards. It will replace an existing structure that would not meet today's Building code /seismic standards. 7. That landmarks and historic buildings be preserved; and The project would not affect any landmark or historic building. The existing structure has already been evaluated and determined to be Catagorically Exempt. 8. That our parks and open space and their access to sunlight and vistas be protected from development. Our project would not affect parks or open space.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the followin	g declarations are made:			
a) The undersigned is the owner or authorized agent of the owner of this property.				
b) The information presented is true		nowledge.		
c) Other information or application	s may be required.			
		Curtis Hollenbeck		
Signature		Name (Printed)		
Architect	415.544.9883	matteryard@yahoo.com		
Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email		
APPLICANT'S SITE VI				
interior and exterior accessible.	ean Francisco Planning staπ to co	onduct a site visit of this property, making all portions of		
		Curtis Hollenbeck		
Signature		Name (Printed)		
03/20/18				
Date				
For Department Use Only				
Application received by Planning Dep	artment:			
Ву:		Date:		

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	2	+1
Rental Units:	0	0	0
Total Units:	1	2	+1
Units subject to Rent Control:	0	0	0
Vacant Units:	1	0	-1

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	2	8	0
Rental Bedrooms:	0	0	+6
Total Bedrooms:	2	8	+6
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	232	2	941	☐ OWNER OCCUPIED ☑ RENTA	L ELLIS ACT X VACANT
PROPOSED	232 #1	4	2,237	☑ OWNER OCCUPIED ☐ RENTA	ıL
EXISTING				☐ OWNER OCCUPIED ☐ RENTA	L ELLIS ACT VACANT
PROPOSED	232 #2	4	2,383	☑ OWNER OCCUPIED ☐ RENTA	ıL
EXISTING				☐ OWNER OCCUPIED ☐ RENTA	L ELLIS ACT VACANT RENT CONTROL
PROPOSED				□ OWNER OCCUPIED □ RENTA	ır —

7. Other Information

Please describe any additional project features that were not included in the above tables: (Attach a separate sheet if more space is needed)

The existing building is a vacant single family home. From the Historic Report, the last occupant in the building was 1982. The current home is not in great shape with a defunct kitchen and non working bathroom through no fault of my client which is the new owner / Project sponsor. Also, the attached carport is unusable with the roof collapsed.

The only violation I know of and am currently addressing under a separate permit is to DPW for damage to the existing sidewalk caused by the existing tree/roots. With the sidewalk replacement, it appears the tree will have to be replaced. This violation came with the property and was through no fault of my client.

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.		×
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?		×
3	Is the property free of a history of serious, continuing code violations?	X	
4	Has the housing been maintained in a decent, safe, and sanitary condition?		×
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? YES NO		×
	RENTAL PROTECTION	YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?		\boxtimes
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?		×
	PRIORITY POLICIES	YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?		X
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	X	
10	Does the Project protect the relative affordability of existing housing?	X	
11	Does the Project increase the number of permanently affordable units as governed by Section 415?		×

Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	X	
13	Does the Project increase the number of family-sized units on-site?	X	
14	Does the Project create new supportive housing?		X
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	×	
16	Does the Project increase the number of on-site dwelling units?	X	
17	Does the Project increase the number of on-site bedrooms?	X	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:	curtis hollenbeck	Date:	03/28/18

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

Curtis Hollenbeck (authorized agent, architect)

Owner / Authorized Agent (circle one)

Planning Department Request for Eviction History Documentation

1650 Mission St. Suite 400

San Francisco, CA 94103-2479

415.558.6409

Reception: 415.558.6378

Fax:

Planning Information: 415.558.6377

(Date) 6/7/18					
Rent Si 25 Van	Van Lam tabilization and Arbitration Ness Avenue, Suite 320 ancisco, CA 94102-6033	Board			
RE:	Address of Permit Work:	232 Clipper St			
	Assessor's Block/Lot:	1880/034			
	BPA # / Case #:	2017-011414CUA/2017082-			
Project	Туре				
	Merger – Planning Code	Section 317			
	Enlargement / Alteration /	Reconstruction – Planning Code Section 181			
	Legalization of Existing D	welling Unit – Planning Code Section 207.3			
	Accessory Dwelling Unit I	Planning – Planning Code Section 207(c)(4)			
Pursual Board's	nt to the Planning Code So records regarding possibl	ection indicated above, please provide information from the Rent e evictions at the above referenced unit(s) on or after:			
	12/10/13: for projects subject to Planning code 317(e)4 or 181(c)3 (Search records for eviction notices under 37.9(a)(8) through (14)				
	3/13/14: for projects subject to Planning Code Section 207.3 (Search records for evictions notices under 37.9(a)(8) through (14)				
10 years prior to the following date:(Search records for eviction notices under 37.9(a)(9) through (14) (10 years) and under 37.9(a)(8) (5 years)					
Sincere		nd by Cathaven Campboolt een Campboolt, ce-Planning			
Planner	Campbell	പം-Carried Plenning. n മണൂർലി ജീൻഗ്രാഗ ന്യെ. 107 19:43:37- 37:00			

cc: Jennifer Rakowski- Rent Board Supervisor

Rent Board Response to Request from Planning Department for Eviction History Documentation

Re: 232 Clipper St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its records pertaining to the above-referenced unit(s) to determine whether there is any evidence of evictions on or after the date specified. All searches are based upon the street addresses provided.
No related eviction notices were filed at the Rent Board after: 12/10/13 03/13/14 10 years prior to the following date:
Yes, an eviction notice was filed at the Rent Board after: 12/10/13 03/13/14 10 years prior to the following date: See attached documents.
There are no other Rent Board records evidencing an eviction after: 12/10/13 03/13/14 10 years prior to the following date:
Yes, there are other Rent Board records evidencing a an eviction after: 12/10/13 03/13/14 10 years prior to the following date: See attached documents.
Signed: Van Lam Citizens Complaint Officer Dated: 6 - 8 - 78

The Rent Board is the originating custodian of these records; the applicability of these records to

Planning permit decisions resides with the Planning Department.



BRETT GLADSTONE
PARTNER
DIRECT DIAL (415) 995-5065
DIRECT FAX (415) 995-3517
E-MAIL BGladstone@hansonbridgett.com

BY HAND DELIVERY

June 28, 2018

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

Re: 232 Clipper Street. Replace Single Family Home With Two Unit Building. –

Dear President Hillis and Commissioners:

We represent Eastwood Development in seeking approval for this demolition of a non-historic building. This demolition has been supported by your Staff, and there is no neighborhood opposition to demolition.

As you may recall, our client originally submitted a four story plan to the Department. The neighbors now prefer a three story plan and we submitted that later as a result.

Enclosed is both the newest three story plan and the newest four story plan. This letter discusses the difference between the three story and four story plan presented to you today, and the ones presented to you in our letter to you two weeks ago.

Please note that the four story plan still has two 3-bedroom units. (**Exhibit A**). The three story plan was a one bedroom apartment when we presented it to you two weeks ago, but now is 2-Bedrooms. (**Exhibit B**).

Whether it will be a building of three floors or four floors will be a choice for the Commission to make.

How the 4-Story Project Differs from Previous Version Shown to You Two Weeks Ago.

The Project Sponsor and the Staff now have the same position on what the building envelope and deck space should look like in the 4-story version with one exception:

The architect raised the front parapet a little higher on the four story building so that the fourth floor could be seen less by the public. The deck previously planned there had guardrails on a deck, to make the fourth floor less seen. Staff's NOPDR dated today indicates the parapet should remain as before, regardless of how much the 4th floor may be seen from Clipper Street pedestrians. We leave that up to Commission discretion as well.

Our attached fourth floor drawing shows our change from a flat roof to a shaped roof. We did this following the instructions on a Planning Department Notice of Requirements (NOPDR) at **Exhibit C**, which states "A partial fourth floor may be permitted by incorporating a gabled, hipped <u>or</u> otherwise <u>shaped roof form</u> (with or without dormer windows)". [Emphasis Added]. My client is open to different roof shapes, and may show you some at the hearing.

What is very important however is that the client not be requested to create a steeply sloping shaped roof or a full on gabled roof. That kind of roof (combined with the previously requested --- and agreed to -- severe reductions at the front and rear of the fourth floor), means that there will not be room for both a bedroom and bathroom possible at that floor.

Exhibit D shows the fact that 232 Clipper Street's two top floors in the four-story scheme would lie only 3'4" higher than the two peaked roofs at the rear of 236 Clipper Street.

Changes in the 3-Story Project, and in the 4 -Story Project Since the Hearing Scheduled for Two Weeks Ago.

- 1. Changes in the 4-Story Project.
 - a. Replaced a flat roof with a shaped roof at Staff Request in its NOPDR 1.
 - b. Created a raised entry/exterior stair and a vestibule landing.
- c. Windows at the front of the building were raised in order to lower mullions as per Staff Request.
 - d. The roof deck at the front of the building was removed as per Staff request.
- e. The architect pulled the 4th floor back at the rear in order to align to the main building wall at adjacent 236 Clipper Street. See **Exhibit E** for that building wall.
- f. Having removed the front top roof deck, the 4th floor has become too prominent without the solid guardrail of the deck. As a result the architect created a taller parapet at the front façade, with will conceal better the 4th floor from pedestrian view and will be giving better scale to the building.

2. Changes in the 3 Story Project.

- a. Windows were raised at the front to lower mullions as Staff requested.
- b. One car parking only is provided, and 3 bike parking spaces will take the place of the second space. No second parking space can be provided as this would delete the second bedroom of the ground floor 2-Bedroom unit.
- c. The ground floor of the lower unit now has an entrance located adjacent to the exterior steps through a common hall. This hall provides interior access for both units to get to the Garage without going outdoors. One cannot locate the front door under the stair from the exterior because with the required front yard setback, the exterior stair can only be 3 feet above grade. The exit passage door to the right of the garage is required for the two bedrooms to have egress to the public way it is not a tradesmen's passage.

Rear of Both Versions of the Building Complies With the Residential Design Guidelines.

The RDG's state that "In areas of dense building pattern, some reduction of light to neighboring buildings can be expected. Similarly, "as with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion".

At the rear, the only windows of adjacent homes affected are the skylight windows of the rear room of each. But each rear room already has windows of a decent size looking into the backyard.

The RDG's also allow more generous rear yard extensions when the proposed building is within a block with an irregular mid-block open space pattern. See **Exhibit F**, a block where there are structures built into the rear 45% open yard. If one looks at the structures in **Exhibit G**, one finds just such a pattern in lots adjacent to (and nearby) the two lots that lie adjacent to our client's lot.

The yellow lines on the attached are drawn over dashed black lines which show: (1) the 45% line at the rear; (2) the 12 feet rear yard extension line; and (3) 25% maximum allowable setback with averaging or 15 feet, depending on which is greater. **Exhibit G.**

When summarizing what these lines show, one finds the following:

- 9 homes (17%) which are not extending to the 45% rear set back.
- 43 homes (82.7%) extending over the 45 % rear setback
- 19 homes (36.5%) extending over the 25% maximum rear yard setback

June 28, 2018 Page 4

The Sanborn map of the block shows that 33 properties (63% of the lots on the block) have shorter rear yards than what was proposed in the client's original drawing.

Finally, as much as 82.7% reach well beyond the 45% line.

Very truly yours,

Brett Gladstone

CC: Eastwood Development

Planning Commissioners Curtis Hollenbeck, architect



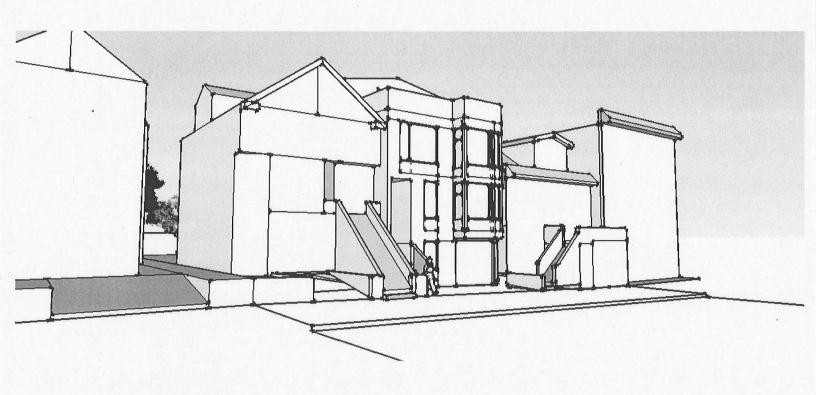
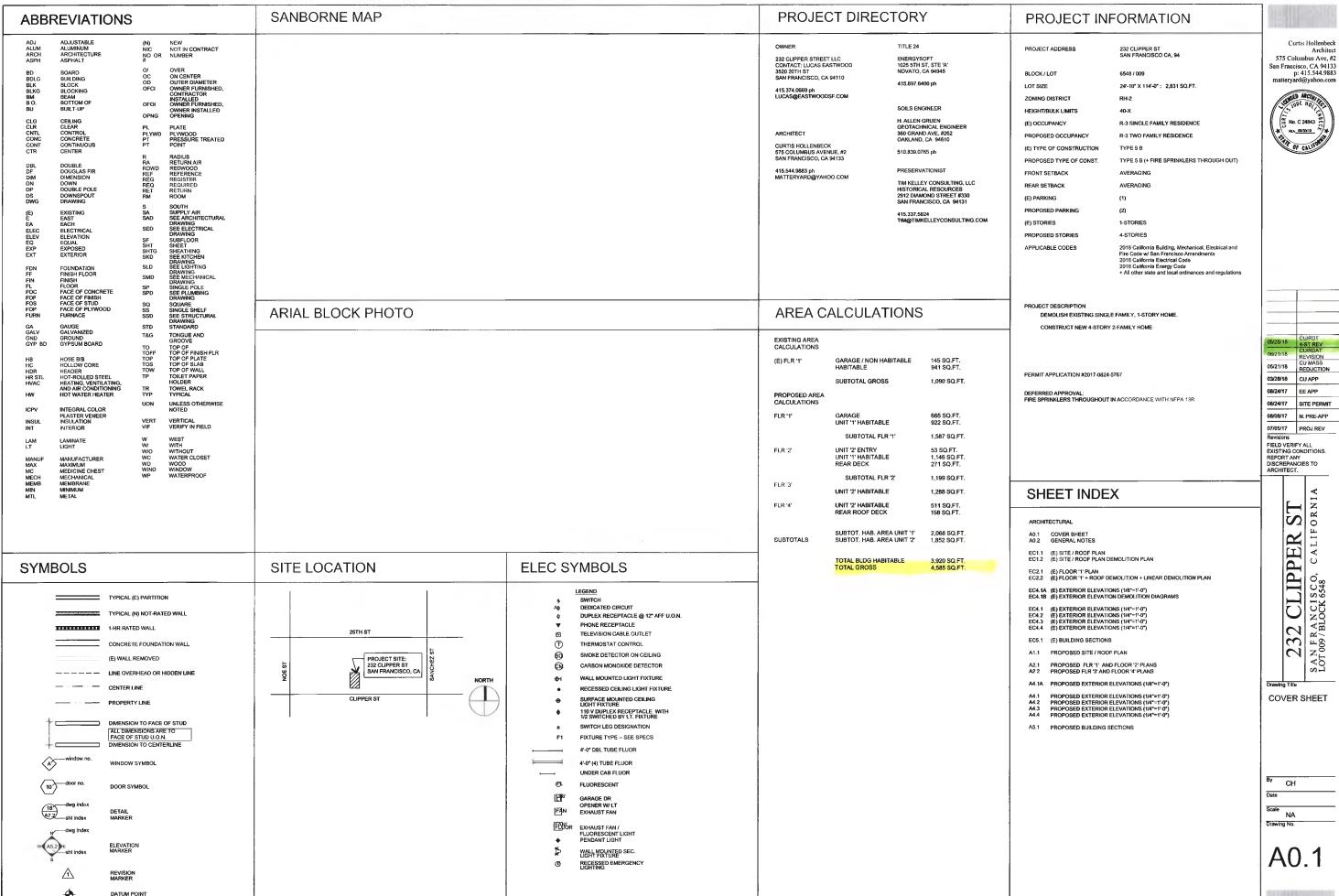
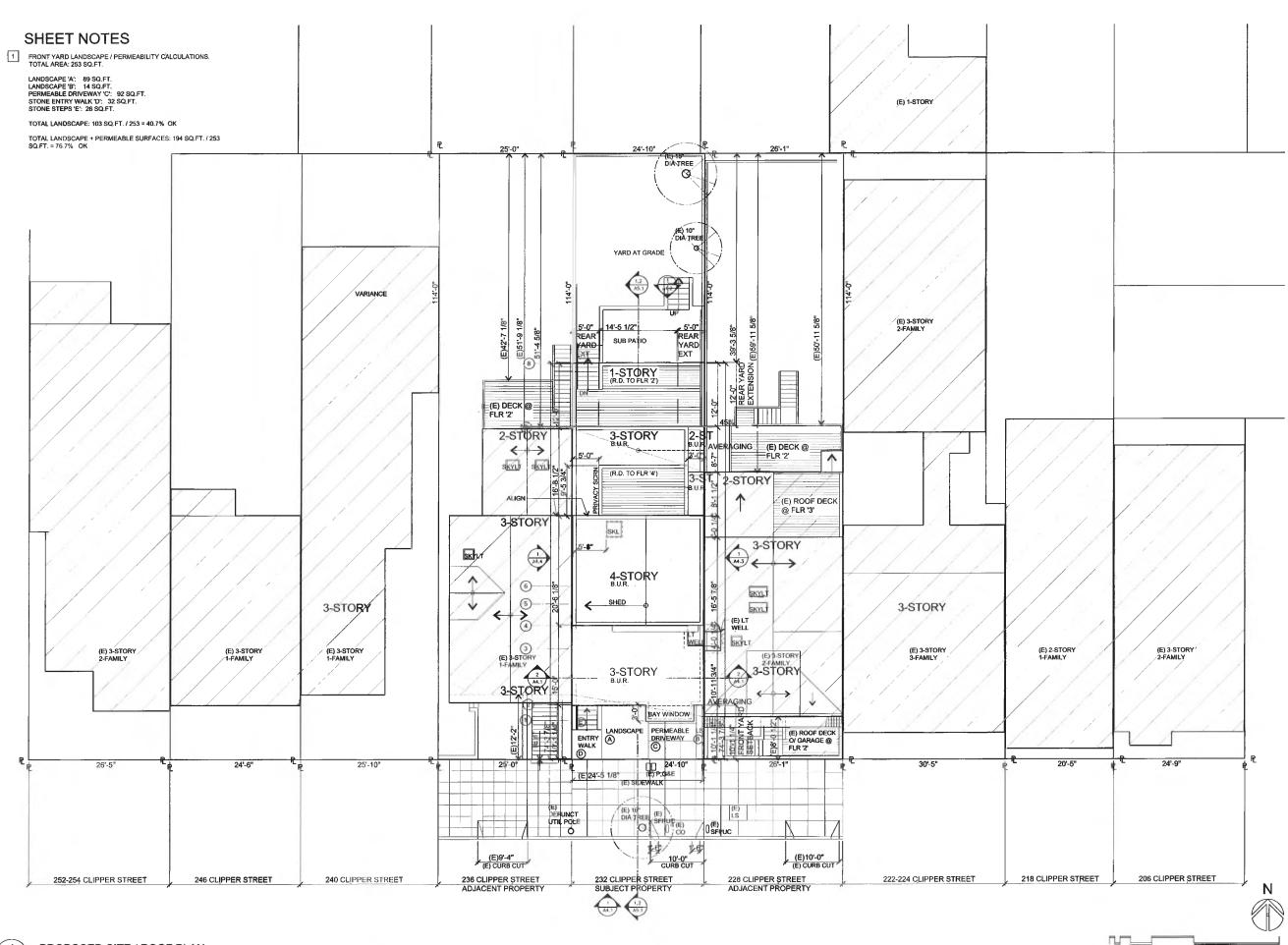


EXHIBIT A



Curtis Hollenber Architect 575 Columbus Ave, #2





Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



06/28/18 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP

07/05/17 PROJ REV

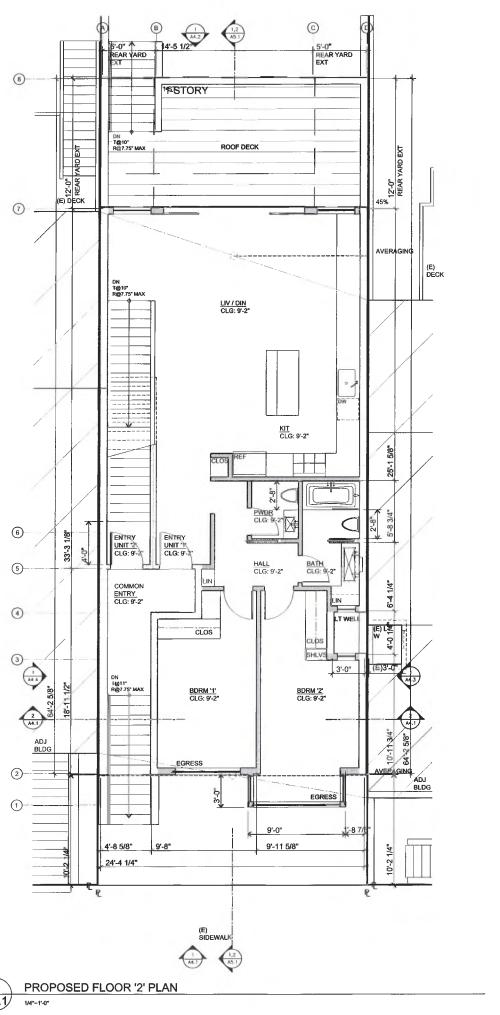
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

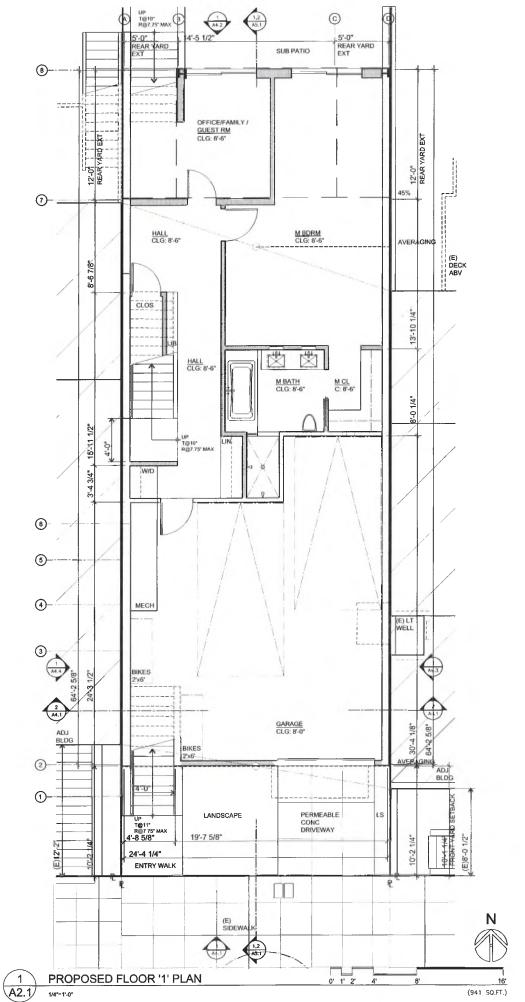
232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

PROPOSED SITE/ROOF PLAN

By CH Date

Scale AS NOTED Drawing No.





San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



06/28/18 CU/KUI 4-ST REV 06/21/18 CU/RDT REVISION CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

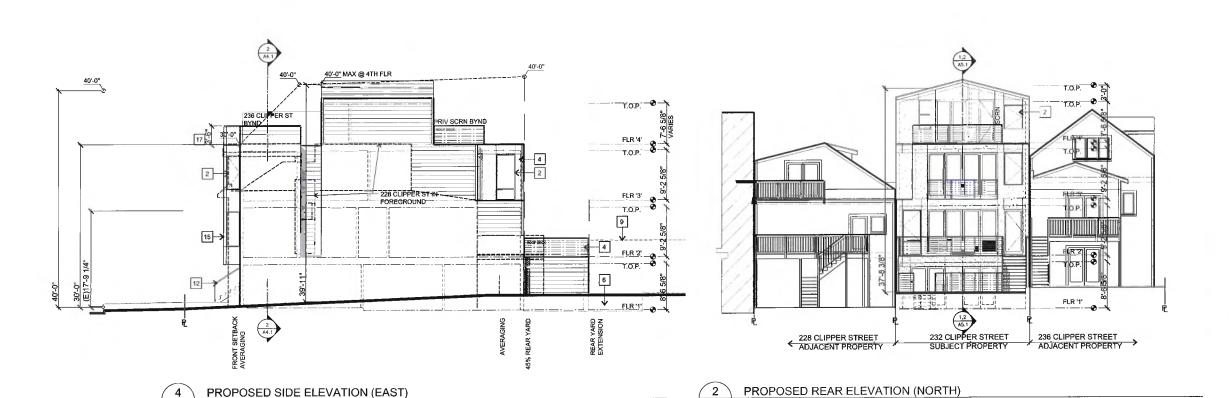
PROPOSED FLR '1' & FLR '2' PLAN

By CH Date

Scale
AS NOTED
Drawing No.

A2.1





A4.1a

1/8"=1'-0"

SHEET NOTES

1 WOOD CLAD SECTIONAL OVERHEAD GARAGE DOOR ALUMINUM CLAD WOOD WINDOWS ALUMINUM CLAD WOOD DOORS CEMENT BOARD SIDING GALVANIZED FLATBAR GUARDRAIL SYSTEM @ +42" ABV DECK/ FIN FLR W/ LESS THAN 4" SPACE BETWEEN MEMBERS 5 6 LOWERED PATIO BYND

1-HR PARAPET @ 30" ABV SKYLIGHT WITHIN 5'-0" OF INTERIOR FACE OF PROPERTY LINE FENCE IN FOREGROUND SHOWN DASHED. 8

ADJ BLDG BYND

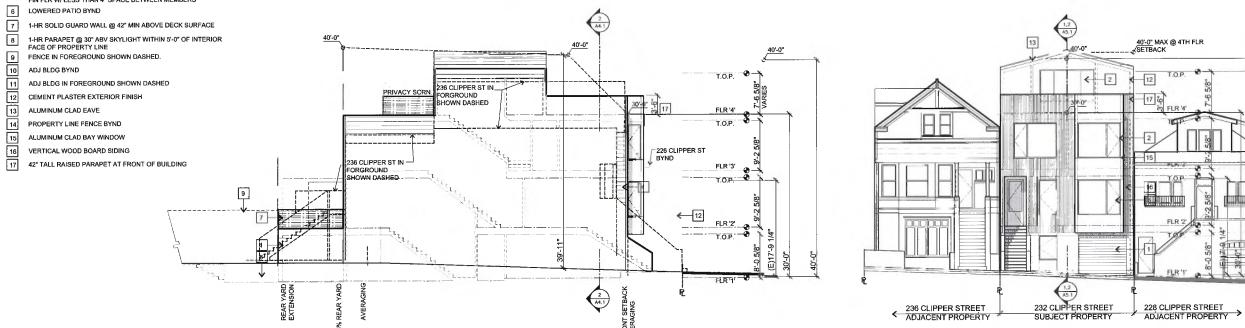
ADJ BLDG IN FOREGROUND SHOWN DASHED CEMENT PLASTER EXTERIOR FINISH

ALUMINUM CLAD EAVE

PROPERTY LINE FENCE BYND

ALUMINUM CLAD BAY WINDOW VERTICAL WOOD BOARD SIDING

42" TALL RAISED PARAPET AT FRONT OF BUILDING



PROPOSED SIDE ELEVATION (WEST) A4.1a 1/8"=1'-0"

A4.1a 1/8"=1'-0"

PROPOSED FRONT ELEVATION (SOUTH) A4.1a 1/8"=1'-0"

8 M

575 Columbus Ave. #2 San Francisco, CA 94133 p: 415.544,9883 matteryard@msn.com



06/28/18 06/28/18 4-ST REV 06/21/18 CU/RDAT REVISION 05/21/18 REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV

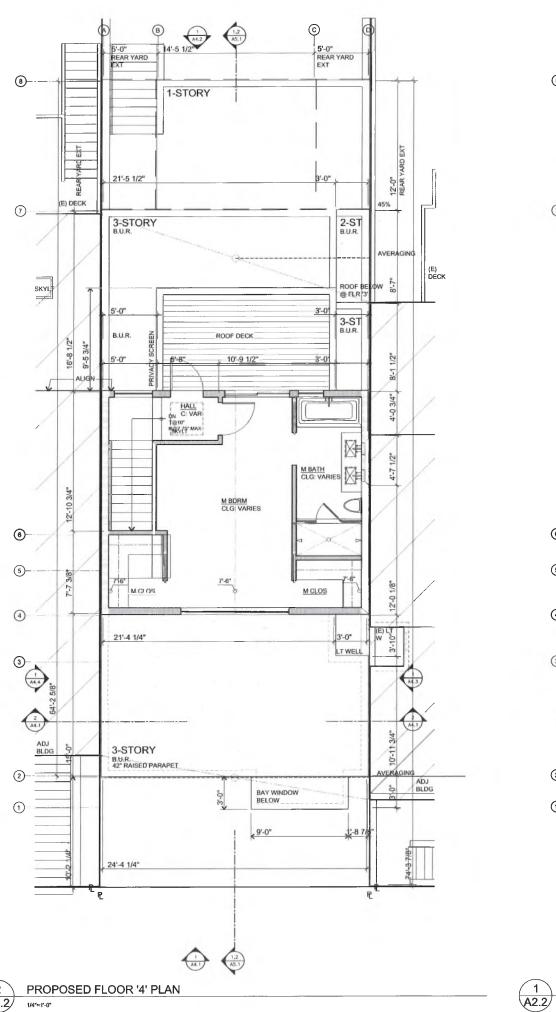
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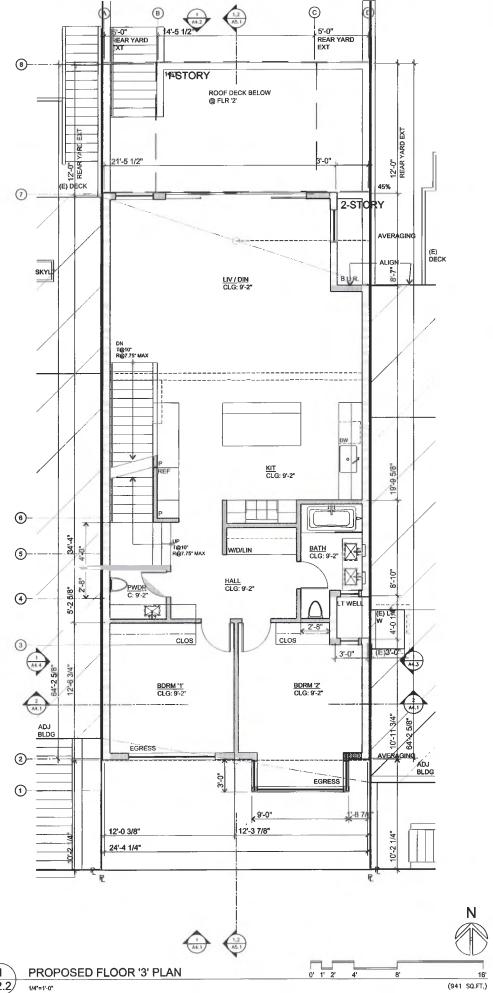
> ST 232 CLIPPER S
> SAN FRANCISCO, CALIFO
> LOT009/BLOCK 6548

PROPOSED **EXTERIOR ELEVATIONS**

By CH AS NOTED

A4.1a





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06/28/18 06/21/18 CU/KUI REVISION CU MAS 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

PROPOSED FLR '3' & FLR '4' PLAN

ву СН

AS NOTED Drawing No.

