



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission Conditional Use

Hearing Date: June 6, 2019

CONTINUED FROM: April 5, 2019; March 23, 2019

Record No.: 2017-013801CUAVAR
Project Address: 250 Randolph Street
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 7089/024
Project Sponsor: Lev Weisbach
Weisbach Architecture | Design
11300 22nd St, Unit 301
San Francisco, CA 94107
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

At the April 5, 2019 Planning Commission hearing, the Planning Commission continued the request for Conditional Use Authorization to demolish existing dwelling unit & laundromat and the construction of a four-story, 42-foot 7-inch tall, 4,839 gross square foot mixed use building with 2 dwelling units, two retail spaces of 533 and 424 square feet. A motion for continuance by the commission was granted to allow the project sponsor to determine possible retail uses and conduct additional neighborhood outreach. Since the April 5, 2019 hearing, the sponsor has conducted a neighborhood meeting, and modifications have been proposed to the project design.

ANALYSIS

A reduction in the total height of the building and façade changes are proposed from the design proposed at the April 5, 2019 hearing. The staff report from the April 5, 2018 hearing has been updated to include the Department's analysis and recommendation for the project as proposed. Additionally, the project sponsor has provided a letter regarding the project, which is attached.

ATTACHMENTS:

Executive Summary
Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Correspondence
Exhibit F - Public Correspondence
Exhibit G – Eviction History Documentation



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Hearing Date: June 6, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2017-013801CUAVAR
Project Address: 250 Randolph Street
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 7089/024
Project Sponsor: Lev Weisbach
Weisbach Architecture | Design
11300 22nd St, Unit 301
San Francisco, CA 94107
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is the demolition of an existing dwelling unit & laundromat and the construction of a four-story, 42-foot 7-inch tall, 4,839 gross square foot mixed use building with 2 dwelling units, two retail spaces of 533 and 424 square feet. The new building will contain 470 square feet of common open space and 4 bicycle parking spaces. The Project requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 (for a residential demolition), in the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 317 and 303 to allow a demolition of an existing dwelling unit & laundromat and the construction of a four-story, 42-foot 7-inch tall, mixed use building with 2 dwelling units, two retail spaces within the NC-1 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment** The Department has received opposition to the project; the concerns are centered on the height of the building, and potential impact to the available street parking.
- **Existing Tenant, Eviction History, & Rent Stabilization, Demolition:** The existing unit is vacant. The existing dwelling unit is not subject to rent stabilization (rent control). There is no known evidence of any evictions on the property. See Exhibit G for Eviction History documentation. The existing structure is not a historic resource under CEQA.

- **Architecture and Design.** The Planning Department’s Urban Design Team (UDAT) reviewed the Project and supported the site design, open space, and massing, including the open space location at the first level of the residential use. UDAT also supported the design of the commercial street frontage with the suggestion that the interior programming be organized to support positive sidewalk activity. UDAT supported the proposed architecture as shown on the attached plans.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
 - Redesign of bay windows, bay balconies, and railing
 - Redesign of window locations
 - Removal of new curb cut and residential parking space
- **Off-Street Parking, Residential or Commercial.** Per Planning Code Section 151(b), under ordinance 311-18, the minimum parking requirement for both residential and commercial uses have been removed. The proposal is not required to provide off-street vehicle parking. The proposed project is an area well served by public transportation, including MUNI’s M Line fronting the subject property along Randolph Street. The addition of a curb cut and off-street parking space would impede MUNI transit service.
- **Rear Yard Modification.** The proposed project requires a Rear Yard Modification from the Zoning Administrator, per Planning Code Section 134(e) which allows the rear yard requirement in NC Districts to be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances. Planning Code Section 134 requires a 25% rear yard at grade level and each level or story of the building in NC-1 Districts per Planning Code Section 710.12. The Project does not provide a rear yard at grade level due to the inclusion of the ground floor retail space.
- **Height.** Per Planning Code Section 263.2(b)(2)(F), up to a 5-foot bonus is permitted on NC-1 parcels along Randolph Street (Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street) when the ground floor commercial space exceeds 10 feet. The proposed retail spaces will include high ceilings, consistent with a retail environment. As the proposed height of the ground floor commercial space is approximately 12-feet 7-inches, the 2-feet 7-inch bonus is permissible. The proposed height of the building is 42-foot 7-inch tall. The residential units above are of a scale that is consistent with applicable land use controls, and compatible with the surrounding neighborhood. The proposed building is designed to take advantage of this prominent corner location.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project results in a removal of a dwelling unit, the Project maximizes density

by providing one net new family sized dwelling unit, which is a goal for the City's. The Project is in a zoning district which encourages a full range of neighborhood-serving retail sales and services at the first story. The retail space would create employment opportunities for the community. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 6, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2017-013801CUAVAR
Project Address: 250 Randolph Street
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 7089/024
Project Sponsor: Lev Weisbach
Weisbach Architecture | Design
1300 22nd St, Unit 301
San Francisco, CA 94107
Property Owner: Maryam Boghratian & Nemat Matt Maleksalehi
P.O. Box 313
Los Altos, CA 94023
Staff Contact: Cathleen Campbell – (415) 575-8732
Cathleen.campbell@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 317 AND 303 OF THE PLANNING CODE TO ALLOW THE DEMOLITION OF AN EXISTING DWELLING UNIT & LAUNDROMAT AND THE CONSTRUCTION OF A FOUR-STORY, 42-FOOT 7-INCH TALL, 4,839 GROSS SQUARE FOOT MIXED USE BUILDING WITH 2 DWELLING UNITS, TWO RETAIL SPACES OF 533 AND 424 SQUARE FOOT WITHIN AN NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND A 40-X HEIGHT AND BULKDISTRICT.

PREAMBLE

On February 19, 2018, Lev Weisbach of Weisbach Architecture & Design (hereinafter "Project Sponsor") filed Application No. 2017-013801CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 317 (for a residential demolition), and 303 of the Planning Code to allow the demolition of existing dwelling unit & laundromat and the construction of a four-story, 42-foot 7-inch tall, 4,839 gross square foot mixed use building with 2 dwelling units, two retail spaces of 530 and 424 square foot (hereinafter "Project") at 250 Randolph Street, Block 7089 Lot 024 (hereinafter "Project Site").

This Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption and General Rule Exclusion, Section 15061(b)(3).

On April 4, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. **2017-013801CUAVAR**. On April 4, 2019, the Commission continued this project to the public hearing on May 23, 2019. On May 23, 2019, the Commission continued this project to the public hearing on June 6, 2019.

On June 6, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. **2017-013801CUAVAR**.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-013801CUAVAR is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use as requested in Application No. 2015-000123CUA, 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 proposal is the demolition of an existing dwelling unit & laundromat and the construction of a four-story, 42-foot 7-inch tall, 4,839 gross square foot mixed use building with 2 dwelling units, two retail spaces of 533 and 424 square foot. The new building will contain 470 square feet of common open space and 4 bicycle parking spaces. The Project requires Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 (for a residential demolition), in the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District. NC-1 parcels along Randolph Street Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street with an active commercial use on the ground floor are allotted an additional 5 feet in height. The project proposes the additional height of 2-feet 7-inches. The Project is also seeking a Rear Yard Modification per Planning Code Section 134.
3. **Site Description and Present Use.** The project site is located on the northwest corner of Randolph and Victoria Streets; Lot 009 in Assessor's Block 6548 of approximately 1,757 square feet and is located within the NC-1 (Neighborhood Commercial Cluster District) Zoning District with a 40-X Height and Bulk designation. The approximately 1,757 square foot site has 50 feet of frontage and a depth of 35.146 feet. On site is an existing approximately 1,434 gross floor area, one-story single-family dwelling and commercial space of approximately 697 square feet constructed circa 1951.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NC-1 Zoning Districts in within the Ocean View Neighborhood. It is located less than half a mile east from Park Merced. The immediate context is mixed in character with residential, public, and institutional uses. The uses surrounding the subject site include mostly residential uses with RH-1 and RH-2 Zoning. The immediate neighborhood includes four-story residential developments to the south and west, Jose Ortega Elementary School to the northwest, Sheridan Elementary School to the East, Little Footprints Pre-School directly across from the subject site, Ocean View Branch Library to the Southwest, as well as several public parks located to the north and south of the subject site.
5. **Public Outreach and Comments.** The Department has received correspondence from 4 people regarding the proposed project as well as a survey with 36 signed names from 25 households. This correspondence has primarily expressed opposition to the project. Much of the opposition expressed concerns over the project's adverse effect on the available street parking. Additionally, concerns have been expressed that the proposed mixed-use development height would be out of scale with the neighborhood and the unwanted addition of retail. On April 4, 2019, the Commission continued this project with a motion to conduct additional outreach. The project sponsor conducted public outreach June 4th, 2019.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in the NC-1 Zoning District.** Planning Code Section 710 states that residential uses are permitted as of right within the NC-1 Zoning District.

The Project would construct a new mixed-use building within the NC-1 Zoning District; including residential units compliant with Planning Code Section 710.

- B. **Dwelling unit Density.** Planning Code Section 710 principally permits one dwelling unit per 800 square feet of lot area in the NC-1 Zoning District.

The subject property is approximately 1,757 square feet, thus a maximum of 2 dwelling units are permitted.

- C. **Rear Yard.** Planning Code Section 134 requires a rear yard at grade level and at each succeeding level or story of the building equal to 25 percent of the total lot depth, but in no case less than 15 feet.

The Subject Property is a corner lot with a width of 50 feet and a depth of 35.146 feet, thereby requiring a rear yard 15 feet deep and 750 square feet in area. The Project does not provide a rear yard at grade level due to the inclusion of a ground floor commercial space. The Project includes an open courtyard at the first residential level (above the retail space) of approximately 470 square feet that will provide for a comparable amount of usable open space as is required, and two private decks of 20 square feet. Together, these usable spaces exceed the amount of open space that would typically be required. The

proposed project site is a corner lot, with the majority of the proposed building mass located along the two street frontages. As such, the Project will not significantly impede light, air or views to the adjacent properties. Additionally, the proposed project will not have any material effect on the mid-block open space formed by the rear yards of the adjacent properties. The mid-block open space for the subject block is formed by the buildings and lots North of Randolph Street. The adjacent property on Randolph Street expands beyond the subject lot, which currently covers the entire lot, thus the subject lot does not contribute to a pattern of mid-block open space. This pattern will remain unaltered with the addition of the Project. The Project is seeking a modification of the rear yard requirements from the Zoning Administrator (Case No. 2017-013801VAR).

- D. **Open Space.** Planning Code Section 135 requires a minimum of 100 square feet of Usable Open Space per unit if such space is private, and each square foot of private open space may be substituted with 1.33 square foot of common open space. Planning Code Section 135(g)(1) states that any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet. The obstructions listed in Planning Code Section 136 for usable open space are permitted in the open space.

The minimum amount of usable open space required for the Project total of 2 new units, if provided as common open space, is 300 square feet. As part of the Project, two units are proposed with private balconies. The private balconies do not meet the Minimum Dimensions and Minimum Area of private open space. The Project provides 470 square feet of common open space as a roof terrace. The provision of a total of 40 square feet of private open space and 470 square feet of common usable space satisfies the open space requirements of Planning Code Section 135.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room with a minimum floor area of 120 square feet face directly onto a public street or alley at least 20 feet in width, a side yard at least 25 feet in width, an unobstructed open area at least 25 in every horizontal dimension, or a Code-complying rear yard.

Both proposed units face onto either Randolph Street or Victoria Street, satisfying the dwelling unit exposure requirements of Planning Code Section 140.

- F. **Permitted Obstructions.** Bay windows and balconies are limited to a projection of three feet over streets and alleys (and further limited to two feet where the sidewalk width is nine feet or less). Additionally, Planning Code Section 136(c)(2)(D) limits the maximum length of each bay window or balcony to 15 feet at the property line/front setback/rear yard/open space and 9 feet at a line parallel to and at a distance of 3 feet from the property line/front setback/rear yard/open space. In order to comply with this Code Section, square bay windows projecting 1 foot shall be no greater than 13 feet in length, projecting 2 feet shall be no greater than 11 feet in length, and projecting 3 feet shall be no greater than 9 feet in length.

The project proposes two bay windows/balconies 9 feet wide, between 10-12 feet above grade, not projecting more than 3 feet over the property line where the sidewalk width of more than 9' wide (Randolph Street and Victoria Street).

- G. **Floor Area Ratio.** Per Planning Code Section 102.11, Floor Area Ratio (FAR) is defined as the ratio of gross floor area of all the buildings on the lot to the area of the lot. Per Planning Code Sections 124 and 710.20, the FAR in the NC-1 Zoning District for non-residential uses is 1.8 to 1, or 1.8 times the lot area.

The subject parcel would allow up to 3,162.6 square feet on site for non-residential uses (lot area of 1,757 square feet x 1.8 = 3162.6 square feet) per Code. The proposed retail and retail storage space proposed as part of the Project is 1,061 square feet. The Project is under the FAR threshold for this property.

- H. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

1. **Active Uses.** Excluding space allowed for parking access, building egress, and access to mechanical systems, space for active uses – an active use is any principal, conditional or accessory use excluding the storage of goods or vehicles, that requires transparent windows as defined in Section 145.1(b)(2), shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street of at least 30 feet in width.

The proposed Project provides transparent storefronts along Randolph Street and Victoria Street.

2. **Street-Facing Ground Level Spaces.** Floors of street-fronting interior spaces shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces and shall open directly onto the street, rather than solely into the lobbies or interior spaces of the buildings.

The Project proposes two street level entrances to the two retail spaces on at the corner of Randolph Street and Victoria Street, one at along Randolph Street and a residential entrance at sidewalk along Randolph Street.

3. **Transparency and Fenestration.** Frontages with active uses that are not residential must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.

The Project provides transparent windows (minimal concrete bulkhead along Randolph Street and Victoria Street) and doorways along all street level frontages to the grocery store.

I. **Off-Street Parking.**

1. **Off-Street Parking, Residential.** Per Planning Code Section 151(b), no off-street parking is required.

Per Planning Code Section 152, the Project does not require off-street parking spaces. No off-street parking is provided.

2. **Off-Street Parking, Commercial.** Per Planning Code Section 151, no off-street parking is required for Retail Sales and Services use.

Per Planning Code Section 151, the Project does not require off-street parking spaces. No off-street parking is provided.

3. **Off-Street Freight Loading, Commercial.** Per Planning Code Section 152, no off-street freight loading is required for Retail Sales and Services use under 10,000 Occupied Floor Area of Structure or Use (sq. ft.).

Per Planning Code Section 152, the Project does not require off-street freight loading spaces. No off-street freight loading spaces are provided.

J. **Bicycle Parking.**

1. **Bicycle Parking, Residential.** Planning Code Section 155.2 requires the construction of a new building to provide one Class 1 bicycle space parking per dwelling unit that is easily accessible to residents and not otherwise used for automobile parking or other purposes.

The Project proposes 4 Class 1 spaces at the street level of the building.

2. **Bicycle Parking, Commercial.** For Retail Sales uses, Planning Code Section 155.2 requires one Class 1 space for every 7,500 square feet of occupied commercial floor area, but at minimum two spaces. One Class 2 space is required for every 2,500 sq. ft. of occupied floor area.

Class 1 retail bicycle parking spaces (772 square feet of occupied floor area) is not required within the retail area on the ground Fof the building. Two Class 2 retail bicycle parking spaces (Minimum Requirement) are proposed outside of the building at street level along Randolph Street.

- K. **Height.** Per Planning Code Section 263.2(b)(2)(F), to encourage generous ground floor ceiling heights for commercial and other active uses, up to a 5-foot bonus is permitted on NC-1 parcels along Randolph Street when the ground floor commercial space exceeds 10 feet. Per Planning Code Section 263.20, one additional foot of height, up to a total of five feet, shall be permitted above the designated height limit for each additional foot of ground floor clear ceiling height in excess of 10 feet from sidewalk grade.

As the proposed height of the ground floor commercial space is approximately 12 feet 7 inches, the 5-foot bonus is permissible, taking advantage of the Special Height Exception. The proposed height of the building is 42 feet 7 inches tall.

- L. **Signage.** Any proposed signage for the commercial space will be subject to the review and approval of the Planning Department, according to the requirements provided in Article 6 of the Planning Code.

Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. The Project Sponsor shall apply for the appropriate sign permits, and shall follow the requirements of Article 6 of the Planning Code.

- M. **Residential Child Care Impact Fee.** Pursuant to Section 414, a Residential Child Care Impact in-lieu fee shall be assessed for all residential development projects. The proposed project is subject to the Residential Child Care Impact Fee for 10 Units and above. The net addition of gross floor area subject to the fee shall be determined based on drawings submitted with the Building Permit Application.

The Project is subject to the Residential Child Care Impact Fee which shall be paid prior to the issuance of the building permit.

- N. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a

street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 36-feet of frontage on Randolph Street with approximately 26-feet devoted to either the retail entrance or window space. The windows are clear and unobstructed.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed project is located on Randolph Street, the primary commercial corridor in the immediate neighborhood. The existing land use pattern on Randolph Street includes a variety of building heights and sizes, ranging from one- to four-stories. The proposed project is in keeping with the intended character of the NC-1 District, where housing over a commercial ground floor is encouraged. The Project is necessary and desirable in that an additional dwelling unit will be added to the City's housing stock. In addition, the proposed project locates housing on an underdeveloped lot along the established commercial corridor of Randolph Street, intended for higher residential densities, and is therefore, compatible with the neighborhood and community. The proposed uses (residential and retail) are of a scale and intensity consistent with the Planning Code and are appropriate, desirable and compatible with the existing neighborhood commercial district's character.

The proposed new retail space will allow the Project Sponsor to enhance the retail in the neighborhood commercial district. The scale of the proposed retail will allow the Project Sponsor to operate more efficiently, while maintaining a neighborhood-serving scale. Nearby residents will be able to satisfy more needs locally, without having to leave the neighborhood, and without having to drive to other neighborhoods.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project site is on a corner lot, which is common in the neighborhood, consistent with the block face, and compatible with the mixed residential neighborhood character. The proposed building is designed to take advantage of this prominent corner location. The height and bulk of the Project proposes a building scale that is compatible with the scale and width of Randolph Street. One of the proposed retail entrances will be located at the corner of Randolph Street and Victoria Street, conveying a strong sense of place. Similarly, the proposed retail spaces will include high ceilings (approximately 12 feet 7 inches floor-to-floor), consistent with a retail environment. The residential units above are of a scale that is consistent with applicable land use controls, and compatible with the surrounding neighborhood. The articulated facades proposed for the building will provide visual relief to break up the building's mass. The Project will provide an incremental addition of needed housing units in an established mixed-use neighborhood.

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

The Planning Code does not require parking or loading for 772 square-foot retail use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed uses are dwelling units, which do not typically emit noxious or offensive emissions such as noise, glare, dust or odor. Since this will be a predominantly residential project with two small scale retail uses, the Project will not generate unusual noise, odor, dust and glare as a result of its operations. The buildings will comply with Title 24 standards for noise insulation. The Project Sponsor will fully comply with San Francisco's Noise Ordinance, which prohibits excessive noise levels from construction activity and limits permitted working hours. The materials for the façades of the buildings will not result in glare. The Project would generate additional night lighting, but not in amounts unusual for an urbanized area. Design of exterior lighting will ensure that off-site glare and lighting spillover are minimized.

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

The proposed retail does not require any additional tenant improvements the Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

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

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

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

The proposed project is consistent with the stated purposes of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

- 8. **Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The size of the proposed retail will not prohibit or deter the location of other needed neighborhood-serving uses along Randolph Street. The new retail will not adversely affect the existing businesses along Randolph Street. The addition of the proposed grocery store is anticipated to increase foot traffic in the vicinity of the Project site, thereby increasing the viability of another nearby neighborhood commercial use.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The small-scale retail uses will be a valuable amenity for the neighborhood. The neighborhood-serving scale of the proposed retail will allow the Project Sponsor to lease the space to a smaller establishment.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The corner location of the site allows the Project and its proposed retail to "anchor" the corner and create a strong sense of place along the neighborhood's primary commercial corridor.

9. **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 open enforcement cases or notices of violation for the subject property.

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

Project meets criterion.

The subject property was purchased in February of 2015. The property has been maintained in a decent, safe, and sanitary condition.

- 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 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 with commercial space 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 two-bedroom single-family dwelling with commercial space, 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; one 4-bedroom unit and one 2-bedroom unit.

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

Project meets criterion.

The Project would improve cultural and economic diversity by increasing the number of bedrooms. The Planning Department determined that the replacement building is of appropriate scale and development pattern to conserve the established neighborhood character.

- 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 with ground floor commercial 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 four-bedroom and a two -bedroom unit 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 meets criterion.

The Planning Department determined that the replacement building is in keeping with the overall scale, massing and design of the immediately surrounding development.

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

Project meets criterion.

The Project proposes two units with a total of four 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 – four bedrooms more than 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 NC-1 Zoning district that is 1,757 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.

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

HOUSINGELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.1:

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

This Project will create one four-bedroom units and one two-bedroom family-sized unit.

Policy 4.6:

Encourage an equitable distribution of growth according to infrastructure and site capacity.

The Project is located in a mixed-use corridor well-served by transit and small-scale neighborhood-serving retail.

OBJECTIVE 11:

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

Policy 11.1:

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

The subject property is within an NC-1 district which allows for higher residential density than what is existing. The Project proposes a total of two dwelling units on property located in a neighborhood consisting of single-family residences to small multi-unit buildings.

Policy 11.2:

Ensure implementation of accepted design standards in project approvals.

This new construction project will conform to the scale and character of the district, respecting the neighborhood character in design and use.

Policy 11.3:

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

Policy 11.4:

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

The Project conforms to the zoning and height districts for the NC-1 District. The proposed height of the building is 12 feet 7 inches tall. Up to a 5-foot bonus is permitted on NC-1 parcels along Randolph Street when the ground floor commercial space exceeds 10 feet.

Policy 11.6:

Foster a sense of community through architectural design, using features that promote community interaction.

The Project's residential entry is defined with a transition between the public and private realms..

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

The proposed project is an area well served by public transportation, including MUNI's M Line.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Randolph Street and Victoria Street. In addition, frontages are designed with active spaces oriented at the pedestrian level.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

The Project includes four Class 1 residential bicycle parking spaces, and two Class 2 retail bicycle parking outside of the building at street level along Randolph Street.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 6:

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

Policy 6.1:

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

The subject property will encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts.

URBAN DESIGN ELEMENT

Objectives and Policies

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 1.7:

Recognize the natural boundaries of districts, and promote connections between districts.

The Project is adjacent to residential buildings -- mostly two-story, single-family dwellings and multifamily buildings with ground floor parking. The Project transitions from one area to another and serves as a bridge between the buildings and highlighting similar characteristics.

OBJECTIVE 3:

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

Policy 3.3:

Promote effort to achieve high quality design for building to be constructed at prominent locations.

As an "anchor" corner property, the Project provides articulated street façades, which respond to the form, scale and material palette of surrounding buildings, while also providing a new contemporary architectural vocabulary.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 4:

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.5:

Require private usable outdoor open space in new residential development.

The Project will create private and common open space areas in a new residential development through private decks and roof. The Project will also not cast shadows over any open spaces under the jurisdiction of the Recreation and Park Department.

13. **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 would enhance the neighborhood serving retail character of the neighborhood by creating a new neighborhood serving retail spaces.

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

The existing dwelling unit is not subject to rent stabilization. The Project will provide a net new dwelling unit, thus resulting in an increase in the neighborhood housing stock. The Project is simple in design and relates to the scale and form of the surrounding neighborhood by providing relationships to the other buildings. For these reasons, the proposed project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site.

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

The proposed project is an area well served by public transportation, including MUNI's M Line.

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

The Project does not remove industrial and service sectors from displacement due to commercial office development. The proposed ground floor commercial spaces are compatible with the zoning district. City resident employment not be negatively impacted.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the project site.

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

The Project will not affect the City's parks or open space or their access to sunlight and vistas.

14. 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-013801CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 28, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 4, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2019

Draft Motion
Jun 2, 2019

RECORD NO. 2017-013801CUAVAR
250 Randolph Street

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a removal of a residential unit to construct a new two-family dwelling with ground floor commercial located at 250 Randolph Street, 7089, and 024 pursuant to Planning Code Section(s) 317 and 303 within the NC-1 District and a 40-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on XXXXXX 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 XXXXXX under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **six** bicycle parking spaces (**four** Class 1 spaces for the residential portion of the Project and **two** Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending

on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

12. **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

13. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

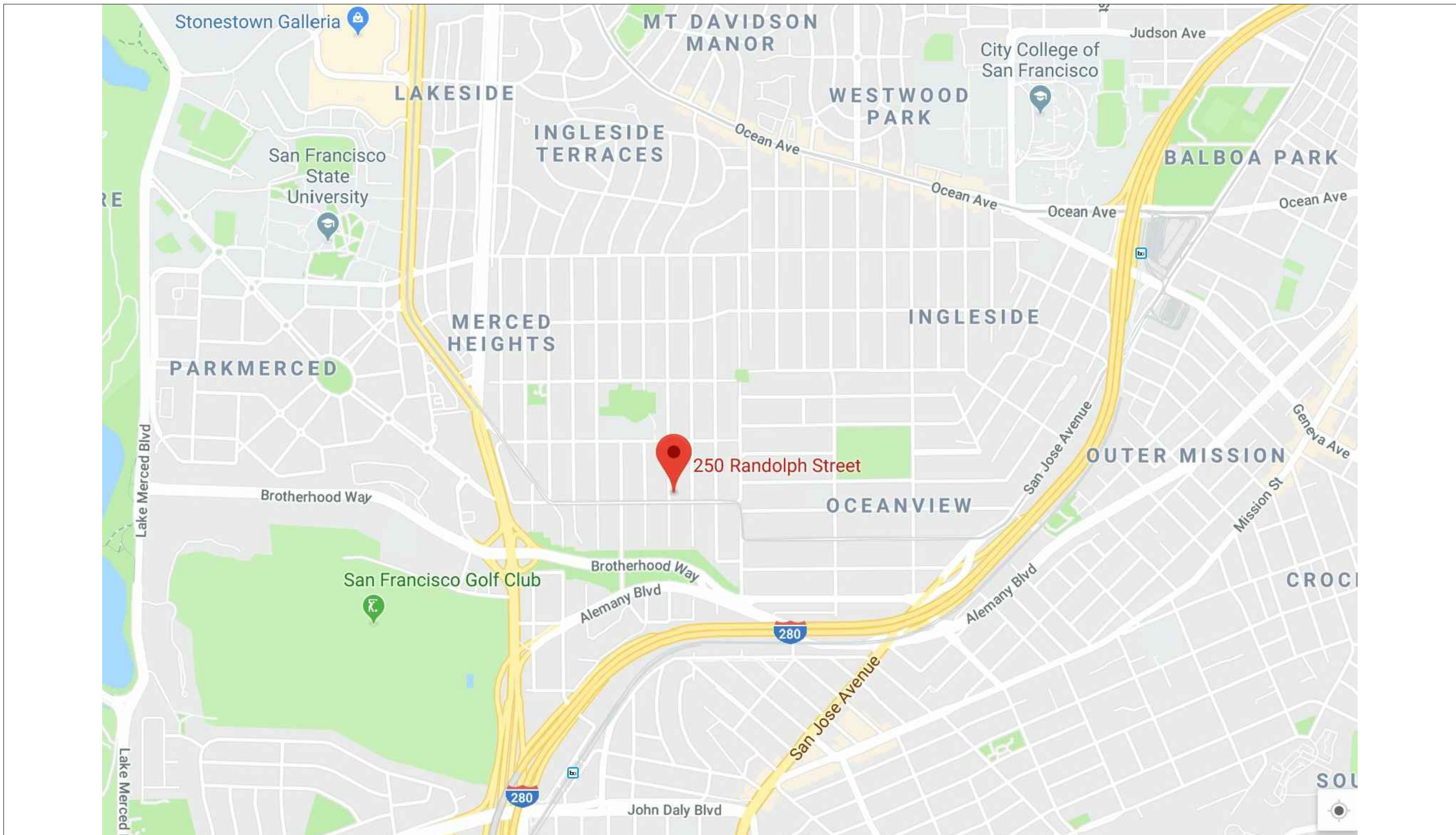
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

15. **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>

250 RANDOLPH ST.



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

VICINITY MAP 1

PROJECT NUM: 17_07
DATE: 04.03.19
DRAWN BY: DL
CHECKED BY: LW

A 0.03

SCALE: N/A



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.