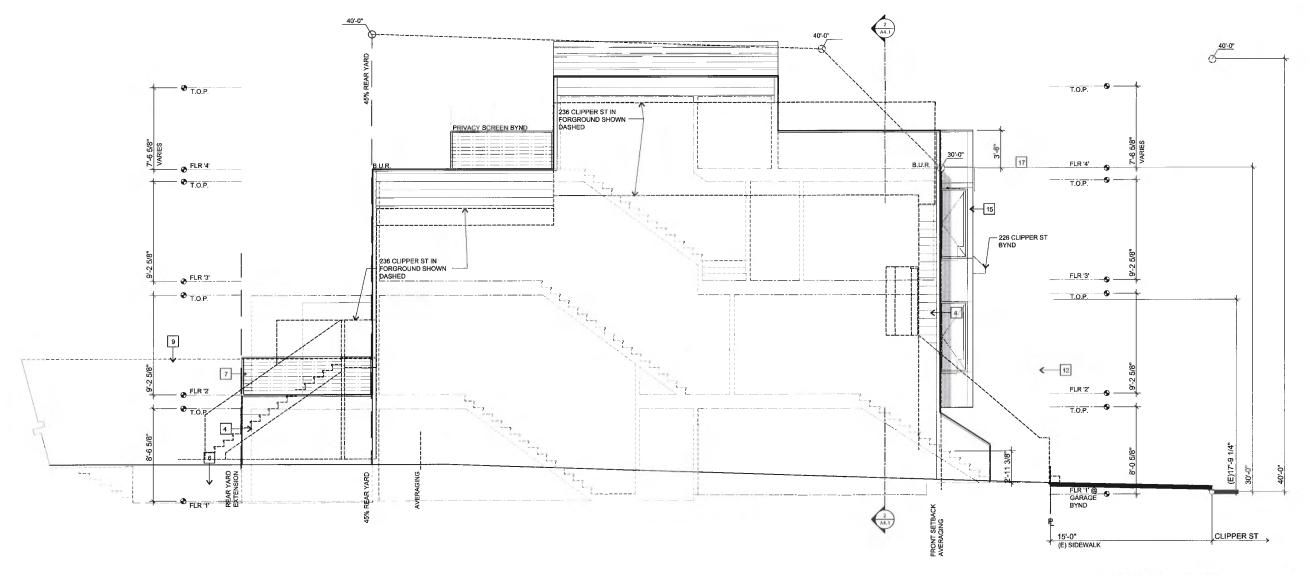


SEE A4.1 FOR SHEET NOTES



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06/28/18 CU/RDT 4-ST REV 06/21/18 CU/RDAT CU/RDAT REVISION 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

PROPOSED SIDE ELEVATION

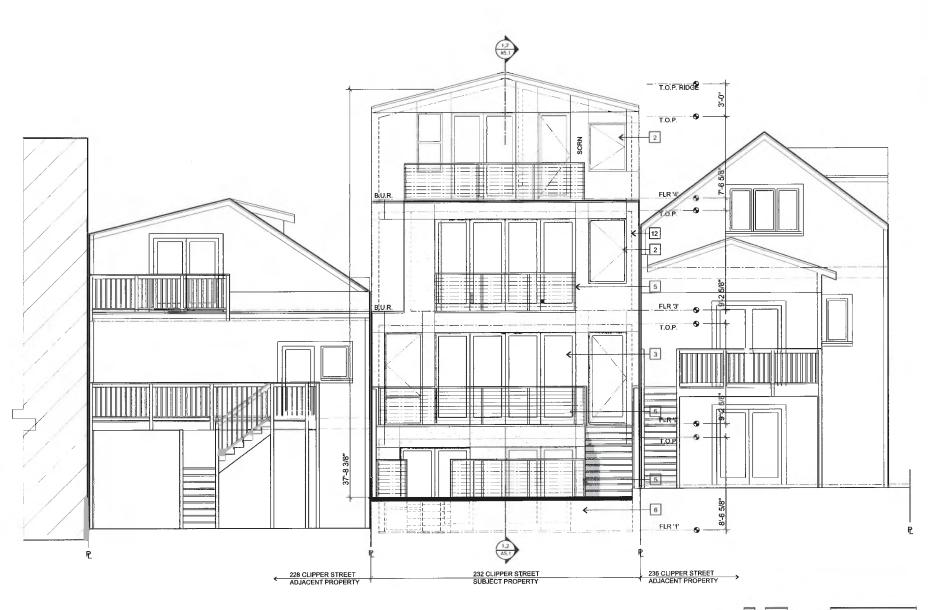
ву СН

AS NOTED
Drawing No.

SEE A4.1 FOR SHEET NOTES

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06/28/18 CU/RDT
4-51 REV
06/21/18 CU/RDA
4-51 REV
05/21/18 CU/RDA
65/21/18 REDUCTION
03/28/18 CU APP
08/24/17 SITE PERMIT
08/08/17 N. PRE—APP
07/05/17 PROJ REV

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

> 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

PROPOSED REAR ELEVATION

By CH

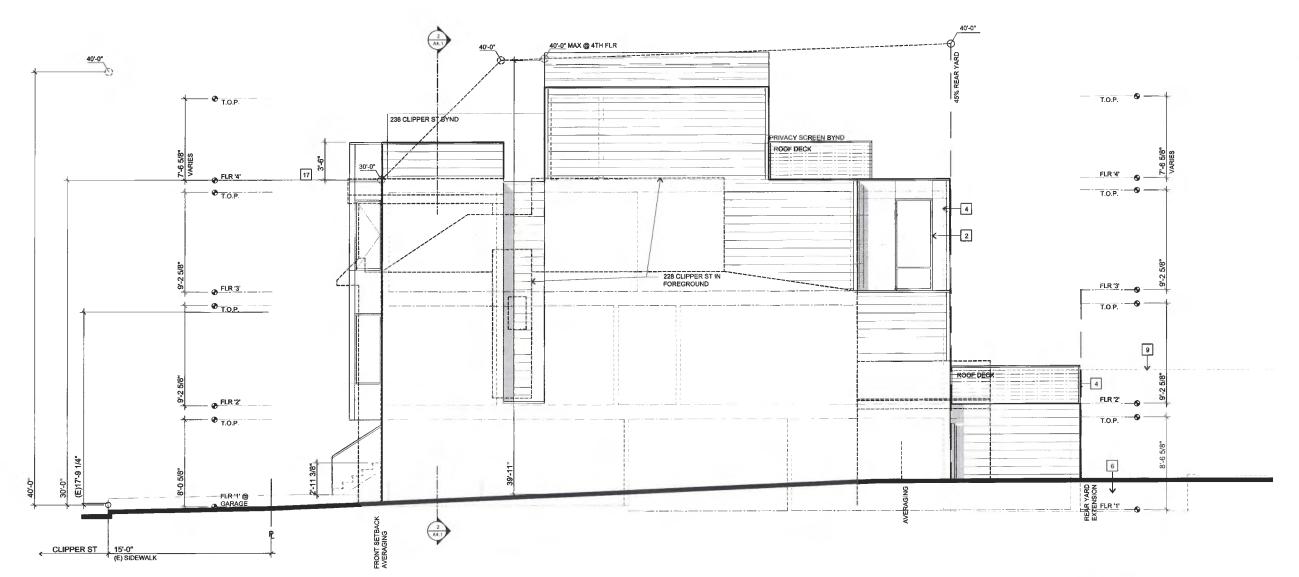
AS NOTED
Drawing No.



SEE A4.1 FOR SHEET NOTES

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06/28/18 CU/ROT 4-3T RIV 06/21/18 CU/ROAT RIVISION 05/21/18 REDUCTION 03/28/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/05/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

PROPOSED SIDE ELEVATION

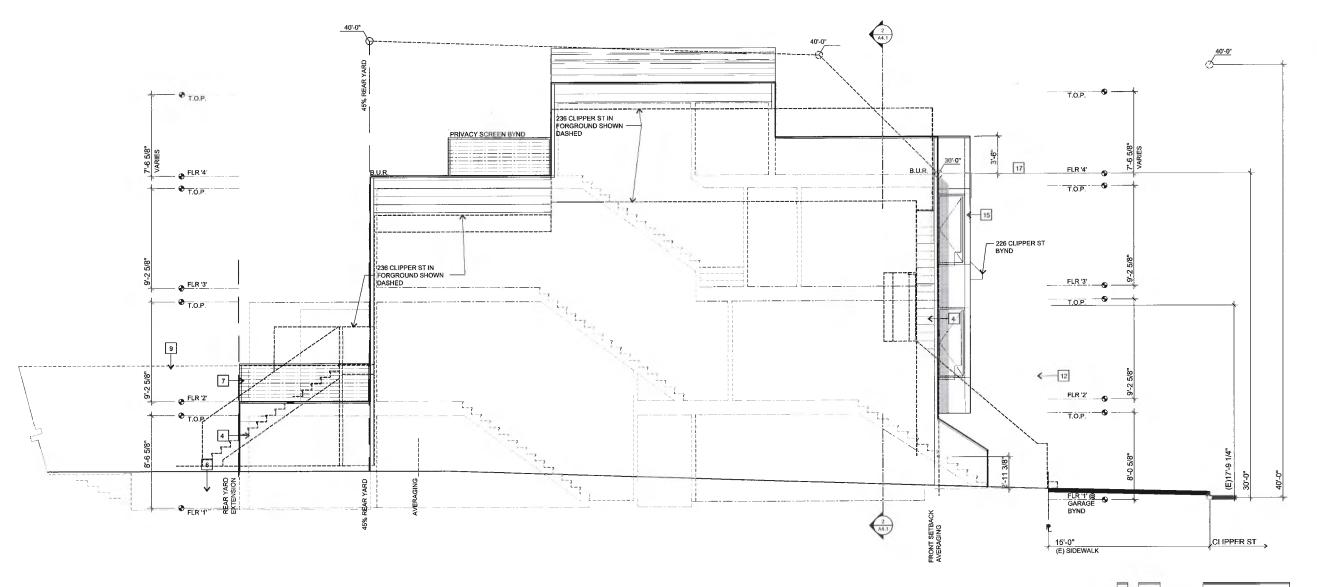
By CH

Scale
AS NOTED
Drawing No.

SEE A4.1 FOR SHEET NOTES

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/ROT 4-ST REV 06/21/18 CU/ROAT REVISION 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

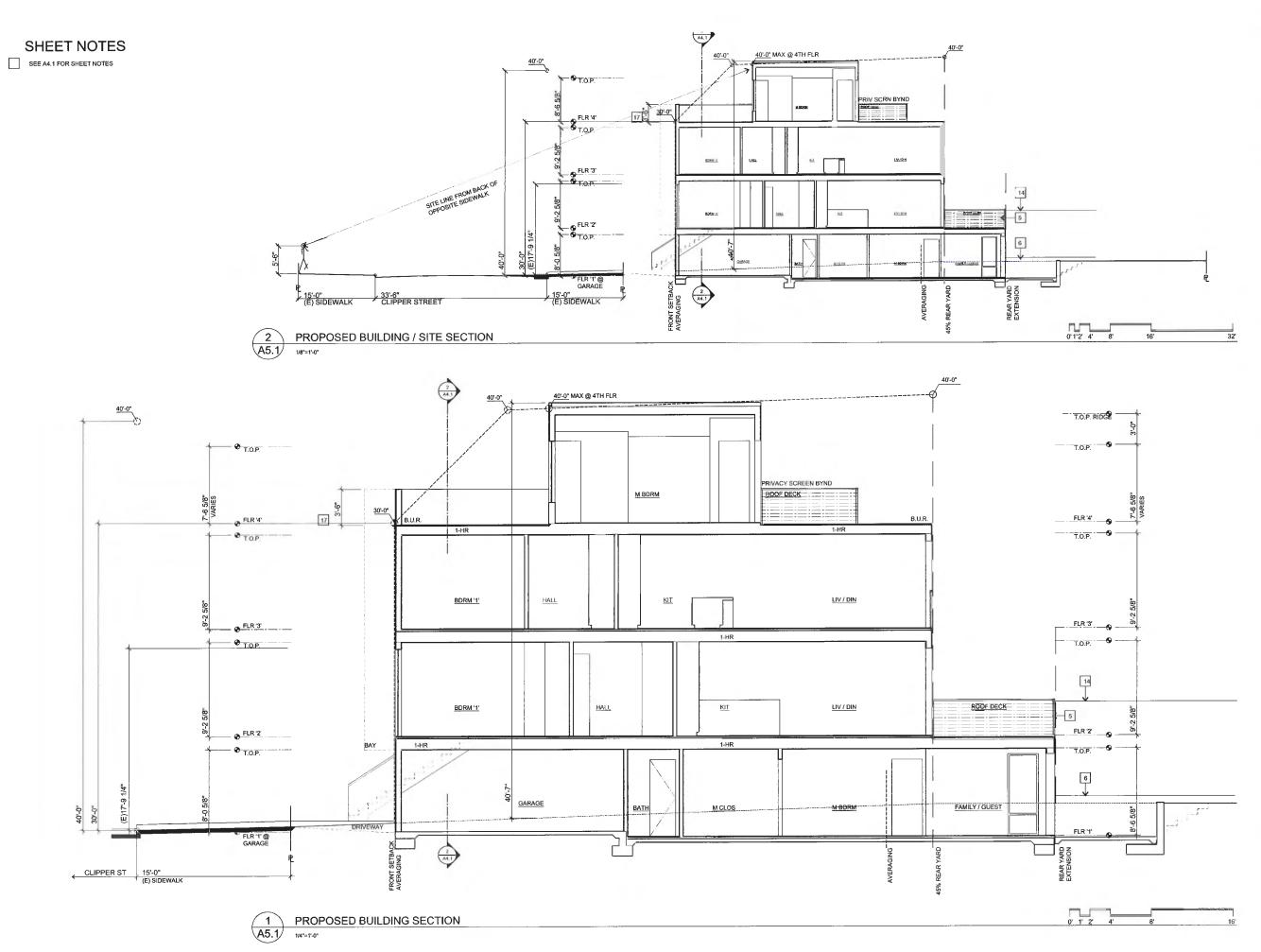
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.



PROPOSED SIDE ELEVATION

By CH

Scale
AS NOTED
Drawing No.



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06/28/18 CU/R0T

4-ST REV

06/21/18 CU/R0AT

8CU/R0AT

9CU/R0AT

9

FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

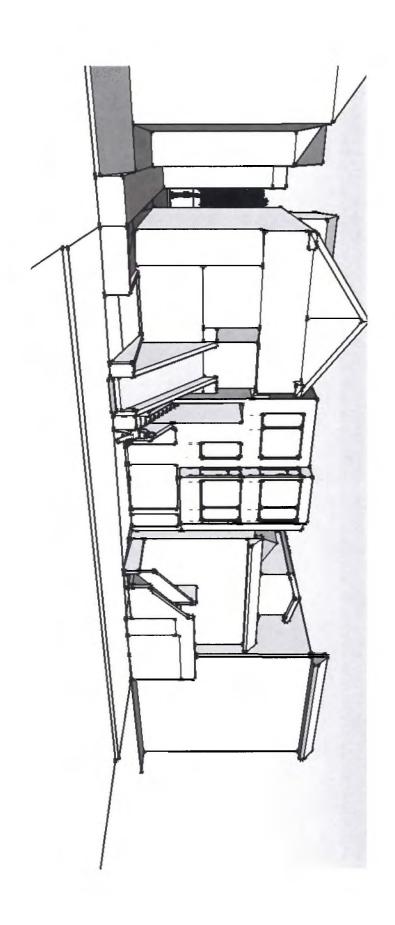
PROPOSED BUILDING + SITE SECTION

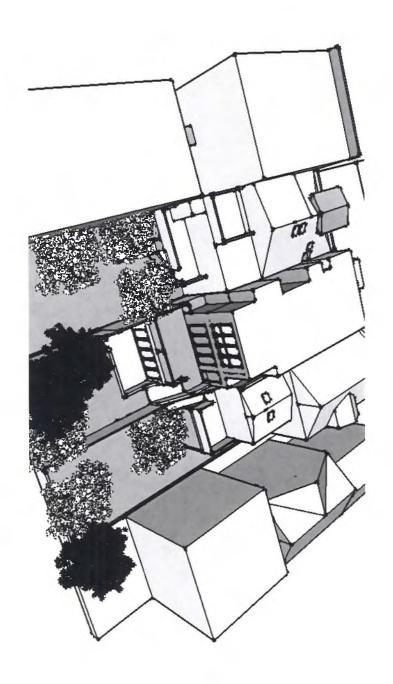
By CH
Date
Scale
AS NOTED

Drawing No.

A5.1









(E) SITE / ROOF PLAN EC1.1 1/8°=1'-0"

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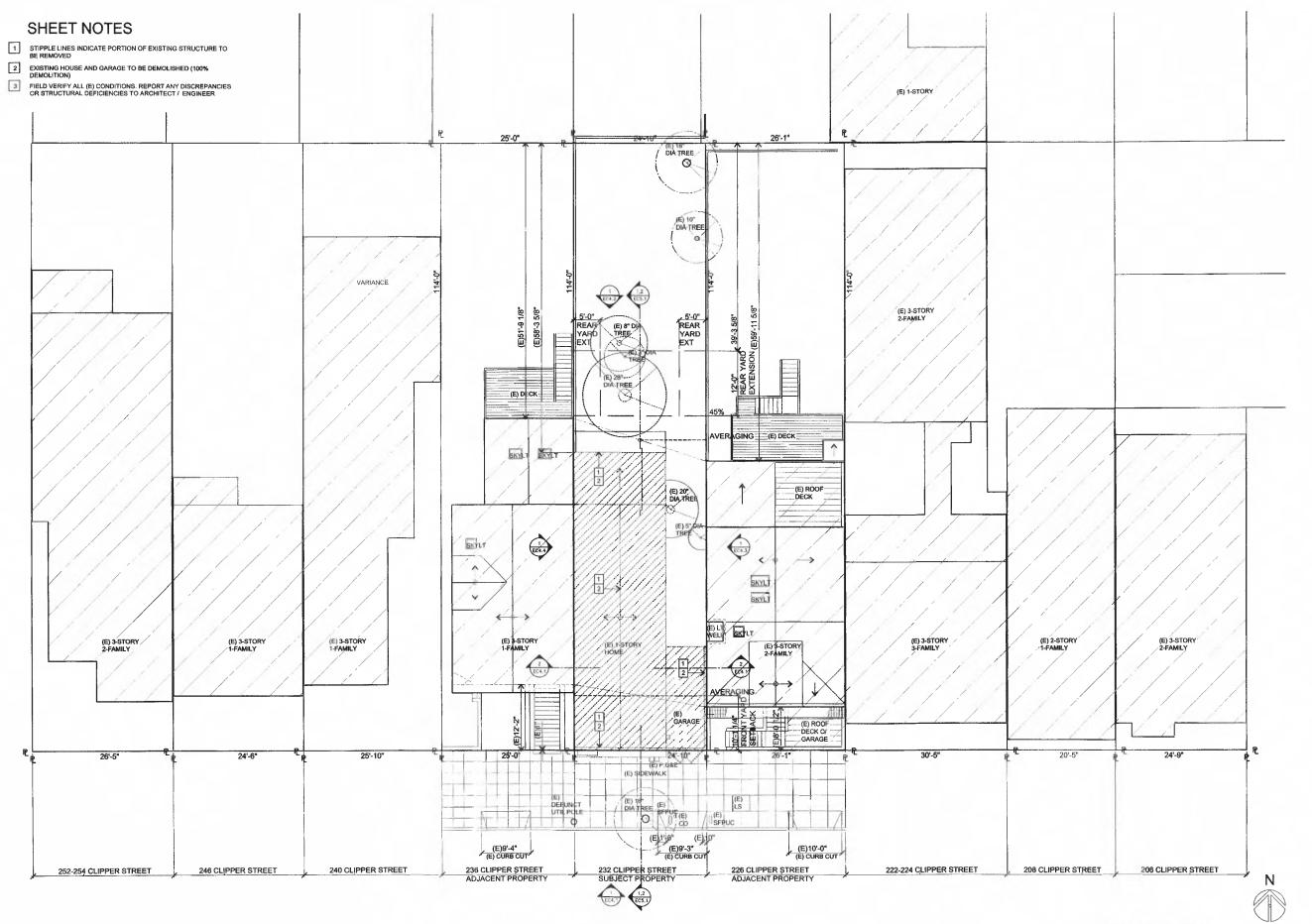
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EXISTING CONDITIONS.
REPORT ANY
DESCREPANCIES TO
ARCHITECT. 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/ BLOCK 6548

(E) SITE/ROOF

AS NOTED

EC1.1

0'1'2' 4' 8'



2000

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08/24/17 SITE PERMIT
08/08/17 N. PRE-APP
07/05/17 PROJ REV
Revisions
FIELD VERIFY ALL
EXISTING CONDITIONS.
REPORT ANY
DEPORT ANY
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EXISTING CONDITIONS.

03/ /18 CU APP

232 CLIPPER ST
SAN FRANCISCO, CALIFORNIA

(E) SITE/ROOF DEMOLITION PLAN

By CH

AS NOTED Drawing No.

EC1.2



(E) 8" DIA S'-O" REAR YARD EXT REAR YARD
EXT AND EXT AND EXT
(E) 28" DIA TREE.
(E) DECK
(E)16'-11 1/4' (ES3)
(E)12'-0 5/8" (E)4'-10 5/8" AVERAGING (E)
SKYCT
(E) REC RM CLG: SLPD
(E) DEFUNCT KITCHEN CLG: 9-11.5" (E) 20" DIA TREE
(E)10-8 1/2"
(E) BDRM CLG: 9·11.5*
(E) LT (WELL WELL WELL)
(E) HALL (E) DINING CLG: 9-11.5° CLG: 9-11.5°
2 (EGA)
ADJ BLDG AVERAGING ADJ BLDG
(E) ENTRY (E) LIVING (E) CARAGE (E) CARAGE
(E) 192-11/2 (E) 192-11/2 (E) 192-11/2 (E) 192-11/2 (E) 192-11/2 (E) 192-11/2 (E) 192-11/2 (E) 192-11/2
(E)1-4-5/8" (E)12-6-5/8" (E)7-2-2/8"
(E)16'-11 1/4" (E)24'-6 5/8" SIDEWALK 1,2 1,2 1,2 1,2 1,2 1,2 1,2 1,
1 (E) FLOOR '1' PLAN 0' 1' 2' 4' 8' 16' EC2.1 14"=1'.0'
ECZ. / 1/4"=1".0"



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 unatteryard@msn.com





(E) FLR '1' PLAN

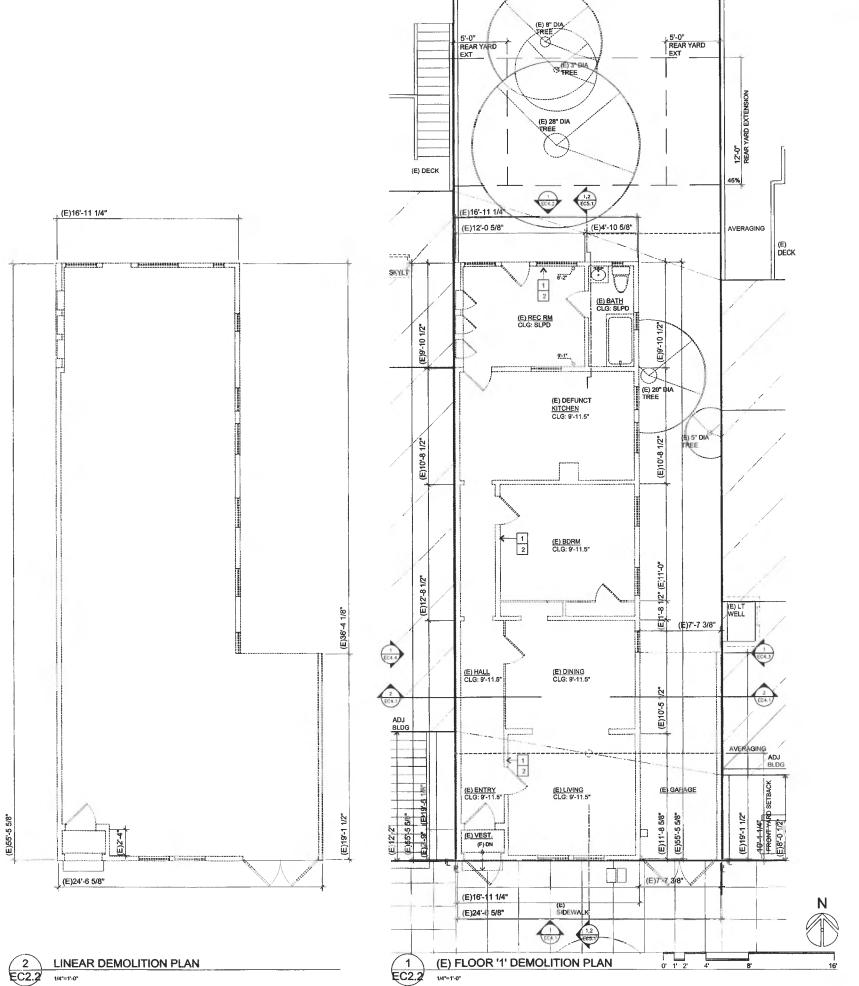
By CH AS NOTED Drawing No.