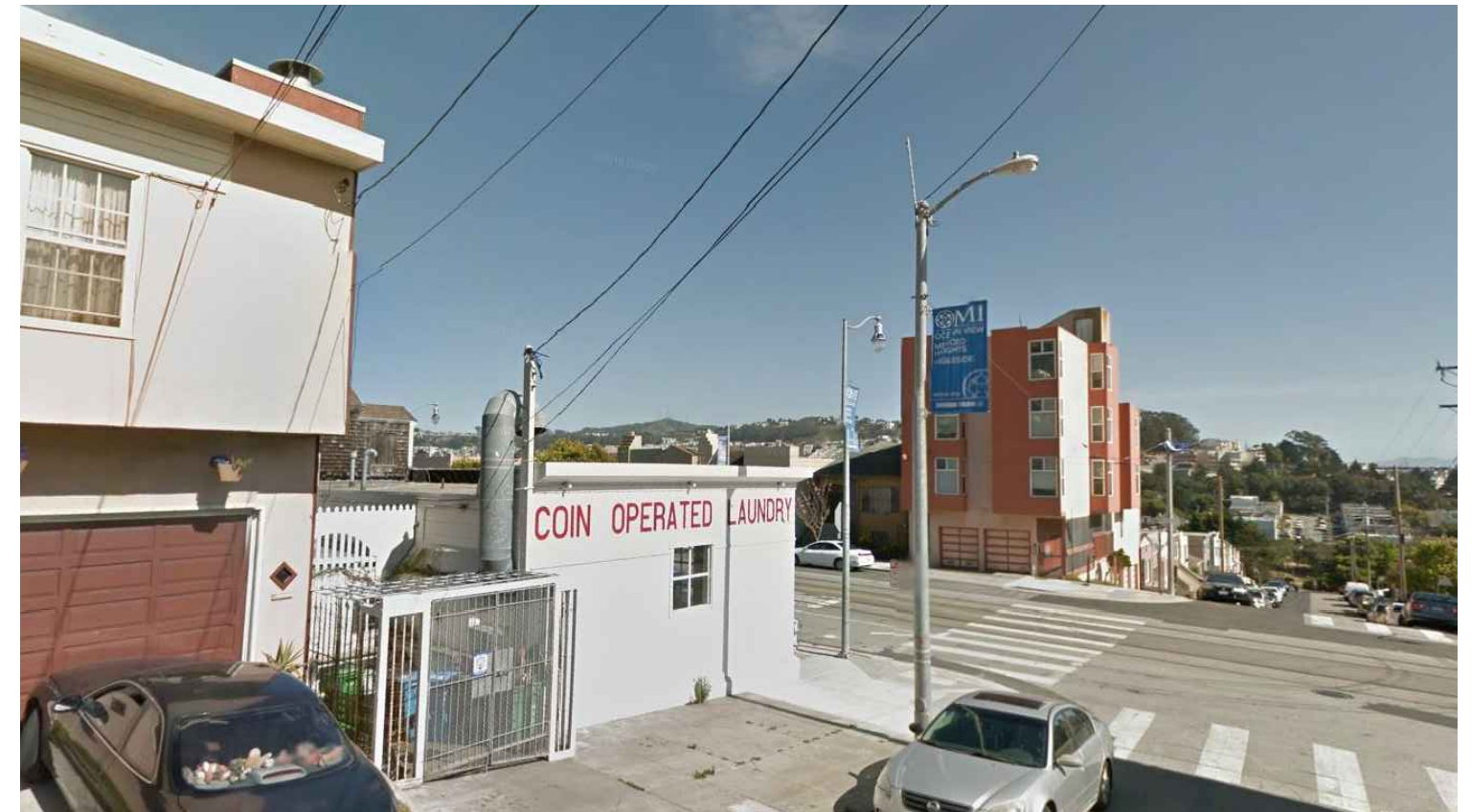
SAN FRANCISCO, CA

VICINITY MAP 2

PROJECT NUM: 17_07
 DATE: 04.03.19
 DRAWN BY: DL
 CHECKED BY: LW

A 0.04

SCALE: N/A



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

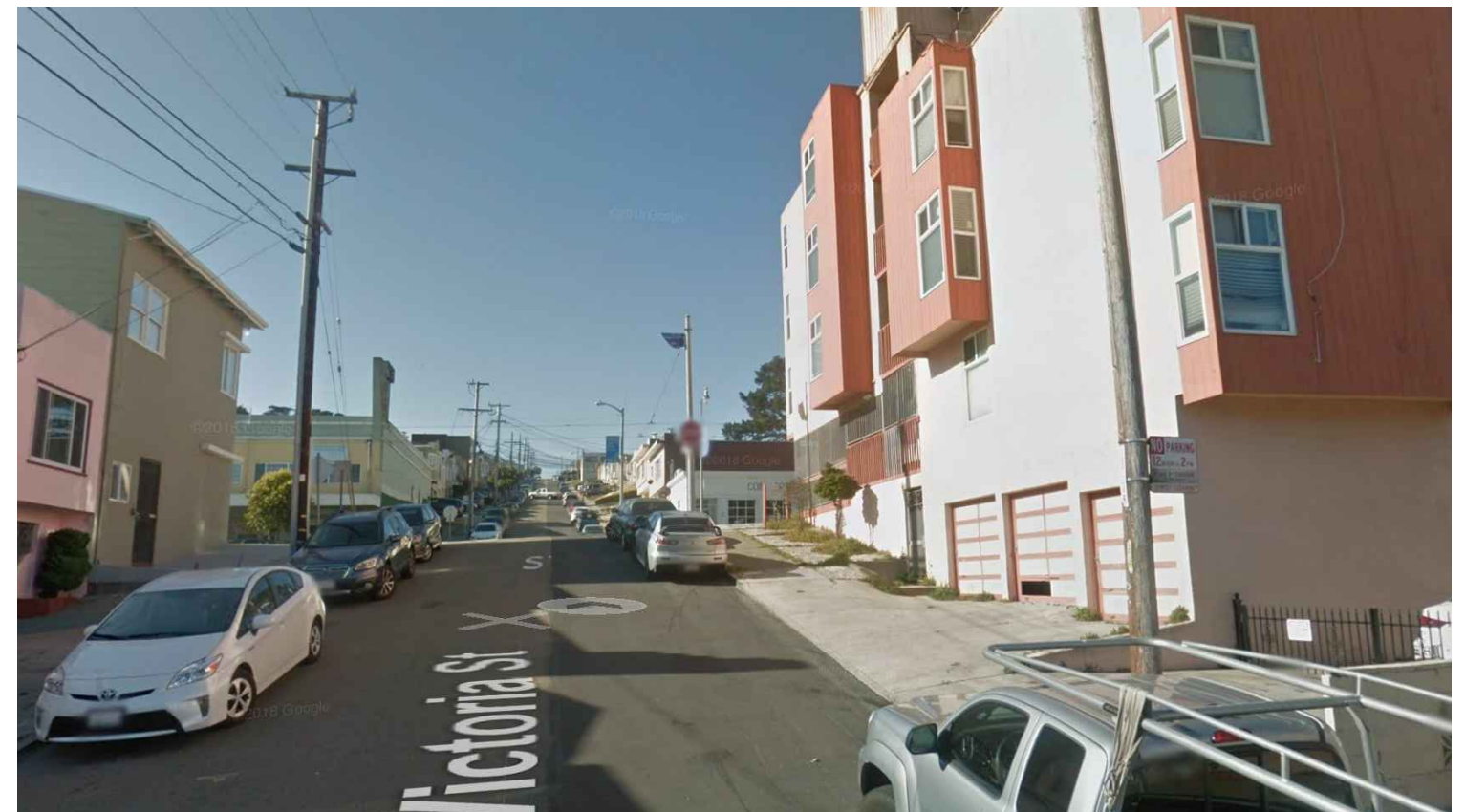
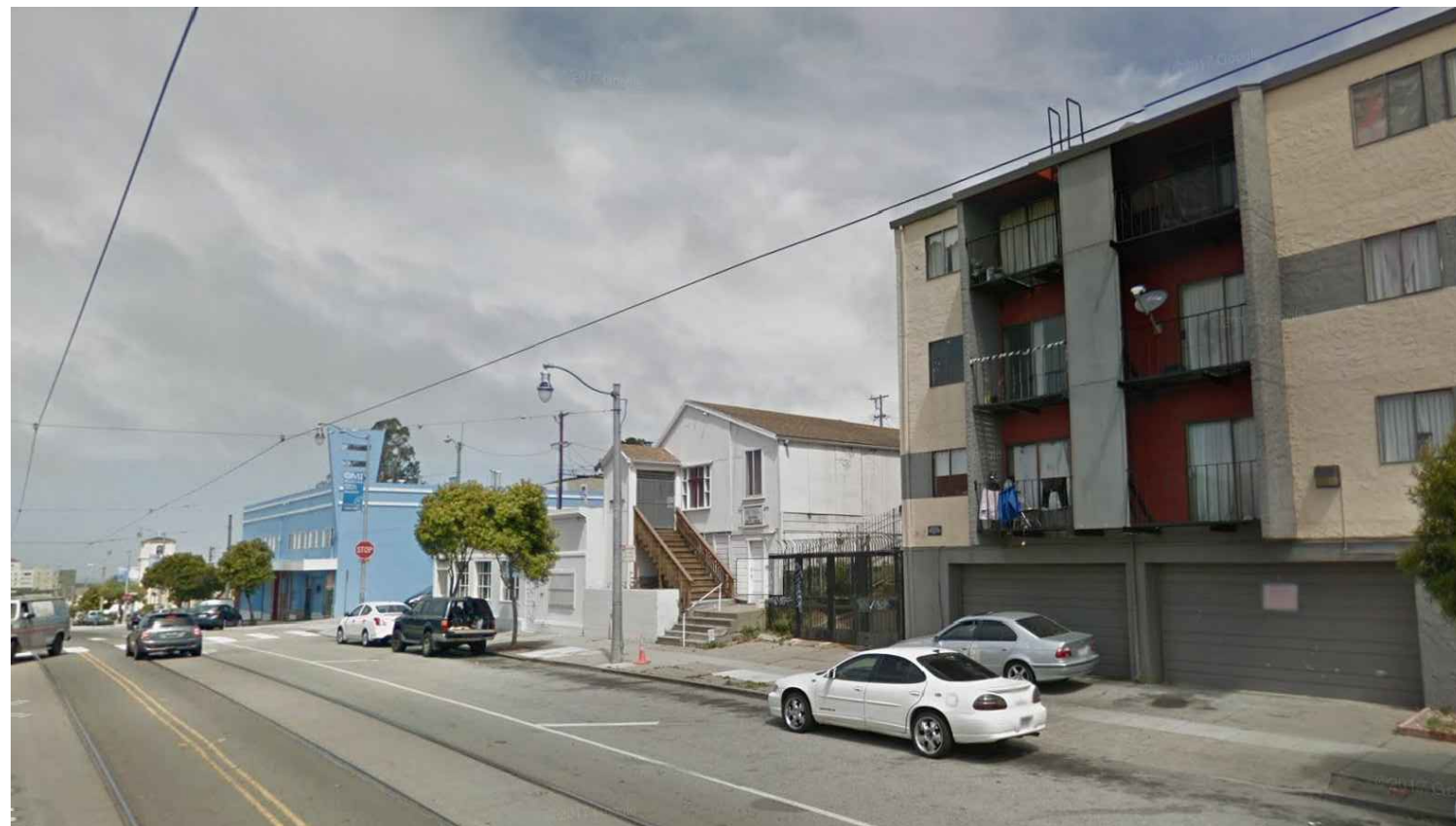
SAN FRANCISCO, CA

SITE PHOTOS 1

PROJECT NUM: 17_07
DATE: 04.03.19
DRAWN BY: DL
CHECKED BY: LW

A 0.05

SCALE: N/A



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

SITE PHOTOS 2

PROJECT NUM: 17_07
DATE: 04.03.19
DRAWN BY: DL
CHECKED BY: LW

A 0.06

SCALE: N/A

VICTORIA ST.



RANDOLPH ST.

WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

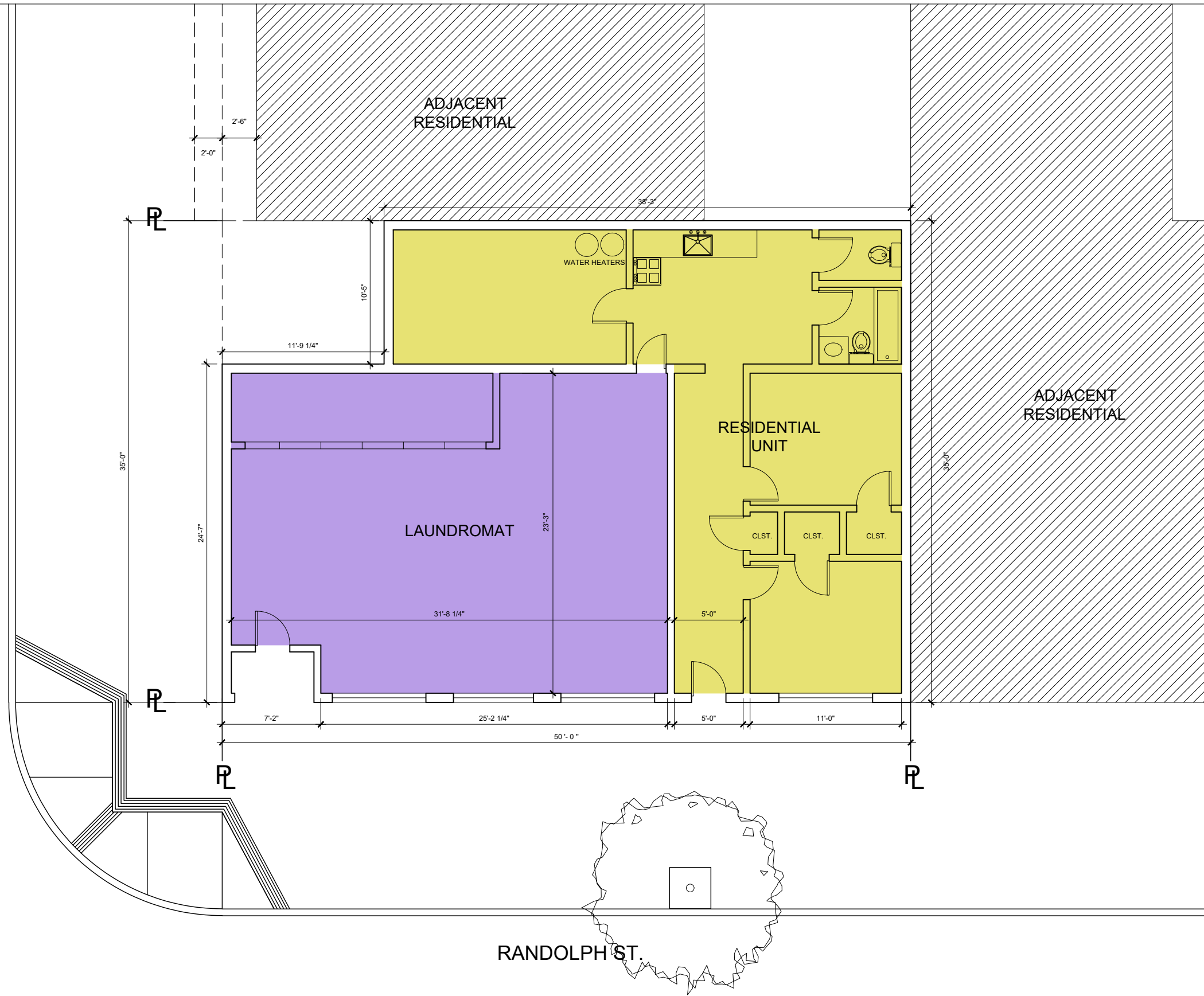
EXISTING SITE PLAN

PROJECT NUM: 17_07
DATE: 04.03.19
DRAWN BY: MM
CHECKED BY: LW

A 1.00

SCALE: 1/16" = 1'

VICTORIA ST.



RANDOLPH ST.

WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

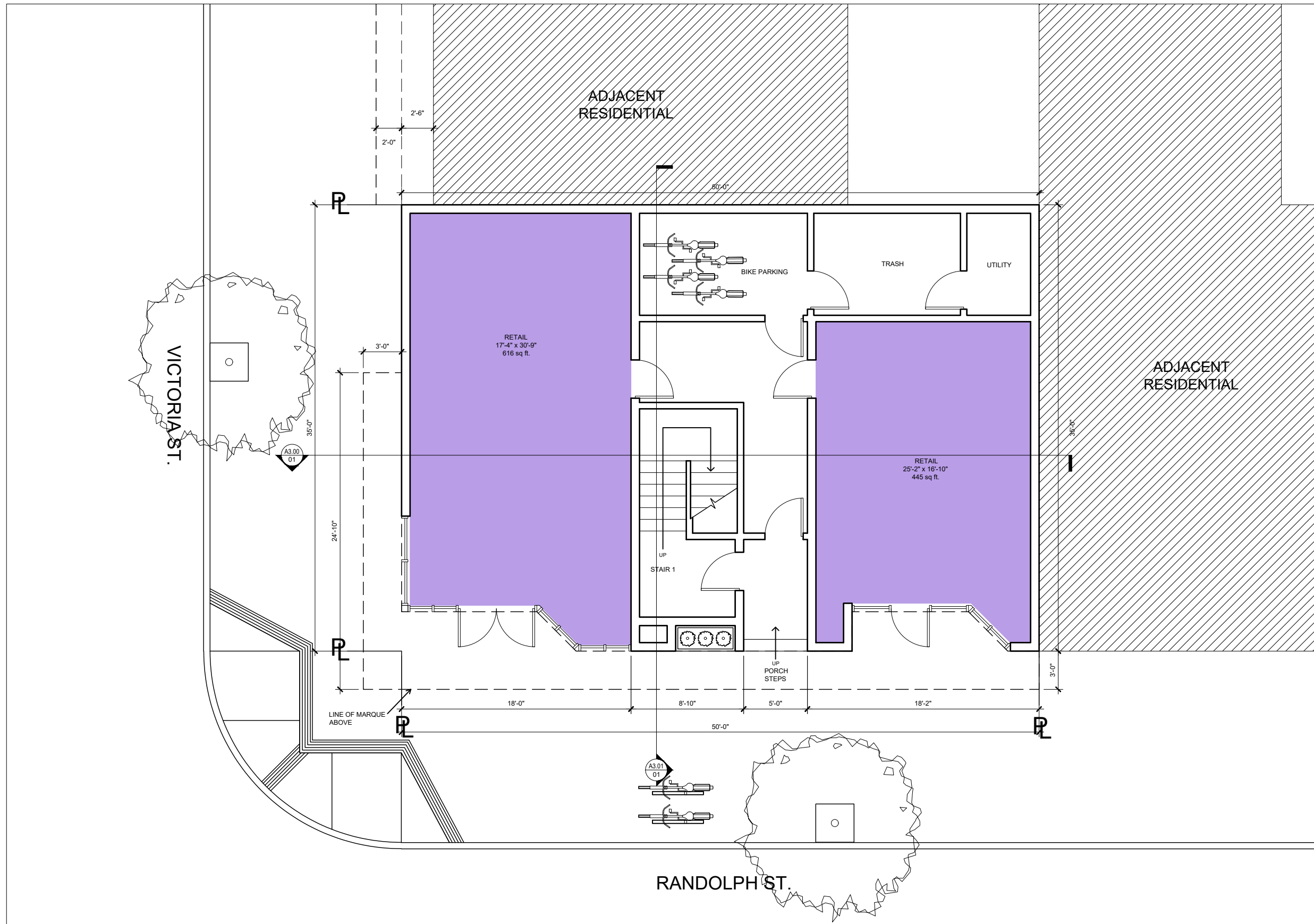
SAN FRANCISCO, CA

EXISTING FLOOR PLAN

PROJECT NUM: 17_07
DATE: 04.03.19
DRAWN BY: DL
CHECKED BY: LW

A 1.02

SCALE: 1/8" = 1'



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

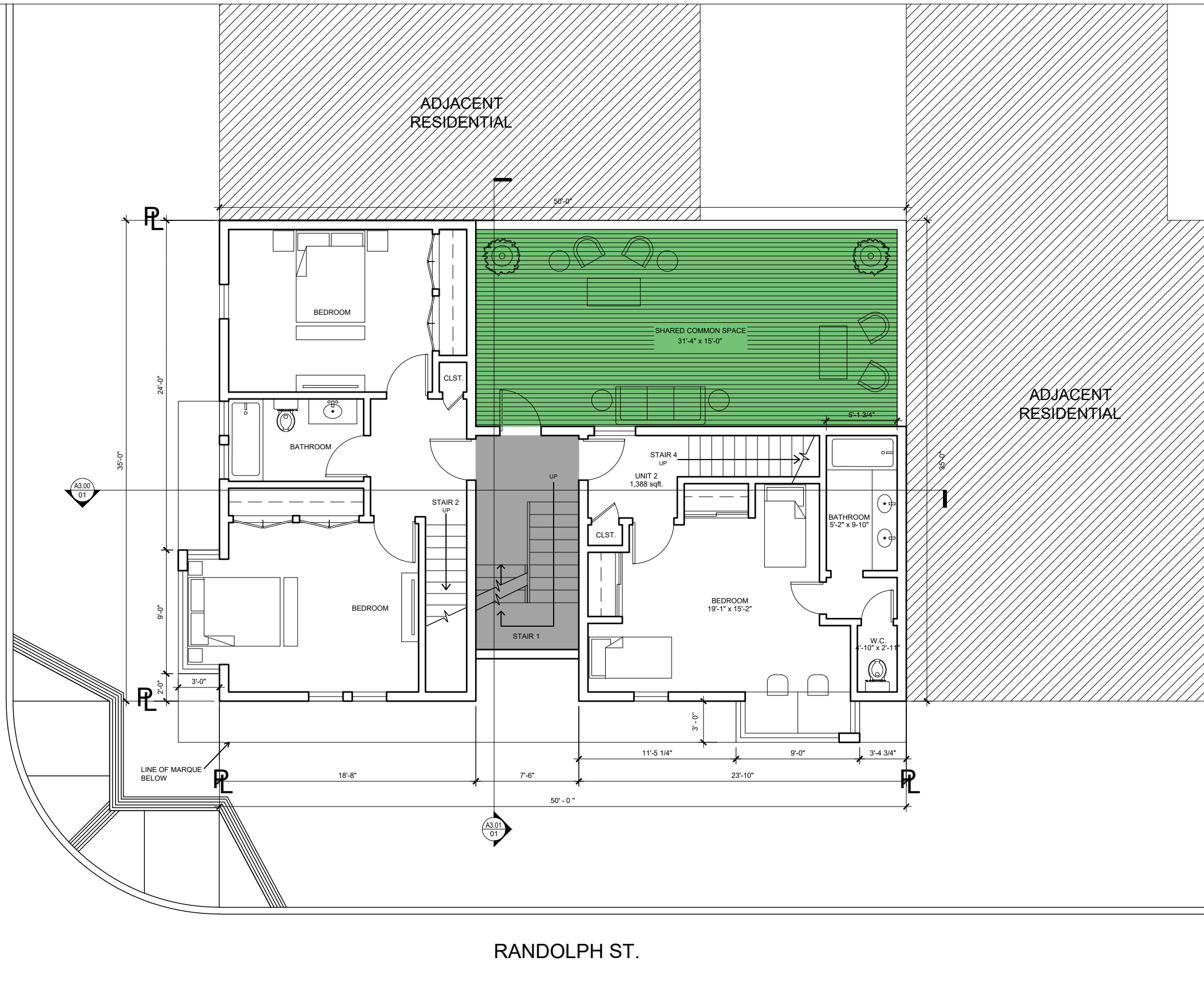
GROUND FLOOR PLAN

PROJECT NUM: 17_07
 DATE: 05.23.19
 DRAWN BY: DL
 CHECKED BY: LW

A 2.00

SCALE: 1/8" = 1'

VICTORIA ST.



RANDOLPH ST.

WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

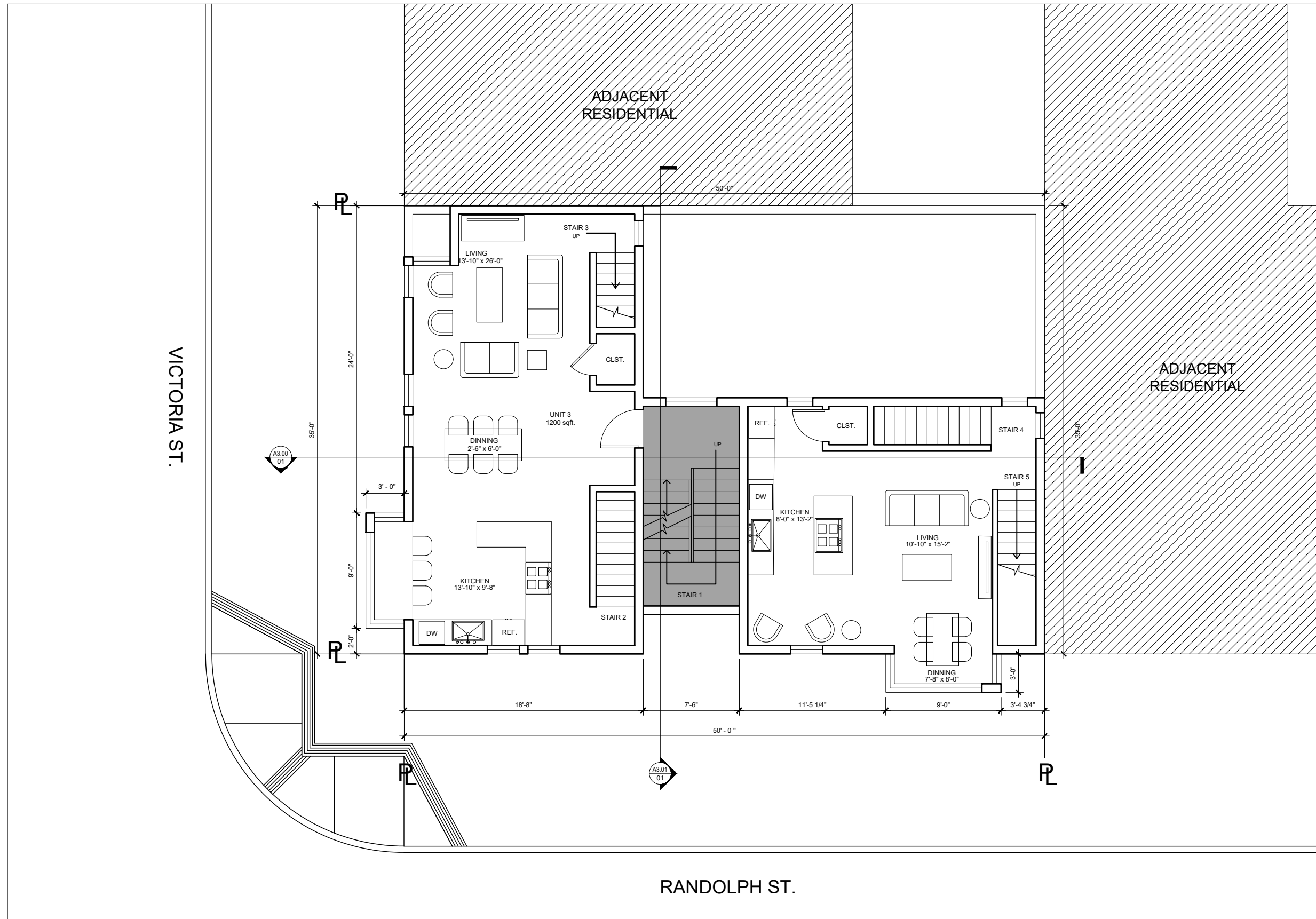
250 Randolph St.
SAN FRANCISCO, CA

FIRST FLOOR PLAN

PROJECT NUM: 17_07
DATE: 05.29.19
DRAWN BY: DL
CHECKED BY: LW

A 2.01

SCALE: 1/8" = 1'



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.