EC2.1



- 1 STIPPLE LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE REMOVED
- EXISTING HOUSE AND GARAGE TO BE DEMOLISHED (100% DEMOLITION)

 FIELD VERIFY ALL (E) CONDITIONS. REPORT ANY DISCREPANCIES OR STRUCTURAL DEFICIENCIES TO ARCHITECT / ENGINEER





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03/ /18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT. 232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548

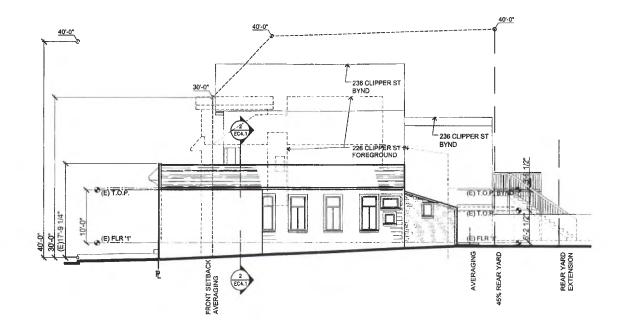
(E) FLR '1' DEMOLITION PLAN

ву СН Scale AS NOTED



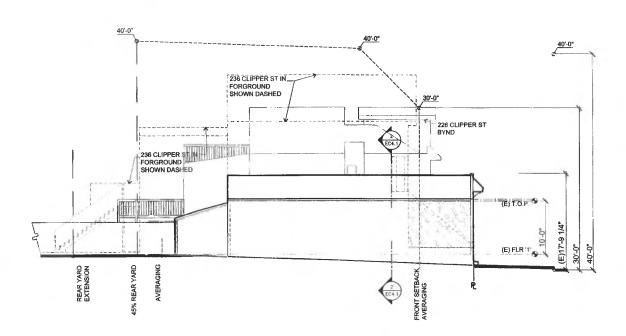


S75 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



226 CLIPPER STREET ADJACENT PROPERTY 236 CLIPPER STREET
ADJACENT PROPERTY 232 CLIPPER STREET SUBJECT PROPERTY

(E) REAR ELEVATION (NORTH)





CLIPPER ST (E) EXTERIOR ELEVATIONS

03/ /18 CU APP

08/24/17 SITE PERMIT

08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

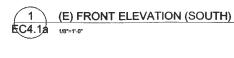
FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

Scale AS NOTED

EC4.1a



(E) SIDE ELEVATION (EAST)

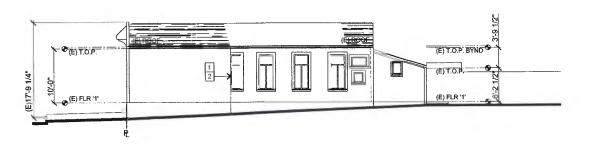




STIPPLE LINES INDICATE PORTION OF EXISTING STRUCTURE TO BE REMOVED

2 EXISTING HOUSE AND GARAGE TO BE DEMOLISHED (100% DEMOLITION)

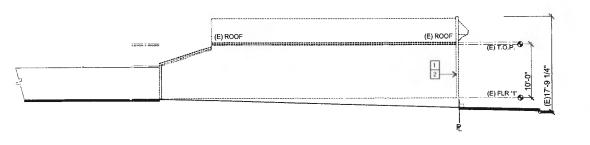
3 FIELD VERIFY ALL (E) CONDITIONS. REPORT ANY DISCREPANCIES OR STRUCTURAL DEFICIENCIES TO ARCHITECT / ENGINEER

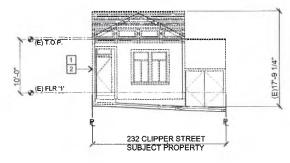




(E) SIDE ELEVATION DEMO (EAST)

(E) REAR ELEVATION DEMO (NORTH)





08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

(E) EXTERIOR ELEVATIONS DEMOLITION DIAGRAMS

By CH AS NOTED
Drawing No.

EC4.1b



(E) SIDE ELEVATION DEMO (WEST)

(E) FRONT ELEVATION DEMO (SOUTH)



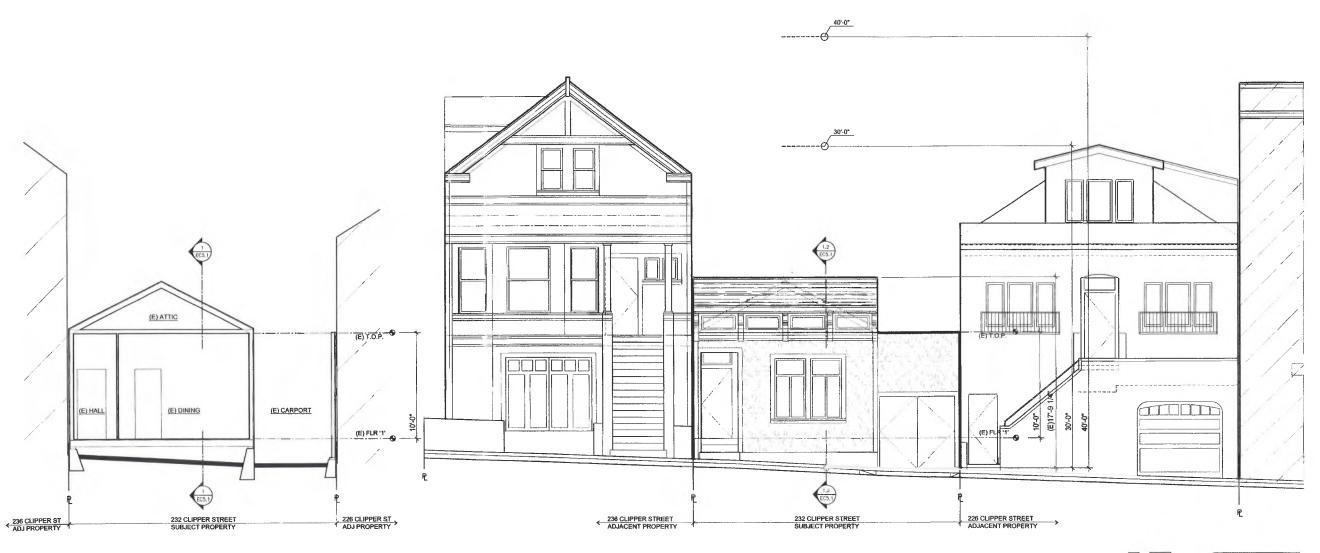


Curtis Hollenbeck Architect 575 Columbus Ave. #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

03/ /18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL
EXISTING CONDITIONS,
REPORT ANY
DESCREPANCIES TO
ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009 / BLOCK 6548



(E) FRONT ELEVATION + (E) BLDG SECTION Ву СН AS NOTED Drawing No. EC4.1

(E) BUILDING SECTION

1/4"=1"-0"



(E) FRONT ELEVATION (SOUTH)







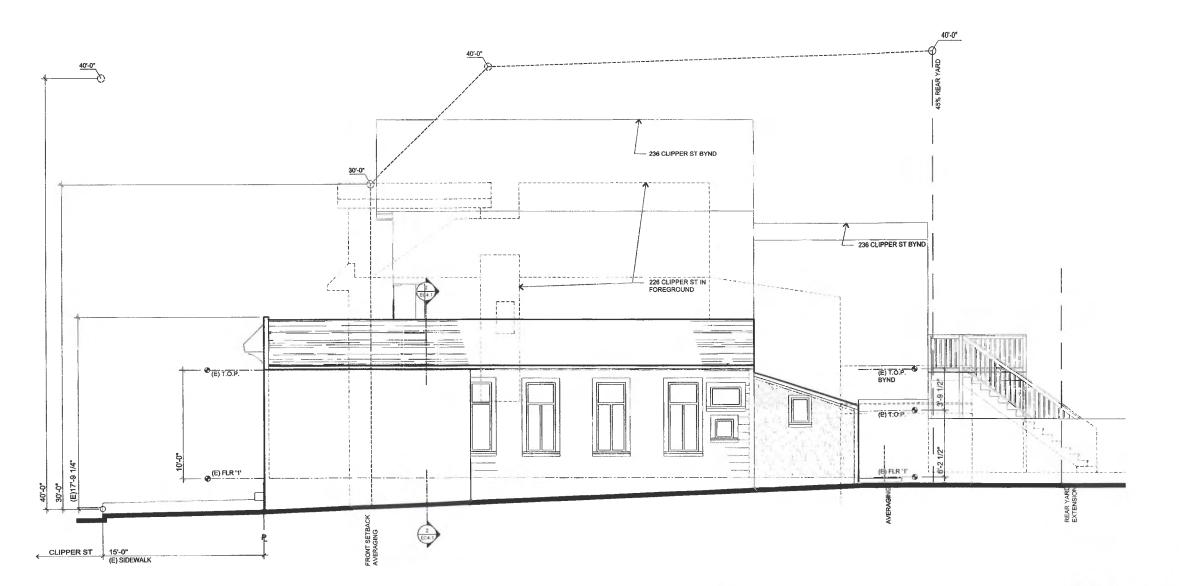
EC4.2

AS NOTED
Drawing No.

By CH



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03/ /18 CU APP

08/24/17 SITE PERMIT

08/08/17 N. PRE-APP

07/05/17 PROJ REV

Revisions

FIELD VERIFY ALL

EXISTING CONDITIONS.

REPORT ANY

DESCREPANCIES TO

ARCHITECT.

Drawing Title

(E) SIDE

ELEVATION

AS NOTED DEWING NO.

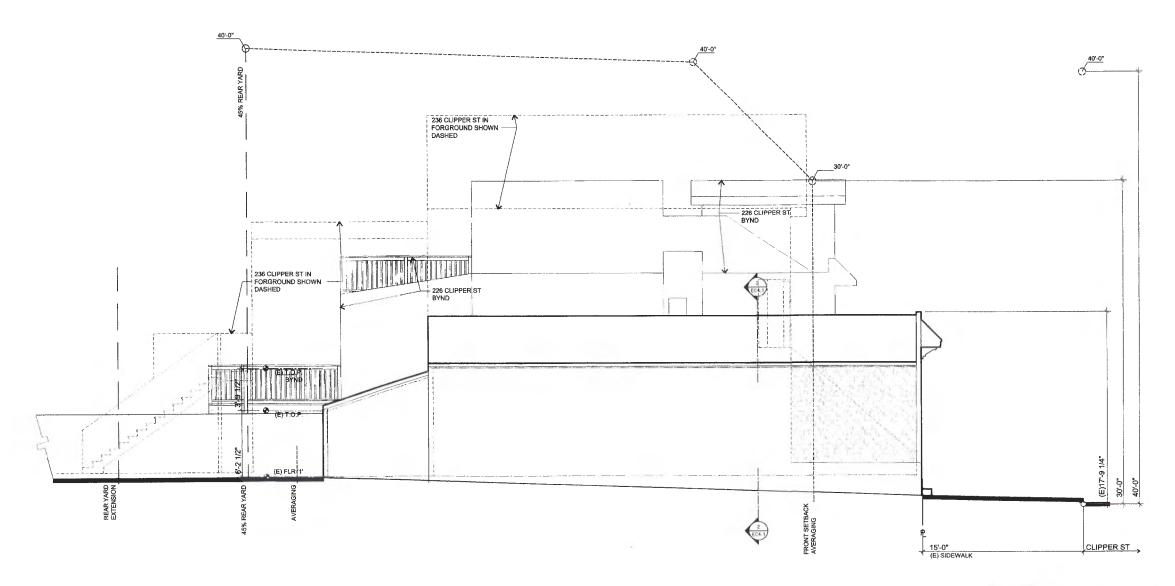
By CH

A CONTRACTOR

(E) SIDE ELEVATION (EAST)



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





By CH
Date
Scale AS NOTED
Drawing No.

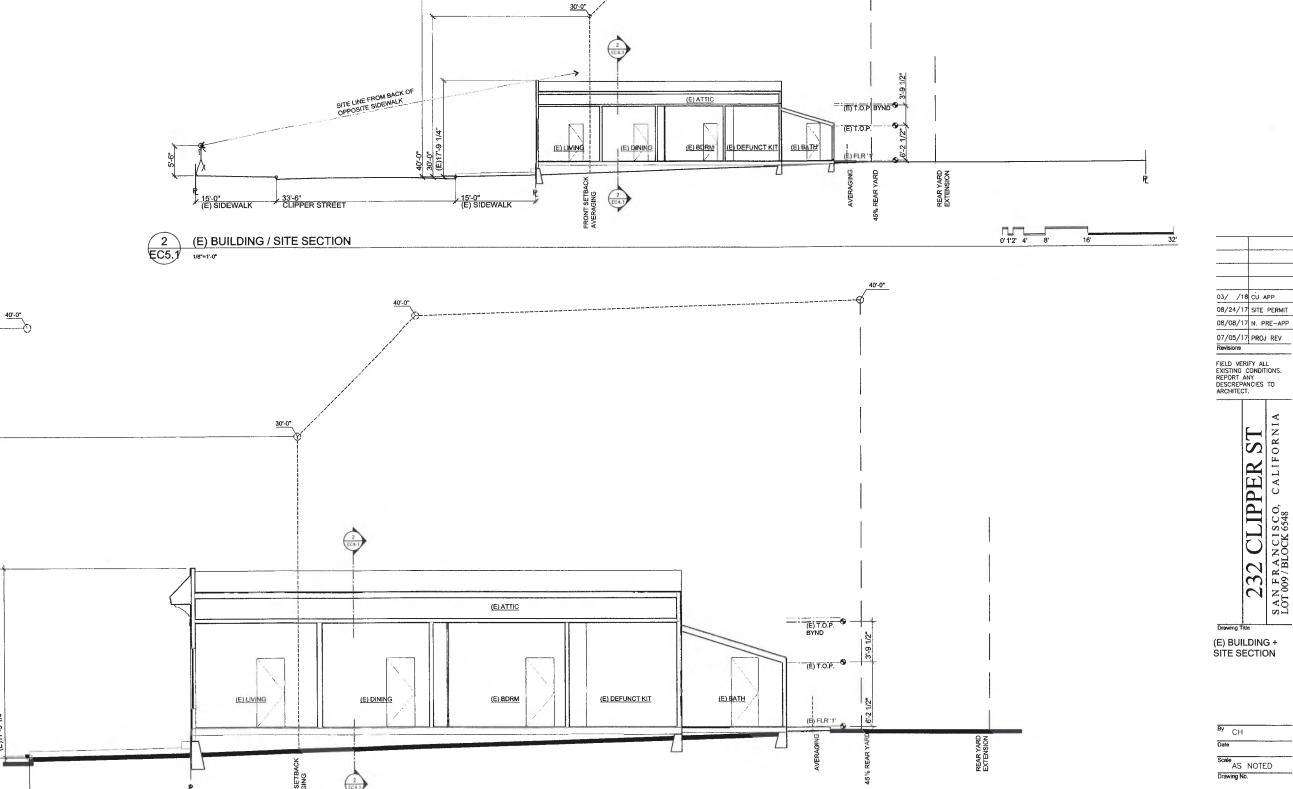
EC4.4



(E) SIDE ELEVATION (WEST)



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544,9883 matteryard@msn.com



40'-0"

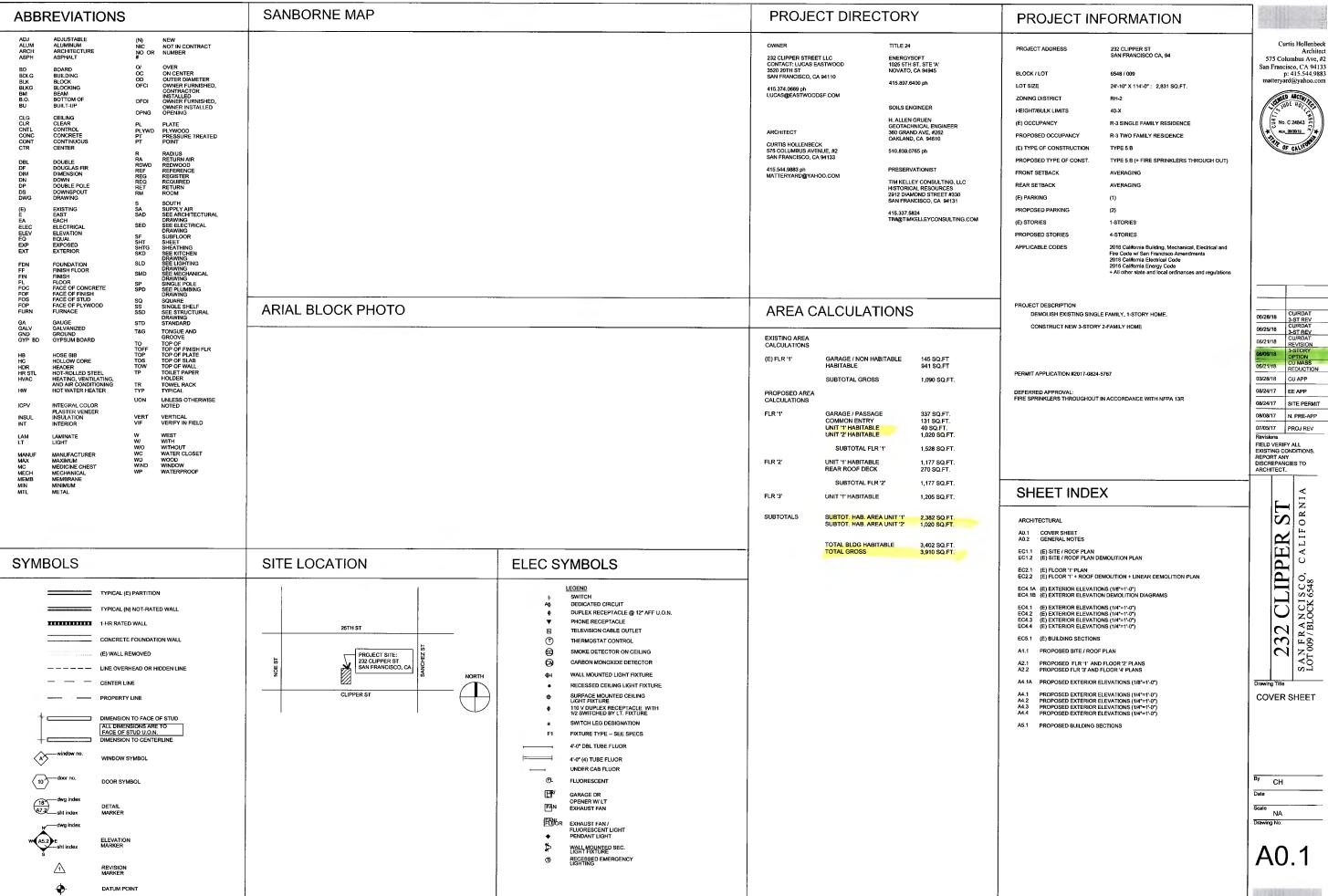
EC5.1

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

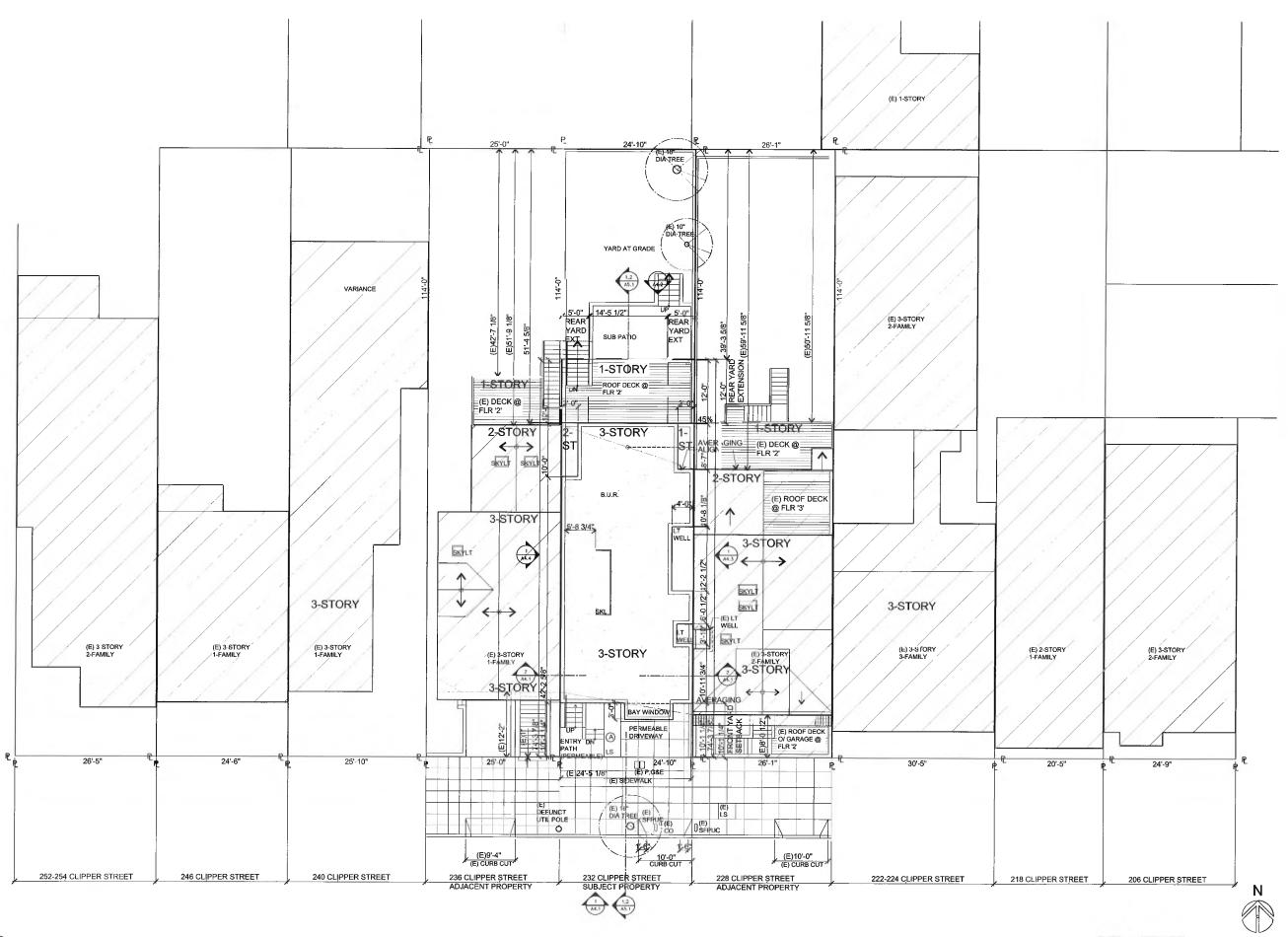
(E) BUILDING SECTION
EC5.7 1/4°=1-0"

CLIPPER ST 15'-0" (E) SIDEWALK

EXHIBIT B







Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544,9883 matteryard@msn.com



06/27/18 06/25/18 06/21/18 06/08/18 3-STORY OPTION 06/07/18 PLAN PREV 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

Revisions

07/05/17 PROJ REV

ST 232 CLIPPER SAN FRANCISCO, CALIFC LOT 009/BLOCK 6548

PROPOSED SITE/ROOF PLAN

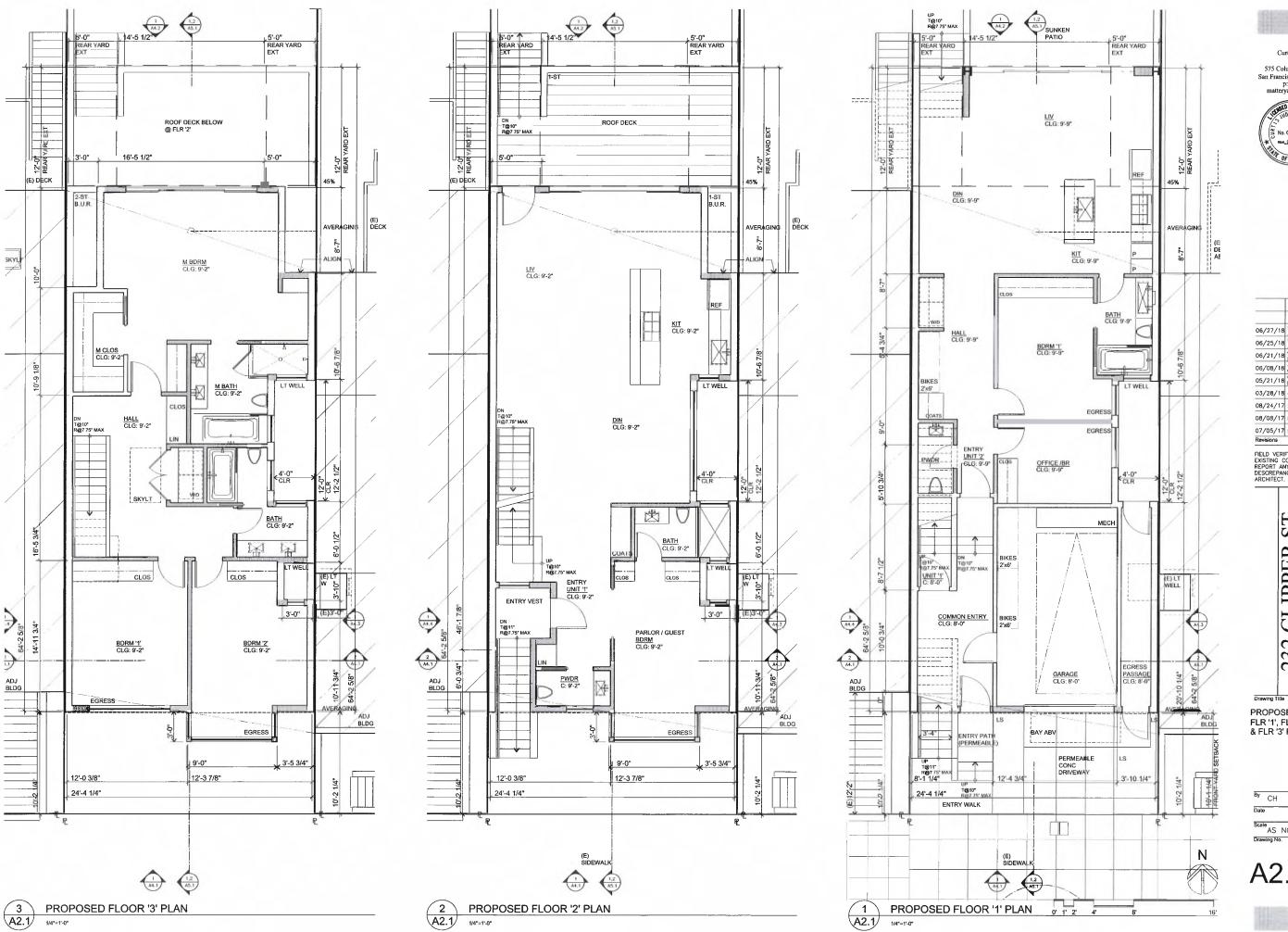
ву СН

Scale AS NOTED Drawing No.

0'1'2' 4' 8

A1.1 1/8"=1'-0"

PROPOSED SITE / ROOF PLAN



Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



06/27/18 CU/RDAT 3-ST REV 06/25/18 CU/RDAT 3-ST REV 06/25/18 3-ST REV 06/21/18 CU/RDAT REVISION 06/08/18 3-STORY OPTION 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV

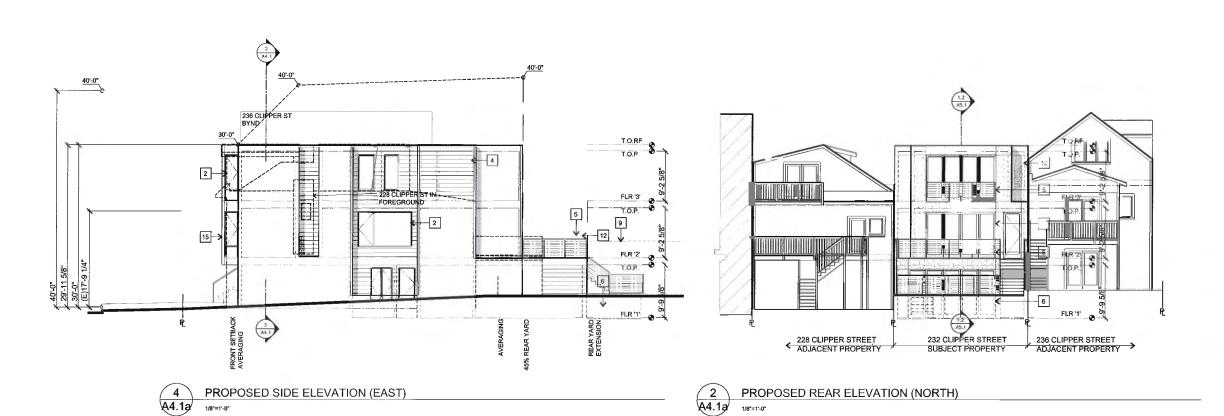
Revisions FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

> STORN 232 CLIPPER
> SAN FRANCISCO, CALIF
> LOT 009 / BLOCK 6548

PROPOSED FLR '1', FLR '2' & FLR '3' PLAN

By CH AS NOTED

A2.1



SHEET NOTES

ALUMINUM CLAD WOOD WINDOWS

1 WOOD CLAD SECTIONAL OVERHEAD GARAGE DOOR

ALUMINUM CLAD WOOD DOORS

CEMENT BOARD SIDING

GALVANIZED FLATBAR GUARDRAIL SYSTEM @ +42* ABV DECK/ FIN FLR W/ LESS THAN 4* SPACE BETWEEN MEMBERS

LOWERED PATIO BYND

7 1-HR SOLID GUARD WALL @ 42" MIN ABOVE DECK SURFACE 8

1-HR PARAPET @ 30" ABV SKYLIGHT WITHIN 5'-0" OF INTERIOR FACE OF PROPERTY LINE

FENCE IN FOREGROUND SHOWN DASHED.