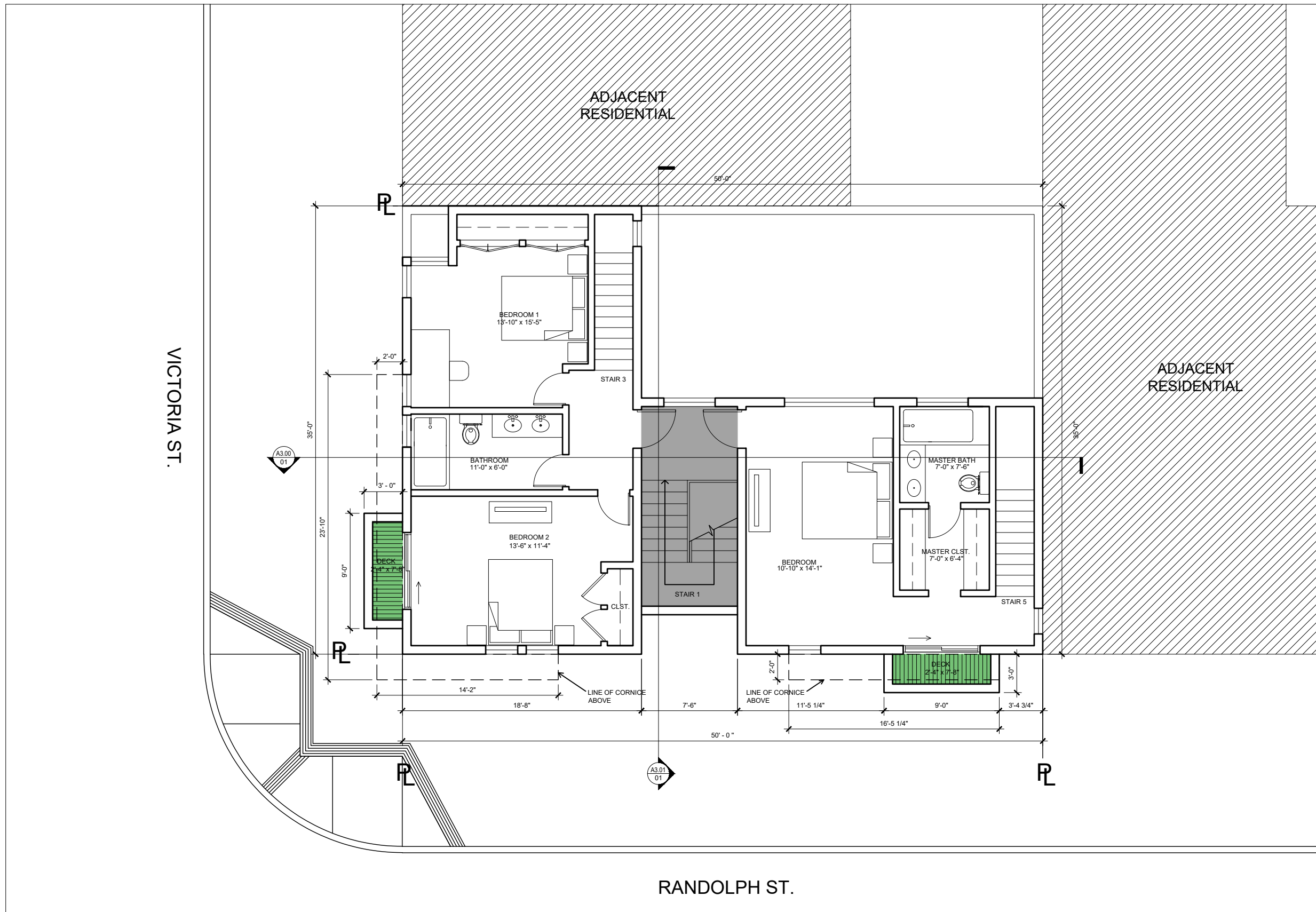
SAN FRANCISCO, CA

SECOND FLOOR PLAN

PROJECT NUM: 17_07
 DATE: 05.29.19
 DRAWN BY: DL
 CHECKED BY: LW

A 2.02

SCALE: 1/8" = 1'



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

THIRD FLOOR PLAN

PROJECT NUM: 17_07
DATE: 05.29.19
DRAWN BY: DL
CHECKED BY: LW

A 2.03

SCALE: 1/8" = 1'

KEYNOTES

- ① PAINTED CEMENT PLASTER
- ② WOOD SIDING
- ③ ALUMINUM WINDOWS
- ④ METAL AWNING
- ⑤ METAL SCREEN
- ⑥ CONCRETE BASE
- ⑦ ENTRANCE LIGHT
- ⑧ SLIDING DOORS
- ⑨ PLANTER
- ⑩ PARAPET FLASHING



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

SOUTH ELEVATION

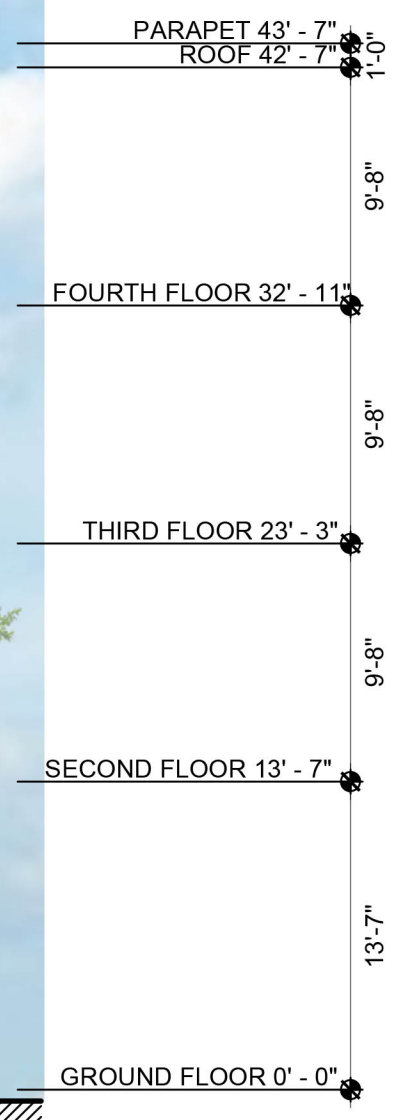
PROJECT NUM: 17_07
DATE: 05.29.19
DRAWN BY: DL
CHECKED BY: LW

A 4.00

SCALE: 1/8" = 1'

KEYNOTES

- ① PAINTED CEMENT PLASTER
- ② WOOD SIDING
- ③ ALUMINUM WINDOWS
- ④ METAL AWNING
- ⑤ METAL SCREEN
- ⑥ CONCRETE BASE
- ⑦ ENTRANCE LIGHT
- ⑧ SLIDING DOORS
- ⑨ PLANTER
- ⑩ PARAPET FLASHING



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

WEST ELEVATION

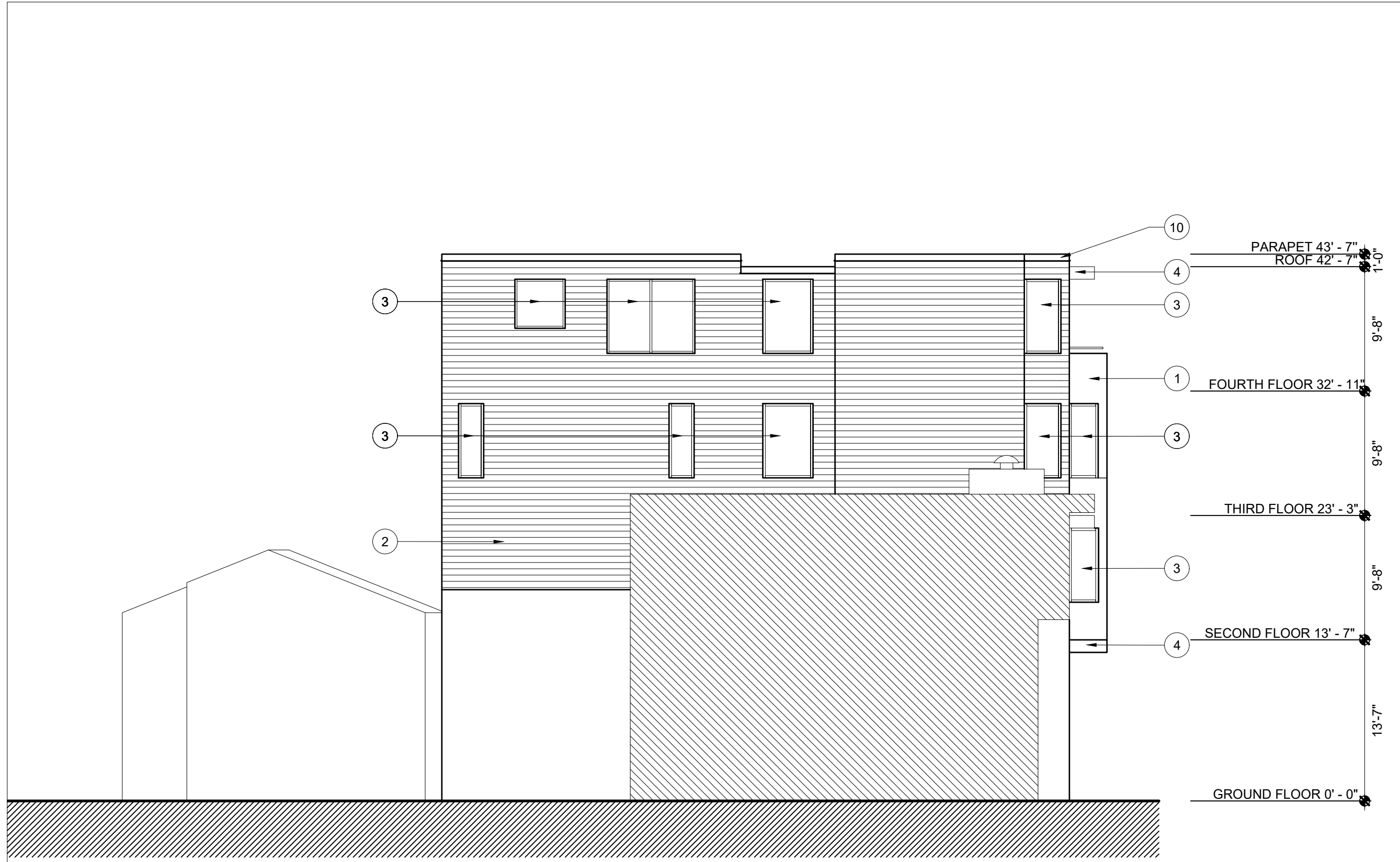
PROJECT NUM: 17_07
DATE: 05.29.19
DRAWN BY: DL
CHECKED BY: LW

A 4.02

SCALE: 1/8" = 1'

KEYNOTES

- ① PAINTED CEMENT PLASTER
- ② WOOD SIDING
- ③ ALUMINUM WINDOWS
- ④ METAL AWNING
- ⑤ FABRIC AWNING
- ⑥ CONCRETE BASE
- ⑦ ENTRANCE LIGHT
- ⑧ SLIDING DOORS
- ⑨ PLANTER
- ⑩ PARAPET FLASHING



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.
 SAN FRANCISCO, CA

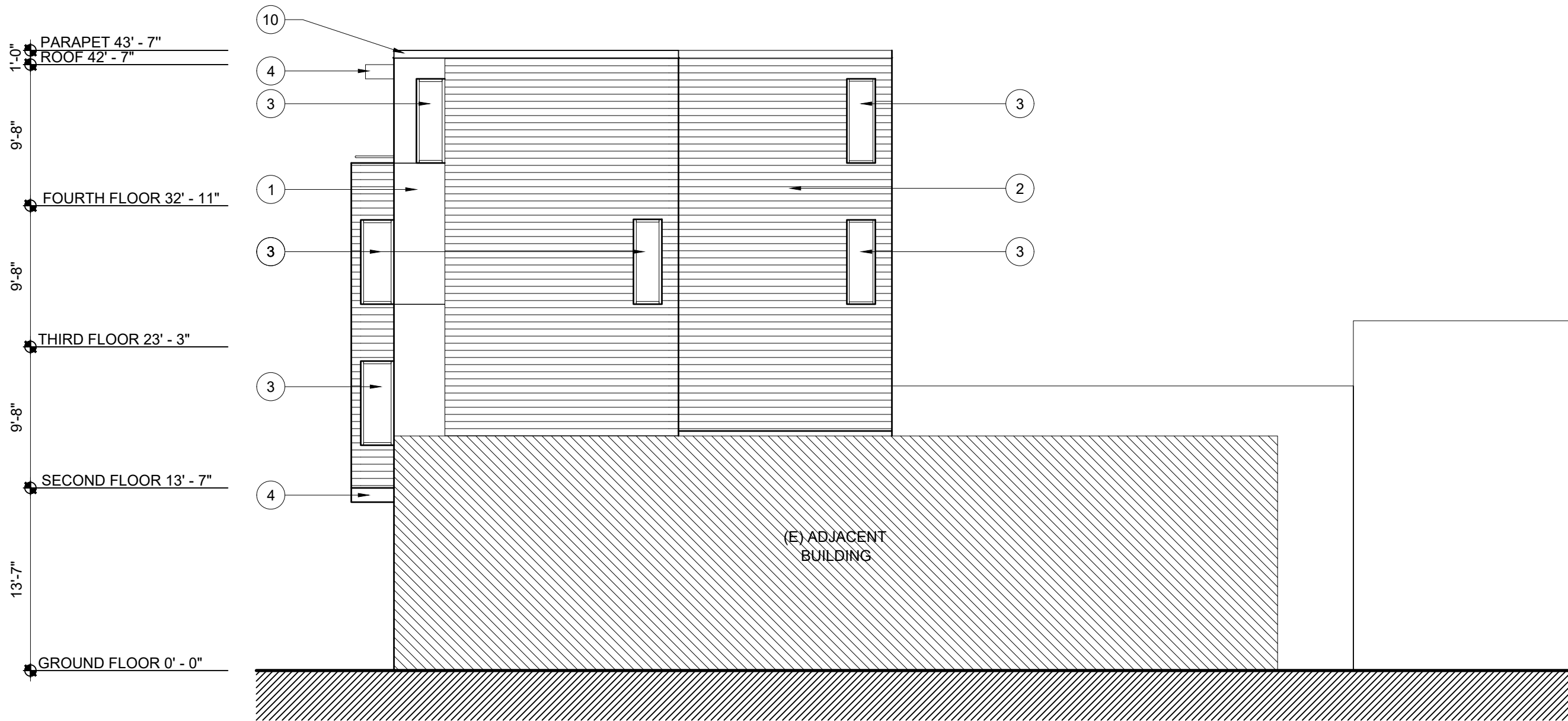
NORTH ELEVATION

PROJECT NUM: 17_07
 DATE: 05.29.19
 DRAWN BY: DL
 CHECKED BY: LW

A 4.01
 SCALE: 1/8" = 1'

KEYNOTES

- ① PAINTED CEMENT PLASTER
- ② WOOD SIDING
- ③ ALUMINUM WINDOWS
- ④ METAL AWNING
- ⑤ FABRIC AWNING
- ⑥ CONCRETE BASE
- ⑦ ENTRANCE LIGHT
- ⑧ SLIDING DOORS
- ⑨ PLANTER
- ⑩ PARAPET FLASHING