ADJ BLDG BYND

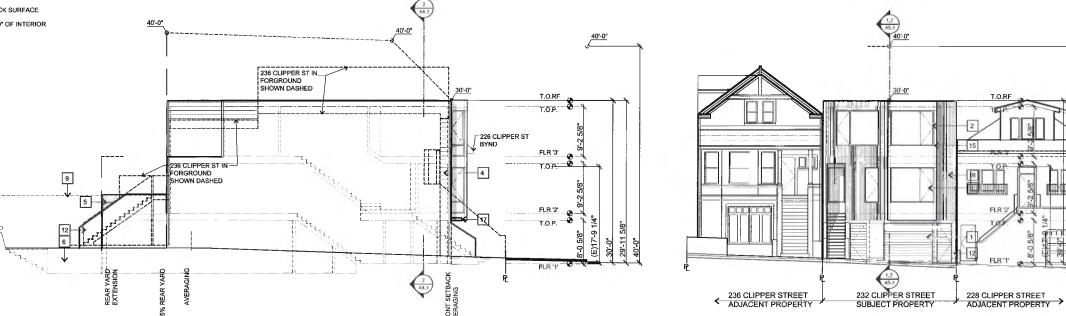
ADJ BLDG IN FOREGROUND SHOWN DASHED CEMENT PLASTER EXTERIOR FINISH

ALUMINUM CLAD EAVE

PROPERTY LINE FENCE BYND

VERTICAL WOOD BOARD SIDING

15 ALUMINUM CLAD BAY WINDOW
16 VERTICAL WOOD BOARD SIDING
17 CANOPY AT ENTRY / ALUMINUM



A4.1a

PROPOSED FRONT ELEVATION (SOUTH)

Architect 575 Columbus Ave, #2



06/28/18 06/25/18 CU/RDAT 06/21/18 CU/RUAI REVISION CU MASS 05/21/18 CU MASS REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

S ST IFORNI 232 CLIPPER
SAN FRANCISCO, CALIF
LOT 009 / BLOCK 6548,

PROPOSED **EXTERIOR ELEVATIONS**

Ву СН Scale AS NOTED

A4.1a

A4.1a 1/8"=1'-0"

PROPOSED SIDE ELEVATION (WEST)

1/8"=1'-0"

1/8"=1'-0"

SHEET NOTES

1 WOOD CLAD SECTIONAL OVERHEAD GARAGE DOOR

ALUMINUM CLAD WOOD WINDOWS

ADJ BLDG BYND

ADJ BLDG IN FOREGROUND SHOWN DASHED

CEMENT PLASTER EXTERIOR FINISH

ALUMINUM CLAD EAVE

PROPERTY LINE FENCE BYND

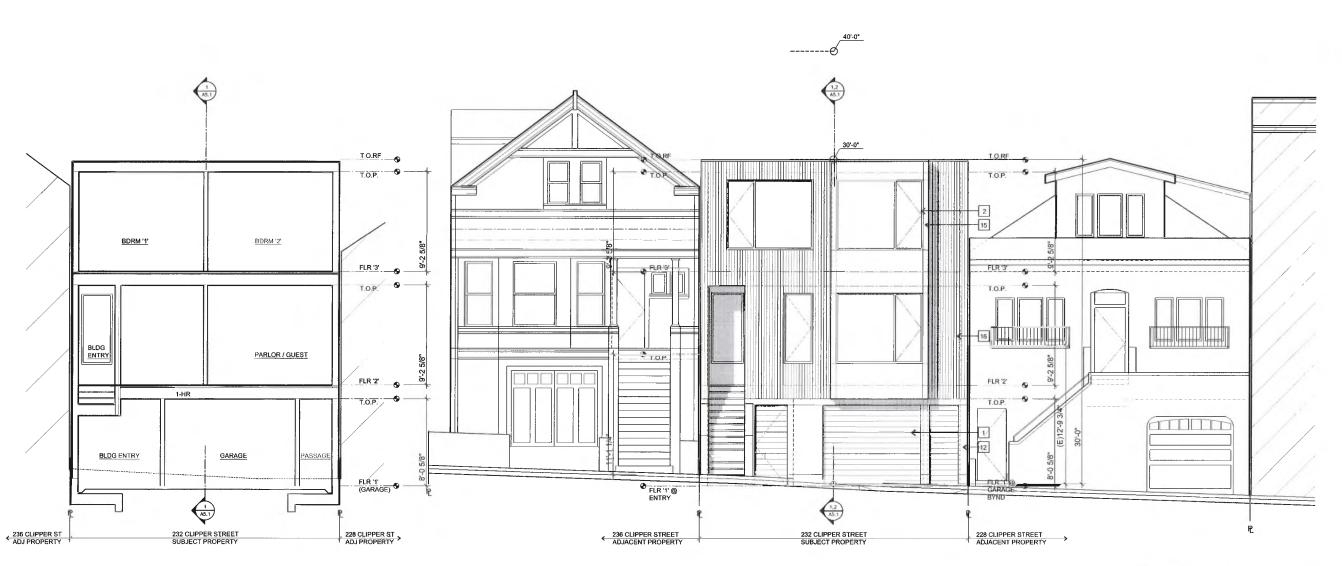
ALUMINUM CLAD BAY WINDOW

VERTICAL WOOD BOARD SIDING CANOPY AT ENTRY / ALUMINUM

ALUMINUM CLAD WOOD DOORS 4 CEMENT BOARD SIDING GALVANIZED FLATBAR GUARDRAIL SYSTEM @ +42" ABV DECK/ FIN FLR W/ LESS THAN 4" SPACE BETWEEN MEMBERS 5 LOWERED PATIO BYND 1-HR SOLID GUARD WALL @ 42* MIN ABOVE DECK SURFACE 1-HR PARAPET @ 30* ABV SKYLIGHT WITHIN 5'-0* OF INTERIOR FACE OF PROPERTY LINE FENCE IN FOREGROUND SHOWN DASHED. 8

San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com

Curtis Hollenbeck Architect 575 Columbus Ave, #2



06/28/18 06/25/18 CU/RDAT 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

ST 232 CLIPPER
SAN FRANCISCO, CALIF
LOT 009/BLOCK 6548,

PROPOSED FRONT ELEV. + BLDG SECTION

^{By} CH

Scale AS NOTED Drawing No.

A4.1

2 A4.1 1/4"=1"-0"

PROPOSED BUILDING SECTION

A4.1 1/4"=1'-0"

PROPOSED FRONT ELEVATION (SOUTH)

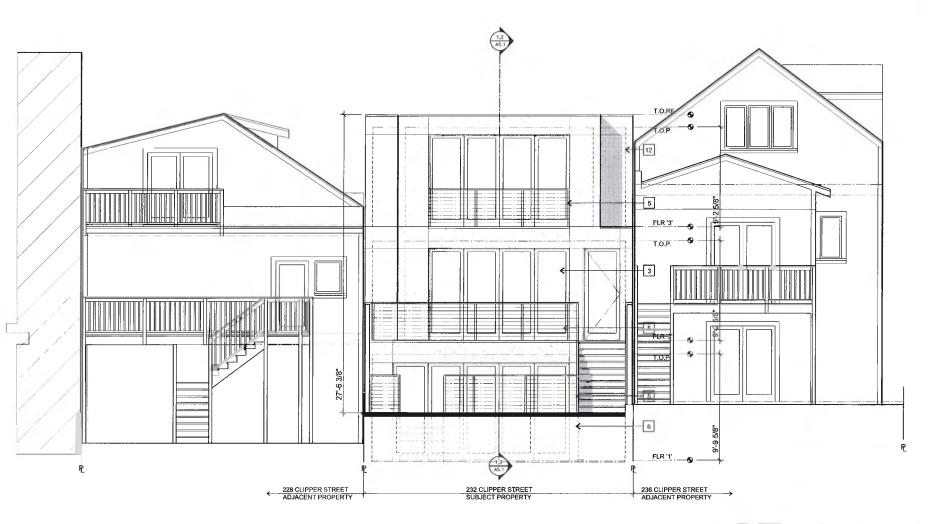
SHEET NOTES

SEE A4.1 FOR SHEET NOTES



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/ROAT 1-ST REV 06/25/18 CU/ROAT 3-ST REV 06/21/18 CU/ROAT 05/21/18 CU/ROAT REVISION 05/21/18 REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

PROPOSED REAR ELEVATION

ву СН

AS NOTED Drawing No.

A4.2

1 PROF A4.2 1/4"=1'-0"

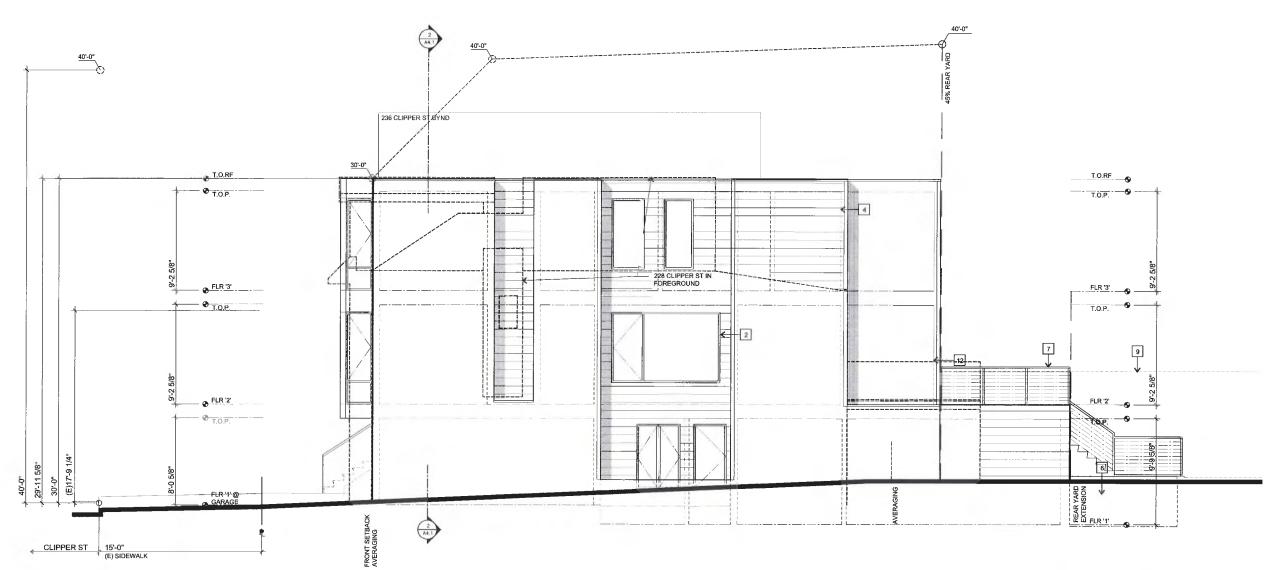
PROPOSED REAR ELEVATION (NORTH)

SEE A4.1 FOR SHEET NOTES



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





06/28/18 CU/RDAT 3-5T REV 06/25/18 CU/RDAT 3-5T REV 06/21/18 CU/RDAT CU/RDAT CU/RDAT REDUCTION 03/28/18 CU APP 08/24/17 SITE PERMIT 08/08/17 N. PRE-APP 07/05/17 PROJ REV Revisions

FIELD VERIFY ALL EXISTING CONDITIONS. REPORT ANY DESCREPANCIES TO ARCHITECT.

232 CLIPPER ST SAN FRANCISCO, CALIFORNI LOT 009 / BLOCK 6548

PROPOSED SIDE ELEVATION

By CH_ AS NOTED
Drawing No.

A4.3

1 A4.3

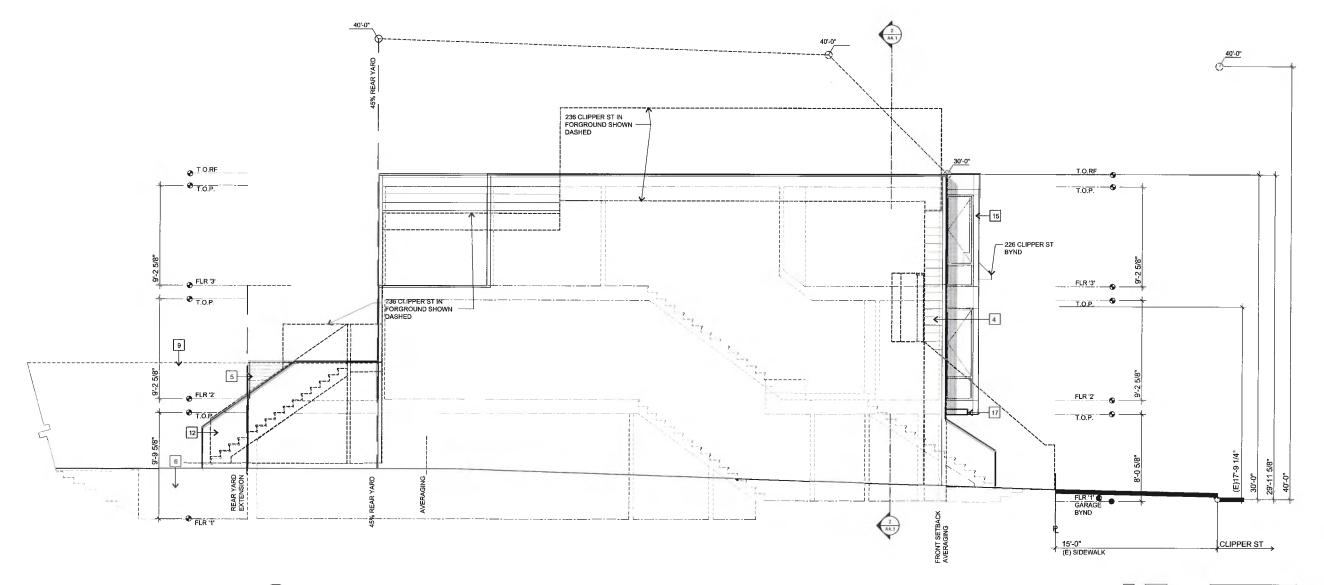
PROPOSED SIDE ELEVATION (EAST)

SEE A4.1 FOR SHEET NOTES



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com





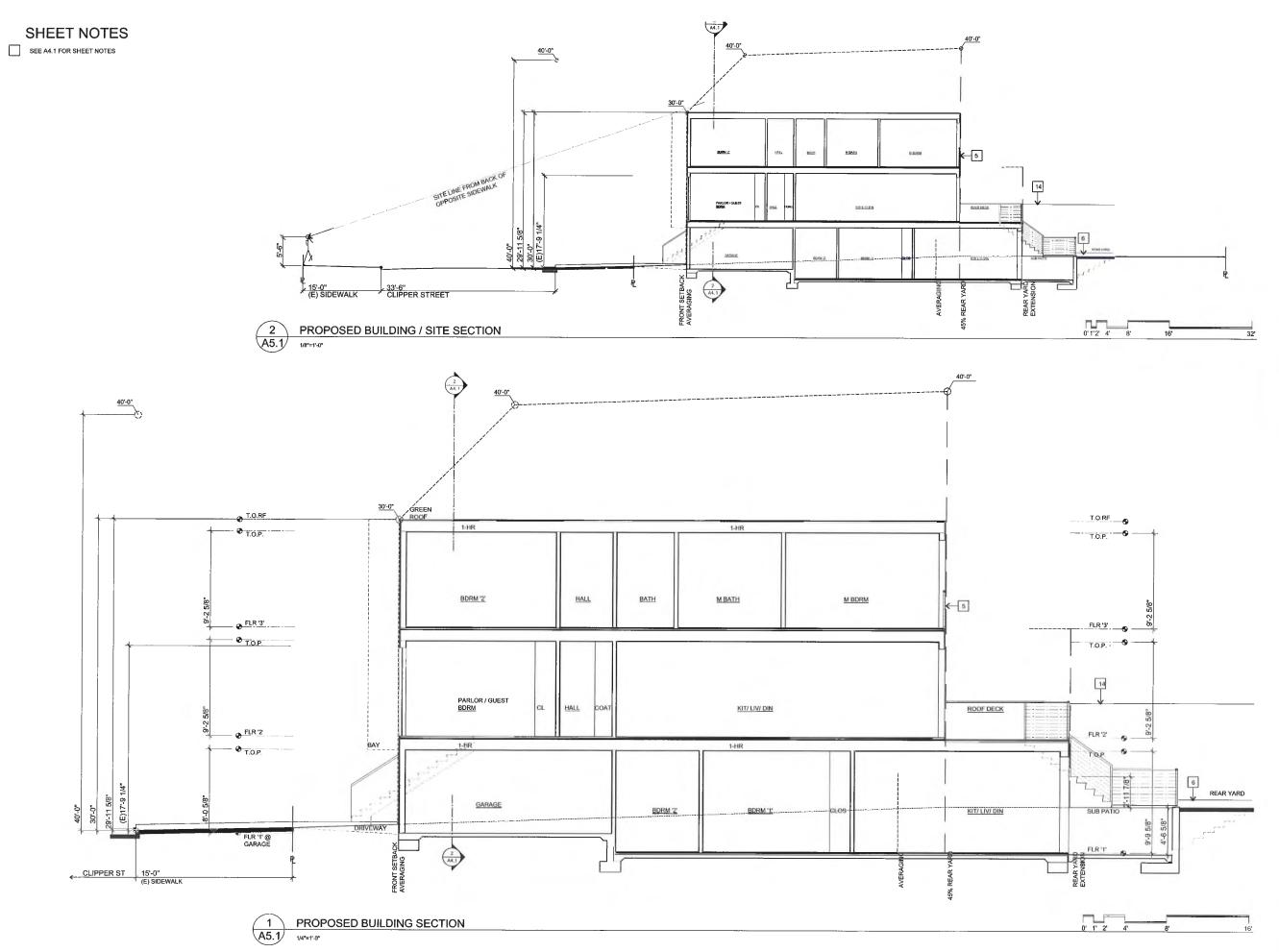
06/28/18 CU/RDAT 3-51 REV CORDAT COR

PROPOSED SIDE ELEVATION

By CH

AS NOTED
Drawing No.

A4.4



Curtis Hollenbeck Architect 575 Columbus Ave, #2 San Francisco, CA 94133 p: 415.544.9883 matteryard@msn.com



06/28/18 CU/RDAT
06/25/18 CJ/RDAT
06/25/18 CJ/RDAT
06/21/18 CJ/RDAT
05/21/18 CJ/RDAT
05/21/18 CJ/RDAT
05/21/18 REDUCTION
03/28/18 CJ APP
08/24/17 SITE PERMIT
08/08/17 N. PRE—APP
07/05/17 PROJ REV

232 CLIPPER ST SAN FRANCISCO, CALIFORNIA LOT 009/BLOCK 6548

PROPOSED BUILDING + SITE SECTION

By CH
Date

AS NOTED
Drawing No.

A5.1

EXHIBIT C



Notice of Planning Department Requirements #1

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415,558,6377

February 14, 2018

Lucas Eastwood 3520 20th St, Unit B San Francisco, CA 94110 lucas@eastwoodsf.com

RE:

232 Clipper Street

6548/009

(Assessor's Block/Lot)

(Address of Permit Work)

201708245767

(Building Permit Application Number)

Your Building Permit Application #201708245767 has been received by the Planning Department and has been assigned to Cathleen Campbell. She has begun review of your application but the following is required before it is accepted as complete and/or is considered Code-complying. Time limits for project review will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

Please review the accuracy of the site plan and floor plans and revise accordingly. All plans must meet the basic requirements outlined in the <u>Plan Submittal Guidelines</u>.

- 1. Residential Design Guidelines. The Planning Commission adopted the 2003 Residential Design Guidelines (RDG) to promote design that will protect neighborhood character. All residential permit applications in the RH, RM, and RTO zoning districts are subject to these Guidelines. You can purchase a copy of the RDGs at the Planning Department office, 4th floor. If you fail to adequately address these concerns the Department may initiate a Discretionary Review hearing for this project.
 - a. To comply with the Residential Design Guideline to "Design the scale of the building to be compatible with the height and depth of the surrounding buildings," (page 23), limit the massing of the building to a maximum of three-floors. A partial fourth floor may be permitted by incorporating a gabled, hipped or otherwise shaped roof form (with or without dormer windows).

EXHIBIT D

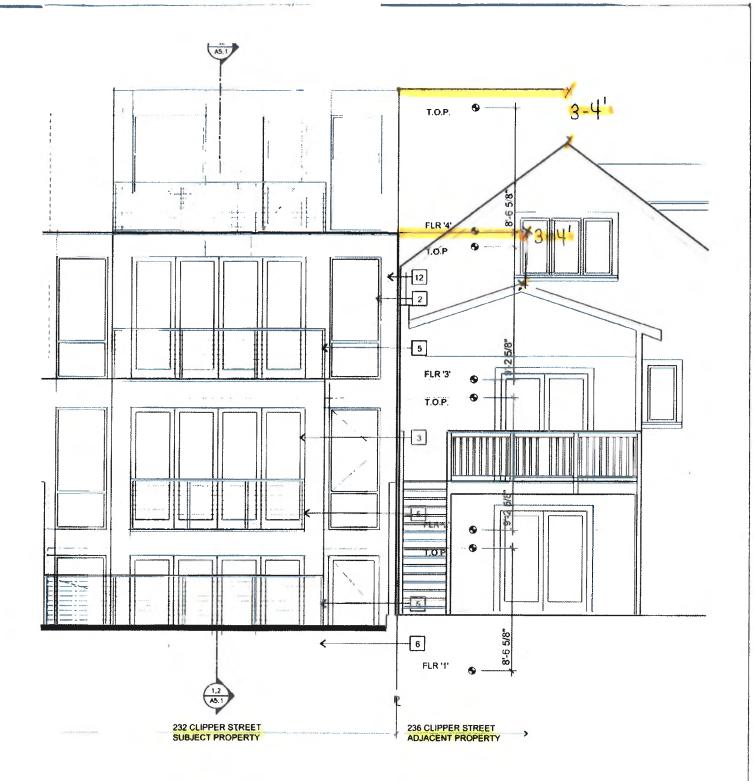


EXHIBIT E

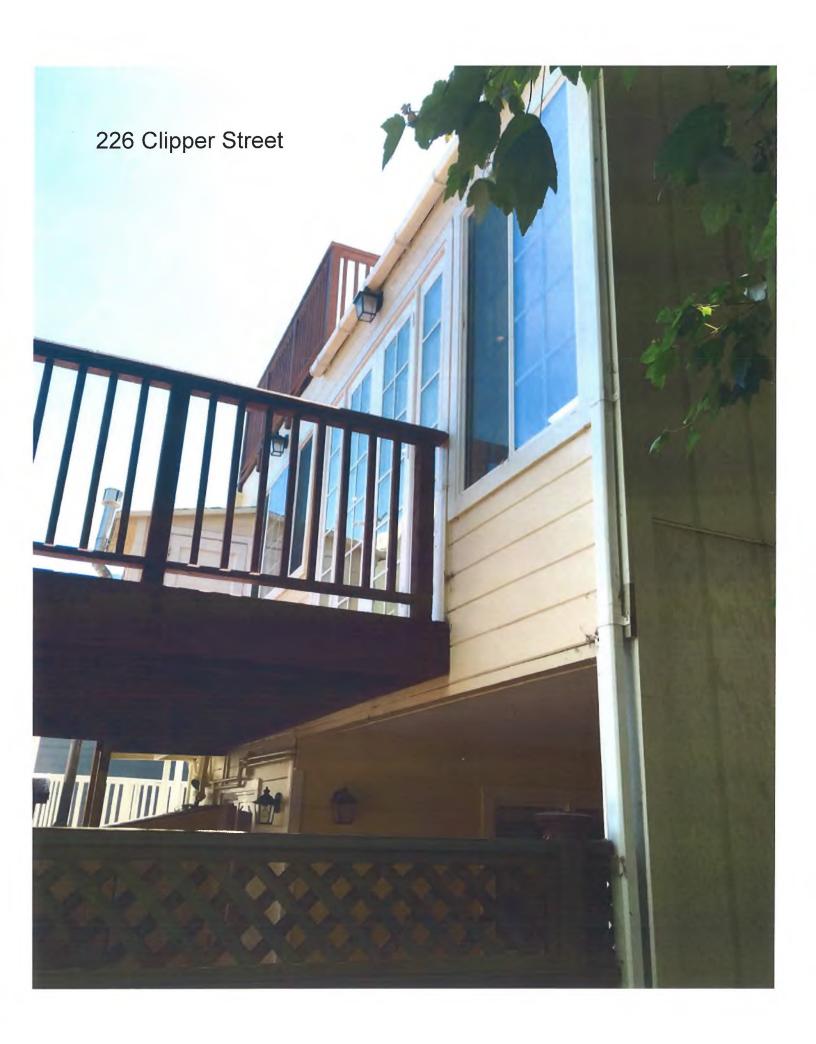
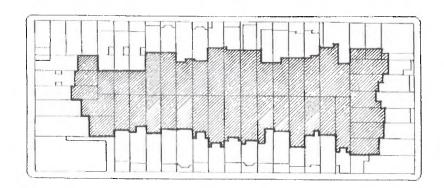


EXHIBIT F

Block with a strong mid-block open space pattern.



Block with an irregular mid-block open space pattern. The rear yards of many of the parcels are developed with structures.

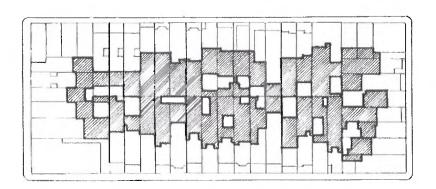
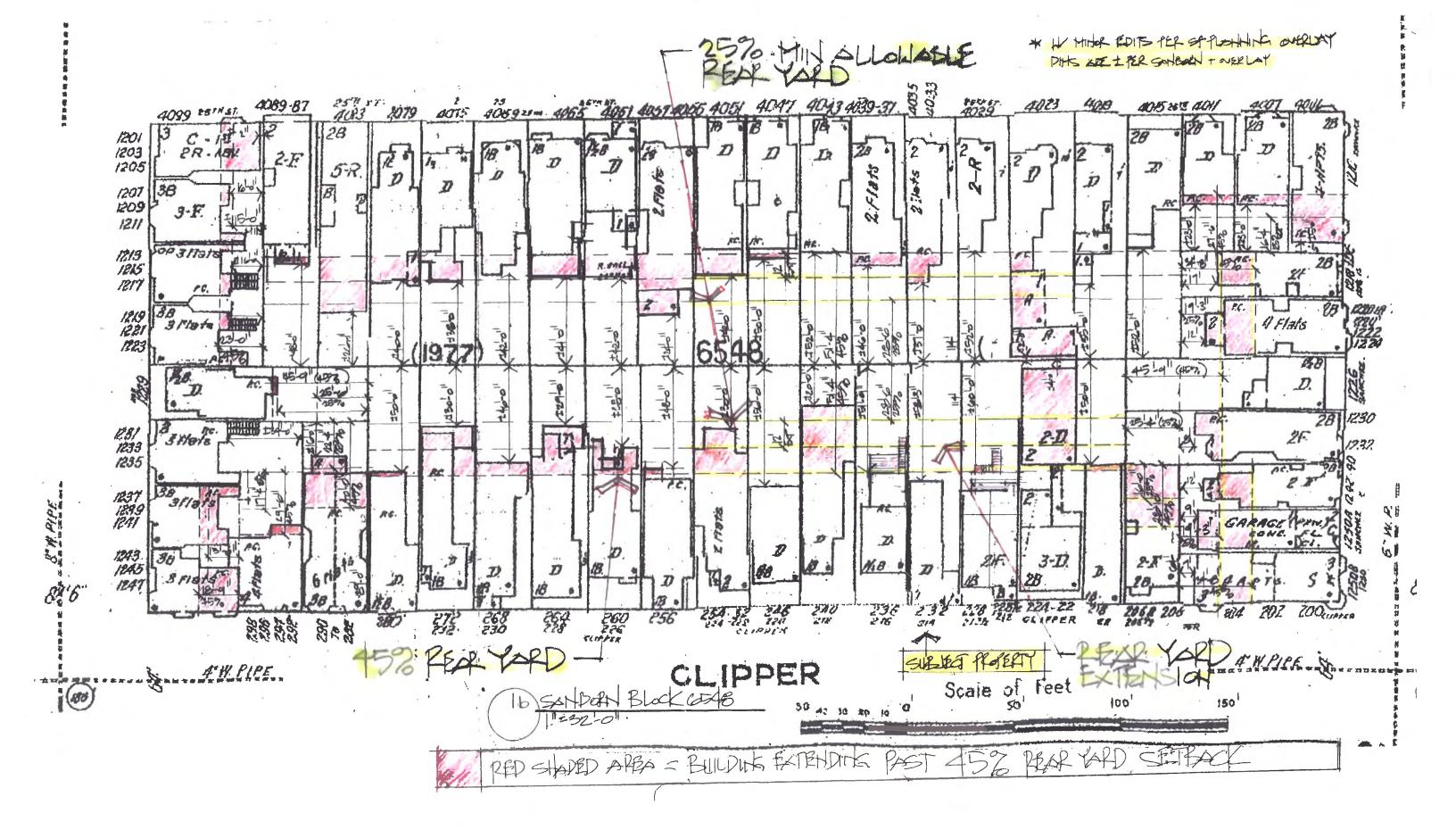
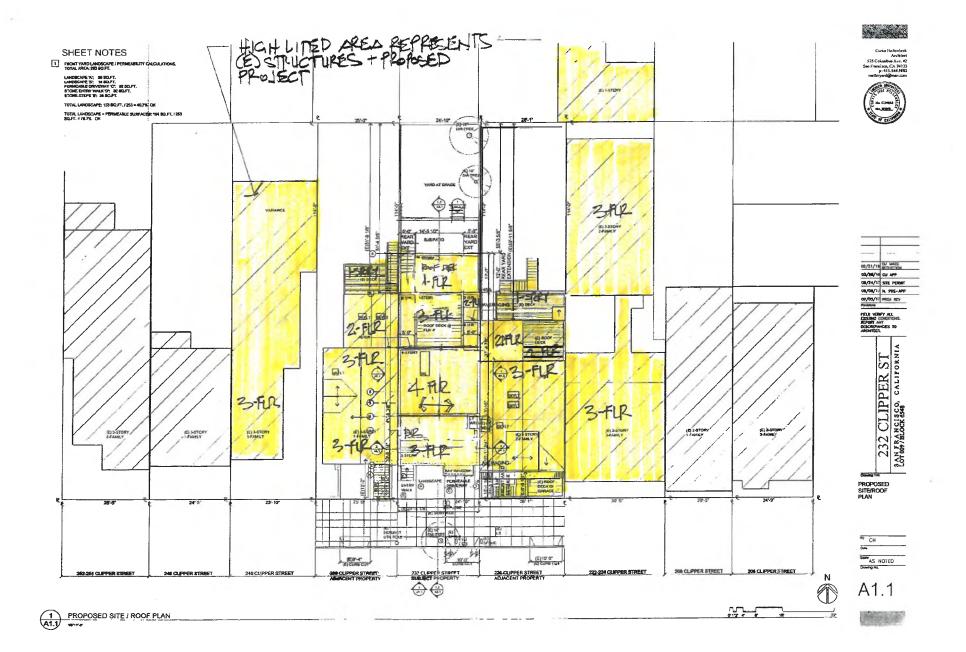


EXHIBIT G





From: Philip Fleury <pyfleury@gmail.com>
Sent: Tuesday, June 26, 2018 3:20 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); NNC

Subject: 232 Clipper Street Proposed Project

President Hillis and Members of the Planning Commission:

My name is Philip Fleury and I am a long-time Noe Valley resident. I am writing to you regarding 232 Clipper Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and a menace to the surrounding neighbors because the light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Philip Fleury 4033 25th Street

From: Mike Iriarte <mike.iriarte@gmail.com>
Sent: Tuesday, June 26, 2018 3:59 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: 232 Clipper Street Neighborhood Feedback

Dear President Hillis and Members of the Planning Commission,

I am writing you to request that you approve the 3 story design proposed for 232 Clipper Street. Our neighborhood comprises mostly 2 and 3 story homes and anything that is 4 stories high will stand our like a sore thumb and negatively impact the neighborhood.