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.
 SAN FRANCISCO, CA

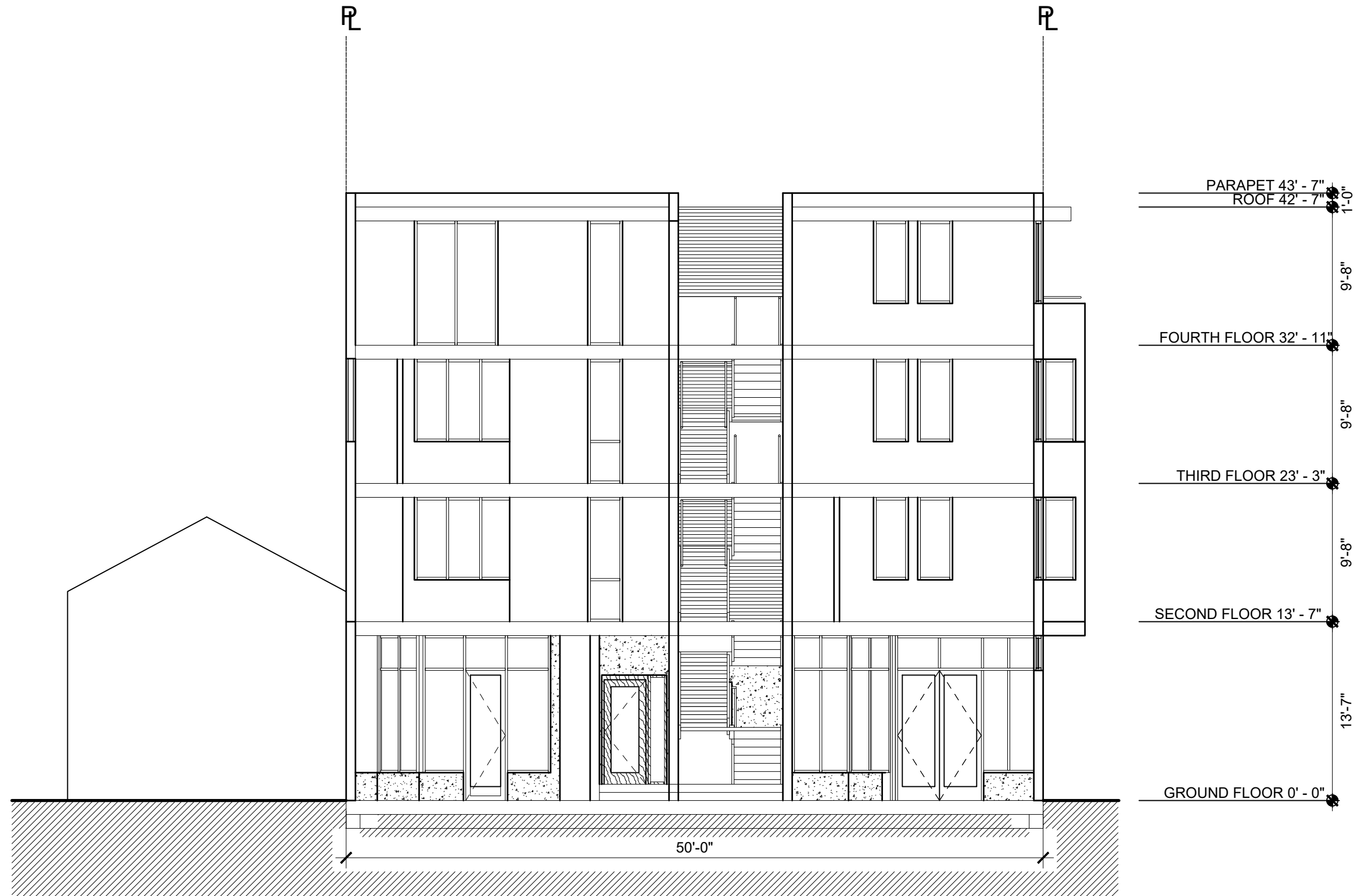
EAST ELEVATION

PROJECT NUM: 17_07
 DATE: 05.29.19
 DRAWN BY: DL
 CHECKED BY: LW

A 4.03

SCALE: 1/8" = 1'

KEYNOTES



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

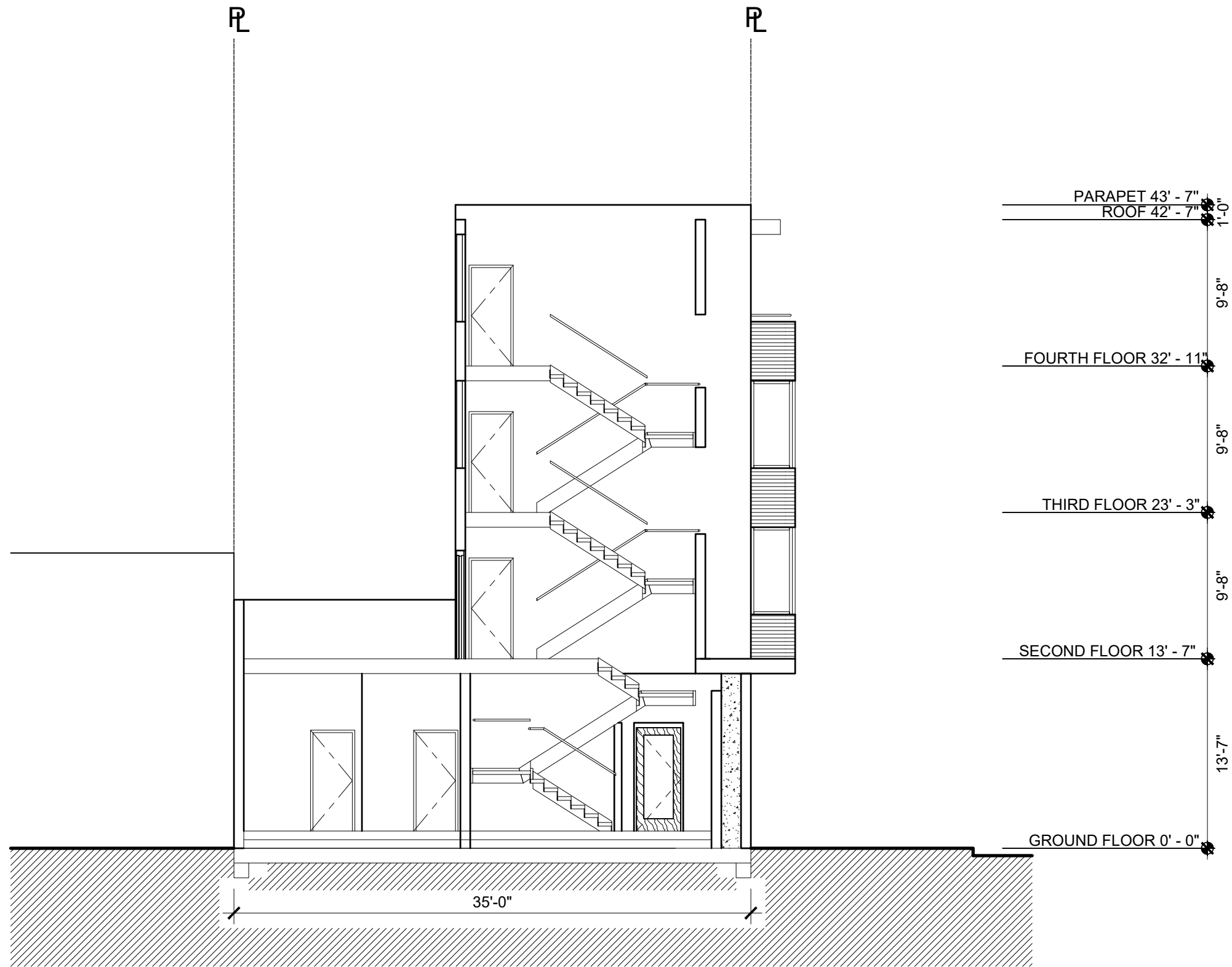
LONGITUDINAL SECTION

PROJECT NUM: 17_07
 DATE: 05.29.19
 DRAWN BY: DL
 CHECKED BY: LW

A 3.00

SCALE: 1/8" = 1'

KEYNOTES



WEISBACH architecture | design

1300 22ND ST., STE. #301
 SAN FRANCISCO, CA 94107
 (415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

CROSS SECTION

PROJECT NUM: 17_07
 DATE: 05.29.19
 DRAWN BY: DL
 CHECKED BY: LW

A 3.01

SCALE: 1/8" = 1'



WEISBACH architecture | design

1300 22ND ST., STE. #301
SAN FRANCISCO, CA 94107
(415) 297.7165

250 Randolph St.

SAN FRANCISCO, CA

PERSPECTIVE 1

PROJECT NUM: 17_07
DATE: 05.29.19
DRAWN BY: DL
CHECKED BY: LW

P 1

SCALE: N/A



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
250 Randolph Street		7089/024	
Case No.	Permit No.	Plans Dated	
2017-013801ENV		10/6/2017	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition of an existing one story mixed use building. Then the construction of a new 4 story mixed use commercial and residential building. Consisting of ground floor commercial space and 3 stories of residential above.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Laura Lynch <div style="font-size: small; margin-top: 5px;"> Digitally signed by Laura Lynch DN: cn=Laura Lynch, o=San Francisco Planning Department, email=Laura.Lynch@sfdph.org, c=US Date: 2017.11.01 16:54:15 -0700 </div>	
Maher Enrollment 10/23/2017	

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

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

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

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

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

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

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input checked="" type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p><input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): Per PTR form dated 1/22/2018</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Justin Greving</p> <p style="text-align: right; font-size: small;">Digitally signed by Justin Greving DN: dc=org, dc=sfgov, ou=CityPlanning, ou=Current Planning, ou=Justin Greving, email=Justin.Greving@sfgov.org Date: 2018.01.23 15:58:33 -0800</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name: Justin A Greving</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">Justin Greving</p> <p style="font-size: small;">Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2018.01.23 15:59:07 -08'00'</p> </td> </tr> </table>		<p>Planner Name: Justin A Greving</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">Justin Greving</p> <p style="font-size: small;">Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2018.01.23 15:59:07 -08'00'</p>
<p>Planner Name: Justin A Greving</p> <hr/> <p>Project Approval Action:</p> <p>Building Permit</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">Justin Greving</p> <p style="font-size: small;">Digitally signed by Justin Greving DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Justin Greving, email=Justin.Greving@sfgov.org Date: 2018.01.23 15:59:07 -08'00'</p>			
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>				

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	1/19/2018
--	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Justin Greving	250-296 Randolph Street	
Block/Lot:	Cross Streets:	
7089/024	Victoria and Head streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2017-013801ENV

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


DATE OF PLANS UNDER REVIEW:	10/16/2017
------------------------------------	------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation prepared by Garavaglia Architecture, Inc (dated September 8, 2017)	
Proposed project: Demolition of (e) single-story mixed-use building and construction of (n) 4-story mixed commercial and residential building.	

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

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

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Garavaglia Architecture, Inc. (dated 9/8/2017) and information found in the Planning Department files, the subject property at 250-296 Randolph Street contains a single-story wood-frame commercial building constructed in 1950. The building was designed in a simple Modern style by Robert Nordin for Angelo Infusino who ran a laundry facility out of the property. The property changed hands a few times over the years but generally remained a laundry facility except for a brief period in time when it was used by the True Vine Church of God in the late 1980s. In 1967 a permit was filed to divide the building into two separate commercial spaces. Other permitted alterations include minor repairs to correct dry rot and termite damage (1981, 1990), and an alteration to convert the building back for use as a laundry mat (1990).</p> <p>The subject property was previously surveyed as part of the Neighborhood Commercial Buildings Historic Resources survey in 2014-2015, but was not identified as being historic for purposes of the survey. The findings of this survey are in draft form as the survey has not yet been adopted by the Historic Preservation Commission.</p> <p>No known historic events occurred at the subject property (Criterion 1). The subject property has kept its utilitarian use as a commercial and at one point congregational space, but there is no indication that any events of historic importance took place on the site. None of the owners or occupants have been identified as being historically significant (Criterion 2). The subject property is of a simple vernacular construction that does not exhibit any particular architectural style nor is there any indication that Robert Nordin would be considered a master architect. The subject property is not architecturally distinct such that it would qualify for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. 250-296 Randolph Street is located within the Ocean View neighborhood. The surrounding block contains a wide variety of property types constructed over the course of the middle to late twentieth century, from single-family homes constructed after World War II, to larger multi-family apartment buildings built in the 1960s. Altogether the surrounding block does not contain a sufficient concentration of historically or aesthetically related buildings.</p> <p>Therefore the subject property is not eligible for listing in the California Register either individually or as a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1/22/18



250-296 RANDOLPH STREET



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 250 RANDOLPH ST
RECORD NO.: 2017-013801CUAVAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	1757	1757	
Residential	697	2588	
Commercial/Retail	941	772	
Office			
Industrial/PDR <i>Production, Distribution, & Repair</i>			
Parking			
Usable Open Space		+470	
Public Open Space			
Other ()			
TOTAL GSF	1,434	4,839	3,405
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	2	
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces	0	0	
Loading Spaces			
Car Share Spaces			
Bicycle Spaces	0	4	
Number of Buildings	1	1	
Number of Stories	1	4	
Height of Building(s)	16'	42' 7"	
Other ()			

Parcel Map

7089

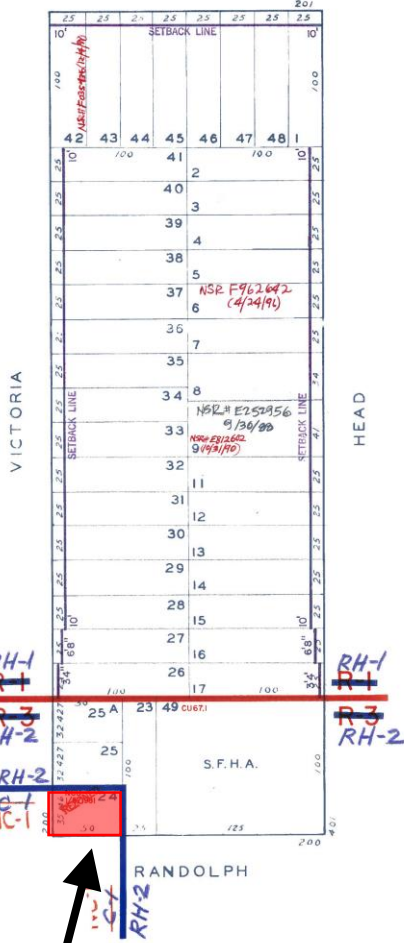
CITY LAND ASSN BLK 42

40-X

LOTS MERGED
 LOTS INTO Lot
 10 " 2 1945



SARGENT



NCRS
 NEIGHBORHOOD COMMERCIAL
 REZONING STUDY
 Interim Codebook: 1984-200273, Date: 11/18/85-3/28/87
 Permanent: 1988-11/15/87M, Date: 8/1/87, Date: 4/12/87
 Final: 1988-11/15/87M, Date: 4/4/87, Date: 12/1/87