Please reject the 4 story design as it would only be affordable to the very wealthy and does nothing to impact the affordable housing issues we current face in San Francisco.

Sincerely,

Mike Iriarte

From: Tim McManus <tmc@aitbusiness.com>

Sent: Tuesday, June 26, 2018 8:18 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Feedback for 232 Clipper Street Project

Dear Planning Commissioners:

My name is Tim McManus and I have lived on Clipper Street for many years. I am writing to ask you to support the 3-story option for 232 Clipper Street for two reasons: 1) provide compatibility with the surrounding buildings and 2) provide relative affordability for future renters and buyers of these units.

Maximizing profits require developers to build with the ethos of cramming in as much square footage as possible regardless of considerations for mass, scale, privacy, and livability. Such is the case with the 4-story design that the Project Sponsor submitted initially and that is why there is a groundswell of opposition from the surrounding neighbors. That is why I urge you to reject the plans for a 4-story monster duplex and instead, vote for the 3-story plans that were submitted as recently as June 25th to the Planning Department.

Sincerely, Tim McManus 268 Clipper Street

Tim McManus - President





415.846.3117 (m) /866.248.4240 ext. 101 www.aitbusiness.com

From: Kelly Ryer < kelly.ryer@gmail.com>
Sent: Tuesday, June 26, 2018 8:58 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: 232 Clipper Street Feedback

President Hillis and Commissioners:

My name is Kelly Ryer and I have lived on Clipper Street for years. I write to ask you to support the 3-story option for 232 Clipper Street in the interest of providing compatibility with the surrounding buildings and relative affordability for future renters and buyers of these units.

Maximizing profits requires developers to build with the ethos of cramming in as much square footage as possible, regardless of considerations for mass, scale, privacy, and livability. Such is the case with the 4-story design that the Project Sponsor submitted initially, and that is why there is a groundswell of opposition from the surrounding neighbors. I urge you to reject the plans for a 4-story monster duplex, and instead vote for the more-reasonable 3-story plans that were submitted as recently as June 25th to the Planning Department.

Yours truly, Kelly Ryer 221 Clipper St.

From: julietraun@aol.com

Sent: Tuesday, June 26, 2018 9:57 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: 232 Clipper St., Proposed Project

Dear Planning Commissioners,

My name is Julie Traun and my husband and I own our home at 240 Clipper Street, two doors west of the proposed project at 232 Clipper St. We have resided here for more than 30 years, and have watched our neighbors come and go, build and remodel. Our home was built prior to 1900 and may be the original house on this block.

It is a beautiful historic neighborhood and many of the homes are identical, and **all** are uniform in scale and size with the exception of apartment buildings on the corners....though neither of those are more than 3 stories. Nothing is more than three stories. While it is a busy street, all can appreciate the feel of this lovely street.

I am writing because of our very deep concern about the proposed project at 232 Clipper Street. While my neighbors and I support the 3-story design that Mr. Eastwood submitted on June 25th, we are strongly opposed to his 4-story plans. A 4-story building does not fit in the neighborhood, this block and certainly not in the middle of the block for it will be larger than any other building, and frankly, obnoxiously visible to all the neighbors and the public.

I have watched neighbors remodel of years. All have worked to keep their homes consistent with the feel of this neighborhood and they have followed the rules; developers should not be permitted to upend our neighborhoods with out-of-scale and out-of-place homes like this.

I urge you to approve no more than a 3-story design and spare our street from another boxy, tall building.

Sincerely,

Julie Traun 240 Clipper Street

From: sfgene@aol.com

Sent: Wednesday, June 27, 2018 5:42 AM

To: richhillissf@gmail.com; Koppel, Joel (CPC); Melgar, Myrna (CPC);

planning@rodneyfong.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); Johnson,

Milicent (CPC); Campbell, Cathleen (CPC); Secretary, Commissions (CPC)

Subject: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018

To the San Francisco Planning Commission and Planning Department

Re: 232 Clipper Street Proposal

Good Morning:

I represent the owners of 228 Clipper the home immediately adjacent to the East of the subject property. I want to register our conditional support for the 232 Clipper proposed 3 story plan submitted to the department on the 25th of June 2018 (most recent submittal) on the following basis:

Background

Mr. Eastwood originally submitted to the city a plan for a monster size building that was overpowering, privacy invasive, light blocking, setback hungry and towering above all the neighboring homes. Mr. Eastwood and the neighborhood residents cooperatively and tediously over 4 months worked together to result in a plan that is aesthetically commensurate with the other neighboring homes and provides Eastwood the opportunity to tear down a small single family home and replace with a two family 6 or 7 bedroom home as follows:

Conditional

Our support is conditional in that the previously proposed Monster 4 story building is off the table. There is a rumor that the Eastwood attorney is trying to slip in this abandoned design back into the mix, a design that the entire neighborhood vehemently has and will continue to oppose.

Family Size

The two family design of this home allows almost 3.600 sq. ft. of living space. The upper unit has 4 bedrooms and the lower unit has 2 bedrooms however if the developer so decides the garage can be eliminated thus providing close to 4,000 sq. ft. and one 4 bedroom home and one 3 bedroom home. Public transportation is just 1 1/2 blocks away in two directions for bus and Muni Metro

Rear Yard Extension

Allowing the rear yard extension is reasonable and acceptable to the neighbors in that Eastwood has reduced it height to one story with roof deck so is lessens the impact on neighboring back yards. This is a reasonable compromise which allows Eastwood additional square footage for family housing and eliminating the giant mass of house as originally proposed with 4 stories.

Side Yard Setbacks

The 3 story plan as proposed includes side setbacks of 3' where the proposed building adjoins the neighbors to the east and west so as to eliminate the prison wall effect blocking light and view from

the living rooms of the neighboring houses. Further where these setback walls overshadow the neighboring houses no windows will be installed on those walls to protect privacy.

Residential Design Advisory Team

RDAT supports this new 3 story plan as submitted

Height and Depth

The 3 story proposal as presented on 6-25-18 (the subject plan) complies with height, depth and front setbacks for the city residential guidelines

Conclusion

We ask that the Commission quickly approve this proposed 3 story two family unit, will get it off your agenda without additional hearings, allow Eastwood to tear down the dilapidated vacant house and move on with the project for new housing.

Kind Regards, Gene



From: sfgene@aol.com

Sent: Wednesday, June 27, 2018 5:40 AM

To: Campbell, Cathleen (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Richards,

Dennis (CPC); catherine.moore@sfgove.org; Johnson, Milicent (CPC); info@noeneighborhoodcouncil.com; Secretary, Commissions (CPC);

joel.koppel@sfgove.org

Subject: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018

To the San Francisco Planning Commission and Planning Department

Re: 232 Clipper Street Proposal

Good Morning:

I represent the owners of 228 Clipper the home immediately adjacent to the East of the subject property. I want to register our conditional support for the 232 Clipper proposed 3 story plan submitted to the department on the 25th of June 2018 (most recent submittal) on the following basis:

Background

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Conditional

Our support is conditional in that the previously proposed Monster 4 story building is off the table. There is a rumor that the Eastwood attorney is trying to slip in this abandoned design back into the mix, a design that the entire neighborhood vehemently has and will continue to oppose.

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the living rooms of the neighboring houses. Further where these setback walls overshadow the neighboring houses no windows will be installed on those walls to protect privacy.

Residential Design Advisory Team

RDAT supports this new 3 story plan as submitted

Height and Depth

The 3 story proposal as presented on 6-25-18 (the subject plan) complies with height, depth and front setbacks for the city residential guidelines

Conclusion

We ask that the Commission quickly approve this proposed 3 story two family unit, will get it off your agenda without additional hearings, allow Eastwood to tear down the dilapidated vacant house and move on with the project for new housing.

Kind Regards, Gene



Kind Regards, Gene



Campbell, Cathleen (CPC)	
From: Sent: To: Cc: Subject:	Anita Chawla <anita@global-change.us> Wednesday, June 27, 2018 7:25 AM Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); richhillissf@gmail.com Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com Project on 232 Clipper Street</anita@global-change.us>
President Hillis, Vice Presider	nt Melgar, and Fellow Commissioners:
	opposition to the 4-story design proposed for the project at 232 Clipper fore you on July 12 and that is why I am writing to urge you to vote for the 3-
	for a number of years and I would not like to see my street being greatly impacted no benefit other than providing 2 hugely unaffordable luxury units for a lucky
Street and submitted a 3-story	heeded our call to make his project more in scale with the houses on Clipper version of his plans on June 25th to the Planning Department. I would greatly is 3-story version that is more fitting for our block and above all, more affordable
Thank you,	
Anita Chawla	

From: Paul Lamoreux <paul.lamoreux@gmail.com>

Sent: Wednesday, June 27, 2018 9:05 AM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Proposed Project at 232 Clipper Street

Dear President Hillis and Members of the Planning Commission,

As a Noe Valley old-timer, I am loathe to see another monster duplex in Noe Valley and that is why I am writing to you. The project at 232 Clipper Street can only work if the massing of the building is limited to 3 stories as recommended by the Notice of Planning Department Requirements repeatedly. The 4-story design that the Project Sponsor presented initially, and is being touted as family-size dwellings, is not only an eye sore but also far from being accessible to average families in San Francisco. Each of the 3-bedroom units of the 4-story design fetches at least \$2.5 million dollars in Noe Valley. Hardly a number affordable to great majority of San Francisco families.

Secondly, families come in many sizes. Only 17% of all households in Noe Valley come with children. More importantly, average family size in Noe Valley is ONLY 2.10 persons as reported by point2home.com. That means that a solid majority of families in my neighborhood don't have any children and in fact, might well be interested in a smaller and a relatively more affordable unit that a 3-story design offers. Here are the demographics report on Noe Valley:

Number of Households in Noe Valley

Total Households	58,608
Family Households	22,202
Non-family Households	36,406
Households With Children	10,212
Households Without Children	48,398
Average People Per Household	2.10

That is why I urge you to support the proposed 3-story version that is more in line with our neighborhood's scale and our population's pocket book.

Sincerely,

Paul Lamoreux 246 Clipper Street

From: Brian Pritchard <aquatic7@gmail.com>
Sent: Wednesday, June 27, 2018 10:19 AM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); Noe Neighborhood Council

Subject: Project Feedback for 232 Clipper Street

President Hillis, Vice President Melgar, and Fellow Commissioners:

I am writing to voice my opposition to the 4-story design proposed for the project at <u>232 Clipper Street</u>. This project will be discussed on July 12, before you, and that is why I am writing to ask you to vote for the 3-story version of the plans.

I am happy to hear that Mr. Eastwood heeded our call to make his project more in scale with the houses on Clipper Street and submitted a 3-story version of his plans on June 25th to the Planning Department. I would greatly appreciate it if you approve this 3-story version that is more fitting and above all, more affordable for families.

Thank you,

Brian Pritchard

From: Colin Thurlow <sfgyves@sbcglobal.net>
Sent: Wednesday, June 27, 2018 11:41 AM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: 232 Clipper Street Request

President Hillis and Members of the Planning Commission:

My name is Colin Thurlow and I am a 30+ year resident of Noe Valley. I am writing to you regarding 232 Clipper Street as I live directly behind this property on 25th Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and a menace to the surrounding neighbors because the light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Colin Thurlow

From: Susan Shao <sshao1@gmail.com>
Sent: Wednesday, June 27, 2018 3:34 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Project at 232 Clipper Street

Dear Planning Commissioners,

My name is Susan Shao and I live at <u>272 Clipper Street</u>. One of the thing I love about the 200 block of Clipper Street is the relatively uniform scale of the homes. While we do have a few larger apartment buildings on our block, they are located on the far corners.

That is why I am writing to you concerning the proposed project at <u>232 Clipper Street</u>. My neighbors and I are in support of the 3-story design that Mr. Eastwood submitted on June 25th and are strongly opposed to his 4-story plans. A 4-story building does not fit in the middle of the block and the 4th story will be visible like a crow's nest from the public's right of way.

I urge you to approve the 3-story design and spare our street from another out of scale and out of place house.

Sincerely,

Susan Shao

From: Susan Shao <sshao1@gmail.com>
Sent: Wednesday, June 27, 2018 3:34 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Project at 232 Clipper Street

Dear Planning Commissioners,

My name is Susan Shao and I live at <u>272 Clipper Street</u>. One of the thing I love about the 200 block of Clipper Street is the relatively uniform scale of the homes. While we do have a few larger apartment buildings on our block, they are located on the far corners.

That is why I am writing to you concerning the proposed project at <u>232 Clipper Street</u>. My neighbors and I are in support of the 3-story design that Mr. Eastwood submitted on June 25th and are strongly opposed to his 4-story plans. A 4-story building does not fit in the middle of the block and the 4th story will be visible like a crow's nest from the public's right of way.

I urge you to approve the 3-story design and spare our street from another out of scale and out of place house.

Sincerely,

Susan Shao

From: Philip Fleury <pyfleury@gmail.com>
Sent: Tuesday, June 26, 2018 3:20 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); NNC

Subject: 232 Clipper Street Proposed Project

President Hillis and Members of the Planning Commission:

My name is Philip Fleury and I am a long-time Noe Valley resident. I am writing to you regarding 232 Clipper Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and a menace to the surrounding neighbors because the light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Philip Fleury 4033 25th Street

From:	jlverdi@aol.com
Sent:	Wednesday, June 27, 2018 4:40 PM
То:	richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,
	Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc:	Campbell, Cathleen (CPC); Secretary, Commissions (CPC);
	info@noeneighborhoodcouncil.com
Subject:	Feedback for Project at 232 Clipper Street
President Hillis, Vice Presiden	nt Melgar, and Fellow Commissioners:
	s the street from the proposed project at 232 Clipper. I am writing to you in opposition to the rill be before you on July 12. I am writing to ask you to vote for the 3-story version of the
I have lived on Clipper Street hugely unaffordable luxury un	for many years and I am very much against construction of a very large building with 2 its built for the lucky few.
Streets and submitted a 3-sto	heeded our call to make his project more in scale with the houses on Clipper and 25th ry version of his plans on June 25th to the Planning Department. Please approve this 3-g for our block and above all and potentially more affordable.
Thank you,	
Janice Levy	

From: elenifer@aol.com

Sent: Wednesday, June 27, 2018 6:31 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Project at 232 Clipper Street

Dear President Hillis and Members of the Planning Commission:

My name is Helen Ferentinos and I am a long-time Noe Valley resident living on Clipper Street. I am writing to you regarding the project at 232 Clipper Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and will greatly impact surrounding neighbors because of light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Helen Ferentinos

From: Ozzie Rohm <ozzierohm@sbcglobal.net>

Sent: Thursday, June 28, 2018 12:31 AM

To: Rich Hillis; Koppel, Joel (CPC); Melgar, Myrna (CPC); Rodney Fong; Richards, Dennis

(CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)

Cc: Noeneighborhoodcouncil Info; Campbell, Cathleen (CPC); Secretary, Commissions

(CPC)

Subject: Conditional Use Authorization for 232 Clipper Street

Attachments: 232 Clipper Street - NNC Letter in Support of 3-Story Plans for CUA.pdf

President Hillis and Members of the Planning Commission:

Please see the attached letter from Noe Neighborhood Council regarding the Conditional Use Authorization for 232 Clipper Street that will be before you on July 12, 2018.

Sincerely,

Ozzie Rohm

From: bill.weihl@gmail.com on behalf of Bill Weihl <bill@weihl.com>

Sent: Thursday, June 28, 2018 9:58 AM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Feedback for 232 Clipper Street Project

Members of the Planning Commission:

I wanted to provide feedback on the proposed project at 232 Clipper Street. I live with my family west of there at 280 Clipper Street, and have been at that address since 1996.

I am delighted to see a new building go in at 232 Clipper Street. I also am supportive of a multi-unit structure there. We need more housing in SF, and our neighborhood is a mix of single- and multi-unit buildings. I think a 2-unit building will fit well there.

I think it is important that the building not be so large that it is out of character with the neighborhood, or that it looms over the surrounding area - both the sidewalks and the immediate neighbors.

I think the modifications and conditions suggested by Cathleen Campbell represent a reasonable compromise - scaling back the size of the 3rd and 4th stories to step them back from the front and the back of the structure. That said, if the immediate neighbors have serious concerns about the impact of a 4th story on them, that should be taken into account.

Best, Bill Weihl

--

Bill Weihl

Email: bill@weihl.com Cell: 415-269-9533

NOE NEIGHBORHOOD COUNCIL

Fair Planning for Noe Valley



June 27, 2018

Subject: Conditional Use Authorization for 232 Clipper Street

President Hillis and Members of the Planning Commission:

On behalf of Noe Neighborhood Council (NNC), I am writing to express our support for the 3-story version of the plans submitted for 232 Clipper Street on June 25, 2018.

The new plans for a 3-story duplex are more in line with the mass and scale of the houses on the block and less menacing to the adjacent neighbors. While we appreciate the revisions made to the plans to accommodate the neighbors, we take issues with the Project Sponsor's characterization of his initial plans for a 4-story luxury duplex as a "family-friendly" design. A family-friendly design is one that can be approachable by average families in San Francisco. Neither one of the 3-bedroom units in the initial plans can be considered family-friendly because neither one of them is affordable by design.

We believe that the 3-story design is more than adequate for providing family-friendly housing for two equal sized units at 2nd and 3rd floors plus an ADU at the back of the garage on the first floor.

That is why we urge you to reject the 4-story design and approve the 3-story version of the plans that were submitted on June 25.

Sincerely,

Ozzie Rohm

For the 300+ members of Noe Neighborhood Council

From: Malcolm John <mdjohn06@gmail.com>
Sent: Thursday, June 28, 2018 1:36 PM

To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson,

Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC);

info@noeneighborhoodcouncil.com

Subject: Feedback for 232 Clipper Street Project

Dear President Hillis and Members of the Planning Commission,

I am writing you to request that you approve the 3 story design proposed for 232 Clipper Street. Our neighborhood comprises mostly 2 and 3 story homes and anything that is 4 stories high will not only stand out like a sore thumb but also negatively impact the neighborhood.

Please reject the 4 story design as it would only be affordable to the very wealthy and does nothing to impact the affordable housing issues we current face in San Francisco.

As a member of the Noe Valley community for over 20 years, I hope you will strongly consider my letter. People of significant means have been able to create wonderful homes that harmonize with the neighborhood without building 4+ story structures that will only negatively impact our wonderful neighborhood and not even address the growing need for affordable housing for even middle-class individuals and families here in San Francisco.

Sincerely,

Malcolm John 227 Clipper Street

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Please consider the environment before printing this email.

From: Johanna Roberts < jroberts@PENUMBRAINC.COM>

Sent: Thursday, June 14, 2018 7:06 PM

To: Koppel, Joel (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Richards, Dennis

(CPC); Moore, Kathrin (CPC); millicent.johnson@sfgov.org; rich.hillis@sfgov.org

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); 'broberts@pipelinerx.com';

johannaroberts@mac.com

Subject: Adjacent Neighbor's Opposition to Conditional Use Authorization for 232 Clipper

Street

Attachments: Roberts, Brian and Johanna -- Letter to SF Planning Commission 232 Clipper Street

Project -- 13June2018.pdf; 180613_Shadow Analysis Report Submitted in Opposition to

CUA 232 Clipper St.pdf

President Hillis and Members of the SF Planning Commission,

Please see the attached letter and Shading Analysis submitted in opposition to the Conditional Use Authorization application for 232 Clipper Street scheduled for hearing on June 21, 2018.

Thanks for your consideration and please let us know if you have any questions.

Respectfully, Johanna Roberts 236 Clipper Street (adjacent neighbor)

Johanna Roberts

Deputy General Counsel

Penumbra, Inc. • One Penumbra Place, Alameda, CA 94502 direct 510.748.3241 • cell 415.602.2449 • johanna.roberts@penumbrainc.com • www.penumbrainc.com

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Dear President Hillis and Members for the Planning Commission,

Thank you for taking the time to hear our objections regarding the Conditional Use Authorization for 232 Clipper Street (with the hearing set for Thursday, June 21, 2018).

As the direct neighbors (East side) to 232 Clipper, we wholeheartedly agree with the requirements of the Residential Design Advisory Team (RDAT) as conveyed in the Notice of Planning Department Requirements #1, dated February 14, 2018.

Our specific request is that the Project Sponsor (Eastwood) be required to comply with the following requirements:

- Limit the massing of the building to a maximum of 3 floors.
- Limit the horizontal and vertical addition to extend no further into the rear yard than the primary rear wall of the adjacent house (236 Clipper)
- Reduce the quantity and scale of glazing on the front and rear facades
- Remove the front roof deck.

Please see the attached air and light study enclosed which shows how detrimental the impact of the plans (even the RDAT recommendation) would be to our home and rental unit. On our East side there is an apartment building that extends the length and width of the property. The new property will exaggerate our existing light and air constraints further. (Note: the air and light study missed 2 recently added sky lights in our second floor which would be completely 'red' in every scenario presented)

It is also worth noting that the Project Sponsor has verbally agreed to the following concessions, which we appreciate, but need to formalize:

- 1. The front setback request is reasonable
- 2. 3 stories vs. 4
- 3. The massing in the rear yard is still an issue as it over powers and shadows neighboring houses

4. Set back the 3rd floor wall only 3 feet (whereas it would be more reasonable to set back 2nd and 3rd floors 5 feet (this is only as it applies to his east walls)

As homeowners and landlords in San Francisco, we appreciate the need for affordable housing. It is possible for the Project Sponsor to create 2 affordable units by removing the garage (J-line train and several city buses are 2 blocks away) and reducing the bulk of the home. The current plans are not affordable on a sq. ft basis.

We further urge you to reject the Conditional Use Authorization for this project until the above modifications have been applied to the plans. Sincerely,

Kelly Garayoa Sanchez (kelly.garayoa@gmail.com) Luis Sanchez Castillo (luis1fe@gmail.com) 228 Clipper Street San Francisco, CA 94109

From: Julie Traun <julietraun@aol.com>
Sent: Saturday, June 16, 2018 3:52 PM

To: richhillissf@gmail.com; Koppel, Joel (CPC); Melgar, Myrna (CPC);

planning@rodneyfong.com; Richards, Dennis (CPC); Moore, Kathrin (CPC); Johnson,

Milicent (CPC); Campbell, Cathleen (CPC); Secretary, Commissions (CPC)

Subject: Re: Objections to Conditional Use Authorization Application - 232 Clipper St., CASE

NO. 2017-011414CUA

Follow Up Flag: Follow up Flag Status: Flagged

Correction: my house is two doors West of 232 Clipper. 232 Clipper is two doors East of my own.

Thank you!

Julie

Sent from my iPhone

On Jun 15, 2018, at 8:21 PM, julietraun@aol.com wrote:

Dear Commissioners,

Please see my attached letter submitted in opposition to the Conditional Use Authorization Application for 232 Clipper Street, CASE NO 2017-011414CUA.

I have also pasted the content of the letter below:

Julie Traun

240 Clipper Street

San Francisco, CA 94114

415-225-5004

julietraun@aol.com

June 15, 2018

San Francisco Planning Commission

1650 Mission Street

Suite 400

San Francisco, CA 94103

Via: Email

Re: Objections to Conditional Use Authorization Application

Project Address: 232 Clipper Street

CASE NO. 2017-011414CUA

Dear President Hillis and Members of the Planning Commission,

I write to lodge my strong objections to the above referenced project two doors west of my own on Clipper Street.

My husband purchased our home on Clipper Street in 1971, at approximately the same time as Kim Mecuri Bullis and her son Steve Bullis. We were neighbors and good friends until Steve's death which lead to the sale of his property at 232 Clipper Street to Mr. Eastwood, the proponent of the plans before you. These plans are opposed by every neighbor we know, as well as the Noe Neighborhood Council.

As longtime owners on this street – perhaps the longest – we have watched dozens of homes renovated. On each and every occasion, the renovation was compatible with the surrounding structures and undertaken with a spirit of collaboration – until now. What is proposed by Mr. Eastwood stands alone in stark and unacceptable contrast to the beauty and spirit of this street and neighborhood.

NO home anywhere near us is four stories, none are anywhere near as large, and none so negatively impact the privacy and light of neighbors.

Height and Depth are unacceptable. The current structure at 232 Clipper Street is a single story home and all surrounding homes are no more than three floors. Therefore the proposed height of four stories and the proposed depth, which adds more than 23 feet to the existing home, are grossly incompatible for the project will extend well beyond the adjacent homes, both of which were recently renovated to be compatible with their adjacent neighbors and respectful of their light and privacy.

Rear Massing of Project is unacceptable. In recent years, the adjacent homes to the proposed structure have undertaken modest renovations; the rear of the renovated homes are intentionally lower and smaller than the front facades out of respect for privacy, light and neighborhood compatibility. This project proposes a *massive* structure to the rear of the property with two decks, one off the 3rd as well as the 4th floor. This massive rear structure will impact not only the adjacent neighbors but homes beyond. Our home is free standing on the side facing the project and our bathroom privacy on the third floor as well as our main room privacy on our second floor will cease to exist. I can't imagine the magnitude of the detrimental impact on privacy and light on the adjacent neighbors. This proposed project clearly violates the Residential Designs Guidelines and it must be rejected.

Glazing on Front and Rear is unacceptable. The proportion and size of windows on the front and rear of the proposed structure are completely incompatible with all existing structures on the block and neighborhood. The Planning Department agreed. The number and scale of glazing must be significantly reduced.

The Front Roof Deck is unacceptable. The proposed upper level roof deck must also be rejected for privacy and compatibility concerns.

I join my neighbors in lodging these serious objections to this massive project and urge this Commission to reject the Conditional Use Authorization application. Please consider my prior correspondence with Mr. Campbell, copied on this letter.

I will join my neighbors at the hearing scheduled for June 21st.

Thank you for your consideration.

Very truly yours,

×		
J	ULIE A. TRAUN	

cc: Cathleen Campbell

<Traun Letter to Planning Commission 232 Clipper St..pdf>

Julie Traun 240 Clipper Street San Francisco, CA 94114 415-225-5004 julietraun@aol.com

June 15, 2018

San Francisco Planning Commission 1650 Mission Street Suite 400 San Francisco, CA 94103 Via: Email

Re: Objections to Conditional Use Authorization Application

Project Address: 232 Clipper Street CASE NO. 2017-011414CUA

Dear President Hillis and Members of the Planning Commission,

I write to lodge my strong objections to the above referenced project two doors west of my own on Clipper Street.

My husband purchased our home on Clipper Street in 1971, at approximately the same time as Kim Mecuri Bullis and her son Steve Bullis. We were neighbors and good friends until Steve's death which lead to the sale of his property at 232 Clipper Street to Mr. Eastwood, the proponent of the plans before you. These plans are opposed by every neighbor we know, as well as the Noe Neighborhood Council.

As longtime owners on this street – perhaps the longest – we have watched dozens of homes renovated. On each and every occasion, the renovation was compatible with the surrounding structures and undertaken with a spirit of collaboration – until now. What is proposed by Mr. Eastwood stands alone in stark and unacceptable contrast to the beauty and spirit of this street and neighborhood.

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height of four stories and the proposed depth, which adds more than 23 feet to the existing home, are grossly incompatible for the project will extend well beyond the adjacent homes, both of which were recently renovated to be compatible with their adjacent neighbors and respectful of their light and privacy.

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I join my neighbors in lodging these serious objections to this massive project and urge this Commission to reject the Conditional Use Authorization application. Please consider my prior correspondence with Mr. Campbell, copied on this letter.

I will join my neighbors at the hearing scheduled for June 21st.

Thank you for your consideration.

Very truly yours,

JULIE A. TRAUN

cc: Cathleen Campbell

From: Kelly Garayoa Sanchez <kelly.garayoa@gmail.com>

Sent: Tuesday, June 19, 2018 4:22 PM

To: Rich Hillis; Koppel, Joel (CPC); Melgar, Myrna (CPC); Rodney Fong; Richards, Dennis

(CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)

Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); Luis Felipe Sanchez; Gene

Tygielski

Subject: Opposition to Conditional Use Authorization for 232 Clipper Street

Attachments: 180605_Shadow Analysis Report.pdf; 2018.06.18 232 Clipper Planning Commission

Letter.pdf

Dear President Hillis and Members for the Planning Commission,

Thank you for taking the time to hear our objections regarding the Conditional Use Authorization for 232 Clipper Street (with the hearing set for Thursday, June 21, 2018).

As the direct neighbors (East side) to 232 Clipper, we wholeheartedly agree with the requirements of the Residential Design Advisory Team (RDAT) as conveyed in the Notice of Planning Department Requirements #1, dated February 14, 2018.

Our specific request is that the Project Sponsor (Eastwood) be required to comply with the following requirements:

- Limit the massing of the building to a maximum of 3 floors.
- Limit the horizontal and vertical addition to extend no further into the rear yard than the primary rear wall of the adjacent house (236 Clipper)
- Reduce the quantity and scale of glazing on the front and rear facades
- Remove the front roof deck.

Please see the attached air and light study enclosed which shows how detrimental the impact of the plans (even the RDAT recommendation) would be to our home and rental unit. On our East side there is an apartment building that extends the length and width of the property. The new property will exaggerate our existing light and air constraints further. (Note: the air and light study missed 2 recently added sky lights in our second floor which would be completely 'red' in every scenario presented)

It is also worth noting that the Project Sponsor has verbally agreed to the following concessions, which we appreciate, but need to formalize:

- 1. The front setback request is reasonable
- 2. 3 stories vs. 4
- 3. The massing in the rear yard is still an issue as it over powers and shadows neighboring houses
- 4. Set back the 3rd floor wall only 3 feet (whereas it would be more reasonable to set back 2nd and 3rd floors 5 feet (this is only as it applies to his east walls)

As homeowners and landlords in San Francisco, we appreciate the need for affordable housing. It is possible for the Project Sponsor to create 2 affordable units by removing the garage (J-line train and several city buses are 2 blocks away) and reducing the bulk of the home. The current plans are not affordable on a sq. ft basis.

We further urge you to reject the Conditional Use Authorization for this project until the above modifications have been applied to the plans.

Sincerely,

Kelly Garayoa Sanchez (<u>kelly.garayoa@gmail.com</u>) Luis Sanchez Castillo (<u>luis1fe@gmail.com</u>)

228 Clipper Street San Francisco, CA 94109

From: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Wednesday, June 13, 2018 8:08 PM

To: Rich Hillis; Koppel, Joel (CPC); Melgar, Myrna (CPC); Rodney Fong; Richards, Dennis

(CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)

Cc: Noeneighborhoodcouncil Info; Campbell, Cathleen (CPC); Secretary, Commissions

(CPC)

Subject: Opposition to Conditional Use Authorization for 232 Clipper Street

Attachments: 232 Clipper Street - NNC Letter Against CUA to PC.pdf

Follow Up Flag: Follow up Flag Status: Flagged

President Hillis and Members of the Planning Commission:

Please see the attached letter from Noe Neighborhood Council in opposition to the proposed project at 232 Clipper Street.

Sincerely,

Ozzie Rohm

June 13, 2018

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

> Adjacent Neighbor's Objections to Conditional Use Authorization Application Project Address: 232 Clipper Street

Case No: 2017-011414CUA

Dear President Hillis and Members of the Planning Commission,

We own the single-family home located at 236 Clipper Street, immediately adjacent to 232 Clipper Street (the "Project") to the west, and we write to state our strong objections to the developer's proposed plans and Conditional Use Authorization application.

To provide some context, we purchased our home in 2002, just before the birth of our first child, and we have raised our family of five in this home since then. We have undertaken two projects for our home – a moderate rear addition and restoration of the façade, both in full compliance with all City rules, regulations and guidelines and with every effort made to respect our neighbors and neighborhood during the projects. The developer's plan to build a 4-story structure which will dwarf all the neighboring homes and which is completely out of line with every other structure on the block, combined with his marked unwillingness to consider our concerns and the multiple NOPDRs issued by the Planning Department, is enough to make us consider joining the rest of the families fleeing San Francisco. We fully recognize the difficult issues that you grapple with in managing San Francisco's housing challenges, but granting this Project's Conditional Use Authorization application based on the plans under submission is unsupportable.

As you will see in the file, we have repeatedly expressed our objections to the developer's proposed plans for the Project. Our objections are captured in both of the NOPDRs issued by the Planning Department, based on the Project's multiple violations of the Residential Design Guidelines. In addition, we have serious concerns regarding the detrimental impact that the Project will have on our access to light and the privacy of our home and yard. We have undertaken a Shading Analysis attached to this letter to demonstrate the substantial increase in shade and shadows that we will suffer if this Project is approved.

1. Project is not compatible with height and depth of surrounding buildings. The Project's proposed height of four stories and forty feet is incompatible with the surrounding buildings as fully demonstrated in the plans themselves (see A4.1) as well as in the renderings included in our attached Shading Analysis (see pp. 5-6). Both adjacent homes are three-story structures with substantially smaller footprints than the proposed Project. In addition, the Project proposes to add more than 23 feet in height to the existing structure on this plot. This Project should be limited to a maximum of three floors to ensure the scale is compatible with the surrounding buildings. In addition to the incompatibility of scale to the neighboring structures,

the size of the Project has a substantial detrimental effect on the light and privacy of our property.

- 2. Rear massing of the Project is not compatible with the existing building scale. The Project's proposal to have a four-story structure with multiple rear decks (at both the 3rd and 4th floor levels) extending well beyond the existing rear walls of the adjacent structures violates the Residential Design Guidelines, as articulated by the Planning Department's NOPDRs. The NOPDRs advised that the 3rd and 4th stories should be limited to the 3-story wall of our home with any additional structure beyond this point limited to two-stories with a setback from the side property lines. Instead, the developer's Project plans submitted for CUA review include a three-story structure (with an additional roof deck) adjacent to our two-story structure and a two-story structure (with an additional roof deck) jutting well past the existing wall of our home. This rear massing with multiple decks violates the Residential Design Guidelines and seriously impinges on our light and privacy.
- Glazing on front and rear facades is incompatible with existing buildings on the block and in the neighborhood. We agree with the NOPDRs issued by the Planning Department that the Project must reduce the proportion and size of the windows on the front and rear facades in order to comply with the Residential Design Guidelines and scope of glazing on surrounding buildings.
- The proposed upper level front roof deck should be removed. We agree with the NOPDRs issued
 by the Planning Department that the upper level front roof deck must be removed based on
 privacy concerns.
- 5. The scale and rear massing of the Project substantially interferes with the light and privacy of our home. In addition to the concerns repeatedly raised by the Planning Department in its NOPDRs, the scale and rear massing of the Project directly impinges on our privacy and access to light. As noted above, the Project has rear-facing decks at both the 3rd and 4th floor levels. These decks will loom above and look directly down and into our yard, rear deck (at the 2rd floor level), skylights (at the 2rd floor level), and rear master bedroom windows (see, e.g., rendering at page 9 of Shading Analysis), raising serious privacy concerns. Please refer to the appendices at page 19 and 20 of the Shading Analysis for a rendering of the clear view from one of the Project's rear decks directly into our master bedroom windows, as well as a rendering of the privacy impact on our rear deck. In addition, the height and scale of the Project will have a substantial detrimental impact on our access to light as documented in the attached Shading Analysis. As that report shows, we will suffer significant shading (greater than 20% increase) to the skylights that provide the primary source of light for our 2rd story kitchen/family area, and moderate shading increase to our rear deck (see, e.g., renderings and data at pages 9, 11-13 of Shading Analysis). The Project will more than double the amount of shading we experience in

the skylights in our kitchen/family area (see, e.g., page 13 of Shading Analysis). We strongly oppose the Project as submitted to the Commission for CUA on this basis.

For all of the reasons above, we urge the Commission to reject the Conditional Use Authorization application for this Project until modifications to address the above issues have been implemented.

We plan to attend the hearing scheduled for June 21 before the Commission and are happy to answer any questions you may have.

Thank you for your time and careful consideration of this matter.

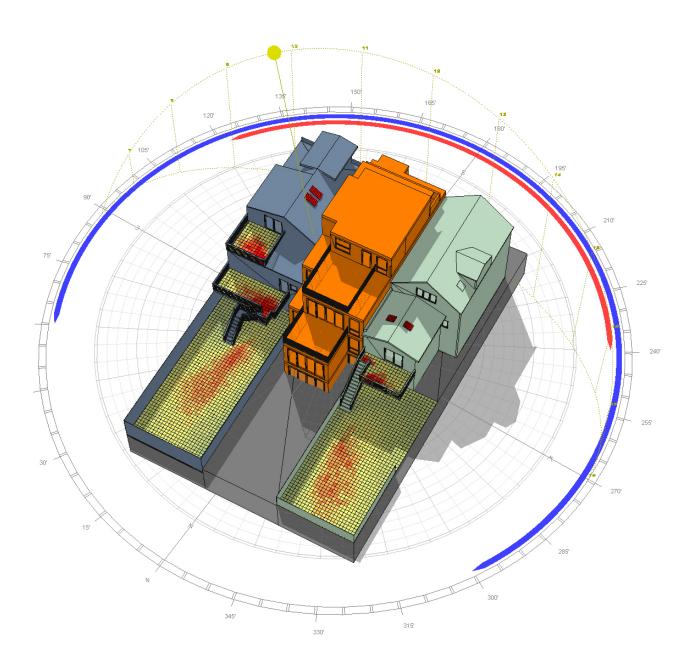
Respectfully,

Brian and Johanna Roberts

Shanne Roberto

SHADOW ANALYSIS REPORT

FOR **232 CLIPPER STREET** | JUNE 13TH 2018





Report prepared by Olivier PENNETIER Principal

SYMPHYSISBioclimatic Design Consulting olivier@symphysis.net

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I. INTRODUCTION & ANALYSIS SUMMARY

SYMPHYSIS was asked to perform a shading analysis to assess the shading impact of a proposed 4-story residential building located at 232 Clipper Street, upon the adjacent properties at 228 and 236 Clipper Street.

The adjacent neighbors at 228 and 236 Clipper Street are concerned that the proposed 40'-0" tall building will cast additional shadows on their rear yards, rear decks and significantly reduce light through their adjacent skylights.

After performing a shading analysis, SYMPHYSIS concludes that the proposed 4 – story building at 232 Clipper Street will add **significant shading** (> 20% increase) to all the adjacent skylights, **moderate shading** (10-20% increase) to the rear decks (3), and **marginal shading** (0-5% increase) to the rear yards of the properties at 228 and 236 Clipper Street.

The report herein describes the proposed project, and the methodology used for the shading analysis, along with its results. ■

Olivier A. Pennetier, MArch, LEED AP SYMPHYSIS Principal

06/13/2018

Our services consist of professional opinions and conclusions developed in accordance with generally accepted environmental design and solar engineering principles and practices. Our conclusions and recommendations are based on the information provided by the clients, USGS Digital Elevation Model and publically available Geographic Information System database.

II. PROJECT LOCATION

The proposed project is located at 232 Clipper Street, in the center of the Noe Valley neighborhood. ■

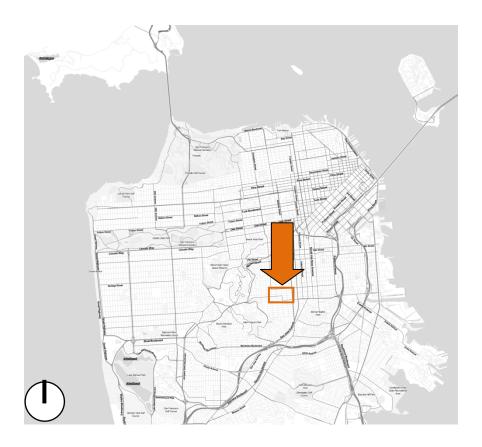


FIGURE 1: LOCATION MAP

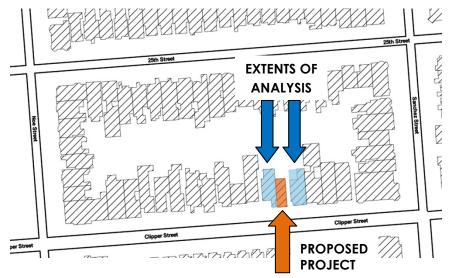


FIGURE 2: BLOCK MAP

III. PROPOSED PROJECT DESCRIPTION

The proposed project is a new 4-story, 2-family residential building that will replace an existing single story structure, located at 232 Clipper Street, on the South end of Block 6548, Lot 09. The existing building is currently 17'-9 ¼" high from the center of the front property line and 55'-5" deep from the front property line.

The proposed building would add 23 feet 3 inches to the overall building height for a total height of 40'-0", and would extend toward the north of the property 74'-3" from the front property line. The rear of the proposed building features a series of stepping roof decks to minimize rear massing.

The following drawings, provided by the project sponsor, show the proposed project's elevations and cross section, in relation to the adjacent neighbors at 236 and 228 Clipper Street.

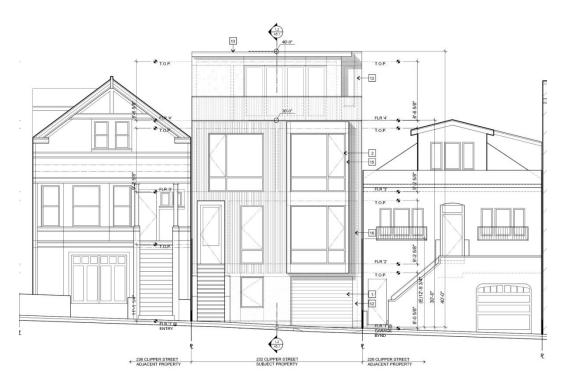


FIGURE 3: PROPOSED FRONT ELEVATION

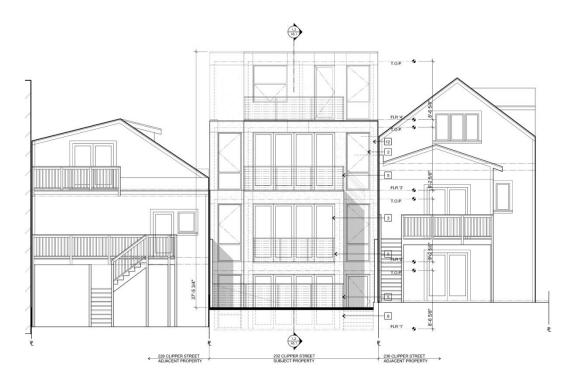


FIGURE 4: PROPOSED REAR ELEVATION

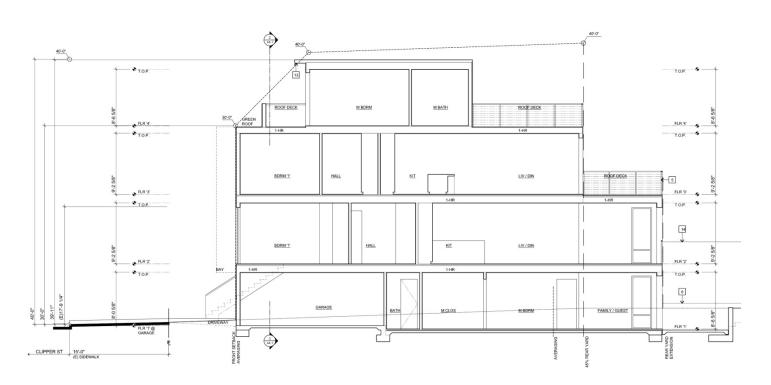


FIGURE 5: PROPOSED SECTION

IV. ANALYSIS METHODOLOGY & RESULTS

A 3D model of the neighboring city blocks was developed, using Geographic Information System (GIS) database, photogrammetric building and terrain elevation models from Google Earth, and the proposed plans from the project's architect Curtis Hollenbeck.

Analysis grids were fitted to the rear yards of 228 and 236 Clipper Street properties, as well as their rear yard decks and skylights adjacent to the proposed project. These analysis grids record the amount of solar radiation and shading percentage before and after the proposed project, and show the areas of difference. This process allows us to assess the location and amount of any shading impact.

The analysis was performed for the entire year on an hourly basis, from 12:00 AM to 11:00 PM, using the available weather data file (TMY3) from San Francisco Airport. The shading analysis took in consideration the effect of building overshadowing as well as the terrain, but disregarded the effects of trees and vegetation. The results are expressed in percentage shading as well as sunlight hours. In addition, another round of calculation was done, using the City's established protocol and methodology for assessing shadowing, with a square-foot per hour metric (sqft/hr). This methodology differs with the former one in that the calculation times are set to one hour after sunrise and one hour before sunset. Note that this methodology is most appropriate for horizontal surfaces as it is compared to an unobstructed plane (flat). The methodology is part of the City's section 295 shading analysis protocol and is not a requirement for this project.

The results of this shading analysis show that the proposed 4-story project at 232 Clipper Street adds substantial additional shading on the adjacent properties skylights, most notably the West facing skylights (2) at 228 Clipper Street, and the East facing skylight at 236 Clipper Street. The west facing skylight at 236 Clipper Street is also noticeably impacted by the proposed project, although to a lesser extent. All adjacent skylights experience an increase in shading over 20%. +34% increase in shading on the West facing skylight at 236 Clipper and +137% increase in shading on the East facing skylight at 236 Clipper – a loss of 1,308 hours of direct sunlight on this skylight alone throughout the year.

The three rear decks analyzed fared somewhat better than the skylights, with shading increase of 10% for the rear deck at 236 Clipper and upper rear deck at 228 Clipper Street, to over 11% shading increase at the lower deck of 228 Clipper Street. Still yet, this lower rear deck would experience a loss of 382 hours of direct sunlight.

Both rear yards experience marginal shading increase of +6% each - a smaller number due to the large size of the area of analysis. In the rear yard of 236 Clipper Street, the impact is more pronounced in the northern, central-to-eastern portion of the yard. In the rear yard of 228 Clipper Street, the impact is mostly experienced in the central and Southern portion of the yard.

For comparison purposes, a similar analysis was performed with the 4th story of the proposed project clipped off to see the effect of the top story on the overall shading impact. The analysis shows that the 4th story mostly impacts the west skylights at 228 Clipper Street, and the West and East skylights at 236 Clipper Street. The upper deck at 228 Clipper also suffers from the additional top story. The lower decks and yards are not substantially affected by the 4th story compared to the 3-story only building.

The following graphics shows the developed model for the analysis, as well as graphic representations of the shading impact extents of the additional shading caused by the proposed project in comparison to the existing conditions. Tables summarize the results of the analysis.

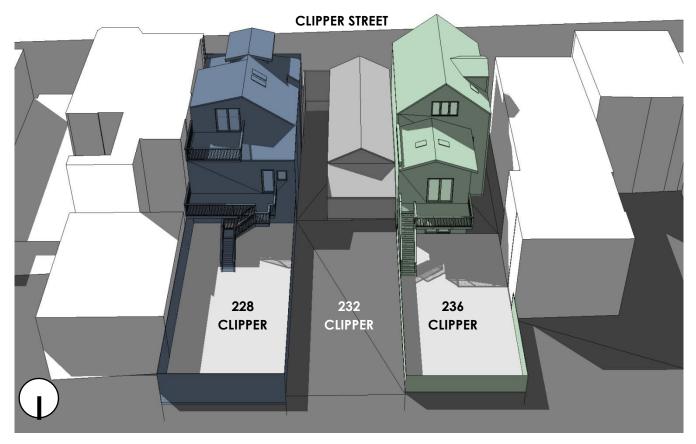


FIGURE 6: 3D MODEL OF EXISTING CONDITIONS – SEPTEMBER 21ST @ 9:45 AM

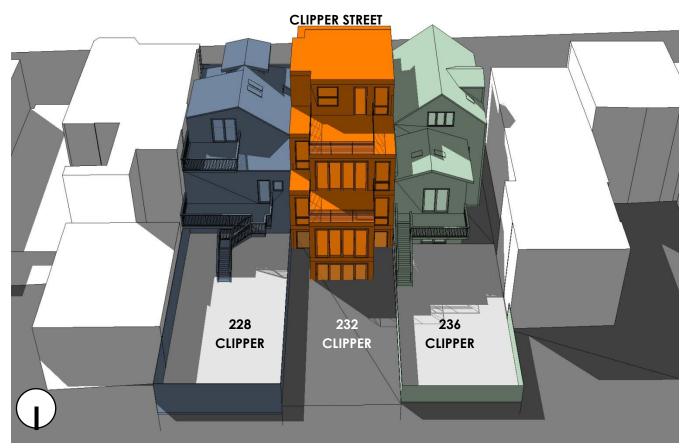


FIGURE 7: 3D MODEL OF PROPOSED CONDITIONS – DECEMBER 21ST @ NOON

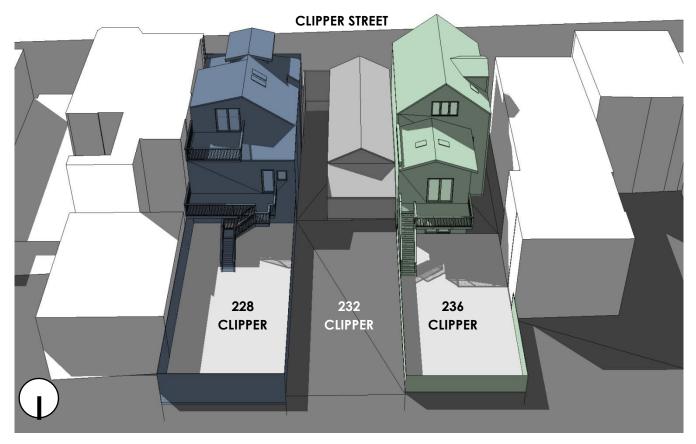


FIGURE 8: 3D MODEL OF EXISTING CONDITIONS - SEPTEMBER 21ST @ 9:45 AM

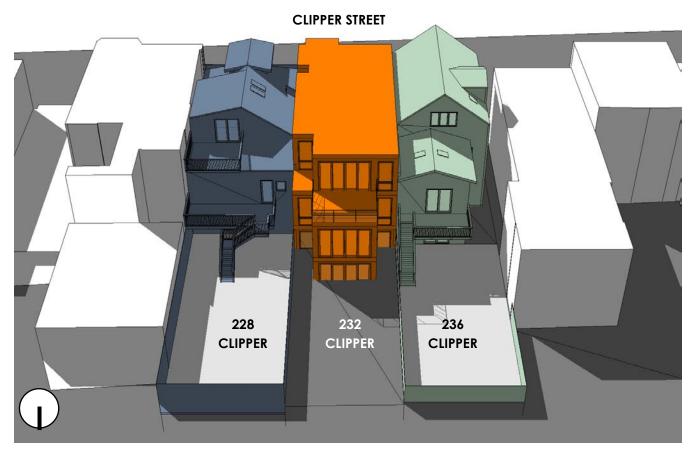


FIGURE 9: 3D MODEL OF PROPOSED CONDITIONS WITH 3-STORY DESIGN – DECEMBER $21^{\rm ST}$ @ NOON

- 1. WEST SKYLIGHTS @ 228
- 2. UPPER DECK @ 228
- 3. EAST SKYLIGHT @ 236
- 4. WEST SKYLIGHT @ 236
- 5. LOWER DECK @ 228
- 6. DECK @ 236
- 7. 7 YARD @ 228
- 8. YARD@236



FIGURE 10: AREAS SELECTED FOR THE ANALYSIS



FIGURE 11: BIRD EYE VIEW OF MOST IMPACTED AREAS BY ADDITIONAL SHADING - RED = >20% + INCREASE IN SHADING

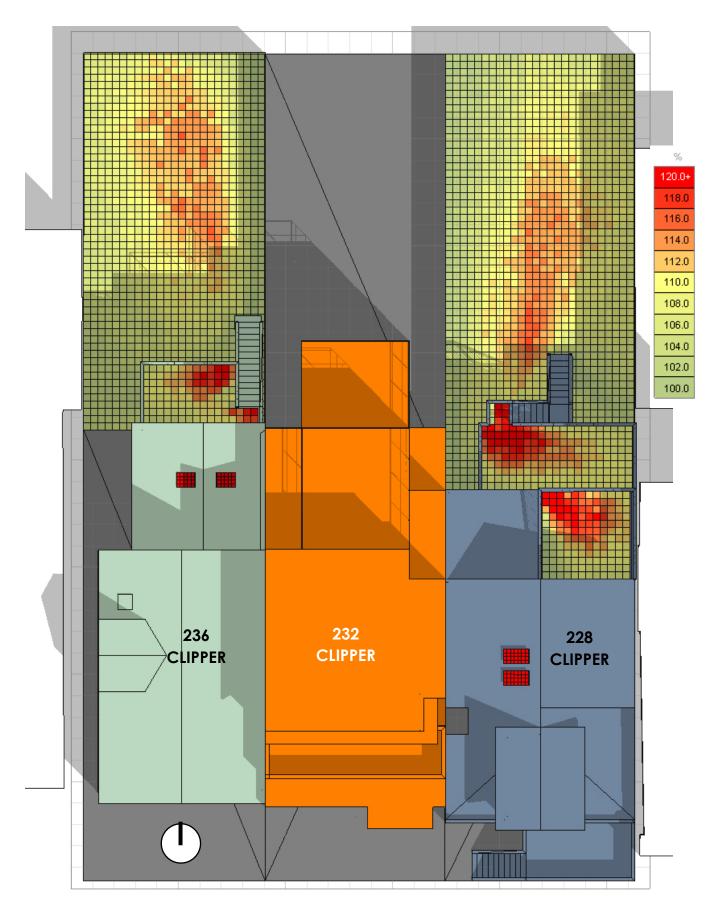


FIGURE 12: MAP OF MOST IMPACTED AREAS BY ADDITIONAL SHADING - RED = >20% + INCREASE IN SHADING WITH 4-STORY DESIGN

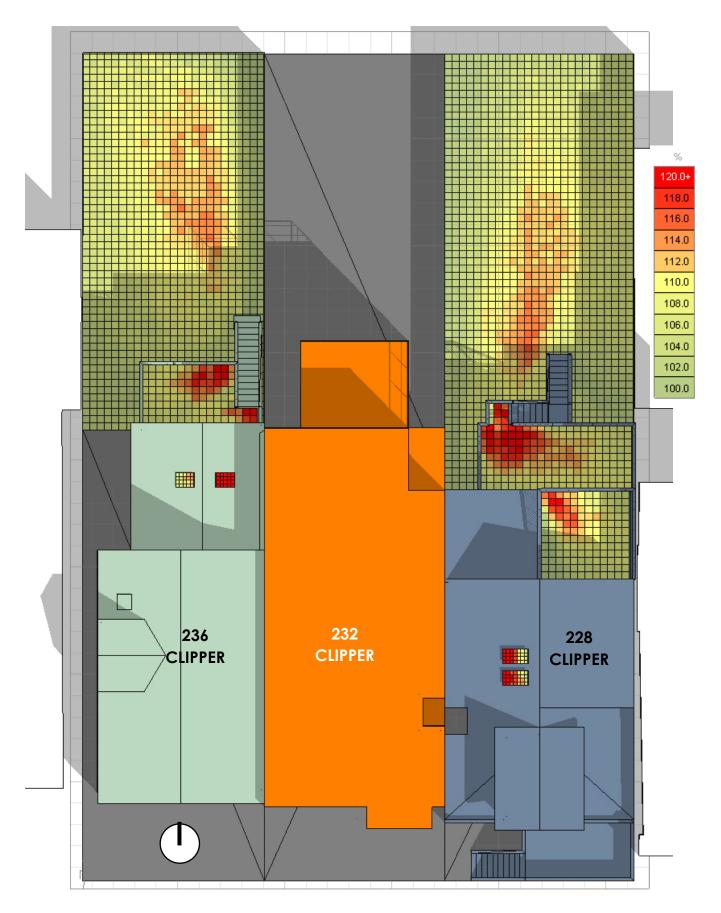


FIGURE 12: MAP OF MOST IMPACTED AREAS BY ADDITIONAL SHADING - RED = >20% + INCREASE IN SHADING WITH 3-STORY DESIGN

Table 1: Shading Percentage & Sunlight Hours Summary Table for 4 story design:

PROPOSED 4 STORY DESIGN 05/21/18 236 CLIPPER

SHADING %
YEARLY SUN HOURS

		YARD		DECK			EAST SKYLIGHT			WEST SKYLIGHT		
	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF
	63.58	67.34	5.9%	76.70	84.79	10.6%	22.30	52.95	137.4%	25.30	33.90	34.0%
s	1533.91	1373.90	-10.4%	975.40	640.24	-34.4%	3298.90	1990.40	-39.7%	3168.90	2801.35	-11.6%