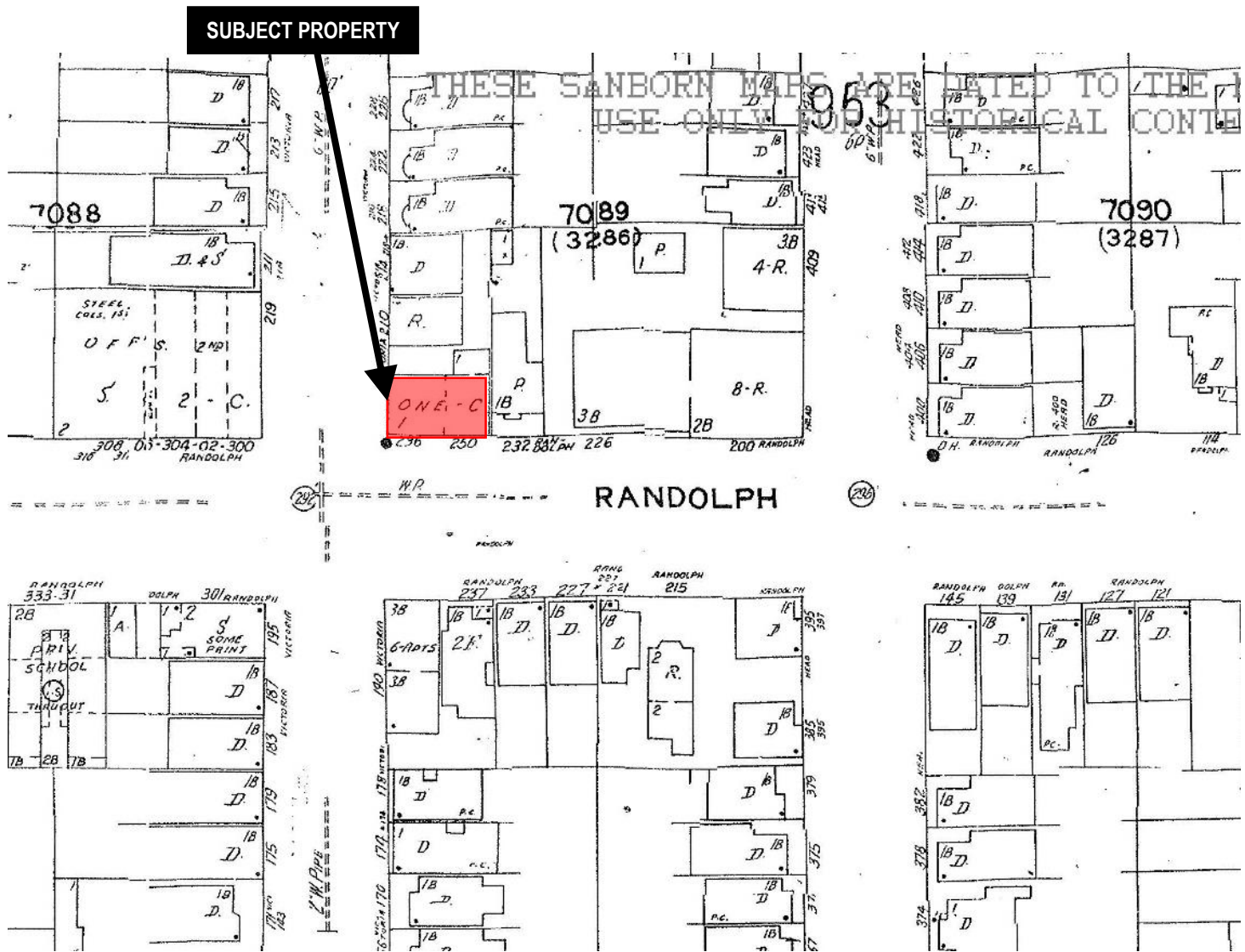


SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2017-013801CUAVAR
 Demo/ New Construction
 250 Randolph Street

Sanborn Map*



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



Conditional Use Hearing
 Case Number 2017-013801CUAVAR
 Demo/ New Construction
 250 Randolph Street

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

Aerial Photo – View 3

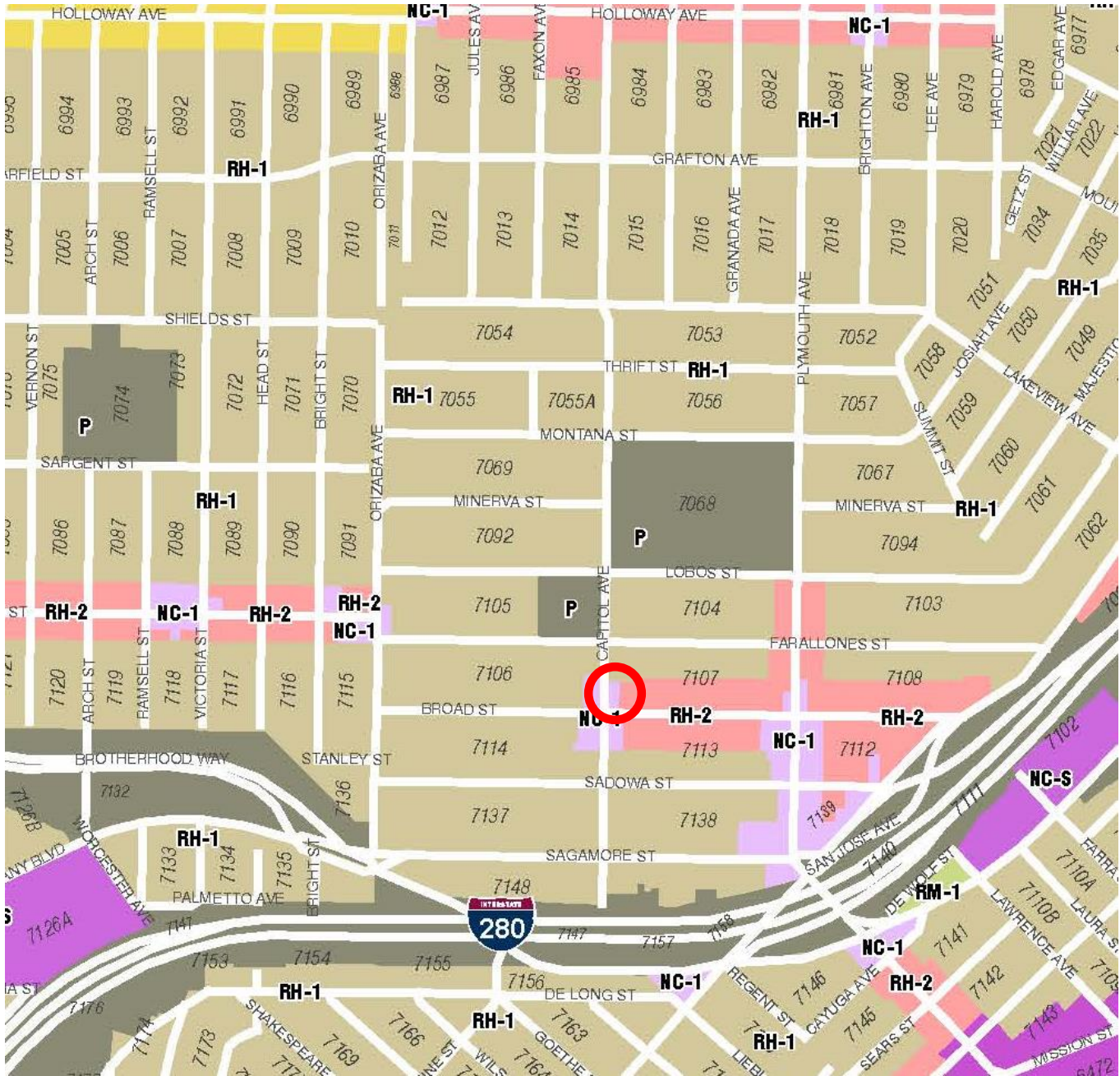


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

Zoning Map



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

Site Photo



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

Site Photo



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

Site Photo



Conditional Use Hearing
Case Number 2017-013801CUAVAR
Demo/ New Construction
250 Randolph Street

250 Randolph St.

Context and Design Evolution

The project is located at the intersection of the Ocean View and Merced Heights neighborhood. The development of the area substantially occurred after 1950 to the present with most of the buildings being constructed after WWII. The majority of residence were African American shipyard workers who were not able to acquire housing in more established San Francisco neighborhoods. The neighborhood remained a predominantly African American neighborhood until a few decades ago and is now a predominantly Asian-American neighborhood. Many of the vacant storefronts in the area were former storefront churches that served African American congregations.

The architectural character of the neighborhood is substantially influenced by the topography, with small two-story single-family residences that terrace up and down the steep hills. The architectural style of the houses is quite mixed, although predominantly they are simple two-story stucco houses with very little architectural detail. The ground floors mostly contain an entry and garage, with living spaces behind and above. Architectural detailing common to the Art Modern/Art Deco and Streamline Moderne styles of architecture establish a character to the neighborhood that is quite different than the typical Victorian styles that are iconic in the City.

The project site is at the bottom of Merced Heights and on Randolph St, a wide thoroughfare with a streetcar line that runs east and west. The buildings along Randolph St. are really a mixed bag, with two-story residential buildings like those described above, 3-4 story apartment buildings constructed after WWII, and later apartment buildings constructed in the 70's and 80's. There are also a small number of commercial and institutional buildings that serve the neighborhood. There is a small commercial strip at the intersection of Randolph and 19th Ave. that includes a laundromat, dry cleaner, tax preparation office, realtor, salon, and a pizza parlor. There is no predominant style or scale that establishes a strong aesthetic character along Randolph St., although most buildings are stucco, with horizontal or vertical wood siding used as an accent.

Directly across the street from the site is a 4-story apartment building that looks to have constructed in the 70's. The building has simple forms and bay windows that face both Randolph St. and Victoria St. The building is 40' along Randolph St. and taller along Victoria St. as it slopes to the south. East of the project site on the same block is another 4-story apartment building. The proposed building is similar in scale with more complex massing and use of materials than the adjacent buildings noted above.

In response to the context of the neighborhood the building massing has been arranged to mediate between the smaller 2-story residential buildings along intersecting streets, and the larger scale of the apartment buildings along Randolph St. The two 3-story units are expressed by recessing the stair that provides access from a common ground floor entry, and the dominant material and color of each unit is unique to further distinguish them so that the building appears to be two townhouses above a retail ground floor and not a single apartment building. On the uphill side of the building along Victoria Street a reveal at the top two floors of the building provide relief from crowding the adjacent 2-story house.

The height of the building has been lowered from 45' to 42'-7" and the projecting bay window facing west on Victoria has been lowered by one floor to mediate the scale between the 2 and 4-story buildings that make up the immediate context. Horizontal architectural elements have been added along Randolph St. and Victoria St. to give the building a more distinctive cornice line and to relate the building style to the horizontal expression that is typical of the Art Moderne/Art Deco and Streamline Moderne styles that are noted above.

Retail Uses

It is likely that over time additional residential units will be constructed along Randolph St. increasing the density and making small retail more viable, providing a more vibrant character to the neighborhood. The following neighborhood serving retail uses are all viable tenant types for the retail spaces provided by the project.

Coffee Shop

Beauty Salon

Real Estate Office

Tax preparation Office

Exercise Studio

Nail Salon

Grocery

Professional Service Office

Laundromat

Framing Shop

Gift Shop

Florist

Campbell, Cathleen (CPC)

From: jimmy chang <lebeaush@hotmail.com>
Sent: Monday, March 18, 2019 4:40 PM
To: Campbell, Cathleen (CPC)
Subject: re: 250 randolph st/2017-013801cuavar

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning,

I received a public hearing for the project but that date and time is not available for us to present.
We are 100 % object the project due to the area is not suitable to have 4 story for that small area.
Cross street is daycare campus
We are disagree, or we need to submit in writing by mail
Thank you

Campbell, Cathleen (CPC)

From: jimmy chang <lebeaush@hotmail.com>
Sent: Wednesday, April 03, 2019 3:32 PM
To: Campbell, Cathleen (CPC); CPC-Commissions Secretary; Melgar, Myrna (CPC); Koppel, Joel (CPC); richhillissf@gmail.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: RE: 250 randolph st/2017-013801cuavar

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

As an over thirty year's resident of the 221 Randolph Street, I would like to offer my comments on the 250 Randolph Street Project that I am 100% not support it. My neighbors from 215 and 237 Randolph Street are also opposition to the project. First of all, the project is built next to the childcare center on 300 block of Randolph Street and next to a church. The noise and air quality impact of construction; and also the long term of wind and shadow problems after the project is unforeseeable. There is still be troublesome and serious for years after the project is completed.

From the neighbors' perspective, shadow is one of the concern. The project is changed from one story to four stories building at the corner that would darken and shadows my side of the window, front walkway (even all odd number of the houses). And also blocking my view on left side from my home. The project is four story commercial and family mixed without garage. There is already scarce public parking in the area because there are two apartments on 200 block; one apartment, childcare campus and library on 300 block. Due to the increasing number of rental home in the area that are over 25 vehicles are looking for vehicle parking spaces day and night.

The area is resident neighborhood. The impact of a building height maybe one of the concern that the maximum height will be the other major issue. The lot size is not large that I am double how to build that tall building. There is one story for over thirty years without any problem. I am sure the Planning Department and Commission will make a decision carefully on the negative impact to our quality of the life for residents in the area especially in our side of the house.

Finally, I and my neighbor (215 and 237 Randolph Street) are very concerned with the project that will be increased traffic, parking, and shadow negative impact. We plan to take our concerns to the Planning Commission in hopes of refuse and disapprove the project in its current form.

Thank you for providing an opportunity for residents to express their serious concern over the project.

Sincerely

James Cheung

From: Campbell, Cathleen (CPC) [mailto:cathleen.campbell@sfgov.org]
Sent: Wednesday, March 20, 2019 5:10 PM
To: jimmy chang <lebeaush@hotmail.com>
Subject: RE: 250 randolph st/2017-013801cuavar

Hi Jimmy,

Please feel free to email concerns the planning commissioners.
Please remember to copy the commission secretary and myself.

Please find below contact information.

<https://sfplanning.org/commission/planning-commission>

commissions.secretary@sfgov.org

COMMISSIONERS

Myrna Melgar

President

myrna.melgar@sfgov.org

Joel Koppel

Vice-President

joel.koppel@sfgov.org

Rich Hillis

Commissioner

richhillissf@gmail.com

Milicent A. Johnson

Commissioner

milicent.johnson@sfgov.org

Kathrin Moore

Commissioner

kathrin.moore@sfgov.org

Dennis Richards

Commissioner

dennis.richards@sfgov.org

Katy

**Cathleen Campbell, Planner I
Southwest Team, Current Planning Division**

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8732 | www.sfplanning.org

[San Francisco Property Information Map](#)

Campbell, Cathleen (CPC)

From: Mandy Leung <mmlleung@gmail.com>
Sent: Tuesday, April 02, 2019 7:14 PM
To: Melgar, Myrna (CPC); Koppel, Joel (CPC); richhillissf@gmail.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Rahaim, John (CPC)
Subject: April 4th PC Item Comment: 250 Randolph Street (2017-013801CUA; 2017-013801VAR)
Attachments: 181121_250 Randolph St_Drawings.pdf; Neighborhood Exhibits.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

As a longtime resident of the OMI neighborhood (25+ years), I would like to offer my comments on the proposed development located at 250 Randolph Street. Though I am in support of and welcome higher density developments along this transit corridor, I am concerned with what appears to be inadequate consideration for the architecture of the proposed development and how it fails to properly integrate with the greater community and street scene along this prominent thoroughfare. In particular, the lack of building articulation in the proposed design will be a detriment to the existing neighborhood character.

Subject Property: 250 Randolph Street

The proposed design for the building frontage along Randolph Street is fairly flat. The entire face of the Randolph Street frontage is approximately 50'-0" wide (please reference attached drawings submitted by applicant). The width of this frontage is equivalent to two typical single family residential home. Within this 50'-0" wide proposed frontage, only one instance of above ground building articulation occurs. This only moment of articulation manifests as a 9'-0" wide "pop-out" from the building (articulated portion of building equates to approximately 18% of the entire building frontage). As a result, the proposed above ground portion of the building appears very flat and lacks architectural interest for this particular frontage. Furthermore, as analyzed below, this approach to building design is incompatible with the architectural nature of several existing nearby multifamily buildings.

Existing Community Design Integration

190 Victoria Street

Looking directly across the street to an existing multifamily building (see Neighborhood Exhibits attachment for all projects referenced here on out), the Randolph Street frontage of that building is approximately 25'-0" wide and includes two instances of articulation. These two instances are "pop-outs" from the building with each measuring approximately 10'-0" wide (~80% of building frontage).

401 Head Street; 409 Head Street; 200 Randolph Street

Approximately 95' east from corner of the subject property is a series of multifamily buildings. This development consists of what appears to be two separate but attached buildings. One building has a Randolph Street frontage of approximately 50'-0". Within this frontage, there is only one instance of above ground articulation, however, the width of this articulation measures approximately 20'-0" wide (40% of building frontage).

The second building within the same development along Randolph Street has a frontage width of approximately 54'-0". This second building was designed with a "staggered" affect, where a sizable portion of the above ground frontage is "pulled out" and overhangs the street below. The portion of the building that is "pulled out" measures approximately 34'-0" (~63% of building frontage).

General Street Character

In addition to the two multifamily buildings analyzed above, Randolph Street is lined with a variety of single family homes that when viewed as a whole, presents a diverse street scene with an abundance of building articulation and rich architectural treatments.

Conclusion

It is generally agreed that buildings with greater degrees of articulation represents a more visually appealing and interesting/rich design. The current proposed design only includes one instance of above ground building articulation that only comprises of 18% of the total building frontage. Other multifamily buildings within close proximity of the subject property includes much greater percentage of building articulation (summarized below).

- **Subject Property:** ~18% Randolph Street frontage articulation
- **190 Victoria Street:** ~80% Randolph Street frontage articulation
- **401 Head Street; 409 Head Street; 200 Randolph Street** ~40% Randolph Street frontage articulation (Building 1); ~63% Randolph Street frontage articulation (Building 2)

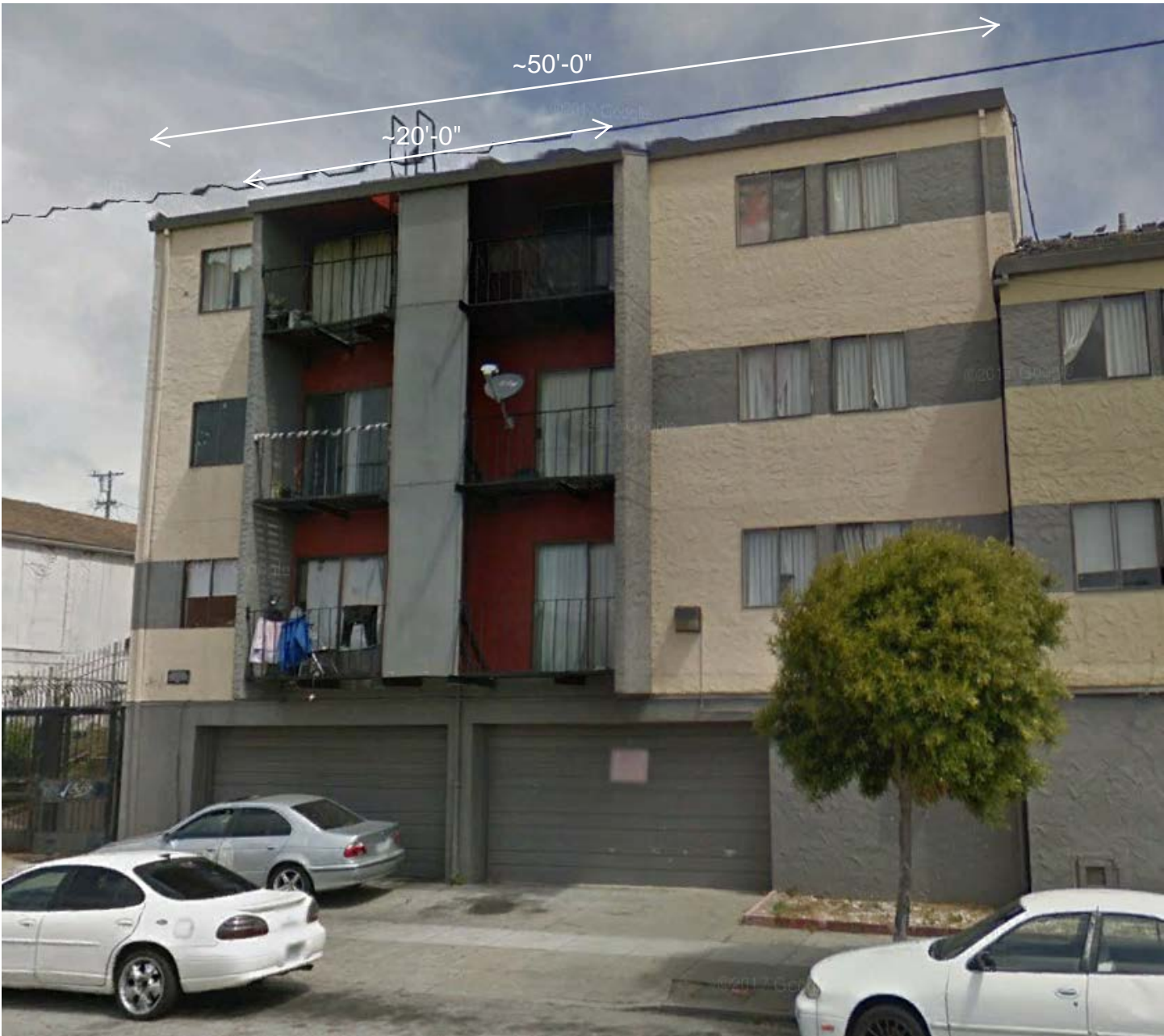
As a longtime resident of this neighborhood, it is my hope that any new development will add to the existing richness of this community, not take away from. It is also my belief that the approval of this building will set the tone for all future developments along this corridor. In light of the conclusions from the neighborhood characteristic analysis presented above and the City's commitment to well designed and well integrated developments, I urge the San Francisco Planning Commission to condition the project to include additional articulation to the massing above the proposed ground floor retail space. Attention should be given to the frontage along Randolph Street, a prominent transit corridor for this community. This change will allow the proposed development to better integrate as well as contribute positively to the existing neighborhood.

Thank you for providing an opportunity for residents to express their serious concern over this project.

Sincerely,
Mandy Leung
350 Victoria Street
San Francisco, CA 94132
Tel: 415-810-3760



190 Victoria Street (Directly across the street from subject property)



Building 1

401 Head Street; 409 Head Street; 200 Randolph Street (95' east from corner of subject property)



Building 2

401 Head Street; 409 Head Street; 200 Randolph Street (95' east from corner of subject property)

Campbell, Cathleen (CPC)

From: Eric Ye <ericye95@gmail.com>
Sent: Thursday, April 04, 2019 10:33 AM
To: CPC-Commissions Secretary; silva.christine@sfgov.org
Cc: Campbell, Cathleen (CPC)
Subject: request for opposition presentation
Attachments: signatures.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Christine,

My name is Eric Ye, and I am a resident of Victoria St, living a block away from 250 Randolph.

I would like to ask if I may give a presentation of organized opposition against the project proposal at 250 Randolph and for the waive the 72-hour written request requirement to be waived. Yesterday, I became aware of the project details and went to each house on our street to gather signatures to oppose the project as well as interviewed them and included their comments. The overwhelming majority of the people in our neighborhood oppose the project plan, and I have gathered a total of 36 signed names from 25 households.

I understand that usually a neighborhood organization gives these presentations and a 72-hour written application is required. However, our neighborhood is a largely a working class neighborhood with an immigrant population with economic and language barriers, and there is no organized group to express our concerns. Moreover, of all the residents I interviewed, only *one* person was aware of the the project proposal, as there was zero mail notification regarding the project plans.

I would like to ask if you can waive the 72-hour written application requirement so that I may represent the residents from our neighborhood and present our case against the project.

I have attached a pdf document of our signed names, which includes their comments.

Sincerely,
Eric Ye

We, the neighbors at Victoria St, oppose the plan to demolish the laundromat at 250 Randolph St and construct a four-story building.

Name

Street Number

Liu, Juan Fan

139

Comments: oppose ~~any~~ changes, neighborhood fine as it is

Jennifer Tang

131

Comments: uncomfortable w/ heights
dislikes design picture, don't want new businesses, uncomfortable w/ 4 stories

Thomas Chiu

143

I'm 100% against building
a 4-story building there. Thank.

Dora L. Crawford 147 Victoria St NO

Ray M. Schreiber 147 Victoria St

Comments: keep neighborhood resident's

Howard Foster 138 Victoria St

Sherrill Foster 138 Victoria St.

XIU MEI WU 146 Victoria St

BING NUAN XU 146 Victoria St

PHUMLE 154 Victoria Street

Name Street Number
JASON JEFFRIES 158 VICTORIA ST.
SF CA 94132

"Come on, a 4 story building? We've been here for 40 years" "It's gonna suck."
"parking" "I don't want that house there"
"that's some bullshit"

Shu Hong Kuan
162 Victoria St SF CA 94132.

"Affect our peace" "We don't like it at all"
"Why are they making that?" "That's crazy."
"It's so messy."

ZHI RONG LI

166 VICTORIA ST.

YU KUI JIANG 134 VICTORIA ST
"Awful and crazy! Affect our peace and no parking"
"Disturb/ruin our peace."
"Don't want businesses because too busy and messy"

JULIE NGUYEN
215 VICTORIA ST

Cathy Nguyen - 215 Victoria

Name

Street Number

Sachal Hernandez

Jessica Balderramos

Stephanie Hernandez

"It's bad because too much partying & raise the rent." "Absolutely do not need"

FRONA WONG

UPBORN SOPHIE SATIT

"I don't like it."

Ms. Alarcos Lopez Hely

Abel Martinez

WRWHITFIELD

Ruixian Xiong

Zhao Xinyi

Lin Xue

"Of course that's not acceptable"

Danik Sumisaki

"One business is enough"

EDWIN TAN

Laura Malouf - Renning
no gentrification!

Michael Malouf - Renning

"That's not going to go well with our neighborhood"

207

207 Victoria St.

JAP Balderramos

207 Victoria Street.

214 Victoria Street.

218

211 Victoria St

211 Victoria St

213 VICTORIA ST

295 Victoria St.

253 RALPH

233 Randolph St.

187 Victoria St.

155 Victoria St

126 Victoria St

126 Victoria St

Name

Street Number

Lili Shun Guan
Wong Si Nul Lam

123 VICTORIA
123 VICTORIA

"NO PARKING!" "Completely unacceptable"

Ronald Collins

301 Shields St

You need to
Build affordable
Housing

~~John H~~

Ingris Cordova

135 Victoria
135 Victoria

"More business means rent will go up"



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Eviction History Documentation

(Date) 2/27/2019

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 250 Randolph St
Assessor's Block/Lot: 7089/024
BPA # / Case #: N/A/2017-013801PRJ

Project Type

- Merger – Planning Code Section 317
- Enlargement / Alteration / Reconstruction – Planning Code Section 181
- Legalization of Existing Dwelling Unit – Planning Code Section 207.3
- Accessory Dwelling Unit Planning – Planning Code Section 207(c)(4)

Pursuant to the Planning Code Section indicated above, please provide information from the Rent Board's records regarding possible 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))

Sincerely,
Planner Cathleen
Campbell

Digitally signed by Cathleen Campbell
DN: cn=Cathleen Campbell, ou=Planning
Department, ou=Current Planning,
email=cathleen.campbell@sfgov.org,
o=US
Date: 2019.02.27 11:52:13 -0800

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Re: 250 Randolph

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: _____
 - o 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: _____
 - o See attached documents.

Signed:



Dated:

2-27-19

Van Lam
Citizens Complaint Officer

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.