228 CLIPPER

SHADING % **YEARLY SUN HOURS**

	YARD		LOWER DECK			UPPER DECK			WEST SKYLIGHTS		
BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF
68.42	72.50	6.0%	77.03	86.01	11.7%	68.62	75.87	10.6%	23.34	47.64	104.1%
1326.56	1155.94	-12.9%	959.91	577.47	-39.8%	1316.12	1009.77	-23.3%	3251.63	2213.57	-31.9%

Table 2: Shading Percentage & Sunlight Hours Summary Table for 3 story design:

3 STORY DESIGN 236 CLIPPER

	YARD			DECK			EAST SKYLIGHT			WEST SKYLIGHT		
	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF
SHADING %	63.58	67.07	5.5%	76.70	84.30	9.9%	22.30	45.95	106.1%	25.30	27.70	9.5%
YEARLY SUN HOURS	1533.91	1385.48	-9.7%	975.40	650.69	-33.3%	3298.90	2282.70	-30.8%	3168.90	3067.80	-3.2%

228 CLIPPER _____

SHADING % YEARLY SUN HOURS 1

	YARD		LOWER DECK			UPPER DECK			WEST SKYLIGHTS		
BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF	BEFORE	AFTER	% DIFF
68.42	72.00	5.2%	77.03	85.49	11.0%	68.62	73.35	6.9%	23.34	27.59	18.2%
1326.56	1177.85	-11.2%	959.91	600.47	-37.4%	1316.12	1114.60	-15.3%	3251.63	3074.07	-5.5%

Table 3: Shadow Load Calculation per City's Methodology - 1 hour after sunrise to 1 hour before sunset

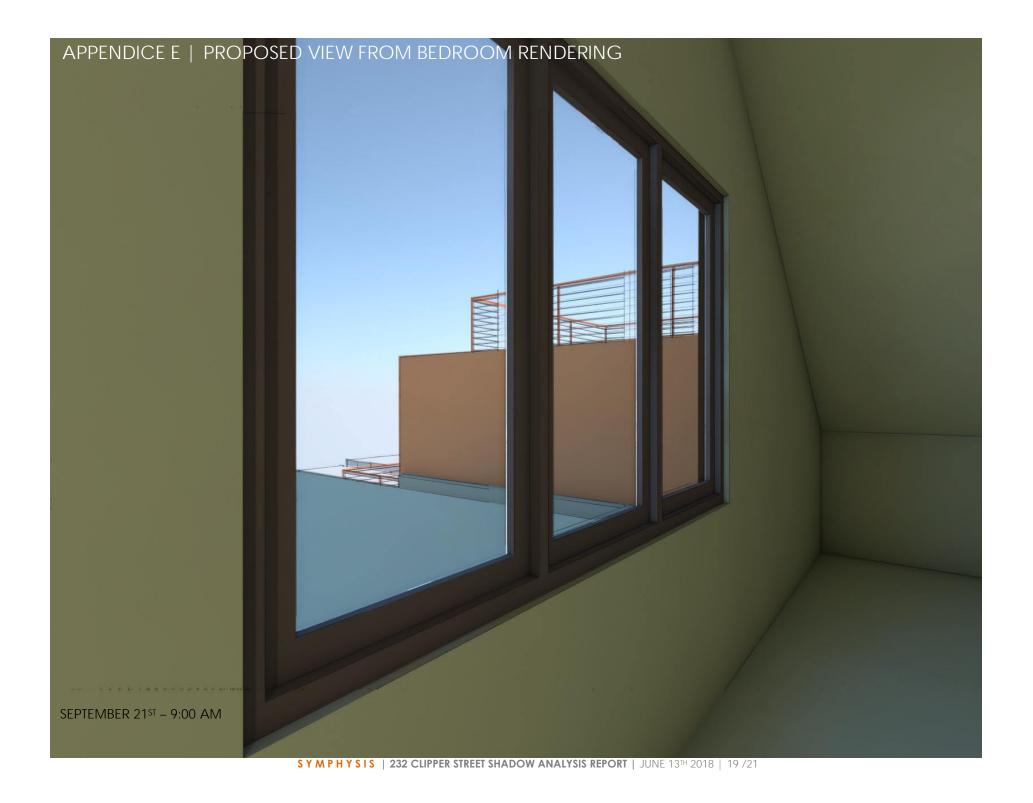
	EXISTING SHADOW LOAD (SF/HR)	PROPOSED NET NEW SHADOW LOAD (SF/HR)	PROPOSED TOTAL SHADOW LOAD (SF/HR)
REAR YARD @ 228	3,775,142	256,697	4,031,840
REAR TARD © 220	64.65%	4.40%	69.04%
REAR LOWER DECK @ 228	14,289	1,820	16,109
RLAR LOWLR DLCR @ 226	75.88%	9.67%	85.55%
REAR UPPER DECK @ 228	195,333	22,177	217,510
REAR OFFER DECR @ 228	66.55%	7.56%	74.11%
WEST SKYLIGHTS @ 228	2,271	4,173	6,445
WEST SKILIGHTS @ 220	14.57%	26.76%	41.33%
REAR YARD @ 236	2,821,592	284,571	3,106,163
RLAR TARD @ 230	58.49%	5.90%	64.39%
REAR DECK @ 236	114,864	7,348	122,212
REAR DECR @ 238	78.82%	5.04%	83.86%
EAST SKYLIGHT @ 236	4,623	4,863	9,486
EASI SKILIGHI @ 238	23.05%	24.24%	47.29%
WEST SKYLIGHT @ 236	1,852	811	2,664
WEST SKILIGHT @ 238	18.50%	8.11%	26.61%















SYMPHYSIS
Bioclimatic Design Consulting
435 S. ALEXANDRIA AVENUE #308
LOS ANGELES CA 90020
www.symphysis.net
info@symphysis.net

NOE NEIGHBORHOOD COUNCIL

Fair Planning for Noe Valley



June 13, 2018

President Hillis and Members of the Planning Commission:

On behalf of Noe Neighborhood Council (NNC), I am writing to express our opposition regarding the Conditional Use Authorization for 232 Clipper Street. Our reasons are simple: We agree with the requirements of the Residential Design Advisory Team (RDAT) as conveyed in the Notice of Planning Department Requirements #1, dated February 14, 2018. Specifically, we urge you to require the Project Sponsor to comply with the following requirements:

- Limit the massing of the building to a maximum of 3 floors to ensure the scale is compatible with the surrounding buildings.
- Limit the horizontal and vertical addition to extend no further into the rear yard than the primary rear wall of the adjacent building at 236 Clipper Street.
- Reduce the quantity and scale of glazing on the front and rear façades to maintain neighbors' privacy and reduce the light pollution for the neighboring properties in the back.
- Remove the front roof deck.

We further urge you to reject the Conditional Use Authorization for this project until the above modifications have been applied to the plans.

Sincerely,

Ozzie Rohm

For the 300+ members of Noe Neighborhood Council

From: Suzie White <suzierwhite@gmail.com>
Sent: Thursday, May 17, 2018 4:28 PM

To: Washington, Delvin (CPC)
Campbell, Cathleen (CPC)

Subject: Re: Support for Development at 232 Clipper

Thanks to both of you—I appreciate it!

On May 17, 2018, at 9:35 AM, Washington, Delvin (CPC) < delvin.washington@sfgov.org > wrote:

Hello Suzie,

Thank you for your information and I will see that your comments are forwarded to the assigned planner Cathleen Campbell.

F. Delvin Washington Southwest Team Leader

Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6443 Fax: 415-558-6409 Email: delvin.washington@sfgov.org

Web: www.sfplanning.org

From: Suzie White [mailto:suzierwhite@gmail.com]

Sent: Wednesday, May 16, 2018 3:52 PM

To: Washington, Delvin (CPC)

Subject: Support for Development at 232 Clipper

Hi Delvin,

I am not sure how much influence this message will have, but I also know there is a chorus of negativity against development at 232 Clipper Street (about the style, number of levels, etc.). I own the property at 218 Clipper Street, and am strongly in favor of the new property owner at 232 Clipper Street being able to demolish the current structure and build a new beautiful condo building in its place.

The ideas being circulated that there aren't other 4 (or more) level buildings in the area and that the design is inconsistent with the neighborhood (which has so many different styles represented) are simply false. I hope that the owners will be able to move forward with their plans and wanted to let you know that not all of the neighbors are crazily against this project which will definitely improve all of our property values.

Thanks for considering a vote in favor of the new owners being able to have the freedom to improve the property that they bought.

Best, Suzie White

From: Anita Chawla <anita@global-change.us>
Sent: Friday, November 10, 2017 1:57 PM

To: Campbell, Cathleen (CPC)

Cc: info@noeneighborhoodcouncil.com

Subject: Building permit # 201708245767: 232 Clipper Street

Follow Up Flag: Follow up Flag Status: Flagged

Dear Ms. Campbell,

I am writing about the proposed development of 232 Clipper St. As a resident of this close knit community and architecturally beautiful street, I have several concerns.

The proposed plans are not inline with the existing homes on Clipper St. The square footage of 5,468 feet is way out of scale with the rest of our homes. I am opposed to the fourth floor and pop out as well as the facade. It is out of character for our neighborhood and will diminish the overall cohesive architectural nature of our street.

In addition, I am concerned that this proposed development will not contribute to the affordable housing stock in the city. Our street is very family oriented with children of all ages and I would like to see more families move into our neighborhood with more affordable housing as a draw.

Thank you for your attention in this matter. I will be closely monitoring the development of this property and look forward to hearing from you.

Warmly,

Anita Chawla 264 Clipper Street

From: Belen Medina <belenmedina99@gmail.com>
Sent: Tuesday, November 14, 2017 1:36 PM

To: Campbell, Cathleen (CPC)

Cc: info@noeneighborhoodcouncil.com

Subject: Concerns Regarding Proposed Project at 232 Clipper Street - Permit Application No.

201708245767

Follow Up Flag: Follow up Flag Status: Flagged

Ms. Campbell,

I do not support the proposed project at 232 Clipper Street. The rear design, specifically what they call the pop out, is too large and extends considerably beyond the existing back walls of 228 and 236 Clipper, blocking most of the sun to these homes. Each project that extends back and rises higher sets a new precedent, which further boxes-in existing homes and creates antagonism in the neighborhood and severe disruption for the residents. I oppose the size of the proposed project at 232 Clipper Street because of the effect it will have on the light and privacy of all the surrounding homes.

Belen Cabot 217 Clipper Street

From: bill.weihl@gmail.com on behalf of Bill Weihl <bill@weihl.com>

Sent: Tuesday, November 21, 2017 3:54 PM

To: Campbell, Cathleen (CPC)

Subject: Concerns about proposed project at 232 Clipper St - Permit Application No.

201708245767

Dear Ms. Campbell,

One of my neighbors stopped by my home to show me the plans for the proposed project at <u>232 Clipper Street</u>. I wanted to provide some feedback about it.

In general, I am greatly supportive of building more housing - and this building would create 2 housing units on a lot that currently contains only 1. At the same time, the proposed structure is quite large, and somewhat out of sync with the surrounding buildings.

I would encourage the city to focus on creating more reasonably affordable housing with this project - perhaps 2 smaller units, or 3 smaller units in a similar-sized structure. I would also suggest that the design be modified to step back the upper floors more, so that the building does not tower over the sidewalk and street as much.

Sincerely, Bill Weihl

280 Clipper St. San Francisco, CA 94114

Email: bill@weihl.com Cell: 415-269-9533 Home: 415-285-6346

From: Daniel Polk <sfpolk@gmail.com>

Sent: Saturday, November 18, 2017 12:31 PM

To: Campbell, Cathleen (CPC)

Cc: info@noeneighborhoodcouncil.com

Subject: Concerns Regarding Proposed Project at 232 Clipper Street - Permit Application No.

201708245767

Hello Ms. Campbell,

I believe that the proposed size and volume of the project at 232 Clipper Street will diminish the neighborhood character and will not be compatible with nearby homes. The proposed design is for a 4 story, 2 unit building. This building type is not common on this block of Clipper Street. The increased height and the additional rear extension will greatly impact the light and privacy of the adjacent neighbors making them feel "boxed-in." This is a neighborhood of mostly two and a few three-story buildings. Except for the large apartment building near the northwest corner, there are currently no four-story buildings on this block. I am against this project because the out of scale size of the building will be disruptive to the neighborhood character.

Daniel Polk - 4023 25th Street

From: Fadi Musleh <fadifresno@yahoo.com>
Sent: Tuesday, December 12, 2017 2:41 PM

To: Campbell, Cathleen (CPC); info@noeneighborhoodcouncil.co

Subject: Concerns Regarding Proposed Project at 232 Clipper Street - Permit Application No.

201708245767

Ms. Campbell,

I am contacting you to raise my opposition to the proposed construction at 232 Clipper Street. The proposed structure is much too large and not in scale with the rest of the block. The height and depth of the proposed building is not compatible with the building scale currently found on the block. The Floor Area Ratio (FAR) of the proposed structure is out of proportion to the FAR in the immediate neighborhood. The FAR of 2-unit buildings on this block ranges between 0.64 and 0.93. How can a 2-unit building with an FAR of more than double this maximum range be allowed in this neighborhood? The proposed building (FAR 1.93) will be over three times the size of the neighbor directly west of it and two times the size of the neighbor directly east of it. I am opposed to the construction of this proposed building because it is too big and out of scale for this block of Clipper Street.

Fadi Musleh 4031 25th Street

Thank you in advance for your support in this process as we work together to preserve the character of our neighborhood. Please let me know if you have any questions on the above information.

From: elenifer@aol.com

Sent: Thursday, November 16, 2017 10:34 PM

To: Campbell, Cathleen (CPC)

Cc: info@noeneighborhoodcouncil.com

Subject: Concerns Regarding Proposed Project at 232 Clipper Street - Permit Application No.

201708245767

Ms. Campbell,

After reviewing the designs for the proposed project at 232 Clipper Street, I am concerned by the massive size of the new structure and am opposed to it, in its current form. Two 2200+ square foot units is not common in Noe Valley. We do not need more large, cold, angular, glassy structures in Noe Valley. The neighborhood has historically been admired for its Victorians and homes with curving lines, wood exteriors, and aesthetically pleasing scale. Each of these units is bigger than most homes in our area. Who are these condos being built for? Not the average family in San Francisco. Allowing construction of such large dwellings runs against San Francisco's policy of preserving affordability and favors impersonal ugliness over charm and middle class livability. We do not need another gargantuan luxury home in Noe Valley but we do need more affordable homes. I urge you to take into account the thoughts and wishes of the immediate neighbors as you review these plans. Thank you.

Helen Ferentinos 273 Clipper Street

From: julietraun@aol.com

Sent: Saturday, December 02, 2017 6:12 PM

To: Campbell, Cathleen (CPC)

Subject: 1 of 3 Concerns Regarding Proposed Project at 232 Clipper Street –

Attachments: Front room Living space prior to cleaning 232 Clipper StX.JPG; Bedroom prior to

cleaning 232 Clipper St.X.JPG; Hallway partially cleaned 232 Clipper St X.JPG; Roof -

east side 232 Clipper St. X.JPG

Ms. Cathleen Campbell

Planner, SW Quadrant, Current Planning

Planning Department, City and County of San Francisco

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

By email: cathleen.campbell@sfgov.org

Re: Concerns Regarding Proposed Project at 232 Clipper Street –

Permit Application No. 201708245767

Dear Ms. Campbell

I am an attorney and a neighbor of more than 30 years to Steve Bullis, the deceased resident of 232 Clipper Street. My husband, daughter and I were very close to Steve, and to his mother Kim Mecuri Bullis who died approximately 10 years ago. Prior to Kim's death, I was a regular visitor to the Bullis home and I am thoroughly familiar with the entirety of the property. I also visited the property following Steve's death and took the photos which accompany this email to you. I live two doors from the Bullis property, at 240 Clipper Street.

The purpose of this letter is twofold: I write to alert you to the condition of the property and the necessity for demolition, and as a neighbor, I write to strongly object to the proposed building size and height on the property.

THE PROPERTY REQUIRES DEMOLITION

For reasons to follow, this property cannot be renovated but must be demolished. I am attaching a total of 14 photos of the property in three separate emails, but it's not possible to fully capture the level of decay and filth discovered upon Steve's death.

Unfortunately, and following Kim Bullis' death, her son Steve's alcohol consumption and his tendency to hoard intensified greatly. Steve did not just hoard his belongings, he hoarded garbage as well. I can't remember the last time Steve changed his clothes or washed up; clearly he was not bathing, or taking care of himself or his home.

Following many months of encouragement and regular communication with Steve, he agreed to hire a cleaning company that I had identified that serviced residences occupied by hoarders. Unfortunately the cleaning process could not be scheduled immediately and Steve died in his home prior to the date scheduled for cleaning.

Upon entry, I was horrified to find the home in the condition in which Steve lived; it was far worse than I or anyone had imagined. The Medical Examiner Investigator aptly described it as "filth." There was not an inch of flooring that was not completely covered in belongings and decaying garbage. Clearly the toilet, sink and tub were non-operational and Steve disposed of human waste in buckets or other containers located throughout the interior and outside of the house, all of which required special biohazard removal.

The director of Cleanerific, the cleaning service hired by Steve and provided by Jewish Family and Children Services, advised that despite years of cleaning the homes of hoarders, Steve's house was rated as one of the two worst properties cleaned in San Francisco. Every item in the home, and all of the walls, floors, windows and ceilings were covered with filth, and rat feces and urine were visible throughout; workers wore hazmat clothing and masks. Though the property itself is very small, it was necessary to fill seven dumpsters to clear the property. Garbage throughout the home was nearly knee deep. A professional exterminator was brought in and more than 28 rats were killed. Nothing in this home was salvageable, with the exception of many weapons and scores of ammunition discovered in a large safe and removed by the San Francisco Police Department.

Once the property was completely cleared out, the walls, floors and ceiling were washed with disinfectant, yet it was not possible to remove all stains or signs of prior filth, and given the many wall/ceiling openings throughout the house, it was not possible clean beyond surface areas. As you will see from some of the photos, the roof was in terrible repair and sections of both the ceiling and walls had fallen into the home.

The first photo that I attach depicts the front room where Steve was living and sleeping. It was taken shortly after his death and prior to cleaning. There are several other photos depicting rooms within the small residence prior to cleaning, during the cleaning process, or following the cleaning process. Each is identified. As you can see, it is impossible to miss the decayed state of this property for it is clearly visible to anyone, including the buyer/developer.

To the extent that information regarding the current state of this property was not shared with the planning department by the developer, I believe you need to have it to make the correct planning/building/permit decisions. This property should be demolished; rebuilding any part of this residence should not be permitted.

Furthermore, contrary to what I understand has been represented by the developer, the back of the property was not a living space, but instead was built and used as a "storage "area (several photos of this area are attached in a subsequent email). I believe Steve added this small space years ago, but it was never a living space and given the cobwebs visible throughout the back portion of the property, he had not even walked back there in a very long time. A portion of the flooring had rotted through and required placement of a large piece of plywood over the rotted flooring for safety of the workers and to gain access to the back yard.

I am happy to answer any additional questions you may have. I encourage the planning department to inspect the property.

OBJECTION TO SIZE/HEIGHT OF PROPOSED PLANS

I join in unison with the other neighbors who have also written to object to the proposed size and height of this project. Every structure on this block and the surrounding blocks is a single family residence with the exception of an occasional set of flats. No structure is anywhere near as large as that being proposed, and what is proposed is more is than 2-3 times the size of any other residence and 5 times the size of the current residence at 232 Clipper St.

Furthermore, every other building structure is no more than 2 stories (and a maximum of 3 if basements/garages are included as living space), yet the builder proposes building 4 stories on this site. The current building is one story; there is no basement whatsoever and it is the smallest property within many blocks. There are no 4 story

buildings anywhere nearby. Therefore both the size and the proposed 4th story are completely objectionable to everyone in this neighborhood.

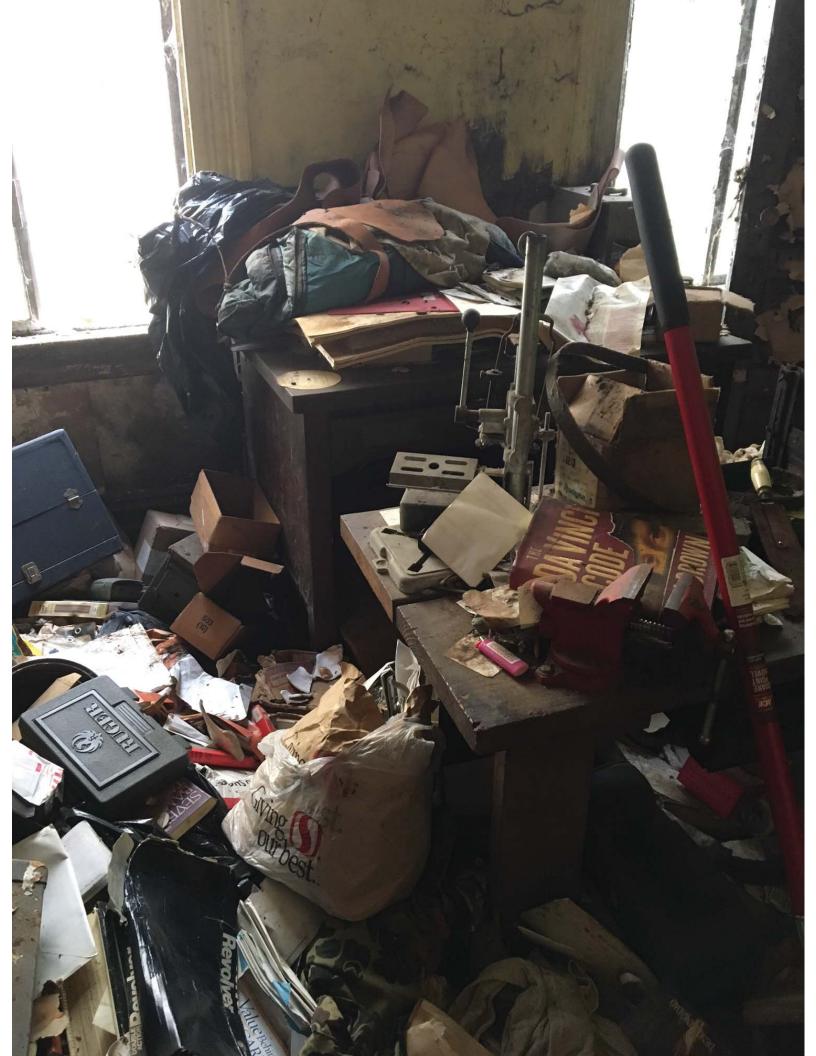
Again, thank you for your consideration of this information and I trust you find it helpful and informative.

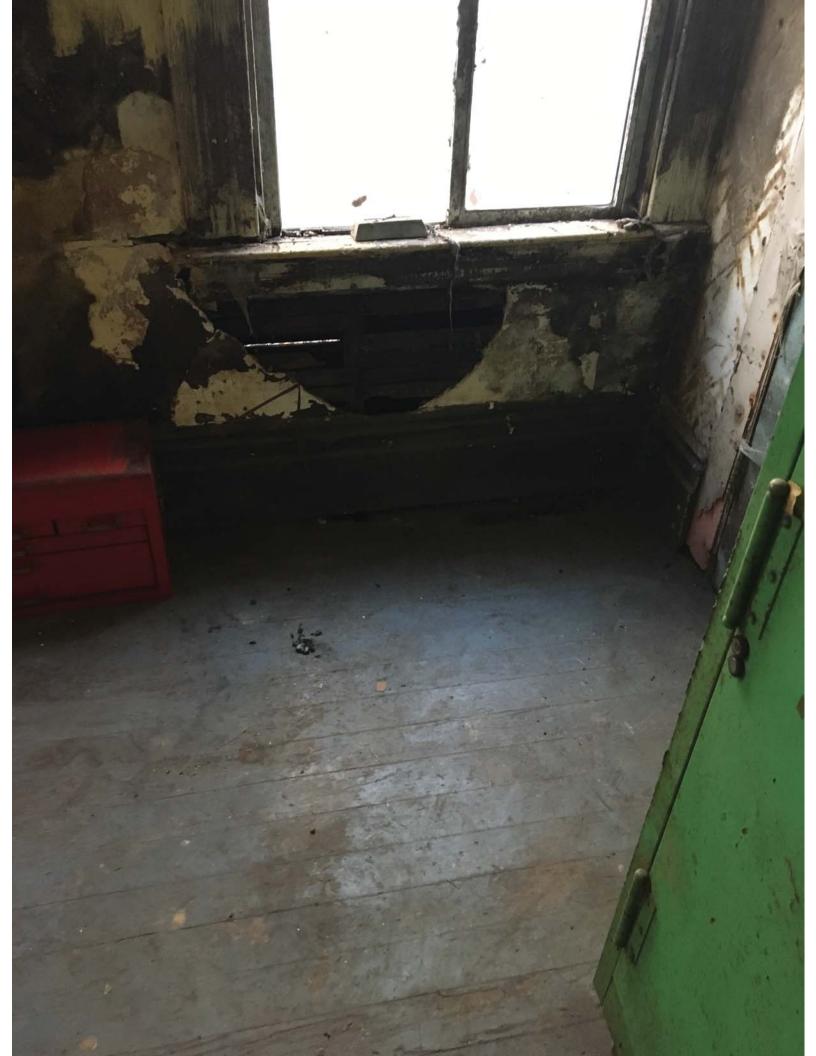
Very truly yours,

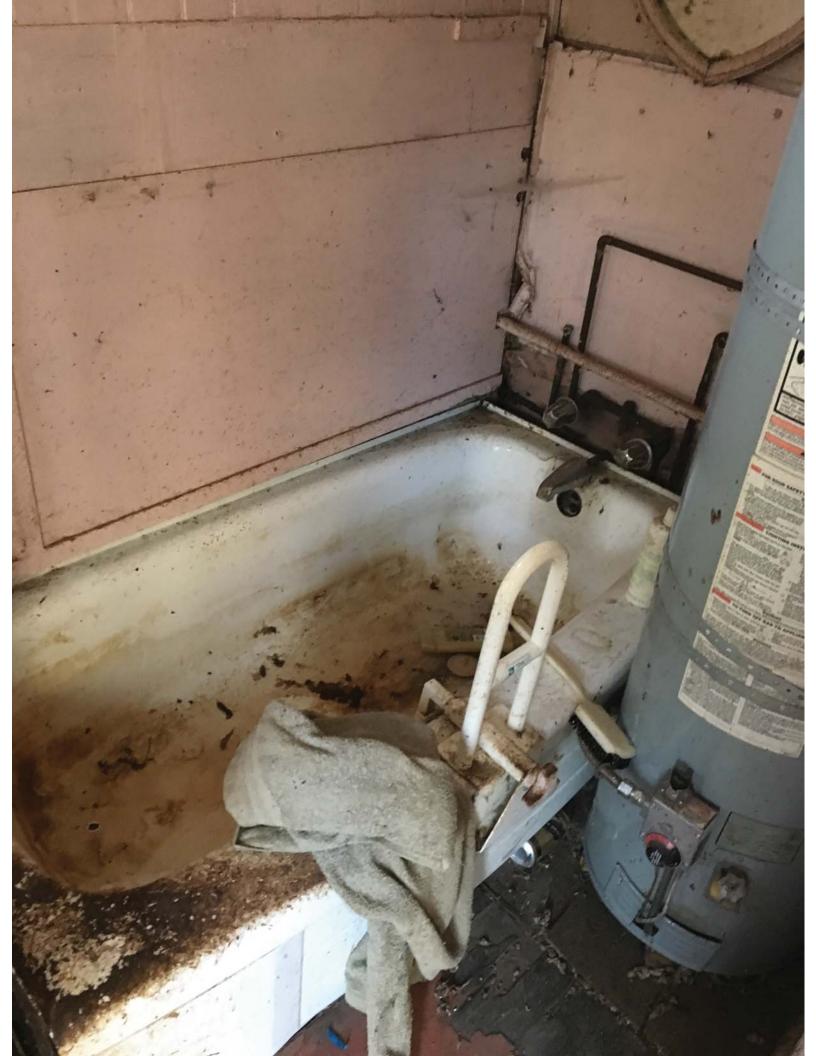
Julie Traun

Julie A. Traun Attorney at Law 214 Duboce Ave. San Francisco, CA 94103 415-225-5004



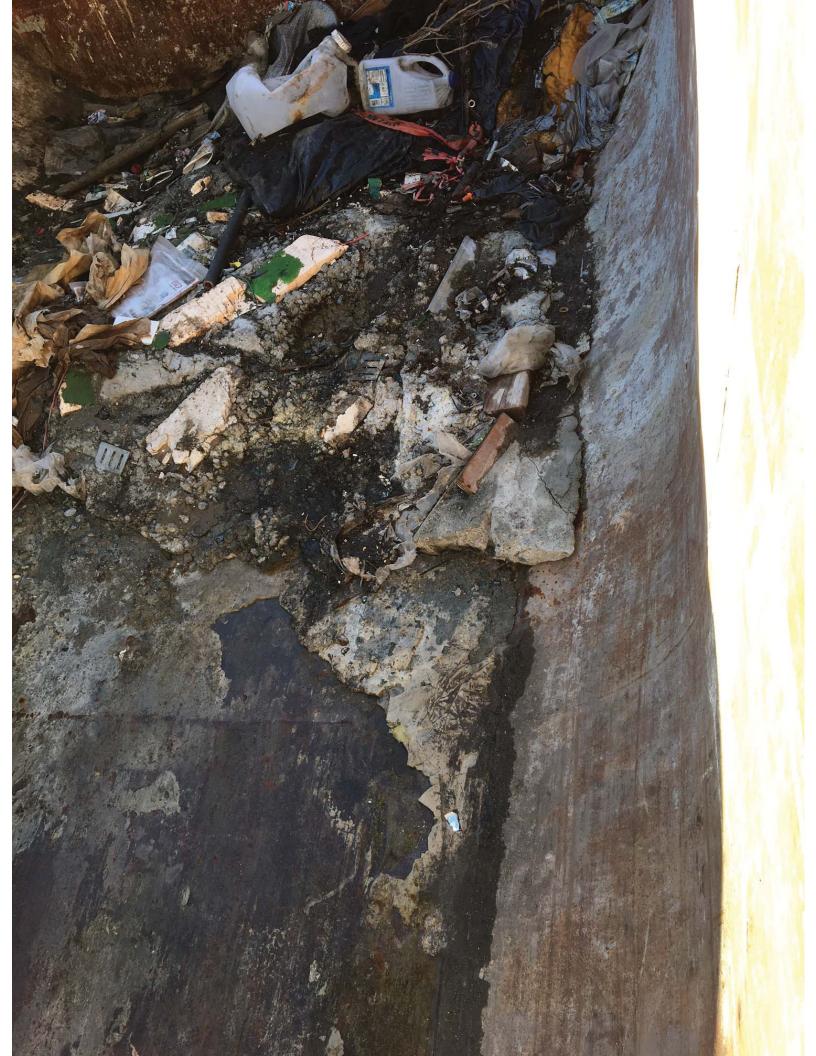


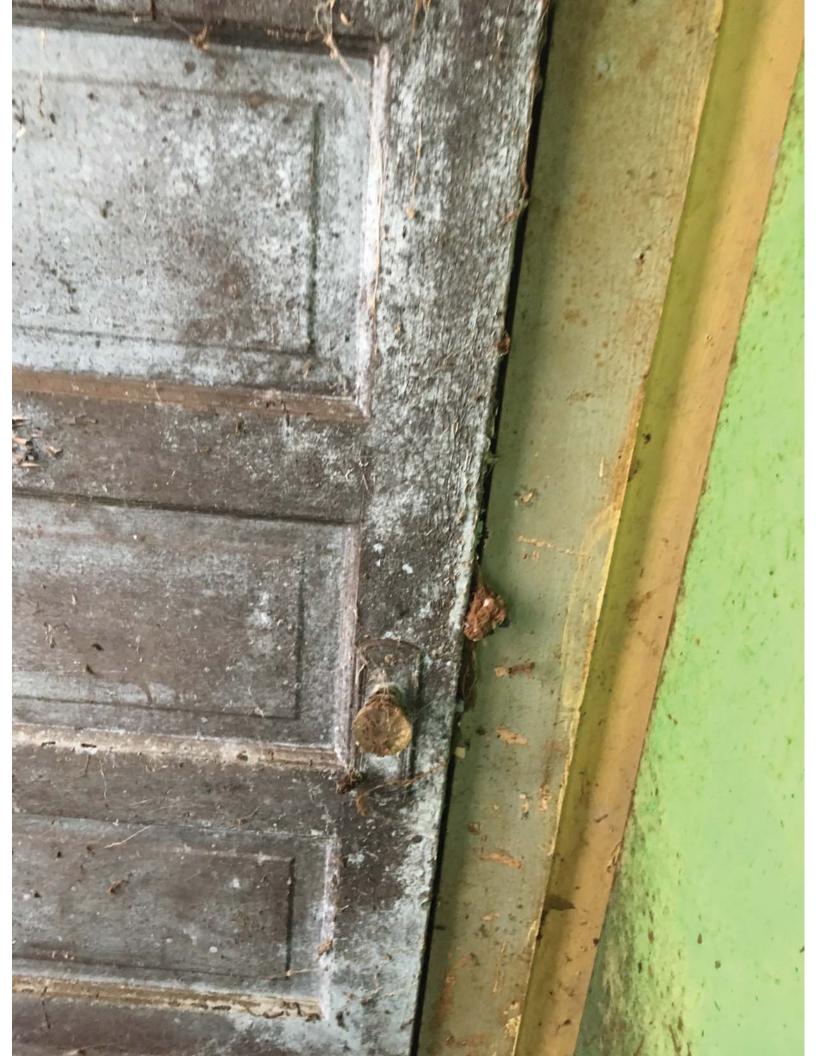


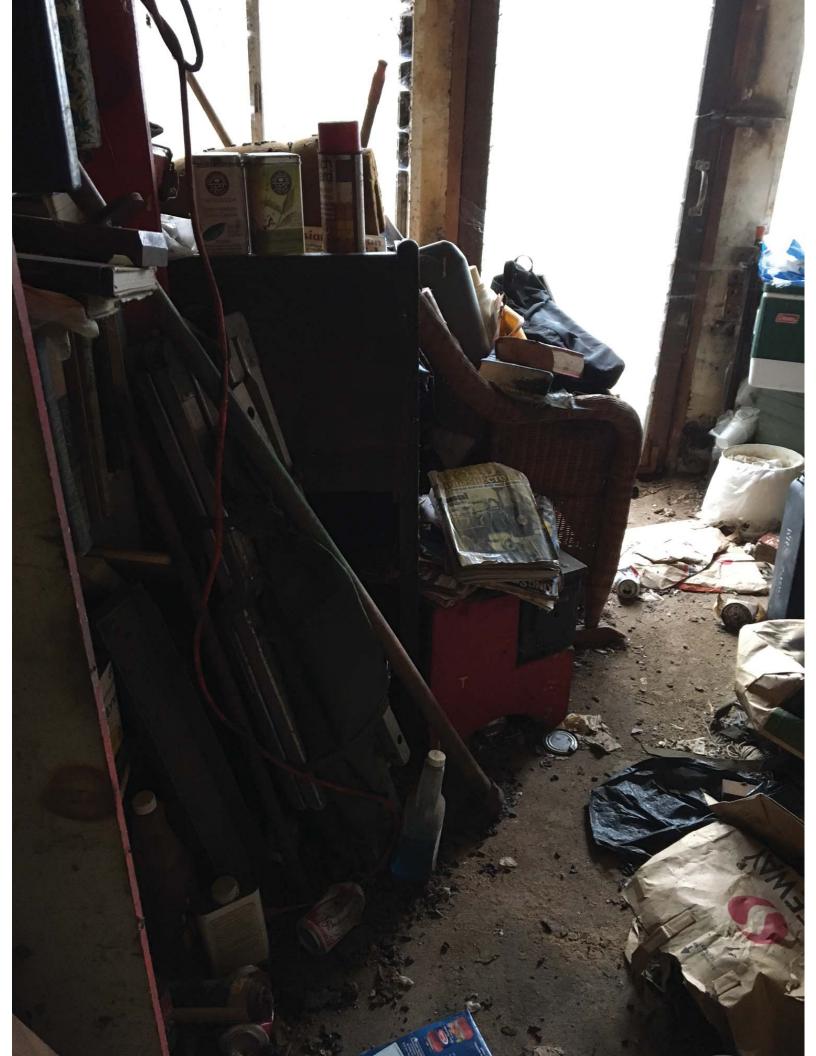


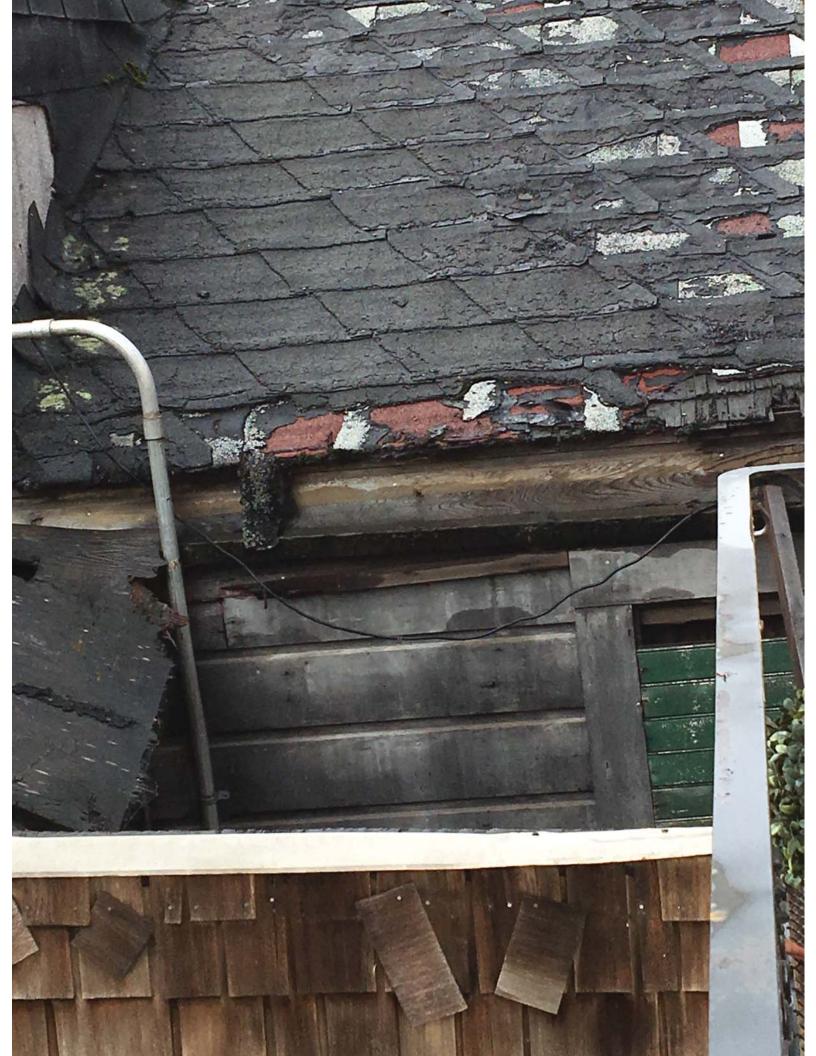


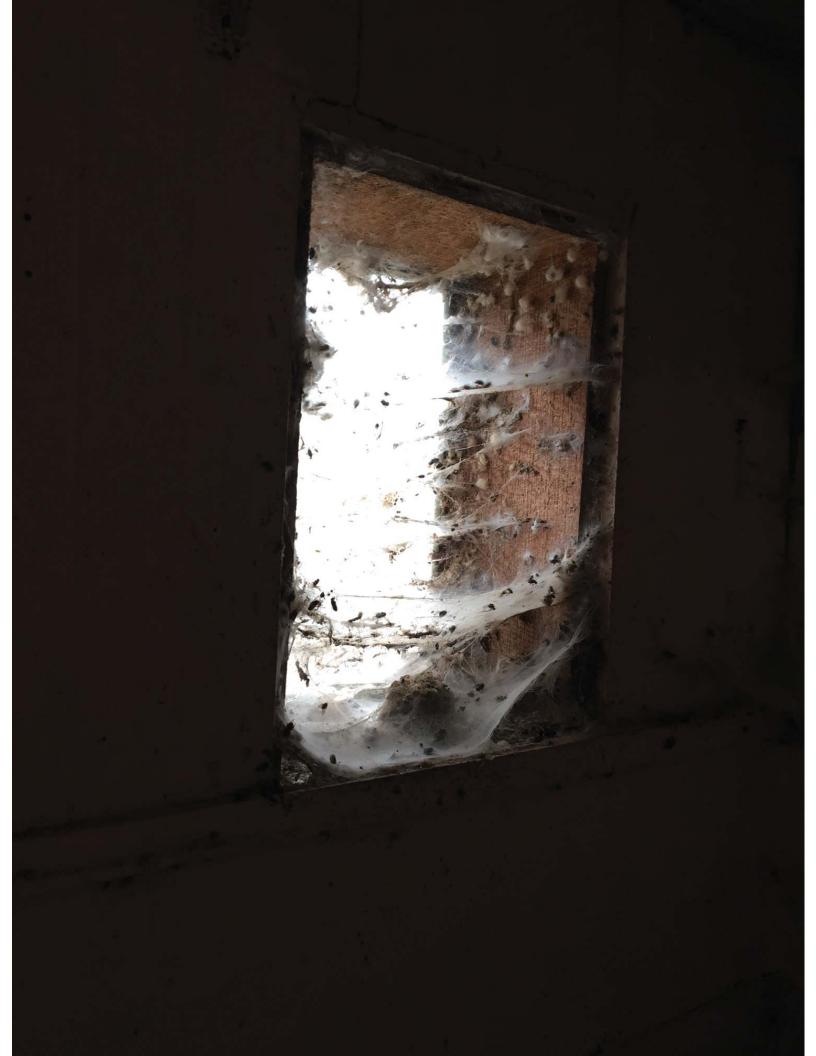




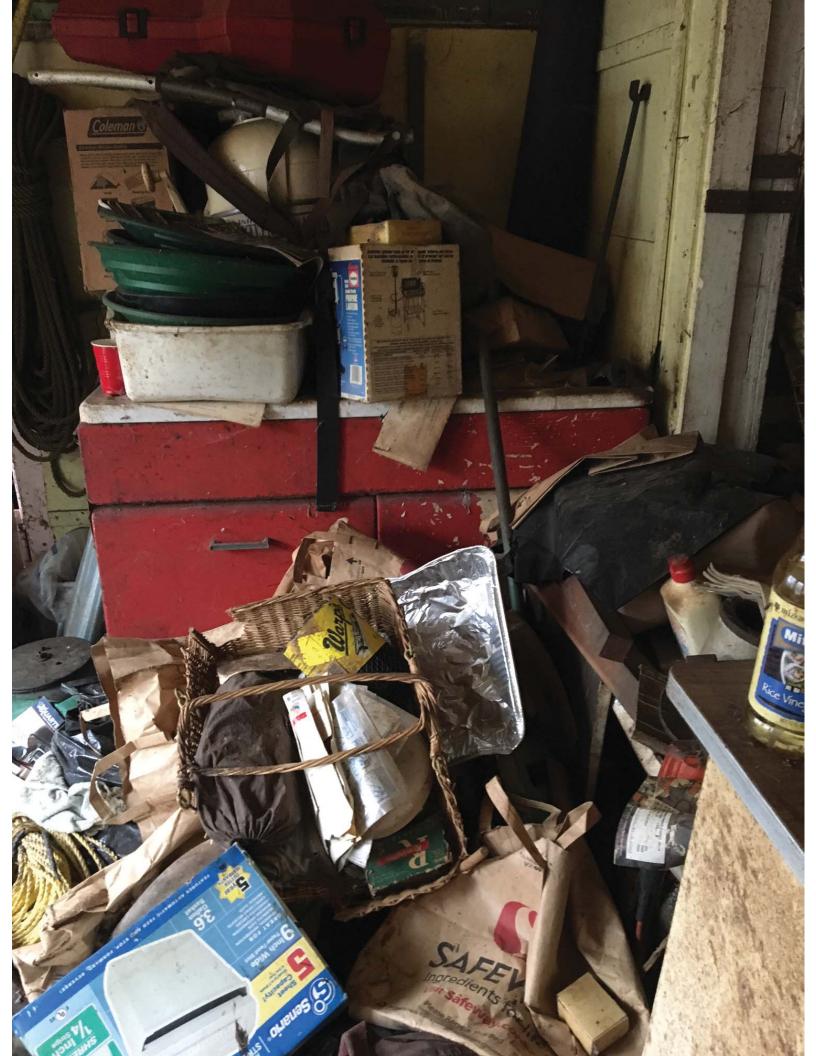












From: Kelly Ryer <kelly.ryer@gmail.com>
Sent: Saturday, November 18, 2017 8:42 PM

To: Campbell, Cathleen (CPC)

Cc: info@noeneighborhoodcouncil.com

Subject: Concerns Regarding Proposed Project at 232 Clipper Street - Permit Application No.

201708245767

Dear Ms. Campbell,

I have great concerns about the project at 232 Clipper St., which is across the street from our home. This project is a de facto demolition of a dilapidated building that was the subject of not one but two HazMat team visits. But the developer does not want to call it a "emolition" even though he will be demolishing most of the building, because he does not want to get the Planning Commission involved.

No doubt, he will be tearing it down when he gets his "remodel" permit approved and the construction begins. This is just a demolition conveniently disguised as a remodel. A demolition with no demolition permit, because the developer does not want to face the Planning Commission. I request that the Planning Department require the developer to file for a demolition so that this dilapidated building with a sordid history of hazardous material be safely dismantled.

Thank you,

Kelly Ryer and Sean Safreed 221 Clipper Street

From: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Friday, November 17, 2017 1:06 PM

To: Campbell, Cathleen (CPC)
Cc: Noeneighborhoodcouncil Info

Subject: Concerns Regarding Proposed Project at 232 Clipper Street

Ms. Campbell,

On behalf of Noe Neighborhood Council, I am writing to express our concerns regarding the proposed project at 232 Clipper Street. At 5,468 square feet, this project is certainly out of scale with the surrounding homes. Not only it is exemplary in its disregard for the Residential Design Guidelines (RDG) but it's also outrageous for disguising an obvious demolition as a remodel.

Remolition

The extent of material removal will definitely push this project above the threshold for Tantamount to Demolition. Clearly, the demo calculations provided in the plans are designed to be just short of Tantamount to Demolition to avoid a Conditional Use Authorization. Chances are, once the construction work starts, what is supposed to remain per plans will conveniently get replaced. The reality is that the sordid history of this house and its previous owner who kept it in extremely unsanitary conditions makes it a perfect candidate for demolition. Why is the developer gaming the system and avoiding a demolition permit? Which portion of the mole and feces infested walls of this house are so worthy of keeping to call this project a remodel?

We highly urge you to require the project sponsor and developer to file for a demolition permit to dismantle this troubled structure properly. It is in the interest of the community to require a demolition permit for what is disguised as a remodel.

No Fourth Floor

The additional 4th floor will be visible from the public right-of-way regardless of the front setback. The RDG clearly states that the surrounding context guides the manner in which new structures fit into the streetscape (p. 11). Being a full story taller than the surrounding buildings, the proposed project ignores this guideline and introduces a significant interruption of the block's roofline progression.

Also, Clipper Street is on a higher plane than 25th Street and any increase in height of a building on Clipper will impact the back neighbors on 25th Street more so than usual. Such is the case with this project as the 4th floor vertical addition will tower over the back neighbors, depriving them of privacy and making them feel like living in a fish bowl.

We therefore urge you to require the project sponsor and developer to remove the 4th floor vertical addition from the plans altogether.

Mass and Scale

At 5,468 square feet, the proposed project is more than twice the size of any two-unit building on this block. It is more than 1,500 square feet larger than the four-unit apartment building on this block. Clearly, the proposed scale at the street level is grossly off the charts and that is precisely against best practices in city planning.

Affordability

Lastly, the proposed project results in two luxury units over 2200 square feet each and affordable to only a few. Average dwelling in the city of San Francisco stands at no more than 1600 square feet. Given the Noe Valley prices, even a 1600 square foot dwelling wouldn't be considered affordable. However, it would be far more affordable than a 2300+ square foot luxury condo. Square footage does matter. The size difference between an average San Francisco dwelling and either of the proposed units can be valued at anywhere between \$700,000 to \$900,000. This does make a difference for the young middle-class family who is looking to buy their starter home.

We appreciate your consideration of the above issues and respectfully request that you also share them with the Residential Design Team for their consideration at the design review meeting. We further urge you to reject the proposed project in its current state and send it back for a major redesign.

Looking forward to your response.

Sincerely,

Ozzie Rohm On behalf of the 300+ members of Noe Neighborhood Council

From: Sent: To: Cc: Subject: Attachments:	Philip Fleury <pyfleury@gmail.com> Monday, November 13, 2017 12:39 PM Campbell, Cathleen (CPC) Brian Roberts; Johanna Roberts; Kelly Garayoa; Luis Sanchez; Philip Fleury; Mike Iriarte; Chris Blumenberg; Paul Lamoreux; Anita Chawla; NNC Concerns Regarding Proposed Project at 232 Clipper Street - Permit Application No. 201708245767 FAR Values for 200 Block of Clipper.docx</pyfleury@gmail.com>
Follow Up Flag: Flag Status:	Follow up Flagged
November 13, 2017	
Ms. Cathleen Campbell	
Planner, SW Quadrant, Current Plannin	g
Planning Department, City and County	of San Francisco
1650 Mission Street, Suite 400, San Fra	ncisco, CA 94103
Re: Concerns Regarding Proposed Proj	ect at 232 Clipper Street - Permit Application No. 201708245767
Dear Ms. Campbell,	
We are the owners and tenants of home 25^{th} Street.	s adjacent to, or in close proximity to, the above-captioned Project on Clipper Street and behind it on
	on Meeting organized by the Project Sponsor and his architect on August 8, 2017. During that regarding the proposed project as presented to us by the plans shown at the meeting.
Those plans were submitted for the Perraddressed none of the neighborhood con	mit Application No. 201708245767 to the City Planning Department on August 24, 2017. They neerns as follows:

1) Demolition – the previous owner passed away in the house. The house was found in such horrible condition that the persons removing the owner's body needed to wear HazMat suits to avoid possible contamination from the property. In addition to possible contaminants, World War II munitions were found on the property that led to a neighborhood evacuation on November 10, 2016. See attached KRON4 article for more details on this incident.

Given the history of this property, we are concerned with the project sponsor's stance on calling the proposed project a remodel. This is a matter of public safety and a dilapidated house with possible mold and hazardous material that could have leaked from World War II munitions should be properly contained and demolished to ensure no remnants of hazardous material remain on the property. This was brought up to the Project Sponsor's and developer's attention at the Pre-Application meeting. However, the developer maintained that he did NOT want to go through a Conditional Use Authorization process and hence, he would not file for a demolition.

Clearly, the Project Sponsor and developer are doing all they can to avoid Tantamount to Demolition and thereby, facing the Planning Commission for a Conditional Use Authorization. We hereby request that you require the Project Sponsor and developer to file for a demolition permit as the dilapidated state of this house calls for nothing short of a demolition. We cannot imagine that any person who would purchase the replacement dwelling for millions of dollars would be ok with any of the remaining structure hidden here and there.

2) 4th floor – the 200 block of Clipper Street consists mostly of single family, two story homes and with the exception of noncomplying apartment buildings at the northwest corner, there are no buildings with a 4th floor. Given the height of the proposed project, it will stick out like a sore thumb on the block and the 4th floor will be visible from all vantage points on the street, regardless of the setback, and thus should be removed from the plans to comply with the Residential Design Guidelines (RDG). Note that the RDG clearly states that the surrounding context guides the manner in which new structures fit into the streetscape (page 11).

For adjacent neighbors, this significant addition in height plus the proposed horizontal addition will greatly impact the light and privacy, making us feel "boxed-in".

3) Out of scale with neighborhood – the Floor Area Ratio (FAR) of 1.93 for this project is twice as large as the next largest (1 or 2 unit) home on the block. See attached document for FAR calculations which highlights 2-unit buildings on this block for reference. The immediate, adjacent homes have FARs of 0.93 (228 Clipper) and 0.58 (236 Clipper), which demonstrates how out of scale the proposed project is in comparison to its surrounding homes. Furthermore, the FAR of 2-unit buildings hover in the range of 0.64 to 0.93. How can a 2-unit building with an FAR of more than twice this range be allowed on this block and in this neighborhood?

This clearly runs counter to the guideline for Building Scale and Form as stated on page 24 of the RDG:

If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street.

4) Affordability – the proposed project will create two luxury units, with the smaller unit being larger than the overwhelming majority of homes in Noe Valley. These units will be targeted to the super wealthy with a price tag in the \$2-3 million range per unit. At a time when the City of San Francisco's stated policy is to preserve and create affordable housing, why is such a monstrous project being considered?

We appreciate your consideration of the above issues and respectfully request that you also share them with the Residential Design Team for their consideration at the design review meeting. We further urge you to reject the proposed project in its current state and send it back for a major re-design.

Sincere	ly,
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Brian and Johanna Roberts – 236 Clipper Street

Kelly and Luis Sanchez - 228 Clipper Street

Philip Fleury – 4033 25th Street

Colin Thurlow – 4035 25th Street

Mike Iriarte – 4029 25th Street

Chris Blumenberg – 215 Clipper Street

Paul Lamoreux – 246 Clipper Street

Anita Chawla – 264 Clipper Street

Attachments

- FAR Values for 200 Block of Clipper Street
- Evacuation due to munitions discovery http://kron4.com/2016/11/10/evacuations-in-san-franciscos-noe-valley-after-discovery-of-ammunition/

FAR 200 Block of Clipper Street

Address	Zone	No. of Units	Bldg.	Lot	FAR
206 CLIPPER ST (Condo)	RH-2	1	1,284 sq ft	1,584 sq ft	.81
208 CLIPPER ST (Condo)	RH-2	1	1,133 sq ft	1,584 sq ft	.71
218 CLIPPER ST	RH-2	1	1,908 sq ft	2,561 sq ft	.74
222-224 CLIPPER ST	RH-2	4	3,828 sq ft	3,236 sq ft	1.18
228 CLIPPER ST	RH-2	2	2,790 sq ft	2,970 sq ft	.93
232 CLIPPER ST	RH-2	2	5,468 sq ft	2,827 sq ft	1.93
236 CLIPPER ST	RH-2	1	1,658 sq ft	2,848 sq ft	.58
240 CLIPPER ST	RH-2	1	2,569 sq ft	2,850 sq ft	.90
246 CLIPPER ST	RH-2	2	1,800 sq ft	2,792 sq ft	.64
252-254 CLIPPER ST	RH-2	2	2,614 sq ft	3,018 sq ft	.86
256 CLIPPER ST	RH-2	1	1,200 sq ft	2,880 sq ft	.41
260 CLIPPER ST	RH-2	1	1,250 sq ft	2,953 sq ft	.42
264 CLIPPER ST	RH-2	2	2,144 sq ft	2,850 sq ft	.75
268 CLIPPER ST	RH-2	1	916 sq ft	2,901 sq ft	.31
272 CLIPPER ST	RH-2	1	2,169 sq ft	2,953 sq ft	.73
280 CLIPPER ST	RH-2	1	2,809 sq ft	2,850 sq ft	.98
205 CLIPPER ST	RH-2	1	1,166 sq ft	2,848 sq ft	.40
207 CLIPPER ST	RH-2	1	1,224 sq ft	2,848 sq ft	.42
209 CLIPPER ST	RH-2	1	2,050 sq ft	2,848 sq ft	.71
211 CLIPPER ST	RH-2	1	2,703 sq ft	2,850 sq ft	.94
213 CLIPPER ST	RH-2	1	1,328 sq ft	2,793 sq ft	.47
215 CLIPPER ST	RH-2	1	1,250 sq ft	2,792 sq ft	.44
217 CLIPPER ST	RH-2	1	1,107 sq ft	2,792 sq ft	.39
219 CLIPPER ST	RH-2	1	1,613 sq ft	2,792 sq ft	.57
221 CLIPPER ST	RH-2	1	1,783 sq ft	2,792 sq ft	.63
223 CLIPPER ST	RH-2	1	1,116 sq ft	2,813 sq ft	.39
225 CLIPPER ST	RH-2	1	2,084 sq ft	2,848 sq ft	.73
227 CLIPPER ST	RH-2	1	1,278 sq ft	2,850 sq ft	.44
263-265 CLIPPER ST	RH-2	2	2,250 sq ft	2,848 sq ft	.79
267 CLIPPER ST	RH-2	1	1,310 sq ft	2,792 sq ft	.46
273 CLIPPER ST	RH-2	1	1,668 sq ft	3,036 sq ft	.54
275-277 CLIPPER ST	RH-2	2	2,540 sq ft	3,039 sq ft	.83

From: Philip Fleury <pyfleury@gmail.com>
Sent: Wednesday, December 20, 2017 10:04 AM

To: Campbell, Cathleen (CPC)

Cc: Brian Roberts; Johanna Roberts; Kelly Garayoa; Luis Sanchez; Philip Fleury; Mike Iriarte;

Chris Blumenberg; Paul Lamoreux; Anita Chawla; NNC

Subject: [Tree Removal Notice] Proposed Project at 232 Clipper Street - Permit Application No.

201708245767

Attachments: notice on tree.jpg; view of tree from across street.jpg

Hello Katy,

We recently observed that the owner at 232 Clipper Street posted a removal notice on the tree in front of the house. See attached images.

We have filed a complaint with the Department of Public Works in the hopes of preventing this lovely tree from being removed. This is yet another reason why the project sponsor should do the right thing and file for a demolition permit. Clearly, he can carve a garage on the west side of the property without having to eliminate the tree in the front. The roots need to be contained but there is no need to eliminate this tree if the garage were to be situated on the west side of the property.

Sincerely,

Brian and Johanna Roberts – 236 Clipper Street Kelly and Luis Sanchez - 228 Clipper Street Philip Fleury – 4033 25th Street Colin Thurlow – 4035 25th Street Mike Iriarte – 4029 25th Street Chris Blumenberg – 215 Clipper Street Paul Lamoreux – 246 Clipper Street Anita Chawla – 264 Clipper Street

